

FILE NUMBER: Z1225-0432
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Elizabeth Douglas, Planner

PUBLIC HEARINGS

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

GENERAL INFORMATION

Applicant: Zipline International, Inc.
Requested Action: Rezone from "C," Commercial to "C," Commercial with Conditional Use Permit to allow Zipline Drone Development Tower to operate on Quality Home's existing parking lot (SIC 4789a).
Location: 227 E US HWY 80

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: East Dallas Estates, Block 1, Lot 8RA
Size: 5.101 Acres
Zoning: C - Commercial
Future Land Use: Commercial
Zoning History: 1971: R-3 to Commercial

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C - Commercial	L.A. Berry Support Complex Mesquite ISD
SOUTH:	C - Commercial	Walmart
EAST:	C - Commercial	Sonic Drive-In
WEST:	C - Commercial	Shippy's Rolling Plains, Inc

CASE SUMMARY

Zipline International requests a Conditional Use Permit (CUP) to allow a drone delivery operation as a primary use on property owned by Quality Home Furniture. The proposed drone operation will function as a stand-alone staging and charging facility, with no shared operations, employees, or activities with Quality Home Furniture. Because the drone operation is proposed as a principal use on the site, rather than as an accessory use, a Conditional Use Permit is required under Section 3-513 of the Mesquite Zoning Ordinance.

The subject property is approximately 5.10 acres and is currently developed with Quality Home Furniture as the primary use of the property. The proposed installation would consist of three drone towers, each with 12 docking stations, located within an existing paved parking area. The proposed drone operation will serve only as a staging and charging facility. Drones will not pick up or drop off merchandise at this site; package transfers occur at off-site partner locations. Installation would require the removal of 34 parking spaces, leaving 364 spaces, which continues to meet parking requirements for the furniture store. The drone facility is a separate use that will support Zipline's regional delivery operations while maintaining adequate parking and circulation for the existing furniture store.

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.

Zipline International Inc.'s proposed staging area meets all Section 3-513 requirements on the Quality Home property, including placement outside required setbacks, landscape areas, and

maneuvering aisles, maintaining the required separation from residential and sensitive uses, and preserving required parking counts.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as Commercial use (see attachment 4). The proposal aligns with the Comprehensive Plan's Commercial designation by introducing an innovative, technology-driven service that supports existing retail and employment uses on a major regional corridor.

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 electrical and network connections 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 adversely affect public health, safety, or welfare, provided FAA requirements and City development standards are maintained.

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

STAFF COMMENTS: As a primary use on this Commercial corridor, the drone delivery service can support nearby restaurants, retailers, and regional service users by providing additional logistics and delivery options.

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

STAFF COMMENTS: The request supports City objectives for reinvestment in existing commercial sites and aligns with policies encouraging modernization of established highway commercial corridors.

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 by Commercial zoning with non-residential uses, and the proposed drone staging activity is internal to an existing parking lot, which limits potential impacts on adjacent properties.

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

STAFF COMMENTS: The US Highway 80 corridor has developed with regional commercial and service uses, and the proposal represents an incremental modernization of an existing commercial site rather than a change in character.

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 will remain sufficient for the furniture store; removal of 34 spaces leaves 364 spaces on site, which continues to meet or exceed minimum parking requirements

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: Any site lighting, fencing, and equipment will be reviewed through the permit process to ensure compliance with City standards and to minimize potential off-site impacts.

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 an underutilized portion of the Quality Home Furniture property. The use represents a modern commercial service that could enhance delivery options while supporting existing retail operations in the area. If approved, staff recommends including stipulations to ensure the facility operates safely, maintains adequate parking, and remains subordinate to the primary retail use, consistent with the review criteria for Conditional Use Permits in the Mesquite Zoning Ordinance.

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 because it is consistent with the Mesquite Comprehensive Plan and meets the review criteria in Section 5-510 of the Mesquite Zoning Ordinance. The following stipulations are suggested.

