

# City of Mesquite, Texas

## Legislation Text

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**File #:** 21-5214, **Version:** 1

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Conduct a public hearing and consider an ordinance for Zoning Application No. Z0920-0153, submitted by Brian Bridgewater of Wintergreen HS Partners Ltd., for a Comprehensive Plan amendment from Commercial to Light Industrial and a change of zoning from Traditional Neighborhood Mixed Residential and Commercial within the Skyline Logistics Hub Overlay to Planned Development - Industrial within the Skyline Logistics Hub Overlay to allow an urban industrial park, located generally northwest of East Meadows Boulevard and U.S. Highway 80.

(No responses in favor and three 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. This item was continued from the January 4, 2021, City Council meeting.)

The applicant is requesting the rezoning to construct a light industrial development consisting of two buildings on the subject 25.38-acre tract. One building is proposed to be 216,000 square feet, the other 146,000 square feet. All access will be from East Meadows Boulevard. No loading docks or overhead doors will face East Meadows Boulevard. Screening will be provided to block views of the dock areas. The applicant will reconstruct all of East Meadows Boulevard, from the truck entrance south to U.S. Highway 80, and design the entrances to force heavy load trucks to exit to the south and only enter from the south.

As part of the East Meadows Boulevard reconstruction, the Planning and Zoning Commission specified that sidewalks be constructed on both sides of the street. Following the Planning and Zoning Commission meeting, it came to light that there will be landscaping and irrigation disturbed by the street reconstruction. Though not part of the Planning and Zoning Commission recommendation, staff recommends that, if the application is approved, the street reconstruction includes replacing all landscape and irrigation within the right-of-way.

On December 14, 2020, the Planning and Zoning Commission voted 7 to 0 to recommend approval of a Comprehensive Plan amendment from Commercial to Light Industrial and a change of zoning from Traditional Neighborhood Mixed Residential and Commercial within the Skyline Logistics Hub Overlay to Planned Development - Industrial within the Skyline Logistics Hub Overlay.

### **Recommended/Desired Action**

Following the public hearing, staff recommends approval.

### **Attachment(s)**

Staff report & maps  
P&Z minutes  
Ordinance

### **Drafter**

Jeff Armstrong

### **Head of Department**

Jeff Armstrong