



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
February 23, 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 February 9, 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. **PLAT APPLICATION NO. PL0925-0282**

Conduct a public hearing and consider approval of Plat Application No. PL0925-0282 submitted by Burns Surveying, on behalf of Ashley Rivera, for a residential replat of the properties at 991 and 992 Greenwood Drive, further described as being a portion of Lots 1 and 2, Block A, of Woodland Park Addition.

5. **ZONING APPLICATION NO. Z1125-0431.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0431 submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a zoning change from North Gus Thomasson Corridor (NGTC) District to Planned Development – Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive.

6. **ZONING APPLICATION NO. Z0126-0434.**

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0434 submitted by Rande LeCours, SLS Consultants, for a zoning change to amend Planned Development (PD) – Industrial, Ordinance No. 4962, to modify the development standards and concept plan in the PD for the East Tract located at 180, 200, 270, and 300 Long Creek Road.

DIRECTOR’S REPORT

7. **DIRECTOR’S REPORT.**

Receive the Director’s Report on recent City Council action taken on zoning-related items at their meeting on February 16, 2026.

8. **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 23, 2026**, was posted on the bulletin boards at the Municipal Center and City Hall by **February 17, 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

February 9, 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 MEMBER NAME	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 type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	<input 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 Arnold 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.

CONSENT AGENDA**3. MINUTES.**

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

ACTION

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

PUBLIC HEARINGS**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.

Garrett Langford, Assistant Director, presented to the Commission.

DISCUSSION

There were discussions regarding the purpose and duration of the Conditional Use Permit (CUP). Mr. Langford advised that, should the applicant need additional time, they can apply for another CUP.

APPLICANT

Joel Lasich, Austin Bridge & Road, 1199 S. Beltline Road, Suite 110, Coppell, TX 75019, provided the Commission with an overview of the batch plant's operations, along with information on noise generated. According to the applicant, the facility produces noise only slightly above ambient levels, given its proximity to the freeway.

DISCUSSION

There were discussions about the project's duration and noise levels.

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 with staff recommendation; Commissioner Chenault seconded the motion; the motion passed 6-0.

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.

Garrett Langford, Assistant Director, presented to the Commission.

DISCUSSION

There were discussions regarding the requirement of the crosswalk. Mr. Langford advised that any crosswalk locations would be evaluated by Public Works, including Traffic Engineering, and the Fire Marshal's office during the site plan review process.

APPLICANT

Karsten Lowe, JPI Development, 9001 Cypress Waters Blvd, Ste. 2A, Dallas, TX 75019, presented an overview and timeline of the proposed development.

DISCUSSION

There were discussions regarding the electric vehicle charging station, security, access, and crosswalks. Mr. Lowe stated that they will have EV-ready stations, but it has not been determined when they will be installed. He further indicated that they will work with City staff regarding the crosswalk locations and signage. The site will have gated access points and cameras that will be monitored by a third-party management company. Commissioner Melend stated that while the requirement for a crosswalk is not included in the PD, he strongly recommends that it be evaluated. Mr. Langford noted that staff will work with the applicant on the matter.

PUBLIC COMMENTS

Chairwoman Arnold opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Walker made a motion to approve the application with staff's recommendation. Commissioner Chenault seconded the motion; the motion passed 6-0.

DIRECTOR'S REPORT

6. DIRECTOR'S REPORT.

Mr. Langford gave a report on recent City Council action taken on zoning-related items and items of interest at their meetings on January 20, 2026, and February 2, 2026:

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. **Denied.**

Zoning Application No. Z1025 0423 submitted by Civil Engineering Professionals, LLC., on behalf of Hamon & Lilay Enterprises, LLC., for a change of zoning 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 North Town East Boulevard. **Approved by Ordinance No. 5226 with the added stipulation that landscaping be increased to 20%.**

Zoning Application No. Z1225 0432 submitted by Zipline International, Inc., for a change of zoning from Commercial to Commercial with a Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) as a primary use located at 227 East U.S. Highway 80. **Approved by Ordinance No. 5227**

Mr. Langford updated the Commissioners on staffing, the Gus Thomasson Corridor Study, the Roadway Impact Fee, and the Comprehensive Plan projects.

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

Mr. Langford stated that staff will begin providing short training sessions at Commission meetings starting in March or April, depending on the length of the agenda.

There was no discussion on this topic.

The next meeting will be held on Monday, February 23, 2026.

Chairwoman Arnold adjourned the meeting at 8:30 p.m.

Chairwoman Millie Arnold



PLANNING AND ZONING DIVISION

FILE NUMBER: PL0925-0282
REQUEST FOR: Residential Replat
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARING

Planning and Zoning Commission: Monday, February 23, 2026

GENERAL INFORMATION

Applicant: Burns Surveying, on behalf of Ashley Rivera
Property Owner: Ashley Rivera
Requested Action: Approval of the Replat of Lots 1 and 2, Block A, of Woodland Park Addition into one lot.
Location: 991 and 992 Greenwood Drive

SITE BACKGROUND

Legal Description: Lots 1 and 2, Block A, of Woodland Park Addition
Size: 0.230 acres or 10,022 square feet
Current Zoning: R-3, Single Family Residential
Existing Land Use: Single Family House
Future Land Use: Low Density Residential
Zoning History: 1984: Annexed, zoned Agricultural
 1984: Rezoned to PD – Single Family Ordinance No. 2030

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential	Single Family Homes
SOUTH:	Light Commercial	Undeveloped
EAST:	R-3, Single Family Residential	Single Family Homes
WEST:	Planned Development - Industrial	Undeveloped

CASE SUMMARY

The applicant is requesting approval of a residential replat to combine 991 and 992 Greenwood Drive into a single lot for the construction of a new single-family home. TxDOT partially acquired the property at 992 Greenwood Drive during the construction of IH-20, and the remaining portion no longer meets the minimum lot size requirements for development of a new single-family residence.

The applicant proposes to combine 991 and 992 Greenwood Drive to create a slightly larger lot capable of accommodating a new single-family home. The resulting lot complies with the minimum lot size, width, and depth requirements of PD–Single Family, Ordinance No. 2030.

MESQUITE SUBDIVISION ORDINANCE

ARTICLE V, PART F: GENERAL REQUIREMENTS AND DESIGN STANDARDS, LOTS

The area of each platted lot must comply with the minimum regulations for the zoning district in which the lot is located. In residential zoning districts, lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its suitability for development and taking into consideration the natural topography of the ground, drainage, wastewater facilities and the proposed layout of streets.

STAFF COMMENT:

The replat is consistent with the lot pattern of the surrounding residential area and is suitable for development given the existing topography, available drainage, and utility infrastructure.

ARTICLE III, SECTION J.(5)(f): REVIEW CRITERIA

The Commission shall not approve a plat or replat unless it meets all of the following criteria that apply to the application. (Staff comments are provided in bold in parentheses.)

