



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
January 12, 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.

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
- Vice-Chairperson

NOTE: A regular member may serve again as Chair or Vice-Chair for consecutive terms.
[SEE Mesquite City Code, Chapter 20, Article III, Division 1, [Sec. 20-326](#).]

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.

4. MINUTES.

Consider approval of the minutes for the December 8, 2025, 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.

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.

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.

DIRECTOR'S REPORT

7. DIRECTOR'S REPORT.

Receive the Director's Report on recent City Council action taken on zoning-related items at their meetings on December 15, 2025, and January 5, 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 según el Sub- capítulo H, Capítulo 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 según el Sub- capítulo H, Capítulo 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 a 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 **January 12, 2026**, was posted on the bulletin boards at the Municipal Center and City Hall by **January 6, 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

December 8, 2025

**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	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold	<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, Vice-Chairman	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker	<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi, Chairwoman	<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 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.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for the November 24, 2025, Planning and Zoning Commission meeting.

4. ELEVATION APPROVAL – POLO RIDGE.

Consider approval of a palette of proposed elevations and façade materials of single-family homes pursuant to the Polo Ridge Development Agreement submitted by First Texas Homes for the Polo Ridge subdivision located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road.

ACTION

Commissioner Melend motioned to approve items 3 and 4; Commissioner Chenault seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS**5. ZONING APPLICATION NO. Z0425-0391.**

Conduct a public hearing and consider approval of Zoning Application No. Z0425-0391 submitted by Braulio and Irma Camarillo, for a zoning change from R-1 Single Family 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 N. Town East Boulevard.

Assistant Director Garrett Langford presented to the Commission, advising that this Applicant had appeared at the November 10, 2025, Planning & Zoning Commission meeting; however, the case was re-noticed to include the request for a Conditional Use Permit.

DISCUSSION

There was a discussion initiated by Commissioner Chenault regarding the plausibility of General Retail only and not including the construction office with outdoor storage. Mr. Langford advised that the proposed contractor shop would not be used for retail; however, it would be used as office space, which is allowed in the General Retail zoning districts. Additionally, the request for General Retail is less intensive than Commercial, which would allow additional uses not suitable for the location.

APPLICANT

Braolio Camarillo, 2110 Country Dell Drive, Garland, TX, 75040, approached the podium to answer any questions from the Commission.

DISCUSSION

Commissioner Melend asked Mr. Camarillo whether the concept plan had changed from the previous submission; Mr. Camarillo stated that it had not.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Melend made a motion to approve the application with the CUP and the recommended stipulations. Commissioner Walker seconded the motion; the motion passed 7-0.

6. ZONING APPLICATION NO. Z0725-0408.

Conduct a public hearing and consider approval of Zoning Application No. Z0725-0408 submitted by Sohail Ahmed, on behalf of 4R International LLC., for a zoning change 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 located within 500 feet of a residential zoning district and to increase the number of vehicle fueling pumps to 7 (14 fueling positions), located at 4301 E US HWY 80.

Mr. Langford presented to the Commission.

DISCUSSION

There were no discussions regarding the presentation.

APPLICANT

Sohail Ahmed, 1529 Hudnall Farm Road, Keller, TX, 76248, presented a video of the proposed development to the Commission.

DISCUSSION

There were discussions regarding the location of the proposed electric vehicle (EV) charging stations, operational hours, and lighting around the location for security purposes.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

Commissioner Melend inquired about the distance between the fuel pumps and the nearby residential area; Mr. Langford advised that the distance would be slightly more than 200 feet.

ACTION

Commissioner Chenault made a motion to approve the application along with all Staff recommendations. Commissioner Arnold seconded the motion; the motion passed 7-0.

7. ZONING APPLICATION NO. Z1025-0421.

Conduct a public hearing and consider approval of Zoning Application No. Z1025-0421 submitted by Mesquite I-20, LLC for a zoning change from Agricultural within K-20 Floating Overlay to Planned Development – Commercial with a Conditional Use Permit allow convenience store with fuel sales, restaurant, retail, 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).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions about the definition of a limited-service hotel and about requiring electric vehicle (EV) charging stations. Mr. Langford advised the Commission that a stipulation may be added to include EV stations in the Planned Development proposal.

APPLICANT

Clark East, 1840 Sandy Cove, Houston, TX, 77058, appeared on behalf of the Applicant.

DISCUSSION

Commissioner Melend asked Mr. East about adding EV charging stations; Mr. East stated that they could be included. There were further discussions concerning the number of rooms projected for the hotel and the addition of EV charging stations to the development. Mr. East stated that there would be no issue with adding a condition requiring EV charging stations.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Chenault made a motion to approve the application along with Staff recommendations and stipulations, with an added stipulation that eight charging stations, two at the restaurant, two at the fuel center, and four at the hotel, would be included. Commissioner Dharma seconded the motion; the motion passed 7-0.

8. ZONING APPLICATION NO. Z1125-0429.

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0429 submitted by Hot Trash Junk Removal, LLC., dba Haute Trash Thrift, for a zoning change from Commercial to Commercial with a Conditional Use Permit to allow the sale of used merchandise including clothing, furniture, and home decor, located at 3129 Interstate 30, Unit H.

Senior Planner Carolyn Horner presented to the Commission.

APPLICANT

Jessica Rivera, 3517 Loganwood Drive, Dallas, TX 75227, presented a short slideshow listing brand names and examples of items to be sold.

DISCUSSION

Commissioner Chenault asked the Applicant whether the business would buy items from the public; Ms. Rivera stated that they would only sell.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

Commissioner Melend asked Ms. Horner about the size of the store; Ms. Horner replied that Unit H is a seventeen-hundred (1700) square foot unit.

ACTION

Commissioner Melend made a motion to approve the application for a zoning change with a Conditional Use Permit, with Staff recommendations. Commissioner Arnold seconded the motion; the motion passed 7-0.

9. ZONING APPLICATION NO. Z1125-0430.

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0430 submitted by Master Plan on behalf of Peter Piper Pizza for a zoning change from Commercial to Commercial with a Conditional Use Permit to allow a coin-operated amusement game room, located at 5550 S. Buckner Blvd., Suite 300.

Planner Elizabeth Douglas presented to the Commission.

DISCUSSION

Commissioner Melend inquired about the 2026 Comprehensive Update Plan and whether or not the zoning for this property would be changed; Mr. Langford advised that it is a possibility.

There were additional discussions about the current use of the location and whether alcohol would be sold. Ms. Douglas advised that there would not be any sales of alcohol.

APPLICANT

Karl Crawley, 3333 Welborn, Dallas, TX 75219, appeared on behalf of the Applicant. Mr. Crawley provided information on the business and background.

DISCUSSION

There were discussions regarding the hours of operation and the type of games that would be available.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; the public hearing was closed.

ACTION

Commissioner Arnold made a motion to approve the application. Commissioner Melend seconded the motion; the motion passed 7-0.

