



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
October 27, 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 October 13, 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.

4. **ZONING APPLICATION NO. Z0925-0418.**

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0418 submitted by David Vu Tran, Sam's Nail Supply, for a zoning change from Commercial within TERRA Overlay District to Commercial within TERRA Overlay District with a Conditional Use Permit to allow wholesale trade of nail and beauty supplies located at 3677 Emporium Circle. *(Tabled from the October 13, 2025, Planning and Zoning Commission meeting.)*

5. **ZONING APPLICATION NO. Z0925-0417.**

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0417 submitted by Wing Aviation, 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 Drone Delivery Service (SIC 4789a) with a modification to reduce the 200-ft separation requirement from a residential zoned property by 30 feet located at 1800 N. Town East Boulevard (future address of 9005 Town East Mall).

DIRECTOR'S REPORT

6. **DIRECTOR'S REPORT.**

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on October 20, 2025.

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

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

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

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

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

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

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

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

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

CERTIFICATE

I, Garrett Langford, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on **October 27, 2025**, was posted on the bulletin boards at the Municipal Center and City Hall by **October 21, 2025** (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**October 13, 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 NAME	MEMBER	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	☐ Present In-Person Telephone/Video	☒ Absent ☐ Present by
Position No. 2	Millie Arnold	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 3	Roger Melend	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 4	Ronnie Chenault, Vice- Chairman	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 5	Rick Cumby	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 6	Jeffrey Walker	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
Position No. 7	Soira Teferi, Chairwoman	☒ Present In-Person Telephone/Video	☐ Absent ☐ Present by
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE	
Alternate No. 1	Wana Alwalee	☐ Present In-Person Required: ☒ No ☐ Yes)	☒ Absent (* Attendance
Alternate No. 2	Debbie Screws	☐ Present In-Person Required: ☒ No ☐ Yes)	☒ Absent (* Attendance

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
Elizabeth Douglas	Planner	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	☒ 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 September 22, 2025, Planning and Zoning Commission meeting.

ACTION

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

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0925-0418.**

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0418 submitted by David Vu Tran, Sam's Nail Supply, for a zoning change from Commercial within TERRA Overlay District to Commercial within TERRA Overlay District with a Conditional Use Permit to allow wholesale trade of nail and beauty supplies located at 3677 Emporium Circle.

DISCUSSION

Planner Ti'Ara Clark advised the Commission that the Applicant would like to request a postponement.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing. No one came forward; the public hearing was left open.

ACTION

Commissioner Arnold made a motion to table the request, with the public hearing left open until October 27, 2025; Commissioner Cumby seconded. The motion passed 6-0.

5. ZONING APPLICATION NO. Z0925-0419.

Conduct a public hearing and consider approval of Zoning Application No. Z0925-0419 submitted by Culinary Community Kitchen for a zoning change from General Retail to Planned Development – General Retail to allow all uses permitted in the General Retail district and a Mobile Food Unit Park (“MFU-Park”) with modified standards, including a reduction in the 200-foot separation requirement from residential dwellings for the MFU-Park located at 4401 N. Belt Line Road.

Assistant Director Garrett Langford presented to the Commission.

DISCUSSION

There were discussions concerning the definition of MFU, whether or not overnight parking would be allowed, customer parking, and anticipated business hours.

Commissioner Chenault expressed concern about potential noise from food trucks. Mr. Langford advised that the site would be subject to the City’s noise ordinance and that generators would not be allowed on-site.

Commissioner Cumby asked if the fencing along the north side of the property could be more than the proposed wooden fence.

APPLICANT

Mike Kelly, owner, addressed questions from Commissioners. Mr. Kelly provided a tablet to the Commissioners, on which they could view pictures and videos of the site.

DISCUSSION

There were further discussions related to truck parking, noise control, seating for customers, property lighting, and traffic flow from Belt Line Rd. Commissioner Walker asked the Applicant if safety and security would be addressed; Mr. Kelly advised that there were no plans for on-site security.

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 with staff recommendations; Commissioner Melend seconded. The motion passed 6-0.

7. **DIRECTOR'S REPORT.**

Director of Planning and Development Services Adam Bailey provided the director's report, updating the Commission on recent City Council action taken on zoning-related items and items of interest at their meeting on October 6, 2025:

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0725-0407**, submitted by Arcelia Cortina and Martin Flores, for a change of zoning from Truman Heights Neighborhood - Mandatory Retail Office Shopfront to Truman Heights Neighborhood - Single Family Residential to allow the development of a single-family home located at 2031 Hillview Drive. (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.) **Public hearing held. Postponed to the October 20, 2025, City Council Meeting.**

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0825-0414**, submitted by City of Mesquite, for a change of zoning from R-3 Single Family Residential to Planned Development – Commercial to allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials located at 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson Road. (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. 5204.**

Conduct a public hearing and consider an ordinance for **Zoning Application No. Z0925-0416** submitted by SRB Mesquite, LLC., for a change of zoning from Commercial with Conditional Use Permit Ordinance No. 5162 within Town East Retail and Restaurant Area (TERRA) Overlay District to Planned Development - Commercial with Conditional Use Permit Ordinance No. 5162 within the TERRA Overlay District to allow conference centers, major reception facilities, hotels, parking garages, governmental or municipal sponsored uses, and uses permitted by right in the Commercial zoning district with modified development standards located at 1738 North Town East Boulevard (also addressed as 3000 Town East Mall). (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.) **Public hearing held. Approved by Ordinance No. 5205.**

Mr. Bailey also advised the Commission on upcoming Planning & Zoning cases going before the City Council.

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

There was no discussion on this item. Mr. Bailey made the following announcements.

- Staff expressed gratitude to the Commissioners for their participation in the NGTC meeting held on September 29th, 2025.
- Provided updates on upcoming items, including the comprehensive plan kickoff, as well as Code Text Amendments (CTA), both expected in January.

- Announced that the Senior Planner position has been filled and the new employee will start in November.
- Staff will be attending the upcoming APA (Texas Chapter) Conference in College Station, October 22nd through October 24th, and will provide a summary of the conference at the next meeting.
- Staff invited the Commissioners to the Planning and Development Services' Board Appreciation gathering on December 3rd at 6:00 pm.

The next meeting will be held on Monday, October 27, 2025.

Chairwoman Teferi adjourned the meeting at 7:46 p.m.

Chairwoman Soira Teferi

FILE NUMBER: Z0925-0418
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, October 13, 2025
City Council: Monday, November 3, 2025

GENERAL INFORMATION

Applicant: David Vu Tran
Requested Action: Rezone from "C," Commercial within the Town East Restaurant and Retail Area (TERRA) Overlay to "C," Commercial within the TERRA Overlay with a Conditional Use Permit to allow wholesale trade of nail supplies.
Location: 3677 W Emporium Circle

SITE BACKGROUND

Platting: Emporium Phase 1, Block A, Lots 11RR
Size: 9.22 Acres
Zoning: C – Commercial within the TERRA Overlay
Future Land Use: Town East Special Planning Area
Zoning History: 1951: Annexed into City of Mesquite, Zoned Residential
1967: Rezoned to Multi-Family
1984: Rezoned to Commercial
1996: Rezoned to Commercial and TERRA Overlay
2014: Conditional Use Permit to allow Indoor Archery Range (Expired)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-SF – Planned Development Single Family (Ord. No. 1668)	Single Family Residences
SOUTH:	C – Commercial within the TERRA Overlay	24 Hour Fitness
EAST:	C – Commercial within the TERRA Overlay with CUP (Ord. 3084)	Lakepointe Church & Sharing Life Community Outreach
WEST:	C – Commercial within the TERRA Overlay	Premier High School & Custom T-Shirt Store

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow Sam's Nail Supply to operate within an existing structure at 3677 W. Emporium Circle. Sam's Nail Supply is a retail and wholesale business that sells various items used in nail salons, including nail polish, nail tools, accessories, personal protective equipment, and spa furniture.