1. The proposed development conforms with all requirements of this ordinance and other related City ordinances; **(The proposed replat conforms with all requirements.)**
2. The proposed development conforms with the City of Mesquite Comprehensive Plan and any other applicable plan documents; **(The proposed replat will combine two lots into one lot, but does not significantly alter the residential density of the area and remains consistent with the low-density residential land use designation of the Mesquite Comprehensive Plan.)**
3. The proposed development is in compliance with applicable zoning regulations; **(The proposed lot in the replat meets the minimum lot size, lot depth, and lot size.)**
4. The proposed development conforms with the latest adopted Master Thoroughfare Plan and related street standards; **(The proposed replat conforms with the Master Thoroughfare Plan.)**
5. The proposed development conforms with city and/or county regulations for the safe and adequate provision of water supply and sanitary waste collection and disposal; **(The**

proposed replat has access to water and sanitary sewer lines located within the adjacent right-of-way.)

6. The proposed development conforms with adopted federal, state, county, and city stormwater management regulations; **(Any development of the proposed lots will be required to meet the Mesquite Engineering Design Manual.)**
7. The proposed development conforms to the requirements of the Engineering Design Manual; **(Prior to the issuance of a building permit to build a home, future applicants will be required to obtain an Engineering Permit by submitting engineering plans in compliance with the Mesquite Engineering Design Manual.)**
8. Required public improvements have been constructed and approved by the City; and **(Any extension of utilities will be subject to approval of the Engineering Permit.)**
9. A dedication instrument is complete and signed. **(A dedication instrument is not needed for the proposed replat.)**

CONCLUSIONS

Chapter 212 of the Texas Local Government Code requires the Planning and Zoning Commission to approve a plat if it meets all applicable regulations, including the Mesquite Zoning and Subdivision Ordinances. The proposed replat complies with these ordinances and meets the minimum width, depth, and area standards.

RECOMMENDATIONS

Staff recommends approval of the residential replat.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of February 19, 2026, no responses have been received.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photo
6. Proposed Replat

Aerial Map

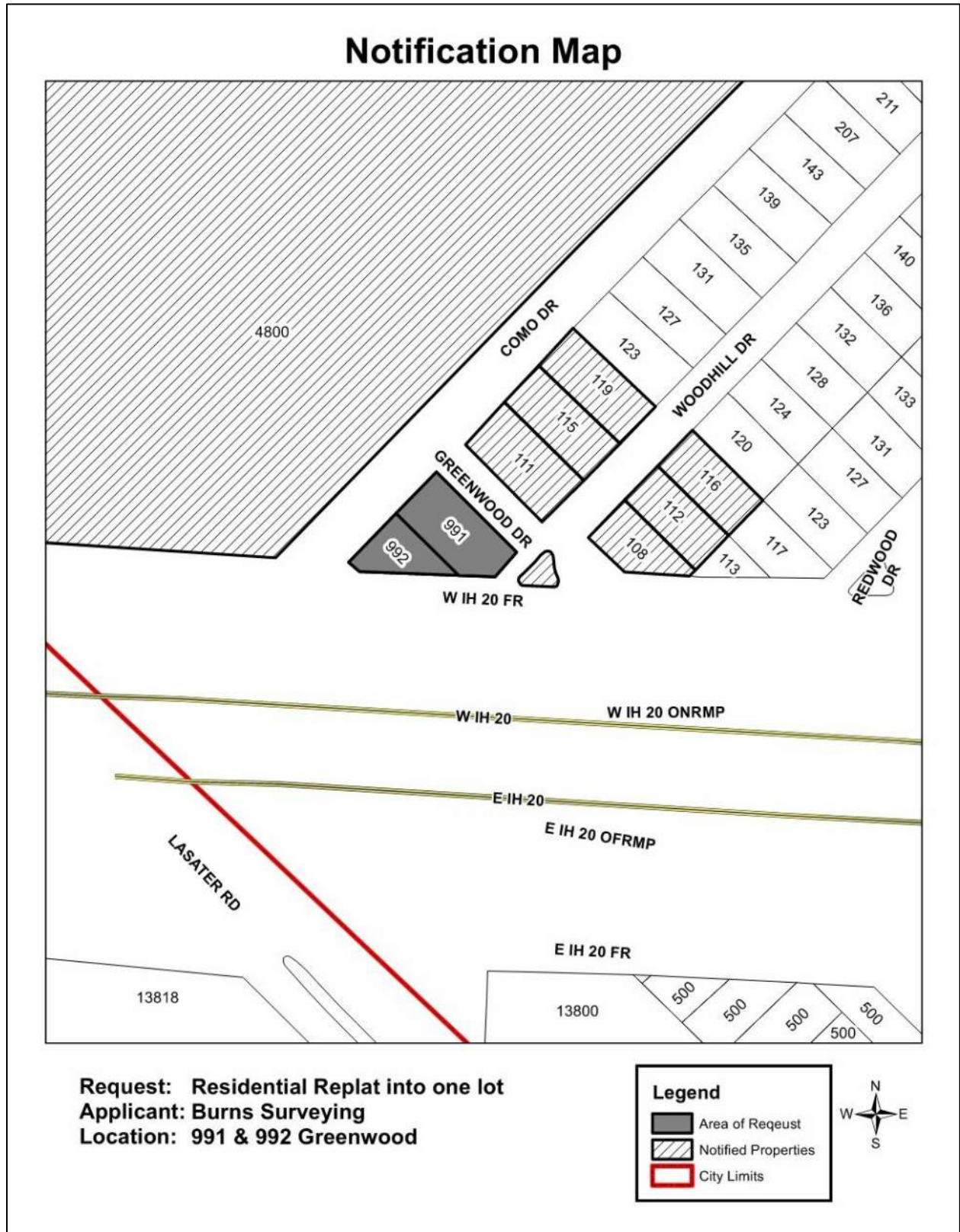


Request: Residential Replat into one lot
Applicant: Burns Surveying
Location: 991 & 992 Greenwood

