



PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z0326-0446  
**REQUEST FOR:** Planned Development  
**CASE MANAGER:** Carolyn Horner, AICP

**PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, June 8, 2026  
 City Council: Monday, July 6, 2026

**GENERAL INFORMATION**

**Applicant:** Jackson Walker, LLP  
**Requested Action:** Agricultural (AG) to Planned Development – General Retail (PD-GR) to allow a convenience store with fuel sales located within 500 feet of a public or private school and residential district.  
**Location:** East corner of FM 740 and FM 2757

**PLANNING AND ZONING ACTION**

On June 8, 2026, the Planning and Zoning Commission voted 6-0 to approve the requested Planned Development with stipulations.

**SITE BACKGROUND**

**Platting:** Site needs to be platted  
**Size:** 2.100 acres  
**Zoning:** AG - Agricultural  
**Future Land Use:** Trinity Pointe Special Planning Area  
**Zoning History:** 2006: Annexed and zoned AG – Agricultural  
 2008: Kaufman-Interstate 20 Floating Overlay established

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
<b>NORTH:</b>	Agricultural	Portion of Lakeside RV Park, Interstate 20
<b>SOUTH:</b>	Agricultural	Residential
<b>EAST:</b>	Agricultural	Undeveloped, Lakeside RV Park
<b>WEST:</b>	Agricultural	Residential

## **CASE SUMMARY**

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The applicant is requesting a Zoning Change from Agriculture to Planned Development – General Retail to allow a convenience store with fuel sales at the east corner of FM 740 and FM 2757. The 2-acre site is currently undeveloped. The request includes modifications from the Mesquite Zoning Ordinance (MZO) standards applicable to service stations, specifically Section 3-504 (Fuel Sales):

- Reduction of the required 500-foot separation from a residential district to approximately 125 feet (across FM 2757) and 245 feet from the boundary of the Lakeside RV Park property. This measurement is from zoning district to the neighboring zoning district.
- Increase the number of fueling positions from 8 to 12. Per the MZO, 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 proposes installing six (6) pumps, enabling service to twelve (12) vehicles simultaneously. 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 432 feet and 365 feet from residential zoning (Agricultural) and uses. This measurement is from the pump islands to the adjacent zoning district.

The proposed concept plan shows a 4,816-square-foot building on the site. The concept plan complies with parking requirements by providing 37 parking spaces (including ADA spaces). The site provides approximately 37% landscaping, exceeding both the standard MZO minimum of 10% and the PD-specific minimum of 35%." Any construction on the property will comply with applicable City Code, MZO, and stipulations incorporated in the proposed PD.

## **MESQUITE COMPREHENSIVE PLAN**

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The *Mesquite Comprehensive Plan* designates this area as the Trinity Pointe Special Planning Area on the Future Land Use Map (see attachment 4). The vision of this planning area is “as a thriving business corridor with a variety of residential opportunities and outdoor spaces that interconnect to create a collaborative community where residents can live, work and play.” As part of the character of the Planning Area, “traditional commercial and office uses should be located along the highway frontage to take advantage of the visibility and to buffer residential uses from the highway.”

### **STAFF COMMENTS:**

The proposed zoning change generally aligns with the Trinity Pointe Special Planning Area vision by developing a vacant site with a traditional retail use with improved site design. While the Plan does not specify additional fueling stations by type, this use functions as a “neighborhood staple,” supporting area retail vitality and serving the surrounding community. This request reflects reinvestment consistent with the Plan’s emphasis on aesthetic enhancements and improved site conditions.

In addition to the requested modifications noted above, staff proposed several additional development standards regarding landscaping and screening that are consistent with previously approved PDs within the Trinity Special Planning Area.

## **MESQUITE ZONING ORDINANCE**

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### **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, 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 adjacency to IH-20 frontage road aligns with its auto-oriented commercial land use pattern and supports the expected future residential growth in the area.

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 parcel in an area of future growth supports Council goals related to investment 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:** The proposed site is surrounded by Agriculture zoning, which is residential by City standards. The area has an RV park to the northeast, with large-lot type development to the south and west. This proposed development meets the spirit and intent of the Comprehensive Plan by locating commercial uses along the highway frontage to take advantage of the visibility and to buffer residential uses from the highway.

