

**FILE NUMBER:** Z0725-0409  
**REQUEST FOR:** Conditional Use Permit  
**CASE MANAGER:** Ti'Ara Clark, Planner

### **PUBLIC HEARINGS**

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Planning and Zoning Commission: Monday, August 25, 2025  
City Council: Monday, September 15, 2025

### **GENERAL INFORMATION**

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**Applicant:** Mike Doherty, Foster Street Capital, LLC  
**Requested Action:** To allow a **Conditional Use Permit** for sign manufacturing as a permitted use.  
**Location:** 720 Military Parkway, Unit D

### **PLANNING AND ZONING ACTION**

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**Decision:** On August 25, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0.

### **SITE BACKGROUND**

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**Platting:** Military Square, Part of Lot 3  
**Size:** 1.12 acres  
**Zoning:** Downtown Mesquite-Mixed-Use Subdistrict (DM-MU)  
**Future Land Use:** Downtown Special Planning Area  
**Zoning History:** 1951: Annexed and zoned Residential  
1982: Rezoned to Commercial  
2021: Rezoned to Commercial with CUP for used merchandise (Suite A)  
2025: Rezoned to Downtown Mesquite-Mixed Use (DM-MU)

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>EXISTING LAND USE</b></u>
<b>NORTH:</b>	DM-MU	Self-Storage Facility
<b>SOUTH:</b>	R-3, Single Family Residential	Single-Family
<b>EAST:</b>	DM-MU	Drywall and Paint Retailer
<b>WEST:</b>	DM-MU	Vacant

## CASE SUMMARY

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The applicant is requesting approval of a Conditional Use Permit (CUP) to allow sign manufacturing as a permitted use at 720 Military Parkway, Suite D. As outlined in the recently adopted DM District in Section 4-1600 of the Mesquite Zoning Ordinance (MZO), a CUP is required for a sign manufacturing use within the DM-MU zoning subdistrict when it is within 200 feet of a residential district or use.

Within the DM District, the proposed use is classified as a Cottage Industrial use, which includes establishments or businesses where the primary purpose is small-scale and individualized (i.e., not mass produced) assembly and light manufacturing of commodities and is characterized by low to no external impact. This use includes workshops and studios for cottage industries such as pottery, glassblowing, metalworking and fabrication, weapon bluing, and furniture-making. Cottage industrial enterprises may include direct sales to consumers and repair or rehabilitation of household goods, appliances, or furnishings. Cottage Industrial uses are permitted in the DM-MU subdistrict, provided it is not more than 10,000 square feet in size and are not within 200 feet of a residential district or use. Because the subject property is within 200 feet of a residentially zoned property, a CUP is required for the proposed use.

The proposed tenant, StyloGraphic, is a sign design and production company that will operate within an interior tenant space of a multi-tenant office warehouse building. Operations will include digital printing, vinyl cutting, and sign assembly, with all activities conducted indoors. No outdoor fabrication, spray painting, or welding is proposed, and no structural or site modifications are planned.

StyloGraphic currently operates in Rockwall and is looking to expand its services into Mesquite. The business specializes in a variety of sign types, including pole signs, monument signs, and drive-thru menu boards.

## MESQUITE COMPREHENSIVE PLAN

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The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as *Downtown Special Planning Area* on the Future Land Use Map. The vision for the Downtown Special Planning Area is to create a revitalized, pedestrian-friendly town square and commercial center that reflects Mesquite's history and community character. It aims to promote economic development, enhance public spaces, and encourage new amenities and land uses that support a vibrant, walkable downtown. Strategies for the Downtown Special Planning Area:

- Pursuing Main Street designation.
- Facilitating redevelopment of nonconforming properties.
- Attracting higher-density residential options and unique land uses like boutique retail and makerspaces.
- Enhancing pedestrian infrastructure.
- Updating zoning and ordinances to support a mix of uses.
- Executing recommendations from the Downtown Infrastructure Plan.

**STAFF COMMENTS:**

The proposed CUP aligns with the *Mesquite Comprehensive Plan* and is suitable for the Downtown Special Planning Area designation. Sign manufacturing is a light-industrial service that complements surrounding commercial and light-industrial businesses while remaining compatible with adjacent properties.