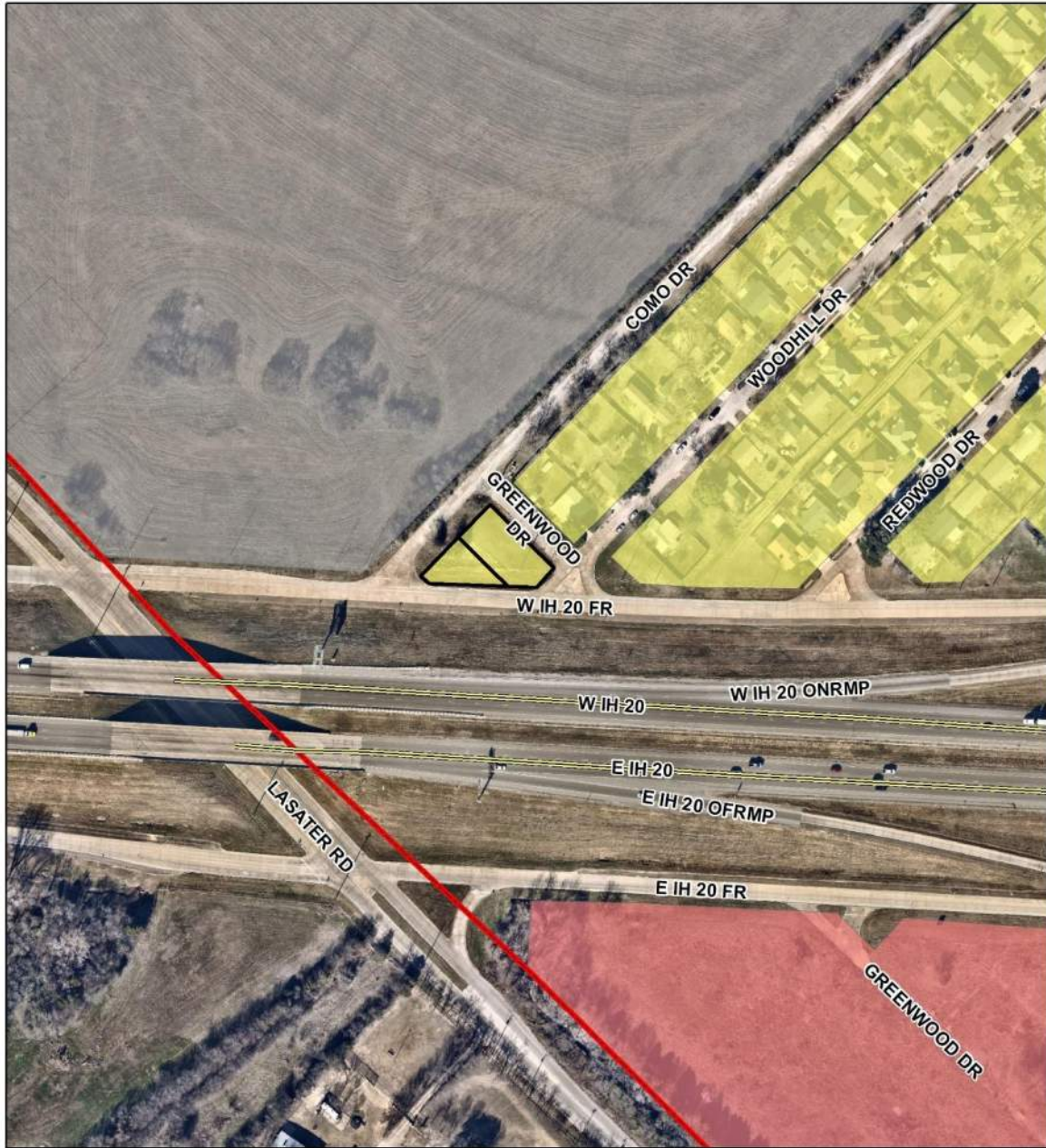
Legend

-  Area of Request
-  City Limits





Zoning Map



Legend

-  Area of Request
-  City Limits
-  INDUSTRIAL
-  LIGHT COMMERCIAL
-  SINGLE FAMILY RESIDENTIAL



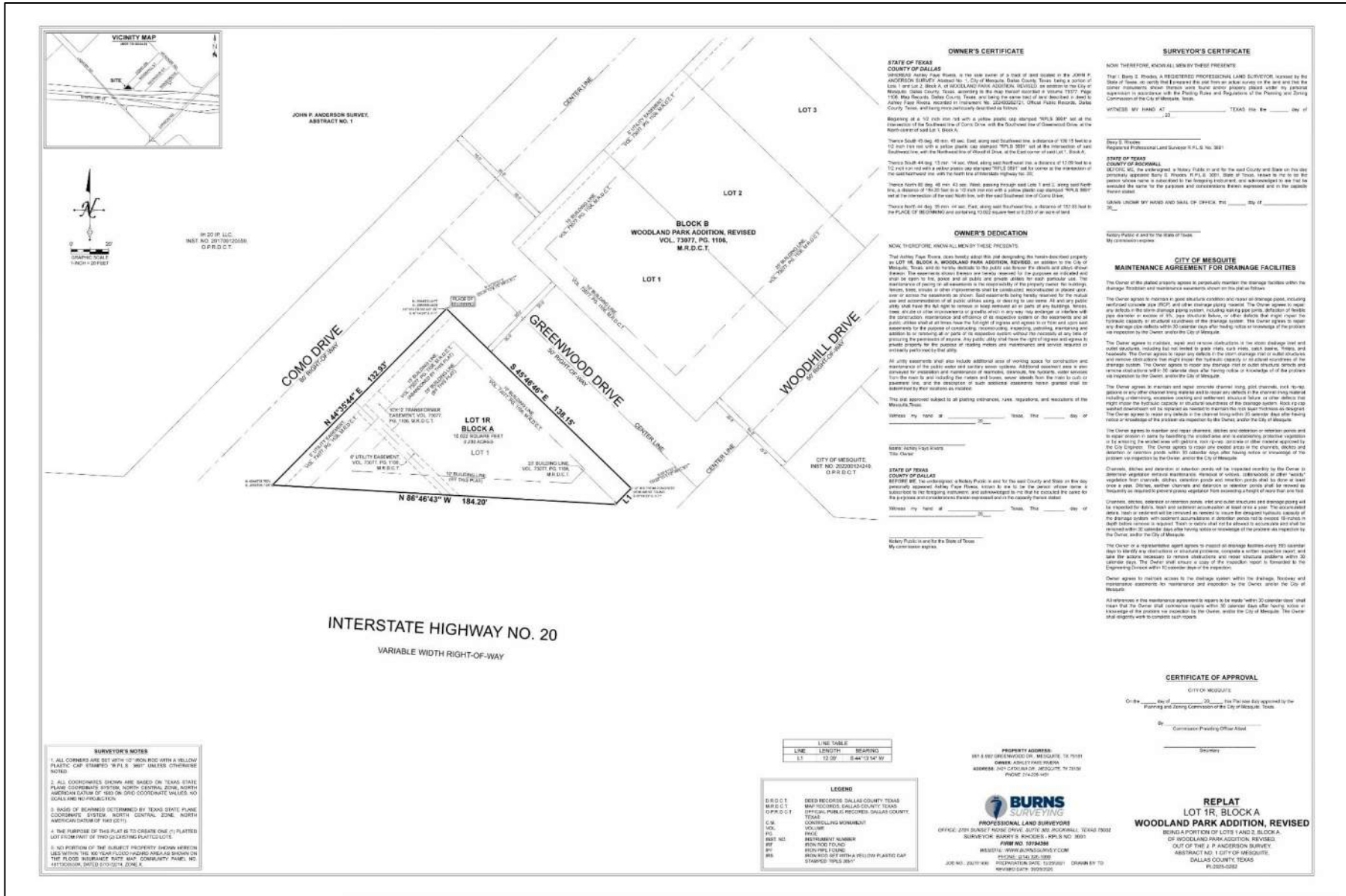
Future Land Use Map



Legend

-  Area of Request
-  City Limits
-  Low Density Residential
-  Commercial
-  Light Industrial







PLANNING AND ZONING DIVISION

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Carolyn Horner, AICP
SUBJECT: Z1125-0431
DATE: February 23, 2026

The applicant has requested that Item 5, Z1125-0431, be postponed to the next available Planning & Zoning Commission meeting. Staff is in support of this request. Please open the public hearing, and keep it open until the March 9, 2026, date. The item will be brought forward to the Commission on March 9th for public hearing and consideration.