DIRECTOR'S REPORT

10. DIRECTOR'S REPORT.

Mr. Langford updated the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on December 1, 2025:

Zoning Application No. Z0525-0400, submitted by Dr. Shailesh Vora for a change of zoning from Planned Development - Multifamily Ordinance No. 4344 to Planned Development - Multifamily with modified development standards to allow a 36-unit multifamily development located at 4741 North Galloway Avenue. (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. 5218.**

Zoning Application No. Z1025-0424, submitted by Jordan Gaunt for a change of zoning from Planned Development - Agriculture Ordinance No. 4791 to Planned Development - Agriculture Ordinance No. 4791 with a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) with modifications to

allow the ADU to exceed the maximum size of 1,000 square feet by 200 square feet for a total size of 1,200 square feet and to exceed the maximum height of 15 feet by 3 feet for a total height of 18 feet, located at 6713 Emerson Drive. (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.) **Public hearing held. Approved by Ordinance No. 5219.**

Mr. Langford updated the Commissioners on current special projects, including the ongoing Gus Thomasson Corridor, the Comprehensive Update Plan, and the Roadway Impact Fee study. He further advised the Commission to expect a number of text amendments that will begin next year to bring the Mesquite Zoning Ordinance up to date.

Mr. Langford announced that Commissioner Dharmarajan did not seek reappointment, and this was his last meeting. He thanked Mr. Dharmarajan for his service and contributions to the City and Planning & Zoning Department.

11. 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 12, 2026.

Chairwoman adjourned the meeting at 8:36 p.m.

Chairwoman Soira Teferi



PLANNING AND ZONING DIVISION

FILE NUMBER: Z1025-0423
REQUEST FOR: Planned Development
CASE MANAGER: Carolyn Horner, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, January 12, 2026
 City Council: Monday, February 2, 2026

GENERAL INFORMATION

Applicant: Correen Robertson, Civil Engineering Professionals, LLC
Requested Action: PD- General Retail (GR) to PD – Service Station to allow a convenience store with fuel sales located within 500 feet of a public or private school and residential district.
Location: 3225 N Town East Blvd, Mesquite, TX 75150

SITE BACKGROUND

Platting: Vickers Rev, Block A, Lot 1
Size: 0.53 Acres / 23,086 sq. ft.
Zoning: PD- GR
Future Land Use: Town East Special Planning Area
Zoning History: 1973: Special Permit for Gasoline Sales (1125).
 1973: SS (1135).
 2008: SS to PD-GR (3962).

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	General Retail	Albertson's
SOUTH:	General Retail	Flower Shop, Cleaners
EAST:	General Retail	Automotive Repair
WEST:	General Retail	Vacant

This request seeks to reestablish a service station use on a long-vacant site within the town east and motley special planning area. The proposed planned development (pd-ss) would allow a convenience store with fuel sales while incorporating development standards tailored to the site's context and legacy of prior fueling use. Two deviations are requested from section 3-504 of the mesquite zoning ordinance: the 500-foot separation from a public school and residential district.

CASE SUMMARY

The applicant is requesting a Zoning Change from Planned Development - General Retail to Planned Development – Service Station to allow a convenience store with fuel sales at 3225 N. Town East Blvd. The site is currently vacant and is located on the Northeast corner of the intersection of Motley Drive and N. Town East Blvd. The request includes two modifications from the Mesquite Zoning Ordinance standards applicable to service stations, specifically Section 3-504 (Fuel Sales): (1) reduction of the required 500-foot separation from a residential district to approximately 469 feet, and (2) reduction of the 500-foot separation requirement from a public school to approximately 400 feet.

Per Section 3-504 of the Mesquite Zoning Ordinance, fueling stations are limited to servicing no more than eight (8) vehicles at a time, or having no more than four pumps on the site. The applicant is proposing to install three (3) pumps, allowing service to six (6) vehicles at once. The same section of the ordinance requires fueling pump islands to be located a minimum of 500 feet from any residential district or public/private school. In this case, the proposed pump islands are approximately 400 feet from MISD Academy and approximately 469 feet from the Eastridge Park neighborhood, a single-family residential subdivision.

The proposed concept shows a 3,457 square foot building on the site. The concept plan complies with parking requirements by providing 14 parking spaces. The site also exceeds landscaping requirements, providing 12% landscaping where a minimum of 10% is required.

This site previously was occupied by a service station. The owners removed the canopy and building, resulting in the site being vacant while the owners pursued other options. The current proposed buyer wants to have a service station at this site again, and the sale of the property is contingent upon this rezoning request. Given the prior use of this property as a service station, the proposed redevelopment restores a long-standing commercial function at this intersection, aligning with reinvestment goals in the Comprehensive Plan.

All construction on the property will comply with applicable building and fire codes.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as the Town East and Motley Special Planning Area on the Future Land Use Map (see attachment 4). The vision of this planning area is to "be a thriving retail intersection with neighborhood staples to serve the surrounding area. The revitalized intersection will feature new commercial construction to replace aged retail

shopping centers and improved façade aesthetics of existing buildings. Improvements to the streetscape will include new landscaping, improved lighting, and widened sidewalks to improve pedestrian safety and connectivity.”

STAFF COMMENTS:

The proposed zoning change generally aligns with the Town East and Motley Special Planning Area vision by redeveloping an underutilized parcel with new construction and improved site design. While the plan does not call out additional fueling stations by type, this use functions as a “neighborhood staple” supporting area retail vitality and serves the surrounding community. This request reflects reinvestment consistent with the Plan’s emphasis on aesthetic enhancements and improved site conditions.

MESQUITE ZONING ORDINANCE

SECTION 5-311(N): REVIEW CRITERIA FOR PLANNED DEVELOPMENT (PD) DISTRICTS

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

STAFF COMMENTS: The proposed PD includes enhanced development standards, such as increased landscaping and controlled fueling positions, beyond those required in the base Service Station district, while supporting overall public health, safety, and welfare.

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

STAFF COMMENTS: While the Comprehensive Plan does not specifically encourage additional fueling stations, the site’s frontage along a major thoroughfare aligns with its auto-oriented commercial land use pattern. Town East Boulevard and Motley Drive serve as commercial collectors supporting auto-oriented uses defined by the Comprehensive Plan’s transportation framework.

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

STAFF COMMENTS: Development of a vacant, previous service station parcel supports Council goals related to reinvestment along commercial corridors.

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

STAFF COMMENTS: The proposed PD will not create any nonconformities.

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

STAFF COMMENTS: Although there is a single family residential neighborhood east of the subject property, the eastern corner property currently operates as a tire shop, which is a compatible land use to the proposed PD. A fast food restaurant borders the residential area.

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

STAFF COMMENTS: The area has not seen much development along the thoroughfare corridor. This development would bring new construction to the area. Recent public investment in corridor lighting and sidewalk enhancements supports potential redevelopment momentum, which this proposal complements.

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 General Retail where fueling stations are allowed by right. However, because the site is located within 500 feet of a residential district and public school, a rezoning request is required.

