



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
February 9, 2026 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for the January 12, 2026, Planning and Zoning Commission meeting.

PUBLIC HEARINGS

The City Council may approve modified development standards and/or a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

4. **ZONING APPLICATION NO. Z0425-0392**

Conduct a public hearing and consider approval of Zoning Application No. Z0425-0392 submitted by Austin Bridge & Road, LP., for a zoning change from Planned Development, Ordinance No. 1110, to Planned Development, Ordinance No. 1110, with a **Conditional Use Permit** to allow the continued use of a Temporary Concrete Batch Plant located at 3220 E US HWY 80.

5. **ZONING APPLICATION NO. Z1225-0433.**

Conduct a public hearing and consider approval of Zoning Application No. Z1225-0433 submitted by JPI Development for a zoning change to amend Planned Development (PD) – Multifamily, Ordinance No. 5110, to modify the development standards for the PD located at 900 and 1000 Windbell Circle.

DIRECTOR’S REPORT

6. **DIRECTOR’S REPORT.**

Receive the Director’s Report on recent City Council action taken on zoning-related items at their meetings on January 20, 2026, and February 2, 2026.

7. Discuss training topics and options for the Planning and Zoning Commission.

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on **February 9, 2026**, was posted on the bulletin boards at the Municipal Center and City Hall by **February 3, 2026** (at least three (3) business days prior to the date of the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City’s website at www.cityofmesquite.com for at least three (3) business days prior to the date of the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services

MINUTES

January 12, 2026

**PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS**

**City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas**

REGULAR MEETING

ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR NAME	MEMBER	ATTENDANCE
Position No. 1	Michael Morris		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold, Chairwoman		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 3	Roger Melend		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 4	Ronnie Chenault		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker, Vice-Chairman		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME		ATTENDANCE
Alternate No. 1	Wana Alwalee		<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws		<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Teferi at 7:00 p.m.; Planning and Development Services Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

COMMISSION BUSINESS**3. ELECTION OF COMMISSION OFFICERS.**

In accordance with Mesquite City Code, Chapter 20, Article III, Division 1, [Sec. 20-326](#), the Commission shall make nominations and vote to elect the following Commission officer positions (to serve until December 31, 2026):

- Chairperson

Commissioner Melend nominated Commissioner Arnold; Commissioner Arnold accepted the nomination. Commissioner Chenault nominated Chairwoman Teferi; Chairwoman Teferi declined the nomination. Chairperson Teferi motioned to appoint Commissioner Arnold as Chair; Commissioner Walker seconded the motion. The motion carried 6-0.

- Vice-Chairperson

Commissioner Chenault nominated Commissioner Walker; Commissioner Walker accepted the nomination. Commissioner Arnold motioned to appoint Commissioner Walker as Vice-Chair; Commissioner Melend seconded the motion. The motion carried 6-0.

CONSENT AGENDA**4. MINUTES.**

Consider approval of the minutes for the December 8, 2025, Planning and Zoning Commission meeting.

ACTION

Commissioner Melend motioned to approve the minutes; Commissioner Chenault seconded the motion. The motion passed 6-0.

PUBLIC HEARINGS**5. ZONING APPLICATION NO. Z1025-0423.**

Conduct a public hearing and consider approval of Zoning Application No. Z1025-0423 submitted by Civil Engineering Professionals, LLC., on behalf of Hamon & Lilay Enterprises, LLC., for a zoning change from Planned Development – General Retail, Ordinance No. 3962, to Planned Development – Service Station to allow a convenience store with fuel sales (6 fueling positions) located within 500 feet of a residential district and a public or private school located at 3225 N. Town East Blvd.

Carolyn Horner, Senior Planner, presented to the Commission.

DISCUSSION

There were discussions concerning the distance from the nearby residential area and public school. Mr. Langford advised the Commission that the sale of alcohol, due to its proximity to the school, would be allowed only with a variance approval, which is a separate application from the rezoning request.

Commissioner Chenault asked about the garbage dumpster and where it would be located. Ms. Horner advised that the applicant is still working with Traffic to update the location and that the issue will be resolved prior to presenting to Council.

APPLICANT

Correen Robertson, 4532 Lodestone Lane, Fort Worth, TX, spoke to the Commission on behalf of the applicant.

DISCUSSION

A Commissioner asked whether the new project would be a new building; Ms. Robertson stated that it would.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Chenault made a motion to approve the application; Vice-Chair Walker seconded the motion; the motion passed 6-0.

6. ZONING APPLICATION NO. Z1225-0432.

Conduct a public hearing and consider approval of Zoning Application No. Z1225-0432 submitted by Zipline International, Inc., for a zoning change from Commercial to Commercial

with a Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) as a primary use located at 227 E. US HWY 80.

Elizabeth Douglas, Planner, presented to the Commission.

DISCUSSION

There were no discussions regarding the presentation.

APPLICANT

Stefanie Cooke, 1155 Kas Drive, Richardson, TX, presented a video to the Commission that provided an overview of the drone delivery system.

DISCUSSION

There were discussions concerning citizen/business access to the drone service, safety systems, protocols for goods stolen during delivery, and the drone's travel range per delivery.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Melend made a motion to approve the application. Commissioner Chenault seconded the motion; the motion passed 6-0.

DIRECTOR'S REPORT

7. DIRECTOR'S REPORT.

Adam Bailey, Director of Planning & Development Services, welcomed new Commissioner Michael Morris and updated the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on December 15, 2025, and January 5, 2026:

Zoning Application No. Z0725-0408, submitted by Sohail Ahmed on behalf of 4R International LLC, for a change of zoning from Commercial within the Skyline Logistic Hub Overlay District to Planned Development - Commercial within the Skyline Logistic Hub Overlay District to allow a convenience store with fuel sales (14 fueling positions) located within 500 feet of a residential zoning district located at 4301 East US Highway 80. (One response in favor and none 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.) **Public hearing held. Approved by Ordinance No. 5222.**

Zoning Application No. Z1025-0421, submitted by Mesquite I-20, LLC, for a change of zoning from Agricultural within K-20 Floating Overlay to Planned Development - Commercial, with a Conditional

Use Permit to allow a convenience store with fuel sales, restaurant, retail, and a limited service hotel with modified development standards along with uses permitted in the Commercial zoning district on ~14 acre tract of land located at the south corner of IH-20 and FM 2932 (KCAD Property ID 54189). (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.) **Public hearing held. Approved by Ordinance No. 5223.**

Zoning Application No. Z1125-0429 submitted by Jessica Rivera, Hot Trash Junk Removal, LLC, dba Haute Trash Thrift, for a change of zoning change from Commercial to Commercial with a Conditional Use Permit to allow the sale of gently used clothing, furniture, home décor, and accessories as a permitted use at 3129 Interstate 30, Unit H. (One response in favor and none in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) **Public hearing held. Approved by Ordinance No. 5224.**

Zoning Application No. Z1125-0430, submitted by Masterplan Consultants on behalf of Peter Piper Pizza, for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a coin-operated amusement game room, located at 5550 South Buckner Boulevard, Suite 300. (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.) **Public hearing held. Approved by Ordinance No. 5225.**

Zoning Application No. Z0425-0391, submitted by Braulio and Irma Camarillo, for a change of zoning from R-1 Single Family Residential to Planned Development - General Retail with a Conditional Use Permit to allow a contractor shop with outdoor storage with modified development standards located at 301 and 325 North Town East Boulevard. (One response in favor and none 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.) **Public hearing held. Postponed to the January 20, 2026, City Council meeting.**

Mr. Bailey updated the Commissioners on the Roadway Impact Fee and Comprehensive Plan projects, which are planned to kick off in February.

8. Discuss training topics and options for the Planning & Zoning Commission:

There was no discussion on this topic.

The next meeting will be held on Monday, January 26, 2026.

Chairwoman Arnold adjourned the meeting at 7:59 p.m.

Chairwoman Millie Arnold



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0425-0392
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, February 9, 2026
City Council: Monday, February 16, 2026

GENERAL INFORMATION

Applicant: Austin Bridge & Road, LP
Requested Action: Conditional Use Permit to allow the continued use of a Temporary Concrete Batch Plant
Location: 3220 E US HWY 80

SITE BACKGROUND

Platting: Not platted (platting is not required for a temporary use)
Size: 9.995 Acres
Zoning: Planned Development Ordinance No. 1110
Future Land Use: Commercial
Zoning History: 1954: Annexed and zoned Residential
1973: Zoning Change to Planned Development Ordinance No. 1110

Surrounding Zoning and Land Uses (see attachment 3):

Table with 2 columns: ZONING and EXISTING LAND USE. Rows include NORTH, EAST, SOUTH, and WEST with corresponding zoning and land use descriptions.

CASE SUMMARY

Austin Bridge & Road (ABR), LP requests a Conditional Use Permit (CUP) to allow continued operation of a temporary concrete batch plant on an undeveloped property at 3220 E. US Highway 80. The applicant is the general contractor for the IH635/US80 Mesquite Highway Improvement Project (Federal Aid Project F2B24(271), CCSJ: 2374-02-162) (Project). The batch plant supports TxDOT's reconstruction of the US 80 and IH-635 interchange and related improvements to US 80. The applicant anticipates that the Project will be completed by June 2029.

Section 1-600 of the Mesquite Zoning Ordinance (MZO) allows temporary concrete batch plants with approval of a Temporary Use Permit (TUP) by the City Engineer. A TUP may be approved for up to 12 months with one six-month extension. Operations requiring additional time require approval of a CUP.

The applicant acquired the subject property in February 2025, and the City Engineer approved the TUP in March 2025. The applicant completed the required notification to property owners within 1,000 feet of the site. Copies of the notices are included in the attachments. The operation must also comply with Texas Commission on Environmental Quality (TCEQ) regulations and has obtained a TCEQ permit (Permit TXR1562TL) to operate the temporary batch plant.

