

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

PUBLIC HEARINGS

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

GENERAL INFORMATION

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

PLANNING AND ZONING ACTION

Decision: On January 12, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0.

SITE BACKGROUND

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

Surrounding Zoning and Land Uses (see attachment 3):

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

This request seeks to reestablish a service station use on a long-vacant site within the Town East and Motley Special Planning Area. The proposed Planned Development (PD-SS) would allow a convenience store with fuel sales while incorporating development standards tailored to the site's context and legacy of prior fueling use. Two deviations are requested from Section 3-504 of the Mesquite Zoning Ordinance: the 500-foot separation from a public school and residential district.

CASE SUMMARY

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

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

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

A service station previously occupied this site. In the fall of 2024, the property owners removed the canopy and the building, leaving the site vacant while they pursued other options. The current proposed buyer wants to have a service station at this site again, and the sale of the property is contingent upon this rezoning request. Given the property's prior use as a service station, the proposed redevelopment restores a long-standing commercial function at this intersection, aligning with reinvestment goals in the Comprehensive Plan.

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

MESQUITE COMPREHENSIVE PLAN

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

streetscape will include new landscaping, improved lighting, and widened sidewalks to improve pedestrian safety and connectivity.”

STAFF COMMENTS:

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

MESQUITE ZONING ORDINANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

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

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

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

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The PD proposes 12% landscaping, exceeding the minimum requirement of 10% for the site.

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

STAFF COMMENTS: The PD supports the redevelopment of a vacant lot along a major thoroughfare. It provides flexibility to address site-specific challenges, such as its proximity to a public school and residential zoning, while allowing enhancements including increased

landscaping. Additionally, the PD process allows staff to apply additional controls on permitted uses and site landscaping, resulting in a higher design standard and compatibility with adjacent land uses.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No comments.

CONCLUSIONS

The proposed PD–Service Station meets the intent of the Mesquite Comprehensive Plan and satisfies the PD review criteria under Section 5-311(N) of the Mesquite Zoning Ordinance. The project demonstrates appropriate reinvestment at a key commercial intersection, provides public benefits through enhanced landscaping, and redevelops a long-vacant site consistent with surrounding commercial uses. Minor site design details, including the dumpster orientation, will be resolved during the site plan review process.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the zoning change to a convenience store with fuel sales with modified development standards is warranted, as it is with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance.