This request was previously considered by the Planning and Zoning Commission in 2021 and was denied in a 5-1 vote. Following the denial, the applicant agreed to operate only as a retailer under the conditions of the issued Certificate of Occupancy. However, since that time, the City has been notified on multiple occasions that wholesale operations have continued at the property. As of November 3, 2025, the site also remains out of compliance with Building and Fire Code requirements.

According to their website, Sam's Nail Supply offers wholesale membership for individuals or businesses wishing to purchase nail supplies and equipment in bulk. The applicant has indicated that the subject property will be used for retail, wholesale, and as a distribution center. The retail component will allow customers to purchase nail supplies for personal use without a wholesale membership. The wholesale and distribution operations will include pickup and delivery of supplies. Sam's Nail Supply proposes to have two box trucks at the subject property to make deliveries to customers.

The applicant currently operates nine other Sam's Nail Supply locations in Garland, TX; Grand Prairie, TX; Dallas, TX; San Antonio, TX; Houston, TX; Oklahoma City, OK; Tulsa, OK; and Memphis, TN.

The Mesquite Zoning Ordinance (MZO) requires a CUP for wholesale trade operations of nondurable goods within a Commercial zoning district. Additionally, the subject property is located within the Town East Retail and Restaurant Area (TERRA) Overlay, which requires approval of a CUP for all wholesale trade uses.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property within the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The vision of the Town East Special Planning Area is to be a thriving regional retail and entertainment area that meets the changing needs and desires of the community. Town East Mall shall continue to serve as an anchor with complementary retail, offices, and hotels in the surrounding area.

STAFF COMMENTS:

The requested CUP to allow a nail supply store with wholesale trade operations is not consistent with the Mesquite Comprehensive Plan's *Town East Special Planning Area* designation. The future land use plan identifies retail, entertainment, office, and hotel uses as appropriate for this area. Wholesale trade and distribution uses are not considered compatible with the intended vision for the district.

MESQUITE ZONING ORDINANCE

SECTION 5-503: 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 does not promote public health, safety, and welfare. The business has previously operated in violation of the Certificate of Occupancy and continues to be out of compliance with Building and Fire Code requirements. These conditions raise concerns about the applicant's ability to maintain safe operations consistent with City standards.
2. The consistency of the proposed CUP with the Comprehensive Plan.
 - **STAFF COMMENTS:** The request is not consistent with the Mesquite Comprehensive Plan's Town East Special Planning Area designation. The Plan identifies retail, entertainment, office, and hotel uses as appropriate for this location. Wholesale trade and distribution uses are not compatible with the long-term vision for this area.
3. The consistency of the proposed CUP with any adopted land use policies.
 - **STAFF COMMENTS:** The CUP request is not consistent with adopted land use policies, which encourage retail and entertainment uses within the Town East Special Planning Area and discourage wholesale/distribution operations that are better suited to industrial or light industrial areas.
4. The extent to which the proposed CUP created nonconformities.
 - **STAFF COMMENTS:** Approval of the CUP would not create nonconformities on the subject property. However, the property is currently operating in violation of the existing Certificate of Occupancy, which allowed retail use only.
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 subject property is located within a commercial corridor that serves as a regional retail and restaurant destination. Wholesale and distribution activities are not compatible with the surrounding retail uses and may negatively impact the character of the district. The requested CUP could be injurious to the use and enjoyment of nearby retail properties that are consistent with the Comprehensive Plan and zoning district intent.
6. The trend of development, if any, in the general area of the property in question.

- **STAFF COMMENTS:** The trend of development in the Town East area continues to focus on regional-serving retail, restaurant, and entertainment uses. Wholesale trade is inconsistent with this development trend.
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. However, existing code compliance issues with the site's building and fire protection systems must be resolved before the use can safely operate.
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 site was originally developed for large-format retail and includes sufficient off-street parking.
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:** It is unclear whether the wholesale and distribution component of the use would create nuisance impacts.

CONCLUSIONS

ANALYSIS

The proposed CUP to allow Sam's Nail Supply to operate a wholesale business is inconsistent with the *Mesquite Comprehensive Plan* and does not meet the review criteria in Section 5-503(N), which may warrant denial.

ACTION

Should the Commission find that the request does not meet the criteria, a motion may be made to deny as submitted.

PUBLIC NOTICE

Staff mailed notices to all property owners within 400 feet of the subject property. As of October 3, 2025, there have been one returned notice in favor of the request.

CODE CHECK

The subject property is not in compliance with current Building and Fire Codes.

ATTACHMENTS

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

Aerial Map



Applicant: David Vu Tran, Sam's Nail Supply
Location: 3677 Emporium Circle
Request: Conditional Use Permit to allow
wholesale trade.

