



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
July 14, 2025 - 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 June 23, 2025, Planning and Zoning Commission meeting.

PUBLIC HEARINGS

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

4. ZONING APPLICATION NO. Z0525-0395.

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0395 submitted by Birat Dhakal, Triangle Engineering LLC., for a zoning change to amend Planned Development – Industrial Ordinance No. 5119 to modify Exhibit C - Concept Plan to include an additional flex office building located at 1202 IH 30.

5. ZONING APPLICATION NO. Z0525-0401.
Conduct a public hearing and consider approval of Zoning Application No. Z0525-0401 submitted by Thomas Forbes, Gemumori Games, LLC., for a zoning change from Commercial within the TERRA Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit to allow a coin-operated game room, located at 2156 Town East Mall (parcel address 1800 N. Town East Blvd).
6. ZONING APPLICATION NO. Z0125-0379.
Conduct a public hearing and consider approval of Zoning Application No. Z0125-0379 submitted by QT South, LLC., (QuikTrip) for a zoning change from Agricultural within the K-20 Floating Zone to Planned Development-Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential district; to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district; and to increase the maximum number of vehicle fueling positions to 20 fueling positions on approximately 3.4 acres of land located at northwest corner of IH-20 and FM-740 (KCAD Property Id. Numbers 227047 and 227048).

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 July 7, 2025.
8. Receive a briefing regarding the Downtown Mesquite Zoning District.
9. Discuss training topics and options for the Planning and Zoning Commission.
10. Receive a briefing on recent planning and zoning legislation enacted from the 89th Texas Legislative Session.

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 July 14, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by July 11, 2025, before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services

MINUTES**June 23, 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	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 2	Millie Arnold	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 3	Roger Melend	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 4	Ronnie Chenault	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)
Alternate No. 2	Debbie Screws	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	☐ Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	☒ Present In-Person
Ti'Ara Clark	Planner	☒ Present In-Person
Millie Laird	Planning & Development Administrative Aide	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ 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 June 9, 2025, Planning and Zoning Commission.

ACTION

Commissioner Melend made a motion to approve both items on the consent agenda; Commissioner Arnold seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0525-0397.**

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0397 submitted by Austin McDaniel, on behalf of Simple Development Partners for a Comprehensive Plan amendment to change the future land use designation from Commercial to Light Industrial and a zoning change from Planned Development-Light Commercial Ordinance No. 2174 and Traditional Neighborhood Mixed Residential to PD-Commercial with or without a Conditional Use Permit modified development standards to allow a light industrial development that includes uses permitted in the Commercial zoning district, as well as permitting warehouse distribution, beverage manufacturing, and other manufacturing located at 2100 E US Highway 80.

Assistant Director Garrett Langford presented to the Commission.

DISCUSSION

There were discussions concerning the type of screening that would be installed along Heritage Trail, the main parking lot, the truck lot, and along US 80, and the type of signage that would be

used on the proposed building and/or along US 80. Commissioner Melend asked for clarification regarding the conditional use permit wording in the zoning application. Concerns were expressed regarding the depiction of outdoor silos (fermenters) on the concept plan. Commissioner Arnold asked if the reconstruction of Jane Street would adhere to the City's standards and whether or not there would be a noise buffer for the tap room (depicted without walls in the building rendering), considering the proximity to residents. Commissioner Melend asked if it would be possible to have an enclosed building rather than the proposed open-air plan. Commissioner Dharmarajan stated that he would like to receive information on the brewing process and whether there would be any emissions that would affect the neighborhood. There were additional discussions regarding the Jane Street reconstruction and the allowance of on-site mobile food units.

APPLICANT

Stephen Graham, 9459 Hobart, Dallas, TX, spoke on behalf of the applicant to the Commission.

Karl Sanford, 1620 Kyle Avenue, Dallas, TX 75208, co-owner of Manhattan Project Brewery, spoke to the Commission, addressing concerns related to brewery emissions and outdoor silos.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

Daniel A. Martinez, 2205 Anita Drive, Mesquite, TX, addressed the Commission, stating that he does not feel that the neighboring residents want a brewery nearby. He expressed concerns about potential flooding, the number of young families with children in the neighborhood, and the increased noise and traffic congestion that the brewery would bring to the area.

No one else came forward; Chairwoman Teferi closed the public hearing.

DISCUSSION

There was a discussion regarding stormwater drainage in the area; Commissioner Melend stated that drainage would be included in the street construction. Garrett Langford confirmed that the drainage features would meet the City's specifications, which include some of the most stringent requirements in the metroplex. A concern related to the number of entrances to the development and whether they would only be on Jane Street. Mr. Langford commented that the existing service road is planned for reconstruction and may eventually include an entrance into the property.

ACTION

A motion was made by Commissioner Melend to approve the zoning change to the Planned Development, as presented, with Staff recommendations, and to approve the brewery with a Conditional Use Permit; Commissioner Walker seconded the motion.

The motion carried 5-2, with Commissioners Teferi and Arnold opposed.

DIRECTOR'S REPORT

5. Assistant Director of Planning and Development Services Garrett Langford provided the Director's Report on the recent City Council action taken on zoning-related items at their meeting on June 16, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0425-0393, submitted by John Droblyn with Droblyn Holdings, LLC, for a change of zoning from Planned Development (PD) - Commercial (Ordinance No. 4653) within the Town East Retail and Restaurant Area (TERRA) Overlay District to PD - Commercial (Ordinance No. 4653) within the TERRA Overlay District with a Conditional Use Permit (CUP) to allow the sale of used clothing as a permitted use at 1645 North Town East Boulevard, Unit 503. (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. 5173.**

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

Mr. Langford advised the Commission that several bills related to Planning & Zoning were recently passed; they will take effect in the fall.

A workshop involving the City Council, Economic Development, Downtown Development Advisory Board and Planning and Zoning will be held in late August/September; Commissioners will have the opportunity to attend.

A public engagement event will be held on June 24th at Heritage Plaza to present the Downtown Zoning Ordinance to interested citizens and business owners. This is the last step before the proposed ordinance goes to City Council in late August.

The next meeting will be held on Monday, July 14, 2025.

Chairwoman Teferi adjourned the meeting at 8:19 p.m.

Chairwoman Soira Teferi



T E X A S

Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0525-0395
REQUEST FOR: Planned Development Amendment
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 14, 2025
City Council: Monday, August 4, 2025

GENERAL INFORMATION

Applicant: Birat Dhakal and Kash Patel, Triangle Engineering
Requested Action: A zoning Change from PD-Industrial (Ord. 5119) to Planned Development – Industrial to amend the existing concept plan to include an additional flex office building.
Location: 1202 IH 30

SITE BACKGROUND

Platting: Not Platted
Size: Approximately 2.5248 acres/109,981 square feet
Zoning: PD - Planned Development
Land Use: Vacant
Zoning History: 1962: Property was Annexed into the City of Mesquite
1964: Zoned to A-1 (Multifamily) and Commercial
1983: Zoned to Planned Development – Multifamily
1985: Zoned to Planned Development – Light Commercial (Ord. 2124)
2024: Zoned to Planned Development – Industrial (Ord. 5119)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	PD - Planned Development (Ord. 4683)	PepsiCo, Inc.
SOUTH:	PD - Planned Development(Ord. 2067, Ord. 2450)	Vacant, IH 30
EAST:	PD - Planned Development (Ord. 4683)	Vacant, IH 30
WEST:	PD - Planned Development(Ord. 2067, Ord. 2450)	PepsiCo, Inc., Vacant

CASE SUMMARY

The applicant is requesting an amendment to the existing Planned Development – Industrial zoning approved in August 2024. The subject property, approximately 3.61 acres in size, was originally approved for a flex office/warehouse development and is bisected by a sanitary sewer easement. Under the original approval, the primary structure was to be located on the northwest portion of the site, slightly crossing the easement. As part of that approval, the applicant agreed to relocate the sanitary sewer line at their own expense and abandon the existing easement.

The proposed amendment seeks to revise the concept plan to include an additional 4,875 square-foot flex office space in the southeast corner of the property. This new building area expands the development's functionality and provides additional space options for tenants. The original building footprint of approximately 22,040 square feet remains unchanged in the northwest portion of the site. With the amendment, the site will now offer a total of 26,915 square feet of flex space, designed to accommodate either a single user or multiple tenants.

According to the applicant's updated statement of intent, the overall development continues to target mid-sized users who do not require the larger footprints offered in the nearby Urban Park 30 industrial district. The applicant has reiterated the flexibility of the site layout and building design, emphasizing the ability to subdivide space as needed. No changes are proposed to the list of permitted uses, and the applicant has not requested any deviations from the development standards outlined in the Mesquite Zoning Ordinance. All uses will remain consistent with those permitted in Industrial zoning districts.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Light Industrial. The type of land uses generally includes manufacturing facilities, indoor warehouses, storage facilities and industrial business parks. Light industrial should be located along arterial thoroughfares, in proximity to freeways, rail lines, or areas with access to other transportation outlets.

STAFF COMMENTS:

As part of the original 2024 Planned Development approval, a Comprehensive Plan Amendment was approved to change the future land use designation of the property to Light Industrial. The current request to amend the concept plan—specifically to include an additional flex office space—does not alter or conflict with the approved land use designation. The proposed amendment remains consistent with the intent and policies of the Comprehensive Plan.

MESQUITE ZONING ORDINANCE

SECTION 5-503: APPROVAL STANDARDS FOR CREATION OR AMENDMENT OF A PD DISTRICT.

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

STAFF COMMENTS: The proposed amendment promotes the public health, safety, and welfare by maintaining compliance with all applicable development regulations and by supporting the city's economic development objectives. The addition of a 4,875 square-foot flex office space provides opportunities for a wider range of business types and potential employment, which benefits the city.

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

STAFF COMMENTS: The proposed amendment is consistent with the Comprehensive Plan, which designates the property as Industrial. The additional flex office space aligns with the plan's intent to support employment-focused development in industrial areas.

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

STAFF COMMENTS: The proposed amendment supports the City Council's strategic goals by encouraging job growth and maximizing underutilized industrial land.

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

STAFF COMMENTS: The proposed PD amendment will not create any non-conformities.

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

STAFF COMMENTS: The proposed amendment is compatible with surrounding industrial and commercial uses. The added flex office space aligns with nearby zoning and maintains the character of the area.

