

**FILE NUMBER:** Z0725-0410  
**REQUEST FOR:** Conditional Use Permit  
**CASE MANAGER:** Garrett Langford, Assistant Director

### **PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, August 11, 2025  
City Council: Tuesday, September 2, 2025

### **GENERAL INFORMATION**

**Applicant:** Angelica Chapa on behalf of Zanas 8885 Corporation (Mi Rinconcito)  
**Requested Action:** Rezoning from General Retail to General Retail with a **Conditional Use Permit** to allow a convenience store.  
**Location:** 1200 E. Davis Street, Suite 127

### **PLANNING AND ZONING ACTION**

**Decision:** On August 11, 2025, the Planning and Zoning Commission recommended approval of the request with a stipulation that the CUP be limited to the applicant, Zanas 8885 Corporation (Mi Rinconcito), by a vote of 6-1, with Commissioner Walker opposes.

### **SITE BACKGROUND**

**Platting:** Mesquite Highlands, Block 10, Lot 2  
**Size:** 4.71  
**Zoning:** GR - General Retail  
**Future Land Use:** Neighborhood Retail  
**Zoning History:** 1954: Annexed and zoned Residential  
1961: Zoning change to Local Retail  
1973: Zoning change to General Retail

Surrounding Zoning and Land Uses (see attachment 3):

	<b><u>ZONING</u></b>	<b><u>EXISTING LAND USE</u></b>
<b>NORTH:</b>	GR - General Retail	Restaurant, Self Storage
<b>SOUTH:</b>	R-3, Single Family Residential	Single Family Residential
<b>EAST:</b>	GR - General Retail	Restaurant and Retail
<b>WEST:</b>	R-3, Single Family Residential	Single Family Residential

## CASE SUMMARY

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The applicant is requesting a Conditional Use Permit (CUP) to allow Mi Rinconcito to operate as a convenience store in a 1,400-square-foot retail space located at 1200 E. Davis Street. Mi Rinconcito was issued a Certificate of Occupancy (CO) in December 2021 under the use classification of "Gift, Novelty, and Souvenir Shops" (SIC 5947). At the time, the business indicated it would sell items such as ornaments, shirts, and handicrafts from Mexico and Central America. Staff informed the applicant that selling pre-packaged foods and sodas would be permitted only on an incidental basis under that classification. Since then, the business has expressed its intent to sell beer and wine in addition to its existing merchandise. Based on this expanded scope of sales, Staff has determined that the use now constitutes a convenience store, which requires a CUP in the General Retail zoning district.

## MESQUITE COMPREHENSIVE PLAN

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The Mesquite Comprehensive Plan designates this area as Neighborhood Retail on the Future Land Use Map (see attachment 4). "Neighborhood Retail establishments include a variety of retail and personal service businesses that meet the daily needs of the residents. This development type generally includes small or medium-scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height."

### STAFF COMMENTS:

The CUP application does not include a request to amend the Neighborhood Retail future land use designation. A convenience store is considered a retail use that serves the daily needs of nearby residents and is generally consistent with the intent of the Neighborhood Retail category.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-310(N): 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 is not anticipated to negatively impact public health, safety, or welfare. The use is compatible with surrounding development patterns and is subject to applicable building and safety codes.

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

**STAFF COMMENTS:** The proposed CUP is generally consistent with the Comprehensive Plan and its future land use designation, which supports commercial development that provides goods and services to the community.

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

**STAFF COMMENTS:** The proposed CUP aligns with the City's adopted land use policies by supporting a compatible commercial use that serves the surrounding area.

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

**STAFF COMMENTS:** The proposed CUP will not create any non-conformities.

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 proposed CUP is compatible with surrounding uses and zoning. It is not expected to negatively impact the use, enjoyment, or value of nearby properties.

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

**STAFF COMMENTS:** There has been minimal recent development activity in the immediate area. While it is unclear whether the proposed CUP would influence future development, it would not conflict with the existing character of the 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.

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 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 believe there will be any nuisance that will violate the Mesquite City Code.

10. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** No staff comments.

## CONCLUSIONS

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### ANALYSIS

The proposed CUP is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.).

