

FILE NUMBER: Z0425-0393
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Ti'Ara Clark

PUBLIC HEARINGS

Planning and Zoning Commission: Tuesday, May 27, 2025
City Council: Monday, June 16, 2025

GENERAL INFORMATION

Applicant: John Droblyn, Uptown Cheapskate, LLC
Requested Action: PD – Commercial (Ord. 4653) within the TERRA Overlay to PD – Commercial (4653) with a Conditional Use Permit to allow the sale of used clothing as a permitted use at 1645 N Town East Blvd, Unit 503.
Location: 1645 N Town East Blvd, Unit 503 (Attachment 1)

PLANNING AND ZONING ACTION

Decision: On May 27, 2025, the Planning and Zoning Commission voted 7-0 in favor of recommending approval of the zoning change to to PD – Commercial (4653) with a Conditional Use Permit to allow the sale of used clothing with certain stipulations.

SITE BACKGROUND

Platting: Emporium Phase 2 Replat, Block C, Lot 2
Size: 2.89 Acres
Zoning: PD – C, (Ord. 4653) within TERRA Overlay
Future Land Use: Town East Special Planning Area
Zoning History: 1954: Annexed and zoned Residential
1966: Rezoned to Commercial
1996: Rezoned to Commercial within TERRA Overlay
2019: Rezoned to PD – Commercial (Ord. 4653)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD-Commercial within TERRA Overlay (Ord. 4653)	Retail Uses
SOUTH:	Commercial within TERRA Overlay with CUP (Ord. 5162)	Retail Uses
EAST:	PD-Commercial within TERRA Overlay (Ord. 4653)	Retail Uses
WEST:	PD-Commercial within TERRA Overlay (Ord. 4653)	Retail Uses

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow Uptown Cheapskate, LLC, to sell used clothing and accessories at 1645 N Town East Blvd, Unit 503. The Mesquite Zoning Ordinance (MZO) requires used merchandise stores to obtain a CUP before issuance of a Certificate of Occupancy.

The CUP requirement for used merchandise sales stems from concerns historically associated with used merchandise stores, particularly related to visual aesthetics and perceived quality. These concerns have typically been addressed through conditions of approval attached to the CUP, ensuring that merchandise products are properly displayed and well-organized, and that there is no visible distinction between new and gently used clothing, aside from labeling items as pre-owned.

Uptown Cheapskate is a resale clothing store where individuals can sell their gently used clothing and accessories for cash or store credit, while shoppers can purchase standard apparel items. Although the business intends to sell pre-owned clothing, Uptown Cheapskate will have the appearance of a traditional retailer selling new items. Unlike traditional thrift stores, Uptown Cheapskate specializes in popular name-brand merchandise, providing a more upscale shopping experience. Similar to the neighboring Plato's Closet, which granted Conditional Use Permit approval in 2015, Uptown Cheapskate could be a unique addition to the local retail landscape of the Town East Mall area. Lastly, [Uptown Cheapskate](#) has multiple locations across the Dallas-Fort Worth Metroplex.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as the Town East Special Planning Area on the Future Land Use Map (see attachment 4). "The Town East Special Planning Area is the largest center of retail in Mesquite. The area is anchored by Town East Mall, surrounded by additional retail, restaurants, and offices, and North Mesquite High School...Competition from internet shopping and the rise of specialty boutiques has led to the closure of malls and brick-and-mortar retail, [and therefore], considerations should be made for changes in the market."

STAFF COMMENTS:

The proposed CUP to allow a used merchandise store is consistent with the Mesquite Comprehensive Plan's Town East Special Planning Area designation. The proposed CUP aligns with the focus of retail uses in this area and could "create a unique experience that draws visitors to utilize the area for more than just shopping" by allowing residents to sell their gently used clothing, bringing both retail activity and entrepreneurial opportunities into the community.

MESQUITE ZONING ORDINANCE

SECTION 5-503: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

1. The extent to which the proposed CUP promotes the public health, safety, and welfare.

STAFF COMMENTS: The proposed CUP promotes public welfare by providing affordable clothing options, encouraging the reuse of goods, and offering residents a safe, accessible way to earn income. This benefits the local community and economy in the Town East Mall area.

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

STAFF COMMENTS: The proposed CUP is consistent with the Mesquite Comprehensive Plan, which designates the site within the Town East Special Planning Area. This designation encourages a mix of retail, restaurant, and entertainment uses that create a unique experience beyond traditional shopping. The proposed CUP aligns with this vision by providing retail activity and allowing residents to engage in entrepreneurship.

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

STAFF COMMENTS: The proposed CUP is consistent with the Comprehensive Plan by aligning with the retail nature of the Town East Special Planning Area.

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

STAFF COMMENTS: City staff does not believe that the proposed CUP will 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: City Staff does not believe the proposed CUP will be injurious to existing uses. The retail nature of Uptown Cheapskate aligns with the surrounding retail and personal service uses in the area.

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

STAFF COMMENTS: The area surrounding the subject property has experienced limited development activity in recent years. However, a CUP for a family entertainment center was recently approved by the City Council in 2025.

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: The proposed CUP has access to available utilities, road access, and drainage facilities to the site.

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 that there will be any nuisance that will violate city code, including the MZO.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

The proposed CUP to allow a used clothing store is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-310(N.). The proposed CUP would positively impact the area by bringing a unique retail experience to the Town East Mall area.