The batch plant has operated since April 2025. Staff has received no complaints regarding the operation.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property's future land use as Commercial and Corridor Development (Attachment 4). The Commercial land use designation represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category. The Corridor Development designation applies to commercial development located along a major corridor. Developments within these corridors are highly visible, and enhanced landscaping and public art are encouraged in this area. Compatible land use types for this area include retail, hotels, restaurants, big-box retailers, entertainment, and personal services.

STAFF COMMENT: The temporary public-infrastructure support use will not delay or preclude future commercial/corridor development consistent with the Comprehensive Plan once the plant is removed.

MESQUITE ZONING ORDINANCE

SECTION 1-602.C.7: APPROVAL STANDARDS. A permit may be granted for a temporary batch plant or a temporary material stockpile site when the city engineer, or his or her designee, (in the case of a temporary use permit) or the city council (in the case of a conditional use permit) finds:

- a. The City roads to be used to deliver material to the site and take material from the site to the construction project are structurally adequate to accommodate the expected truck traffic from and to the site without significant deterioration; and

STAFF COMMENTS: The site's direct access to the US Highway 80 service road limits truck traffic on City-maintained streets. This access configuration reduces potential wear on City roadways.

- b. The operation of the temporary batch plant or the temporary stockpile site will not result in the deterioration of public infrastructure; and

STAFF COMMENTS: Truck traffic associated with the batch plant primarily uses TxDOT roadways. Based on the limited use of City streets and the temporary nature of the operation, deterioration of City infrastructure is not anticipated.

- c. No new public infrastructure or improvements to existing public infrastructure will be required for the operation of the temporary batch plant or temporary material stockpile site; and

STAFF COMMENTS: The operation required no new public infrastructure or upgrades to existing City facilities, other than installation of a water meter, which meets City standards.

- d. The proposed truck route for the temporary permitted use will generally not utilize local streets; and

STAFF COMMENTS: The subject property is accessed by US HWY 80 service road. As a result, deliveries to and from the site have only limited use of City streets as the batch plant is for TxDOT's Highway 80 and IH-635 project.

- e. Dust control measures and other measures to minimize health or environmental impacts, based on industry standards, identified in the application are adequate as determined by the City Engineer; and

STAFF COMMENTS: The applicant's letter dated June 18, 2025, details preventive measures to control dust on the site. These include installing lime stabilization, maintaining existing vegetation, and daily watering to control dust particles.

- f. In order to grant a Conditional Use Permit (CUP), the City Council shall review and find all of the above and shall also take into consideration the review criteria for a CUP as identified in Section 5-300.

STAFF COMMENTS: See the following section.

SECTION 5-510: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

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

STAFF COMMENTS: The batch plant operates under City and TCEQ regulations and includes dust-control and operational measures intended to reduce environmental and traffic impacts. Proximity to the TxDOT project reduces haul distances and limits concrete truck traffic on City streets.

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

STAFF COMMENTS: While the Comprehensive Plan envisions long-term commercial corridor development, the proposed CUP allows a temporary use that supports public infrastructure construction without precluding future planned development.

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

STAFF COMMENTS: The CUP aligns with adopted policies that allow temporary uses when subject to time limits, operational controls, and compliance with applicable regulations.

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

STAFF COMMENTS: Approval of the CUP would not create nonconformities on the subject property.

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: The site is surrounded by Commercial zoning with light industrial uses to the east, and a green belt to the southwest owned by the City. The existing vegetation along the west and south property lines provides screening from the residential neighborhood located further to the south. However, there is no screening along the frontage road. While the zoning requirements for a temporary concrete batch plant do not stipulate screening, the Planning and Zoning Commission can recommend additional stipulations requiring screening.

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

STAFF COMMENTS: There has been a light industrial development to the east of the subject property.

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. No off-site infrastructure improvements are required for the temporary use.

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: As a temporary use, no permanent improvements are needed. The site is large enough to accommodate the vehicles and equipment for the proposed temporary 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: The operation will continue to be monitored by the Public Works to ensure compliance with regulations with complaint-based inspections.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No comments.

CONCLUSIONS

Based on the review of Section 1-602.C.7 approval standards and Section 5-510 CUP criteria, the proposed Conditional Use Permit for the temporary concrete batch plant at 3220 E. US Highway 80 meets applicable City and state requirements. The site has adequate access, utilities, and public facilities; operational and dust-control measures are in place; and the use will not create nonconformities or adversely affect surrounding properties. The CUP supports the timely completion of TxDOT infrastructure improvements while minimizing impacts on City streets and nearby uses.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the zoning request for a CUP with stipulations to allow the Temporary Concrete Batch Plant to operate is warranted because it is consistent with the Mesquite Comprehensive Plan and meets the review criteria in Section 5-510 of the Mesquite Zoning Ordinance. The following stipulations are suggested.

1. The CUP is approved solely for Austin Bridge & Road, LP., as operator of a Temporary Concrete Batch Plant on the Property and is not transferable or assignable to a different owner or business. A different business applicant desiring to continue this use must submit a new application requesting to continue the CUP and any such application shall require the procedures outlined in the MZO for initial approval of a CUP.
2. The CUP is granted and shall expire and terminate on June 30, 2029. In the event the holder of the CUP desires to continue the Temporary Use Permit and prior to expiration of the CUP, the holder must submit a new application requesting to continue the CUP. Any such application shall require the procedures outlined in the MZO for initial approval of a CUP and City Staff shall present a report on Property conditions during the time period of the CUP.
3. Any inoperative or unused equipment shall be removed from the site within thirty (30) days of discontinuance. All equipment areas shall remain in good repair, and the site must be maintained free of debris.
4. When the CUP expires or operations have ceased, the site shall be returned to the original conditions and grades, including restoration of vegetative ground cover as approved by the City Engineer.
5. Upon conviction of at least three (3) violations of the City's Code of Ordinances, including but not limited to the MZO which includes this ordinance, during any consecutive twelve (12) month period, then (i) the City Engineering shall revoke the Temporary Use Permit for the Property, and (ii) Austin Bridge & Road., shall automatically forfeit the CUP granted by this ordinance, without further action by the Planning and Zoning Commission or City Council.

Alternatively, based on the information provided at the public hearing, the P&Z may:

1. Approve the request with additional stipulations.
2. Deny the request.

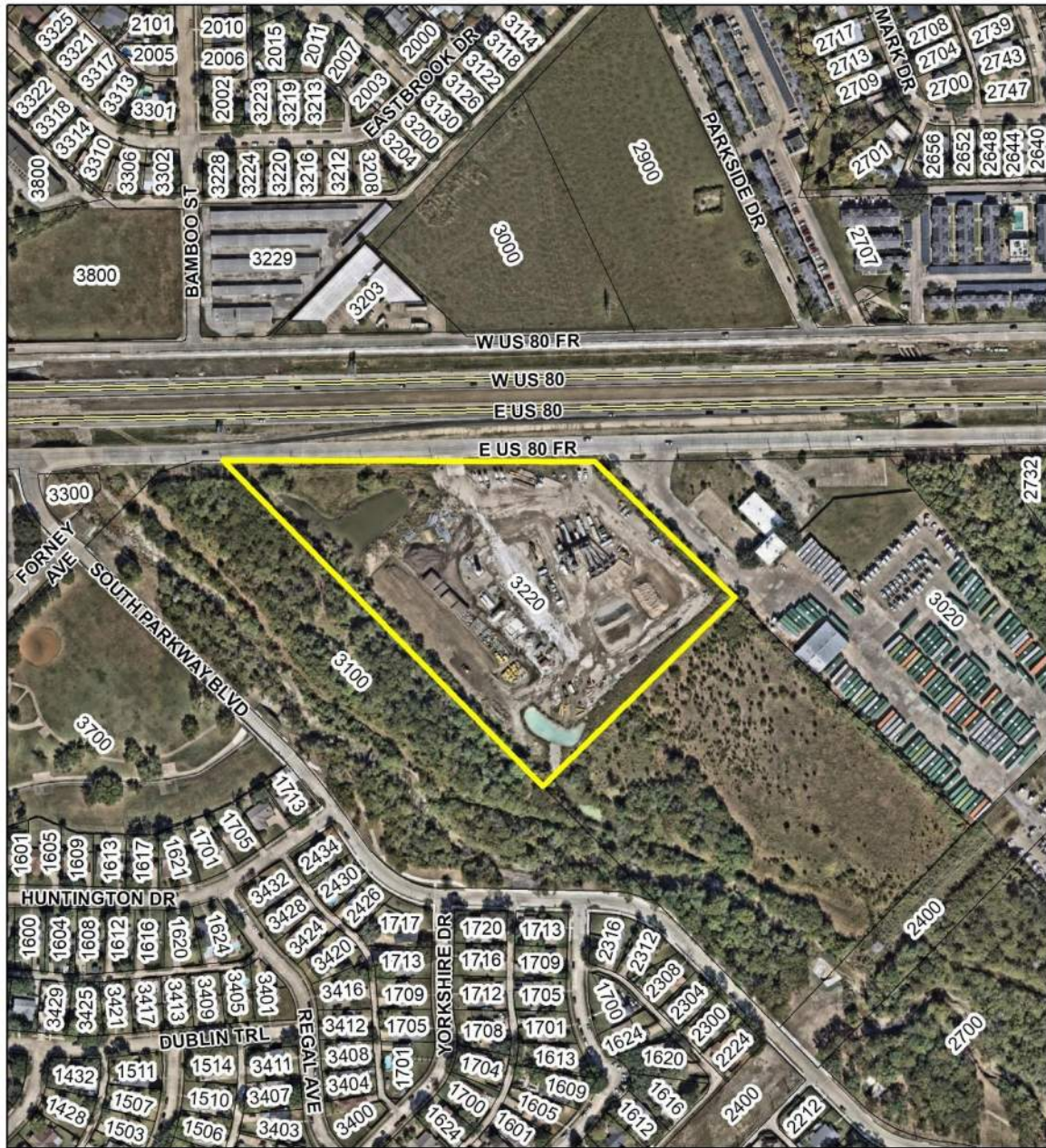
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of February 4, 2026, staff has not received any responses or objections from notified property owners.