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

STAFF COMMENTS: The area has experienced significant industrial development, including the construction of five industrial buildings in 2020, like the PepsiCo facility. The proposed amendment aligns with this ongoing trend by adding flexible office space within an established industrial corridor.

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 remains suitable for its current Planned Development – Industrial zoning.

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 public facilities, including roads, utilities, and emergency services, are currently available to service the property. The applicant has previously committed to relocating the sanitary sewer line as needed.

9. Whether the proposed PD amendment 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 amendment offers greater public benefits by allowing increased flexibility in building design and maximum use of the property.

10. The degree to which the proposed PD amendment 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 amendment incorporates a thoughtful site design by adding a flex office space that maximizes the use of the property.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

Staff has reviewed the proposed Planned Development amendment to add an additional flex office on the site and finds the proposal compatible with the surrounding existing developments.

RECOMMENDATIONS

Staff recommends approval of the zoning change to amend the PD-Industrial Ordinance No. 5119 by modifying Exhibit C (Concept Plan) to include an additional flex office building.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and mailed with a courtesy notice for properties within 400 feet. As of July 7, 2025, Staff has received no returned notices.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Owner Authorization Form
8. Exhibit A - Legal Description
9. Exhibit B - Planned Development Standards
10. Exhibit C - Concept Plan

Aerial Map



Applicant: Birat Dhakal and Kash Patel, Triangle Engineering
Location: 1202 IH 30
Request: PD Amendment

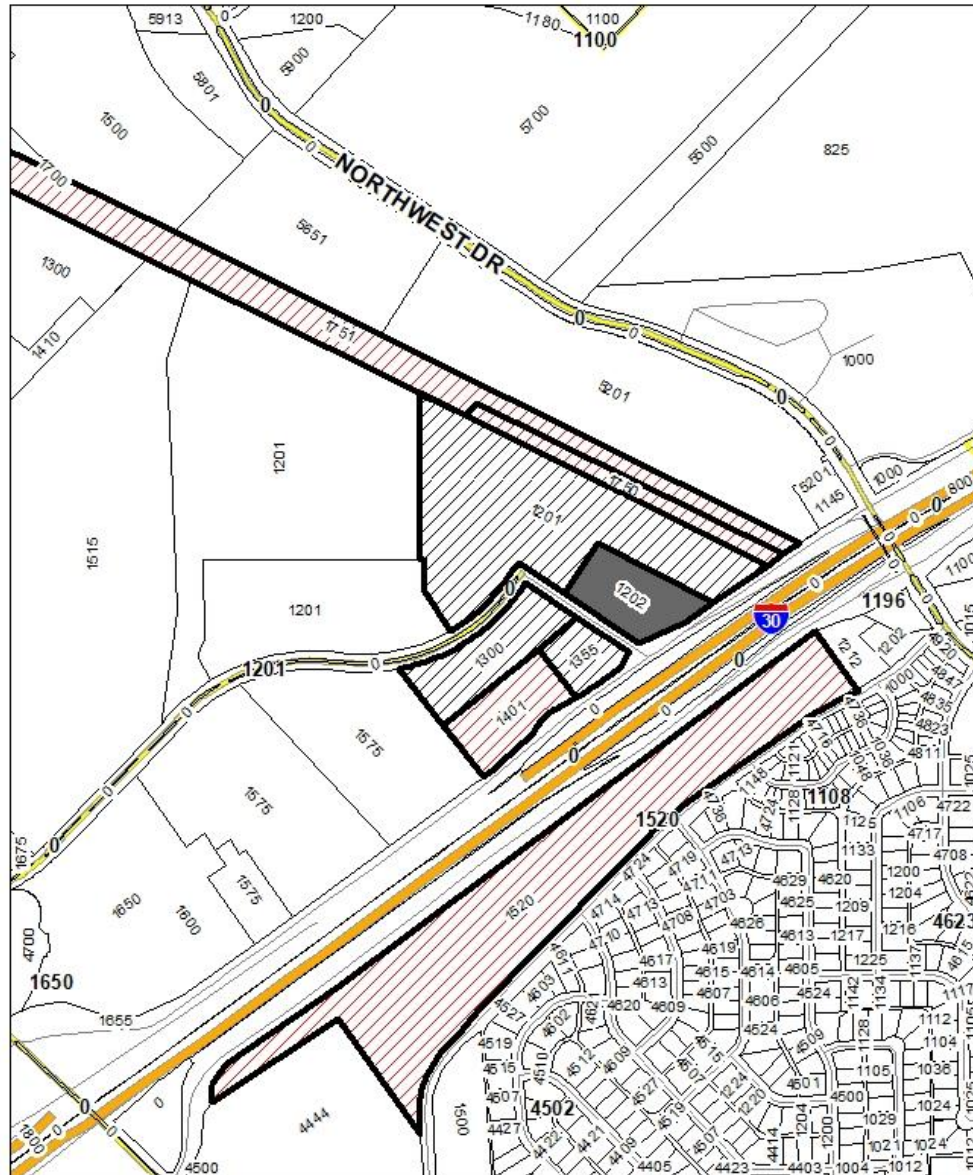
Legend

 Subject Property

0 30 60 120 180 240 Feet



Notification Map



Applicant: Birat Dhakal, Triangle Engineering
Location: 1202 IH 30
DCAD: 65146127610200800
Request: To amend the concept plan of
PD - Industrial (Ord. 5119)

Legend

-  Required Notices
-  Subject Property
-  Courtesy Notices

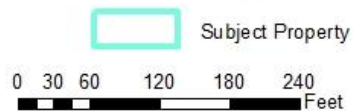


Aerial Map

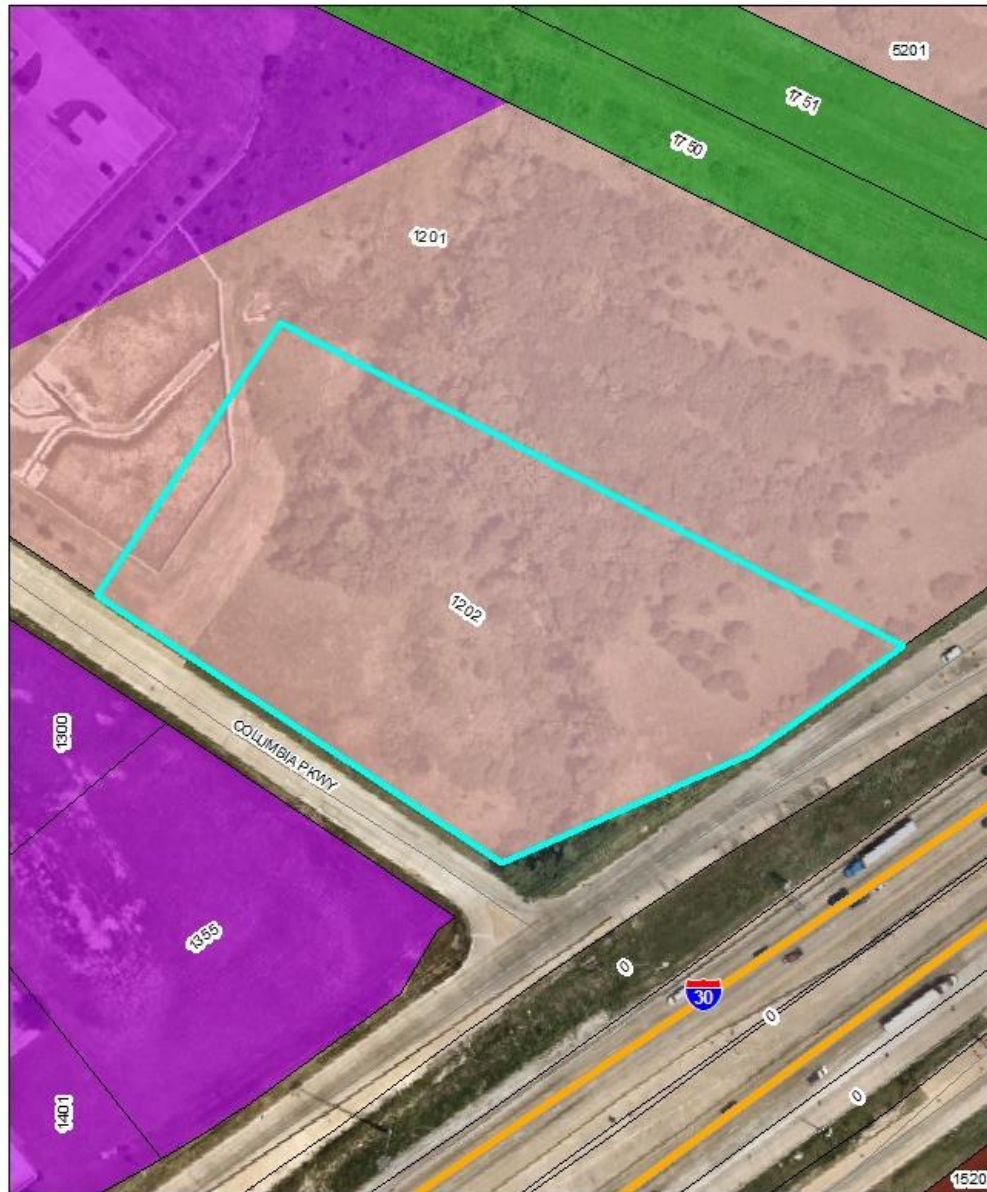


Applicant: Birat Dhakal and Kash Patel, Triangle Engineering
Location: 1202 IH 30
Request: PD Amendment

Legend

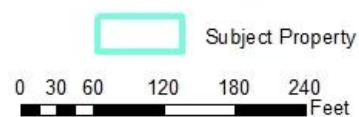


Aerial Map



Applicant: Birat Dhakal and Kash Patel, Triangle Engineering
Location: 1202 IH 30
Request: PD Amendment

Legend





Columbia Parkway view of the subject property facing east



Columbia Parkway view of the subject property facing southeast towards Interstate Highway 30



Columbia Parkway view of the subject property facing northeast



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1333 McDermott Drive, Suite 150, Allen, TX 75013

LETTER OF INTENT

May 06, 2025

Planning & Zoning
City of Mesquite
1515 N Galloway Ave

RE: Letter of Intent for amendment to Conceptual Site Plan on PD-5119

To Whom It May Concern,

This letter of intent is to inform the City of Mesquite to add an Industrial Flex Space building with approximate 4,873 sf building area on previously approved PD-5119 concept site plan.