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

**STAFF COMMENTS:** The area has not seen much recent development along the thoroughfare corridor. This development would bring new construction to the area, spurring future additional growth.

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 Agricultural, a district that does not permit fueling stations. The existing zoning primarily allows agricultural uses and single-family residential development. Given the property's location at the intersection of FM 740 and FM 2757, a nonresidential use is more appropriate and consistent with the character of a busy roadway intersection.

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:** The proposed use can be accommodated by expanding and extending the existing infrastructure in the area. The developer will be responsible for coordinating the infrastructure with the City through the Site Plan and Building Permit process.

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 proposed PD includes approximately 37% of the property with landscaping, significantly exceeding the standard minimum landscaping requirement of 10%. The PD also establishes enhanced landscape buffers along the rights-of-way of FM 740 and FM 2757, including specific tree and planting requirements intended to improve the appearance of the development and provide additional screening.

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 development of a vacant lot along a major thoroughfare, near the frontage road of IH-20. 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 at this time.

## **CONCLUSIONS**

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The proposed PD–General Retail meets the intent of the Mesquite Comprehensive Plan and satisfies the PD review criteria under Section 5-311(N) of the MZO. The project demonstrates appropriate investment at a key commercial intersection, provides public benefits through enhanced landscaping, and develops a vacant site consistent with existing regulations.

## **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 consistent with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Staff suggests that the proposed ordinance include the following exhibits:

- Exhibit A – Legal Description
- Exhibit B – Development Standards
- Exhibit C – Concept Plan

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

1. Recommend approval of the request with additional or modified stipulations.

or

2. Recommend denial of the request.

## **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 June 8, 2026, City staff has received two returned notices supporting 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
7. Legal Description
8. Development Standards
9. Concept Plan
10. Returned notices



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

# Notification Map



Request: Rezoning to PD-General Retail  
Applicant: Jackson Walker LLP  
Location: East Corner of FM 740 and FM 2757  
KCAD Property ID No. 234837

**Legend**

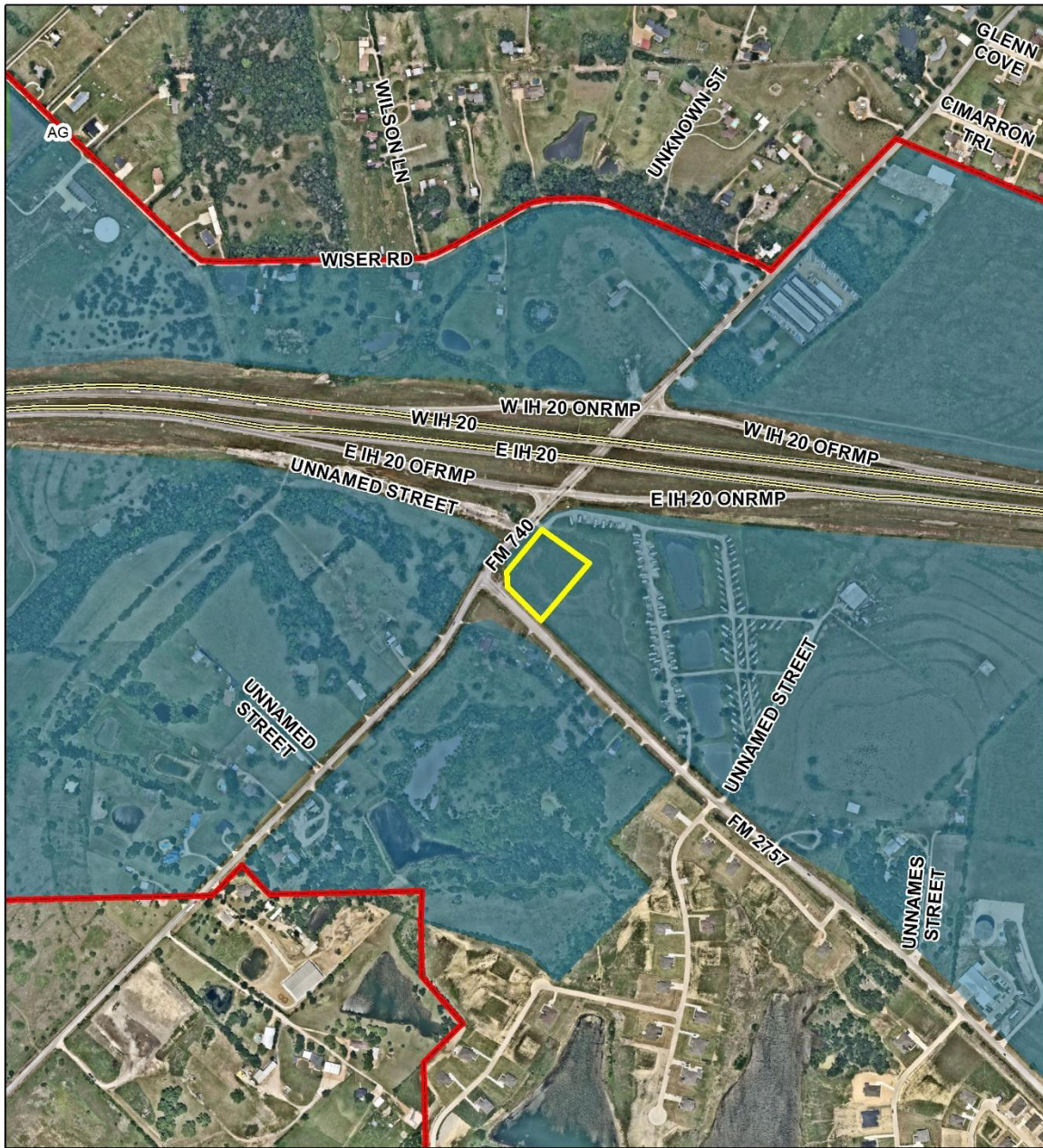
- Area of Request
- Notified Properties
- Courtesy Notices
- Parcels