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: Adequate roadway, utility, and public safety services are currently available along both N Town East Blvd and Motley Drive, and the proposed use can be accommodated by existing infrastructure.

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 PD proposes 12% landscaping, exceeding the minimum requirement of 10% for the site.

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 PD supports the redevelopment of a vacant lot along a major thoroughfare. It provides flexibility to address site-specific challenges, such as its proximity to

a public school and residential zoning, while allowing enhancements including increased landscaping. Additionally, the PD process allows staff to apply additional controls on permitted uses and site landscaping, resulting in a higher design standard and compatibility with adjacent land uses.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No comments.

CONCLUSIONS

The proposed PD–Service Station 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 project demonstrates appropriate reinvestment at a key commercial intersection, provides public benefits through enhanced landscaping, and redevelops a long-vacant site consistent with surrounding commercial uses. Minor site design details, including the dumpster orientation, shall be resolved prior to Council consideration.

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 change to a convenience store with fuel sales with modified development standards is warranted, as it is with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. The traffic engineer has requested additional information on the orientation of the garbage dumpster, which should be resolved prior to this item going before City Council.

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

1. Recommend approval of the request with stipulations
or
2. Recommend denial of 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 January 6, 2026, Staff have not received any returned property owner notices for the request.

ATTACHMENTS

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

File No.: Z0725-0408
Planned Development

7. Exhibit A – Legal Description
8. Exhibit B – Development Standards
9. Exhibit C – Concept Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map

