



T E X A S  
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PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z1125-0429  
**REQUEST FOR:** Conditional Use Permit  
**CASE MANAGER:** Carolyn Horner, AICP

**PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, December 8, 2025  
City Council: Monday, January 5, 2026

**GENERAL INFORMATION**

**Applicant:** Jessica Rivera, Hot Trash Junk Removal LLC dba Haute Trash Thrift  
**Requested Action:** Approval of a Conditional Use Permit on property zoned C – Commercial to allow the sale of gently used clothing, furniture, home décor, and accessories as a permitted use at 3129 Interstate 30, Unit H.  
**Location:** 3129 Interstate 30, Unit H (Attachment 1)

**SITE BACKGROUND**

**Platting:** Commercial Parks, Block A, Part of Lot 2  
**Size:** 1.8890 Acres  
**Zoning:** C - Commercial  
**Future Land Use:** Parks, Open Space, Drainage <sup>1</sup>  
**Zoning History:** 1954: Annexed and zoned Commercial

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
<b>NORTH:</b>	C - Commercial	Retail Uses
<b>SOUTH:</b>	C – Commercial (across IH 30)	Retail Uses
<b>EAST:</b>	C - Commercial	Retail Uses
<b>WEST:</b>	C - Commercial	Retail Uses

<sup>1</sup> Note: Although the Future Land Use Map identifies this area as Park or Open Space, the subject property has long been zoned and developed for commercial uses along the Interstate 30 frontage.

## **CASE SUMMARY**

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The applicant is requesting a Conditional Use Permit (CUP) to allow Hot Trash Junk Removal, LLC., dba Haute Trash Thrift, to sell used clothing, furniture, home décor, and accessories at 3129 Interstate 30, Unit H. The Mesquite Zoning Ordinance (MZO) requires used merchandise stores to obtain a CUP before issuance of a Certificate of Occupancy.

The CUP requirement for used merchandise stores in the Mesquite Zoning Ordinance stems from historical concerns related to visual aesthetics, site appearance, and perceived quality of merchandise. These concerns are typically addressed through conditions of approval attached to the CUP to ensure that merchandise is properly displayed, the premises are well-organized, and there is no visible distinction in overall store appearance between new merchandise and gently used merchandise, aside from labeling items as pre-owned where appropriate.

Haute Trash Thrift is a resale store where customers can purchase gently used clothing and other household items in a traditional retail setting. Although the business will sell pre-owned items, the applicant proposes a store layout and merchandising style similar to new retail clothing and home décor stores.

The applicant indicates the business model focuses on quality control and reuse of goods, supporting sustainability by extending the life of items that might otherwise be discarded. The proposed use would add a different retail concept to the existing commercial corridor along Interstate 30.

## **MESQUITE COMPREHENSIVE PLAN**

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The *Mesquite Comprehensive Plan* designates this area as the Park or Open Space on the Future Land Use Map (see attachment 4). Generally, areas located within a floodway are better suited for recreational uses as opposed to residential or commercial development. This designation is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City.

### **STAFF COMMENTS:**

The proposed CUP to allow a used merchandise store is not consistent with the Future Land Use Map designation of Park or Open Space; however, the site has long been zoned C – Commercial and is developed with existing retail uses along Interstate 30. The proposed CUP would maintain and reinvest in an established commercial center rather than introduce new development in undeveloped open space.

The proposed CUP also supports ongoing retail activity and provides an additional shopping option in the corridor by offering gently used clothing, furniture, and home décor in a traditional retail format.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-503: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

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

**STAFF COMMENTS:** The proposed CUP promotes public welfare by providing affordable clothing, furniture, and décor options and by encouraging the reuse of goods. The use will operate within an existing commercial center with established access and infrastructure, supporting local economic activity while providing a safe and convenient shopping option for residents.

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

**STAFF COMMENTS:** The proposed CUP is not consistent with the Mesquite Comprehensive Plan Future Land Use Map, which designates the site as Park or Open Space. However, the property has been zoned C – Commercial and developed with retail uses along Interstate 30 for decades, and the proposed CUP maintains this established commercial pattern.

The proposed CUP is consistent with the current zoning and existing use of the property by continuing a retail use within the multi-tenant commercial center. The future land use designation of the subject property and surrounding properties will be evaluated when the Future Land Use Map is updated as part of the Comprehensive Plan update anticipated in 2026.