ATTACHMENTS

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

Aerial Map

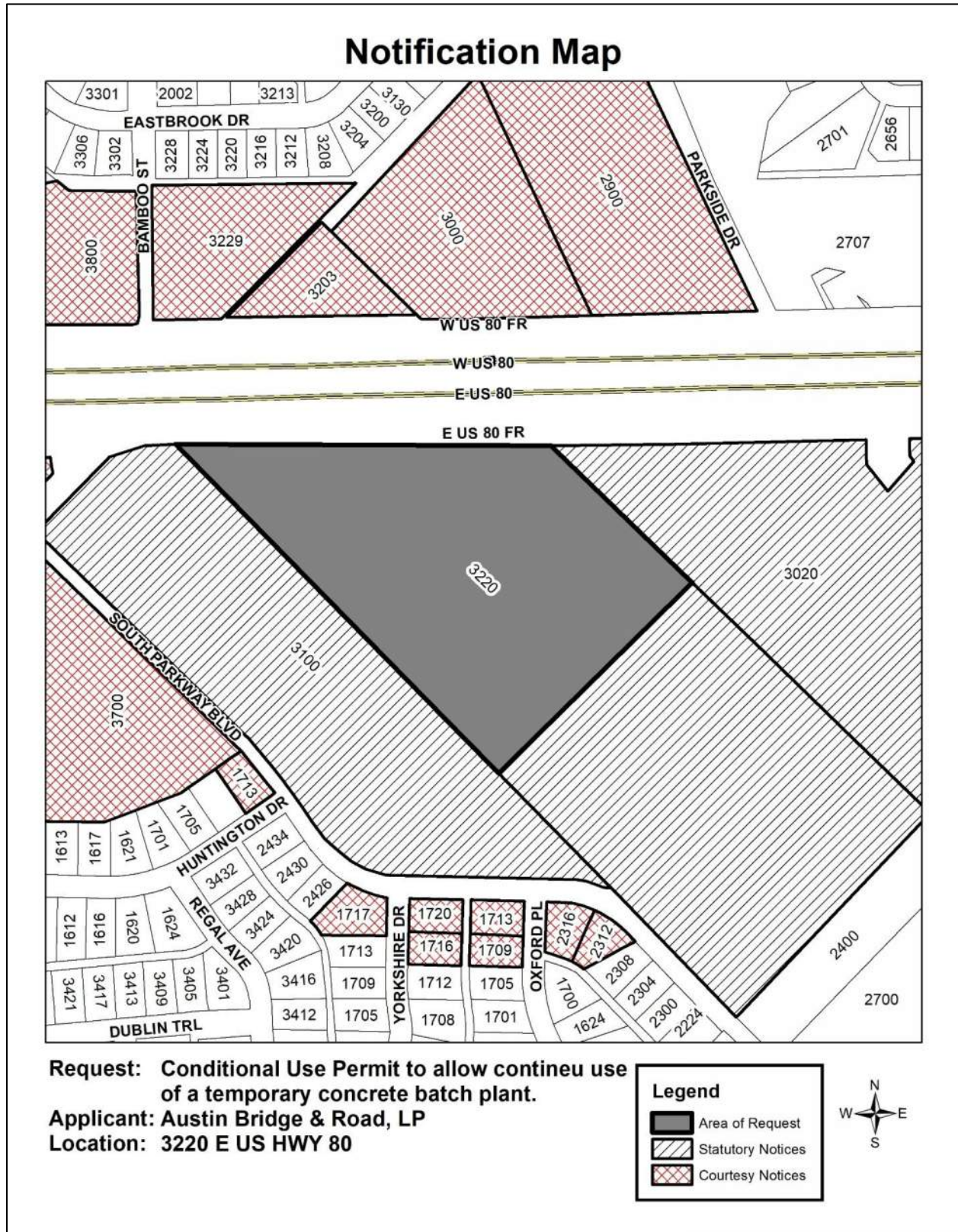


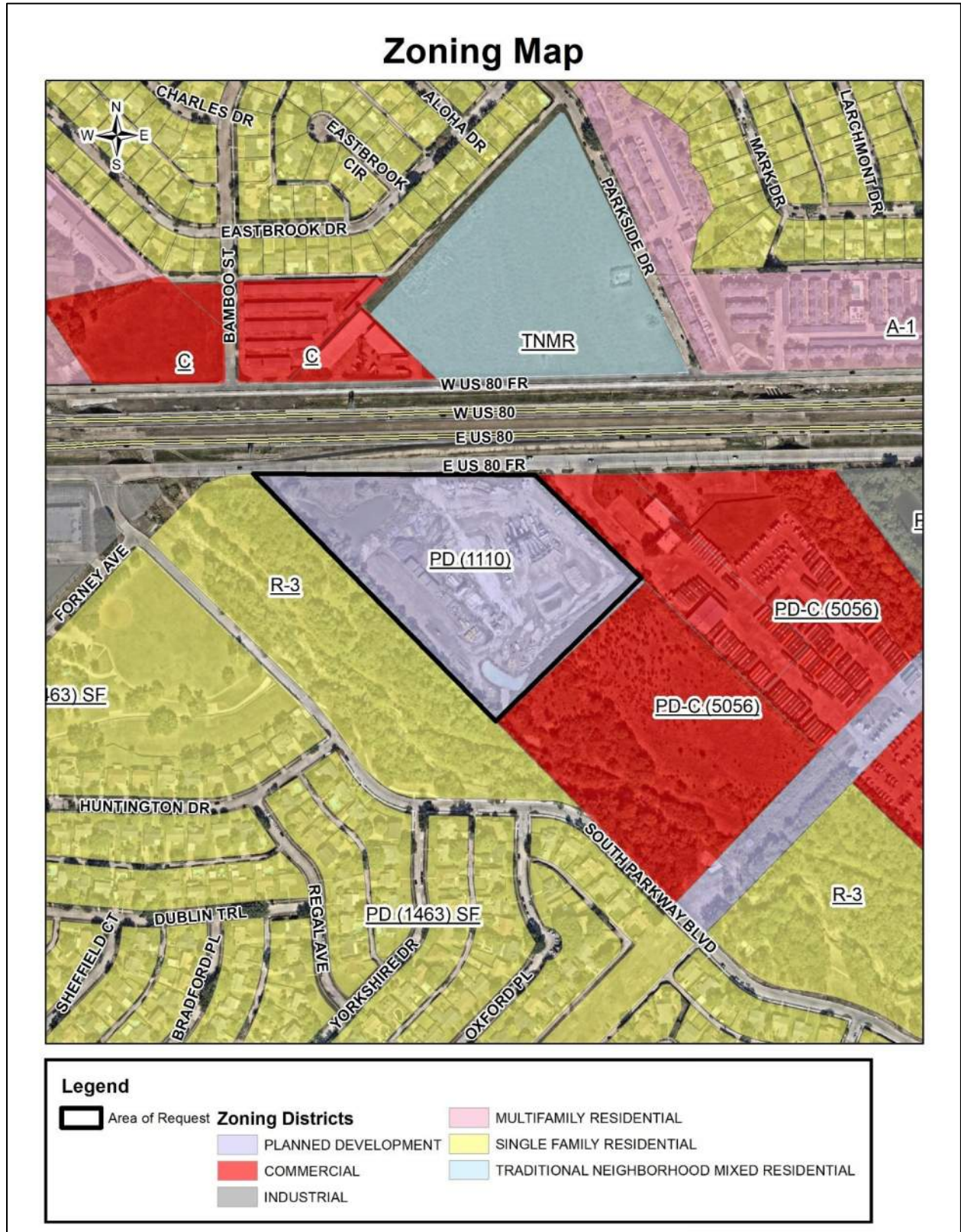
Request: Conditional Use Permit to allow contineu use of a temporary concrete batch plant.
Applicant: Austin Bridge & Road, LP
Location: 3220 E US HWY 80