### RECOMMENDATIONS

City staff recommends approval. As a CUP, the Planning and Zoning Commission can recommend that the CUP be limited to Zanas 8885 Corporation. If this condition is added, any future change in business ownership would require the new owner to obtain a separate 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 August 6, 2025, Staff has not received any returned property owner notices for the request.

## ATTACHMENTS

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Applicant Letter
6. Site Photo



 Area of Request








The map displays a residential neighborhood with the following streets and lot numbers:

- E SCYENE RD**: 1125, 1151, 1051, 1111
- E MAIN ST**: 1151
- E DAVIS ST**: 1101, 1200, 1220
- BIRCHWOOD DR**: 1001, 1005, 1009, 1013, 1017, 302, 308, 314, 318, 322, 326, 402, 406, 410, 414, 305, 309, 313, 317, 321, 401, 407, 413
- TEAKWOOD DR**: 419, 415, 417, 423, 425, 427, 429, 433, 437, 501, 509, 513, 517, 521, 525, 533, 537, 541, 545
- LINDO DR**: 419, 415, 417, 423, 425, 427, 429, 433, 437, 501, 509, 513, 517, 521, 525, 533, 537, 541, 545
- PALDAO DR**: 419, 415, 417, 423, 425, 427, 429, 433, 437, 501, 509, 513, 517, 521, 525, 533, 537, 541, 545
- CYPRESS DR**: 1201, 1205, 1209, 1213, 1217, 1221, 1200, 1204, 1208, 1212, 1216, 1220, 1224, 1228, 1232, 1236, 1240, 1244, 1248, 1252, 1256, 1260, 1264, 1268, 1272, 1276, 1280, 1284, 1288, 1292, 1296, 1300, 1304, 1308, 1312, 1316, 1320, 1324, 1328, 1332, 1336, 1340, 1344, 1348, 1352, 1356, 1360, 1364, 1368, 1372, 1376, 1380, 1384, 1388, 1392, 1396, 1400, 1404, 1408, 1412, 1416, 1420, 1424, 1428, 1432, 1436, 1440, 1444, 1448, 1452, 1456, 1460, 1464, 1468, 1472, 1476, 1480, 1484, 1488, 1492, 1496, 1500, 1504, 1508, 1512, 1516, 1520, 1524, 1528, 1532, 1536, 1540, 1544, 1548, 1552, 1556, 1560, 1564, 1568, 1572, 1576, 1580, 1584, 1588, 1592, 1596, 1600, 1604, 1608, 1612, 1616, 1620, 1624, 1628, 1632, 1636, 1640, 1644, 1648, 1652, 1656, 1660, 1664, 1668, 1672, 1676, 1680, 1684, 1688, 1692, 1696, 1700, 1704, 1708, 1712, 1716, 1720, 1724, 1728, 1732, 1736, 1740, 1744, 1748, 1752, 1756, 1760, 1764, 1768, 1772, 1776, 1780, 1784, 1788, 1792, 1796, 1800, 1804, 1808, 1812, 1816, 1820, 1824, 1828, 1832, 1836, 1840, 1844, 1848, 1852, 1856, 1860, 1864, 1868, 1872, 1876, 1880, 1884, 1888, 1892, 