

FILE NUMBER: Z0325-0386
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 24, 2025
City Council: Monday, April 21, 2025

GENERAL INFORMATION

Applicant: Iresha Hayes-Williams, Lighthouse Academy Mesquite
Requested Action: Rezone from "GR," General Retail with Conditional Use Permits (Ord. 4855 and Ord. 4901) to "GR," General Retail with a Conditional Use Permit to allow child day care services as a permitted use in Suites 402, 500, and 600.
Location: 1515 E. Kearney Street (Attachment 1)

PLANNING AND ZONING ACTION

Decision: On March 24, 2025, the Planning and Zoning Commission voted 7-0 to approve the requested Conditional Use Permit to allow child day care services located at 1515 E. Kearney Street, Suites 402, 500, and 600.

SITE BACKGROUND

Platting: Meadow Creek Retail Phase 1 Replat, Block 1, Lot 1
Size: 2.91 Acres
Zoning: GR - General Retail
Future Land Use: Neighborhood Retail
Zoning History: 1972: Annexed into the City of Mesquite, Zoned Residential
1972: Rezoned to Planned Development - Townhomes
1980: Rezoned to GR, General Retail
2021: Approved Conditional Use Permit (Ord. 4855)
2021: Approved Conditional Use Permit (Ord. 4901)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-SF – Planned Development Single Family (Ord. No. 1926)	Single Family Residences
SOUTH:	R-3, Single Family Residential	Single Family Residence
EAST:	R-3, Single Family Residential	Single Family Residence
WEST:	GR – General Retail	Vacant / Undeveloped

CASE SUMMARY

The applicant seeks a Conditional Use Permit (CUP) to allow Lighthouse Academy Mesquite to expand its existing child day care services at 1515 E. Kearney Street. In 2021, the City Council approved two Conditional Use Permits (Ord. 4855 and Ord. 4901) for Suites 402 and 500 at the subject property to allow child day care services. Lighthouse Academy Mesquite now seeks to expand its operations by converting Suite 600, formerly a convenience store, into a gymnasium for its programs. The renovation will include modifications to comply with state and local childcare licensing regulations.

Lighthouse Academy Mesquite is a private daycare center serving children ages 6 weeks to 12 years. Hours of operation are 6:00 AM to 6:30 PM, Monday through Friday. The hours of operation are 6:00 AM to 6:30 PM, Monday through Friday. While no major exterior modifications are planned, interior renovations will convert the space into a gymnasium. This expansion will enable the center to accommodate more children, helping to reduce waitlists and meet the increasing demand for quality childcare in Mesquite.

The Mesquite Zoning Ordinance (MZO) requires a CUP to operate a child day care center in General Retail zoning. The business will meet all required Building Code and Fire Code requirements.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as Neighborhood Retail on the Future Land Use Map (see attachment 4). "Neighborhood Retail establishments include a variety of retail and personal service businesses that meet the daily needs of the residents. This development type generally includes small or medium scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height."

STAFF COMMENTS:

The CUP to allow a child day care center is consistent with the *Mesquite Comprehensive Plan's* Neighborhood Retail designation. The proposed CUP will provide "convenience services in proximity to the large housing stock within a one-mile radius of the property."

MESQUITE ZONING ORDINANCE

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 expand Lighthouse Academy Mesquite's child care services from Suites 402 and 500 to include Suite 600. This expansion will allow the center to serve more children in Mesquite. Additionally, the interior remodel into a gymnasium will adhere to all state and local regulations, ensuring compliance with public health, safety, and general welfare standards.

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

STAFF COMMENTS: The proposed CUP is consistent with the Mesquite Comprehensive Plan's Future Land Use Map, which designates the site for Neighborhood Retail. This designation supports a variety of retail and personal service businesses that cater to the daily needs of the Mesquite residents, including child care services.

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

STAFF COMMENTS: The proposed CUP is consistent with the previously approved conditional use permits (Ord. 4855 and Ord. 4901) allowing child day care services on the subject property.

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

STAFF COMMENTS: City staff does not believe that the proposed CUP will 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. The business is located in a multi-tenant building with ten (10) other businesses, including a computer repair shop, restaurant, church, medical offices, dance studio, and a hair salon.

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

STAFF COMMENTS: The area surrounding the subject property within the City of Mesquite has experienced limited development activity in recent years.

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: Public facilities are available and currently in use for the existing businesses.