## **MESQUITE ZONING ORDINANCE**

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### **SECTION 5-310(N): REVIEW CRITERIA FOR CONDITIONAL USE PERMITS**

1. The extent to which the proposed CUP promotes public health, safety, and welfare.

**STAFF COMMENTS:** The proposed CUP will operate entirely indoors within an existing tenant space and will comply with all applicable city codes and regulations; therefore, it is not anticipated to pose any health or safety risks.

2. The consistency of the proposed CUP with the Comprehensive Plan.

**STAFF COMMENTS:** The proposed CUP is consistent with the *Mesquite Comprehensive Plan*. The Downtown Special Planning Area Future Land Use designation encourages a variety of office and mixed uses that can bring economic activity to the area.

3. The consistency of the proposed CUP with any adopted land use policies.

**STAFF COMMENTS:** As previously mentioned, the proposed CUP is consistent with the *Mesquite Comprehensive Plan's* Future Land Use Designation.

4. The extent to which the proposed CUP created nonconformities.

**STAFF COMMENTS:** The proposed CUP will not create any non-conformities.

5. The compatibility with the existing uses and zoning of nearby property, such that the proposed CUP will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish property values within the immediate vicinity.

**STAFF COMMENTS:** City Staff does not believe the proposed CUP will be injurious to existing uses.

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

**STAFF COMMENTS:** A nearby retail center development received site plan approval in 2022 and is under construction, and the recently adopted Downtown Ordinance is expected to guide and support future development in the area.

7. 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 CUP were adopted.

**STAFF COMMENTS: Existing utilities, access roads, and drainage facilities to the site are currently available and adequate for the proposed CUP.**

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

**STAFF COMMENTS: The subject property has sufficient off-street parking for the proposed use.**

9. Whether adequate measures have been or will be taken to prevent or control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

**STAFF COMMENTS: City staff does not believe there will be any nuisance that will violate the Mesquite City Code.**

10. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS: No staff comments.**

## **CONCLUSIONS**

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### **ANALYSIS**

The proposed CUP is consistent with the *Mesquite Comprehensive Plan's* and meets the review criteria in Section 5-310(N.).

### **RECOMMENDATIONS**

City staff recommends approval of the CUP to allow sign manufacturing as a permitted use at 720 Military Parkway, Unit D.

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 29, 2025, Staff has not received any returned property owner notices for the request.

## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map

**File No.: Z0725-0409**  
**Conditional Use Permit**

3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Conceptual Floor Plan

ATTACHMENT 1 – AERIAL MAP

## Ariel Map



**Applicant:** Mike Doherty, Foster Street Capital, LLC  
**Location:** 38130000000030000  
**Request:** Conditional Use Permit to allow  
sign manufacturing as a permitted use.





ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP



**Note: Zoning Map is pending an update to reflect the recently adopted Downtown Ordinance.**



## ATTACHMENT 4 – FUTURE LAND USE MAP

### Future Land Use Map



- |   |  |
|---|--|
|  Subject Property          |  Parks, Drainage, Open Space    |
|  Commercial                |  Downtown Special Planning Area |
|  Single-Family Residential |  |



**Note: Future Land Use Map is pending an update to reflect the recently adopted Downtown Ordinance.**

**ATTACHMENT 5 – SITE PHOTOS**



**Facing south along Military Parkway**



**Facing southwest toward Military Parkway**



**Letter of Intent – CUP Application for 720 Military Pkwy, Suite D**

To Whom It May Concern,

Foster Street Capital LLC respectfully submits this Letter of Intent in support of our application for a Conditional Use Permit (CUP) for the suite located at 720 Military Parkway, Suite D, Mesquite, TX 75149.

The property is zoned Commercial (C), and we are seeking approval for the proposed use of “Signs, Advertising Displays” (SIC 3993). No structural modifications to the building or material site changes are proposed as part of this application.

Please find all relevant documentation included in the remainder of the application.

We appreciate your consideration and look forward to working collaboratively with the City of Mesquite to ensure full compliance and to contribute positively to the surrounding community.

Sincerely,  
Michael Doherty

A handwritten signature in black ink, appearing to read 'MD', is positioned below the typed name 'Michael Doherty'.

