



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0126-0439
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Carolyn Horner, Senior Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, April 27, 2026
City Council: Monday, May 18, 2026

GENERAL INFORMATION

Applicant: Lindsey Mayer, Dynamic Engineering Consultants
Requested Action: Zoning change to amend Planned Development – Light Commercial Ordinance No. 5159 by adding “Mini warehousing, Self-Storage” as an allowed land use by right.
Location: 5201 Northwest Drive (southern 5-acre portion of the property)

PLANNING AND ZONING ACTION

On April 27, 2026, the Planning and Zoning Commission voted 7-0 to approve the request subject to additional stipulations.

SITE BACKGROUND

Platting: Most of the property is unplatted and will need to be platted.
Size: 5.0 +/- acres
Zoning: PD– Light Commercial, Ordinance 5159
Future Land Use: Office
Zoning History: 1962 – Portion annexed
1985 – Portion zoned PD-Light Commercial
2025 – Amended PD – Light Commercial for portion

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: ZONING and EXISTING LAND USE. Rows for NORTH, EAST, SOUTH, and WEST.

CASE SUMMARY

The applicant proposes developing an undeveloped 5-acre tract with a self-storage facility at 5201 Northwest Drive, across the street from Lilly's Place (retirement facility). Under the existing zoning, a mini-warehouse and/or self-storage use requires approval of a Conditional Use Permit (CUP). The applicant proposes to amend PD Ordinance No. 5159 to allow a self-storage facility with modified development standards on the southern 5-acre portion of Tract 2.

PD Ordinance No. 5159 governs two tracts (Tract 1 and Tract 2) totaling approximately 22 acres. Tract 1 is zoned multifamily and is currently under construction. Tract 2 is approximately 10 acres, zoned Light Commercial, and undeveloped. The proposed PD amendment will apply **only to the southern 5-acre portion of Tract 2** and will allow the following changes:

- a. Add "Mini-warehouse, Self-Storage" as an allowed land use by right on the subject property.
- b. Limit the maximum building height to thirty (30) feet.
- c. Remove the requirement for a "residential-style design" as required in the MZO Section 3-502.C.4.
- d. Roof-mounted equipment is permitted; however, it must be screened from public view and adjacent rights-of-way.

The proposed PD amendment for the southern 5-acre portion of Tract 2 will be referred to as Tract 3 in the proposed ordinance. There are no proposed changes to Tract 1 and the northern 5-acre portion of Tract 2.

Allowing the listed changes is not expected to have detrimental impacts on adjacent properties. Northwest Drive will provide buffering between the proposed development and Lilly's Place to the north, and the existing drainage creek between Tract 1 and Tract 2 will provide some buffering for the multifamily project under construction to the west. In addition, the proposed PD includes enhanced screening, such as solid exterior masonry walls or decorative steel fencing with hedgerows, to screen access doors of the self-storage facility from public rights-of-way and adjacent properties. The proposed PD amendment will not make any other changes to the development standards in the PD.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Office, which "generally includes office types ranging from single story professional offices to large multistory corporate structures." It further states, "a combination of screening, increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas. Buildings are permitted to be up to two stories, however multistory structures would be permitted with appropriate buffer and setback standards. Along highways, office uses can increase in height and density."

STAFF COMMENTS:

The subject property carries a Future Land Use designation of **Office** in the Mesquite Comprehensive Plan. While a self-storage facility is not an office use, the Comprehensive Plan serves as a policy guide rather than a regulatory mandate, and its designations do not preclude consideration of compatible alternative uses when market and site conditions warrant.

In this case, development inquiries for the subject property have consisted primarily of light industrial uses, which would be incompatible with the Northwest Drive corridor, given its adjacency to Lilly's Place and other residential uses to the north. There is no demonstrated market demand for retail or office development at this location. Self-storage represents a low-intensity alternative that generates minimal traffic, places little demand on City services, and is consistent with the light commercial zoning that was established previously for the property.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed amendments to the existing Planned Development promote the public health, safety, and welfare by encouraging compatible development in a Light Commercial zoning area. By allowing the additional screening wall options and requiring roof-mounted equipment to be fully screened, the proposed development will minimize visual clutter and have less impact on the nearby residential developments.