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

1. Recommend approval of the request with stipulations
or
2. Recommend denial of the request.

PUBLIC NOTICE

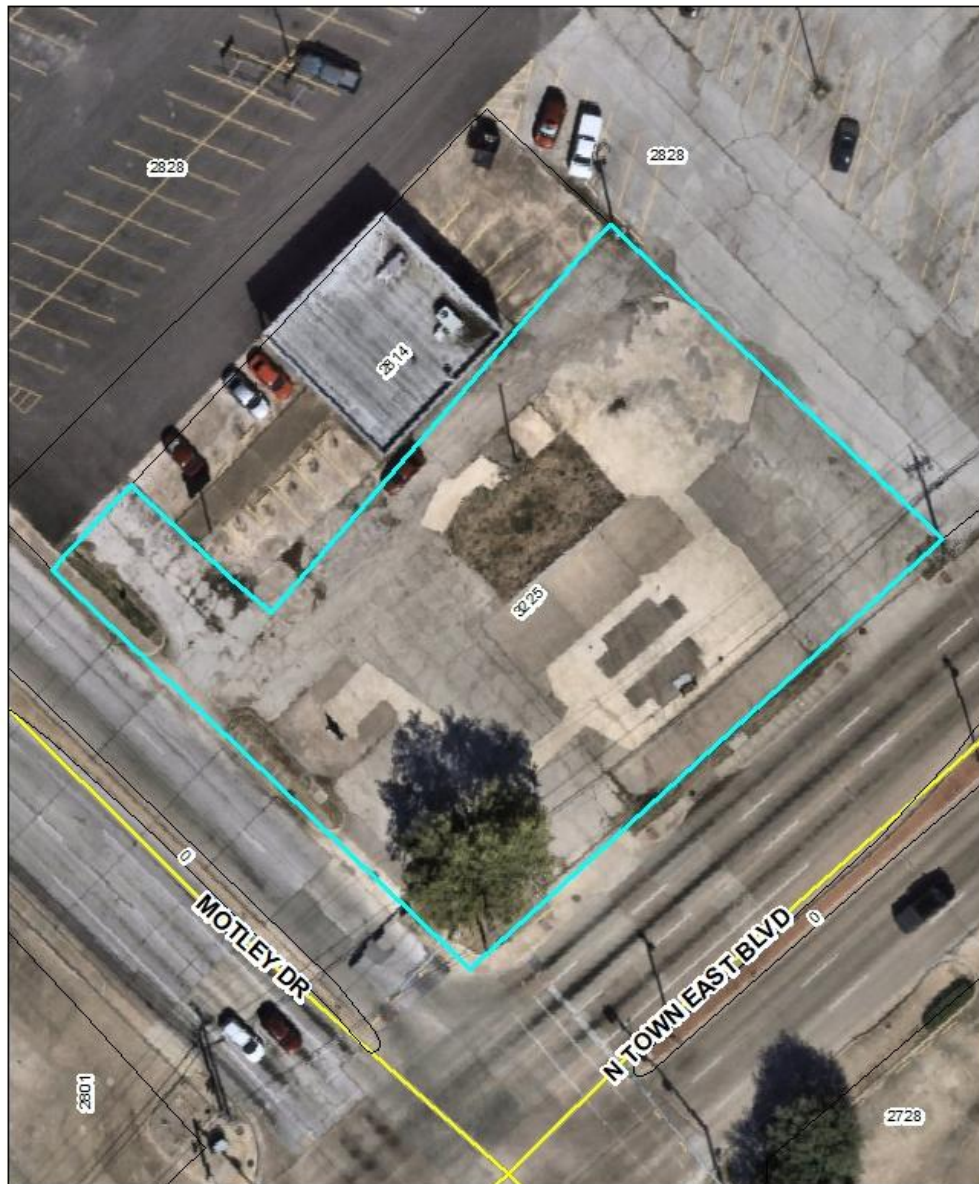
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of January 16, 2026, one response in favor to the application have been received from property owners within the statutory notification area.