Legend
[Yellow Polygon] Area of Request



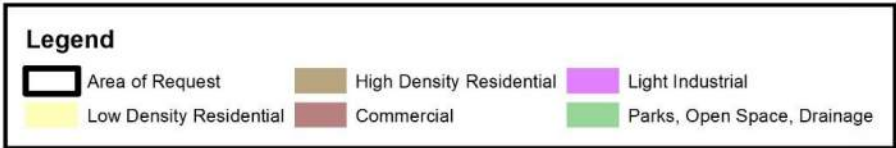
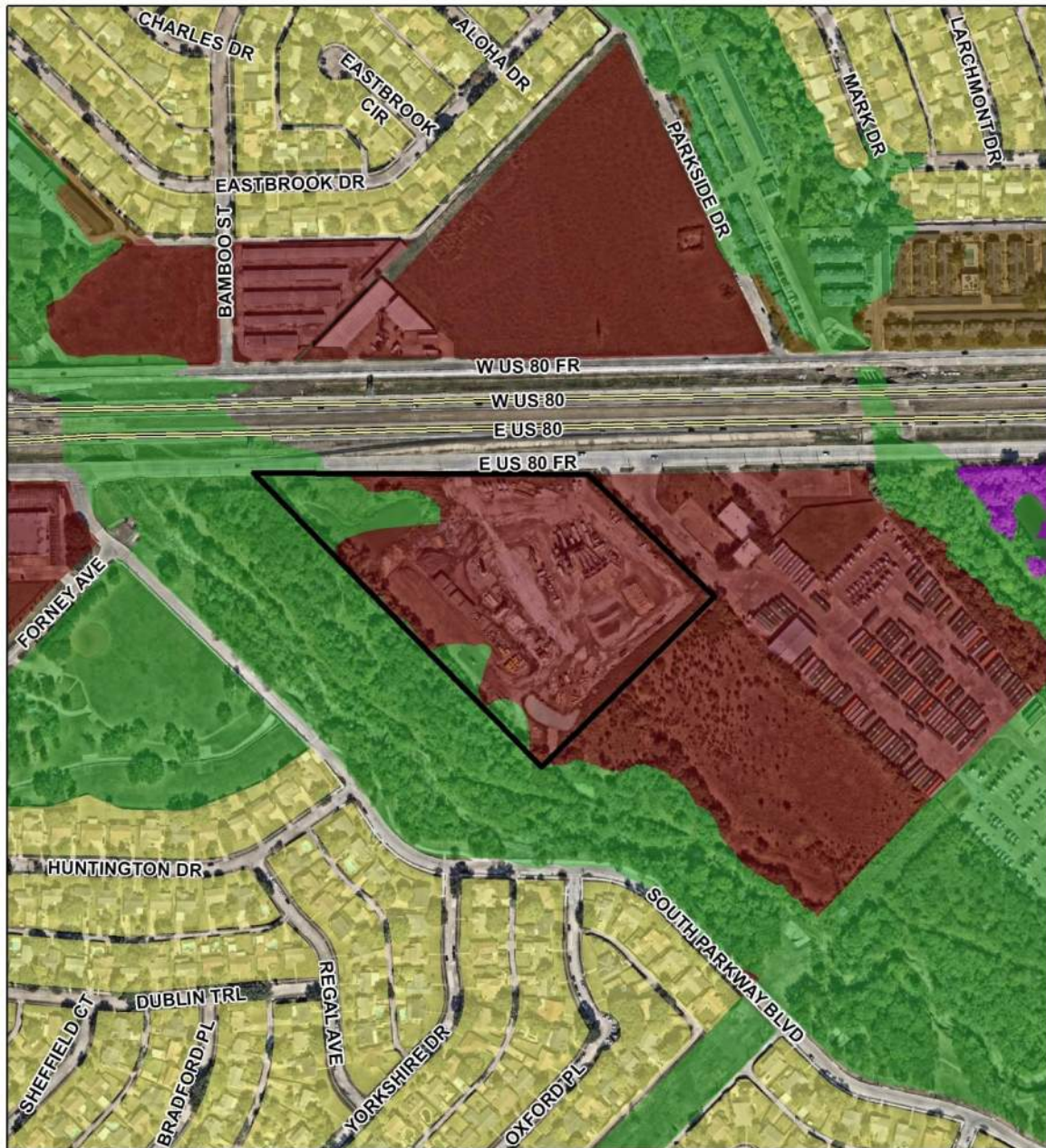
ATTACHMENT 2 – PUBLIC NOTIFICATION MAP





ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map





Jan 15, 2026 at 3:26:34 PM
3244-3298 E US 80 Frontage Rd
Mesquite TX 75149
United States

Rezoning Sign along US 80



Temporary Batch Plant



Austin Bridge & Road

An Austin Industries Company

100% Employee Owned

Austin Bridge & Road, L.P.
1199 S. Belt Line Road Suite 110
Coppell, Texas 75019
214-596-7300

January 23, 2026

Garrett Langford, Assistant Director of Planning and Development Services
City of Mesquite
1515 N Galloway Ave
Mesquite, TX 75149

Re: Letter of Intent

To Whom It May Concern:

Austin Bridge & Road, LP's (Austin) submits this Letter of Intent in support of its application for the extension of a Planned Development with a Conditional Use Permit (Permit) for the continued operation of a temporary concrete batch plant (Plant) situated on the property located at 3220 E US HWY 80, Mesquite, TX 75149.

Austin is the general contractor for the IH635/US80 Mesquite Highway Improvement Project (Federal Aid Project F 2B24(271), CCSJ: 2374-02-162) project (Project). Austin is utilizing the Plant to support the Project and anticipates the Project will be completed at the end of June 2029.

The current Temporary Concrete Batch Plant permit was approved March 5, 2025, by City of Mesquite for a duration of 1.5 Years and is set to expire on September 3, 2026.

Respectfully,

Joel Lasich
Senior Project Manager
Austin Bridge & Road, L.P.
469-418-8865

Attached: Intended Use of Temporary Concrete Batch Plant



Austin Bridge & Road

Temporary Concrete Batch Plant – Intended Use

What is a Concrete Batch Plant?

A Concrete Batch Plant is a facility where the ingredients used to make concrete—such as cement, water, sand, gravel, and additives—are carefully measured, mixed, and prepared for delivery to construction sites.

What Equipment is On-Site?

There are many components onsite that support operating a Concrete Batch Plant which consists of the following.

- Aggregate Stockpiles (Sand and Rock).
- Two vertical silos storing cement.
- Aggregate belts and bins which transfer the material through the plant to produce concrete.
- Dust Collector that absorbs dust during the mixing process into a containment bin.
- Water Heater/Chiller.
- Klien Tank used to fill up water trucks that then spray the haul roads and property surface areas to reduce dust particles from forming and leaving the property.
- Batch Plant connected to city power and a generator is only utilized as backup. Water is connected to City of Mesquite.
- Concrete Mixer Trucks that transport the produced concrete to the project site locations.
- Staging area for project support vehicles such as heavy duty trucks, trailers and construction equipment such as loaders, motor graders, excavators and dozers.





March 5, 2025

Mr. David Cope
Austin Asphalt Inc.
1199 S. Belt Line Rd Suite 110
Coppell, TX 75019

RE: **TxDOT US HWY 80 Reconstruction**
3220 E US HWY 80
Temporary Concrete Batch Plant Permit
Mesquite, Dallas County, Texas

Dear Mr. Cope:

Pursuant to Section 1-602(c) of the Mesquite Zoning Ordinance and City of Mesquite Administrative Directive No. 2, by this letter the Engineering Division has approved your application for a temporary concrete batch plant for **TxDOT US HWY 80 Reconstruction from Town East Blvd to Belt Line Rd** located at **3220 E US HWY 80**.

The permitted temporary concrete batch plant must be operated in strict accordance with the regulations of the Texas Commission on Environmental Quality (TCEQ) and TCEQ permit requirements as well as the Mesquite Zoning Ordinance and City Code.

In particular, you need to ensure:

- Concrete batched from this site is **exclusively** used on the subject project.
- The batch plant and all stockpiles must be a **minimum of 500-feet** from any residential structures.
- Dust emissions from all in-plant roads and traffic areas are minimized by watering.
- All stockpiles are sprinkled with water to minimize dust emissions.
- TCEQ TPDES General Permit No. TXR150000 Relating to Stormwater Discharges Associated with Construction Activities including Part IV - Storm Water Runoff from Concrete Batch Plants.
- Inform **Daniel Barrett (dlbarret@cityofmesquite.com or 972-216-6355)**, City Public Works Construction Inspector assigned to the project of scheduled operation of the plant five working days in advance of commencing operations.

Let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "S.A.", with a long horizontal flourish extending to the right.

Steven Anderson, CFM, P.E.
Assistant City Engineer

Conditional Use Permit Letter

January 9th, 2026

To Whom It May Concern,

This is an announcement that Austin Bridge & Road LP is applying for a Conditional Use Permit (CUP) to allow continued use of a Temporary Concrete Batch Plant located at 3220 E US 80 Frontage Road, Mesquite, TX 75149. The Temporary Concrete Batch Plant is currently in use through a Temporary Use Permit approved by the City of Mesquite in March of 2025. The Concrete Batch Plants supports the progress on the TxDOT Project reconstructing the interchange of 635/80 and improvements to both US80 and IH635 in the surrounding area.

The project has a 4-year duration and began in February of 2025 with a projected final completion date of April 2029. Concrete produced out of this Temporary Batch Plant will only support TxDOT project 2374-02-162 and perform zero outside sales to other projects in the surrounding area.

The public hearings for the requested Conditional Use Permit will go before the Mesquite Planning and Zoning Commission on January 26, 2026, and the Mesquite City Council on February 16, 2026, for a public hearing. The public hearings will be held at 757 N. Galloway Ave., Mesquite, TX 75149.

Further Details of the existing Temporary Concrete Batch Plant and City of Mesquite contacts are on the back of this letter.

For any questions regarding the concrete batch plant details, please use the point of contact below:

Kyle Dickerson
Austin Bridge & Road
1199 S. Belt Line Road, Suite 110, Coppell, Texas, 75019
Phone Number – (214)-897-6284
kdickerson@austin-ind.com

Letter indicating the CUP request mailed by the applicant to property owners within 1,000 feet of the site on January 9, 2026.

Please Reference Reverse Side for Additional Information

City Mayor – Daniel Aleman, Jr, 972-216-6400 or mayor@cityofmesquite.com

City Councilmember, District 3 – Elizabeth Rodriguez-Ross, 214-536-4866 or district3@cityofmesquite.com

City Staff:

Public Works - Assistant City Engineer – Steven Anderson, 972-216-6979 or sanderson@cityofmesquite.com

Assistant Director of Planning and Development Services / Planning & Zoning – Garrett Langford, 972-216-6343 or glangford@cityofmesquite.com

What is a Concrete Batch Plant?

A Concrete Batch Plant is a facility where the ingredients used to make concrete—such as cement, water, sand, gravel, and additives—are carefully measured, mixed, and prepared for delivery to construction sites. This supports all construction activities such as bridge construction and concrete pavement installation for the improvements pertaining to US 80 Main Lanes and Frontage Roads along with IH635.

Austin Bridge & Road follows all Texas Commission of Environmental Quality (TCEQ) and City of Mesquite guidelines while operating the Temporary Concrete Batch Plant and through management of the surrounding property.

What Equipment is On-Site?

There are many components onsite that support operating a Concrete Batch Plant which consist of the following.