# Zoning Map



### Future Land Use Map



**Legend**

	Area of Request		Trinity Pointe Special Planning Area		Parks, Open Space, Drainage
	City Limits				



ATTACHMENT 5 – SITE PHOTOS



Front view of the subject property

**Jackson Walker LLP**

Jonathan Vinson  


May 20, 2026

Mr. Garrett Langford, AICP  
Manager of Planning and Zoning  
Planning and Development Services  
City of Mesquite  
1515 N. Galloway Ave.  
Mesquite, TX 75149

RE: Letter of Intent to Support Application for Planned Development; 2.1 Acres of Land of Martha Musick Survey, Abstract No. 312 in the City of Mesquite, Kaufman County, Texas, located east of the intersection of FM 2757 and FM 740/E Malloy Bridge Road.

Dear Mr. Langford:

On behalf of our client, Vaquero Mesquite 740 Partners, LP, and the property owner, Beam & Son's, Inc., we respectfully submit this application for a new Planned Development ("PD") at the site. The purpose of this application is to provide for a high-quality refueling station and convenience store by right on this specific tract of land, which is located on a hard corner near I-20, in a growing part of southeast Mesquite. Specifically, the Planned Development will have a base zoning of General Retail (GR), with refueling station and convenience store uses permitted by right.

The existing zoning for this property appears to be Agricultural, based on the City of Mesquite zoning map. It also appears that the site is currently within the Kaufman-Interstate 20 Form-Based District floating zone. The site is currently undeveloped, and the requested zoning change to Planned Development will allow for the proposed refueling station and convenience store land use by right.

This rezoning complies with the 2019 Mesquite Comprehensive Plan (the "Plan") in several aspects. The future land use plan identifies the area around and containing the site as the "Trinity Pointe Special Planning Area" ("Trinity Pointe"). According to the Plan, Trinity Pointe is envisioned as a "thriving business corridor" with a variety of residential opportunities as well. The Plan further provides that "traditional commercial and office uses" in this area "should be located along the highway frontage to take advantage of visibility" as well as provide a buffer for residential uses from the highway. The proposed site furthers this goal by adding a business to this corridor that will support further business growth. The site's location is in harmony with Trinity Pointe's goals as the site is at a hard corner adjacent to the entrance and exit ramps at FM-740/E Malloy Bridge Road—directly adjacent to the highway frontage.

