

January 21, 2026

City of Mesquite – Planning & Zoning
1515 N. Galloway Ave
Mesquite, TX 75149

Subject: Variance Request for Beer & Wine Sales (Off-Premise)
Towneast Food Mart – 3225 Town East Blvd, Mesquite, TX 75150

To Whom It May Concern,

We respectfully request a **variance approval** from the City of Mesquite to allow **beer and wine sales for off-premise consumption** for the proposed **Towneast Food Mart**, to be developed at **3225 Town East Blvd, Mesquite, TX 75150**. We are currently **under contract to purchase the property** in order to develop and operate the business at this location.

This variance is requested because the location is near **Mesquite Academy**, and the property line/distance measurement may fall within the restricted distance requirement.

The proposed store location is in a **commercial area at the corner of Town East Blvd and Motley Drive**, and nearby businesses, including **Albertsons at 2828 Motley Drive**, already sell beer and wine. Albertsons is directly adjacent to the proposed site and is served by the same **ingress/egress access and general traffic circulation** within the area.

Thank you for your time and consideration. Please contact me if any additional information is required.

Sincerely,

RamChandra Chapagain

Owner / Applicant – Towneast Food Mart
3225 Town East Blvd
Mesquite, TX 75150
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Email: motley2101@gmail.com