



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT:	Nancy Juarez on behalf of Dhaliwal Pharmaceutical Labs
REQUESTED ACTION:	Rezone from Industrial and Skyline Logistics Hub Overlay to Industrial and Skyline Logistics Hub Overlay District with a Conditional Use Permit to allow for the manufacturing of over-the-counter drugs and cosmetic supplies.
LOCATION:	4400 US Hwy 80, Suite 100.
CASE NUMBER:	Z1218-0082
COMMUNITY RESPONSES:	No returned responses received.

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a Conditional Use Permit to allow the operation of Dhaliwal Pharmaceutical Labs within a large suite space, approximately 79,200 square feet, within the Mesquite Business Center. Dhaliwal Pharmaceutical Labs will specialize in the production of common topical based products including creams and lotions. The business will occupy approximately half of Building II within the Mesquite Business Center and will employ up to 200 employees once production begins. Currently, the business has two sites in operation, one is located in Bedford Park, Illinois, and one has been in operation in Garland for the past ten years.

The proposed Conditional Use Permit to allow for manufacturing of over-the-counter drugs and cosmetic supplies is consistent with the Skyline Logistics Hub Overlay District, as it will bring high-employment jobs through production and manufacturing to the area, and is compatible with the current designation by the Mesquite Comprehensive Plan. The proposed location within the Mesquite Business Center offers a large production area that will allow for the products to be manufactured and transported safely, as Dhaliwal Pharmaceutical Labs will be required to meet all safety regulations for chemical use with the TCEQ and the City of Mesquite Fire Department.

RECOMMENDATION

At the January 28, 2019 meeting, the Planning and Zoning Commission voted (7-0) to recommend approval of a Conditional Use Permit to allow manufacturing of over-the-counter drugs and cosmetic supplies.