2. The consistency of the proposed amendment with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The proposed PD amendment incorporates enhanced screening, a 30-foot height limit, and landscaping buffers that align with the Comprehensive Plan's directive to use "a combination of screening, increased rear setbacks, and enhanced landscaping" to buffer commercial uses from adjacent residential areas. Staff finds that the proposed development, as conditioned, is consistent with the intent of the Comprehensive Plan, even if it does not represent the primary anticipated use for this designation.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed PD supports the City Council's 2024-2025 Strategic Goal 4.1, which aims to "promote investment in new and existing business." This amendment allows for additional development investment in this area.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: Not applicable. The subject property is currently vacant, and there are no existing uses or structures that would become nonconforming as a result of the proposed amendment.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: The proposed PD amendments are designed to be compatible with the existing uses and zoning of nearby properties by incorporating screening requirements for the proposed development and offering metal with hedgerow screening along public rights-of-way. Where topography allows, berming and layered plantings can further reduce visual and noise impacts for the retirement campus (Lilly's Place) to the north.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: In the general area to the south, there have been light industrial developments. The business park known as Urban District 30 was completed a few years ago, while a small light industrial development is currently under construction. To the west, on Tract 1, a multifamily development known as Aura Fairways is under construction.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The property is currently zoned PD-Light Commercial. This amendment does not change the proposed uses, only moves one land use from requiring a CUP to being allowed by right; therefore, the property is suitable for Light Commercial uses, as listed in the existing PD.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: The applicant will be required to provide adequate utilities, access, and drainage facilities to the site as part of the development process. Existing public facilities, including roads, water, and sewer infrastructure, are available for the developer to extend to the subject property to support development. Coordination with the Fire Department on specialized systems for fire protection will occur as the building is designed.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD district amendments offer a greater level of public benefit compared to development under the existing PD. By increasing screening and reducing potential traffic, and by providing enhanced landscape buffers (and berming where feasible) along public streets, the PD ensures a higher standard of site aesthetics and compatibility, particularly with the residential area on the north side of Northwest Drive.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: The proposed amendments to existing PD 5159 reflect improvements in screening, both along public rights-of-way and of mechanical equipment. Screening options include living landscape with metal (not chain link) fencing, masonry walls, or solid wood fencing, in combination with berms and low bushes or shrubs. The proposed height limit of 30 feet keeps the proposed development from towering over the adjacent residential areas, while allowing the user to provide safe and secure indoor passages. While the proposed amendments remove the “residential-style design” requirements, the proposed structure will have masonry cladding, meet the glazing requirements of the Community Appearance Manual, and site lighting will not spill over to the adjacent residential areas.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed PD–Light Commercial meets the intent of the Mesquite Comprehensive Plan and satisfies the PD review criteria under Section 5-311(N) of the Mesquite Zoning Ordinance.

The proposed project demonstrates potential investment in an area that needs additional infrastructure.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the modified development standards and concept plan in the PD for the 5-acre tract is warranted, as it is consistent with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Staff suggests that the proposed ordinance amending PD Ordinance No. 5159 include the following:

1. Amend Exhibit B in PD Ordinance No. 5159 by incorporating the proposed development standards shown in Attachment 9 for the 5-acre southern portion of Tract 2, which will be referred to as Tract 3, with the following stipulations:
 - a. Solid masonry, wrought iron, or tubular metal fence materials shall be a minimum of eight feet in height.
 - b. When using wrought iron or tubular metal fence material, a living screening shall be installed consisting of a row of evergreen trees planted at a minimum height of 6 feet, and have 5-gallon shrubs planted 3 feet on center to create a solid screen.
 - c. A berm is required between the IH-30 service road and the proposed building to provide additional screening from the service road. A berm may be incorporated into the landscape buffer along the Northwest Drive.
 - d. All exterior lighting shall be shielded, downward-facing.
 - e. Parking islands and at the terminus of all rows of parking shall consist of a minimum of one tree with accompanying perennials and turf.
2. Amend Exhibit C in PD Ordinance No. 5159 by adding the proposed concept plan for Tract 3 as shown in Attachment 11. While the submitted concept plan does not contain Staff's proposed stipulations listed above, a formal Site Plan will be required prior to site development, and any stipulations will be included on that Site Plan.

Alternatively, based on the information provided at the public hearing, the Commission may:

1. Recommend approval of the request with or without Staff's stipulations
- or
2. Recommend denial of the request.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices for properties within 400 feet. As of May 1, 2026, staff has received one letter of support

from a property owner within the statutory notice area and no responses in opposition from within that area. One online comment in opposition was received from outside both notification areas.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Letter of Intent
7. Exhibit A – Legal Description
8. Exhibit B – Planned Development Standards (Existing)
9. Exhibit B - Planned Development Standards (Proposed for Tract 3)
10. Exhibit C – Concept Plan (Existing)
11. Exhibit C – Concept Plan (Proposed for Tract 3)
12. Building Elevations
13. Landscape Plan
14. Returned Notice(s)