Partner | Foster Street Capital LLC  
e: [mdoherty@fosterstreetcapital.com](mailto:mdoherty@fosterstreetcapital.com)  
t: 774-238-1384





**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**1.161 ACRES**

**IN THE D. S. CARVER SURVEY, ABSTRACT NUMBER 342  
DALLAS COUNTY, TEXAS**

BEING a 1.161 acre tract of land situated in the D. S. Carver Survey, Abstract Number 342, Dallas County, Texas, being the remainder of Lot 3 of Military Square Addition, as shown on the map or plat thereof, recorded in Volume 82121, Page 2715, of the Map Records of Dallas County, Texas (M.R.D.C.T.), said 1.161 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of the revision of Lot 2, of Military Square Addition, as shown on the map or plat thereof, recorded in Volume 84049, Page 990, M.R.D.C.T., for the common northerly corner of said remainder of Lot 3 and that certain called 0.9183 acre tract described in instrument to B. J. Elkins, recorded in Volume 83151, Page 116, of the Official Records of Dallas County, Texas (O.R.D.C.T.), being the most northerly corner of the herein described 1.161 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, North 58°16'44" East, 83.62 feet, said **POINT OF BEGINNING** having a Texas State Plane value of N: **6,967,047.05**, E: **2,550,313.53**, North Central Zone, (4202), grid measurements;

THENCE with the common line between said remainder of Lot 3 and said 0.9183 acre tract, the following two (2) courses and distances:

1. South 37°56'04" East, 43.78 feet, to a x cut in concrete for corner;
2. South 00°50'04" East, 219.88 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of Lot 1, Block A of Morrison Addition, as shown on the map or plat thereof, recorded in Volume 2004106, Page 30, M.R.D.C.T., for the common southerly corner of said remainder of Lot 3 and said 0.9183 acre tract, being the southeasterly corner of the herein described 1.161 acre tract;

THENCE South 89°00'12" West, with the northerly line of said Lot 1, that certain called 80 foot by 155 foot Lot, described as "Tract II", in instrument to Daniel Svoboda and Mary Svoboda, recorded in Volume 95073, Page 4077, O.R.D.C.T., that certain tract described as "Tract I" in said instrument to Daniel Svoboda and Mary Svoboda, recorded in Volume 95073, Page 4077, O.R.D.C.T., that certain tract described in instrument to Essie Mae Dixon (Essie tract), recorded in Volume 85056, Page 1392, O.R.D.C.T., and Lot 1, Block A of Martin Yeater Addition, as shown on the map or plat thereof, recorded in Volume 2001144, Page 34, M.R.D.C.T., common to the southerly line of said remainder of Lot 3, at a distance of 238.02 feet, pass a 5/8 inch iron rod with cap found for the common northerly corner of said Essie tract and said Lot 1, Block A, of said Martin Yeater Addition, in all, a total distance of 268.87 feet, to a 5/8 inch iron rod with cap found for the common corner of said remainder of Lot 3, said Lot 1, Block A, of said Martin Yeater Addition, and Lot 4, of said Military Square Addition, being the southwesterly corner of the herein described 1.161 acre tract, from which a 5/8 inch iron rod found for reference bears, South 17°50'00" West, 127.89 feet;

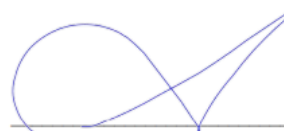
THENCE North 00°50'02" West, 110.53 feet, with the common line between said remainder of Lot 3 and said Lot 4, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said revision of Lot 2, for the common northerly corner of said remainder of Lot 3 and said Lot 4, being the northwesterly corner of the herein described 1.161 acre tract;

THENCE North 58°16'44" East, 282.53 feet, with the common line between said remainder of Lot 3 and said revision of Lot 2, to the **POINT OF BEGINNING** and containing a computed area of 1.161 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 10, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 35672.

All coordinates, bearings, and distances are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), North Central Zone (TXC-4202), U.S. Survey Feet, and are based on GPS Observations made by Texas Professional Surveying, LLC.