1896, 1900, 1904, 1908, 1912, 1916, 1920, 1924, 1928, 1932, 1936, 1940, 1944, 1948, 1952, 1956, 1960, 1964, 1968, 1972, 1976, 1980, 1984, 1988, 1992, 1996, 2000, 2004, 2008, 2012, 2016, 2020, 2024, 2028, 2032, 2036, 2040, 2044, 2048, 2052, 2056, 2060, 2064, 2068, 2072, 2076, 2080, 2084, 2088, 2092, 2096, 2100, 2104, 2108, 2112, 2116, 2120, 2124, 2128, 2132, 2136, 2140, 2144, 2148, 2152, 2156, 2160, 2164, 2168, 2172, 2176, 2180, 2184, 2188, 2192, 2196, 2200, 2204, 2208, 2212, 2216, 2220, 2224, 2228, 2232, 2236, 2240, 2244, 2248, 2252, 2256, 2260, 2264, 2268, 2272, 2276, 2280, 2284, 2288, 2292, 2296, 2300, 2304, 2308, 2312, 2316, 2320, 2324, 2328, 2332, 2336, 2340, 2344, 2348, 2352, 2356, 2360, 2364, 2368, 2372, 2376, 2380, 2384, 2388, 2392, 2396, 2400, 2404, 2408, 2412, 2416, 2420, 2424, 2428, 2432, 2436, 2440, 2444, 2448, 2452, 2456, 2460, 2464, 2468, 2472, 2476, 2480, 2484, 2488, 2492, 2496, 2500, 2504, 2508, 2512, 2516, 2520, 2524, 2528, 2532, 2536, 2540, 2544, 2548, 2552, 2556, 2560, 2564, 2568, 2572, 2576, 2580, 2584, 2588, 2592, 2596, 2600, 2604, 2608, 2612, 2616, 2620, 2624, 2628, 2632, 2636, 2640, 2644, 2648, 2652, 2656, 2660, 2664, 2668, 2672, 2676, 2680, 2684, 2688, 2692, 2696, 2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2744, 2748, 2752, 2756, 2760, 2764, 2768, 2772, 2776, 2780, 2784, 2788, 2792, 2796, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832, 2836, 2840, 2844, 2848, 2852, 2856, 2860, 2864, 2868, 2872, 2876, 2880, 2884, 2888, 2892, 2896, 2900, 2904, 2908, 2912, 2916, 2920, 2924, 2928, 2932, 2936, 2940, 2944, 2948, 2952, 2956, 2960, 2964, 2968, 2972, 2976, 2980, 2984, 2988, 2992, 2996, 3000, 3004, 3008, 3012, 3016, 3020, 3024, 3028, 3032, 3036, 3040, 3044, 3048, 3052, 3056, 3060, 3064, 3068, 3072, 3076, 3080, 3084, 3088, 3092, 3096, 3100, 3104, 3108, 3112, 3116, 3120, 3124, 3128, 3132, 3136, 3140, 3144, 3148, 3152, 3156, 3160, 3164, 3168, 3172, 3176, 3180, 3184, 3188, 3192, 3196, 3200, 3204, 3208, 3212, 3216, 3220, 3224, 3228, 3232, 3236, 3240, 3244, 3248, 3252, 3256, 3260, 3264, 3268, 3272, 3276, 3280, 3284, 3288, 3292, 3296, 3300, 3304, 3308, 3312, 3316, 3320, 3324, 3328, 3332, 3336, 3340, 3344, 3348, 3352, 3356, 3360, 3364, 3368, 3372, 3376, 3380, 3384, 3388, 3392, 3396, 3400, 3404, 3408, 3412, 3416, 3420, 3424, 3428, 3432, 3