Aerial Map

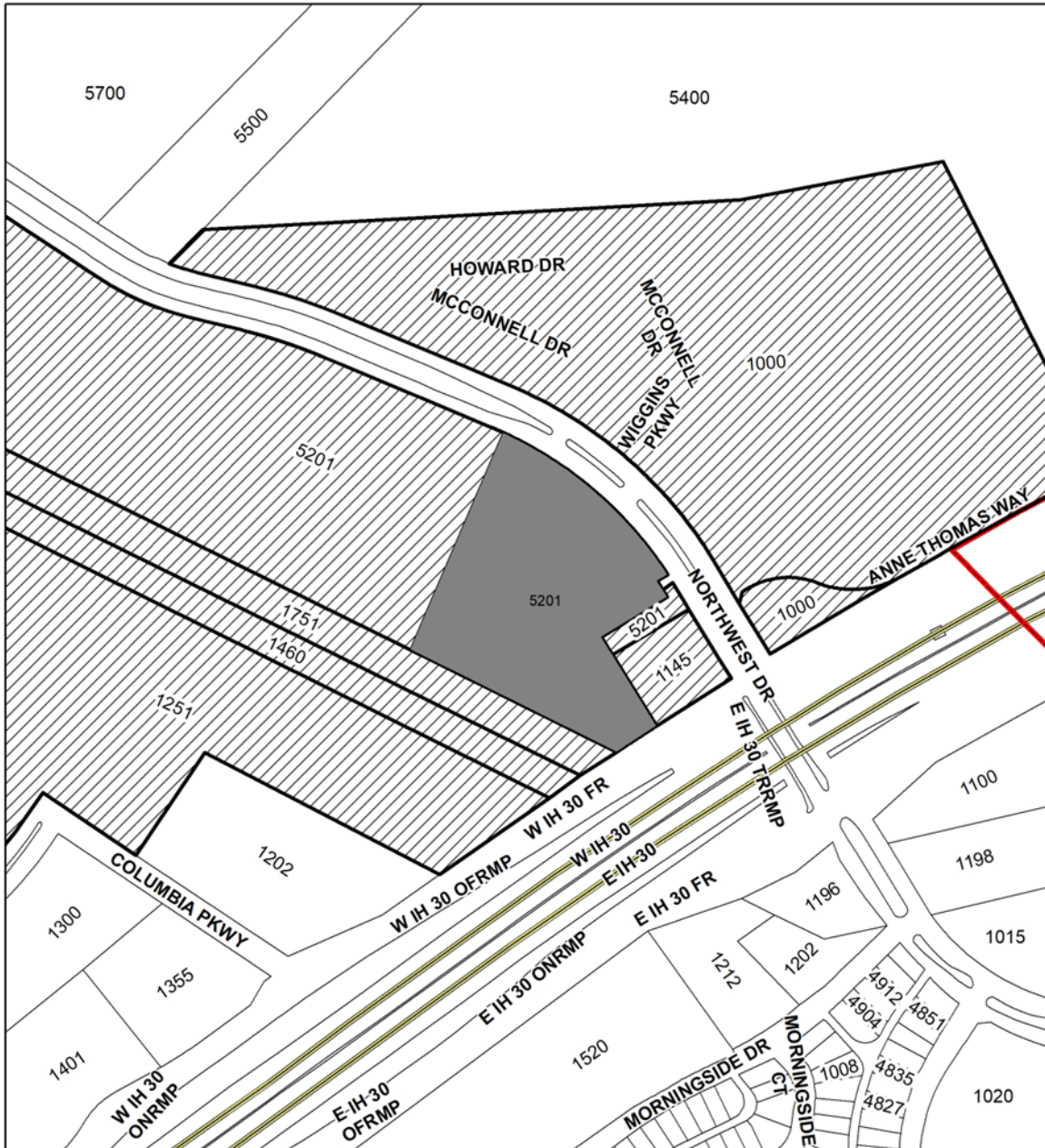


Request: Amending PD-LC Ordinance No. 5159
to allow self-storage as a permitted use
Applicant: Dynamic Engineering
Location: 5201 Northwest Drive

Legend	
	Area of Request
	City Limits



Notification Map



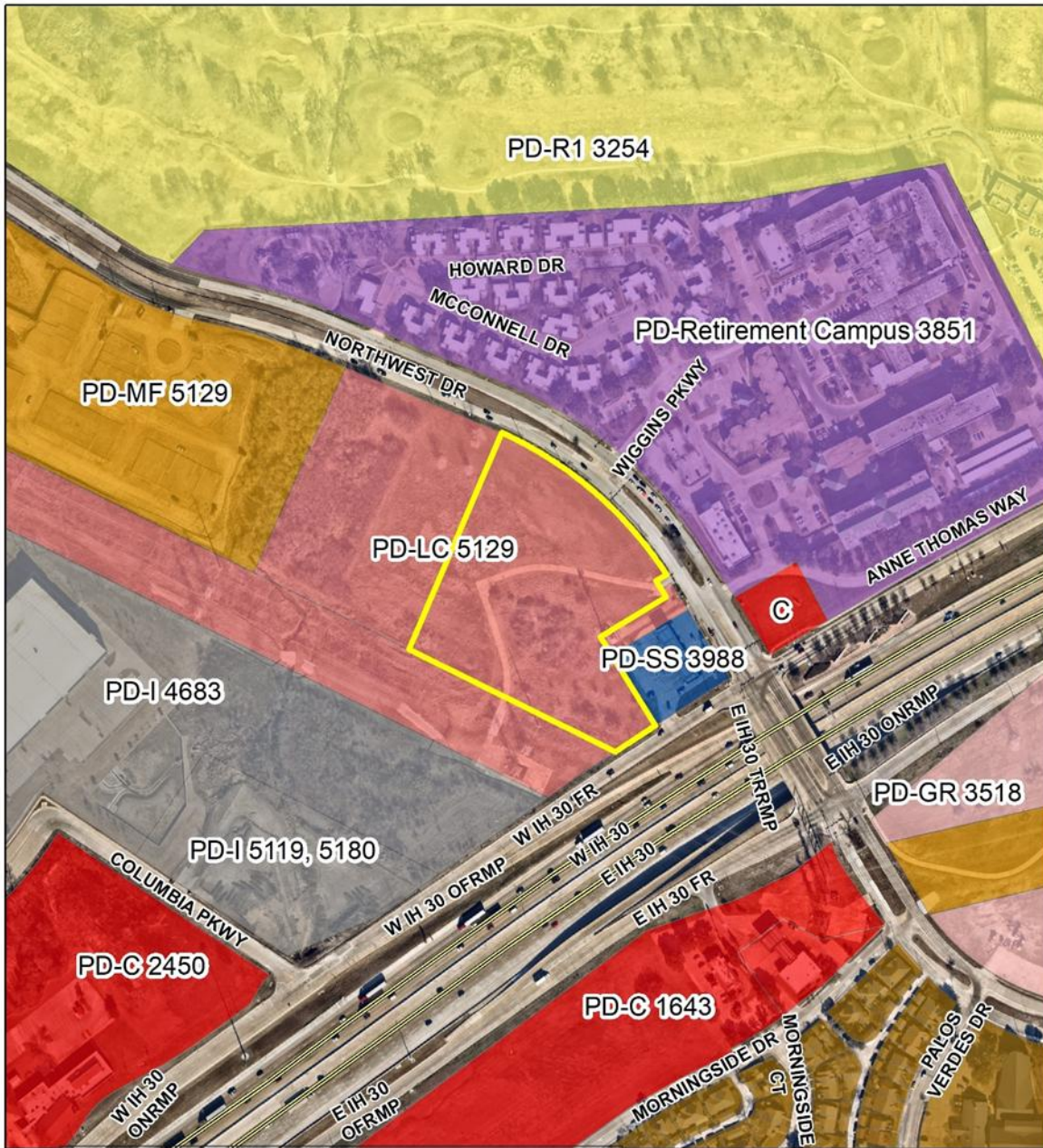
Request: Amending PD-LC Ordinance No. 5159
to allow self-storage as a permitted use
Applicant: Dynamic Engineering
Location: 5201 Northwest Drive