Carolyn Horner

Carolyn Horner, AICP
Senior Planner



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0126-0434
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Carolyn Horner, Senior Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, February 23, 2026
 City Council: Monday, March 16, 2026

GENERAL INFORMATION

Applicant: Rande LeCours, SLS Consultants
Requested Action: Zoning change to amend Planned Development (PD) – Industrial, Ordinance No. 4962, to modify the development standards and concept plan in the PD for the East Tract, for development of a data center, located at 180, 200, 270, and 300 Long Creek Road.
Location: 180-300 Long Creek Road

SITE BACKGROUND

Platting: Most of the property is unplatted and will need to be platted.
Size: 28.08 +/- acres
Zoning: PD– Industrial Ordinance No. 4962 (Light Industrial)
Future Land Use: Light Industrial
Zoning History: 1963 – Portion annexed and zoned Single Family
 1972 – Portion annexed and zoned Single Family
 2020 – Rezoned to PD – Industrial, Ordinance 4753
 2022 – Rezoned to PD – Industrial, Ordinance 4962

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	LC - Light Commercial	Medical/Rehabilitation Center
EAST:	Outside of the City Limits	Undeveloped
SOUTH:	PD - Planned Development	East Glen subdivision
WEST:	I - Industrial	Undeveloped

CASE SUMMARY

The lots addressed as 180 through 300 Long Creek Road are approximately 28.08 acres out of an 80.25-acre (approximately 52.17 acres are in Town of Sunnyvale's jurisdiction) industrial planned development located south of Long Creek Road and north of E. Scyene Road known as Long Creek Industrial. The multi-building industrial development received zoning approval in 2020 with PD Ordinance No. 4753 and included a concept plan for five industrial buildings.

In 2022, the PD was amended by Ordinance No. 4962 to incorporate additional land from Sunnyvale into the development and adopt a revised concept plan reflecting two industrial buildings. The updated development plan ultimately contemplated three buildings: one in Sunnyvale and two in Mesquite. The Mesquite buildings were identified as Building 2 (East Tract) along Long Creek Road and Building 3 (West Tract) along SH 352. Both buildings received site plan approval in 2023; however, none of the buildings, including the one to be located in Sunnyvale, proceeded with construction.

The applicant proposes developing the East Tract with a 202,800-square-foot building to house a data center. While data centers are permitted in the existing PD, the applicant is requesting a PD amendment to modify a few of the development standards and to incorporate a new Concept Plan for the East Tract. A data center has twenty or fewer employees per shift and visitors are limited, resulting in low daily trips and low impact on adjacent roadways. The proposed PD amendment will apply **only to the subject property known as the East Tract within PD Ordinance No. 4962** and will allow the following changes:

- a. Site Plan: The proposed Conceptual Site Plan would replace Industrial Bldg. 2 with a data center. The future Industrial Bldg. 3 would remain as shown in Exhibit B, located at 450 SH 352, and is not subject to the PD amendment.
- b. 20'-0" Screen Wall: The new plan intends to screen mechanical equipment used to serve the data center with a 20'-0" precast masonry screen wall that exceeds the 8-ft height limit in Item 5 in Ordinance NO. 4692 by 12 feet. The screen wall would also serve as a buffer for the mechanical equipment housed in the yard. The requested variance is to increase the screen wall height by 12'-0".
- c. Reduced Parking Requirements: The new plan will require less parking space due to historical data of actual staff occupancy. Full-time equivalent (FTE) is approximately 15 people. Under the existing Ordinance 4692, parking for an industrial use would require 260 parking spaces for Building 2. The requested variance is to reduce the required parking by 245 spaces.

Allowing the listed changes is not expected to have detrimental impacts on adjacent properties. Existing roadways along the north and south boundaries, together with the floodplain and the 20-foot tall wscreening wall, provide buffering between the proposed development and the medical use to the north and the residential area to the south. In addition to the 20-foot masonry which reduces potential visual and noise impacts screen wall around the mechanical yard, the

concept plan includes enhanced perimeter landscaping and opportunities for berming along Long Creek Road and E. Scyene Road to further soften views of the site from public streets and nearby residential. The proposed PD amendment will not make any other changes to the development standards in the PD. Data center uses do not require regular or daily heavy-load vehicle traffic, and the number of staff on site is typically less than 15 people, thus not triggering the requirement to reconstruct Long Creek at this time.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Light Industrial, which “includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities.” It further states, “These areas should be screened and buffered from residential uses using a major roadway, commercial/retail/office use, or floodplain/natural area.”

STAFF COMMENTS:

The site is separated from nearby residential by Scyene Road and floodplain, and the 20-foot wall further screens mechanical equipment consistent with the Plan’s direction for screening and buffering. The proposed PD amendment to allow a new concept plan, a 20-foot screening wall, and reduced parking within the existing Planned Development – Light Industrial does not conflict with the Mesquite Comprehensive Plan.

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 amendment to the existing Planned Development promotes the public health, safety, and welfare by encouraging compatible development in an Industrial zoning area. By allowing the additional screening wall height and reducing the overall parking, the proposed development will minimize visual clutter, including reducing the visibility and noise of mechanical equipment and limiting unnecessary pavement area, which can reduce heat island effects and long-term maintenance demands.

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

STAFF COMMENTS: The proposed amendments do not conflict with the Mesquite Comprehensive Plan, which calls for Industrial uses in this area, and calls for appropriate screening and buffering where industrial uses adjoin residential neighborhoods.

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, which aims to "promote investment in new and existing business." By amending the concept plan for the existing PD, these amendments allow for additional development options in this area.

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

STAFF COMMENTS: Not applicable. The subject property is currently vacant, and there are no existing uses or structures that would become nonconforming as a result of the proposed amendment.

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

STAFF COMMENTS: The proposed PD amendments are designed to be compatible with the existing uses and zoning of nearby properties by incorporating screening requirements for the proposed development, including a 20-foot masonry wall around the mechanical yard and enhanced landscape buffers along Long Creek Road and E. Scyene Road. Where topography allows, berming and layered plantings can further reduce visual and noise impacts for the East Glen subdivision and the medical use to the north.