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ATTACHMENT 6 – APPLICATION MATERIALS

Jackson Walker LLP

Jonathan Vinson

The development also aligns with the Plan's aesthetic goals. During the development of the Plan, the City surveyed Mesquite residents, asking: "what is your number one desire for Mesquite?" Improving older areas and aesthetics in the City was the top response, with 47.5% of respondents highlighting this. The proposed development aligns with this priority by providing a building with modern elevations and signage that will enhance the corner on which it is located.

Finally, the development also complies with the Plan's guiding principles of attracting and supporting new and existing development. It does not appear that there is currently a gas station at the intersection of I-20 and FM-740, nor are there any along the FM-740/E Malloy Bridge Road corridor. Therefore, this development will provide a quality site for quick refreshments and refueling, both for travelers and for local residents on their daily commutes.

We appreciate your attention to this matter. If you have any questions, please do not hesitate to contact me. Thank you very much.

Sincerely,



Jonathan G. Vinson

cc: Emily Crockett  
Matt Wallack  
Brad White  
Bill Dahlstrom  
Jill Smoorenburg

49445758v.1

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EXHIBIT "A"

BEING A TRACT OF LAND IN THE MARTHA MUSICK SURVEY ABSTRACT NO. 312, CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A CALLED 55.09 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 1088, PAGE 726, DEED RECORDS OF KAUFMAN COUNTY, TEXAS (D.R.K.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTH END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF FM 2757 WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF FM 740 (EAST MALLOY BRIDGE ROAD), BEING A NORTHWEST CORNER OF SAID 55.09 ACRE TRACT;

THENCE N 07° 45' 15" W, WITH SAID CORNER CLIP AND A WESTERLY LINE OF SAID 55.09 ACRE TRACT, A DISTANCE OF 76.47 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF A CALLED 0.3116 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS DESCRIBED IN A DEED RECORDED IN VOLUME 7582, PAGE 527, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.) FOR RIGHT-OF-WAY WIDENING OF SAID FM 740, AND AT THE NORTH END OF SAID CORNER CLIP;

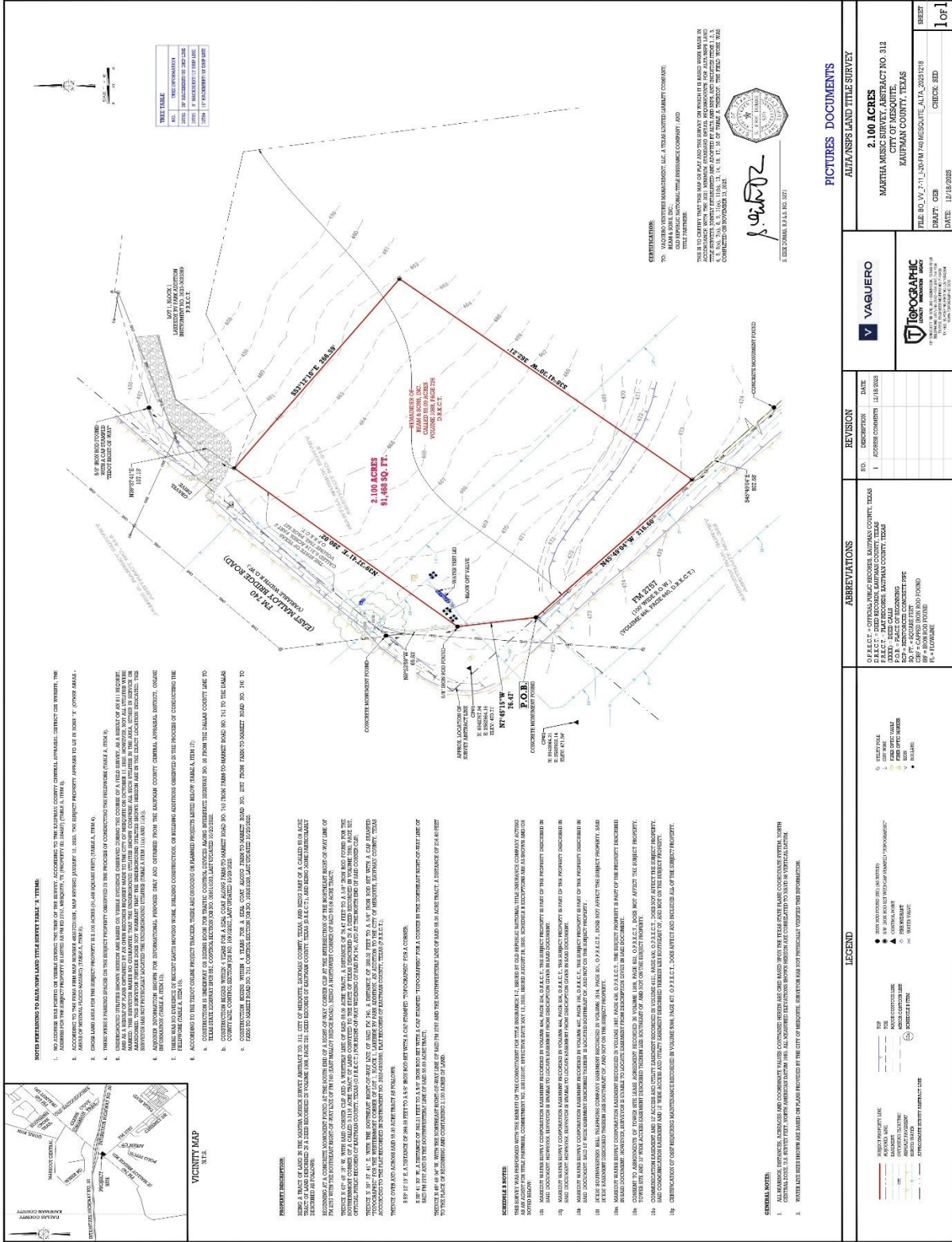
THENCE N 39° 37' 41" E, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID FM 740, A DISTANCE OF 280.02 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE WESTERNMOST CORNER OF LOT 1, BLOCK 1, LAKESIDE RV PARK ADDITION, AN ADDITION TO THE CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2023-0033389, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS (P.R.K.C.T.);