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

**STAFF COMMENTS:** The proposed CUP supports the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by encouraging private investment, economic growth, and job creation within an existing commercial center. The use leverages existing infrastructure and strengthens the City's retail base along the Interstate 30 corridor.

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

**STAFF COMMENTS:** City staff does not believe that the proposed CUP will create any non-conformities. The use is consistent with the C – Commercial zoning and the existing multi-tenant retail building on the site.

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. The retail nature of Haute Trash Thrift aligns with the surrounding retail and personal service uses in the area .and is compatible with the established commercial character along Interstate 30.

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

**STAFF COMMENTS:** The area surrounding the subject property has experienced limited new development activity in recent years, and the commercial center has remained in retail use. The proposed CUP would reinvest in and reactivate an existing tenant space rather than expand the development footprint.

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:** The subject property is served by existing public facilities, including road access, utilities, and drainage infrastructure adequate to support the proposed use.

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

**STAFF COMMENTS:** The subject property has sufficient existing 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 anticipate offensive light, odor, fumes, dust, noise, or vibration from the proposed use beyond that associated with typical retail operations. The use is expected to comply with the Mesquite City Code, including the Mesquite Zoning Ordinance.

10. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** The Fire Marshal's Office has indicated that the property must meet all applicable fire code requirements for the assigned occupancy classification prior to issuance of a Certificate of Occupancy.

## CONCLUSIONS

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### STAFF ASSESSMENT

The proposed CUP to allow a used clothing, furniture, home décor, and accessories store is consistent with the spirit and intent of the Mesquite Zoning Ordinance and meets the review criteria for Conditional Use Permits in Section 5-503, warranting approval. Although the Future Land Use Map identifies the site as Park or Open Space, the property has long been zoned and developed for commercial uses along Interstate 30, and the CUP would support reinvestment in an existing commercial center. The proposed CUP would positively impact the area by introducing a unique retail concept that promotes reuse of goods while remaining compatible with surrounding commercial uses.

The proposed CUP would positively impact the area by bringing a unique retail experience to the area. The following stipulations are suggested.

1. The used merchandise shall be limited to gently used clothing, furniture, home décor, and accessories. No repair or refinishing of merchandise shall occur on site as part of this use.
2. Merchandise display shall be orderly and similar in style to typical displays at general merchandise and department stores.
3. No display of used merchandise shall be permitted outside the establishment.
4. All merchandise offered for display or sale shall be clean and in good, usable condition. The display or sale of severely damaged or nonfunctional items is prohibited.
5. Handwritten labels or price tags shall not be used or permitted on merchandise, displays, or signage visible to the public.
6. Previously owned merchandise shall be marked as such.
7. Three convictions for violation of this CUP during any 12-month period shall result in the automatic revocation of this CUP. In this event, prior to revocation of the CUP, the Building Official shall revoke the Certificate of Occupancy (CO) for the use due to repeated violations. All applicable procedures shall be completed for revocation of the CO before the owner is notified that the sale of used merchandise is no longer authorized under this CUP.
8. The CUP for used merchandise sales is approved solely for Hot Trash Junk Removal LLC dba Haute Trash Thrift 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.

## PUBLIC NOTICE

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Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of December 4, 2025, Staff has received 1 notice in favor of the request, and zero in opposition for the request.