Legend

- Area of Request
- Statutory Notices
- City Limits



Zoning Map



Legend	
	Area of Request
	PD DISTRICT
	COMMERCIAL
	DUPLEX RESIDENTIAL
	GENERAL RETAIL
	INDUSTRIAL
	LIGHT COMMERCIAL
	MULTIFAMILY RESIDENTIAL
	SERVICE STATION
	SINGLE FAMILY RESIDENTIAL



Future Land Use Map



Legend

 Commercial	 Light Industrial	 Office
 High Density Residential	 Medium Density Residential	 Parks, Open Space, Drainage
 Low Density Residential	 Neighborhood Retail	 Area of Request
		 City Limits





View of the notice sign along Northwest Drive



View of the property from Northwest Drive with cell tower (adjacent use)



View of the property from IH 30 Frontage Road (cell tower visible)

Statement of Intent and Purpose
5201 Northwest Drive

The subject property is located at 5201 Northwest Drive and consists of approximately 5.00 acres. The property is “Tract 2” within Planned Development (PD) [Ordinance No. 5159] with a base zoning district of Light Commercial (LC) District. Our request is for a Planned Development District Amendment to add “Miniwarehousing, Self-storage” as an allowed land use by right on the subject property.

The proposed facility will be a two-story, Class A climate-controlled storage facility. This would be an ideal use for the property given the site has minimal interstate highway frontage and is thus less desirable for retailers and other uses that benefit from high-visibility. Additionally, it is a low-impact use with minimal impact on residential, retirement and nursing community uses across Northwest Drive. Moreover, a self-storage use provides a beneficial amenity for the community due to the demand for self-storage in this market.

The proposed building would be limited to just two stories. Storage units will be accessed via internal corridors within the building, with some drive-up units on the exterior. Facilities are secured by sliding glass doors which are accessible via keypad with a unique code given to every customer, and with security cameras positioned at all entry and exit points throughout the site.

The proposed self-storage facility will have minimal trip generation which the street system in the immediate area, including Northwest Drive and Interstate-30, is well equipped to handle. The anticipated hours of access by tenants are between 6:00 am to 10:00 pm (with building access restricted to keypads with individual codes), with office hours from 9:00 am to 6:00 pm.

We have had several meetings with the City already and have taken the feedback into account with our accompanying proposal. We look forward to engaging with all stakeholders as we go through the process. Thank you for your consideration.



309 Byers Street, #100
Eules, Texas, 76039
817-685-8448
www.spoonersurveyors.com

25077 Mesquite – 5201 Northwest Drive

BEING a 5.000-acre tract of land located in the Theophalus Thomas Survey, Abstract No. 1461, Dallas County, Texas, said 5.000-acre tract being a portion of a called 22.869-acre tract of land conveyed to MESQUITE COMMUNITY DEVELOPMENT, LLC, by deed recorded in Instrument Number 2022003097221, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the south property corner of the said 22.869-acre tract, same being the east property corner of a called 4.72-acre tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 5458, Page 216, Deed Records, Dallas County, Texas (D.R.D.C.T.), said beginning point being on the northwest right-of-way line of Interstate Highway 30, being a variable-width right-of-way with State-controlled access;

THENCE North 63°37'51" West, along the southwest property line of the said 22.869-acre tract, same being the northeast property line of the said 4.72-acre tract, a distance of 505.46 feet to an iron rod set, from which a 1/2-inch iron rod with illegible yellow cap found at the south corner of Lot 1, Block A, Mesquite Senior's Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Instrument Number 200403110577, O.P.R.D.C.T., bears North 63°37'51" West, a distance of 1,637.33 feet;

THENCE North 26°22'09" East, over and across the said 22.869-acre tract, a distance of 531.11 feet to an iron rod set on the northeast property line of the said 22.869-acre tract, same being the southwest right-of-way line of Northwest Drive, being a 100-foot-wide public right-of-way conveyed to the City of Mesquite by deed recorded in Volume 525, Page 2149, D.R.D.C.T., said iron rod set being at the beginning of a non-tangent curve to the right having a radius of 880.21 feet;