1. The CUP is approved solely for Zipline International, Inc. as operator of a drone staging facility on the Property and 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 drone staging area shall be limited to a 5,500 square-foot area and be fully enclosed by an eight- foot black ornamental metal fence. Any gates or access points in the fence shall comply with Fire and Building Code requirements for emergency access.
3. Keeping or use of a storage container or permanent generators shall be prohibited. Temporary emergency generators may be allowed with City approval.
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. Upon conviction of at least three (3) violations of the City's Code of Ordinances, including but not limited to the MZO which includes this ordinance, during any consecutive twelve (12) month period, then (i) the Building Official shall revoke the Certificate of Occupancy for the Property, and (ii) Zipline International, Inc., shall automatically forfeit the CUP granted by this ordinance, without further action by the Planning and Zoning Commission or City Council.

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.

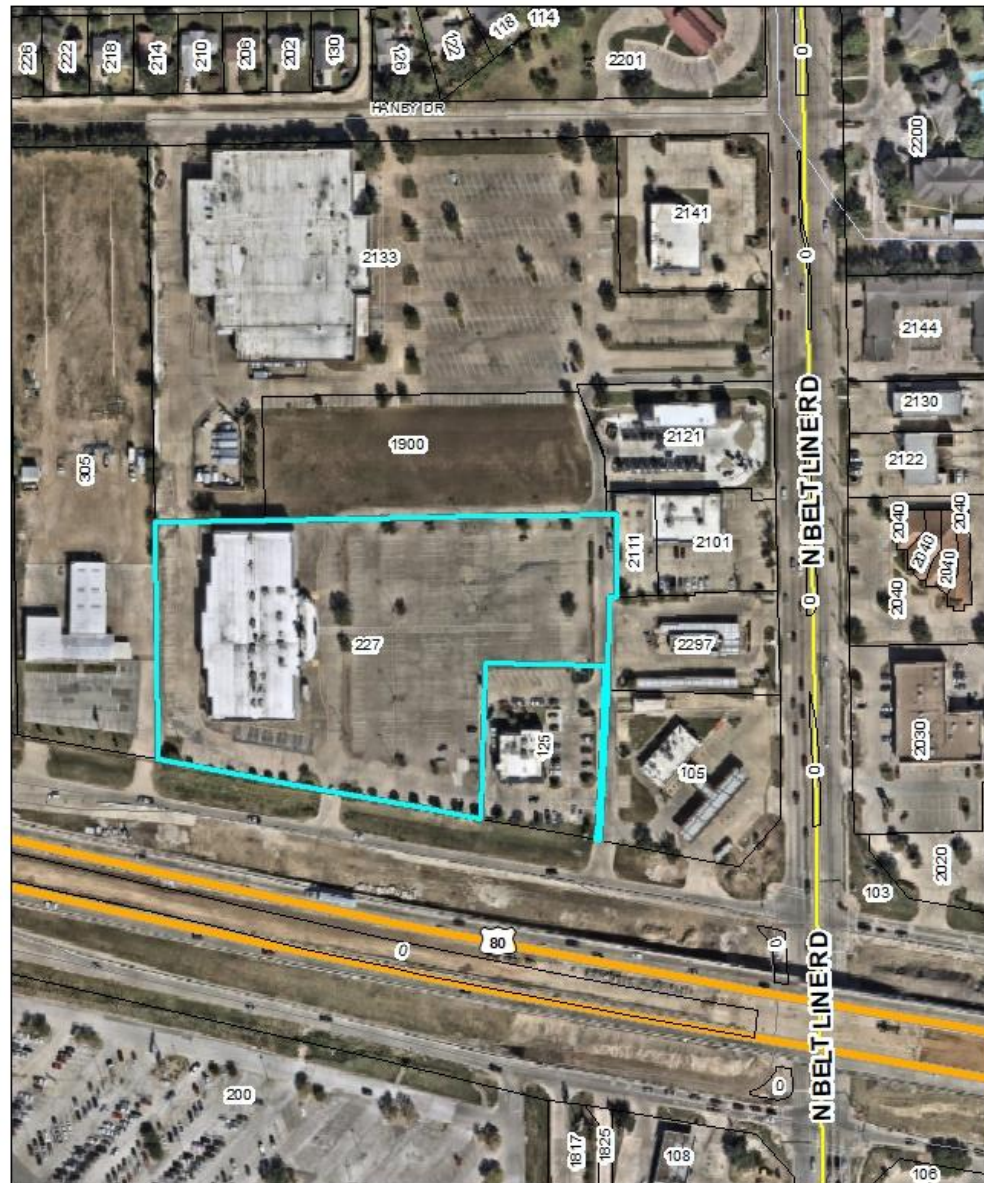
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of January 16, 2026, 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



