



# City of Mesquite, Texas

## Legislation Details (With Text)

<b>File #:</b>	24-7263	<b>Version:</b>	1	<b>Name:</b>	Public Hearing and Ordinance - Zoning Application No. Z0324-0354 - 1202 IH 20
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	6/27/2024	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/15/2024	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Conduct a public hearing and consider an ordinance for Zoning Application No. Z0324-0354, submitted by Naresh Patel, for a Comprehensive Plan amendment from Office to Light Industrial and a change of zoning from Planned Development - Light Commercial (Ordinance No. 2124) to Planned Development - Industrial to allow a flex office and warehouse development, located at 1202 Interstate Highway 30.  
(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report and Maps, 2. P&Z Minutes, 3. Ordinance

Date	Ver.	Action By	Action	Result
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Conduct a public hearing and consider an ordinance for Zoning Application No. Z0324-0354, submitted by Naresh Patel, for a Comprehensive Plan amendment from Office to Light Industrial and a change of zoning from Planned Development - Light Commercial (Ordinance No. 2124) to Planned Development - Industrial to allow a flex office and warehouse development, located at 1202 Interstate Highway 30.  
(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

The applicant proposes the development of a 22,040-square-foot building on the 2.52-acre tract. The intent of the development is to provide small to medium sized spaces that are not available in the adjacent Urban Park 30 development. The proposed building could be leased by one tenant or divided into smaller spaces for multiple tenants.

On June 24, 2024, the Planning and Zoning Commission voted 5-0 to approve a Comprehensive Plan amendment from Office to Light Industrial and a change of zoning from Planned Development - Light Commercial (Ordinance No. 2124) to Planned Development - Industrial to allow a flex office and warehouse development.

**Recommended/Desired Action**

Following the public hearing, staff recommends approval of the ordinance.

**Attachment(s)**

- Staff Report and Maps
- P&Z Minutes

Ordinance

**Drafter**

Jeff Armstrong

**Head of Department**

Jeff Armstrong