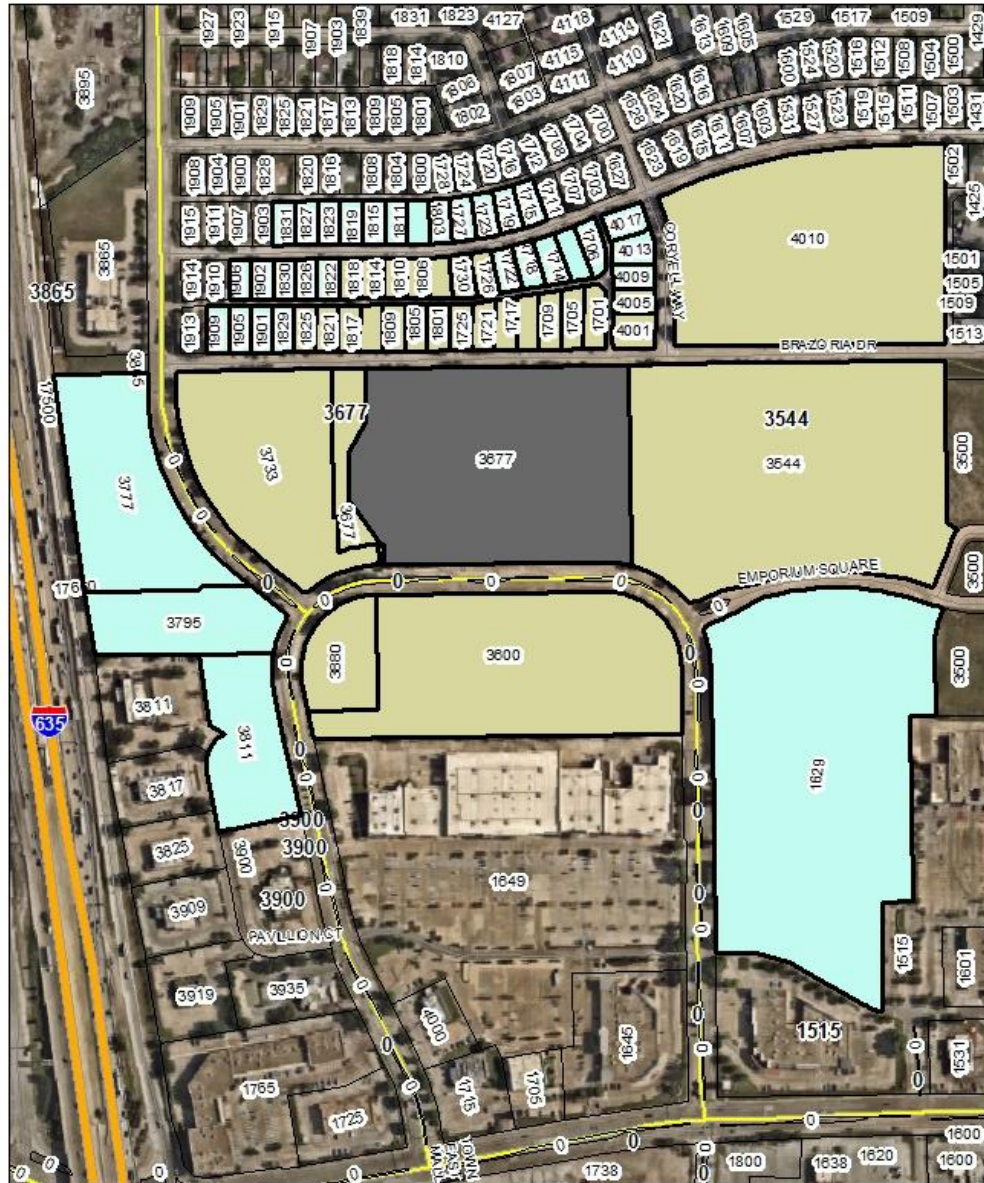
Legend

 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Applicant: David Vu Tran, Sam's Nail Supply
Location: 3677 Emporium Circle
Request: Conditional Use Permit to allow wholesale trade.

Legend

- Required Notices
- Subject Property
- Courtesy Notices



Zoning Map



Applicant: David Vu Tran, Sam's Nail Supply
Location: 3677 Emporium Circle
Request: Conditional Use Permit to allow
wholesale trade.

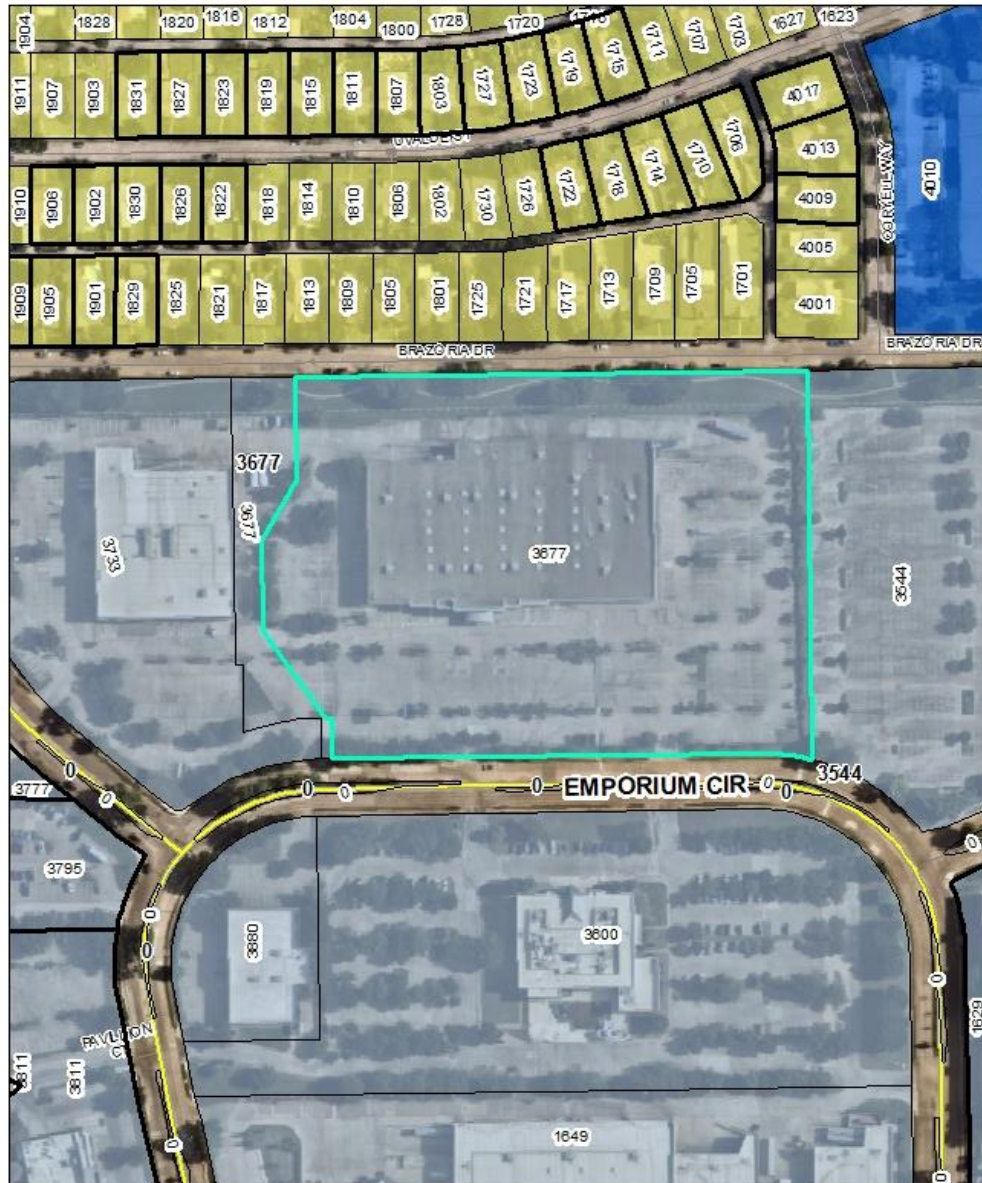
Legend

- Subject Property
- Commercial
- PD - Single Family Residential



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Applicant: David Vu Tran, Sam's Nail Supply
Location: 3677 Emporium Circle
Request: Conditional Use Permit to allow
wholesale trade.

Legend

-  Subject Property
-  Town East Special Planning Area
-  Low Density Residential



ATTACHMENT 5 – SITE PHOTOS



Subject property from parking lot, facing north.



Subject property from southeast corner of parking lot, facing northwest.