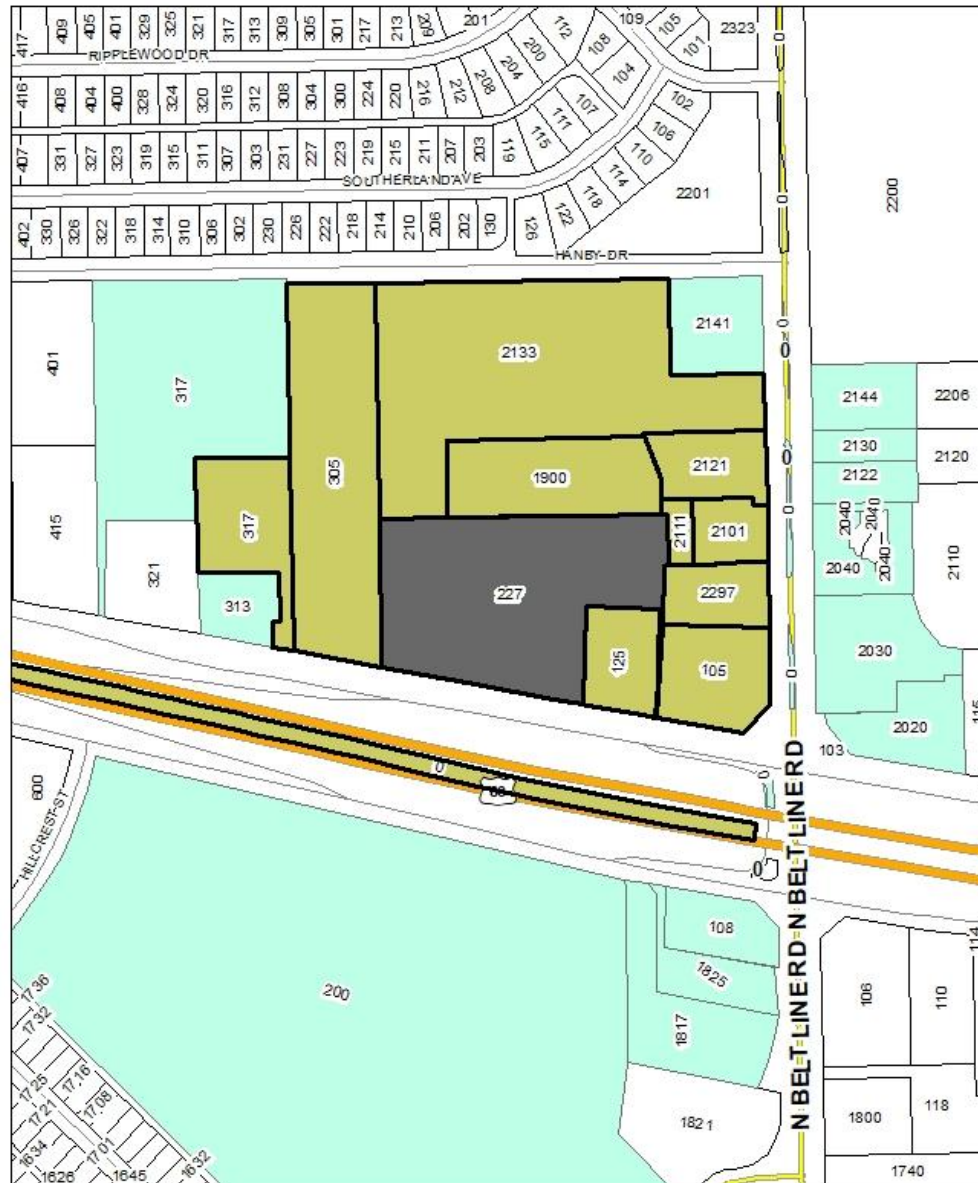
227 E US HWY 80

 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



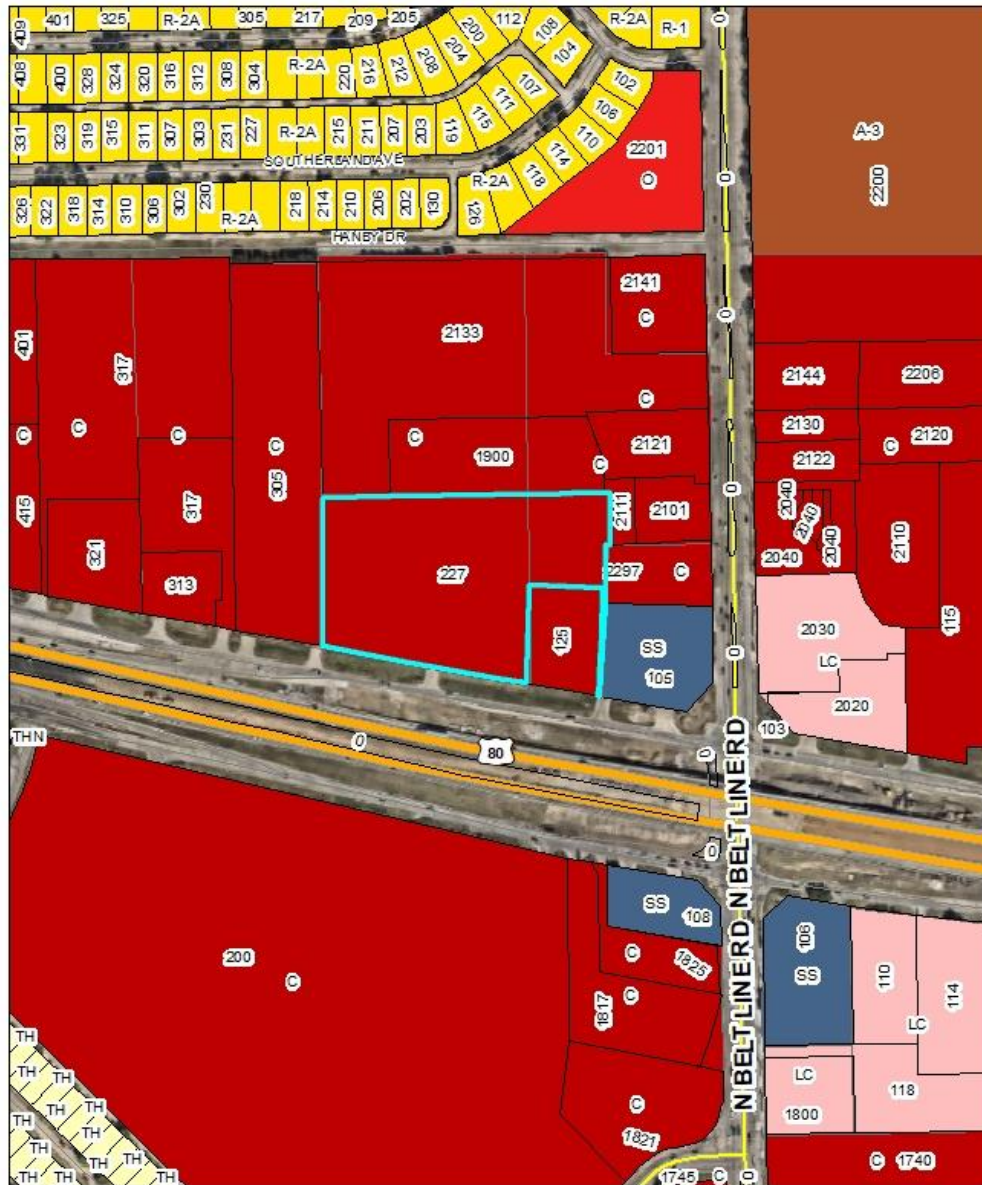
Applicant: Zipline International Inc.
Location: 227 E US HWY 80
DCAD: 60047500018RA0000
Request: Conditional Use Permit to allow
Zipline Drone delivery