- Aggregate Stockpiles (Sand and Rock).
- Two vertical silos storing cement.
- Aggregate belts and bins which transfer the material through the plant to produce concrete.
- Dust Collector that absorbs dust during the mixing process into a containment bin.
- Water Heater/Chiller.
- Klien Tank used to fill up water trucks that then spray the haul roads and property surface areas to reduce dust particles from forming and leaving the property.
- Batch Plant connected to city power and a generator is only utilized as backup. Water is connected to City of Mesquite.
- Concrete Mixer Trucks that transport the produced concrete to the project site locations.

Letter indicating the CUP request mailed by the applicant to property owners within 1,000 feet of the site on January 9, 2026.



NOTICE

Temporary Concrete Batch Plant permitted for TxDOT US HWY 80 Reconstruction from Town East Blvd to Belt Line Rd to be located at 3220 E US HWY 80.

The permitted temporary concrete batch plant will be operated in strict accordance with the regulations of the Texas Commission on Environmental Quality (TCEQ) and TQEC permit requirements as well as the Mesquite Zoning Ordinance and City Code.

Batch Plant Operations to begin April 21, 2025

Project Contractor:

Austin Bridge & Road
1199 S. Belt Line Road, Suite 110
Coppell, TX 75019

Project Contact:

Kyle Dickerson
214-897-6284
kdickerson@austin-ind.com

One of two notices provided by the applicant to residents within 1,000 feet of the site on April 2025 as required by Public Works.



2nd NOTICE

Temporary Concrete Batch Plant permitted for TxDOT US HWY 80
Reconstruction from Town East Blvd to Belt Line Rd to be located at 3220 E US
HWY 80.

The permitted temporary concrete batch plant will be operated in strict
accordance with the regulations of the Texas Commission on Environmental
Quality (TCEQ) and TQEC permit requirements as well as the Mesquite Zoning
Ordinance and City Code.

Batch Plant Operations to begin April 21, 2025

Project Contractor:

Austin Bridge & Road
1199 S. Belt Line Road, Suite 110
Coppell, TX 75019

Project Contact:

Kyle Dickerson
214-897-6284
kdickerson@austin-ind.com

4/15/2025

**One of two notices provided by the
applicant to residents within 1,000 feet
of the site on April 2025 as required by
Public Works.**



Austin Bridge & Road

An Austin Industries Company

Austin Bridge & Road, L.P.
1199 S. Belt Line Road Suite 110
Coppell, Texas 75019
214-596-7300

100% Employee Owned

June 18, 2025

624002-001

Garrett Langford, Assistant Director of Planning & Development
City of Mesquite
1515 N Galloway Ave
Mesquite, Texas 75149

Control :2374-02-162, ETC
Project : F 2B24(271), ETC
Highway: IH 635, ETC
County: Dallas

Re: LOI for Dust Control at 3220 E US HWY 80 – Concrete Batch Plant

Mr. Langford,

Austin Bridge & Road (ABR) recognizes the importance of our environmental responsibilities as part of our contract with TxDOT for project 2374-02-162 and our TCEQ Permit TXR1562TL for our Concrete Batch Plant operations. ABR has incorporated the following items as preventative measures to maintain and control dust at our Concrete Batch Plant.

- Installed a concrete berm on the back of the property from existing topsoil to create a vegetative barrier to surrounding properties.
- Lime Stabilized Subgrade not only increases the strength of the material but improves the resistance to moisture by binding soil particles thus reducing dust generation.
- Installed and compacted a flex base cap across entire yard to reduce material tracking of material on to public roadways. The yard will be watered by a 2 MG or 4 MG water truck daily to control dust particles. Frequency will vary depending on the time of year, temperatures and wind conditions. Specifically, during summer months an increased frequency of watering, the subgrade will be performed and during colder months may be reduced.
- Perimeter landscapes such as trees and vegetation remain on the exteriors of the property providing dust containment to the property.
- Temporary Concrete Driveway permit approved by TxDOT for access/egress to the site reducing material tracking onto public roadways.
- Sprinkler System on aggregate stockpile for dust and temperature control.
- Sweeper/Vacuum truck operating on public roadways (specifically US 80 EB/WB Frontage Road) picking up sediment and particles and disposal.
- TCEQ Permitting of the Concrete Batch Plant executed

If you have any questions or require additional information, please feel free to contact me at (469) 418-8865 or jlasic@austin-ind.com.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Joel Lasich'.

Joel Lasich
Senior Project Manager



624002 Batch Plant
 Post-Austin Bridge & Road Site
 3220 E US Highway 80
 Mesquite, TX 75149



US80/IH635 Interchange

Drawn By: Ben Mayer

Revision	0	04/15/25

Sheet No: 1 / 1



PLANNING AND ZONING DIVISION

FILE NUMBER: Z1225-0433
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, February 9, 2026
 City Council: Monday, February 16, 2026

GENERAL INFORMATION

Applicant: JPI Development
 Requested Action(s): Zoning change to amend Planned Development (PD) – Multifamily, Ordinance No. 5110 to modify development standards.
 Location: 900 and 1000 Windbell (Attachment 1)

SITE BACKGROUND

Platting: Skyline Village #37 Phase 3, Block B, Portion of Lot 1 and Skyline Village #37 Phase 3, Block A, Lot 3. (Replat will be required before the issuance of a Certificate of Occupancy)
 Size: 12.352 +/- acres
 Zoning: Planned Development – Multifamily, Ordinance No. 5110
 Future Land Use: High Density Residential
 Zoning History: 1960: Annexed, zoned Residential
 1965: Rezoned to General Retail and Commercial
 1982: Rezoned to PD – Multifamily
 1984: Rezoned to PD – Light Commercial, Ordinance No. 2102
 2024: Rezoned to PD – Multifamily, Ordinance No. 5110

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C - Commercial	Shopping center and limited service hotels
SOUTH:	A-3 - Multifamily Residential	Charter school
EAST:	C - Commercial	Shopping center
WEST:	Planned Development – Mixed Use	Vacant Lot

CASE SUMMARY

The applicant is requesting a zoning change to allow the development of Torrington Creekside, a four-story, approximately 294-unit multifamily project on roughly 12 acres located along Windbell Circle. The subject property was originally rezoned in 2024 at the request of Provident Realty Advisors to allow a 280-unit multifamily development. JPI Development is now proposing to move forward with the project, renamed Torrington Creekside, with revisions that require an amendment to the existing Planned Development – Multifamily (PD-Multifamily), Ordinance No. 5110, to update the Concept Plan and modify certain Development Standards. The proposed development is working with the Mesquite Housing Finance Corporation, a city entity overseen by the City Council, enabling access to crucial state and federal funding to construct high-quality, affordable housing.

The revised development would consist of three apartment buildings featuring a mix of one-, two-, and three-bedroom units, an overall parking ratio of 1.8 spaces per unit, and a range of indoor and outdoor amenities. The proposed PD amendment includes the following modifications to PD-Multifamily, Ordinance No. 5110:

Development Standard	Existing	Proposed
Density per acre*	25	25
Number of Dwellings*	280	294
Bedroom Types		
Minimum number of One-Bedroom Units	60%	25%
Maximum number of Two-Bedroom Units	35%	55%
Maximum number of Three-Bedroom Units	N/A	35%
Open Space per unit	400 sf	300 sf
Total Open Space (not including floodplain)	112,000 sf	90,000 sf
Covered Parking	25%	25%
Parking Ratio*	1.7	1.8
Total Off-Street Parking	500	552

*It should be noted that the 2025 Texas Legislative Session passed Senate Bill (SB) 840, which regulates multifamily development in cities with populations over 150,000 that are located within counties with populations greater than 300,000. The new law, which went into effect on September 1, 2025, applies to the City of Mesquite, which has a population of over 157,000. The bill establishes the following maximum regulatory thresholds that cities cannot exceed:

- (1) proposed 25 du/acre is well below the 36 du/acre floor (allows up to 444 units);
- (2) 1.8 parking ratio exceeds the 1.0 maximum but was voluntarily retained;
- (3) 4-story/~45' height meets the minimum

Cities may continue to regulate landscaping, open space, amenities, unit size, bedroom/bathroom counts, and screening/fencing for multifamily developments.

MESQUITE COMPREHENSIVE PLAN

Future Land Use Designation: High Density Residential

The *Mesquite Comprehensive Plan* designates this area as the High Density Residential on the Future Land Use Map (see attachment 4). The vision for this designation reflects multi-family apartments ideally located along major arterial roads and highways, serving as a buffer between commercial, retail, and medium- to low-density residential areas.

STAFF COMMENTS: The PD amendment does not alter the proposed land use and does not conflict with the future land use designation.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed PD promotes general welfare by providing safe, affordable housing, incorporating on-site amenities, and supporting neighborhood reinvestment that benefits the City.

2. The consistency of the proposed PD with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The proposed PD is consistent with the Comprehensive Plan, which supports infill multifamily development and expanded housing options in this area.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed PD supports the City Council's 2024–2025 Strategic Goal 2.5 to promote well-designed residential neighborhoods with diverse housing options and amenities. The PD allows a range of housing types, including workforce housing, and includes amenities that enhance community livability.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: The proposed PD will not create zoning nonconformities. The site is undeveloped and will comply with the PD standards and the Mesquite Zoning Ordinance.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: Surrounding uses include a limited-service hotel, office, retail and personal services, and a charter school. The added residential density will support nearby commercial and institutional uses.

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

STAFF COMMENTS: The surrounding area includes a mix of established commercial, institutional, and residential uses, with limited recent redevelopment. The proposed PD reflects an infill development pattern within an already developed area of the City.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The proposed use is not being changed with the proposed PD amendment. The proposed modifications to the development standards in the PD may make the property suitable for the proposed use. For example, the PD amendment will include an update concept plan that better complies with the City's adopted Fire Code.

8. 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 amendment were adopted.

STAFF COMMENTS: Public facilities and services are adequate to support the development. An updated school impact analysis has been provided to Mesquite ISD for their review. The analysis provided by the Mesquite ISD demographer, School District Strategies, indicated that the development will produce approximately 138 students at full occupancy including 76 elementary, 29 middle and 34 high school students.