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

STAFF COMMENTS: The general area around the existing PD is undeveloped, with the City Boundary between Mesquite and Sunnyvale adjacent to the eastern property line. The Long Creek Industrial PD establishes this area for future industrial build-out, and the proposed data center is consistent with that long-term vision.

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 property is currently zoned Planned Development-Light Industrial, with an approved concept plan showing multiple buildings within the overall development. This amendment does not change the proposed uses; therefore, the

property is suitable for Light Industrial uses, as listed in the existing Planned Development. A data center is allowed and specifically listed in the use table for Light Industrial.

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: The applicant will be required to provide adequate utilities, access, and drainage facilities to the site as part of the development process. Existing public facilities, including roads, water, and sewer infrastructure, are available for the developer to extend to the subject property to support development. Coordination with the Fire Department on specialized systems for fire protection will occur as the building is designed.

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 district amendments offer a greater level of public benefit compared to development under the existing PD. By increasing screening and reducing potential traffic, and by providing enhanced landscape buffers (and berming where feasible) along public streets, the PD ensures a higher standard of site aesthetics and compatibility, particularly with the residential area on the south side of Scyene Road.

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 amendments to the existing PD reflect improvements in screening and a reduction in on-site parking for Building #2. These updated standards demonstrate how repurposing the previously approved building into a data center with a consolidated mechanical yard and enhanced screening is an improvement in quality over the earlier concept of a warehouse use with heavy load trucks.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed PD–Light Industrial meets the intent of the Mesquite Comprehensive Plan and satisfies the PD review criteria under Section 5-311(N) of the Mesquite Zoning Ordinance. The proposed project demonstrates potential investment in an area that needs additional infrastructure.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the modified development standards and concept plan in the PD for the East Tract located at 180, 200, 270, and 300 Long Creek Road is warranted, as it is consistent with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Staff suggests that the proposed ordinance amending PD Ordinance No. 4962 include the following.

1. Amend Exhibit A in PD Ordinance No. 4962 by adding the following:
 - Parking ratio for a data center is 1 space per 13,500 square feet (approximately)
 - Mechanical equipment yard for a data center shall be screened with a 20-ft tall masonry wall on all 4 sides.
 - A minimum 25-foot wide landscape buffer shall be provided along Long Creek Road and E. Scyene Road, incorporating canopy trees and evergreen shrubs consistent with Section 1A-300/1A-500 of the Mesquite Zoning Ordinance; berming shall also be used within the buffer to increase screening effectiveness..

2. Amend Exhibit B in PD Ordinance No. 4962 by replacing the existing concept plan with the proposed concept plan as shown in Attachment 10.

Alternatively, based on the information provided at the public hearing, the Commission may:

1. Recommend approval of the request with stipulations
- or
- Recommend denial of the request.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices for properties within 400 feet. As of February 19, 2026, staff has not received any responses from the property owner or courtesy notices.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map

File No.: Z0126-0434
Zoning Change


5. Site Pictures
6. Letter of Intent
7. Exhibit A – Legal Description (Existing)
8. Exhibit B – Planned Development Standards (Existing)
9. Exhibit C – Concept Plan (Existing)
10. Exhibit C – Concept Plan (Proposed)
11. Public Notice Responses

Aerial Map



Request: Rezone to amend PD - Industrial Ord 4952 to modify development standards and concept plan.
Applicant: SLS Consultants
Location: 180, 200, 270, 300 Long Creek Rd

Legend

-  Area of Request
-  City Limits






Notification Map



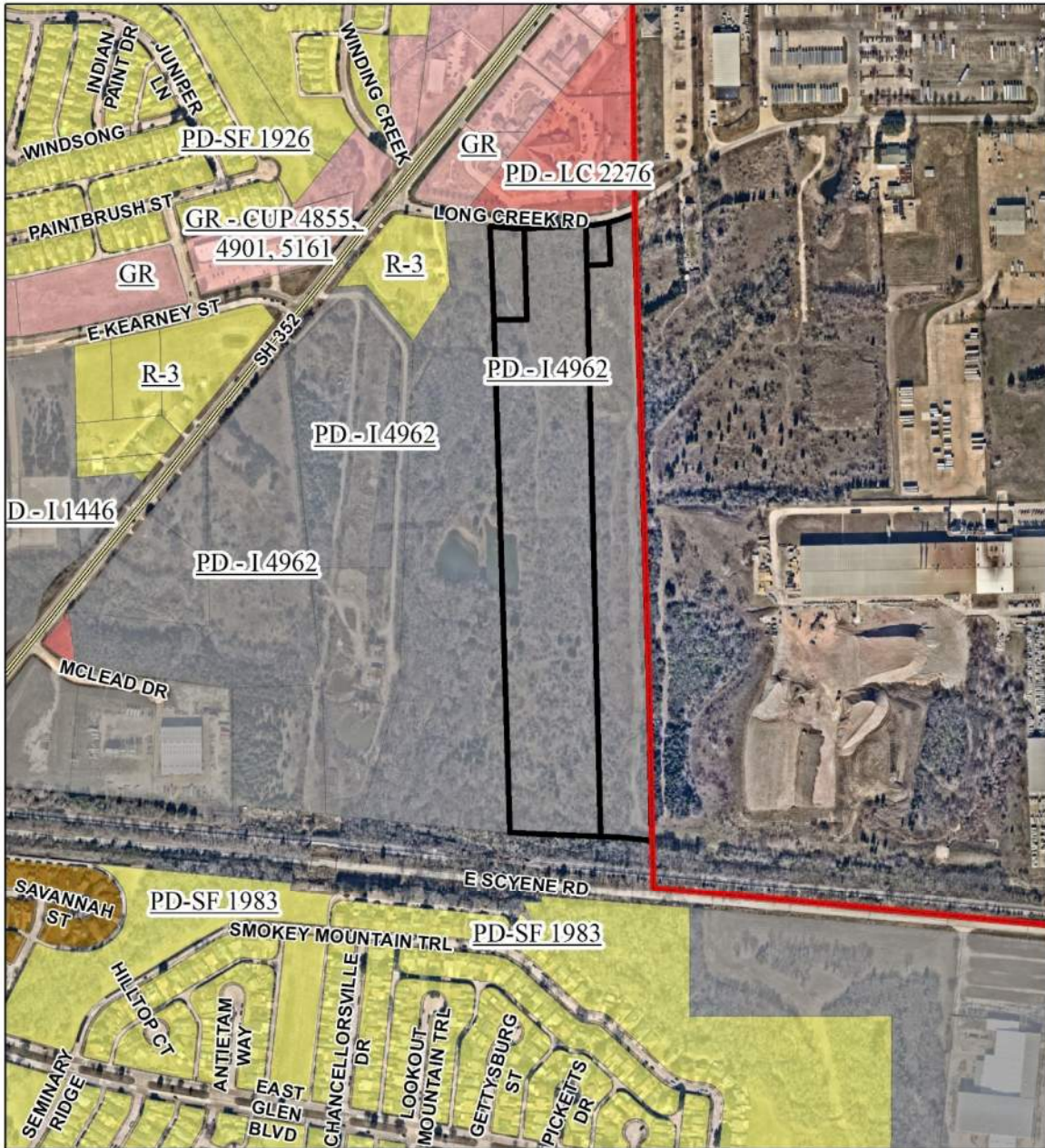
Request: Rezone to amend PD - Industrial Ord 4952 to modify development standards and concept plan.
Applicant: SLS Consultants
Location: 180, 200, 270, and 300 Long Creek Rd