**Legend**

-  Area of Request
-  Statutory Notice
-  Courtesy Notice



ATTACHMENT 3 – ZONING MAP

## Zoning Map



### Legend

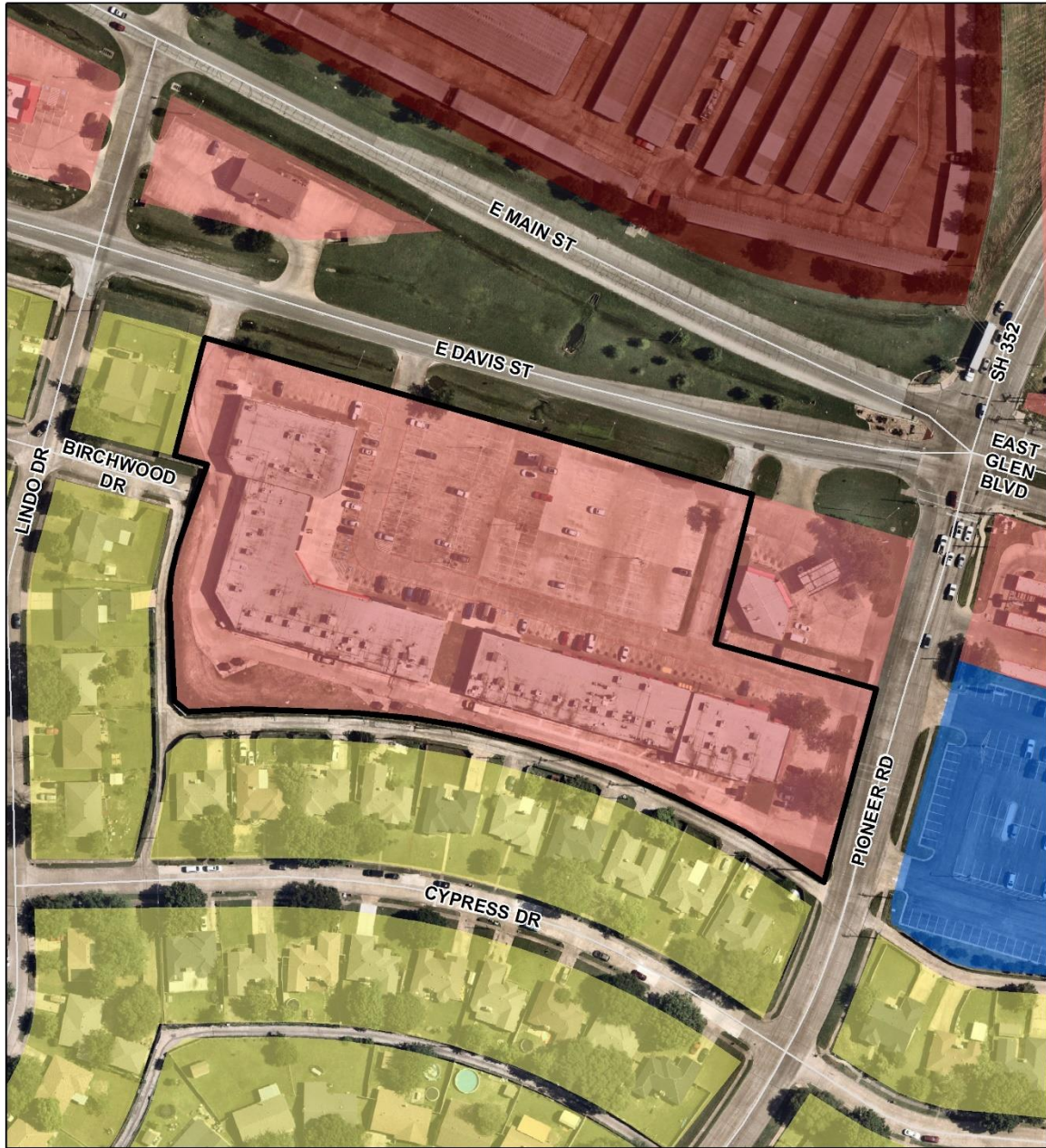
- |                 |                           |
|-----------------|---------------------------|
| Area of Request | LIGHT COMMERCIAL          |
| GENERAL RETAIL  | SINGLE FAMILY RESIDENTIAL |





ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

- |                         |                    |
|-------------------------|--------------------|
| Area of Request         | Commercial         |
| Low Density Residential | Public/Semi-Public |
| Neighborhood Retail     |                    |





**ATTACHMENT 5 – APPLICATION LETTER**

**April 14, 2025**

**Zanas 8885 Corporation  
1200 E. Davis St. Ste. 127  
Mesquite, TX 75149**

**To whom it may concern:**

**I am writing on behalf of Ms. Zanas Lopez to provide you with a letter of intent regarding the location mentioned above.**

**The intention for this location is to add the sale of Beer and wine to go. We are hoping that this will be approved they are hoping that with the sale of imported beer and wines we can add to the novelty of the store. We hope this concept will bring a new concept that could potentially bring more business.**

**So, with that said, we would like to be approved for a Variance for the Sale of Beer and Wine at the above location.**

**If you have any questions or need additional information, please feel free to contact me.**

**Angie B. Chapa, Licensing Agent  
1720 Regal Row Ste 232  
Dallas, TX 75235  
(214) 566-9333 Cell  
(214) 631-2750 Office  
[Abc-liquor-license@sbcglobal.net](mailto:Abc-liquor-license@sbcglobal.net)**