Legend

- Required Notices
- Subject Property
- Courtesy Notices



Zoning Map



Address: 227 E US HWY 80

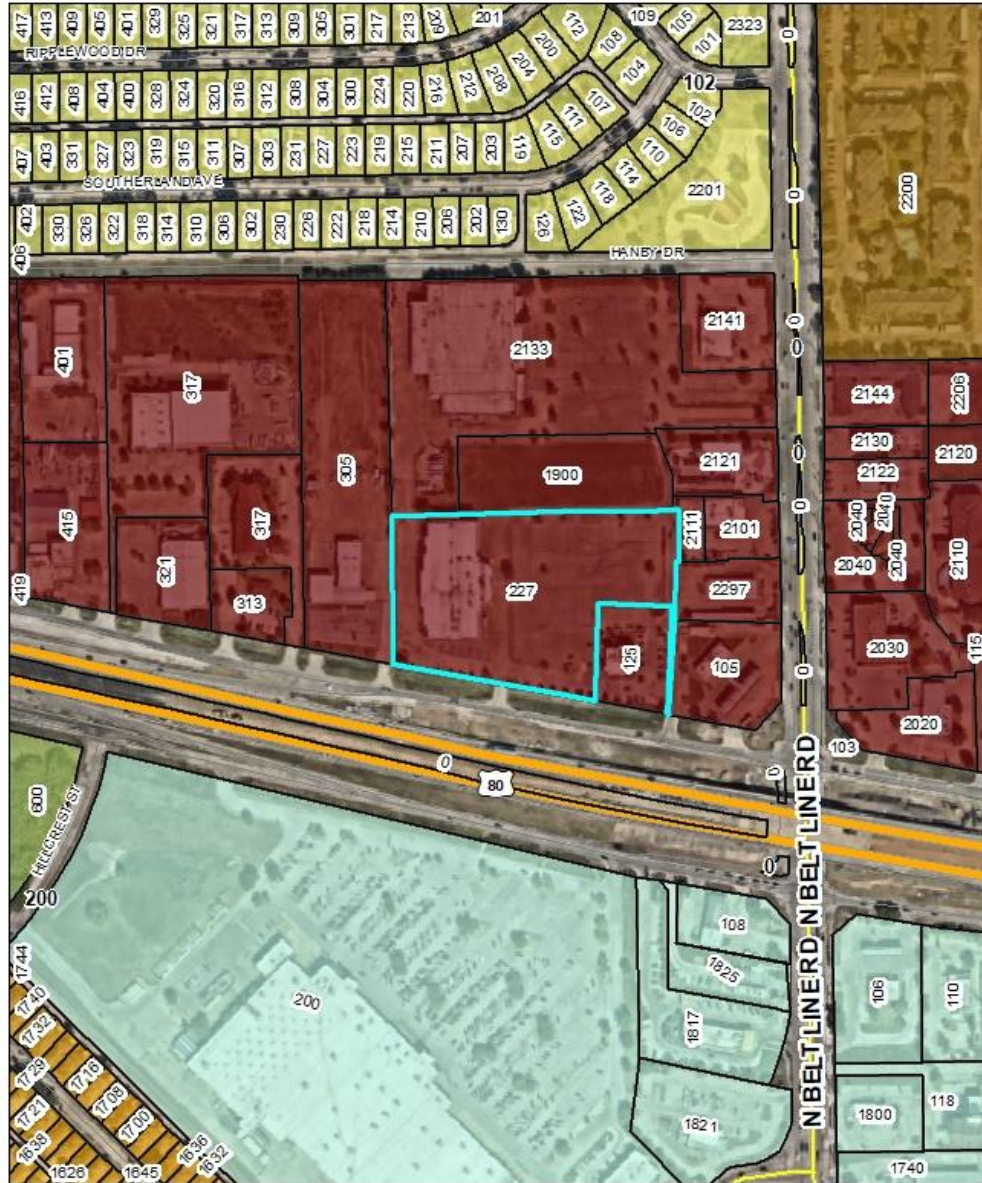
Legend - Base Zones

	Subject Properties		Commercial		Light Commercial
	Service Station		Multi-Family		Single Family Residential



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Address: 227 E US Hwy 80

Legend

	Subject Property		Commercial
	Neighborhood Retail		Low Density Residential





Subject property, facing West.