Should you have any questions, please feel free to contact us.

Triangle Engineering
TX PE FIRM #11525
Kiew Kam, P.E.
Senior Project Manager
469-213-2268

Planning | Civil Engineering | Construction Management

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: Value Hospitality, LLC Phone Number: 972-339-8488
Address: 7326 Durand Drive
Irving, TX 75063 Email Address: patelparit@yahoo.com
Signature: Parit Patel

Each property owner must complete a separate authorization form

Exhibit “A”

Property Legal Description

Being a tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, in Dallas County, Texas, being the same tract of land conveyed to Bess Bieler, Mike Bieler and Thomas M. Smith by deed recorded in Volume 2005125, Page 4694 of the Deed Records of Dallas County, Texas, Save and Except a portion of said tract conveyed to City of Mesquite, Dallas County, Texas, by deed recorded in Volume 88248, Page 3828 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC) at the intersection of the Northwest right-of-way line of U.S. Highway 1-30 (variable width R.O.W.) and the Northeast right-of-way line of Columbia Drive (variable width R.O.W.), said point being the South corner of herein described tract;

Thence North 55 Degrees 17 Minutes 28 Seconds West, along the Northeast right-of-way line of said Columbia Drive, a distance of 328.00 feet to a 1/2 inch iron rod found for corner, said point being the most westerly South corner of a tract of land conveyed to Columbia Mesquite Health System, L.P., by deed recorded in Volume 97115, Page 3782 of the Deed Records of Dallas County, Texas, same being the West corner of herein described tract;

Thence North 34 Degrees 34 Minutes 12 Seconds East, departing the Northeast right-of-way line of said Columbia Drive, along the most westerly Southeast line of said Columbia Mesquite Health System, L.P. tract, a distance of 261.19 feet to a 1/2 inch iron rod found for corner, said point being the North corner of herein described tract;

Thence South 58 Degrees 53 Minutes 17 Seconds East, along the most easterly Southwest line of said Columbia Mesquite Health System, L.P. tract, a distance of 473.93 feet to a 1/2 inch iron rod found for corner in the Northwest right-of-way line of said U.S. Highway I-30, said point being the most easterly South corner of said Columbia Mesquite Health System, L.P. tract, same being the East corner of herein described tract;

Thence South 56 Degrees 25 Minutes 35 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 115.99 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC);

Thence South 67 Degrees 38 Minutes 06 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 145.04 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped (DC&A INC);

Thence South 54 Degrees 54, Minutes 51 Seconds West, along the Northwest right-of-way line of said U.S. Highway I-30, a distance of 65.45 feet to the Point of Beginning and containing 109,981.26 square feet or 2.5248 acres of land.

Planned Development Standards

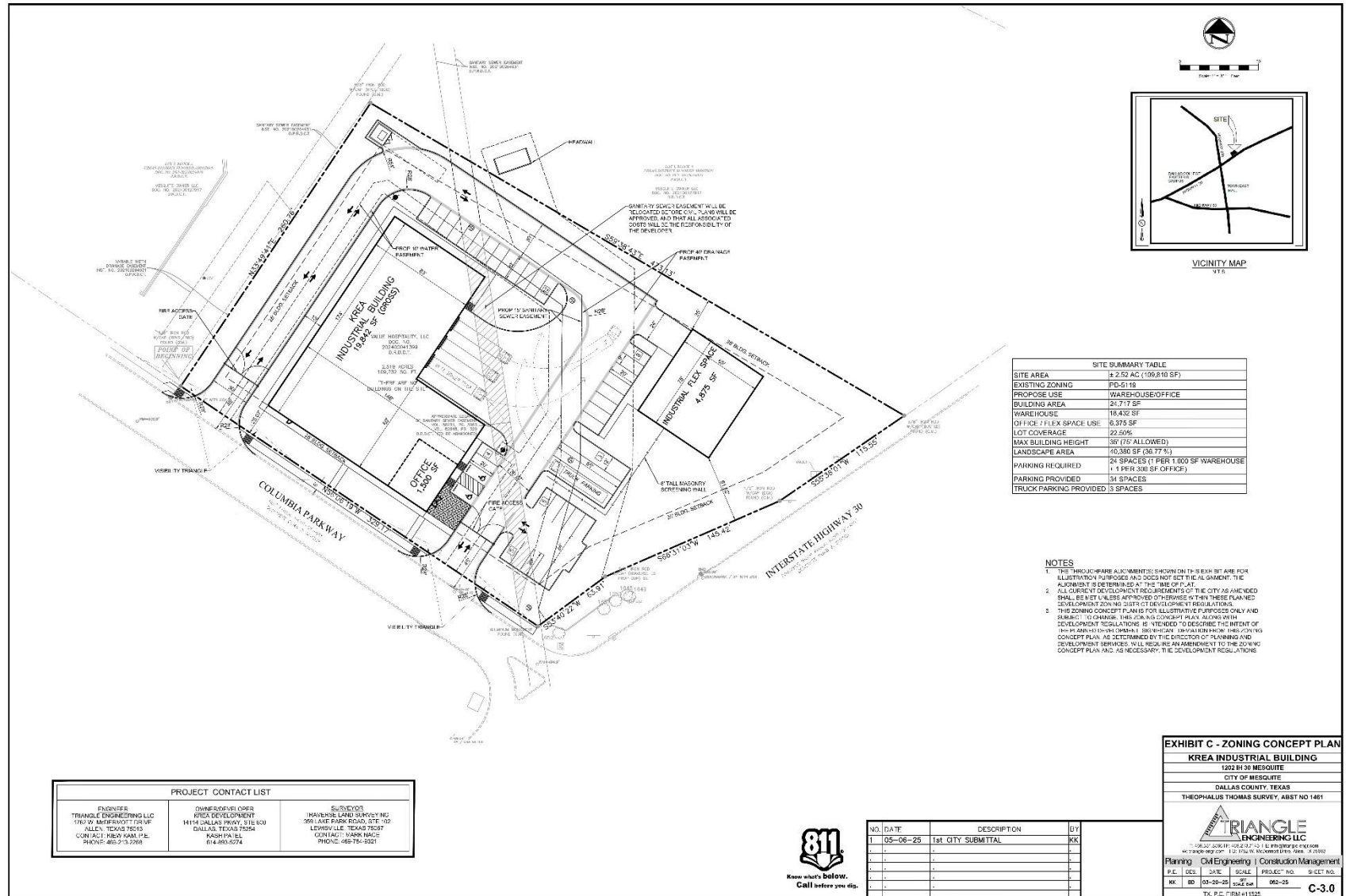
This Planned Development Industrial district (PD-I) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts the Industrial zoning district as the base district standards consistent with the Concept Plan attached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

1. 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:
 - i. 177 – Concrete Work
 - ii. 178 – Well Water Drilling
 - iii. 1794 – Excavation, Foundation Work
 - iv. 1795 – Wrecking, Demolition Work
 - v. 40 – Railroad Passenger Terminal
 - vi. 5194 – Tobacco, Tobacco Products
 - vii. 554 – Limited Fuel Sales
 - viii. 593 – Used Merchandise
 - ix. 5947 – Gift, Novelty Stores
 - x. 5993 – Tobacco Stores
 - xi. 5999g – Paraphernalia Shop
 - xii. 61 – Non-depository Institutions, including Alternative Financial Institutions
 - xiii. 72 – Personal Services
 - xiv. 738c – Bail Bond Services
 - xv. 7992 – Golf Course
 - xvi. 7997b – Country Clubs
 - xvii. 842 – Arboreta, Botanical Gardens
 - b. The following may be permitted on the Property by CUP:
 - i. 75 – Automotive Repair Services by CUP
 - ii. Outdoor storage (outdoor storage/parking of truck and trailer parking as shown on the Concept Plan is permitted without a CUP)
2. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building placement) may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.
3. The truck court (including truck 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 with an 8-ft wrought iron (ornamental) fence. The living screen shall consist of two offsetting rows of evergreen trees planted at a minimum height of 8 feet, planted 8-foot on center within a 10-ft landscape buffer. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.

4. No owner of a premises, or operator or manager-on-duty of any use within the district, shall allow any unmounted trailer to be parked or stored on the premises, or suffer or permit the owner or driver of a heavy load vehicle to park or store an unmounted trailer on the premises, unless the parking storage of unmounted vehicles is expressly authorized on the certificate of occupancy and the parking or storage is in compliance with any conditions therein, or unless the parking or storage is incidental to a use authorized on the certificate of occupancy.

ATTACHMENT 10 – EXHIBIT C CONCEPT PLAN



FILE NUMBER: Z0525-0401
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 14, 2025
 City Council: Monday, August 4, 2025

GENERAL INFORMATION

Applicant: Thomas Forbes, Gemumori Games LLC
Requested Action: Rezone from Commercial within the TERRA Overlay District to Commercial within the TERRA Overlay with a **Conditional Use Permit** to allow a coin-operated amusement game room as a permitted use.
Location: 2156 Town East Mall (also known as 1800 N Town East)

SITE BACKGROUND

Platting: Town East Mall Phase 2, Block A, Lot 2
Size: 19.43 acres
Zoning: C - Commercial
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
 1966: Rezoned to C, Commercial
 1996: Rezoned to C within TERRA overlay

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
SOUTH:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
EAST:	C – Commercial TERRA Overlay	Restaurant and Retail Uses
WEST:	R-1 Single Family TERRA Overlay	North Mesquite High School

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow the operation of a coin-operated game room within Town East Mall. As outlined in the Mesquite Zoning Ordinance (MZO), a CUP is required for any coin-operated amusement game room within the Commercial zoning district. The proposed business will be located within an interior tenant space of the mall and is designed to offer a family-friendly entertainment experience that complements existing retail uses. According to the floor plan provided by the applicant, a total of 28 machines will be installed.

The game room will feature a variety of interactive and skill-based machines, including claw machines, capsule toy dispensers, and other arcade-style games. Prizes will include plush toys, collectibles, and items themed after popular franchises such as Anime, Disney, SpongeBob, and Pokémon. The machines are designed to appeal to a wide range of ages, with some specifically intended for younger guests.