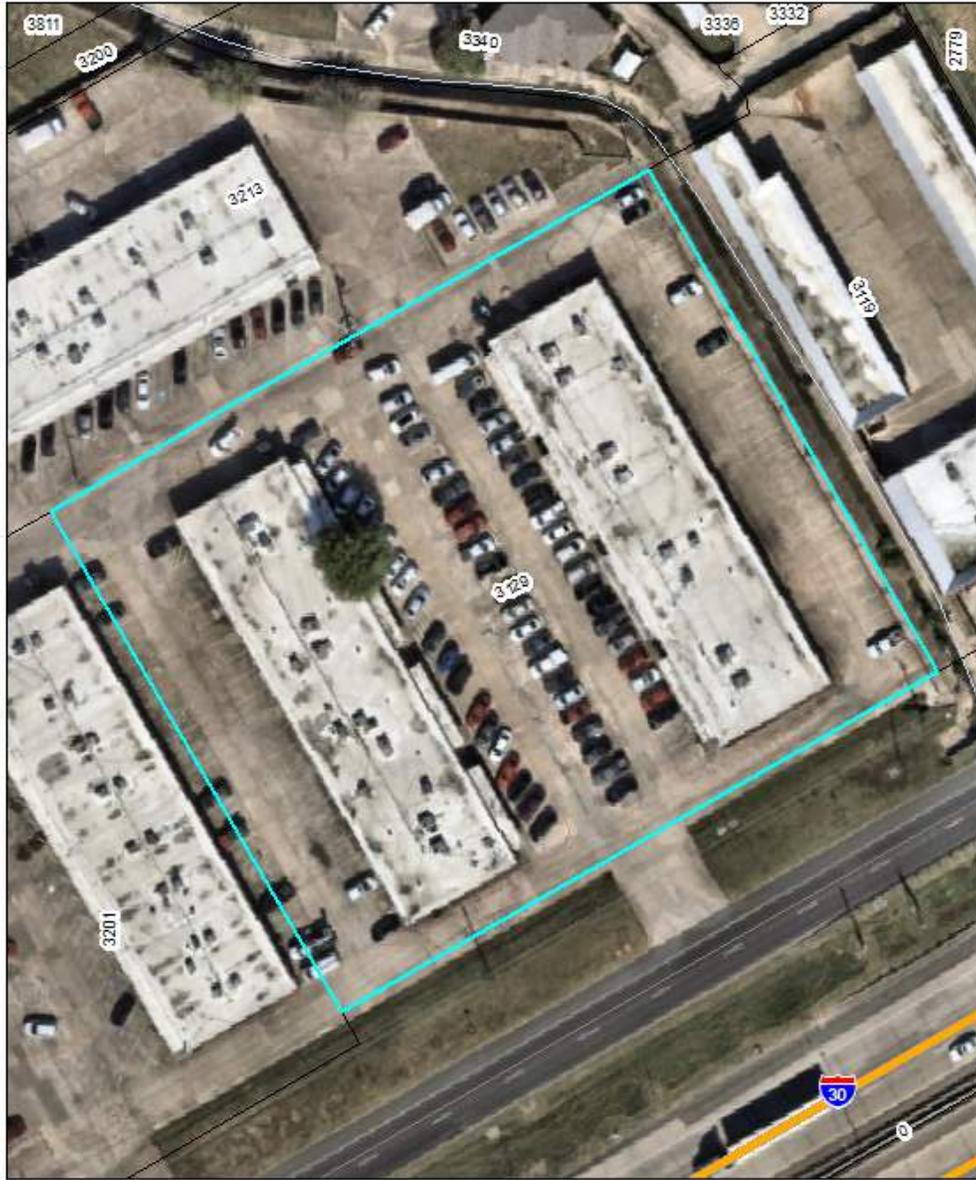
## **ATTACHMENTS**

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

ATTACHMENT 1 – AERIAL MAP

### Aerial Map



3129 Interstate 30

  
Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

# Notification Map



**Applicant:** Hot Trash Junk Removal LLC  
dba Haute Trash Thrift  
**Location:** 3129 Interstate 30, Unit H  
**DCAD:** 38045500010020000  
**Request:** Commercial with a CUP

### Legend

-  Required Notices
-  Subject Property
-  Courtesy Notices



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

# Future Land Use Map



Address: 3129 Interstate 30

### Legend

-  Subject Property
-  Parks, Open Space, Drainage



**ATTACHMENT 5 – SITE PHOTOS**



Posted sign along I-30 frontage road, by entrance to retail parking

Entrance to parking



Unit H of the proposed used retail store

## ATTACHMENT 6 – APPLICATION MATERIALS

### Statement of Intent and Purpose

Applicant: Hot Trash Junk Removal LLC dba Haute Trash Thrift  
Property Address: 3129 Interstate 30, Suite H, Mesquite, Texas 75150  
Legal Description: COMMERCIAL PARKS, Block A, Part of Lot 2, Acres 1.8890  
Request: Conditional Use Permit for the resell of used merchandise / antiques

We are submitting this Statement of Intent and Purpose as support of our application for a Conditional Use Permit to open and operate Haute Trash Thrift within an existing commercial retail center located at 3129 Interstate 30, Suite H, in Mesquite, Texas. Our business, Haute Trash Thrift, will provide a clean, organized, and welcoming environment where customers can shop for gently used high-end clothing, furniture, home decor, and accessories. Our goal is to offer a high-quality resale experience that promotes sustainability and community connection by giving new life to items that might otherwise end up in our landfills.