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: Third property west of Belt Line on US-80 Frontage Road
Physical Address: 227 US-80 City, State: Mesquite, Texas
Zip Code: 75150
Platted: ☒ Yes ☐ No (If yes, fill in information below)
Subdivision: East Dallas Estates Block: 1 Lot: 8R-A

Applicant Information – The person filling out the application

First Name: Grant Last Name: Goebel
Phone Number: 630-878-7783 Email Address: permits@flyzipline.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: Stan Last Name: Pickett
Phone Number: 972-288-9322 Email Address: stan@qualityhome.com
Mailing Address: White Picket LLC PO Box 850172 City, State: Mesquite, Texas
(If different from physical address)
Zip Code: 75185

October 2024

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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](#).

Zipline International, Inc. intends to install a drone delivery charging station on a portion of Quality Home's existing parking lot to serve the surrounding businesses and residents with our modern logistic solution to last mile delivery.

Quality Home currently operates a furniture retail store on the premises.

Our operations would comply with the Mesquite Comprehensive Plan in multiple ways. From a connectivity standpoint, our services would be connecting residents within our service range to a variety of food and amenities. In turn, our services reinforce the infrastructure principal as we will support the existing and future businesses in the area.

Address how the request meets the approval criteria in [Section 5-303](#) of the Mesquite Zoning Ordinance, outlined below.

1. **Existing Uses:** That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. **Vacant Properties:** That the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in area.
3. **Services:** That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. Conditional uses in residential districts shall generally require direct access to an arterial street.
4. **Parking:** That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.
5. **Performance Standards:** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

You may use a separate sheet if necessary.

The requested conditional use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity, will not impeded the normal and orderly development and improvement of the surrounding vacant property for uses predominant in area. Adequate utilities, access road, drainage, and other necessary facilities have been or are being provided. Conditional uses in residential districts generally require direct acces to an arterial street. Adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.



Letter of Intent

12/2/2025

Conditional Use Permit Application for Zipline International, Inc at 227 US-80 Lot 8R-A Blk 1

227 US-80
Mesquite, TX
75150

Zipline International, Inc is proposing to convert 5,406 SF of Quality Home's existing parking lot at 227 US 80- Lot 8R-A Blk 1 into a drone delivery charging point. Ground infrastructure includes fenced in charging towers and the required electrical and network connections. This infrastructure is planned to be placed on the east end of the existing lot. Our last-mile delivery services are intended to serve the surrounding businesses and homeowners with our modern logistics solution.

Please find a link here to a one-pager with more information:
<https://flyzipline.box.com/s/zyl7bcqkakbxg9ouvtpus3h5g9zh5h0q>

Grant Goebel, Project Manager

Zipline International, Inc.

1155 Kas Drive
Richardson, TX
75081



Example of a drone charging facility.

Consent Form

Project Name: Zipline at 227 US 80 Submittal Date: 12/4/25

Application Type (check all that apply)


- | | | |
|--|--|---|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Residential Replat |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Regulating Plan | <input type="checkbox"/> Short Form Final Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Exception |

I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. I hereby give CONSENT to Zipline International, Inc. (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Mesquite, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.

Current Property Owner Information

Name: White Pickett, LLC (Stan Pickett) Signature: 
Address: PO Box 850172 City, State, ZIP: Mesquite, TX 75185

Agent/Representative Information

Name: Zipline International, Inc.
Address: 1155 Kas Drive Suite 150 City, State, ZIP: Richardson, TX 75081