ATTACHMENT 5 – SITE PHOTOS



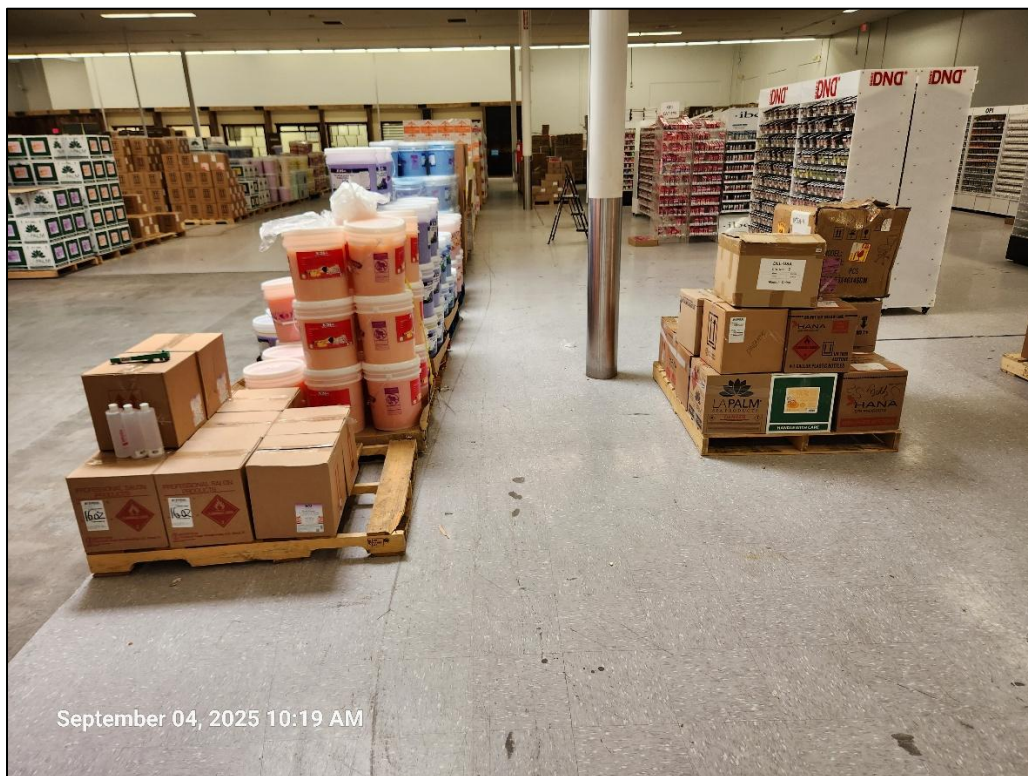
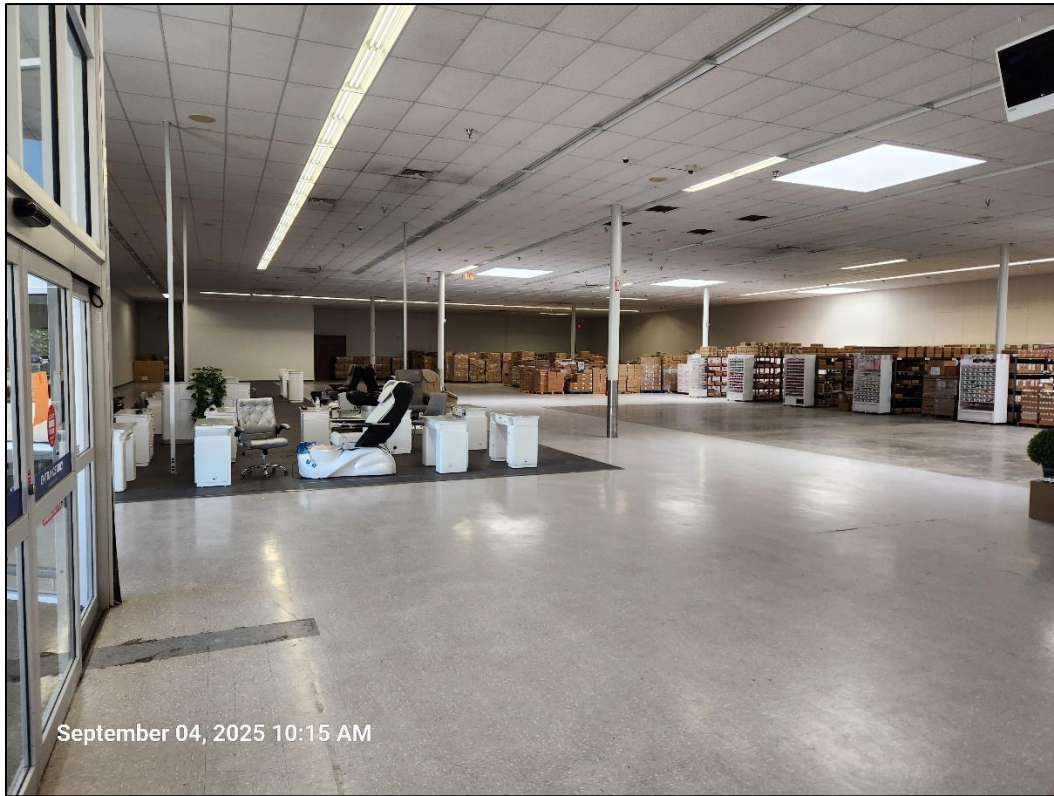
Subject property showing parking and signage, facing northwest.