The proposed hours of operation will align with the mall's standard hours, from 11:00 a.m. to 8:00 p.m. The nature of the proposed use is expected to be compatible with surrounding mall tenants and the overall character of the Town East Mall.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the *Mesquite Comprehensive Plan* designates as part of the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The *Comprehensive Plan* describes "the Town East Special Planning Area as the largest center of retail in Mesquite. The area is anchored by Town East Mall and surrounded by additional retail, restaurants, offices, and North Mesquite High School. The area has seen redevelopment over the years with existing structures and new construction. Roadway improvements on various roadways have improved vehicular circulation, and district branding along Town East Boulevard and the highway designates the area as a special district."

STAFF COMMENTS:

The proposed Conditional Use Permit is consistent with the goals of the Mesquite Comprehensive Plan for the Town East Special Planning Area. As the largest retail center in the city, the area is intended to support a diverse mix of commercial and entertainment uses. The addition of a coin-operated amusement game room within Town East Mall complements the area's function as a regional shopping and activity destination. By offering a family-friendly entertainment option, the proposed use supports continued revitalization of the mall and aligns with the district's ongoing efforts to enhance its appeal through redevelopment.

MESQUITE ZONING ORDINANCE

SECTION 5-310(N): REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

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

STAFF COMMENTS: The proposed CUP will operate indoors within an existing tenant space, and therefore poses no health or safety risks as it will be required to comply with all applicable city codes and regulations.

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

STAFF COMMENTS: The proposed CUP is consistent with the *Mesquite Comprehensive Plan*. The Comprehensive Plan identifies entertainment as the most needed type of development in the Town East Mall area. The proposed CUP will add to the existing entertainment uses in the mall.

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

STAFF COMMENTS: The proposed CUP aligns with the Comprehensive Plan's vision for the Town East Special Planning Area. As a note, in May of this year, the City Council approved a similar use involving a family entertainment center with coin-operated amusement devices within the Town East Mall as well.

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

STAFF COMMENTS: The proposed CUP will not create any non-conformities.

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: City Staff does not believe the proposed CUP will be injurious to existing uses.

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

STAFF COMMENTS: As previously mentioned, the former Sears box store was recently approved for a Main Event, which is a family entertainment center that includes uses similar to those proposed in this CUP request.

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.

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: The subject property has sufficient off-street parking for the proposed use.

9. Whether adequate measures have been or will be taken to prevent or control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

STAFF COMMENTS: City staff does not believe there will be any nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed CUP is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.).

RECOMMENDATIONS

City staff recommends approval of the CUP to allow a coin-operated amusement game room as a permitted use at 2156 Town East Mall (also known as 1800 Town East Mall).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of July 7, 2025, Staff has 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
7. Conceptual Floor Plan

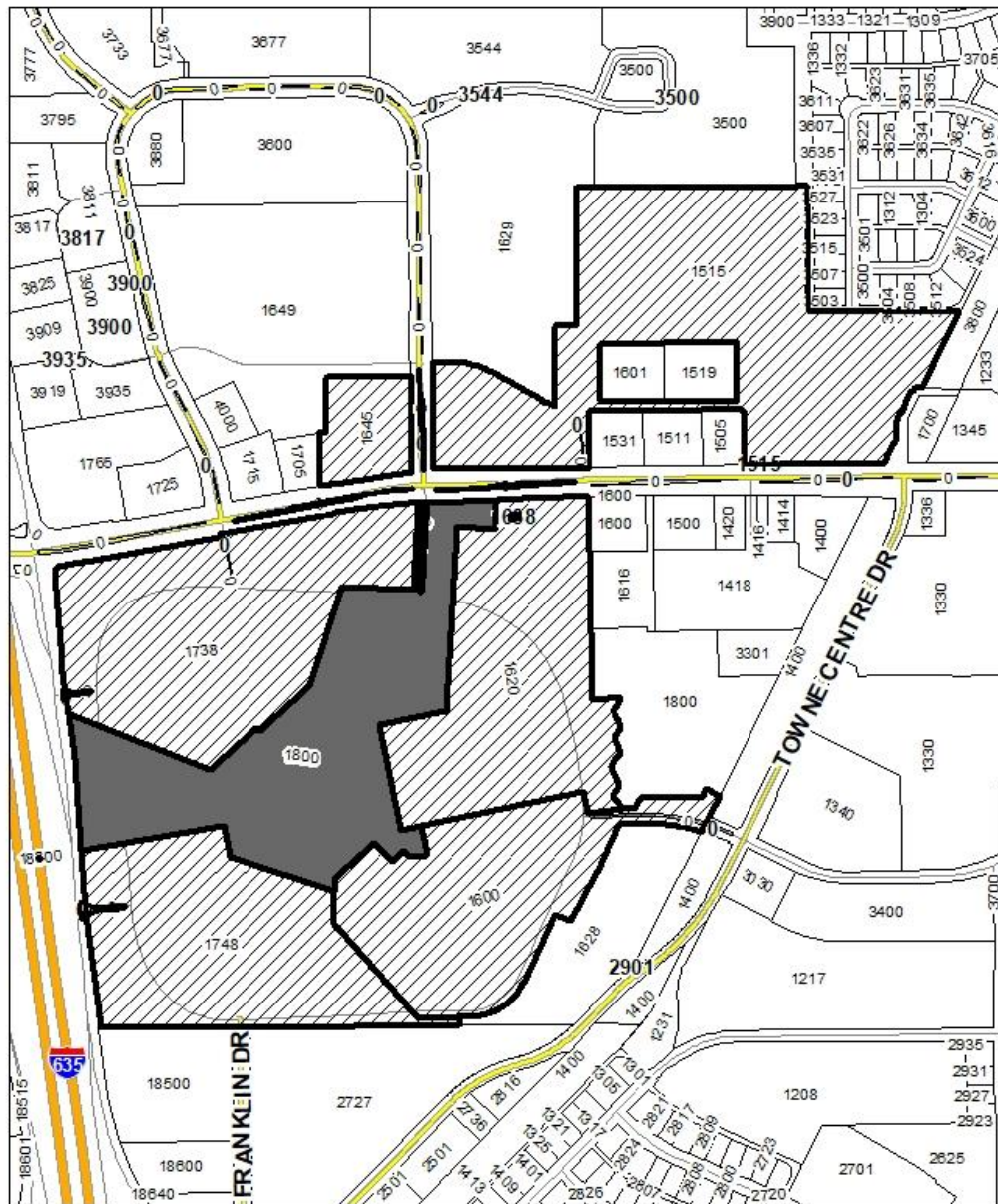
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A horizontal scale bar with tick marks at 0, 87.5, 175, 350, 525, and 700 feet. The bar is divided into segments by these tick marks.



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Applicant: Thomas Forbes, Gemumori Games, LLC
Location: 2156 Town East Mall
DCAD: 382143200A02R0000
Request: Conditional Use Permit to allow
a coin-operated amusement gameroom.

Legend

-  Required Notices
-  Subject Property
-  Courtesy Notices



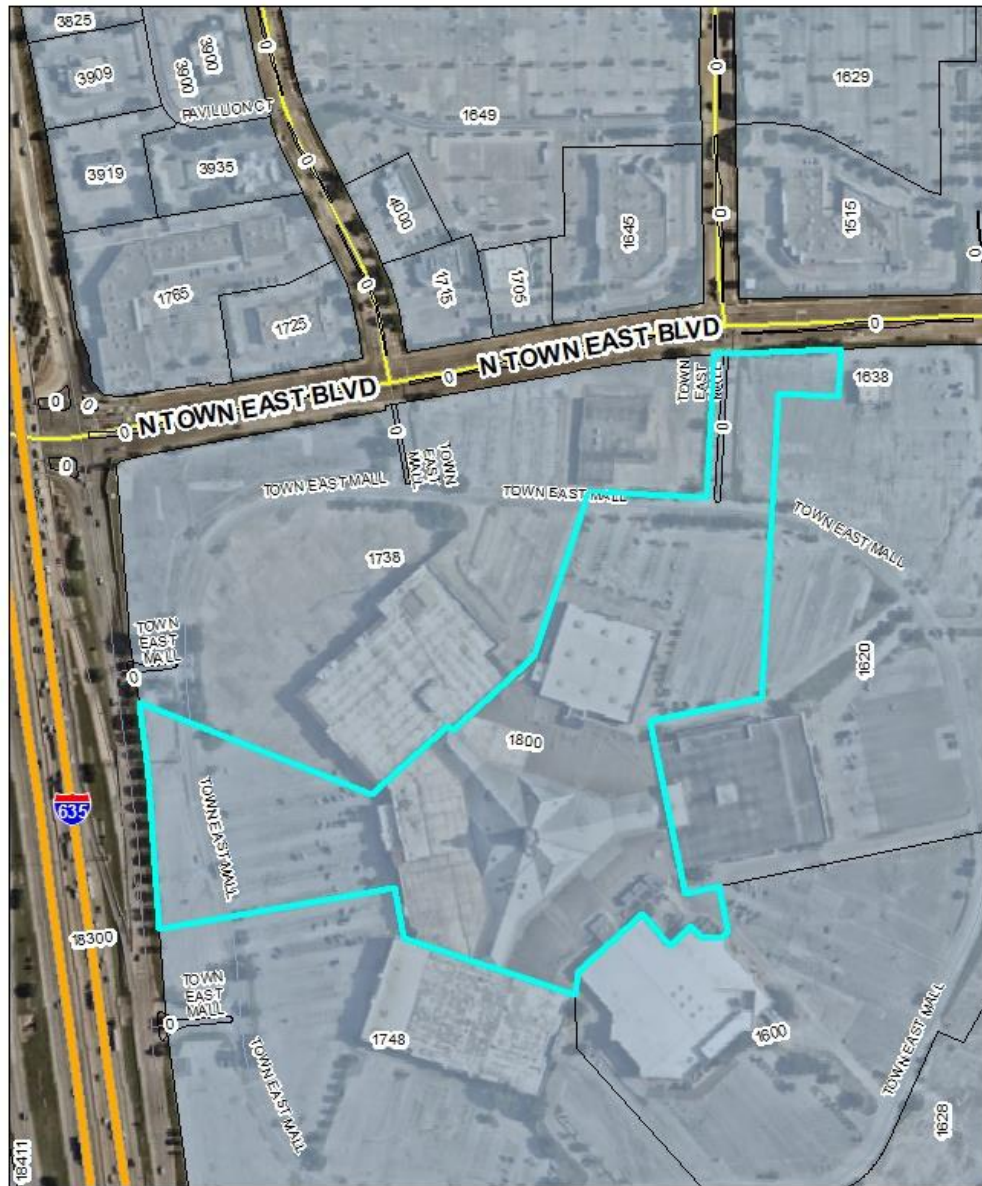
This is an aerial map of the Town of East Windsor, New Jersey. The map displays property boundaries, lot numbers, and street names. A large red area in the center is outlined in yellow, indicating a specific project area. The map is color-coded: red for residential lots, yellow for commercial/industrial areas, and green for parks. Street names include N TOWN EAST BLVD, TOWN EAST MALL, and TOWN EAST WAY. Lot numbers are visible throughout the map.