A Traffic Impact Analysis (TIA) is required as part of the site plan review process. The applicant has already provided a Traffic Impact Analysis (TIA), which is

currently under review by Traffic Engineering. The site plan will not be approved until the TIA is finalized and accepted by Public Works.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD allows flexible development standards that enable a more feasible and higher-quality multifamily development than would be possible under standard zoning.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: The proposed PD, with its modifications and flexible development standards, allows for a more feasible multifamily development than what would be possible under the strict application of standard zoning.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed rezoning does not constitute a change in land use, as the existing PD already permits multifamily development. While the proposed 294 units represent an increase from the previous proposal of 280 units, the density does not exceed 36 units per acre. As noted previously, the City cannot restrict density below 36 units per acre pursuant to Senate Bill 840. The request would replace the current concept plan and modify certain development standards to accommodate the 294-unit project, with minor adjustments to the standards within the existing PD. Revisions to the concept plan were made to improve compliance with Fire Marshal requirements for fire access throughout the site by ensuring that each building is within 15 feet of a fire lane. The proposal supports the Comprehensive Plan's Housing and Neighborhoods strategy by providing a variety of housing types and densities and remains consistent with the intent of the Mesquite Zoning Ordinance. Additionally, the project would help address the undersupply of multifamily housing identified in the 2023 Housing Assessment by providing additional inventory of one-, two-, and three-bedroom units. As a Planned Development, the Planning and Zoning Commission retains the authority to impose conditions or stipulations should it choose to recommend approval of the request.

STAFF ASSESSMENT

File No.: Z1225-0433
Zoning Change

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the zoning request to allow the proposed multifamily development is warranted, as it meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Staff suggests that the proposed ordinance amending PD Ordinance No. 5110 include the following exhibits.

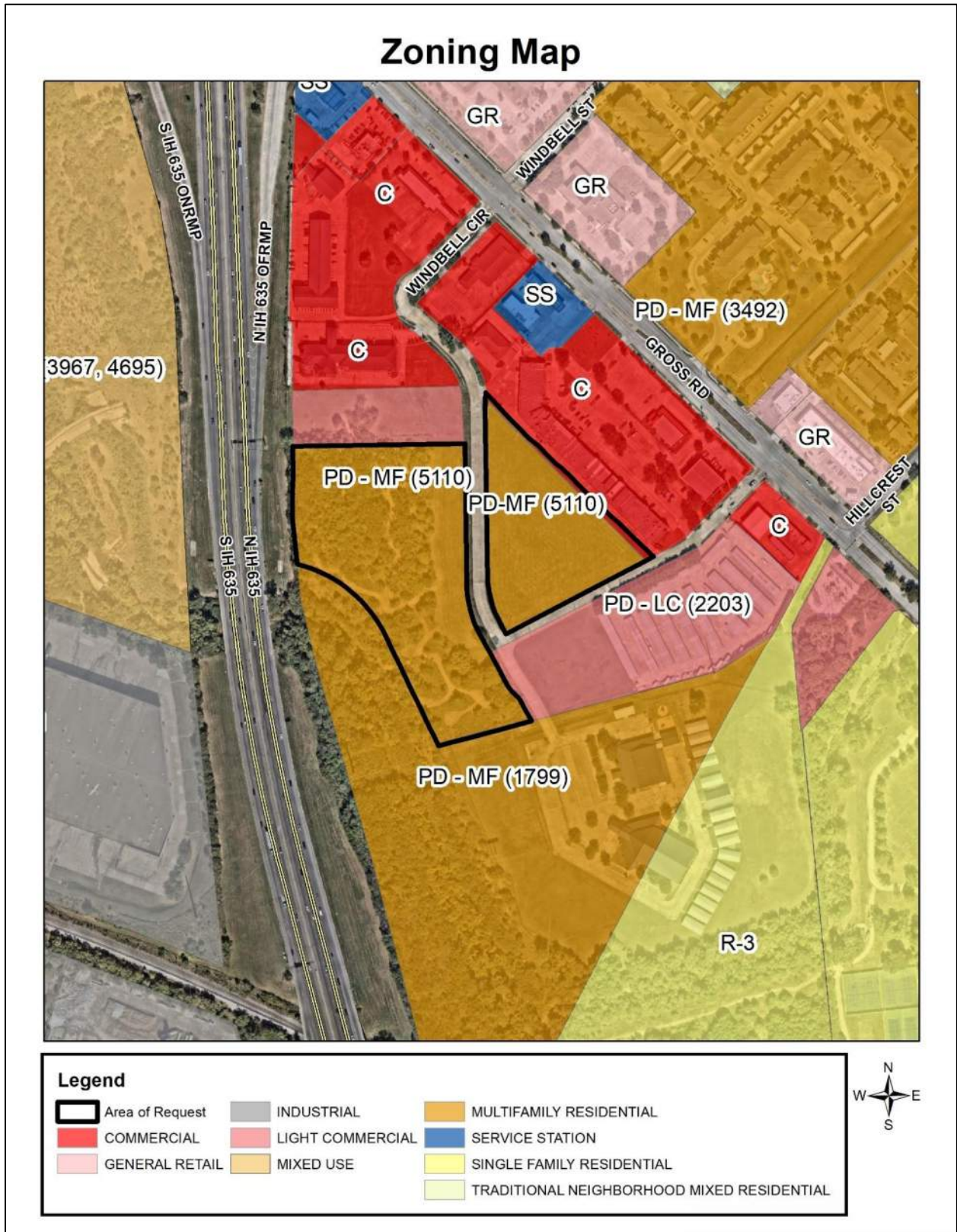
1. Exhibit B – Development Standards
2. Exhibit C – Concept Plan

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of February 4, 2026, staff has received two responses from statutory and courtesy notices in favor of the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Exhibit A – Legal Description
8. Exhibit B – Development Standards (With Revisions)
9. Exhibit C – Concept Plan (Updated)
10. Public Notices



Future Land Use Map



Legend		
Area of Request	Neighborhood Retail	Parks, Open Space, Drainage
High Density Residential	Commercial	Utilities
Office	Light Industrial	



ATTACHMENT 5 – SITE PICTURE



Picture of zoning on the subject property.

ATTACHMENT 6 – APPLICATION MATERIALS



January 23rd, 2026

City of Mesquite
757 N Galloway Ave
Mesquite, TX 75149
C/O Garrett Langford
Assistant Director of Planning &
Development Services | Planning & Zoning

Subject: Mesquite PD Application – Letter of Intent

To Whom It May Concern

The proposed minor rezoning is requested to address site constraints identified during coordination with the Mesquite Fire Department and the Texas Department of Housing and Community Affairs (TDHCA) program requirements. After further review, it was determined that the previously approved site plan could not be implemented in compliance with fire and life safety requirements, including emergency access and operational clearances.

The revised site plan reflects minimal, targeted adjustments necessary to achieve full compliance with fire and life-safety standards while maintaining the original intent, density, and overall design of the approved planned development. The State also has a program requirement under which the project is anticipated to be financed, which limits the number of one-bedroom units allowed in the development. The unit mix reflects Council Members' feedback, who expressed the desire for more three-bedroom units and no four-bedroom units. These changes ensure the project can be constructed safely while continuing to deliver a high-quality multifamily community with durable materials, thoughtful design, and amenities for residents to enjoy, all while adhering to TDHCA requirements. The requested rezoning enables these refinements, so the project remains as close as possible to the existing site plan while enhancing the long-term safety and quality of the community.

Respectfully

Bryan Grant

Vice President of Development

Bryan.Grant@jpi.com

TRANSFORM BUILDING | ENHANCE COMMUNITIES | IMPROVE LIVES



School District Strategies

February 3, 2026

Rusty Ross
Director, Development
JPI
9001 Cypress Waters Blvd, Ste. 2A
Dallas, Texas 75019

**RE: JPI Creekside Apartments (900 & 1000 Windbell Circle) - Mesquite ISD
Student Impact Report**

Dear Mr. Ross,

School District Strategies (SDS) provides demographic services to public school districts in Dallas-Ft. Worth (DFW) and across the state of Texas. One of the metrics that we monitor is the relationship between residential use and student yields.

As the demographer for Mesquite ISD (MISD), we have seen local apartment developments produce a wide range of student yields depending on the location, distinct architectural design of the units (garden-style vs. mid-rise), number of 1, 2, and 3-bedroom units, whether-or-not the development is receiving the State of Texas Low Income Housing Tax Credit (TDHCA), or if the complex has an age-restriction. Our understanding is that JPI is planning a 4-story, mid-rise apartment development located in the City of Mesquite near the intersection of Gross Rd. and Windbell Circle. The subject property at 900 & 1000 Windbell Circle, named Creekside, lies within the Hanby Elementary, Wilkinson Middle School, and Mesquite High School attendance zones. Furthermore, SDS understands that Creekside is a TDHCA tax-credit development with 291 total units that are mostly 2 and 3-bedrooms.

SDS performed a review of apartment developments within MISD during the 2025/26 school year. Overall, apartments in the district produce an average of 0.37 enrolled students per unit. The proposed Creekside development will be located in the central portion of Mesquite ISD. In this area of the district, many of the apartments offer rental assistance and a higher quantity of 3-bedroom units. Therefore, student yields have typically been higher than the district average, ranging from 0.23 to 0.84 students per unit. The average yield per unit in the area near Creekside has been 0.47. SDS expects that Creekside will produce a similar yield of MISD students.

Table 1 shows the projected student yields from the proposed units at the Creekside Apartments.

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5

www.schooldistrictstrategies.com



School District Strategies

Table 1: Projected MISD Student Yields

Unit Type	Total Proposed Units	Typical Student Yield	Total MISD Students at Build-out	Elementary Students (PK-5 th)	Middle School Students (6 th -8 th)	High School Students (9 th - 12 th)
4 Story Apartments	291	0.47	138	76	29	34

Summary and Conclusion

School District Strategies estimates that JPI's proposed 291-unit Creekside apartment development at 900 & 1000 Windbell Circle in the City of Mesquite will produce approximately 138 Mesquite ISD students at full occupancy. The breakdown by attendance level is expected to be 76 elementary, 29 middle, and 34 high school students.