THENCE along the said northeast property line, along the said southwest right-of-way line, and along the said curve to the right, an arc distance of 455.12 feet, and across a chord which bears South 47°45'32" East, a chord distance of 450.07 feet, to an iron rod set at an east property corner of the said 22.869-acre tract, from which a 5/8-inch iron rod with yellow cap stamped "SAM" found at the north lot corner of Lot 1, Block 1, Prairie Hills Retail Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Instrument Number 198801215685, O.P.R.D.C.T., bears South 31°44'26" East, a distance of 72.83 feet;

THENCE along the southeast property lines of the said 22.869-acre tract the following courses and distances:

South 58°30'31" West, a distance of 26.75 feet to an iron rod set;

South 31°29'29" East, a distance of 23.00 feet to an iron rod set;

South 58°30'31" West, a distance of 173.00 feet to an iron rod set;

South 31°29'29" East, at a distance of 49.76 feet passing the west lot corner of said Lot 1, Block 1, Prairie Hills Retail Addition, same being a southeast property corner of the remainder of a called 36.284-acre tract conveyed to Audubon Partners by deed recorded in Instrument Number 199400338106, O.P.R.D.C.T., and continuing along the southwest line of said Lot 1, Block 1, Prairie Hills Retail Addition, in all a total distance of 252.31 feet to an iron rod set at a southeast property corner of the said 22.869-Spooner & Associates, Inc. 309 Byers Street, #100, Eules Texas 76039, PH 817-685-8448 S&A No. **25077**



309 Byers Street, #100
Eules, Texas, 76039
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acre tract, same being the south lot corner of said Lot 1, Block 1, Prairie Hills Retail Addition, said iron rod set being on the said northwest right-of-way line of Interstate Highway 30 and being at the beginning of a non-tangent curve to the left having a radius of 11,773.93 feet;

THENCE along the southeast property line of the said 22.869-acre tract, along the said northwest right-of-way line, and along the said curve to the left, an arc distance of 107.19 feet, and across a chord which bears South 56°48'38" West, a chord distance of 107.19 feet, returning to the **POINT OF BEGINNING**.

The hereinabove described tract contains a computed area of **5.000 acres (217,789 square feet)** of land, more or less.

The bearings and distances recited herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown are calculated using surface values.

Docusign Envelope ID: D82685B1-CE94-4CB4-A1A2-E578D23C4C52

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development (“PD”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“MZO”), as amended. The adopted base zoning districts are Multifamily (“MF”) for Tract 1 and Light Commercial (“LC”) for Tract 2, as shown on Exhibit C. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

TRACT 1

Except as provided herein, the portion of this PD for MF (12.528 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

A. **Permitted Land Uses.** The permitted uses on Tract 1 include the permitted uses in the MF district as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 1) Any land use requiring a Conditional Use Permit (“CUP”) in the MF zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the MF zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the MF base zoning district, Tract 1 is subject to the following:

- 1) The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications can include the following:
 - i. Placement of the buildings provided that the required setbacks are met.
 - ii. Placement of driveways or thoroughfares provided that required parking is met.
- 2) Landscaping and Fencing
 - i. All mechanical units on the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees.
- 3) Open Space and Amenities

Exhibit B - File No. Z0125-0381
Page 1 of 3

DocuSign Envelope ID: D82685B1-CE94-4CB4-A1A2-E578D23C4C52

- i. Open Space provided shall not be less than 35,000 square feet
- ii. The permitted outdoor and indoor amenities are listed on the concept plan (Exhibit C) and as follows:

Outdoor:

- 1. Swimming Pool
- 2. Dog Park
- 3. Grill in Pool Courtyard
- 4. Picnic / Shade Structure in Pool Courtyard
- 5. Fire Pit in Social Courtyard
- 6. Grill in Social Courtyard
- 7. Picnic Seating in Social Courtyard
- 8. Nature Viewing Area

Indoor:

- 1. Club Room – Minimum size of 900 square feet
- 2. Fitness Center – Minimum size of 950 square feet
- 3. Conference Room
- 4. Business Center
- 5. Private 'Zoom' Pods
- 6. Parcel Management Room
- 7. Clubhouse Covered Pool Porch
- 8. Dog Wash

4) Dwelling Unit Requirements

- i. Minimum one-bedroom unit size of seven hundred (700) square feet.

5) Covered Parking

- i. The minimum number of covered parking spaces (either in an enclosed garage or under a carport) shall be equal to 15% of the required parking.

TRACT 2

Except as provided herein, the portion of this PD for LC (10.346 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

A. Permitted Land Uses. Uses are limited to those permitted in the LC base zoning district, as amended, and are subject to the following.

- 1) Any land use requiring a CUP in the LC zoning district, as amended, is only allowed if a CUP is issued for the use.

Exhibit B - File No. Z0125-0381
Page 2 of 3

DocuSign Envelope ID: D82685B1-CE94-4CB4-A1A2-E578D23C4C52

2) Any land use prohibited in the LC zoning district, as amended, is also prohibited.

B. Development Standards. In addition to the requirements of the LC zoning district, this Planned Development is subject to the following:

1) Landscaping and Fencing

i. All mechanical units on the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees.