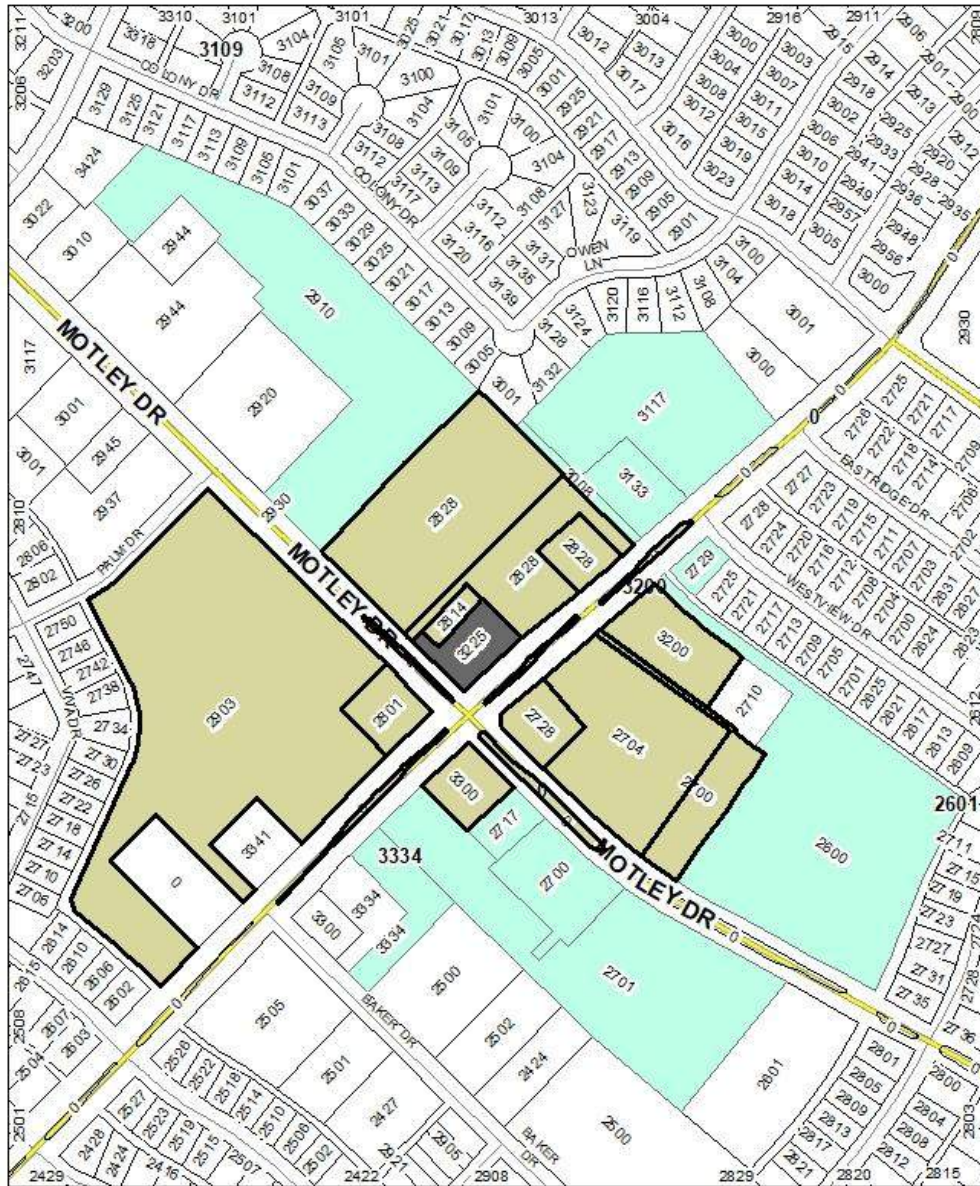


Location: 3225 N Town East Blvd
Request: Planned Development - Service Station



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



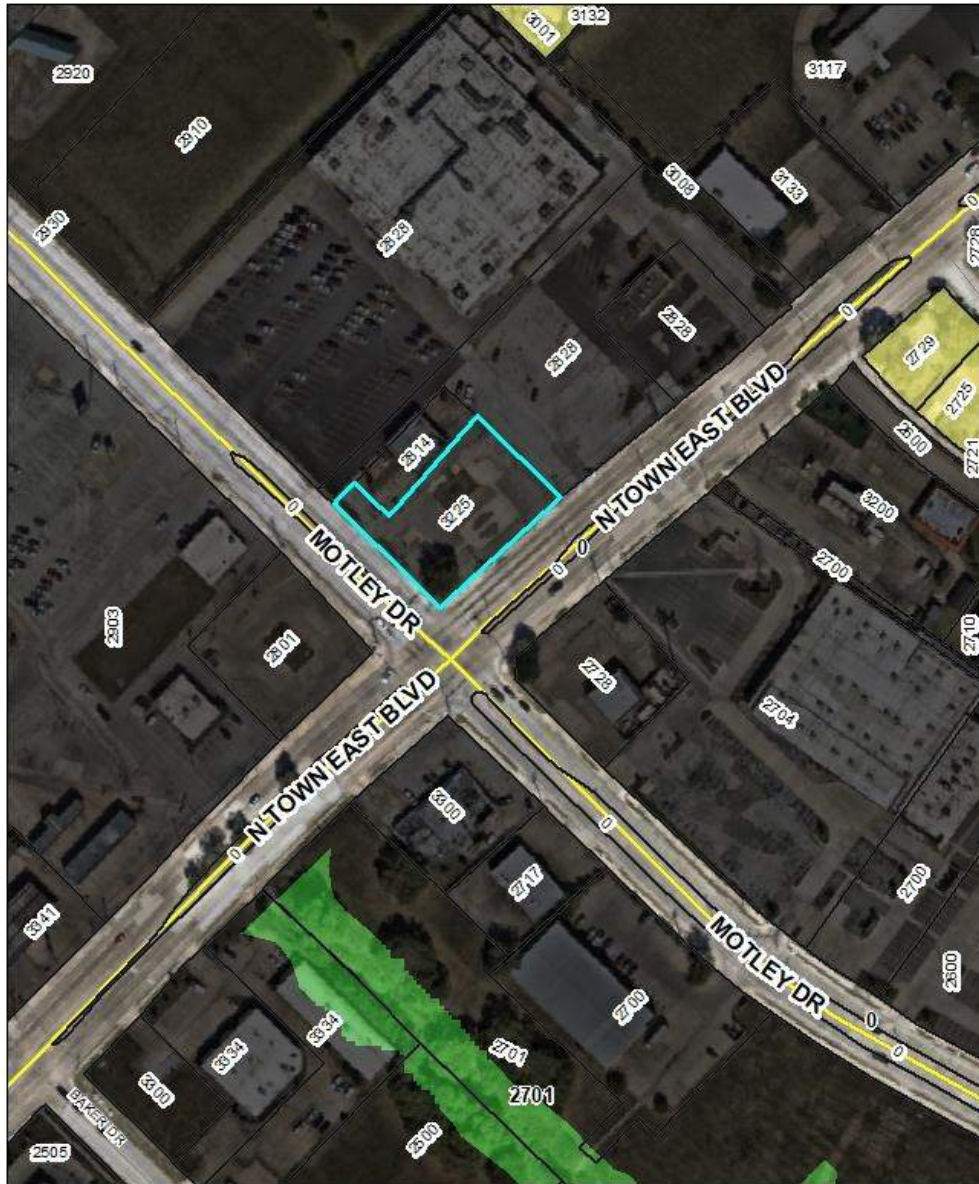
Applicant: Correen Robertson, Civil Engineering Professionals
Owner: HAMON & LILAY ENTERPRISES LLC
Location: 3225 N Town East
DCAD: 38225600010010000
Request: Planned Development
for Service Station

- Legend**
-  Subject Property
 -  Required Notices
 -  Courtesy Notices




ATTACHMENT 4 – FUTURE LAND USE MAP


Future Land Use Map




Location: 3225 N Town East Blvd.

 Subject Property

Legend

 Town East & Motley Special Planning Area

 Parks, Open Space, Drainage

 Low Density Residential



ATTACHMENT 5 – SITE PHOTOS



Front view of the subject property facing north



Side view of subject property from Motley.

LETTER OF INTENT

October 8, 2025

City of Mesquite
Development Services
McKinney, Texas

On behalf of Hamon & Lilay Enterprises, LLC we submit this letter of intent to redevelop 3225 Town East Blvd. This request is to rezone the site from GR to PD-SS to allow construction of a new gas station. The site previously served as a gas station and we simply want to revert back to previous zoning/use. The owners have an existing Chevron gas station in Mesquite located at 2101 Motley Drive. They are also in the process of developing another gas station site outside of Mesquite.

Correen C. Robertson, P.E.

817-422-2290



Figure 1 - 2101 Motley Drive - Chevron Gas Station

ATTACHMENT 6 – APPLICATION MATERIALS



Please print legibly. This application can also be completed online at the [Civic Access portal](#).

Application Checklist

- Completed Application Statement of Intent and Purpose Zoning Exhibits A, B, & C
 Owner Authorization (page 6) Application Fee* (\$1,500 + \$15 per acre)

**An additional fee may apply if a change to the Comprehensive Plan is required.*

Property Information

General Location: _____
Physical Address: 3225 Town East Blvd City, State: Mesquite, Texas
Zip Code: _____
Platted: Yes No (If yes, fill in the information below. If not platted, a metes and bounds description must be submitted)
Subdivision: Vickers Addition Block: 1 Lot: A

Applicant Information – The person filling out the application

First Name: Correen Last Name: Robertson
Phone Number: 817-422-2290 Email Address: correen@civilengineeringprofessionals.com
Company Name: _____

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in the information below)
First Name: Mo Last Name: Kaeni
Phone Number: 2145563390 Email Address: technologybuildinggroup@yahoo.com
Mailing Address: 1230 Continental Blvd City, State: Southlake, TX
(If different from physical address)
Zip Code: 76092

ATTACHMENT 6 – APPLICATION MATERIALS

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- AG – Agricultural R-1 – Single Family R-1A – Single Family R-2 – Single Family
 R-2A – Single Family R-3 – Single Family D – Duplex Multifamily (less than 25 units)
 Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Non-Residential Zoning Districts

- O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: _____

Amending Planned Development

Ordinance Number(s): _____

Change district classification to: (Select all that apply)

Planned Development Residential Zoning Districts (Base Zoning)

- AG – Agricultural R-1 Single Family R-1A Single Family R-2 Single Family
 R-2A Single Family R-3 Single Family D – Duplex Multifamily (less than 25 dwelling units)
 Multifamily (more than 25 dwelling units) Attached Dwellings (3-plex/4-plex)
 Zero Lot Line Dwelling Townhouse Dwellings Attached Dwellings (3-plex/4-plex)
 Patio Home Mobile Home Parks Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Planned Development Non-Residential Zoning Districts (Base Zoning)

- O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: _____

April 2020

CONTINUE TO NEXT PAGE

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ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Planned Development Application.