For specific inquiries regarding this information, please contact me.

Very truly yours,

Brent Alexander
Director of Demographic Research

Disclaimer

Although School District Strategies (SDS) has used commercially reasonable efforts to obtain information from sources it believes to be reliable and accurate, SDS does not guarantee the accuracy or completeness of such information. Information presented in this report represents SDS's estimates as of the date of the report and is subject to change without notice. This report is not intended as a recommendation or endorsement of any action taken by you or any third party in regard to the subject matter of this report or any other real estate activity. SDS WILL HAVE NO LIABILITY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING (BUT NOT LIMITED TO) LOST PROFITS, OR DIMINUTION IN VALUE OF YOUR BUSINESS OR PROPERTY, ARISING FROM OR RELATING TO SDS'S SERVICES HEREUNDER, REGARDLESS OF ANY NOTICE OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES ARE REASONABLE OR FORESEEABLE UNDER THE APPLICABLE CIRCUMSTANCES. SDS'S LIABILITY ON ANY CLAIM OF ANY KIND, INCLUDING NEGLIGENCE, FOR ANY LOSS OR DAMAGE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THIS REPORT OR THE SERVICES PROVIDED BY SDS SHALL IN NO SINGLE CASE, OR IN THE AGGREGATE, EXCEED THE AMOUNTS ACTUALLY PAID TO SDS IN CONNECTION WITH THE REPORT.

The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5

www.schooldistrictstrategies.com

3.937 ACRES TRACT

All of Lot 3, Block A
Skyline Village No. 37 Phase III
Daniel Tanner Survey, Abstract No. 1462
City of Mesquite, Dallas County, Texas

DESCRIPTION, a 3.937 acre (171,494 square feet) tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas; said 3.937 acre tract being all of Lot 3, Block A, Skyline Village No. 37 Phase III, an addition to the City of Mesquite Texas according to the plat recorded in Volume 85094, Page 1333 of the Deed Records of Dallas County, Texas, said tract also being part of that certain tract of land described in Special Warranty Deed to PRS Gross 1, LP recorded in Volume 94073, Page 3131 of the said Deed records; said 3.937 acre (171,494 square feet) tract of land being more particularly described as follows;

BEGINNING, at a point for corner in the northwest right-of-way line of Windbell Circle (60-foot wide right-of-way), said point being the east corner of the said Lot 3 and the southernmost southwest corner of Lot 2F, Block A Skyline Village No. 37 Phase II according to the plat recorded in Volume 86140, Page 3641 of the said Deed Records;

THENCE, South 62 degrees, 11 minutes, 43 seconds West, along the said northwest line of Windbell Circle and the southeast line of said Lot 3, a distance of 486.81 feet to a point for corner at the intersection of said northwest line of Windbell Circle and the East right-of-way line of said Windbell Circle; said point also being the south corner of said Lot 3;

THENCE, along the east line of said Windbell Circle and the west line of said Lot 3, the following four (4) calls:

North 27 degrees, 48 minutes, 17 seconds West, a distance of 51.30 feet to a point for corner; said point being the beginning of a curve to the right; from said point a 1/2-inch iron rod bears South 44 degrees, 33 minutes, East, a distance of 0.4 feet;

In a northwesterly direction along said curve to the right, having a central angle of 27 degrees, 00 minutes, 00 seconds, a radius of 220.00 feet, a chord bearing and distance of North 14 degrees, 18 minutes, 17 seconds West, 102.72 feet, an arc distance of 103.67 feet to a point at the end of said curve; from said point a 1/2-inch iron rod bears North 63 degrees, 08 minutes, West, a distance of 0.3 feet;

North 00 degrees, 48 minutes, 17 seconds West, a distance of 524.05 feet to a point for corner: said point being the beginning of a curve to the left;

In a northwesterly direction along said curve to the left, having a central angle of 06 degrees, 54 minutes, 05 seconds, a radius of 280.00 feet, a chord bearing and distance of North 04 degrees, 15 minutes, 21 seconds West, 33.71 feet, an arc distance of 33.73 feet to a point at the end of said curve; said point being the north corner of said Lot 3 and the southwest corner of said Lot 2F;

THENCE, South 45 degrees, 51 minutes, 02 seconds East, departing the said east line of Windbell Circle, along the northeast line of said Lot 3 and the southwest line of said Lot 2F, a distance of 682.59 feet to the **POINT OF BEGINNING**;

CONTAINING, 3.937 acres or 171,494 square feet of land, more or less.

8.415 ACRES TRACT

Part of Lot 1, Block B
Skyline Village No. 37 Phase III
Daniel Tanner Survey, Abstract No. 1462
City of Mesquite, Dallas County, Texas

DESCRIPTION, a 8.415 acre (366,554 square feet) tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas; said 8.415 acre tract being part of Lot 1, Block B, Skyline Village No. 37 Phase III, an addition to the City of Mesquite Texas according to the plat recorded in Volume 85094, Page 1333 of the Deed Records of Dallas County, Texas, said tract also being part of that certain tract of land described in Special Warranty Deed to PRS Gross 1, LP recorded in Volume 94073, Page 3131 of the said Deed records; said 8.415 acre (366,554 square feet) tract of land being more particularly described as follows;

BEGINNING, at 1/2-inch iron rod found in the west right-of-way line of Windbell Circle (60-foot wide right-of-way), said point being in the southeast corner of Lot 1R-B, Block B, of Skyline Village No. 37, Phase III, Block B, Lot 1R-B, a Replat of a Portion of Lot 1, Block B, an addition to the City of Mesquite, Texas according to the Plat recorded in Volume 97042, Page 4776 of the said Deed Records;

THENCE, along the said west line of Windbell Circle and the east line of said Lot 1, the following three (3) calls:

South 00 degrees, 48 minutes, 17 seconds East, at a distance of 420.23 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the left;

In a southeasterly direction along said curve to the left, having a central angle of 27 degrees, 00 minutes, 00 seconds, a radius of 280.00 feet, a chord bearing and distance of South 14 degrees, 18 minutes, 17 seconds East, 130.73 feet, an arc distance of 131.95 feet to a point for corner at the end of said curve; from said point a 1/2-inch iron rod bears South 82 degrees, 08 minutes, West, a distance of 0.2 feet;

South 27 degrees, 48 minutes, 17 seconds East, a distance of 111.30 feet to a point for corner at the intersection of the said west line of Windbell Circle and the southeast right-of-way line of said Windbell Circle; said point being the west corner of Lot 3, Block B Skyline Village No. 37 Phase III, an addition to the City of Mesquite, Texas according to the plat recorded in Volume 97194, Page 2658 of said Deed Records; from said point a 1/2-inch iron rod bears South 38 degrees, 32 minutes, East, a distance of 0.4 feet;

THENCE, departing said south line of Windbell Circle, along the southwest line of said Lot 3, into and across said Lot 1, LP tract the following four (4) calls:

South 27 degrees, 48 minutes, 17 seconds East, a distance of 60.00 feet to a point for corner; said point being the beginning of a tangent curve to the left; from said point a 1/2-inch iron rod bears South 20 degrees, 23 minutes, West, a distance of 0.4 feet;

In a southeasterly direction along said curve to the left, having a central angle of 11 degrees, 29 minutes, 33 seconds, a radius of 280.17 feet, a chord bearing and distance of South 33 degrees, 33 minutes, 10 seconds East, 56.10 feet, an arc distance of 56.20 feet to a 1/2-inch iron rod found for corner at the end of said curve; said point being the beginning of a reverse curve to the right;

In a southeasterly direction along said curve to the right, having a central angle of 11 degrees, 29 minutes, 28 seconds, a radius of 220.17 feet, a chord bearing and distance of South 33 degrees, 33 minutes, 10 seconds East, 44.08 feet, an arc distance of 44.16 feet to a point for corner at the end of said curve;

South 27 degrees, 48 minutes, 17 seconds East, a distance of 62.01 feet to a point for corner; said point being the south corner of said Lot 3; from said point a 1/2-inch iron rod bears South 71 degrees, 27 minutes, East, a distance of 0.5 feet;

8.415 ACRES TRACT

(Continued)

THENCE, Continuing into and across the said Lot 1, the following three (3) calls:

South 74 degrees, 21 minutes, 48 seconds West, a distance of 295.67 feet to a point for corner;

North 26 degrees, 26 minutes, 08 seconds West, a distance of 354.41 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction along said curve to the left, having a central angle of 52 degrees, 20 minutes, 19 seconds, a radius of 395.00 feet, a chord bearing and distance of North 50 degrees, 50 minutes, 32 seconds West, 348.41 feet, an arc distance of 360.83 feet to a point for corner at the end of said curve; said point being on a non-tangent curve to the left; said point being in the east right-of-way line of Interstate Highway No. 635 (a variable width right-of-way) and the west line of said Lot 1;

THENCE, along the said east line of Interstate Highway No. 635, the said west line of Lot 3 the following two (2) calls:

In a northwesterly direction along said curve to the left, having a central angle of 03 degrees, 08 minutes, 44 seconds, a radius of 5,564.58 feet, a chord bearing and distance of North 03 degrees, 50 minutes, 55 seconds West, 305.45 feet, an arc distance of 305.49 feet to a point for corner at the end of said curve; from said point a 3-inch aluminum disk with "TEXAS HIGHWAY DEPARTMENT R.O.W.-NO." bears North 38 degrees, 32 minutes, East, a distance of 1.1 feet;

North 02 degrees, 16 minutes, 33 seconds West, a distance of 82.44 feet to a point for corner at the southwest corner of said Lot 1R-B,

THENCE, South 89 degrees, 08 minutes, 02 seconds East, departing the said west line of Interstate Highway No. 635 and along the south line of the said Lot 1R-B, a distance of 534.11 feet to the **POINT OF BEGINNING**;

CONTAINING, 8.415 acres or 366,554 square feet of land, more or less.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development Multifamily district (“PD-MF”) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts A-3 zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-MF district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the Multifamily (“A”) district as set out in the Mesquite Zoning Ordinance (MZO), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

1. The permitted uses requiring a conditional use permit (“CUP”), as set out in the MZO, also require a CUP for the use to be permitted on the Property.