- Commercial
- Single Family Residential
- Subject Property



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

-  Town East Special Planning Area
-  Subject Property



ATTACHMENT 5 – SITE PHOTOS



Facing northeast along Town East Mall entrance



Facing East toward Town East Mall

ATTACHMENT 6 – APPLICATION MATERIALS

Consent Form

Project Name: Gemumori Games LLC Submittal Date: 5/29/25

Application Type (check all that apply)

- | | | |
|--|--|---|
| ☐ Rezoning | ☐ Site Plan | ☐ Residential Replat |
| ☐ Planned Development | ☐ Preliminary Plat | ☐ Amending Plat |
| ☐ Regulating Plan | ☐ Short Form Final Plat | ☐ Variance |
| ☒ Conditional Use Permit (CUP) | ☐ Final Plat | ☐ 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 Thomas Forbes Jr. (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.

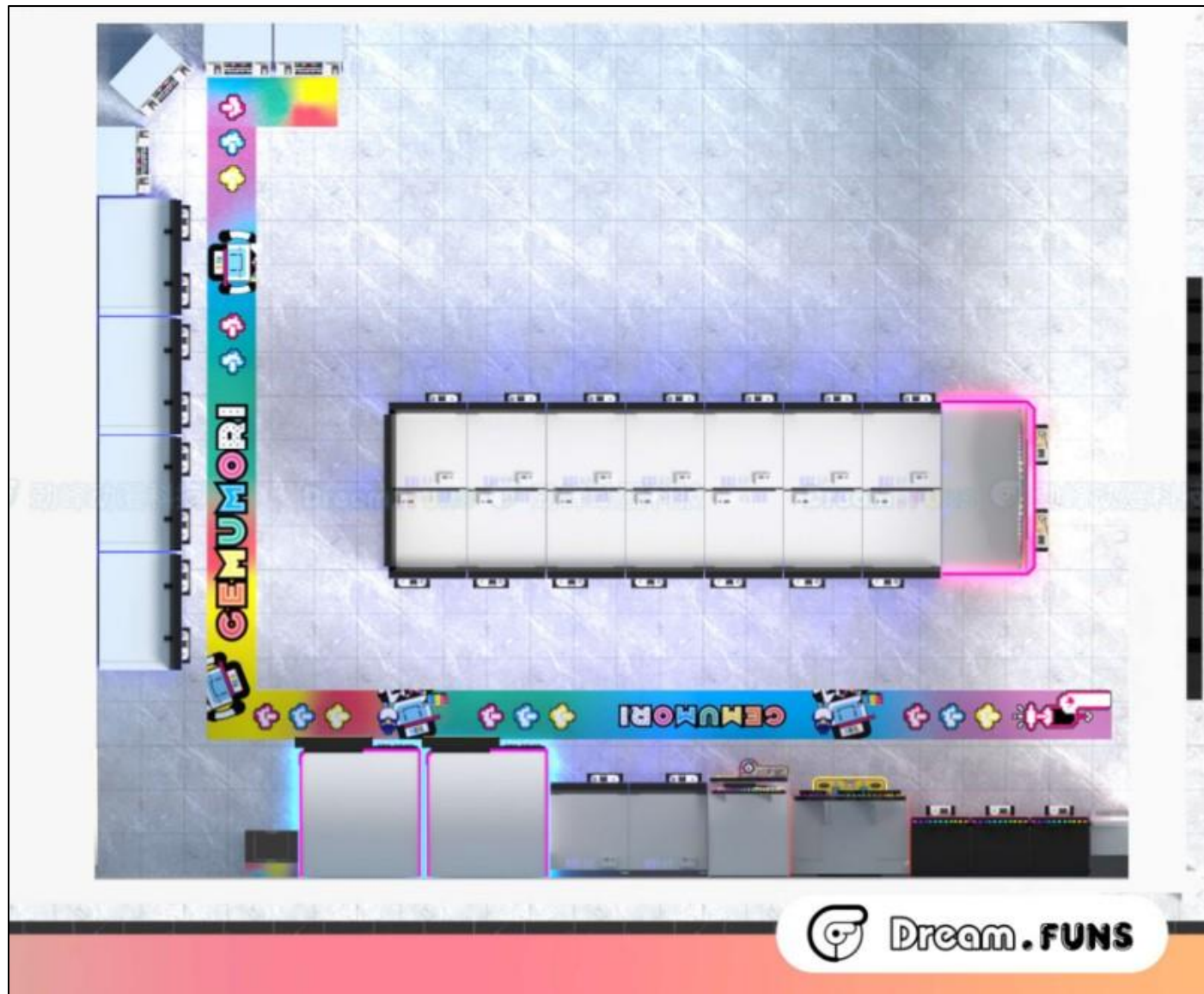
I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information 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: Town East Mall LLC Signature: [Signature]
Address: 2063 Town East Mall City, State, ZIP: Mesquite, Texas 75150

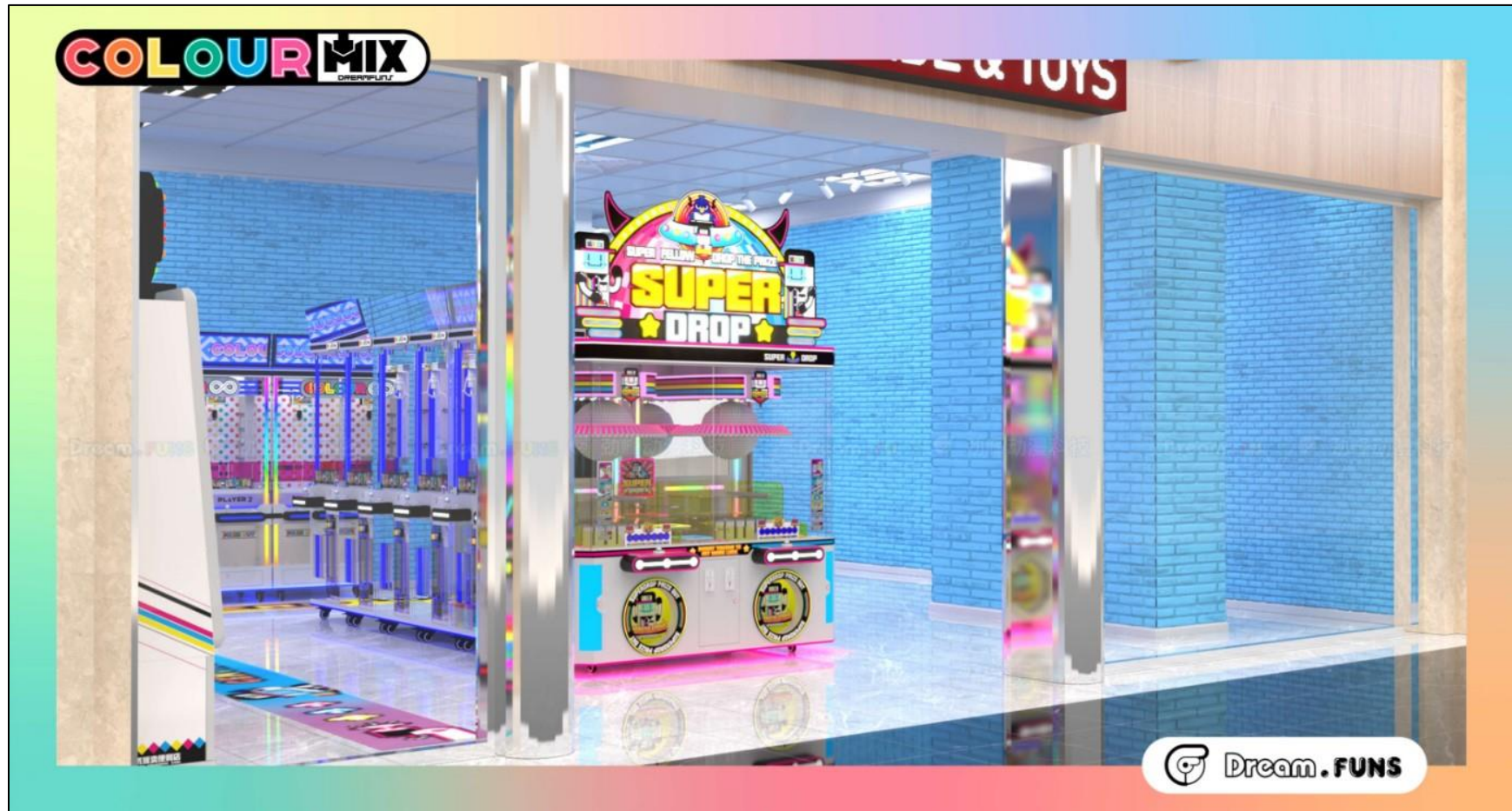
Agent/Representative Information

Name: Thomas Forbes Jr. Plano, TX
Address: 8428 Mesa Verde Dr. City, State, ZIP: 75025





ATTACHMENT 7 – CONCEPTUAL FLOOR PLAN



ATTACHMENT 7 – CONCEPTUAL FLOOR PLAN





T E X A S
Real. Texas. Service.