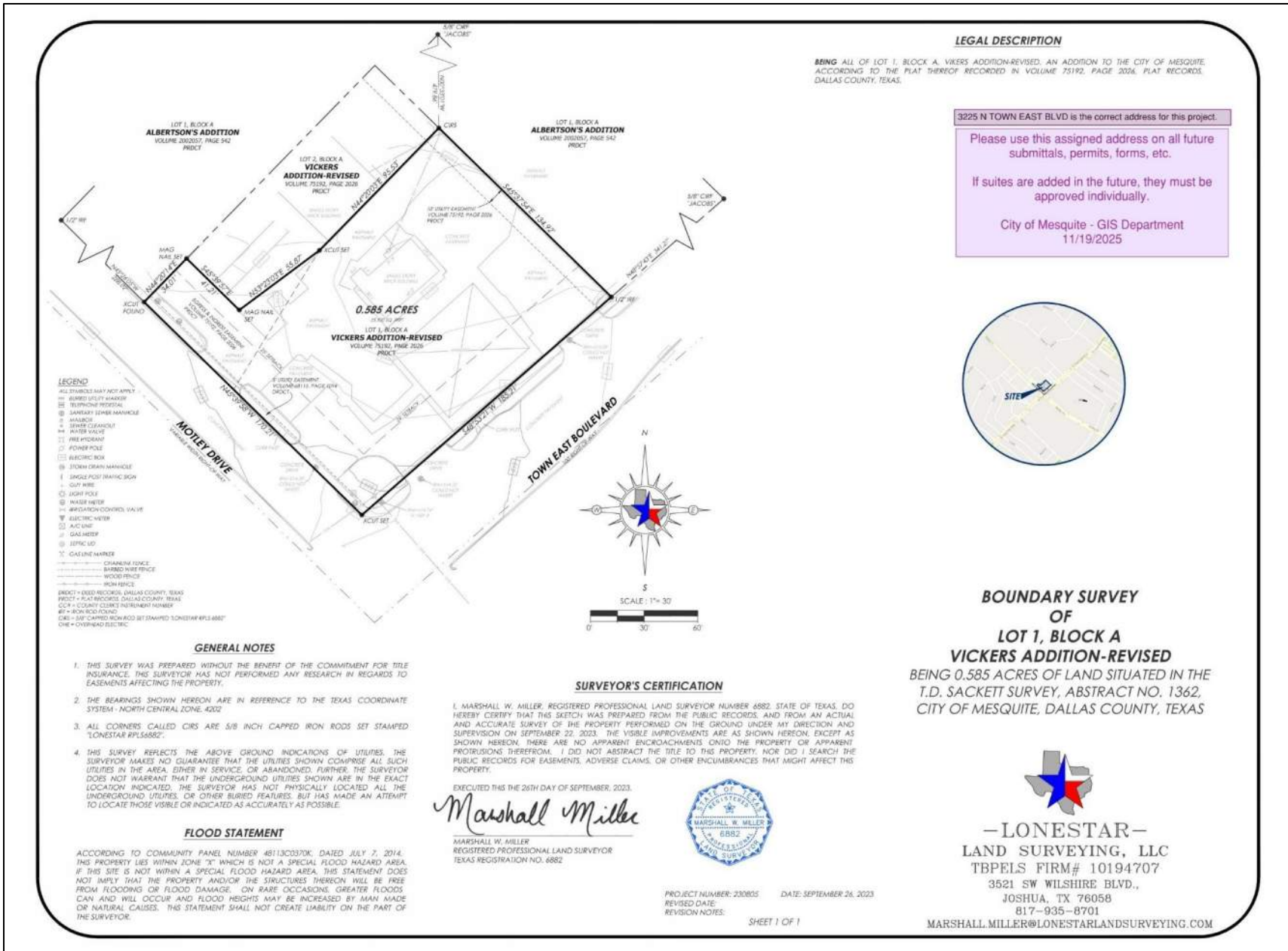
Property Owner: HAMON & LILAY ENTERPRISES LLC Phone Number: 2145663390

Address: 1230 Continental Blvd.

Southlake, Texas Email Address: technologybuilding@yahoo.com

Signature: 

ATTACHMENT 7 – EXHIBIT A LEGAL DESCRIPTION



LEGAL DESCRIPTION

BEING ALL OF LOT 1, BLOCK A, VICKERS ADDITION-REVISED, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75192, PAGE 2026, PLAT RECORDS, DALLAS COUNTY, TEXAS.

3225 N TOWN EAST BLVD is the correct address for this project.

Please use this assigned address on all future submittals, permits, forms, etc.

If suites are added in the future, they must be approved individually.

City of Mesquite - GIS Department
11/19/2025



- LEGEND**
- ALL STANDARDS MAY NOT APPLY
 - 66666 UTILITY MARKING
 - TELEPHONE PERSONAL
 - SAVINGBY EMBLEM MARKINGS
 - SAVINGBY
 - SEWER CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - ELECTRIC BOX
 - STORM DRAIN MANHOLE
 - SINGLE POST METRIC SIGN
 - CUT WIRE
 - LIGHT POLE
 - WATER METER
 - WATER/SEWER/COOLING VALVE
 - ELECTRIC METER
 - A/C UNIT
 - GAZ METER
 - SEWER LID
 - GASLINE MARKING
 - CHAINLINK FENCE
 - BAMBOO WIRE FENCE
 - WOOD FENCE
 - IRON FENCE
 - BOOK = DEED RECORDS, DALLAS COUNTY, TEXAS
 - PLAT = PLAT RECORDS, DALLAS COUNTY, TEXAS
 - CCP = COUNTY CLERK INSTRUMENT NUMBER
 - #1 = IRON ROD FOUND
 - CR = 1/2" CAPTED IRON ROD SET STAMPED "C" HEREIN #PLS 6887
 - CR = 1/2" IRON ROD ELECTRIC

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4022
3. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR #PLS 6887".
4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 481130370K, DATED JULY 7, 2014, THIS PROPERTY LIES WITHIN ZONE "0" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON SEPTEMBER 22, 2023. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 26TH DAY OF SEPTEMBER, 2023.

Marshall Miller

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 230805 DATE: SEPTEMBER 26, 2023
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

**BOUNDARY SURVEY
OF
LOT 1, BLOCK A
VICKERS ADDITION-REVISED**
BEING 0.585 ACRES OF LAND SITUATED IN THE
T.D. SACKETT SURVEY, ABSTRACT NO. 1362,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

ATTACHMENT 8 - FILE NO.: Z1025-0423
EXHIBIT B – DEVELOPMENT STANDARDS

This Planned Development – Service Station district (“**PD-SS**”) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the Service Station (“**SS**”) 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-SS district. Where these regulations conflict with or overlap another ordinance, this PD-SS ordinance will control.

1. Permitted Land Uses. The permitted uses on the PD-SS district property include the permitted uses in the SS District classification as set out in the MZO, and those permitted uses on the property are subject to the same requirements as set out in the MZO.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the C Zoning District as amended, is only allowed if a CUP is issued for the use unless permitted in subsection b. below.
 - b. The following uses are permitted on the Property in addition to those outlined under the SS District classification:
 - i. SIC Code 554 Refueling Station with the following stipulations:
 1. Up to six fueling positions
 2. Heavy Load Vehicle refueling is not permitted
 - c. Any land use prohibited in the SS Zoning District, as amended, is also prohibited on the Property unless expressly permitted in subsection 1.b above. All other uses not expressly permitted in this PD-SS shall be prohibited. The following uses are also prohibited:
 - i. SIC Code 5947: Gift Novelty, Souvenir Shops
 - ii. SIC Code 5993: Tobacco Stores
 - iii. SIC Code 5999g: Paraphernalia Shop
 - iv. SIC Code 61: Alternative Financial Institutions
 - v. SIC Code 7215: Coin-Operated Laundries
 - vi. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
 - vii. SIC Code 7549b: Towing/Wrecker Service
 - viii. Outdoor Storage as Principal or Accessory Use
 - ix. Heavy Load Vehicle Parking
2. **Development Standards.** In addition to the requirements of the MZO applicable to the SS Zoning District, the Planned Development is subject to the following:

- a. **Site Plan.** The site plan for the Property shall be consistent with Exhibit C. The site plan may differ from the Concept Plan without requiring a PD amendment to comply with the adopted Building and Fire Codes and the Mesquite Engineering Design Manual.
- b. **Landscaping.** The minimum required amount of landscaping shall be 12% of the lot.
- c. **Residential Separation.** Pump islands may be placed less than 500 feet from any residentially zoned district and public school.