Legend

-  Area of Request
-  Statutory Notice
-  Courtesy Notice
-  City Limits



Zoning Map

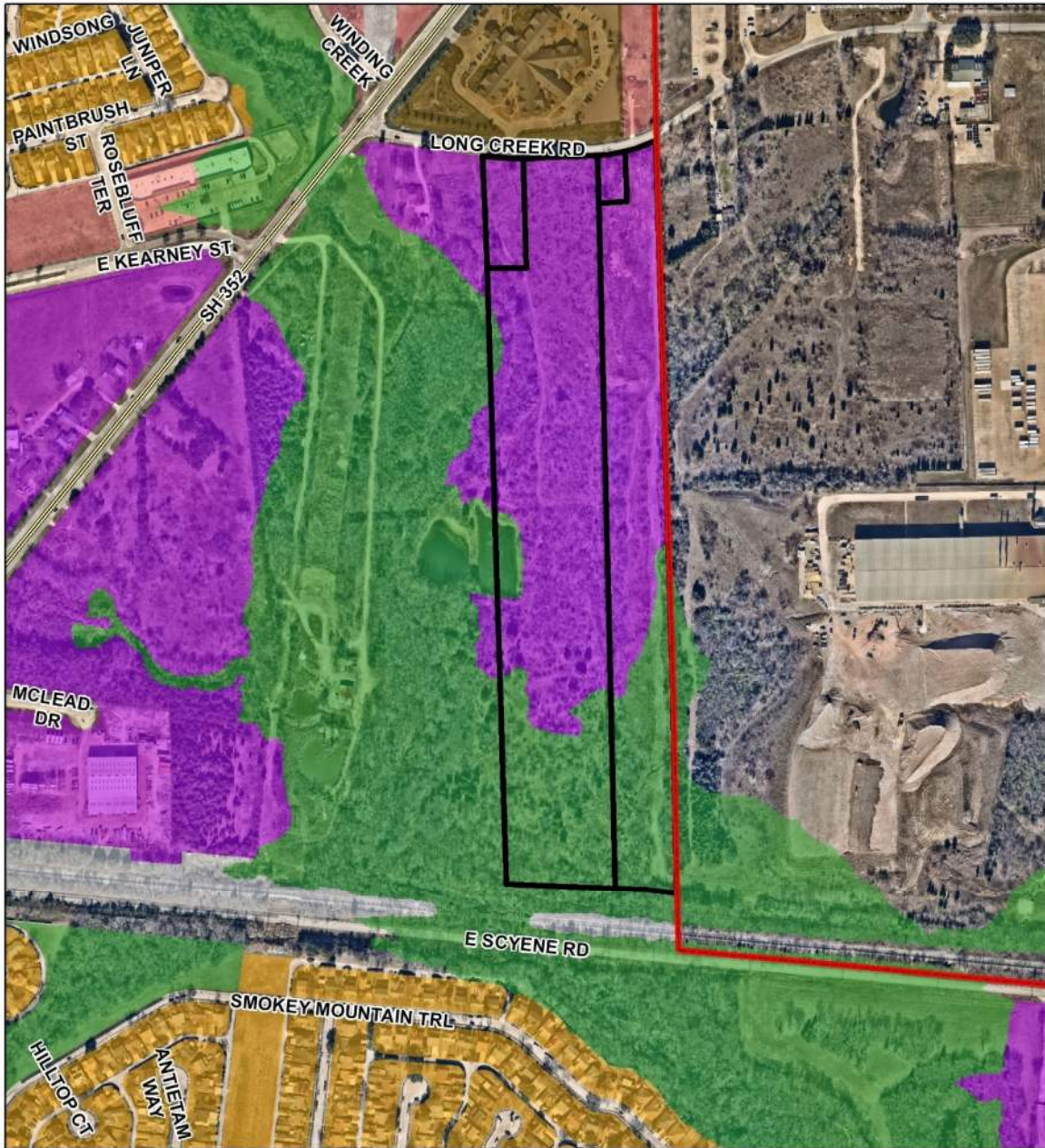


Legend









 City Limits	 DUPLEX RESIDENTIAL	 LIGHT COMMERCIAL
 Area of Request	 GENERAL RETAIL	 SINGLE FAMILY RESIDENTIAL
	 INDUSTRIAL	



Future Land Use Map



Legend

 City Limits	 Medium Density Residential	 Light Industrial
 Area of Request	 High Density Residential	 Parks, Open Space, Drainage
	 Neighborhood Retail	 Utilities





View of the notice sign along Long Creek Road facing south



View of the property from Long Creek Road facing south

ATTACHMENT 6 – LETTER OF INTENT

City of Mesquite Planned Development Packet Statement of Intent and Purpose

The following information is intended to serve as Exhibit B Planned Development Standards and reflect the "Statement of Intent and Purpose." The following information is also included in the body of the Planned Development Packet on Page 3.

1. This application serves as a request to amend the PD to allow the following:
 - a. **Site Plan:** The proposed Conceptual Site Plan would replace Exhibit B of the existing Ordinance NO. 4962. The new site plan would replace Industrial Bldg. 2 with a data center. Industrial Bldg. 3 would remain as shown in Exhibit B and remain in compliance with the current ordinance.
 - b. **20'-0" Screen Wall:** The new plan intends to screen mechanical equipment used to serve the data center with a 20'-0" precast screen wall that exceeds Item 5 in Ordinance NO. 4692. The screen wall would also serve as a buffer for the mechanical equipment housed in the yard. The requested variance is to increase the screen wall height by 12'-0".
 - c. **Reduced Parking Requirements:** The new plan will require less parking space due to historical data of actual staff occupancy. Full-time equivalent (FTE) is approximately 15 people. The requested variance is to reduce the required parking by 245 spaces.
2. Current zoning is Planned Development – Industrial. Current use case is for a warehouse per Ordinance NO. 4962. The proposed data center will not require a zoning district change as the use is permitted under current zoning.
3. The property is currently vacant and undeveloped land.
4. Residential density is not applicable and not required.
5. The proposed data center complies with the Light Industrial zoning highlighted in the Future Land Use map of the Mesquite Comprehensive Plan. The proposed data center aligns with the "Light Industrial Strategy" as it is located off an arterial thoroughfare Long Creek Road and is buffered by the railroad and a vegetated floodplain creating separation from the residential area to the south.