ATTACHMENTS

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

ATTACHMENT 1 – AERIAL MAP

Aerial Map

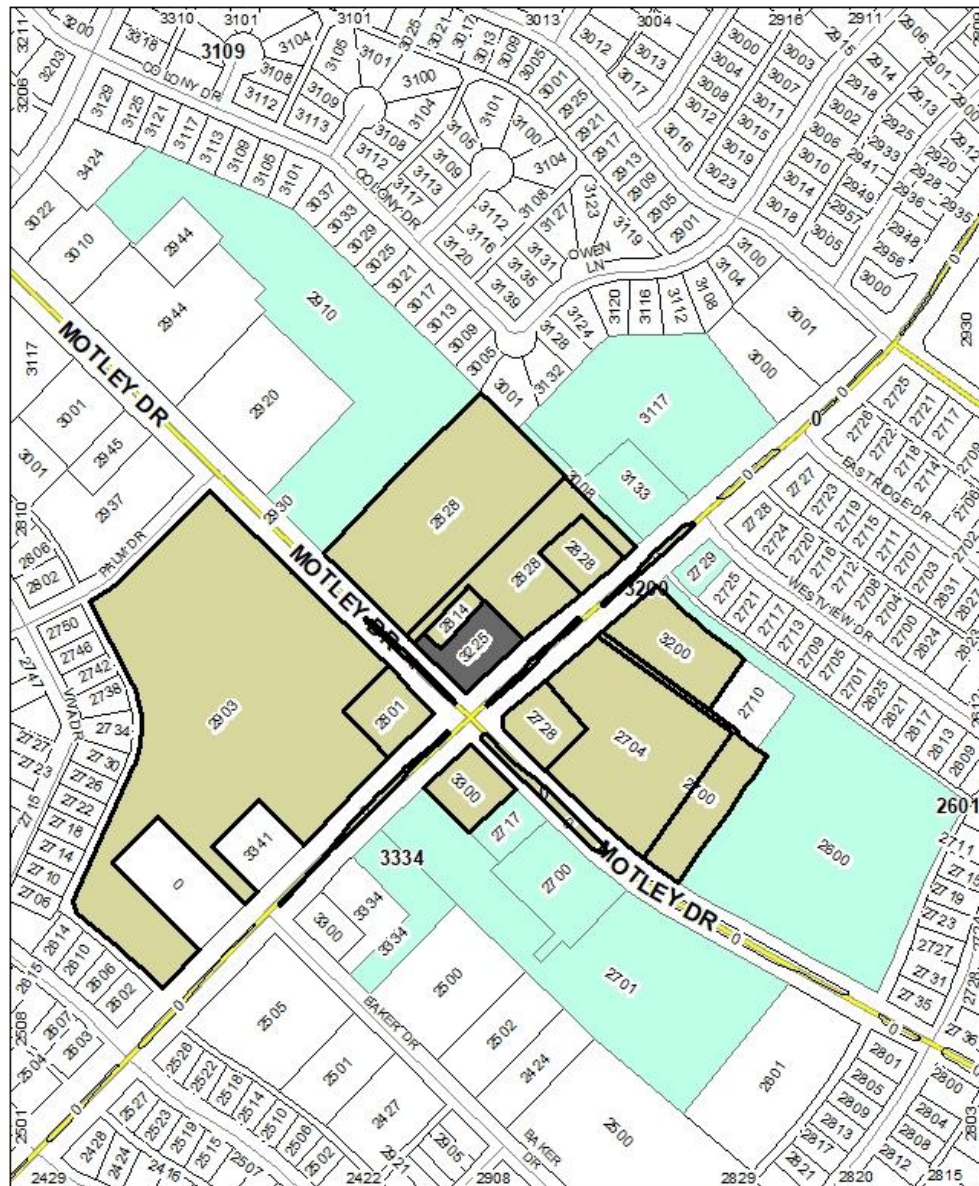


Location: 3225 N Town East Blvd
Request: Planned Development - Service Station



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



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

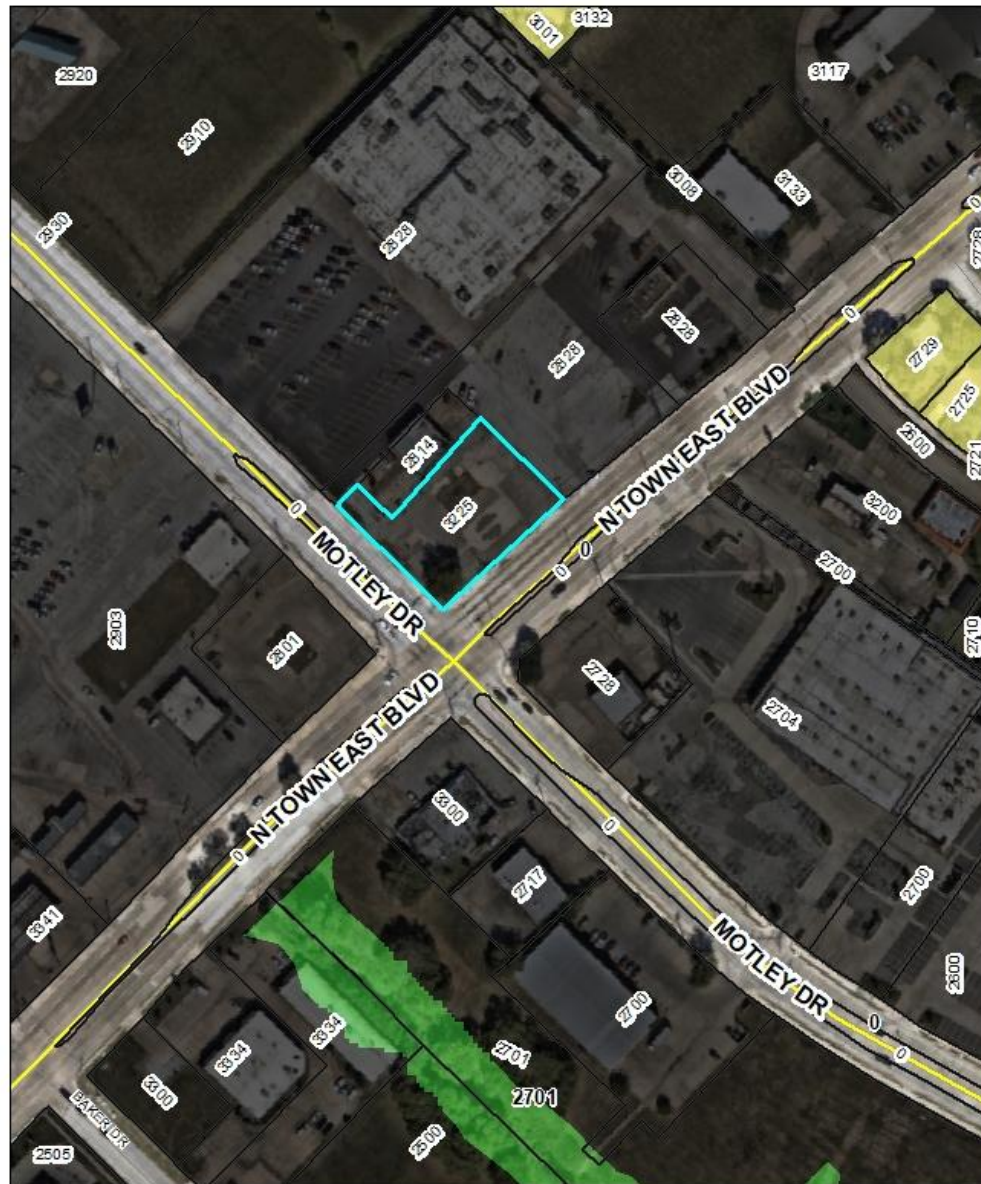
Legend

- Subject Property
- Required Notices
- Courtesy Notices




ATTACHMENT 4 – FUTURE LAND USE MAP


Future Land Use Map



Location: 3225 N Town East Blvd.

 Subject Property

Legend

 Town East & Motley Special Planning Area

 Parks, Open Space, Drainage

 Low Density Residential



ATTACHMENT 5 – SITE PHOTOS



Front view of the subject property facing north



Side view of subject property from Motley.

LETTER OF INTENT

October 8, 2025

City of Mesquite
Development Services
McKinney, Texas

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

Correen C. Robertson, P.E.

817-422-2290



Figure 1 - 2101 Motley Drive - Chevron Gas Station



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

Application Checklist

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

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

Property Information

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

Applicant Information – The person filling out the application

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

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

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

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Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

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

Non-Residential Zoning Districts

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

Amending Planned Development

Ordinance Number(s): _____

Change district classification to: (Select all that apply)

Planned Development Residential Zoning Districts (Base Zoning)

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

Planned Development Non-Residential Zoning Districts (Base Zoning)

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

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1. Description of proposed uses.
2. Existing and proposed zoning and land use.
3. If the property is currently developed, list all active businesses on the property with a brief description of each.
4. Potential residential density if proposed zoning for residential districts.
5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan.


This image shows a full page of white paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice or general writing. There are no margins, text, or other markings on the page.

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ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

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

Property Owner: HAMON & LILAY ENTERPRISES LLC Phone Number: 2145663390
Address: 1230 Continental Blvd.
Southlake, Texas Email Address: technologybuilding@yahoo.com
Signature: 

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1230 Continental Blvd.