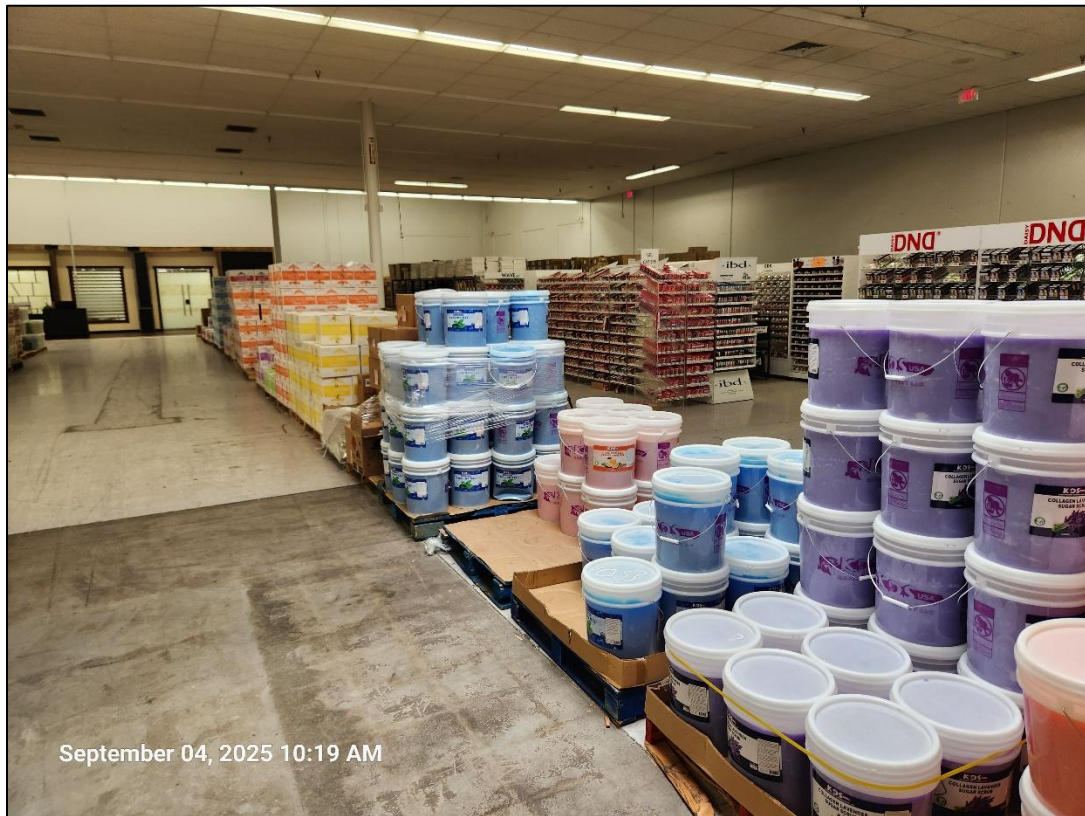


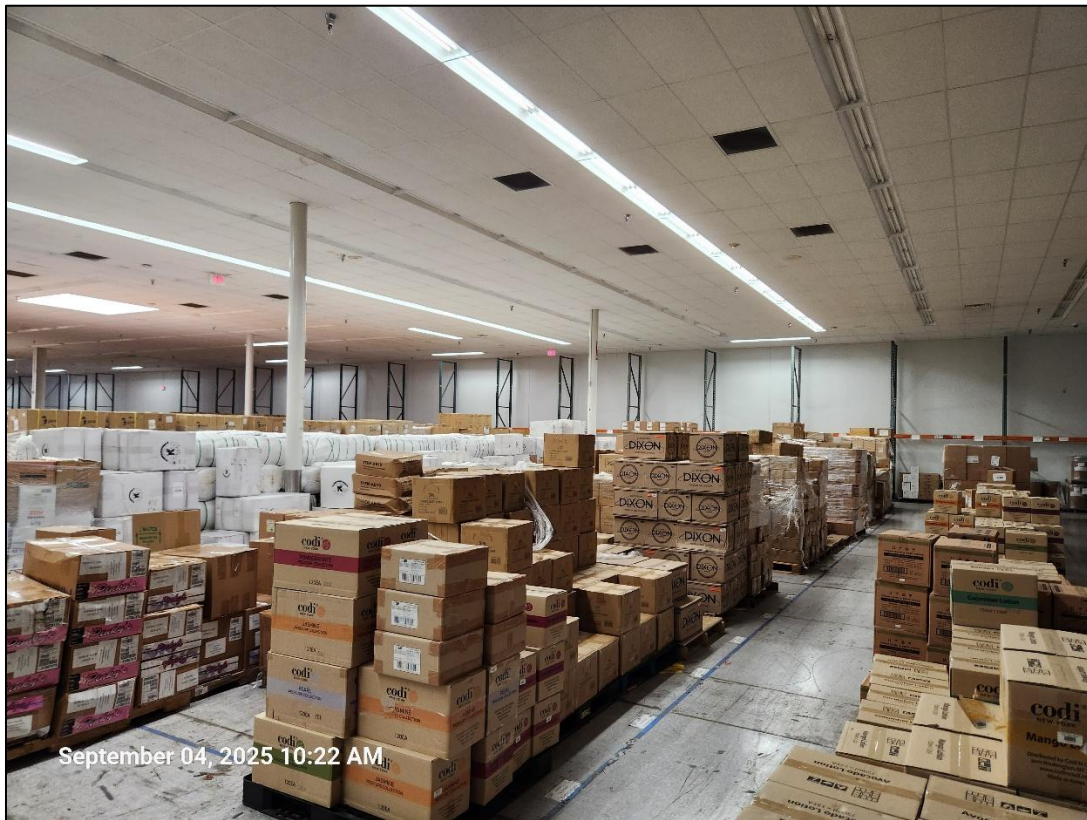
Subject property from southeast corner of parking lot, facing north.

ATTACHMENT 5 – SITE PHOTOS

Interior of existing Sam's Nail Supply.







ATTACHMENT 6 – APPLICATION MATERIALS

LETTER OF INTENT

Applicant/Owner:

David Vu Tran
3677 W Emporium Circle
Mesquite, TX 75150

Project Location:

3677 W Emporium Circle, Mesquite, Texas
Commercial (C) District / Town East Retail and Restaurant Area (TERRA) Overlay

Subject: Request for Conditional Use Permit

Dear Planning & Zoning Commission and City Council Members,

I respectfully request approval of a Conditional Use Permit (CUP) for the property located at 3677 W Emporium Circle in Mesquite, Texas. The site contains an existing 91,000 sq. ft. retail building within the Commercial (C) District and TERRA Overlay.

The purpose of this request is to allow:

- Primary Use: Retail sales of nail and beauty supply products.
- Secondary Use: Wholesale distribution of nail products Nail supply stores.
- Support Uses: Storage, inventory management, office functions, and e-commerce fulfillment.

All business activities will be fully contained indoors, with no outdoor storage or heavy truck traffic. Adequate utilities, drainage, and road access already serve the property, and parking supply is sufficient to accommodate retail and wholesale operations. Lighting, signage, and operations will comply with all applicable City codes and overlay requirements.

This project is consistent with the Mesquite Comprehensive Plan and the intent of the TERRA Overlay. It will revitalize an existing commercial property, strengthen the Town East retail corridor, generate jobs, and provide long-term economic benefits to the community.

I respectfully request favorable consideration of this Conditional Use Permit.

Sincerely,



David Vu Tran
Property Owner

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION FORM

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.

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.

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 said photographs.

I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: David Vu Tran

Phone Number: 469-231-3072

Address: 3677 W Emporium Circle, Mesquite, TX 75150

Email Address: vuvtran@yahoo.com

Signature: 

Date: 09/19/2025



**Planning and Zoning Department
Prepared by Ti'Ara Clark, Planner**



MESQUITE
T E X A S
Real. Texas. Service.

RECEIVED
OCT 08 2025
PLANNING AND ZONING

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

LOCATION: 3677 Emporium Circle (See attached map for reference)
PROPERTY ID: 380858900A11RR000
FILE NUMBER: Z0925-0418
APPLICANT: David Vu Tran, Sam's Nail Supply

REQUEST:
From: C – Commercial within TERRA Overlay
To: C – Commercial within TERRA Overlay with a Conditional Use Permit to allow wholesale trade

The requested Conditional Use Permit would allow wholesale trade of nail supplies as a permitted use on the subject property. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

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

LEGAL DESCRIPTION
Emporium Phase 1, Block A, Lot 11RR

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **October 13, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **November 3, 2025**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or tclark@cityofmesquite.com

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this notice. As a property owner within 400 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **October 7th** to be included in the Planning and Zoning Commission packet and by 5 pm on **October 24th** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)
Do not write on the reverse side of this form.

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

Zoning Case: Z0925-0418	Name (required) <u>FRANKIE E. MCKINNE</u>	
I am <u>in favor</u> of this request ☒	Address of <u>909 CORYELL WAY</u>	
I am <u>opposed</u> to this request ☐	Noticed Property: <u>Frankie E. McKinne</u>	Date: <u>10-7-25</u>

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

FILE NUMBER: Z0925-0417
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, October 27, 2025
 City Council: Monday, November 17, 2025

GENERAL INFORMATION

Applicant: Wing Aviation LLC
Requested Action: Rezone from "C," Commercial within the Town East Restaurant and Retail Area (TERRA) Overlay to "C," Commercial within the TERRA Overlay with Conditional Use Permit to allow a Drone Delivery Service (SIC 4789a) with a modification to reduce the 200-ft separation requirement from a residential zoned property by ~30 feet.
Location: 1800 N. Town East Blvd (Future address 9005 Town East Mall.)

SITE BACKGROUND

Platting: Town East Mall Phase 2, Block A, Lot 5
Size: 5.93 Acres
Zoning: C – Commercial within the TERRA Overlay
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
 1966: Rezoned to Commercial
 1996: Rezoned to be included in the TERRA Overlay District

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Commercial within the TERRA Overlay	Parking lot
SOUTH:	R-3 Single Family Residential within the TERRA Overlay	High Voltage Transmission Lines and Heritage Trail
EAST:	Commercial within the TERRA Overlay	High Voltage Transmission Lines and Heritage Trail
WEST:	Commercial within the TERRA Overlay	Town East Mall

CASE SUMMARY

[Wing Aviation, LLC.](#), requests approval of a Conditional Use Permit (CUP) to operate a drone delivery service on property owned by Town East Mall. While drone delivery services are permitted as an accessory use, a CUP is required when they function as the principal use of a property. The proposed site, formerly occupied by the Town East Mall Movie Theater, which has since been demolished, currently has no active use or structure. The property currently consists of a paved parking area with no remaining structures. As a result, the proposed drone delivery operation would constitute the primary use, thereby requiring CUP approval.

The proposal includes a drone delivery “Nest” or staging area on the property. The 3,800-square-foot area would feature three clusters of six charging pads with visual landing markers, a 20-foot metal storage container, one battery-powered generator, and an aircraft cart. According to the applicant, the service would operate in partnership with DoorDash, through which customers order prepackaged items from within the mall. These items would then be transported to the Nest location for delivery by drone.

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.

The proposed staging area does not meet the 200-foot separation requirement from a residentially zoned property. Based on the concept plan, the staging area is approximately 170 feet from a tract of land owned by TXU. Although the TXU property contains high-voltage transmission lines and is unlikely to be developed for residential use, it is zoned R-3 Single Family. The nearest residentially occupied property is One Townecrest Apartments at 1217

Americana, located approximately 225 feet from the proposed staging area. The nearest single-family–occupied property is approximately 495 feet to the south.