ATTACHMENT 7 – EXHIBIT C – LEGAL DESCRIPTION

Zoning File No. Z0322-0238
Exhibit C - Legal Description

Exhibit C - Legal Description

East Tract

BEING A 29.058 ACRE TRACT OF LAND SITUATED IN THE THOMAS SCOTT SURVEY, ABSTRACT NUMBER (NO.) 1353, AND THE SAMUEL ANDREWS SURVEY, ABSTRACT NO. 39, IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 3, BLOCK A, AMBURN SUBDIVISION, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME (VOL.) 83173, PAGE (PG.) 4667, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO LCG21 MESQUITE LONG CREEK LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 202100369764, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED AS "TRACT II", "TRACT IV" & "TRACT III" TO LCG21 MESQUITE LONG CREEK LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 202100347549, O.P.R.D.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO RONALD J. DUNCAN & SUZANNE DUNCAN IN WARRANTY DEED RECORDED IN DOC. NO. 201800170567, O.P.R.D.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO 354 LONG CREEK LAND TRUST IN WARRANTY DEED RECORDED IN DOC. NO. 201800336623, O.P.R.D.C.T., AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO LCG21 MESQUITE LONG CREEK LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 202100355623, O.P.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT), WITH A COMBINED SCALE FACTOR OF 1.000136506);

BEGINNING AT A 5/8-INCH REBAR WITH CAP STAMPED "KHA" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF LONG CREEK ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1462.40 FEET, A CENTRAL ANGLE OF 04 DEGREES 54 MINUTES 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 00 MINUTES 58 SECONDS EAST, 125.20 FEET;

THENCE IN A EASTERLY DIRECTION, WITH THE NORTH LINE OF SAID LOT 3, THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID LONG CREEK ROAD, AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 125.23 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT LYING ON THE WEST LINE OF SAID "TRACT II", AND BEING AT AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG CREEK ROAD;

THENCE NORTH 01 DEGREES 28 MINUTES 54 SECONDS WEST, WITH THE WEST LINE OF SAID "TRACT II", A DISTANCE OF 17.12 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "KHA" FOUND FOR THE NORTHWEST CORNER THEREOF, AND LYING AT AN ANGLE POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG CREEK ROAD;

THENCE NORTH 88 DEGREES 36 MINUTES 31 SECONDS EAST, WITH THE NORTH LINE OF SAID "TRACT II", THE NORTH LINE OF SAID "TRACT IV", THE NORTH LINE OF SAID "TRACT III" AND THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG CREEK ROAD, A DISTANCE OF 420.46 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "KHA" FOUND FOR THE NORTHEAST CORNER OF SAID "TRACT III", SAID POINT LYING ON THE WEST LINE OF THAT SAME TRACT OF LAND DESCRIBED TO RONALD J. DUNCAN & SUZANNE DUNCAN IN WARRANTY DEED RECORDED IN DOC. NO. 201800170567, O.P.R.D.C.T.;

THENCE SOUTH 03 DEGREES 10 MINUTES 46 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID LONG CREEK ROAD, WITH THE EAST LINE OF SAID "TRACT III", AND WITH THE WEST LINE OF SAID RONALD J. DUNCAN & SUZANNE DUNCAN TRACT, AND WITH THE WEST LINE OF THAT SAME TRACT OF LAND DESCRIBED TO LCG21 MESQUITE LONG CREEK LLC IN SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 202100355623, O.P.R.D.C.T., A DISTANCE OF 1060.38 FEET TO A 2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID "TRACT III", SAME BEING THE NORTHWEST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO DAL-TILE-CORPORATION IN DEED WITHOUT WARRANTY RECORDED IN DOC. NO. 201400093819, O.P.R.D.C.T.;

THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST, WITH THE WEST LINE OF SAID DAL-TILE-CORPORATION TRACT, A DISTANCE OF 1285.46 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID "TRACT", SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND FROM SAID POINT A 1-INCH IRON PIPE FOUND BEARS SOUTH 00 DEGREES 14 MINUTES, A DISTANCE OF 2.3 FEET;

THENCE NORTH 84 DEGREES 32 MINUTES 41 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, AND THE SOUTH LINE OF SAID "TRACT III" AND SAID "TRACT II", A DISTANCE OF 530.27 FEET TO A 5/8-INCH REBAR

WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHWEST CORNER OF SAID "TRACT II", SAME BEING THE SOUTHEAST CORNER OF THAT SAME TRACT OF LAND DESCRIBED TO VARUGHESE A. PHILIPOSE IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 201800290980, O.P.R.D.C.T.;

THENCE NORTH 01 DEGREES 22 MINUTES 46 SECONDS WEST, WITH THE EAST LINE OF SAID VARUGHESE A. PHILIPOSE TRACT, AND THE WEST LINE OF SAID "TRACT II", A DISTANCE OF 1919.79 FEET TO A POINT FOR THE WESTERNMOST NORTHWEST CORNER OF SAID "TRACT II", SAME BEING THE EASTERNMOST NORTHEAST CORNER OF SAID VARUGHESE A. PHILIPOSE TRACT, AND LYING ON THE SOUTH LINE OF SAID LOT 3;

THENCE SOUTH 88 DEGREES 31 MINUTES 06 SECONDS WEST, WITH THE EASTERNMOST NORTH LINE OF SAID VARUGHESE A. PHILIPOSE TRACT, AND WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 15.42 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, AND AN INTERIOR "ELL" CORNER OF SAID VARUGHESE A. PHILIPOSE TRACT;

THENCE NORTH 01 DEGREES 27 MINUTES 57 SECONDS WEST, WITH THE NORTHERMOST EAST LINE OF SAID VARUGHESE A. PHILIPOSE TRACT, AND WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 354.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,265,763 SQUARE FEET OR 29.058 ACRES OF LAND, MORE OR LESS.