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: City staff believes that the subject property has sufficient off-street parking for the proposed uses.

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: With the currently existing daycare, city staff does not believe there will be an additional nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: Lighthouse Academy Mesquite will be required to comply with Texas Health and Human Services (THHS) Child Care Licensing requirements.

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the Mesquite Comprehensive Plan's goal of providing neighborhood services. The expansion will not negatively impact the surrounding area, including the nearby single-family residential neighborhood.

RECOMMENDATIONS

City staff recommends approval of the CUP to allow the child daycare facility to expand into Suite 600 at 1515 E. Kearney Street.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to those within 400 feet. As of April 1, 2025, Staff has not received any returned property owner notices regarding the request. One online comment was submitted from outside of the notice areas in support of the expansion but expressed concern about its compatibility with the nearby beer and wine store. (Note: The beer and wine store has closed, and the applicant is pursuing the space. This location is the subject of this CUP request.)

CODE CHECK

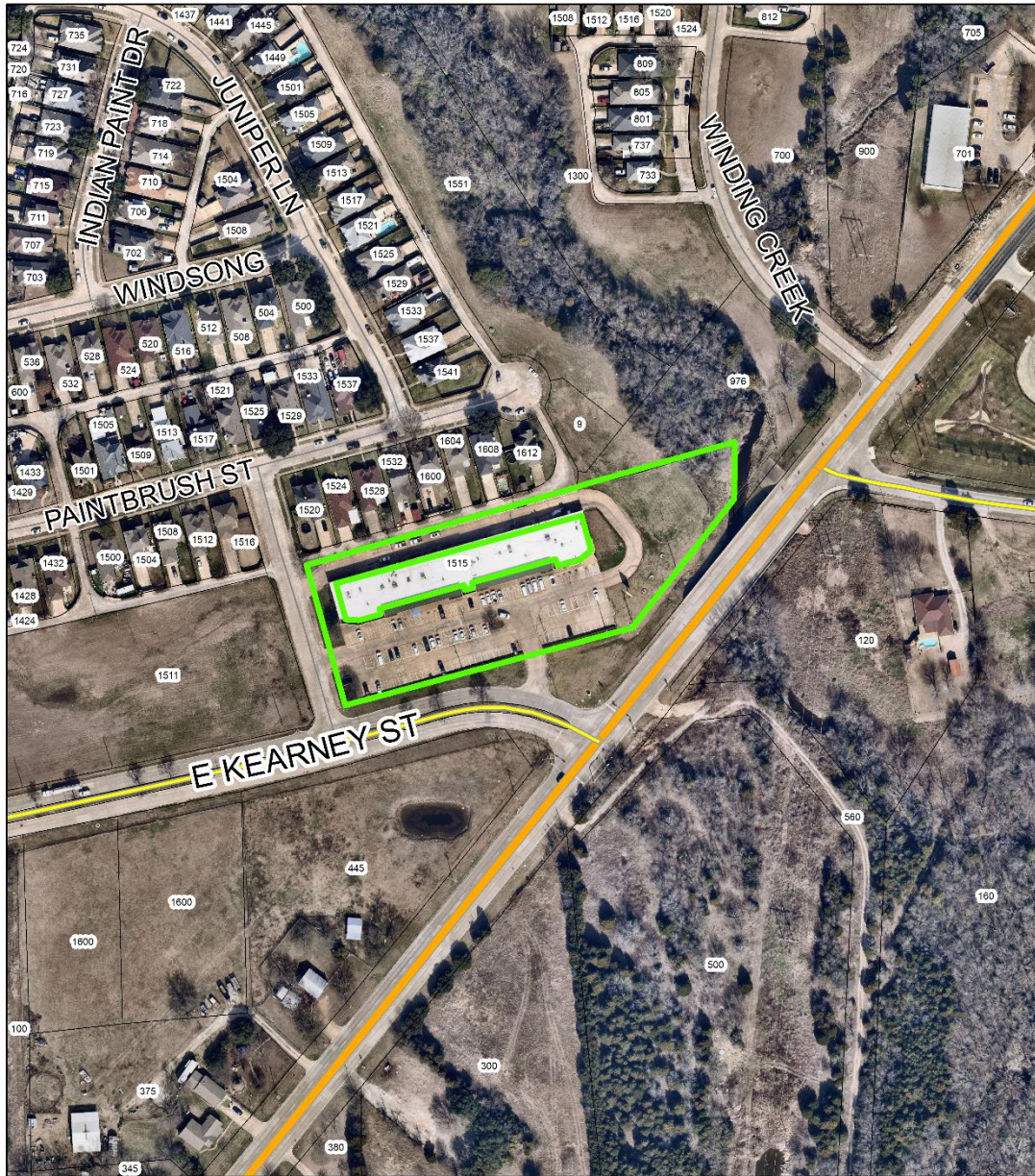
A site inspection found no visible code violations as of the date of this report.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Online Comment