January 19, 2024  
Date

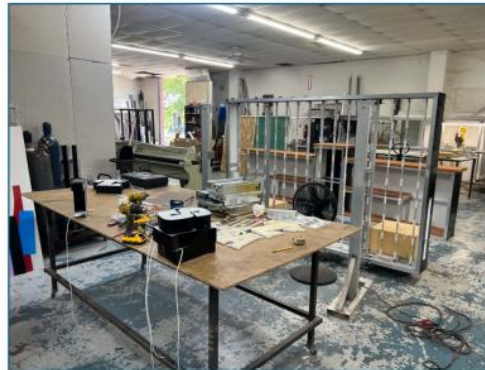


Thomas A. McIntyre  
R.P.L.S. No. 6921

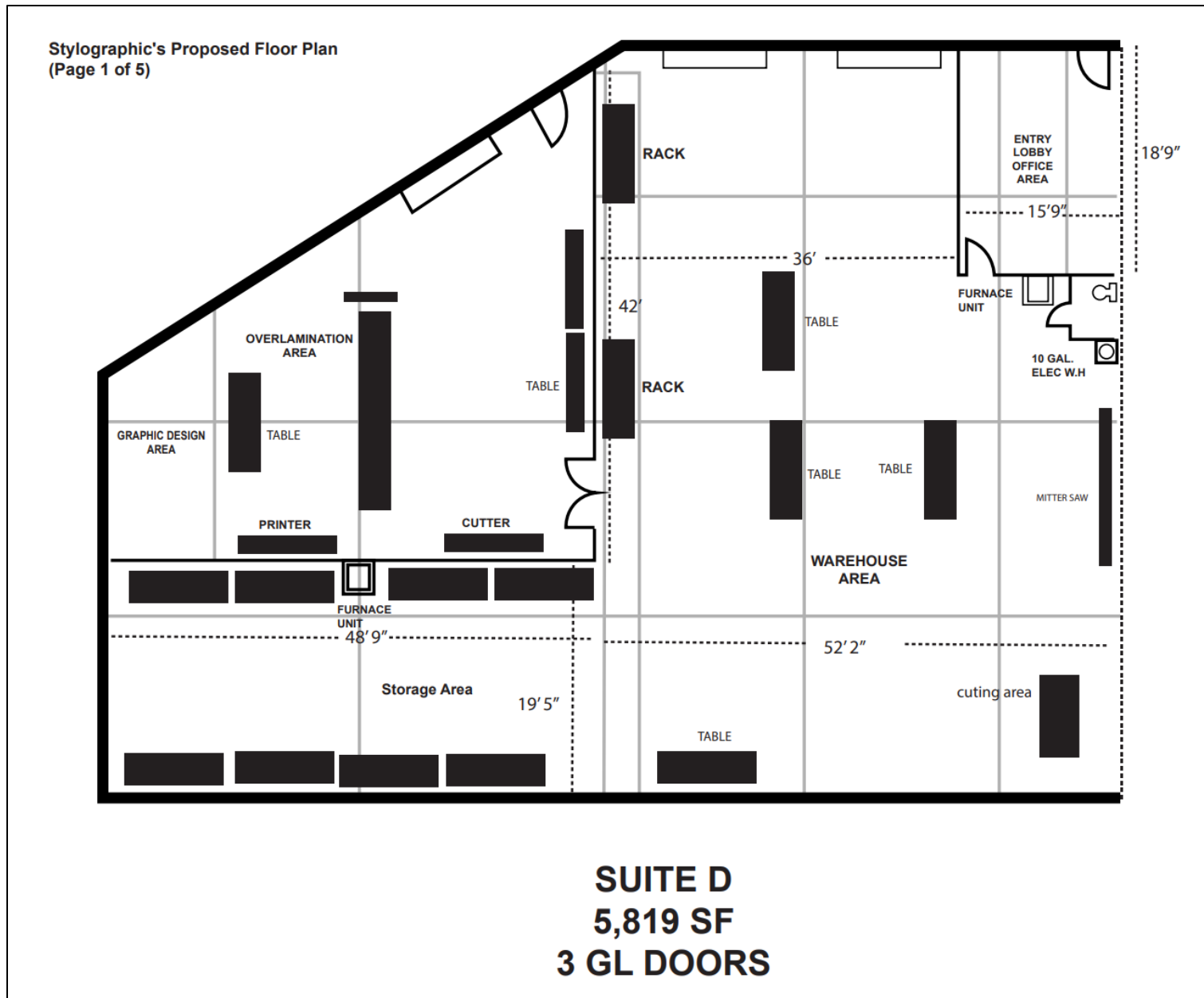




Page 5 of 5 - Photos of StyloGraphic's Suite in Rockwall



ATTACHMENT 7 – CONCEPTUAL FLOOR PLAN



ATTACHMENT 7 – CONCEPTUAL FLOOR PLAN