PLANNING AND ZONING DIVISION

FILE NUMBER: Z1225-0432
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Elizabeth Douglas, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, January 12, 2026
City Council: Monday, February 2, 2026

GENERAL INFORMATION

Applicant: Zipline International, Inc.
Requested Action: Rezone from "C," Commercial to "C," Commercial with Conditional Use Permit to allow Zipline Drone Development Tower to operate on Quality Home's existing parking lot (SIC 4789a).
Location: 227 E US HWY 80

SITE BACKGROUND

Platting: East Dallas Estates, Block 1, Lot 8RA
Size: 5.101 Acres
Zoning: C - Commercial
Future Land Use: Commercial
Zoning History: 1971: R-3 to Commercial

Surrounding Zoning and Land Uses (see attachment 3):

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

CASE SUMMARY

Zipline International requests a Conditional Use Permit (CUP) to allow a drone delivery operation as a primary use on property owned by Quality Home Furniture. The proposed drone operation will function as a stand-alone staging and charging facility, with no shared operations, employees, or activities with Quality Home Furniture. Because the drone operation is proposed as a principal use on the site, rather than as an accessory use, a Conditional Use Permit is required under Section 3-513 of the Mesquite Zoning Ordinance.

The subject property is approximately 5.10 acres and is currently developed with Quality Home Furniture as the primary use of the property. The proposed installation would consist of three drone towers, each with 12 docking stations, located within an existing paved parking area. The proposed drone operation will serve only as a staging and charging facility. Drones will not pick up or drop off merchandise at this site; package transfers occur at off-site partner locations. Installation would require the removal of 34 parking spaces, leaving 364 spaces, which continues to meet parking requirements for the furniture store. The drone facility is a separate use that will support Zipline's regional delivery operations while maintaining adequate parking and circulation for the existing furniture store.

The Federal Aviation Administration (FAA) regulates all aspects of drone flight operations, flight paths, and noise. The City retains authority over the ground-based site, including fencing, parking, setbacks, and screening. Section 3-513 of the Mesquite Zoning Ordinance (MZO) governs drone delivery services. The MZO allows drone delivery services as an accessory use in the General Retail, Light Commercial, Mixed Use, Commercial, and Industrial zoning districts. As a primary use, drone delivery services are permitted by right in the Industrial district but require a CUP in the General Retail, Light Commercial, and Commercial districts. The MZO establishes the following requirements for drone staging areas.

1. Drone staging areas must be designated on an approved site plan.
2. Drone staging areas shall not be placed within any setback, required landscape area, fire lane, easement, maneuvering aisle, required loading zone, required parking space, or any location that obstructs visibility or interferes with pedestrian or vehicle circulation.
3. Drone staging areas as part of an accessory drone delivery use shall be limited to one thousand (1,000) square feet or ten (10) percent of the lot area, whichever is greater. A drone staging area located within or on the roof of the building containing the primary use is not subject to this limitation.
4. Drone staging areas shall be located a minimum of two hundred (200) feet from a residentially zoned property, any lot used for a residential care facility, nursing home, or public park. The measurement shall be from the edge of the drone staging area to the closest property line.

Zipline International Inc.'s proposed staging area meets all Section 3-513 requirements on the Quality Home property, including placement outside required setbacks, landscape areas, and

maneuvering aisles, maintaining the required separation from residential and sensitive uses, and preserving required parking counts.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Commercial use (see attachment 4). The proposal aligns with the Comprehensive Plan's Commercial designation by introducing an innovative, technology-driven service that supports existing retail and employment uses on a major regional corridor.

MESQUITE ZONING ORDINANCE

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 proposed operation would occur in a secure, fenced area with electrical and network connections regulated by FAA flight protocols. The FAA regulates drone flight operations and safety, while the City retains oversight of ground-based facilities through zoning and building regulations. The proposal is not anticipated to adversely affect public health, safety, or welfare, provided FAA requirements and City development standards are maintained.

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

STAFF COMMENTS: As a primary use on this Commercial corridor, the drone delivery service can support nearby restaurants, retailers, and regional service users by providing additional logistics and delivery options.

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

STAFF COMMENTS: The request supports City objectives for reinvestment in existing commercial sites and aligns with policies encouraging modernization of established highway commercial corridors.

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 non-residential uses, and the proposed drone staging activity is internal to an existing parking lot, which limits potential impacts on adjacent properties.

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

STAFF COMMENTS: The US Highway 80 corridor has developed with regional commercial and service uses, and the proposal represents an incremental modernization of an existing commercial site rather than a change in character.

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.

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: Existing parking will remain sufficient for the furniture store; removal of 34 spaces leaves 364 spaces on site, which continues to meet or exceed minimum parking requirements

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: Any site lighting, fencing, and equipment will be reviewed through the permit process to ensure compliance with City standards and to minimize potential off-site impacts.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No comments.

CONCLUSIONS

The proposed CUP would authorize a secure, small-scale drone staging facility on an underutilized portion of the Quality Home Furniture property. The use represents a modern commercial service that could enhance delivery options while supporting existing retail operations in the area. If approved, staff recommends including stipulations to ensure the facility operates safely, maintains adequate parking, and remains subordinate to the primary retail use, consistent with the review criteria for Conditional Use Permits in the Mesquite Zoning Ordinance.

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 a drone staging area 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 Zipline International, Inc. as operator of a drone staging facility 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 drone staging area shall be limited to a 5,500 square-foot area and be fully enclosed by an eight-foot black ornamental metal fence. Any gates or access points in the fence shall comply with Fire and Building Code requirements for emergency access.
3. Keeping or use of a storage container or permanent generators shall be prohibited. Temporary emergency generators may be allowed with City approval.
4. 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.
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 Building Official shall revoke the Certificate of Occupancy for the Property, and (ii) Zipline International, Inc., 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.