ATTACHMENT 1 – AERIAL MAP

Aerial Map

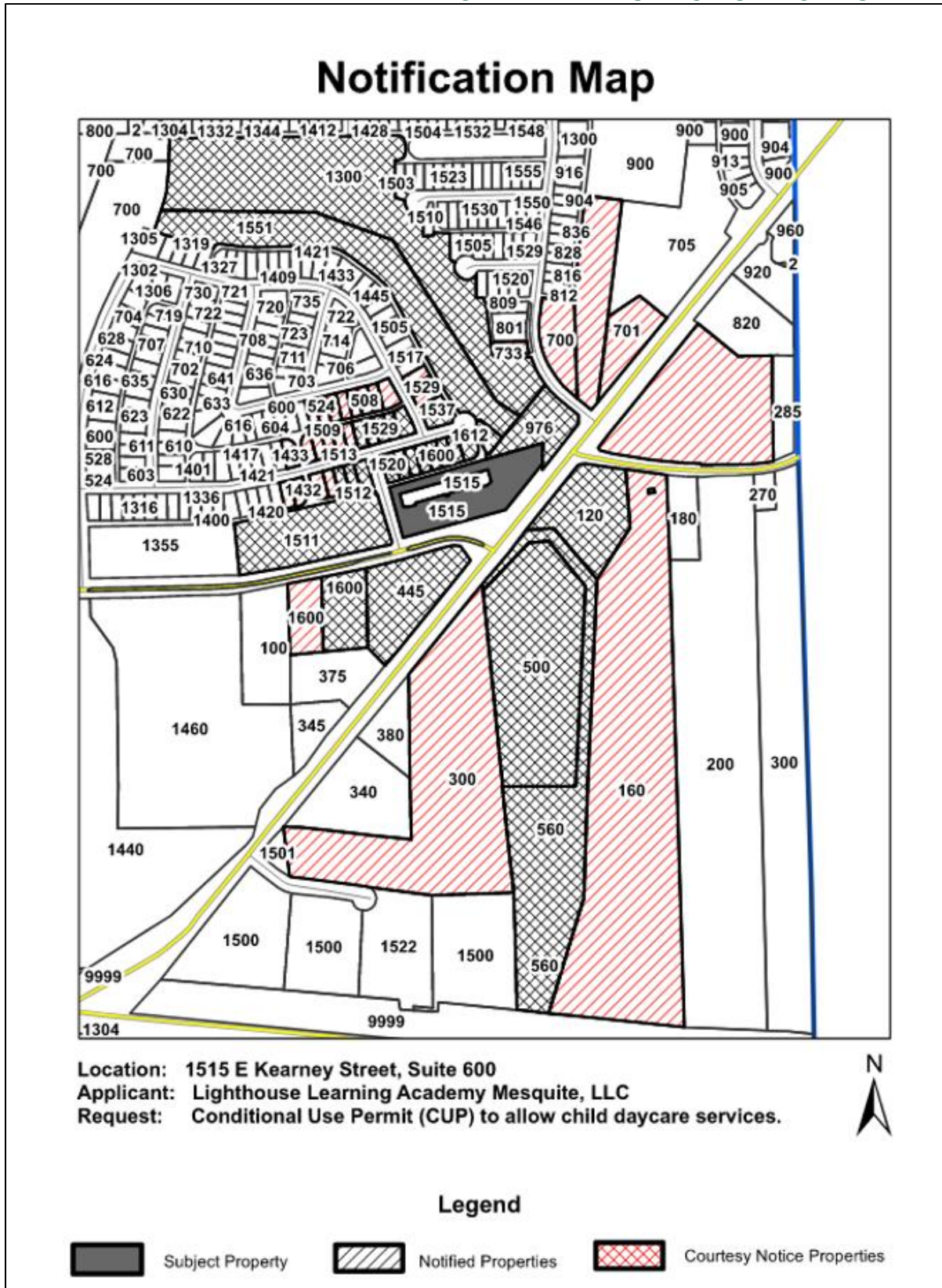


Legend

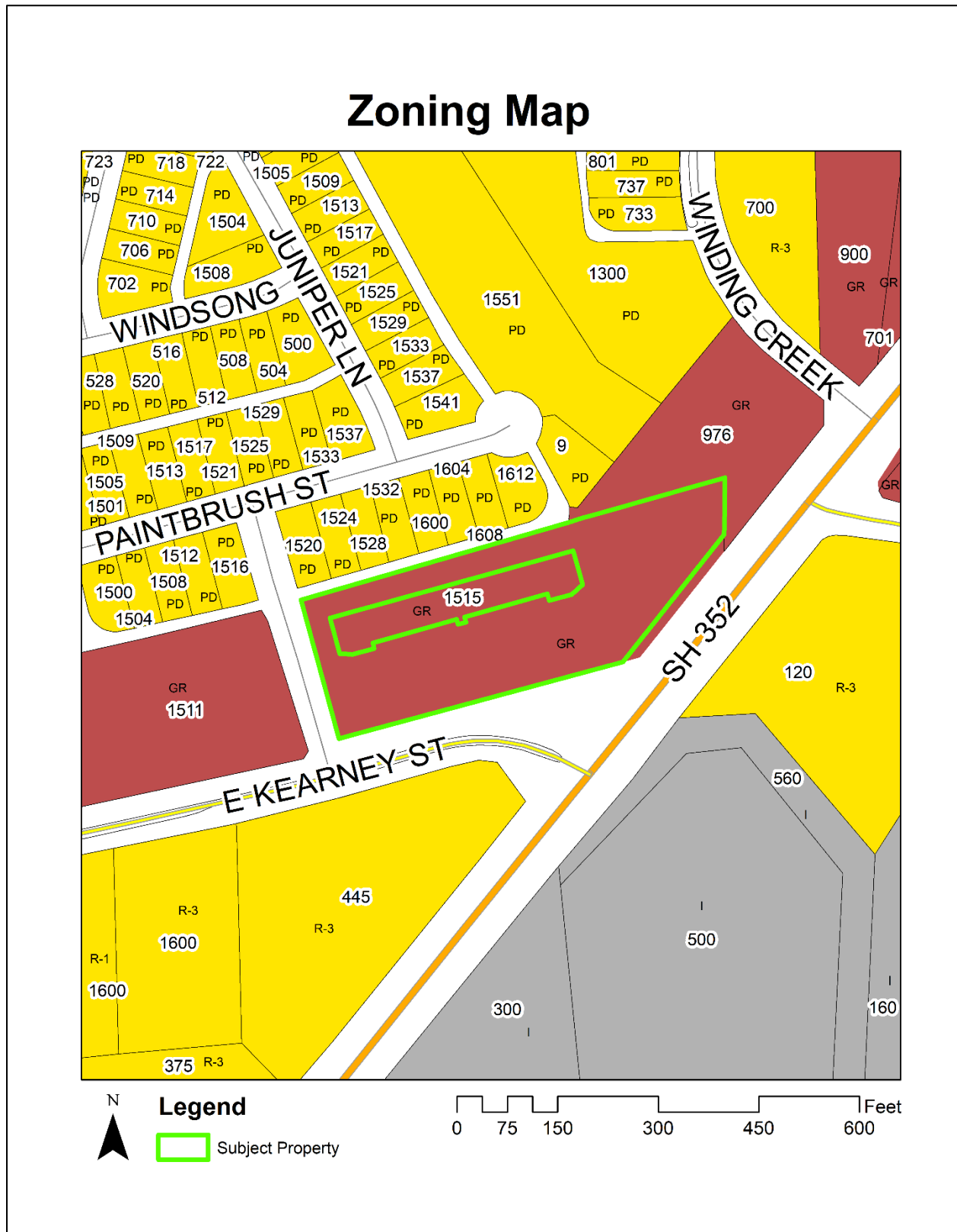
 Subject Property

0 85 170 340 510 Feet

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

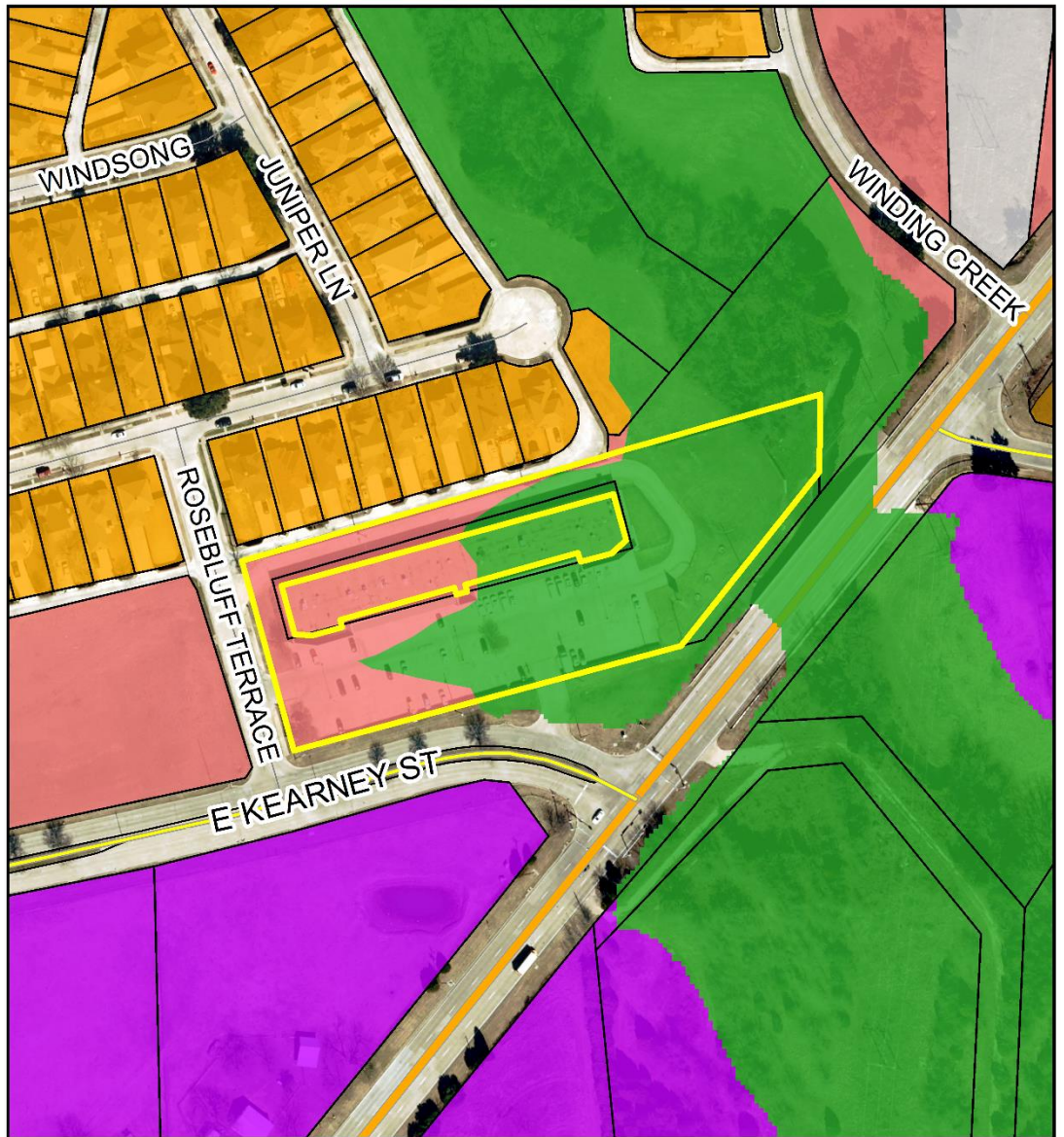


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



ATTACHMENT 5 – SITE PHOTOS



Lighthouse Academy Mesquite, facing north



Proposed expansion into Suite 600 (formerly convenience store), facing east



Parking lot at 1515 E. Kearney, facing south



1515 E. Kearney Suite 402, facing north

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION


1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: Ola Alexander Limited Partnership Phone Number: 817-307-5995

Address: 4910 Dublin Creek Ln., Parker, TX 75002

817-307-5995

Email Address: olafamilypartners@gmail.com

Signature: 