THENCE OVER AND ACROSS SAID 55.09 ACRE TRACT AS FOLLOWS:

S 53° 12' 10" E, A DISTANCE OF 266.59 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR A CORNER;

S 38° 41' 30" W, A DISTANCE OF 362.21 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR A CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FM 2757 AND IN THE SOUTHWESTERLY LINE OF SAID 55.09 ACRE TRACT;

THENCE N 45° 49' 04" W, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FM 2757 AND THE SOUTHWESTERLY LINE OF SAID 55.09 ACRE TRACT, A DISTANCE OF 216.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.100 ACRES OF LAND.



**Exhibit B – Development Standards**

This Planned Development – General Retail district (“**PD-GR**”) 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 General Retail (“**GR**”) 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-GR district. Where these regulations conflict with or overlap with another ordinance, this PD-GR ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the GR 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 GR Zoning District, as amended, is only allowed if a CUP is issued for the use unless permitted in subsection 1.c. below.
  - b. Any land use prohibited in the GR Zoning District, as amended, is also prohibited unless permitted in subsection 1.c. below. The following uses are also prohibited:
    - i. SIC Code 40: Railroad Passenger Terminal
    - ii. SIC Code 61: Alternative Financial Institutions
    - iii. SIC Code 593: Used Merchandise
    - iv. SIC Code 593a: Pawnshops
    - v. SIC Code 5947: Gift, Novelty, Souvenir Shops
    - vi. SIC Code 5993: Tobacco Stores
    - vii. SIC Code 5999g: Paraphernalia Shops
    - viii. SIC Code 753 Auto Repair Shops
    - ix. SIC Code 754 Auto Services
  - c. The following uses are permitted on the Property by right, without requiring a CUP, in addition to those outlined under the GR District classification:
    - i. SIC Code 554 Refueling Station with the following stipulations:
      1. Up to 12 fueling positions
    - ii. SIC Code 549 Miscellaneous Food Stores, including
      1. Convenience Stores
2. **Development Standards.** Uses permitted on the Property are subject to the development standards set out in the GR District classification and the MZO and subject to the following:
  - a. **Site Plan.** The site plan shall comply with the Concept Plan in all material respects. Material deviations from the Concept Plan (such as building, fuel pumps and driveway placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, and

TxDOT driveway standards provided that the development continues to meet all requirements of this ordinance.