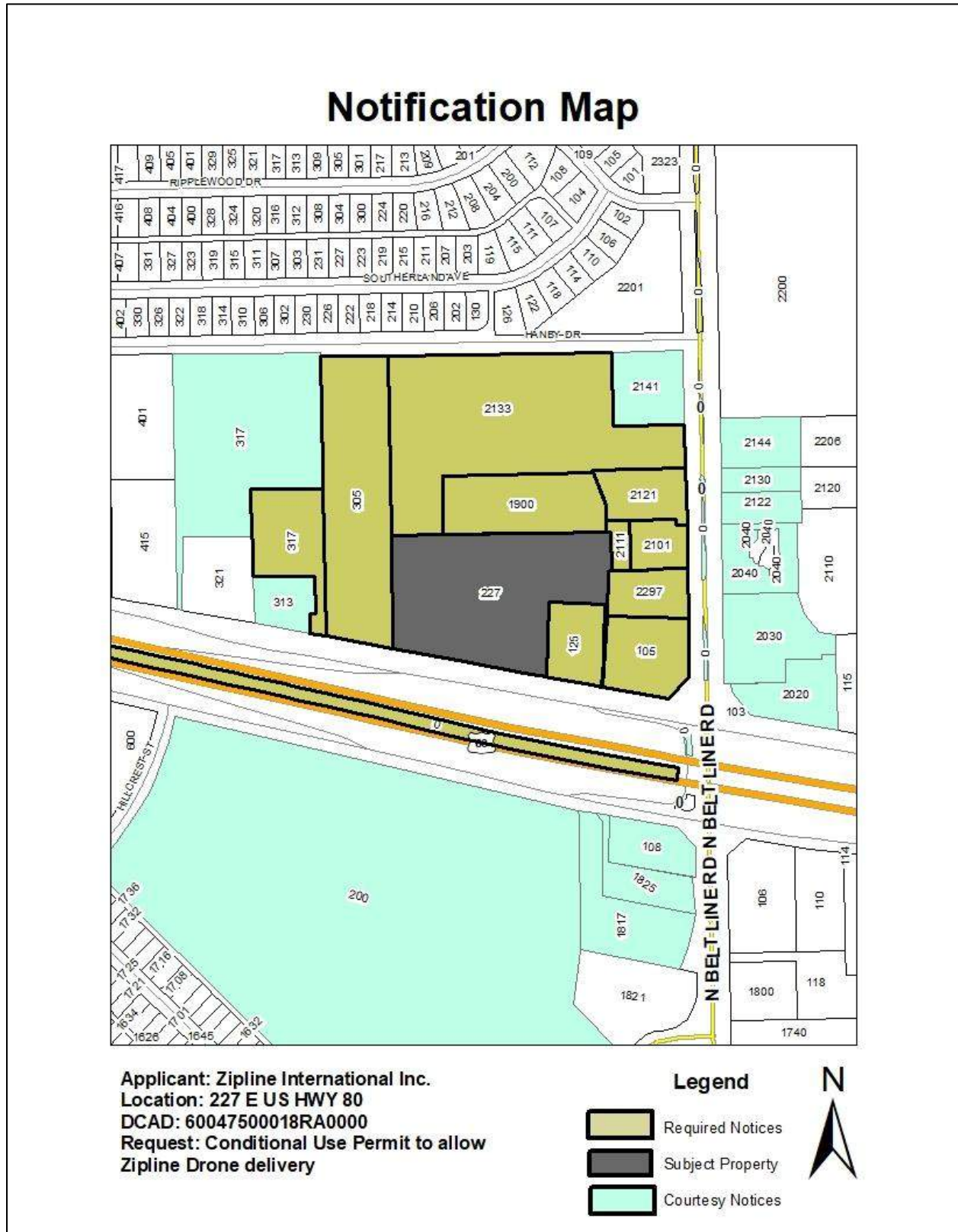
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of January 6, 2026, staff has received no responses or objections from notified property owners.

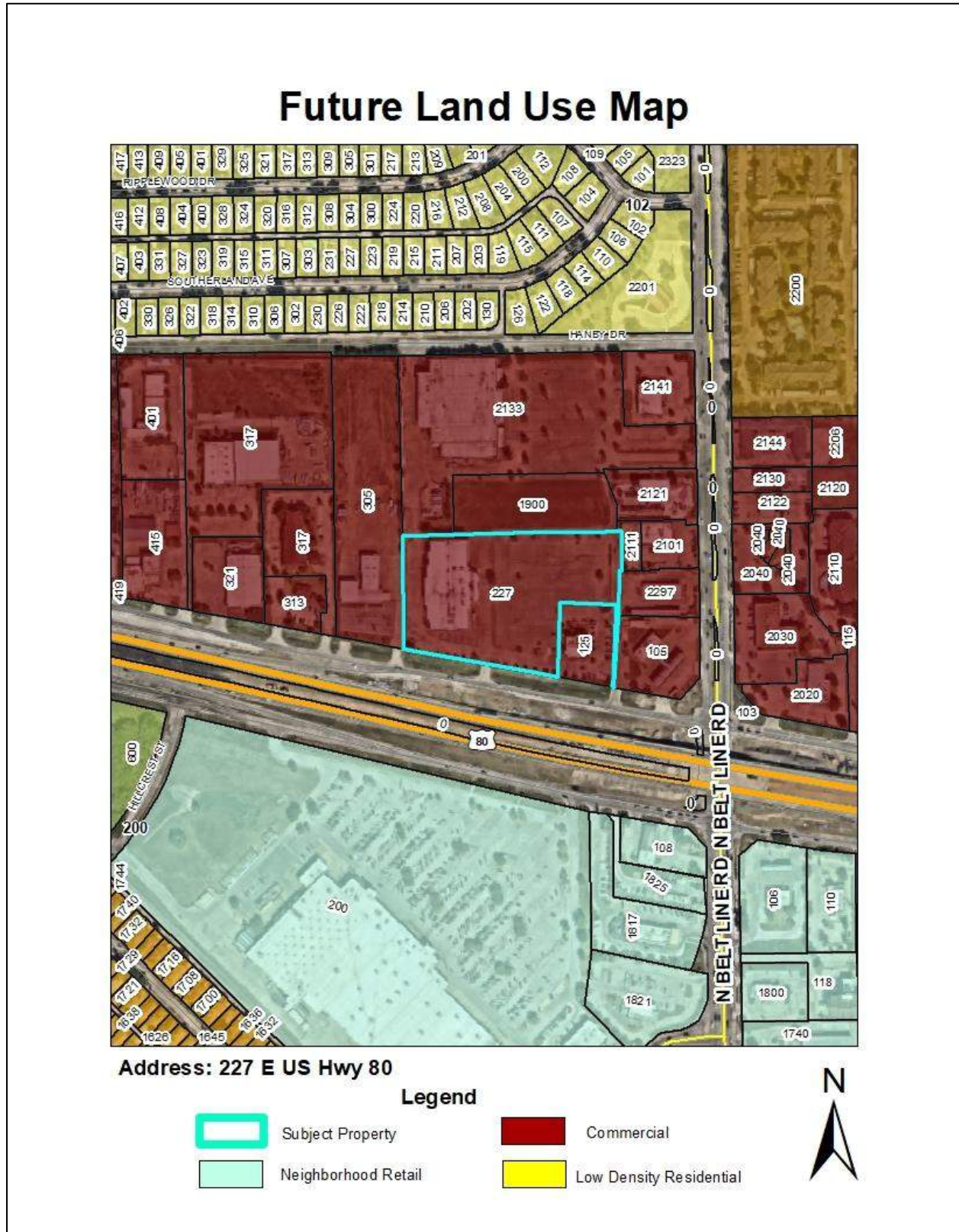
ATTACHMENTS

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

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 4 – FUTURE LAND USE MAP





Subject property, facing West.