PLANNING AND ZONING DIVISION

FILE NUMBER: Z0325-0389
REQUEST FOR: Rezone to Planned Development – Light Commercial (PD-LC) to allow a convenience store with 20 fueling positions and a tunnel carwash.
CASE MANAGER: Garrett Langford, AICP, Assistant Director of Planning and Development Services

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 14, 2025
City Council: Monday, August 4, 2025

GENERAL INFORMATION

Applicant: QT South, LLC (QuikTrip)
Requested Action: Zoning change to PD-LC to allow the following:
 1) to permit a tunnel carwash within the required 100-foot separation from a residential district;
 2) to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district;
 3) and to increase the maximum number of vehicle fueling positions, allowing a total of 20 fueling positions on the property
Location: Northwest corner of IH-20 and FM 740

SITE BACKGROUND

Platting: Unplatted (plat will be required)
Size: 3.4 +/- acres
Zoning: Agricultural within the K-20 Floating Zone
Future Land Use: Trinity Pointe Special Planning Area
Zoning History: 2006: Annexed and zoned AG

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Agricultural within the K-20 Floating Zone	Undeveloped and a single-family home
SOUTH:	Agricultural within the K-20 Floating Zone	Undeveloped Land and RV Park
EAST:	Agricultural within the K-20 Floating Zone	Undeveloped Land and Storage
WEST:	Agricultural within the K-20 Floating Zone	Undeveloped Land

CASE SUMMARY

The applicant, QuikTrip, is requesting a zoning change to establish a Planned Development–Light Commercial (PD-LC) district to allow for the development of a new QuikTrip convenience store with fuel sales and a Bubble Bath tunnel carwash on approximately 3.4 acres at the northwest corner of FM 740 and IH-20. Although the proposed carwash will be owned by QuikTrip, it will be located on a separate lot and operate independently from the convenience store. QuikTrip acquired Bubble Bath Carwash in 2023 as part of its efforts to expand into the carwash market.

Under the Mesquite Zoning Ordinance (MZO), convenience stores with fuel sales are permitted in the Light Commercial (LC) district with a Conditional Use Permit (CUP) and must be located at least 500 feet from a residential district. Carwashes are also permitted in the LC district but must be located at least 100 feet from a residential district. Although the surrounding properties include a mix of undeveloped land, a few residential homes, and nonresidential uses, all are zoned Agricultural, which is classified as a residential district.

Rather than requesting straight LC zoning with a CUP, the applicant is proposing a PD-LC to allow modifications to development standards, including increasing the number of fueling positions from eight to 20 and reducing the separation requirements from nearby residentially zoned properties. There are two occupied single-family homes located approximately 280 feet to the east and west of the subject property.

In addition to the proposed modifications to separation requirements, the PD-LC will establish tailored development standards for signage, landscaping, and screening. A summary of the proposed standards includes:

- Increasing the minimum landscaping requirement from 10% to 20% of the lot area.
- Waiving the screening wall requirement adjacent to agriculturally zoned properties.
- Requiring any fencing on the property to be limited to wrought iron.
- Allowing off-premise signage for businesses within the PD-LC district.
- Allowing a multi-tenant pole sign up to 50 feet in height and a maximum of 250 square feet in total sign area.
- Requiring 35% transparency for the convenience store façade, with the carwash excluded from this requirement.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as part of the Trinity Pointe Special Planning Area, which “is envisioned as a thriving business corridor with a variety of residential opportunities and outdoor spaces that interconnect. It is envisioned to be a premier community with a distinct character, while setting itself apart as a destination for family-friendly entertainment, high-quality retail, and innovative business services.” As the main retail area for the I-20 corridor, retail uses should include major retailers that will draw visitors from the surrounding area for their shopping needs. Other traditional commercial and office uses should

be located along the highway frontage to take advantage of the visibility and to buffer residential uses from the highway.

STAFF COMMENTS:

The applicant is not requesting a Comprehensive Plan amendment. It is the intent of the *Mesquite Comprehensive Plan* for the City to perform additional land-use planning and establish additional zoning requirements for the desired land uses within the Trinity Pointe area. The additional land-use planning, which has not been conducted, would determine whether further design standards and or use restrictions should be implemented in the area. In general, the proposed QuikTrip aligns with the Plan's direction to locate commercial uses along the I-20 frontage to take advantage of highway visibility. The proposed convenience store with fuel sales is a highway-oriented use that serves both local and regional traffic, potentially contributing to corridor activation and further development along the IH-20 corridor.

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 promotes public health and safety through modern, regulated design and access to essential services, and it supports general welfare by enhancing economic activity, tax revenue, and corridor activation. While the use is utilitarian in nature, its placement and operational standards contribute positively to the community and the City's broader goals.*

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

Staff Comments: *The proposed amendment is consistent with the Comprehensive Plan's functional goals for highway frontage development and service-oriented retail. However, it is only partially consistent with the aspirational vision for the Trinity Pointe Special Planning Area, which seeks a more distinctive and higher-intensity mix of uses. The degree of alignment could be improved by incorporating elevated design standards and ensuring the development complements surrounding future uses.*

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

Staff Comments: *The proposed PD District supports the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by promoting private investment, economic growth, and job creation.*

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

Staff Comments: *As undeveloped property, no nonconformity will be created.*

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

Staff Comments: *The project is compatible with the surrounding commercial and retail uses, which include similar auto-oriented developments, making the proposed use contextually appropriate.*

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

Staff Comments: *While there is currently no established development trend in the area, the proposed rezoning and development can help initiate activity and establish a commercial presence at a key intersection and may positively influence the pace and direction of future growth within the area.*

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 current Agricultural zoning is no longer suitable for this property due to its location at a major highway intersection and its inclusion in a designated special planning area intended for higher-intensity, economically productive uses. Rezoning the property to a Planned Development – Light Commercial district is a logical and necessary step to support feasible, appropriate development that aligns with long-term planning objectives.*

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 public facilities are either already in place or can be reasonably extended to serve the proposed development. QuikTrip is working with City staff regarding the extension of sanitary sewer service to the area, which may serve as a catalyst for future development in the area. The rezoning would not overburden City services and is consistent with the City's capacity to support growth in this location.*

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 offers a greater level of public benefit than would be achieved under standard Light Commercial zoning by enabling enhanced design, infrastructure planning, and site-specific development controls. These benefits help bridge the gap between a utilitarian land use and the broader vision of the Trinity Pointe Special Planning Area, making the PD a more effective zoning tool for this location.*

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

Staff Comments: *The proposed PD District has the potential to incorporate creative site design solutions that enhance safety, aesthetics, and long-term compatibility with surrounding development. It provides a higher level of design control and overall quality than would be possible under the standard Light Commercial zoning district.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

The proposed rezoning to a PD-LC district for a QuikTrip convenience store with fuel sales and a carwash is appropriate given the site's strategic location at the intersection of FM 740 and IH-20. The use aligns with the Comprehensive Plan's intent to place commercial development along highway corridors where visibility and access are high, and it can serve as a catalyst for further investment in an area that has seen little recent development.

RECOMMENDATIONS

Staff recommends approval of the zoning change to Planned Development – Light Commercial to allow a convenience store with 20 fueling positions and a tunnel carwash with Exhibits A (Legal Description), B (Development Standards), C (Concept Plan), and D (Freestanding Sign) located at northwest corner of FM 740 and IH-20 (as described in Exhibit A).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of July 10, 2025, Staff has not received any responses.

ATTACHMENTS

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

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Legend

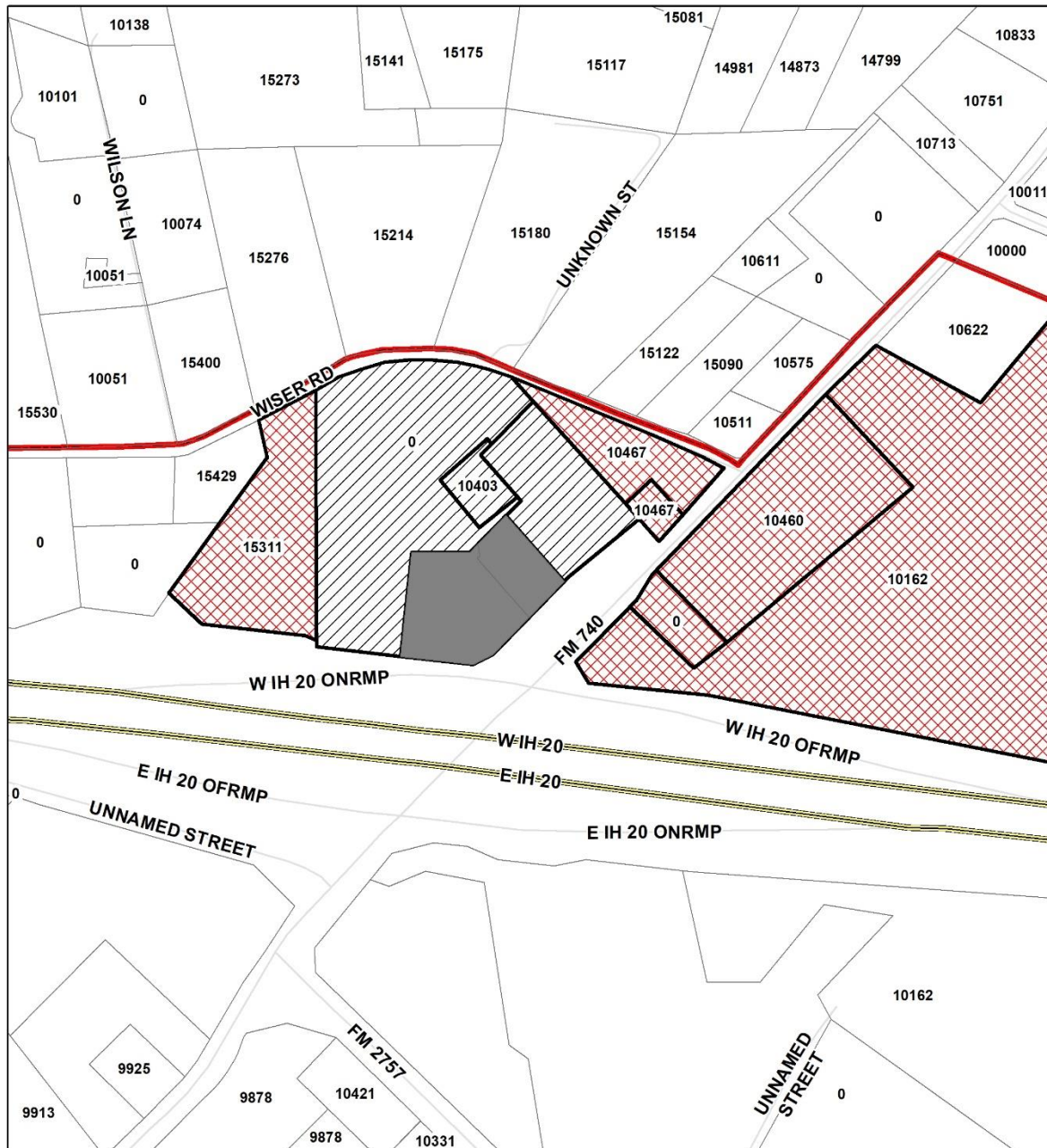
 Subject Property

 City Limits

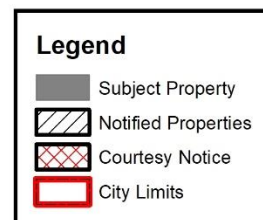


ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map

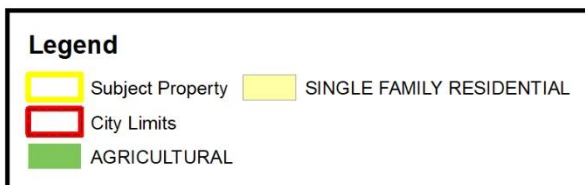


Request: Rezoning to PD-LC to allow convenience store with fuel sales and a tunnel carwash
Applicant: QuikTrip
Location: 10403 FM 740



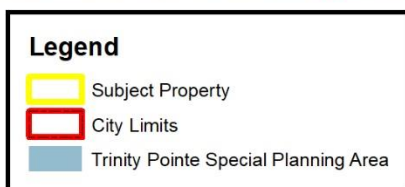
ATTACHMENT 3 – ZONING MAP

Zoning Map



ATTACHMENT 4 – LAND USE MAP

Future Land Use Map





Facing south towards FM 740 and IH-20 Intersection



Subject property facing west



Subject property facing North.