As part of this CUP request, the applicant is seeking a modification of the separation requirement to allow the staging area to be located 170 feet from the TXU property zoned R-3 Single Family.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property within the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The vision of the Town East Special Planning Area is to be a thriving regional retail and entertainment area that meets the changing needs and desires of the community. Town East Mall shall continue to serve as an anchor with complementary retail, offices, and hotels in the surrounding area.

The proposal aligns with the Comprehensive Plan’s goals of encouraging technology-driven services that enhance market viability and diversify regional retail activity in the Town East area. Because the subject site is within a high-redevelopment area, staff recommends a time-limited CUP to permit flexible reuse in the future.

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 limited staff presence and 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 affect public health, safety, or welfare negatively.

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

STAFF COMMENTS: As an accessory use, drone delivery service could support restaurant and retail businesses within Town East Mall by providing additional services to their customers. Utilizing a property for the sole use as a drone staging area could be problematic if it prevents the property from being fully redeveloped. Stipulations limiting the CUP to a length of time would be appropriate. The service supports existing mall tenants and their delivery potential, contributing to ongoing economic vitality.

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

STAFF COMMENTS: The request is consistent with City policies supporting reinvestment and adaptive use of existing commercial properties. No conflicts with adopted land use policies have been identified, provided that the staging area does not prevent the subject property from being fully redeveloped in the future.

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 primarily by commercial and retail uses associated with Town East Mall. The nearest residentially occupied property, One Townecrest Apartments, is approximately 225 feet from the proposed staging area. The staging area is approximately 170 feet from a TXU-owned tract zoned R-3 Single Family, which contains high-voltage transmission lines and is not used for residential purposes. Although within 200 feet of a residentially zoned tract, the staging area is separated from actual residences by utility easements and transmission infrastructure.

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

STAFF COMMENTS: The area surrounding Town East Mall continues to support commercial and service-oriented development. The southeast quadrant of the Town East Mall has not seen any recent development or redevelopment activity. The proposed use introduces an interim modern service compatible with this transition stage of the Town East area.

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 areas from the prior theater use remain sufficient for incidental staff parking and equipment movement..

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

STAFF COMMENTS: The proposed use is not expected to generate odor, fumes, or dust. FAA regulations preempt local noise standards related to flight operations; site lighting and mechanical noise are minimal and compliant with City Code requirements.

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 a previously developed portion of the Town East Mall property. The use represents a modern commercial service that could support existing retail operations within the Town East area. While the proposed staging area does not meet the required 200-foot separation from a residentially zoned property, the nearest occupied residences are farther away, and the adjacent TXU tract is not used for residential purposes. If approved, staff recommends considering stipulations to limit the visual impact of the staging area and ensure that site improvements do not preclude future redevelopment of the property in accordance with the vision of the Town East Special Planning Area.

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, as it is consistent with the *Mesquite Comprehensive Plan* and does meet the review criteria in Section 5-509(N) of the Mesquite Zoning Ordinance. The following stipulations are suggested.

1. The CUP is approved solely for Wing Aviation, LLC, and the CUP is not transferable or assignable to a different owner or business. A different business applicant desiring to continue this use must submit a new application requesting to continue the CUP and any such application shall require the procedures outlined in the MZO for initial approval of a CUP.
2. The CUP is granted for a period of two years from the date of the issuance of a Certificate of Occupancy, after which it shall expire and terminate.

3. The drone staging area shall be fully screened by a minimum six-foot solid wood fence or alternative durable material approved by the Director of Planning and Development Services..
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. Only battery-operated generators or equivalent zero-emission systems shall be permitted.

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 October 21, 2025, 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