- b. **Cross Access.** Cross-access easements shall be provided between abutting lots to the northeast and to the southeast, to be recorded prior to or concurrent with the platting of those adjacent tracts."
- c. **Fencing.** Any fencing on the Property shall consist of wrought iron. In this PD ordinance, wrought iron refers to black tubular steel or aluminum commonly used in commercial fencing, spaced 3 to 6 inches on center. Fencing may not be located in front of the building.
- d. **Landscaping Standards.** All general landscaping requirements shall conform to the MZO Part 1A and with the following:
  - i. The development will have cohesive landscaping to create a harmonious streetscape edge that will contain native plant materials and drought-tolerant shrubs and trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.
  - ii. A landscape area equal to a minimum of 35% of the Property shall be provided by the time of full development of the Property, and landscaped areas located in adjacent right-of-way and maintained by the property owner.
  - iii. A landscape buffer with a minimum depth of 35 feet shall be provided along the rights-of-way of FM 740 and FM 2757.
  - iv. A minimum of one tree shall be provided for every 3,000 square feet of lot area.
  - v. One large shade tree shall be provided for every 35 linear feet of frontage along the rights-of-way of FM 740 and FM 2757. Such trees shall be planted within the required 35-foot landscape buffer and spaced no more than 35 feet apart.
  - vi. Ten evergreen shrubs shall be provided for every 30 linear feet of frontage along the rights-of-way of FM 740 and FM 2757.
  - vii. When a parking area contains 20 or more parking spaces, the interior of the area shall be landscaped by providing a minimum of one tree for every 12 parking spaces or fraction thereof and the terminus of all rows of parking. Such islands shall contain at least one tree. The remainder shall be landscaped with shrubs, turf, ground cover or other appropriate material not to exceed three feet in height.

- viii. Trees provided in the parking areas and landscaped buffers may count toward meeting the minimum overall tree requirement.
- ix. All trees and shrubs shall be installed in accordance with the minimum planting and installation requirements in Section 1A of the MZO.
- e. **Screening.** District screening in Section 1A-300 is not required when the adjacent residentially zoned property is not being used for residential purposes.
- f. **Sidewalks.** Sidewalks shall be provided along or within the right-of-way of FM 740 and FM 2757.
- g. **Signage.** All signage shall comply with the Mesquite Sign Ordinance except as modified below:
  - i. **Wall Signs.** Wall signs may be permitted on all building facades.
  - ii. **Canopy Signs.** Signs on the canopy may only face the street.
- h. **Lighting.** In addition to meeting the lighting standards in the MZO, the site shall use shielded, downward-directed fixtures only.
- i. **EV charging stations.** A minimum of two electric vehicle charging stations will be located on site. Location of the charging stations to be clearly delineated on the site plan.





RECEIVED  
JUN 04 2026  
PLANNING AND ZONING

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**LOCATION:** East corner of FM 740 and FM 2757 (See attached map for reference)  
**PROPERTY ID:** 234837  
**FILE NUMBER:** Z0326-0446  
**APPLICANT:** Jackson Walker, LLP on behalf of Beam's & Son's, Inc.  
**REQUEST:** From: Agriculture within K-20 Floating Overlay  
To: Planned Development – General Retail

The request for a Zoning Change to Planned Development – General Retail would allow the development of a convenience store with fuel sales, including 12 fueling positions, within the required 500-foot separation distance from a residential zoning district, along with modified development standards. Additional information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](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 +/- 2.1-acre tract of land in the Martha Musick Survey, Abstract No. 312

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 8, 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, **July 6, 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](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 **June 4th** to be included in the Planning and Zoning Commission packet and by 5 pm on **June 18th** 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: Z0326-0446

I am in favor of this request

I am opposed to this request

Name:(required) Danny Shaw  
Address of 9925 FM 740  
Noticed Property: FURNLEY TX 75126  
Owner Signature: [Signature] Date: 6/1/26

Reasons (optional):

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



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JUN 08 2026  
PLANNING AND ZONING

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
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(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: Z0326-0446

I am in favor of this request

I am opposed to this request

Name:(required) Mack Beam  
Address of Noticed Property: 6103 SHANNON RD. Mesquite  
Owner Signature: Mack Beam Date: 6-4-26

Reasons (optional): \_\_\_\_\_

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