ATTACHMENT 8 – EXISTING ORDINANCE 4962 – PLANNED DEVELOPMENT

Zoning File No. Z0322-0238
Exhibit A

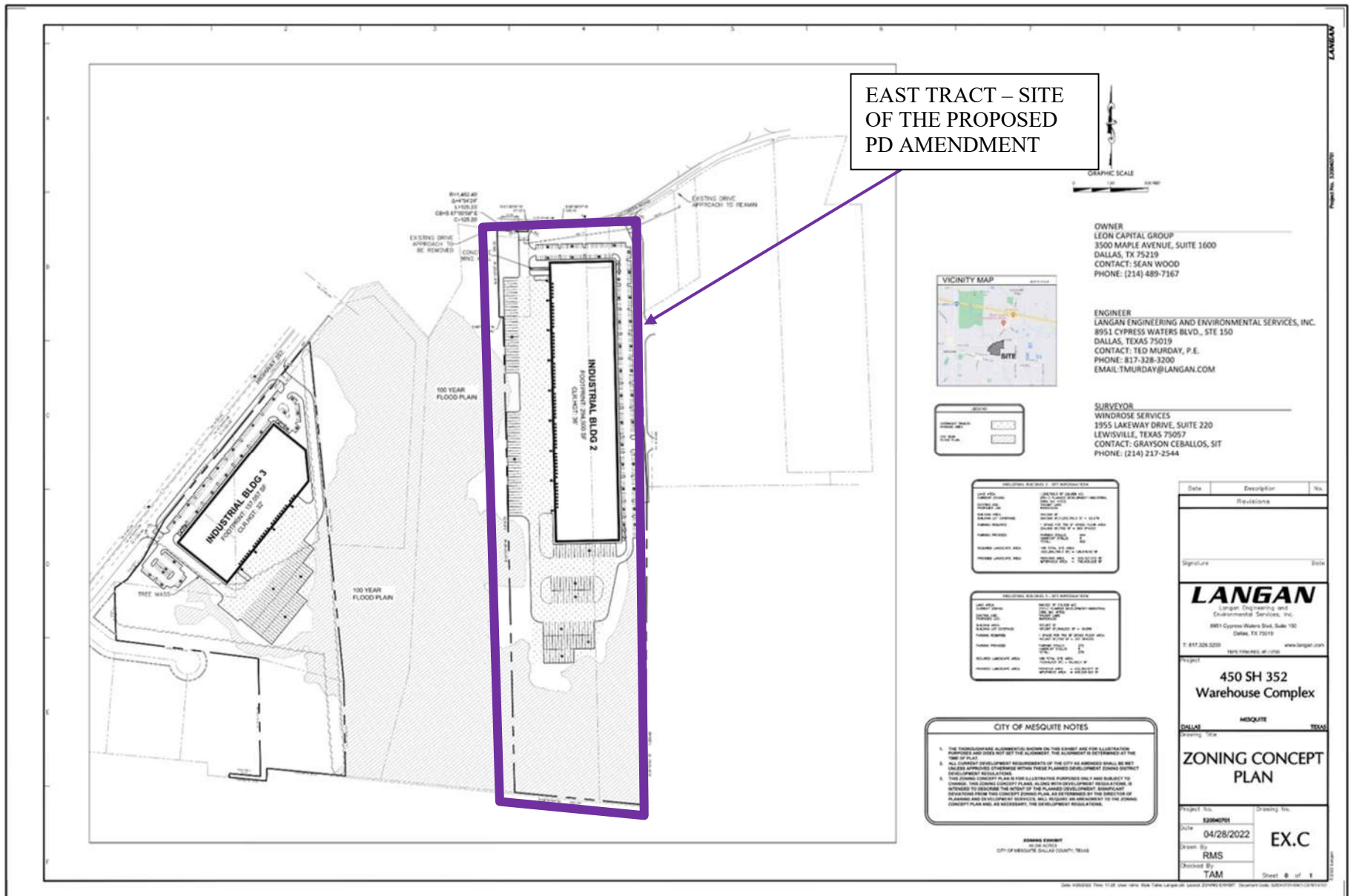
Exhibit A – PD Development Standards

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit “B”. The orientation and location of structures, driveways, and parking areas shown on Exhibit “B” may be modified to avoid conflict with utilities, floodplain and/or wetlands provided that parking and other development standards are met. In the event of a conflict between the provision of this ordinance and Exhibit “B”, the Provision of this ordinance control.
2. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsections “a” and “b” of this paragraph. The uses permitted in the Industrial District are subject to the same requirements applicable to the uses in the Industrial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Industrial District only by conditional use permit (“CUP”) is permitted in this District only by CUP.
 - a. The following uses are prohibited on the Property:

SIC Code 32a:	Concrete Batch Plants
SIC Code 40:	Railroad Passenger Terminal
SIC Code 61:	Alternative Financial Institutions
SIC Code 593:	Used Merchandise
SIC Code 593a:	Pawn Shops
SIC Code 5993:	Tobacco Stores
SIC Code 7299a:	Massage Parlors, Turkish and Steam Baths
 - b. The following uses are allowed only by CUP in this District:

SIC Code 20-399:	Manufacturing Uses
------------------	--------------------
3. Primary outdoor storage yard, including heavy load vehicles and unmounted trailers, as defined in Section 3-600 of the Mesquite Zoning Ordinance shall be prohibited.
4. The overnight parking of heavy load vehicle and/or unmounted trailers is permitted as defined in Section 3-600 of the Mesquite Zoning Ordinance in areas designated on the Concept Plan, if it is associated with tenant(s) or owner(s) of the Property.
5. The truck court (including heavy load vehicle parking, overhead doors or loading docks) shall not face a public right-of-way without screening. Where not screened by a building, the truck court shall be screened with an eight-foot masonry wall or a living screen pursuant to Section 1A-303.D. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
6. All fire apparatus access roads shall meet the minimum distance separation requirements as approved by the fire Marshal.

7. All applicable flood and wetland studies shall be completed as identified in the City of Mesquite Engineering Design Manual ("Mesquite Engineering Design Manual").
8. No Certificate of Occupancy shall be issued for any use requiring heavy load vehicles on the subject Property until the following improvements are completed in compliance with all applicable city standards:
 - a. Long Creek Road shall be reconstructed to the standards identified in the Mesquite Engineering Design Manual and Mesquite Thoroughfare Plan, as amended, from State Highway 352 to and including the eastern most drive approach to the Property.
9. Alternative screening may be utilized as provided in Section 1A-303A.3 in the Mesquite Zoning Ordinance.





RECEIVED
FEB 19 2026
PLANNING AND ZONING

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

LOCATION: 180, 200, 270, and 300 Long Creek Road, Mesquite, TX
DCAD ID: 380027200A0030000
FILE NUMBER: Z0126-0434
APPLICANT: Rande LeCours, SLS Consultants
REQUEST: From: Planned Development – Light Industrial
To: Amend Planned Development – Industrial Ordinance No. 4962

The requested Zoning Change would amend Planned Development – Industrial Ordinance No. 4962 by changing the original concept plan and modifying the development standard for the East Tract in the PD. 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

Being a 45.057-acre tract of land, more specifically described as Lot 3, Block A, Amburn Subdivision, City of Mesquite, Dallas County, Texas and a non-exclusive access easement in Instrument No: 202300203757.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **February 23, 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, **March 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) 216-6344 or chorner@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 **February 19, 2026** to be included in the Planning and Zoning Commission packet and by **March 16, 2026**, 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: Z0126-0434
More information is available at:
www.cityofmesquite.com/ZoningCases

Name:(required) Randell + Cindy Fields
Address of 1917 Smokey Mountain Trail 75149
Noticed Property:
Owner Signature: Cindy Fields, Randell Fields Date: 2/17/26

Comments:

We object to more industrial buildings in our neighborhood. We see too many large trucks new.

Please respond by returning to:

PLANNING DIVISION
CAROLYN HORNER
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137