Subject property facing Northwest.



May 1st, 2025

*John Cervantes
Senior Planner | Planning & Zoning
1515 N Galloway Ave | Mesquite, TX 75149
(972) 216-6344 | jcervantes@cityofmesquite.com*

*Project: QT-1932 Mesquite Texas
FM 740 and IH 20*

Letter of Intent for PD Zoning of QT-1932 at FM 740 and IH 20

The proposed use of the site is convenience store with retail gasoline sales and 10 planned MPDs. Additionally, the property is being rezoned to allow for a car wash. The existing land use is vacant, and the existing zoning is agricultural. The proposal is to rezone the property as a planned development with a base zoning of light commercial.

The area is shown on the future land use map as within the Trinity Pointe special panning area overlay. The proposed use meets the intent of the future land use plan. The proposed change from agricultural to light commercial meets the intent of the comprehensive plan. This high-quality development will provide gasoline sales to support vehicular traffic on the I-20 transportation corridor and carwash services for drivers. In addition, increased open space provided in the planned development will provide for more trees on the site enhancing the aesthetics of the development.

Please find the attached excerpts from the City of Mesquite Comprehensive Plan.

Sincerely,
Tommy Vilbig, P.E.
469-907-4377 (Direct) tommy@vilbig.com 214-352-7333 (Office)
Vilbig & Associates, PLLC | 517 W Woodard | Denison, TX 75020 | www.vilbig.com |
Tx. Eng. Firm No. F-5614 | Tx. Surv. Firm No. 10033000
Continuing the Tradition of the Vilbigs in Texas Business since 1886
A certified HUB/NCTRCA woman-owned business

Continuing the Tradition of the Vilbigs in Texas Business since 1886
517 W. Woodard | Denison, Texas 75020 | 214-352-7333
vilbig.com | Texas Engineer Firm F-5614 | Texas Survey Firm 10033000



BEING a 3.3465 acre (145,772 square foot) tract of land situated in the James S. Ramsay Survey, Abstract No. 414, City of Mesquite, Kaufman County, Texas; said tract being all of a called 2.38 acre tract of land described in Warranty Deed to recorded JYA Forney, LLC recorded in Volume 8007, Page 463, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.) and all of a called 0.97 acre tract of land described in Warranty Deed to JYA Forney, LLC recorded in Volume 8007, Page 322, O.P.R.K.C.T.; said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TxDOT" in the north right-of-way line of Interstate Highway 20 (a variable width right-of-way), said iron rod being the south corner of said 2.38 acre tract and the west corner of a tract of land described as Parcel 117, Part 1 in Deed to State of Texas recorded in Volume 8077, Page 66, O.P.R.K.C.T.;

THENCE North 83°30'08" West, along the said north right-of-way line of Interstate Highway 20, a distance of 232.73 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the southwest corner of said 2.38 acre tract;

THENCE North 06°31'23" East, departing the said north right-of-way line of Interstate Highway 20 and along the west line of said 2.38 acre tract, a distance of 324.15 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the northwest corner of said 2.38 acre tract;

THENCE North 89°59'43" East, along the north line of said 2.38 acre tract, a distance of 181.14 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE North 44°45'48" East, a distance of 160.60 feet to a 1/2" iron rod found with a cap stamped "4207", said iron rod being the north corner of said 0.97 acre tract and an exterior ell corner of a called 3.70 acre tract of land described in Special Warranty Deed to The American National Bank of Texas recorded in Volume 6397, Page 548, O.P.R.K.C.T.;

THENCE South 41°48'14" East, along the northeast line of said 0.97 acre tract and the southwest line of said 3.70 acre tract, a distance of 275.53 feet to a 5/8" iron rod found with a cap stamped "TxDOT", said iron rod being the east corner of said 2.38 acre tract and the north corner of said Parcel 117, Part 1 and the west corner of a called 0.703 acre tract of land described in Deed to State of Texas recorded in Volume 8294, Page 9, O.P.R.K.C.T.;

THENCE South 44°40'57" West, along the northwest line of said Parcel 117, Part 1, a distance of 319.33 feet to a 5/8" iron rod found with a cap stamped "TxDOT";

THENCE South 63°01'35" West, continuing along the said northwest line of said Parcel 117, Part 1, a distance of 66.14 feet to the **POINT OF BEGINNING** and containing 145,772 square feet or 3.3465 acres of land, more or less.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development - Commercial district (“**PD-LC**”) 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 Light Commercial (“**LC**”) 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-LC district. Where these regulations conflict with or overlap another ordinance, this PD-LC ordinance will control.

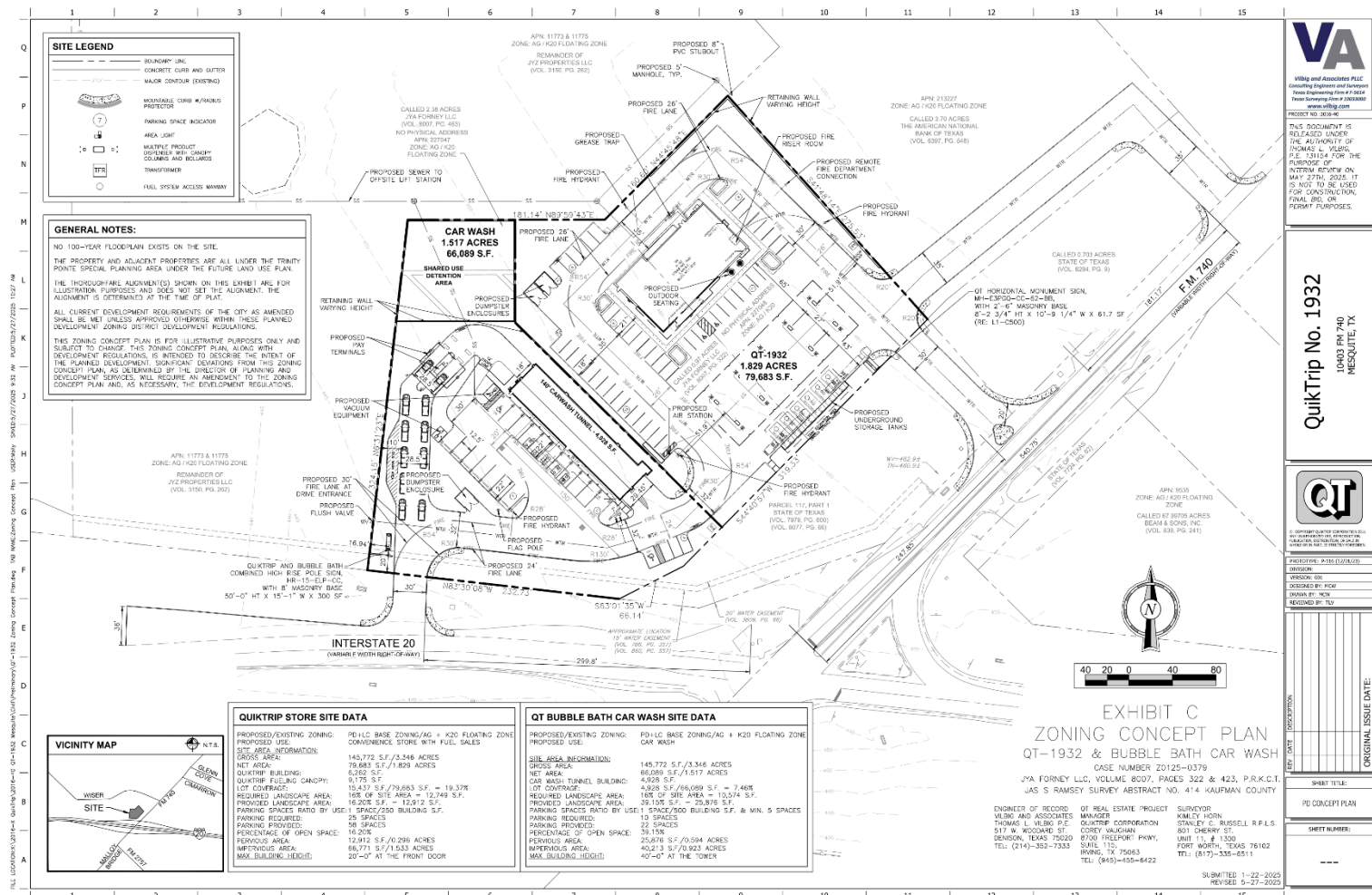
1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the LC District classification as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
 - a. The permitted uses requiring a conditional use permit (“CUP”) as set out in the MZO also require a CUP for the use to be permitted on the Property unless permitted in subsection B. below.
 - b. The following use is permitted on the Property in addition to those outlined under the LC District classification:
 - i. SIC Code 549a. Convenience Stores are permitted only in conjunction with self-service fuel sales.
 - ii. SIC Code 554 Refueling Station with the following stipulations:
 1. Up to 20 fueling positions
 2. Heavy-load vehicle refueling is not permitted
 - iii. SIC Code 7542 Car Washes, except self-service car washes, are prohibited (does not preclude self-service vacuum provided with a non-self-service carwash)
 - c. The following uses are prohibited on the Property:
 - 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