Please print legibly. This application can also be completed online at [Civic Access](#).

Application Checklist

- Completed Application
- Statement of Intent and Purpose
- Zoning Exhibits A & B
- Owner Authorization (page 6)
- Application Fee*

**Fee will be assessed at time of application submittal (\$1,000/\$1,250).*

Property Information

General Location: Third property west of Belt Line on US-80 Frontage Road
Physical Address: 227 US-80 City, State: Mesquite, Texas
Zip Code: 75150
Platted: Yes No (If yes, fill in information below)
Subdivision: East Dallas Estates Block: 1 Lot: 8R-A

Applicant Information – The person filling out the application

First Name: Grant Last Name: Goebel
Phone Number: 630-878-7783 Email Address: permits@flyzipline.com
Company Name: _____

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in information below)
First Name: Stan Last Name: Pickett
Phone Number: 972-288-9322 Email Address: stan@qualityhome.com
Mailing Address: White Picket LLC PO Box 850172 City, State: Mesquite, Texas
(If different from physical address)
Zip Code: 75185

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- AG – Agricultural R-1 – Single Family R-1A – Single Family R-2 – Single Family
 R-2A – Single Family R-3 – Single Family D – Duplex Multifamily (less than 25 units)
 Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Non-Residential Zoning Districts

- O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: _____

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the [Mesquite Comprehensive Plan](#).

Zipline International, Inc. intends to install a drone delivery charging station on a portion of Quality Home's existing parking lot to serve the surrounding businesses and residents with our modern logistic solution to last mile delivery.

Quality Home currently operates a furniture retail store on the premises.

Our operations would comply with the Mesquite Comprehensive Plan in multiple ways. From a connectivity standpoint, our services would be connecting residents within our service range to a variety of food and amenities. In turn, our services reinforce the infrastructure principal as we will support the existing and future businesses in the area.

Submission of this completed form is a part of the Conditional Use Permit Application. All items must be checked off prior to submitting for review. If the applicant deems an item to be "Not Applicable" (N/A) to the proposed development, please mark N/A. Using a separate sheet, state why an item is not applicable.

EXHIBIT A – Legal Description

Complete N/A Digital PDF copy of the Legal Description (metes and bounds) of the area encompassing the zoning request.

OR

Subdivision description of platted property or properties. Disclaimer: This method may not be used if the requested zoning change is for a portion of a lot, or unplatted property.

EXHIBIT B – Zoning Concept Plan

Complete N/A 2 A title block in the lower right corner that includes project name, case number, subdivision name, lot and block, or survey name, abstract number, Dallas or Kaufman County, submission date, and a log of submittal/revision dates since submitted to the City.

Complete N/A 3 Names, addresses and phone numbers of owner, applicant and surveyor.

Complete N/A 4 Written and bar graph scale and north arrow are indicated. (North shall be oriented to the top or left side of the sheet)

Complete N/A 5 Legend, if abbreviations or symbols are used.

Complete N/A 6 Location/vicinity map showing the location of the subject property. Indicate scale or not to scale (NTS) and provide north arrow.

Complete N/A 7 Site boundaries, bearings and dimensions, site acreage and square footage.

Complete N/A 8 Subdivision name, zoning, future land use plan designation, recording information, and land use description of property adjacent to the subject property.

Complete N/A 9 Assignment of use to specific areas within the plan.

Complete N/A 10 Site Data Summary Table, including:

- Proposed Use(s) (with type, number, and acreage)
- Existing Zoning District
- Gross Site Area (ac. & sq. ft.)
- Lot Coverage
- Maximum Height (in ft. & stories)
- Required Landscape Area (ac. & %)
- Provided Landscape Area (ac. & %)
- Parking Spaces Ratio by Use
- Parking Spaces Required
- Parking Spaces Provided
- Percentage of Open Space

Complete N/A 11 Building sites (including maximum building size density, heights, lot coverage and use restrictions as appropriate).

October 2024

CONTINUE TO NEXT PAGE

Page 4 of 8

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ATTACHMENT 6 – APPLICATION MATERIALS

<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	12	Area, use and approximate location of existing and proposed structures. Existing structures to remain should be included.
<input checked="" type="checkbox"/> Complete	<input type="checkbox"/> N/A	13	Existing streets and thoroughfares, indicate whether public or private.
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	14	Phases of development, including delineation of areas, building sites, land use and other improvements to be constructed in independent phases.
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	15	Parking areas and structures, including the number and layout of standard spaces, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas, the location of ramps, crosswalks, sidewalks, and barrier-free ramps.
<u>The following items may be applicable for new development or redevelopment of a property. Please confirm with the assigned Case Manager.</u>			
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	16	Natural features including tree masses, drainage ways, and creeks
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	17	Existing and proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of the lot adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site."
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	18	Proposed reclamation of floodplain area(s), if applicable, with acreage.
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	19	Proposed dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites.
<input checked="" type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	20	Existing or proposed easements (utility, drainage, visibility and maintenance, etc.).
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	21	Proposed detention areas.
<input type="checkbox"/> Complete	<input checked="" type="checkbox"/> N/A	22	Conceptual detail of landscaping including total open space area in square feet and percentage of total site area.



Letter of Intent

12/2/2025

Conditional Use Permit Application for Zipline International, Inc at 227 US-80 Lot 8R-A Blk 1

227 US-80
Mesquite, TX
75150

Zipline International, Inc is proposing to convert 5,406 SF of Quality Home's existing parking lot at 227 US 80- Lot 8R-A Blk 1 into a drone delivery charging point. Ground infrastructure includes fenced in charging towers and the required electrical and network connections. This infrastructure is planned to be placed on the east end of the existing lot. Our last-mile delivery services are intended to serve the surrounding businesses and homeowners with our modern logistics solution.

Please find a link here to a one-pager with more information:
<https://flyzipline.box.com/s/zyl7bcqkakbxg9ouvtpus3h5g9zh5h0q>

Grant Goebel, Project Manager

Zipline International, Inc.

1155 Kas Drive
Richardson, TX
75081



Example of a drone charging facility.

Consent Form

Project Name: Zipline at 227 US 80 Submittal Date: 12/4/25

Application Type (check all that apply)

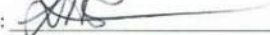
- | | | |
|--|--|---|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Residential Replat |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Regulating Plan | <input type="checkbox"/> Short Form Final Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Exception |

I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. I hereby give CONSENT to Zipline International, Inc. (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Mesquite, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.

Current Property Owner Information

Name: White Pickett, LLC (Stan Pickett) Signature: 
Address: PO Box 850172 City, State, ZIP: Mesquite, TX 75185

Agent/Representative Information

Name: Zipline International, Inc.
Address: 1155 Kas Drive Suite 150 City, State, ZIP: Richardson, TX 75081