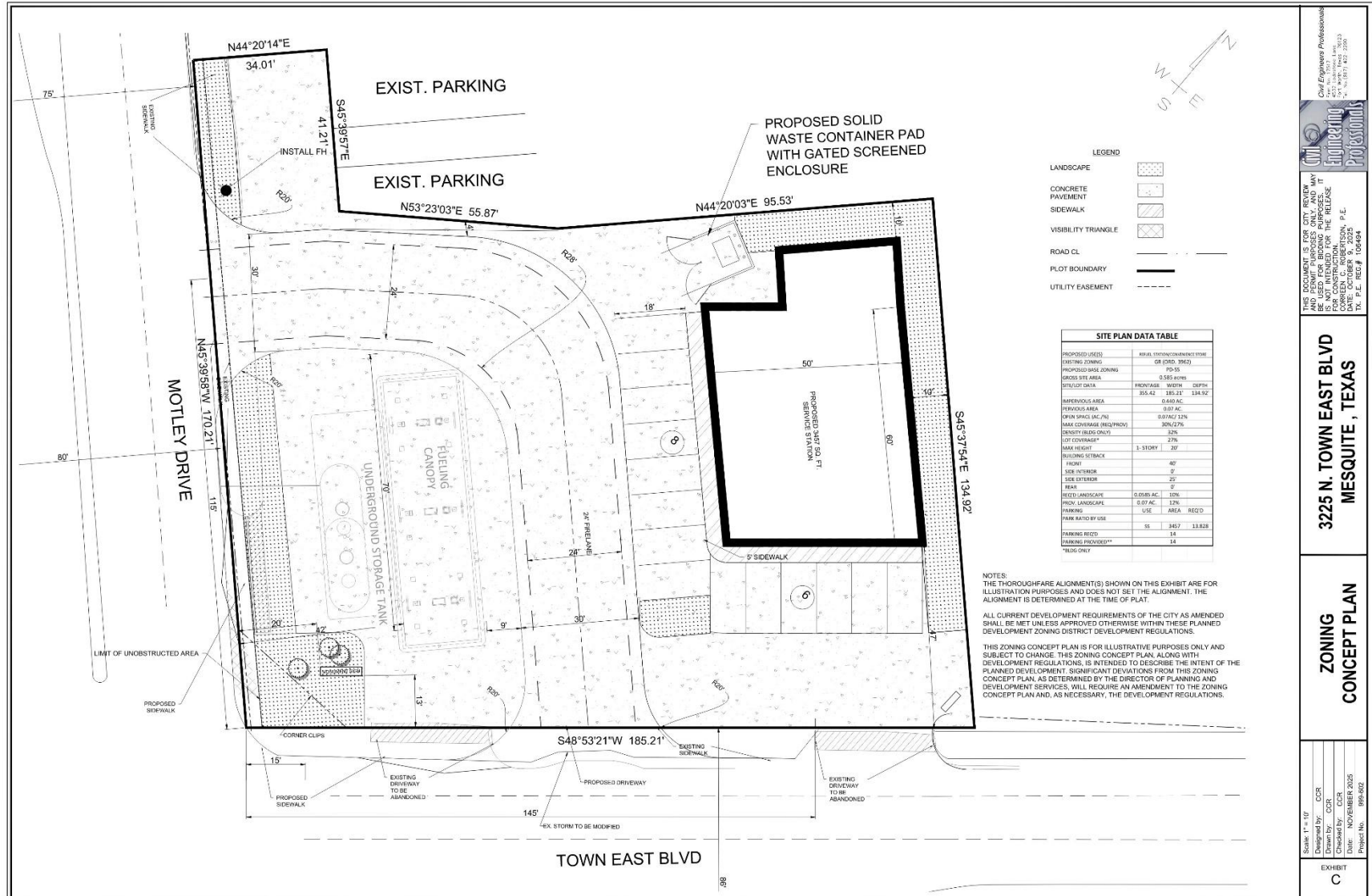


ATTACHMENT 8 - FILE NO.: Z1025-0423
EXHIBIT B – DEVELOPMENT STANDARDS

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

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

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



ATTACHMENT 10 – RESPONSES RECEIVED



RECEIVED
JAN 08 2026
PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 3225 N Town East Blvd, Mesquite, TX 75150 (See attached map for reference)
PROPERTY ID: 38225600010010000
FILE NUMBER: Z1025-0423
APPLICANT: Correen Robertson, Civil Engineering Professionals
REQUEST: From: GR – General Retail
To: PD – Service Station

The request for a Zoning Change to Planned Development – Service Station. 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

Vickers Rev, Block A, Lot 1

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **January 12, 2026**, 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, **February 2, 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) 329-8523 or 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 **January 6th** to be included in the Planning and Zoning Commission packet and by 5 pm on **January 16th** 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: Z1025-0423

I am in favor of this request ☒

I am opposed to this request ☐

Name: (required)

Address of
Noticed Property:

Owner Signature:

Date:

Reasons (optional):

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