Haute Trash Thrift is an extension of my existing business, Hot Trash Junk Removal LLC, a local family owned company dedicated to responsible and discreet disposal and recycling practices. Through this connection, we are able to identify items from cleanouts and removal services that are in good condition, clean and restore them, and make them available for resale. This approach reduces waste while supporting families in our communities with high quality second hand goods that are presented in a professional retail setting.

The property is located along the I-20 corridor, near the Town East Retail District, Mesquite's most active shopping areas. This commercial corridor attracts consistent traffic from nearby neighborhoods and visitors, making it an ideal location for a small business that services both convenience and purpose. While Mesquite offers a variety of retail options, there is a noticeable lack of well-maintained thrift or resale stores in the area. Haute Trash Thrift aims to fill that need by providing a more curated, boutique-style thrift experience that reflects the growing demands for sustainable and stylish secondhand shopping.

In addition to our upcoming storefront, we currently operate a booth at the Antique Gallery mall in Mesquite, where we feature a rotating selection of our in season inventory. This has allowed us to build a loyal customer base and demonstrate community interest in our products and mission. The success of our booth has demonstrated a strong local demand for quality resale items, and based on that performance, we are projecting a minimum monthly income of approximately \$17,000 during our first year of operations in this new location.

We are committed to maintaining the property in excellent condition, adhering to all city codes and regulations and ensuring that Haute Trash Thrift is a positive addition to the Mesquite business community. Our operating hours will align with other retail establishments in the center and will ensure our operations do not create any negative impact on traffic or neighboring

## **ATTACHMENT 6 – APPLICATION MATERIALS**

properties. Our goal is to provide a sustainable, community centered shopping experience that supports both local families and environmental responsibility.

Thank you for your consideration!

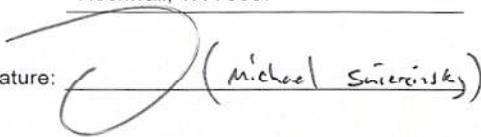
Jessica and Gabriel Rivera  
Hot Trash Junk Removal LLC  
dba/ Haute Trash Thrift

**ATTACHMENT 6 – APPLICATION MATERIALS**

**OWNER AUTHORIZATION**

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

Property Owner: 3201 I-30, LLC Phone Number: 972-771-7577  
Address: 106 E. Rusk St, Suite 200  
Rockwall, TX 75087 Email Address: lexie@skyrei.com

Signature:  (Michael Siercinski)

Each property owner must complete a separate authorization form

## ATTACHMENT 6 – APPLICATION MATERIALS

### Legal Description

3129 I 30, Suite H, Mesquite, Texas 75150

- 1: COMMERCIAL PARKS
- 2: BLK A PT LT 2
- 3: ACS 1.8890
- 4: INT201200369045 DD12112012 CO-DC
- 5: 0455000100200 4CM04550001

ATTACHMENT 6 – APPLICATION MATERIALS



Haute Trash Thrift Store Logo



Haute Trash Thrift Store proposed merchandise (sample)

**ATTACHMENT 6 – APPLICATION MATERIALS**



Haute Trash Thrift Store proposed merchandise (sample)



RESPONSES RECEIVED AS OF DECEMBER 29, 2025



RECEIVED  
DEC 04 2025  
PLANNING AND ZONING

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

LOCATION: 3129 Interstate 30, Unit H  
(See attached map for reference)  
DCAD ID: 38045500010020000  
FILE NUMBER: Z1125-0429  
APPLICANT: Jessica Rivera, Hot Trash Junk Removal LLC dba Haute Trash Thrift  
REQUEST: From: Commercial  
To: Commercial with Conditional Use Permit

The requested Zoning Change would allow the sale of used clothing, furniture and home decor as a permitted use in addition to other uses allowed in the Commercial Zoning District.

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

**LEGAL DESCRIPTION**

Being a 1.8890-acre tract of land, more specifically described as Part of Lot 2, Block A of the Commercial Parks Subdivision

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **December 8, 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, **January 5, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6344 or [chorner@cityofmesquite.com](mailto:chorner@cityofmesquite.com)

**REPLY FORM**

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **December 2nd** to be included in the Planning and Zoning Commission packet and by 5 pm on **December 12th** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below. 3201 I-30, LLC

Zoning Case: Z1125-0429  
I am in favor of this request  Name: (required) Lexie Tanner - Michael Smerczynsky  
I am opposed to this request  Address of Noticed Property: 3129 Interstate 30, Suite H, Mesquite  
Owner Signature: [Signature] Date: 12/1/2025

Reasons (optional): Perfect use for this property. Great addition here.

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