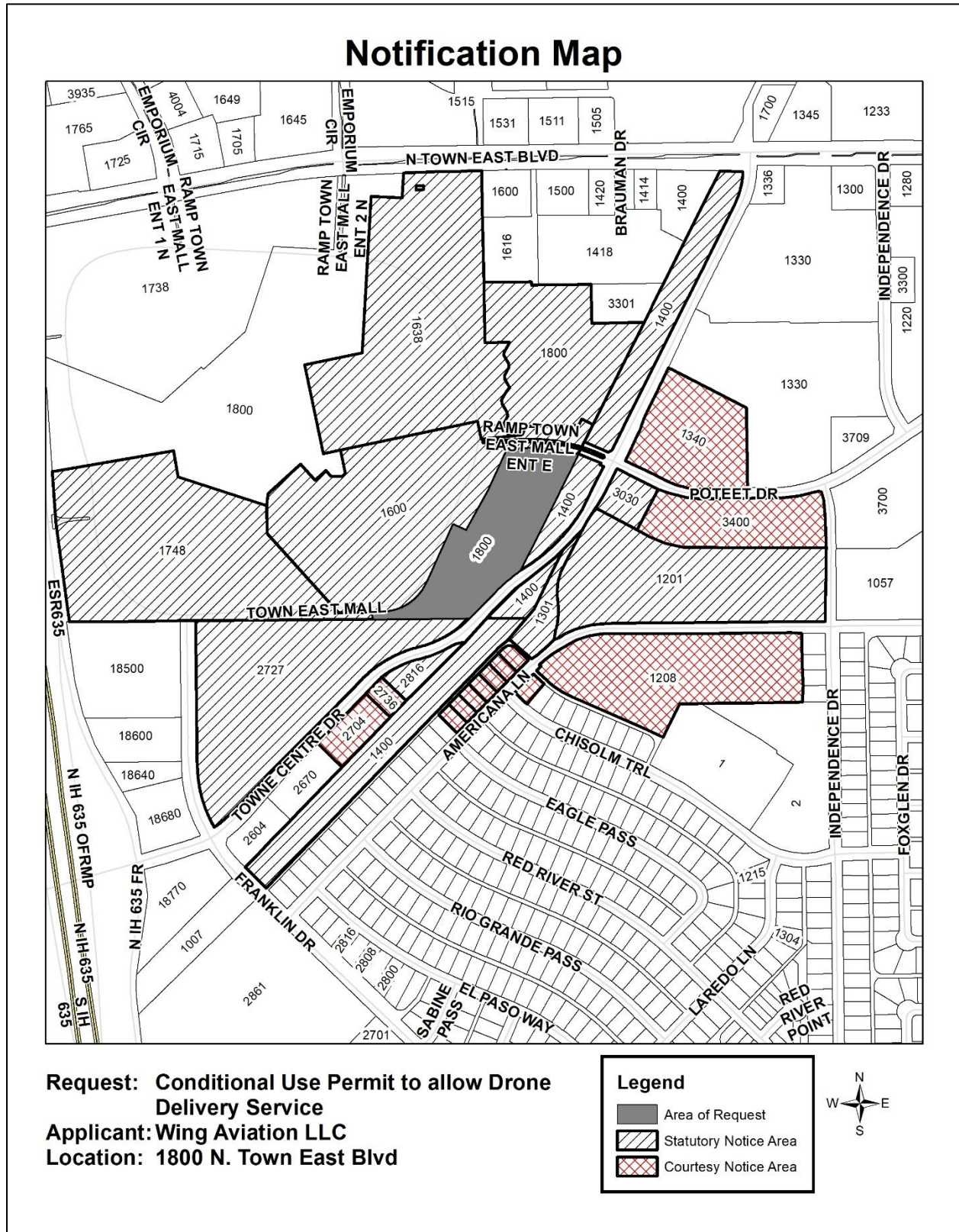
Aerial Map



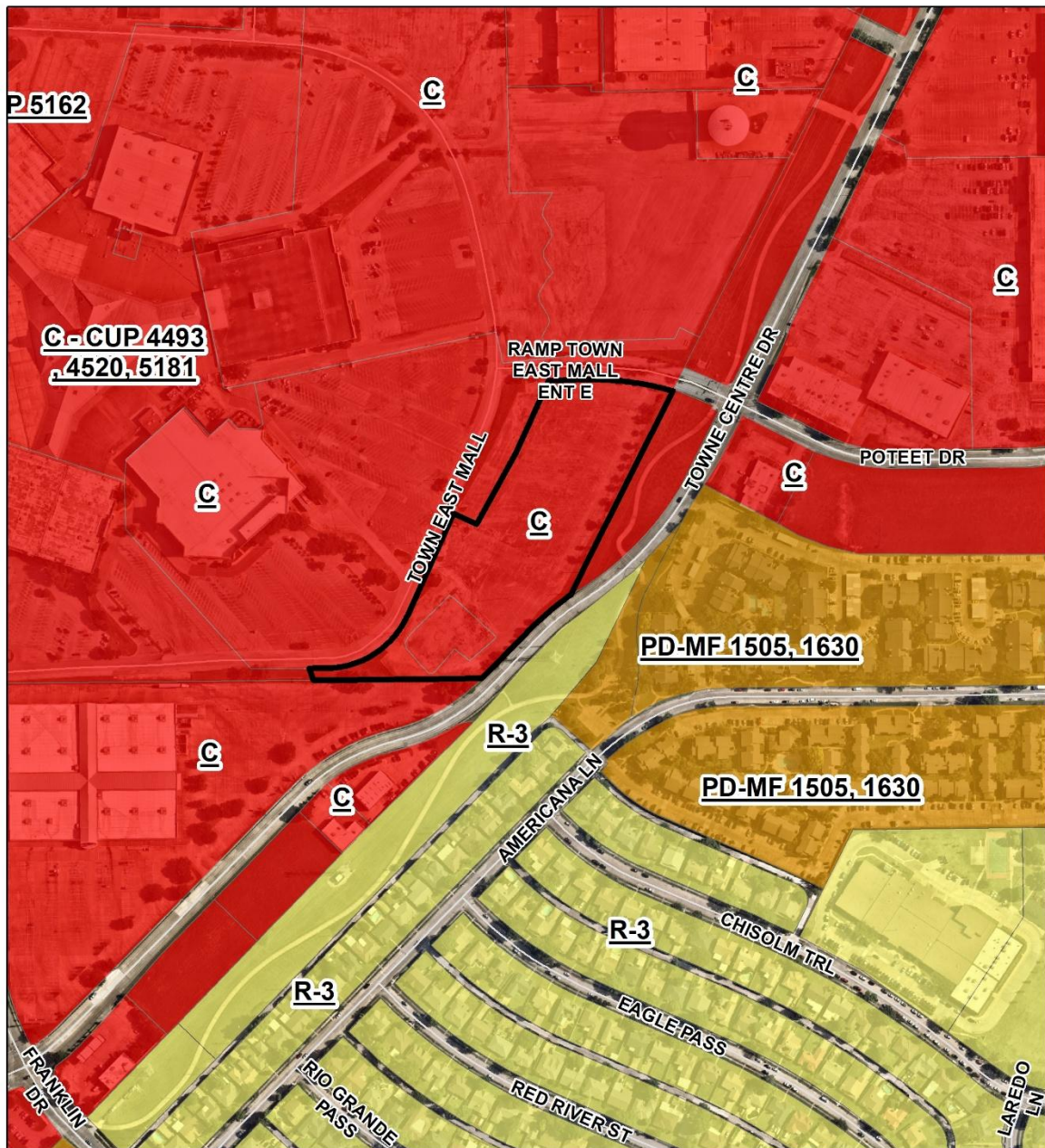
Request: Conditional Use Permit to allow Drone
Delivery Service
Applicant: Wing Aviation LLC
Location: 1800 N. Town East Blvd



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



Zoning Map



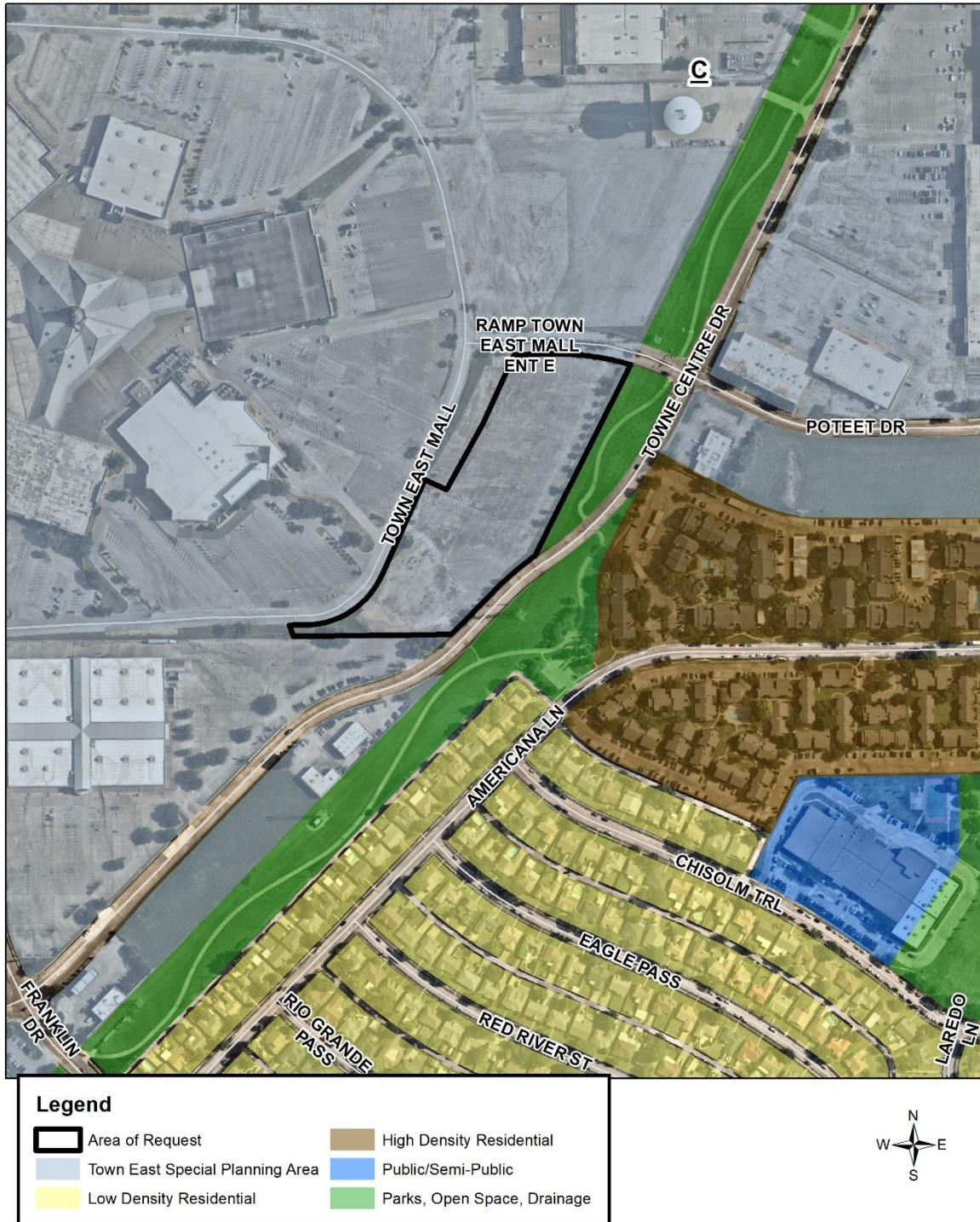
Legend

- | | |
|---|---|
|  Area of Request |  MULTIFAMILY RESIDENTIAL |
|  COMMERCIAL |  SINGLE FAMILY RESIDENTIAL |



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map





Subject property showing parking, facing north.