Exhibit B - File No. Z0125-0381
Page 3 of 3

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS – File No. Z 0126-0439

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances of Ordinances, City of Mesquite, Texas, as amended and including the Mesquite Zoning Ordinance, hereinafter referred to as the “Zoning Ordinance”.

2. PROPERTY

This PD district covers approximately 5.00 acres of land (“Property”), located within the city limits of the City of Mesquite, Texas, as more particularly described in Exhibit A.

3. PURPOSE

The purposes of this PD district are to ensure a PD that: 1) is equal to, superior than and/ or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the Mesquite Comprehensive Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances. The Property shall be regulated for purposes of zoning and subdivision by this PD district. All matters not specifically covered by this PD district shall be regulated by the PD (Planned Development) zoning district and other sections of the Code of Ordinances, as applicable, and as amended. If there is a conflict between this PD district and the Code of Ordinances, this PD district shall supersede the specific conflicting provisions of the Code of Ordinances and the terms of this PD district shall control.

5. PERMITTED USES

5.1. Uses allowed on the Property shall be the uses permitted in the Light Commercial District classification (“LC”) as set out in the Code of Ordinances, and the following use is permitted by right:

- 1) Mini-warehousing, Self-Storage.

6. DEVELOPMENT STANDARDS

6.1. Permitted Uses. Uses permitted on the Property are subject to the development standards set out in the Light Commercial District classification (“LC”) and the Zoning Ordinance except as listed below.

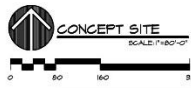
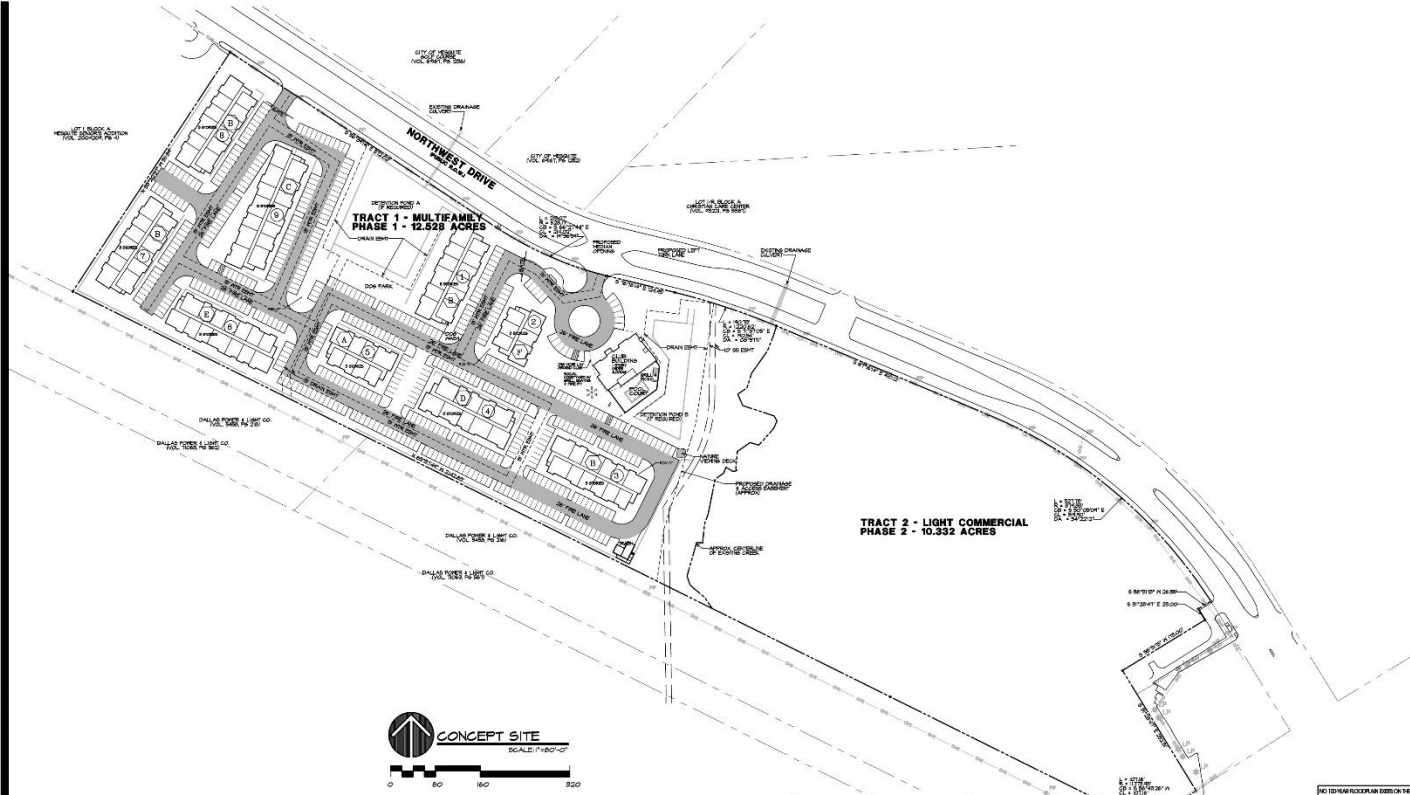
- 6.2. **Liners.** Mesquite Zoning Ordinance Section 3-502.C.3 shall not apply within the PD district.
 - 6.3. **Building Height.** The maximum height is thirty (30) feet.
 - 6.4. **Warehousing design:** Section 3-502. C.4. regarding a “residential-style design” does not apply in this PD.
 - 6.5. **Roof-mounted Equipment:** Roof-mounted equipment is permitted provided it is screened from public view and adjacent rights-of-way.
7. **LANDSCAPE REQUIREMENTS**
- 7.1. All general landscaping requirements shall conform to the Mesquite Zoning Ordinance Section 1A-200 and Section 1A-202 for all lots permitted as nonresidential uses, except as otherwise modified herein.
 - 7.2. The landscape buffers and tree lines shall be installed as shown in Exhibit C – Concept Plan.
8. **SCREENING STANDARDS**
- 8.1 Screening shall be provided as shown on Exhibit C – Concept Plan.
 - 8.2 Projects shall be designed with solid exterior masonry walls, or decorative steel fencing, such as tubular steel or wrought iron, with hedgerows, so that access doors to the storage units are not visible from the public sides of the project.
9. **CHANGES TO PD DISTRICT**
- 9.1. **Minor Changes.** Minor changes to this PD district which do not substantially and adversely change this PD district may be approved administratively pursuant to Section 4-202.E of the Zoning Ordinance by the Director of Planning and Community Development.
 - 9.2. **Major Changes.** All changes not permitted under Section 11.1 above shall be resubmitted following the same procedure required by the original PD application.