B. **Development Standards.** In addition to the requirements of the “A” base zoning district, the PD-MF is subject to the following.

1. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building placement) may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance. Modifications can include the following:

- i. The placement of the buildings may be adjusted if they meet the required setbacks.
- ii. The total number and cumulative gross area ~~size~~ of buildings within the PD limits may be reduced in height and square feet. An increase in the total number or cumulative gross area ~~size~~ of buildings is not permitted without amending the Concept Plan Exhibit C.

2. Setbacks and Building Height

- i. The minimum front setback is 25 feet.
- ii. The minimum exterior or interior side yard setback is 15 feet.
- iii. The minimum rear yard setback is 15 feet.
- iv. The maximum height for the apartment buildings is 4 stories.

3. Density, Dwelling Size, Unit Number, and Type shall comply with the following:
 - i. The maximum gross density is 25 units per gross acre of the overall PD acreage (12.352 acres).
 - ii. ~~280 dwelling units are permitted, consisting of the following:~~ The unit mix shall consist of the following when analyzed across the overall PD limits:
 1. Maximum number of efficiency units: Five (5) percent of the total number of dwelling units in the development.
 2. Minimum number of one-bedroom units: ~~Sixty~~ Twenty-five (25) percent of the total number of dwelling units in the development.
 3. Maximum number of units with two (2) bedrooms: ~~Thirty-five (35)~~ Fifty-five (55) percent of the total number of dwelling units.
 4. ~~Three or more bedrooms are not permitted.~~ Maximum number of units with three (3) bedrooms: Thirty-five (35) percent of the total number of dwelling units.
 5. Four or more bedrooms are not permitted.
 - iii. Each dwelling shall provide the Basic facilities as listed in Section 2- 501.E.5 of the MZO. Additionally, the interior hallway shall be accessed through a secure door or gate. The minimum size units are as follows:
 1. 500 square feet for efficiency units
 2. 600 square feet for one or more bedrooms
4. Parking and Stacking
 - i. Multifamily. The off-street parking requirements for the multifamily development within the PD-MF shall comply with the following.
 1. The minimum required parking ratio is 1.7 spaces per unit.
 2. Twenty-five (25) percent of the provided parking shall be covered.
 3. The minimum number of bicycle parking spaces shall be equal to 10% of the required auto spaces.

- ii. On-street parallel parking shall be allowed.
5. Open Space, Landscaping, and Screening
- i. Open Space. The amount of open space for the PD-MF shall be provided as shown on the Concept Plan.
 - ii. Landscape.
 - 1. Multifamily. Landscaping shall comply with Section 1A-203.B. of the MZO except that the minimum width is 15’.
6. Indoor and Outdoor Amenities (Multifamily)
- i. Indoor Amenities. The minimum number of indoor amenities required is five. The types of indoor amenities provided will be in accordance with Section 2-501 of the MZO.
 - ii. Outdoor Amenities. The minimum number of outdoor amenities required is six, three from Group A and three from Group B. The types of outdoor amenities provided will be in accordance with Section 2-501 of the MZO.
7. Multifamily Ownership and Management. The apartment buildings shown on the Concept Plan shall be owned and managed as a single development.



TOTAL PROJECT DATA				
SITE AREA	GROSS AREA OF SITE INCLUDING FLOODPLAIN 12,832 ACRES MAX. 30 UNITS ALLOWED	SITE TOTALS LOT 1 AS SHOWN: 2.8 ACRES 208 UNITS LOT 2 AS SHOWN: 1.07 ACRES 86 UNITS TOTAL AS SHOWN: 12.83 ACRES 294 UNITS		
OPEN AREA	RESERVED 33333 UNIT	SITE TOTALS LOT 1 AS SHOWN: +11,67,203 SF OPEN PARK, AND LANDSCAPE AREA LOT 2 AS SHOWN: +1,000,000 SF OPEN PARK, AND LANDSCAPE AREA TOTAL: +12,673,203 SF (SPACES) (AREAS INCLUDED IN CALC INDICATED IN DARK GREEN)		
PARKING REQUIREMENTS	REQUIRED TO FULLY SERVE 25% CARPORT 100 CARPORT 200 CARPORT TOTAL USE SPACES 2500 SPACES ON STREET PARKING EXCLUDED FROM CALCULATION: 33 SPACES	LOT 1 AS SHOWN 40 CARPORT 101 CARPORT TOTAL USE SPACES 1,500 UNIT ON STREET PARKING EXCLUDED FROM CALCULATION: 8 SPACES	LOT 2 AS SHOWN 40 CARPORT 101 CARPORT TOTAL USE SPACES 1,500 UNIT ON STREET PARKING EXCLUDED FROM CALCULATION: 8 SPACES	CARPORT PARKING LOT 1: 101 3 ADR 1 VAN LOT 2: 101 3 ADR 1 VAN TOTAL: 191
TOTAL PROVIDED SURFACE-PARKABLE SURFACE- CARPORT: 312 PROVIDED: 4044 78 UNITS				
TOTAL 191 TOTAL WITH ON STREET PARKING: 693				
BUILDING AREAS	BUILDING #	BUILDING FOOTPRINT	# OF FLOORS	
	BUILDING 1	41,000 SF	4	
	BUILDING 2	23,900 SF	4	
	BUILDING 3	30,900 SF	4	
	CLUBHOUSE/RESIDENTIAL	+14,200 SF	7	
		+12,000 SF	4	
AMENITIES	INDOOR		OUTDOOR	
	<ol style="list-style-type: none"> Poolside floor with umbrellas and lounge chairs (maximum size of 15' square feet per umbrella) and Building 2 outdoor kitchen to include at least two (2) counter islands, a granite countertop, and a corresponding sink. All Club rooms with a maximum of 10' x 10' by each building unit, but it to each less than one thousand four hundred (1,400) SF. Club rooms shall include a sink, outdoor seating and a table. Recreation room with equipment such as pool tables, ping pong, foosball, shuffleboard or similar game equipment. Building 1 Recreation center with a bar and two (2) commercial restrooms, a game, scanner, and a photography device. 		Group A: <ol style="list-style-type: none"> Swimming Pool One Pet-friendly animal court, (Spa, Deck) Dog Park Group B: <ol style="list-style-type: none"> File Mail or parcel post lockers BBQ stations Party Areas 	

CITY OF MESQUITE NOTES

1. ALL CONCEPT DEVELOPMENT REQUIREMENTS OF THE CITY OF AMENITIES SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED UNIT DEVELOPMENT REGULATIONS.
2. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS IS SUBMITTED FOR REVIEW OF THE PLANNING AND DEVELOPMENT DEPARTMENT. SELECTIONS FROM THIS ZONING CONCEPT PLAN, AS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN INSTRUMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.



ARCHITECT: JPI DESIGN
9001 CYPRESS WATERS BLVD, SUITE 2A
DALLAS, TEXAS 75019
CONTACT: ASHLEY JOHNSTON (PROJECT MANAGER)
TEL: (214) 887-8396

CLIENT: WESTWOOD ENGINEERING
9001 CYPRESS WATER BLVD, SUITE 2A
COPPELL, TX 75019
CONTACT: WILL QUINLAN (MANAGER)
TEL: (972) 556-1700

CIVIL ENGINEER: WESTWOOD ENGINEERING
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75221
CONTACT: AILEY LAMB, P.E.
TEL: (972) 235-3831

08/29/25
1 CONCEPT SITE PLAN
1" = 160'-0"
9001 Cypress Waters Blvd, Ste. 2A
Dallas, TX 75019

CREEKSIDE

CASE NUMBER: Z1225-0433 ZONING CONCEPT PLAN
As indicated
A005



RECEIVED
JAN 23 2026
PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 900 and 1000 Windbell Circle
DCAD ID: 381932700A0030000 and 381932700B0010000
FILE NUMBER: Z1225-0433
APPLICANT: JPI Development
REQUEST: Amend Planned Development – Multifamily, Ordinance No. 5110

The requested zoning change would amend Planned Development – Multifamily, Ordinance No. 5110, to allow a multifamily development with +/- 294 units with modified development standards. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Skyline Village #37 Phase 3, Block B, Portion of Lot 1 and Skyline Village #37 Phase 3, Block A, Lot 3

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **January 26, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 16, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **January 21st** to be included in the Planning and Zoning Commission packet and by 5 pm on **January 30th** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z1225-0433
I am in favor of this request
I am opposed to this request
Name:(required) Richard D. Squires
Address of Noticed Property: 3825 Maple Ave Suite 220
Owner Signature: [Signature] Date: 1-20-26

Reasons (optional): This is a terrific use of this property!

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137



RECEIVED

JAN 23 2026

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
COURTESY NOTICE OF PUBLIC HEARING

LOCATION: 900 and 1000 Windbell Circle
DCAD ID: 381932700A0030000 and 381932700B0010000
FILE NUMBER: Z1225-0433
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REQUEST: Amend Planned Development – Multifamily, Ordinance No. 5110

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The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 16, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **January 30th** to be included in the Planning and Zoning Commission packet and by **January 21st**, to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z1225-0433 Name:(required) Richard D. Squires
More information is available at: Address of 900 & 1000 Windbell Circle
www.cityofmesquite.com/ZoningCases Noticed Property: _____
Owner Signature: [Signature] Date: 1-20-26

Comments: This is a specific use of this property!

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137