Each property owner must complete a separate authorization form

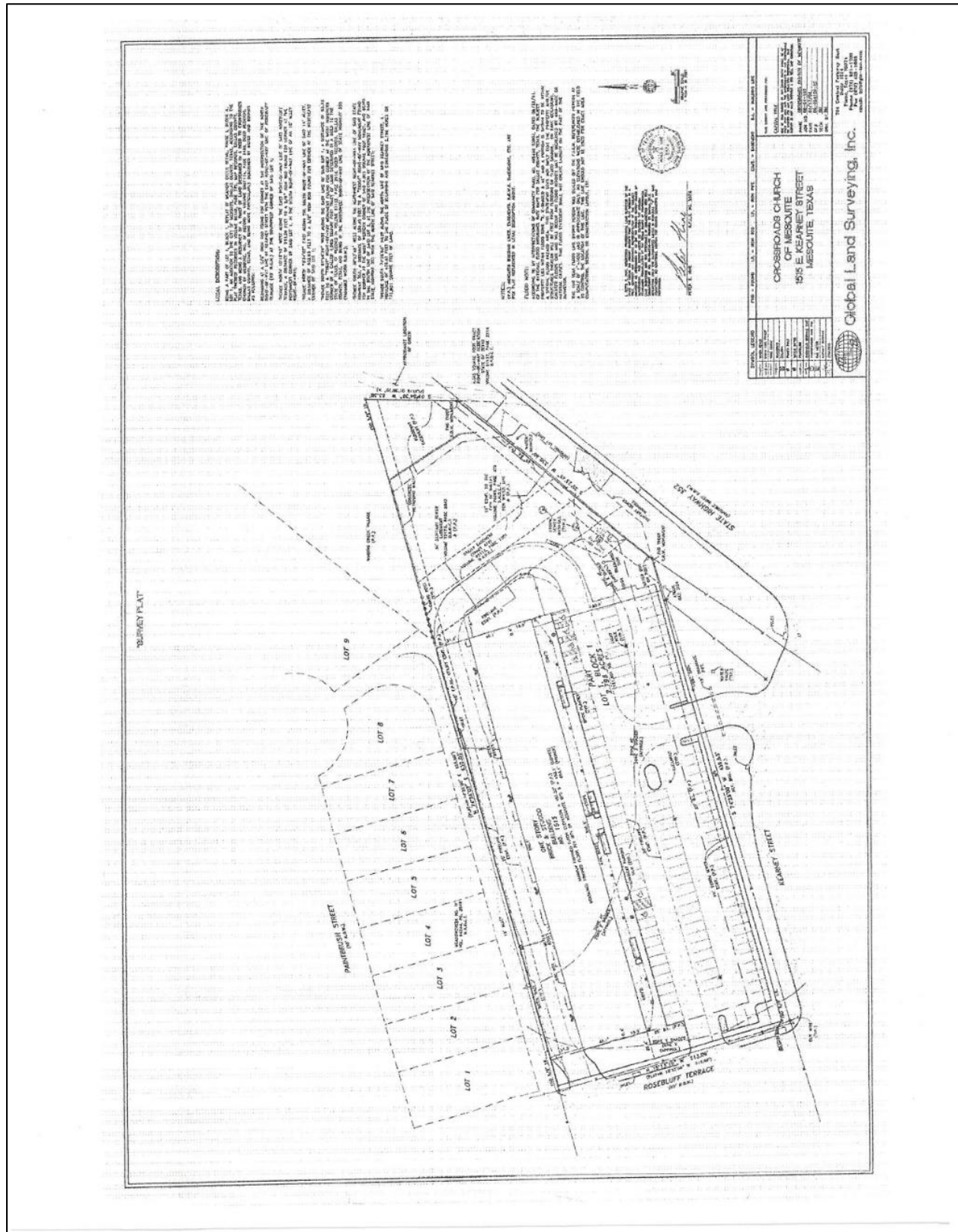
October 2024

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ATTACHMENT 6 – APPLICATION MATERIALS



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LEGAL DESCRIPTION

BEING A PART OF LOT 1, BLOCK 1, REPLAT OF MEADOW CREEK RETAIL, PHASE 1, BLOCK A, LOT 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86148, PAGE 775, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO CROSSROADS CHURCH OF MESQUITE, INC. OF RECORD IN VOLUME 2001174, PAGE 2489, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF KEARNEY STREET WITH THE EAST RIGHT-OF-WAY OF ROSEBLUFF TERRACE (60' R.O.W.) AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 15°13'10" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROSEBLUFF TERRACE, A DISTANCE OF 213.09 FEET TO A 5/8" ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 1, IN THE SOUTH RIGHT-OF-WAY LINE OF AN 18' ALLEY RIGHT-OF-WAY;