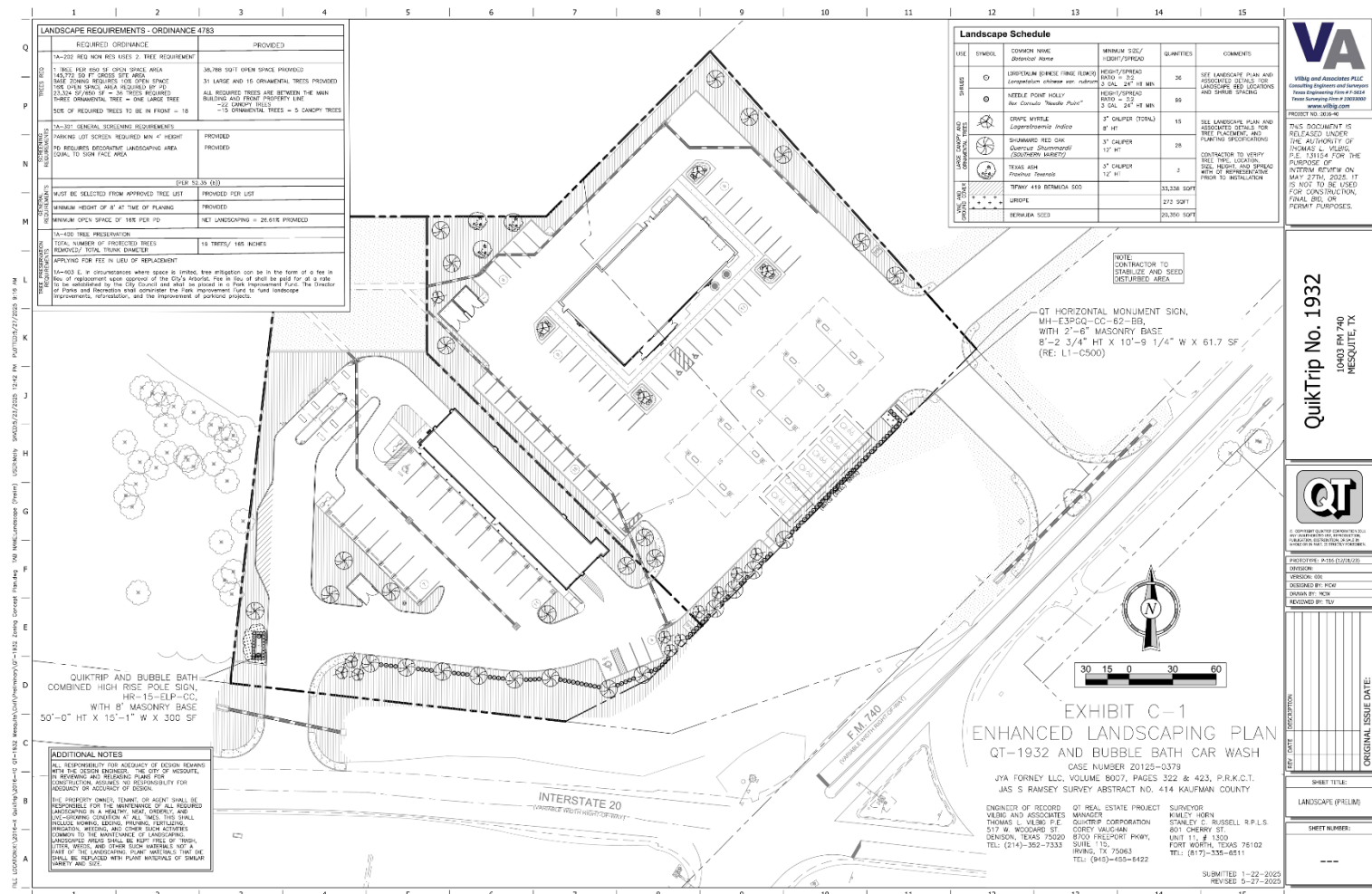
2. **Development Standards.** In addition to the requirements of the LC zoning district, the Planned Development is subject to the following.

- 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 and Screening.
 - i. The minimum amount of landscaping shall be at least 20% of the lot.
 - ii. One shade tree, or one evergreen tree, or three ornamental trees shall be provided and maintained for each 650 square feet of required open space area.
 - iii. District screening is not required adjacent to Agricultural zoned property.
 - iv. Any fencing on the Property shall consist of a wrought iron. In this PD ordinance, wrought iron refers to tubular steel or aluminum commonly used in commercial fencing placed vertically between 3 and 6 inches on center.
- c. Signage.
 - i. Multi-tenant signs may advertise any business located within the Planned Development, regardless of individual lot lines, without being considered off-premise (billboard) signage.
 - ii. Pole signage will be allowed at a rate of 1 (one) per lot at a maximum height of 50 feet with a maximum of 250 square feet per sign face.
 - iii. All pole signage must have an irrigated landscaped area consisting primarily of bushes, shrubs, and ornamental grasses that is equal to or greater in size than the total surface area of the largest pole sign face and shall be installed around the base of the sign.
 - iv. All pole signs greater than 35 feet shall have a decorative masonry base measuring 8 feet in height.
 - v. The design of all freestanding signs shall be consistent with the conceptual signage designs shown in the attached Exhibit "D." The

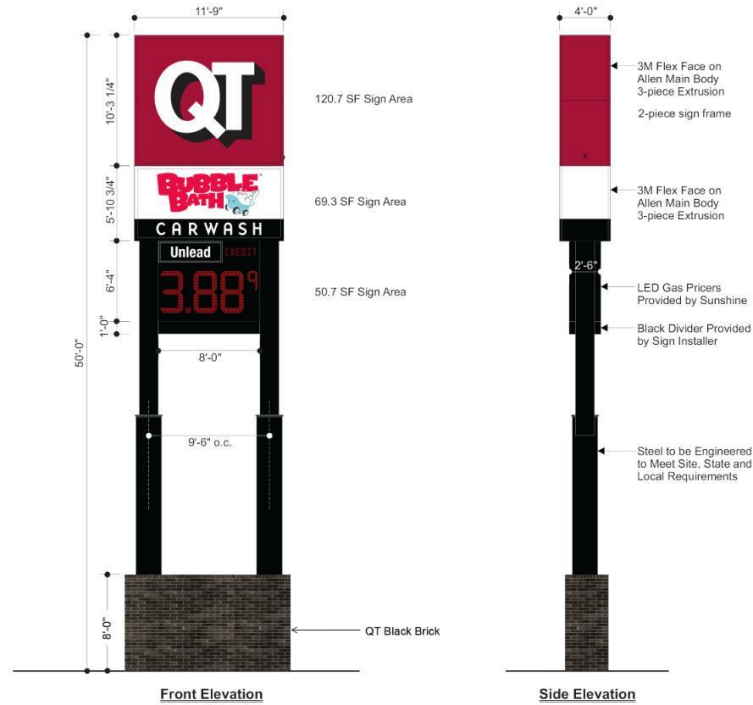
freestanding signs shall be located on the Property as shown on Exhibit "C."

- d. Transparency. The front and side elevations shall incorporate a minimum of 35% transparency consisting of windows and doors. Excluded from this requirement will be a tunnel car wash where glazing will not be required.





ATTACHMENT 10 – FREESTANDING SIGNS



HR12-ELP-CC High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- One (1) Product LED Gas Price Sign
- 240.7 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by QT.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3630-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Item #QT-HR12-ELPBB-CC

Project Information

Client
QuikTrip
Location
Ston 1932

File

QT-HR12-ELPBB-CC_4650_101

Sales Design Project Manager
House CT James Gentry

Date / Description

06/11/25 Issue Date
06/12/25 Added details to BB Cabinet

Notes

APPROVED

07/09/2025

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name

Title

Date

Declaration

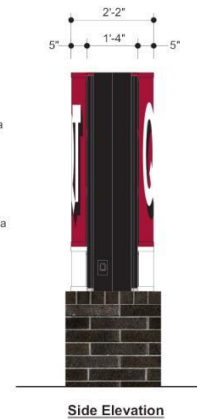
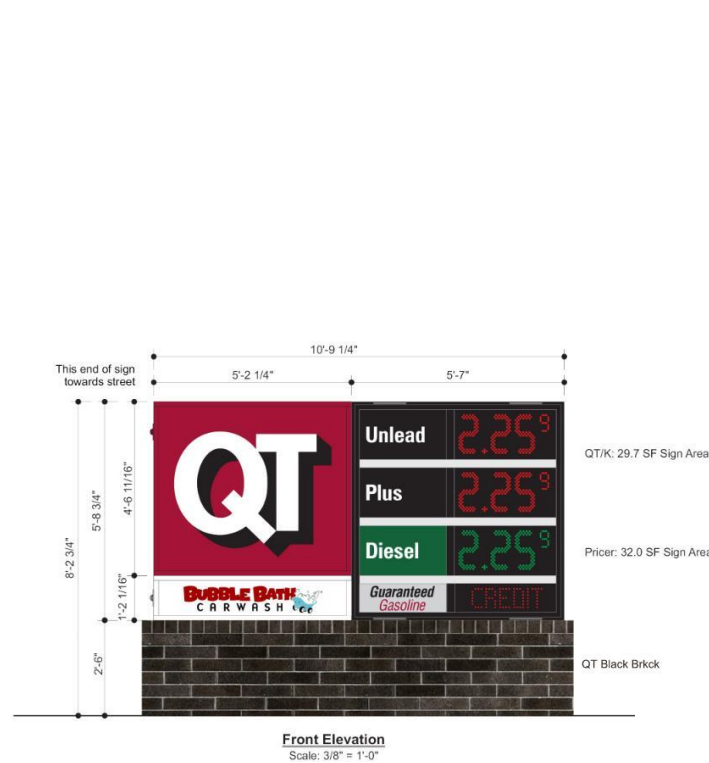
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ATTACHMENT 10 – FREESTANDING SIGNS



Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

MH-E3PGQ-CC-62 Horizontal Monument Sign

- Three (3) Product LED Gas Price Sign
- 61.7 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Project Information

Client
QuikTrip

Location

State: **CT** Design: **CT** Project Manager: **James Gentry**

Date / Description

01/17/20 Issue Date
02/17/20 Rev. 1

Notes

Store

1932

Declaration

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