Subject property from south corner of parking lot, facing northwest.



Facing south along Town Centre Drive



City of Mesquite
Conditional Use Permit
Packet

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: 1628 N Town East Blvd
Physical Address: 1628 N Town East Blvd City, State: Mesquite, Texas
Zip Code: 75150
Platted: ☒ Yes ☐ No (If yes, fill in information below)
Subdivision: Town East Mall Phase 2 Block: A Lot: 5

Applicant Information – The person filling out the application

First Name: Zenobia Last Name: Haynes
Phone Number: 650-537-5723 Email Address: zenobiahaynes@wing.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: Jack Last Name: Love
Phone Number: 972-591-2096 Email Address: Jack.Love@Brookfieldproperties.com
Mailing Address: 2063 Town East Blvd City, State: Mesquite, TX
(If different from physical address)
Zip Code: 75150

October 2024

CONTINUE TO NEXT PAGE

Page 1 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

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.

Town East Mall has partnered with DoorDash and Wing to offer a drone delivery service to the citizens of Mesquite, TX. Town East Mall and Wing are requesting the approval of a Conditional Use Permit in order to place a drone delivery "Nest" site at the referenced undeveloped property. A Conditional Use Permit (CUP) is required because there are no other active uses and drone delivery service will therefore be the primary use on the property. While drone operations are allowed by right as an accessory use, the location selected by the mall is outside the ring road and is a separate lot from the Mall building. The requested CUP complies with Mesquite's Comprehensive Plan's vision for the Town East Special Planning area as a thriving regional retail and entertainment area that meets the changing needs and desires of the community. Adding drone delivery service as a use will allow brick and mortar retailers and Town East Mall to evolve and ensure the district continues to meet the needs of the community and adapts to market and development trends.

October 2024

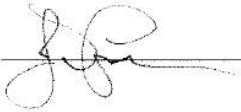
CONTINUE TO NEXT PAGE

Page 2 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

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 Conditional Use Permit Application.

Property Owner: Town East Mall, LLC Phone Number: 972-591-2096
Address: 2063 Town East Mall
Mesquite, Tx 75156 Email Address: Jack.Love@Brookfieldproperties.com
Signature: 

Each property owner must complete a separate authorization form

Request meets the approval criteria in [5-310](#) of the Mesquite Zoning Ordinance adopted 1-21-25 as follows:

1. The extent to which the proposed CUP promotes the public health, safety, and welfare and will benefit the City as a whole. The proposed CUP permitting drone delivery service at the Town East Mall promotes public health, safety and welfare by increasing the ability of local retailers to provide reliable delivery to existing and new customers and improving transportation and mobility. Adding drone delivery service as a use will allow brick and mortar retailers and Town East Mall to evolve and ensure the district continues to meet the needs of the community and adapts to market and development trends.

2. The consistency of the proposed CUP with the Comprehensive Plan and any other adopted land use policies. The requested CUP complies with the Mesquite Comprehensive Plan's vision for the Town East Special Planning Area as a thriving regional retail and entertainment area that meets the changing needs and desires of the community.

While drone operations are allowed by right as an accessory use, the location selected by the Mall is outside the ring road and is a separate lot from the Mall building and will therefore be the primary use on this lot. The Mesquite Zoning Ordinance [3-203](#) permits drone staging areas and drone delivery service as a Primary use in this zoning district with approval of a CUP.

MZO [6-102](#) provides that the drone staging area includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, or equipment related to unmanned aircraft systems . The drone staging area will be 127.323' x 29.870' sqft. Included inside the Nest: 3 groupings of 6 chargepads and fiducials; 1 x 20' storage container, 1 battery powered generator and an aircraft cart.

As required in [3-513](#) of the MZO: The Drone staging area is not 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. The Drone staging area is more than two hundred (200) feet from a residentially zoned property, any lot used for a residential care facility, nursing home, or public park.

The drone staging area will be enclosed with a fence consisting of aluminum coated in black vinyl in conformance with MZO [3-513](#)

3. The extent to which the proposed CUP will support and further the City Council's strategic goals. Drone delivery service supports and furthers the City Council's 2025-2026 strategic goals of Improved Transportation and Mobility and creating a Vibrant economy by promoting investment in new and existing businesses, economic development in the Town East Mall Targeted Area, and promoting revitalization of targeted retail and business centers.

ATTACHMENT 6 – APPLICATION MATERIALS

4. The extent to which the proposed CUP creates nonconformities. The CUP does not create non conformities. Drone delivery service and drone staging areas are permitted as a primary use in Commercial districts with a CUP.

5. The compatibility with the existing use 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. Drone delivery service is compatible with the nearby retail mall use. The drone staging area will be more than 200 ft from a residentially zoned property, any lot used for a residential care facility, nursing home, or public park as required by the Mesquite Zoning Ordinance

6. The trend of development, if any, in the general area of the property in question. The area is primarily commercial and retail and part of the TOWN EAST RETAIL AND RESTAURANT AREA OVERLAY DISTRICT

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. Adequate public facilities are available and no additional public facilities will be needed if the CUP is adopted.

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. There are more than sufficient off- street parking spaces available on the site to serve the minimal parking needs of the drone delivery service and drone staging area.

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. Measures have been taken to prevent and control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. Each drone will be placed onto the aircraft cart to be wheeled into the container for overnight storage during non-operating hours. The drone staging area will be more than 200 ft from a residentially zoned property, any lot used for a residential care facility, nursing home, or public park as required by the Mesquite Zoning Ordinance.



Content

Town East Mall CUP Response Letter

Response Letter

To: Garrett Langford
From: DoorDash in partnership with Wing
Date: 10/2/2025
Permit Number: Z0925-0417
Project Name: Conditional Use Permit - Town East Mall

The following updates were made:

RL: Suggest using another type of building instead of a storage container. Storage containers are not considered as buildings.

Response: The container is our standard configuration and solely used as storage for the aircraft overnight during non-operating hours. These are painted grade B containers, and not intended for office or building use.

RL: Provide an explanation of how merchandise from the mall will be transported to the site.

Response: The DoorDash courier will pick up the pre packaged parcel from the restaurant within the mall and walk it to the Nest location outside to attach onto the drone.

RL: Provide information on how the drones will navigate around the high-voltage transmission lines located on the adjacent property.

Response: Wing has completed a LIDAR survey of the area at and around the Town East Mall which includes the adjacent property containing the high-voltage transmission lines. Wing uses an obstacle height of 147 FT (45m) for these high-voltage transmission lines which provides a clearance buffer of 45 FT above the transmission lines whose height is 104 FT (32m). The Wing flight planner automatically plans the route to be an additional 65 FT (20m) above any obstacle height. Therefore every flight will be a minimum of 110 FT (45 FT + 65 FT) above the powerlines. Additionally, in the event of a precautionary landing the Wing aircraft will decelerate to hover and descend vertically. The Wing aircraft is able to detect power lines beneath the aircraft and move to avoid them.



Content

Town East Mall CUP Response Letter



RL: Is this a temporary situation? If so, how long?

Response: DoorDash has signed a 2 year lease with Town East Mall and Wing

RL: Provide explanation on why a more discrete location on the mall property is not being pursued.

Response: We are given usable areas by the mall partners and we pick our site locations based on where the partner has bound us to. Wing locations within the bounds provided are based on internal system requirements.

RL: Provide pictures of drone nests or staging areas from other locations to show an example of what the setup would look like on the ground.

Response:



Content

Town East Mall CUP Response Letter





Content

Town East Mall CUP Response Letter