THENCE NORTH 74°34'07" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 18' ALLEY, A DISTANCE OF 652.03 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 01°54'39" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 83.38 FEET TO A "TXDOT" RIGHT-OF-WAY MONUMENT FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF A CALLED 4,065 SQUARE FOOT TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, OF RECORD IN VOLUME 91132, PAGE 2916, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 352 (VARIABLE WIDTH R.O.W.);

THENCE SOUTH 39°23'49" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 352, A DISTANCE OF 230.40 FEET TO A "TXDOT" RIGHT-OF-WAY MONUMENT FOUND FOR CORNER AT THE MOST WESTERN CORNER OF SAID 4,065 SQUARE FOOT TRACT, AND BEING IN THE SOUTH LINE OF SAID LOT 1, AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID STATE HIGHWAY 352 WITH THE NORTH LINE OF SAID KEARNEY STREET

THENCE SOUTH 74°;28'00" WEST ALONG THE NORTH LINE OF SAID KEARNEY STREET, A DISTANCE OF 439.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.798 ACRES OR 121,901 SQUARE FEET OF LAND.

ATTACHMENT 6 – APPLICATION MATERIALS



Lighthouse Learning Academy-Mesquite LLC



Iresha Hayes-Williams
Lighthouse Learning Academy-Mesquite LLC
1515 E Kearney St.
Mesquite, TX 75149
469-659-9538
lighthouseacademymesquite@gmail.com
02/20/2025

City of Mesquite Planning & Zoning Department
211 Municipal Way
Mesquite, TX 75149

Subject: Letter of Intent for Expansion of Lighthouse Learning Academy-Mesquite LLC into Suite 600

To Whom It May Concern,

I am writing to formally express my intent to expand my existing daycare facility, Lighthouse Learning Academy-Mesquite LLC, currently located at 1515 E Kearney St. in Mesquite, TX in suites 402&500, into Suite 600 within the shopping strip building. With the 3 year success of the daycare center currently this expansion is essential to meet the growing demand for childcare services in our community and to provide additional resources and space for the children and families we serve.

Expansion Purpose and Benefits:

The additional space will allow us to accommodate more children, thereby reducing waitlists and fulfilling the increasing need for quality childcare in Mesquite.

We plan to enhance our existing educational programs and create specialized areas for infants, toddlers, and preschool-aged children to ensure a safe and stimulating learning environment.

The expansion will create new job opportunities for childcare professionals in our community and we have secured a partnership with Mesquite Independent school system.

Proposed Changes & Compliance:

We intend to make necessary modifications to Suite 600 from being a convenient store to align with state and local childcare licensing regulations, including safety measures, sanitation, and proper facilities for the children.

We will work closely with the City of Mesquite to ensure full compliance with zoning, building codes, fire safety regulations, and any other applicable requirements.

Our daycare will continue to maintain the highest standards of care, as demonstrated by our compliance with Texas Health and Human Services (THHS) Child Care Licensing requirements.

ATTACHMENT 6 – APPLICATION MATERIALS



I would appreciate any guidance from the City of Mesquite regarding the next steps, including necessary permits, inspections, or approvals required to proceed with this expansion. Please let me know if there are specific forms or documents that need to be submitted along with this letter.

Thank you for your time and consideration. I look forward to working with the City of Mesquite to bring this expansion to fruition and continue serving the families in our community. Please feel free to contact me at 469-659-9538 or lighthouseacademymesquite@gmail.com if you require any additional information.

Sincerely,
Iresha Hayes-Williams Ph.D/ Owner/Director
Lighthouse Learning Academy-Mesquite LLC
469-659-9538

ATTACHMENT 7 – ONLINE COMMENT

4/1/25, 1:12 PM

Mesquite Zoning Case Comment Form Z0325-0386

View results

Respondent

1

Anonymous

02:52

Time to complete

1. Case Number *

Z0325-0386

2. Please provide your first name. *

Henry

3. Please provide your last name. *

Kiser

4. Please provide your address. *

720 Michelle Way
Mesquite

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

I'm not against the daycare expanding except even more children will have to go in front of the bear and wine store to get to the playground. It's a dangerous situation.

RECEIVED
MAR 25 2025
PLANNING AND ZONING

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwittHd4sbGuJ5FoogkMuT6K...> 1/2