LIST OF EXHIBITS INCORPORATED BY REFERENCE

EXHIBIT	DESCRIPTION
Exhibit “A”	Legal Description of Property
Exhibit “B”	Development Standards
Exhibit “C”	Concept Plan

ATTACHMENT 10 – EXISTING CONCEPT PLAN

Design Manager: E. DANOTH, CDMA #1614143 REGISTERED



AVENITIES

1. NORTHWEST DRIVE
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...
11. ...
12. ...
13. ...
14. ...
15. ...
16. ...
17. ...
18. ...
19. ...
20. ...

SITE DATA

PROJECT NO.	20125-381
OWNER	TRG MESQUITE
DESIGNER	WOMACK + HAMPTON ARCHITECTS, L.L.C.
DATE	2/28/2025
SCALE	1/8\"/>

MESQUITE ZONING PLAN NOTES

THE ZONING PLAN IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. THE ZONING PLAN IS NOT A GUARANTEE OF THE CITY'S FUTURE DEVELOPMENT. THE ZONING PLAN IS NOT A GUARANTEE OF THE CITY'S FUTURE DEVELOPMENT. THE ZONING PLAN IS NOT A GUARANTEE OF THE CITY'S FUTURE DEVELOPMENT.

TRG MESQUITE
ZONING CASE NO. 20125-381
MIXED USE CAMPUS
22.86 ACRES
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
THEOPHILUS THOMAS SURVEY, ABSTRACT NO. 1461
PREPARED FEBRUARY 19, 2025

OWNER/APPLICANT: TRG MESQUITE
CONTRACT NO.: 20125-381
DATE: 2/28/2025

ARCHITECT: WOMACK + HAMPTON ARCHITECTS, L.L.C.
4011 GALLAM AVENUE, SUITE 80
DALLAS, TX 75241
214-622-7100

DATE: 2/28/2025

EXHIBIT C
CONCEPT PLAN

THIS PLANING HAS BEEN PREPARED BY THE ARCHITECT AND IS SUBJECT TO THE CITY'S REVIEW AND APPROVAL. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE CONCEPT PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PREPARATION OF THE CONCEPT PLAN.

INCOMPLETE

THIS PLANING HAS NOT BEEN REVIEWED BY THE CITY'S PLANNING AND ZONING COMMISSION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PREPARATION OF THE CONCEPT PLAN.

Project No.: 24017
Drawn By: DPB
2/28/2025
Issue For Permit:
Issue For Construction:
Revisions:

TRG MESQUITE
MESQUITE, TEXAS

TRG TRINISIC
RESIDENTIAL GROUP

Womack + Hampton
ARCHITECTS, L.L.C.
REGISTERED ARCHITECTS

Sheet: _____ Number: _____

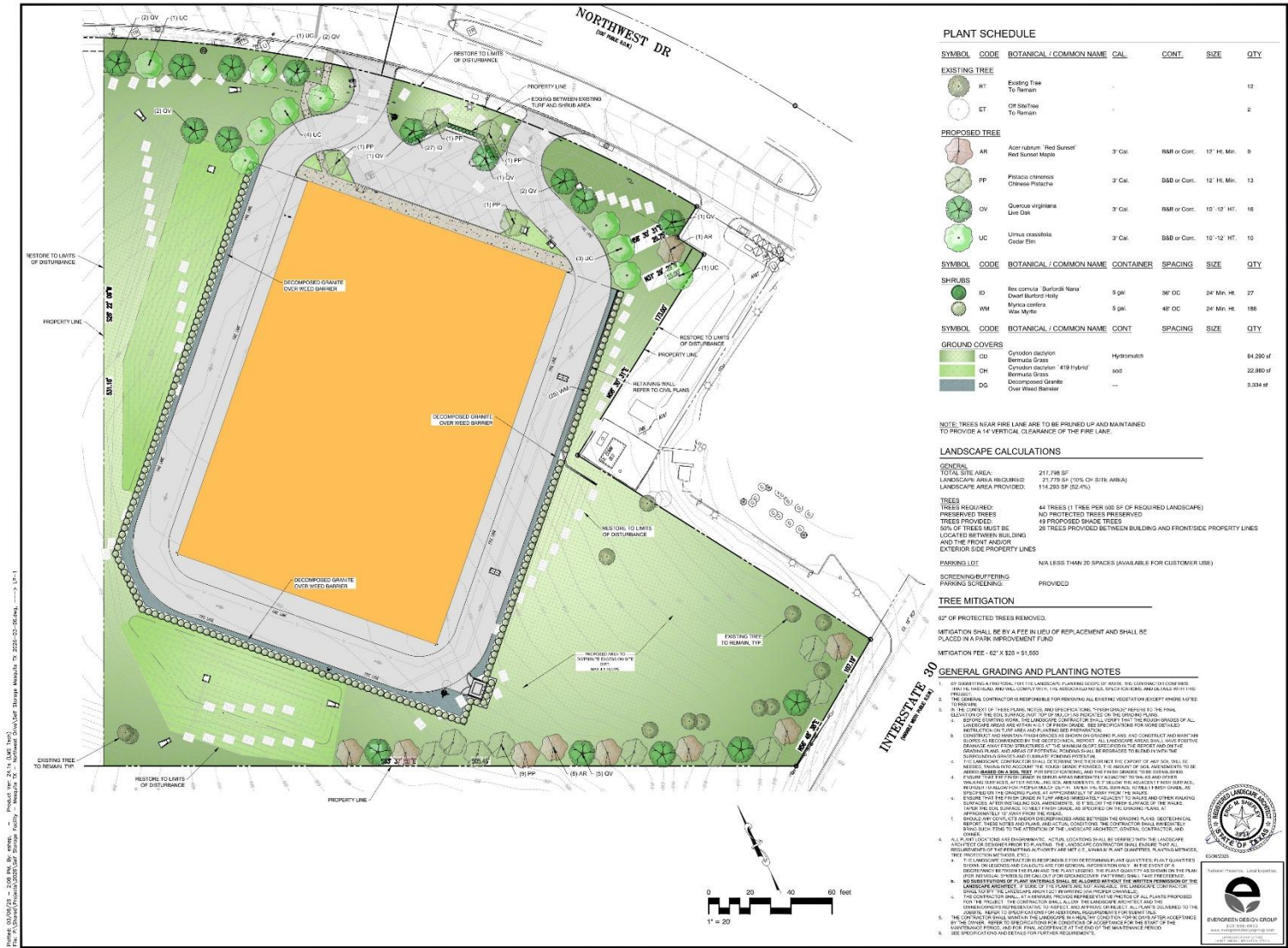
ATTACHMENT 12 – PRELIMINARY ELEVATIONS



Northwest Dr – Preliminary Renderings



ATTACHMENT 13 – PROPOSED LANDSCAPE PLAN



DYNAMIC ENGINEERING
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

PROJECT: PRIVATE PROPOSED SELF-STORAGE FACILITY
11000 JAMES ARCADE, SUITE 1100, DALLAS, TEXAS 75244
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 03/09/2026
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

DYNAMIC ENGINEERING
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING
11000 JAMES ARCADE, SUITE 1100, DALLAS, TEXAS 75244
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 03/09/2026
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

TITLE: LANDSCAPE PLAN
DATE: 03/09/2026
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: LP-1



Maurice M. Rosenbaum, *Director & CEO*

678.538.9891 Direct
800.921.3371 Main
mrosenbaum@boncrest.org

March 9, 2026

Jeff Casper
Councilmember, District 1
City of Mesquite
P.O. Box 850137
Mesquite, TX 75185-0137

Re: Letter of Support – Proposed Self-Storage Development (near Christian Care Mesquite)

Dear Councilmember Casper:

I'm writing on behalf of Mesquite Senior Care, the operator and tenant of Christian Care Mesquite in District 1. We understand a self-storage facility is proposed on the property across the street from our community, and we want to express our support.

In our view, self-storage is a compatible, low-impact use near a senior living community and should be a positive addition to the area. We appreciate the City's consideration of responsible development and respectfully ask that this project be considered favorably as it moves through the review process.

Thank you for your service to Mesquite and District 1.

Best regards,

A handwritten signature in blue ink, appearing to read "Maurice M. Rosenbaum".

Maurice M. Rosenbaum
CEO and Director
Boncrest Resource Group, parent company of
Mesquite Senior Care, LLC

4062 Peachtree Rd NE STE A501; Atlanta GA 30319-3021

5/1/26, 3:16 PM

Mesquite Zoning Case Comment Form

View results

Respondent

139

Anonymous

18:10

Time to complete

1. Case Number *

Z0126-0439

2. Please provide your first name. *

Anissa

3. Please provide your last name. *

Velasco

4. Please provide your address. *

202 Trail View Ln

5. Please provide your comments on the proposed request. *

This is a terrible idea. A storage facility is a waste of space and an eye sore. The community needs spaces to gather not self storage. A building that is meant for strictly storage and objects completely rejects the potential of such a beautiful and desirable location where people can gather.