RECOMMENDATIONS

Staff recommends approval of the CUP to allow a used clothing store located at 1645 N Town East Blvd, Unit 503, with the stipulation that:

1. The used merchandise shall be limited to gently used clothing and accessories. It shall not include the sale of any other used merchandise.
2. Merchandise display shall be orderly and similar in style to typical displays at general merchandise and department stores.
3. No display of used merchandise shall be permitted outside the establishment.
4. All display merchandise shall be clean and operational. The display of severely damaged items is prohibited.
5. Handwritten labels shall not be used or permitted.
6. Previously owned merchandise shall be marked as such.

7. Three convictions for violation of this CUP during any 12-month period shall result in the automatic revocation of this CUP. In this event, prior to revocation of the CUP, the Building Official shall revoke the Certificate of Occupancy (CO) for the use due to repeated violations. All applicable procedures shall be completed for revocation of the CO before the owner is notified that the sale of used merchandise is no longer authorized under this CUP.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of May 30, 2025, Staff has not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials


ATTACHMENT 1 – AERIAL MAP

Aerial Map



Location: 1645 N Town East Blvd
Applicant: Uptown Cheapstakes, LLC
Request: Conditional Use Permit to allow
the sale of used clothing

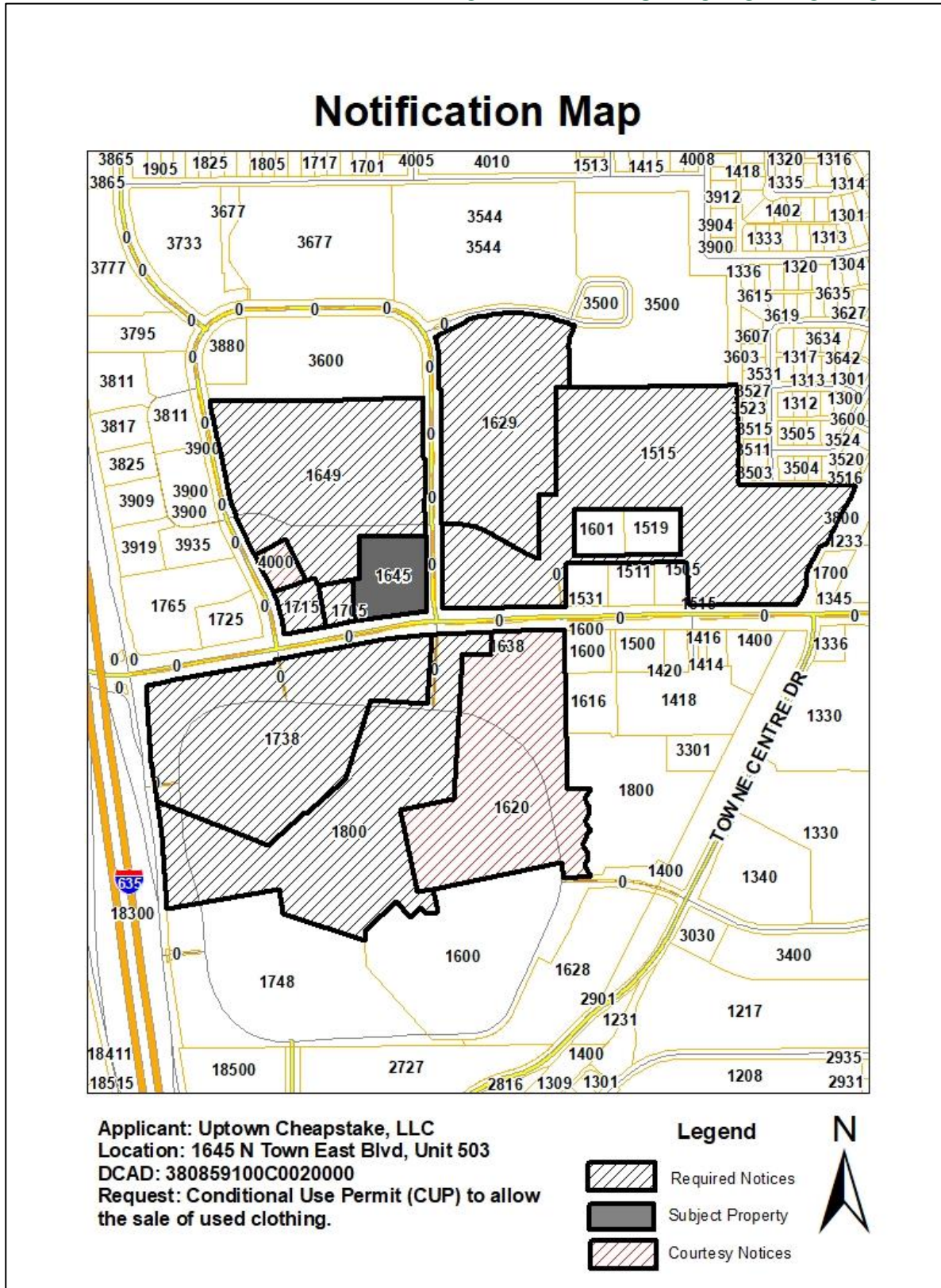
Legend

 Subject Property

0 20 40 80 120 160 Feet

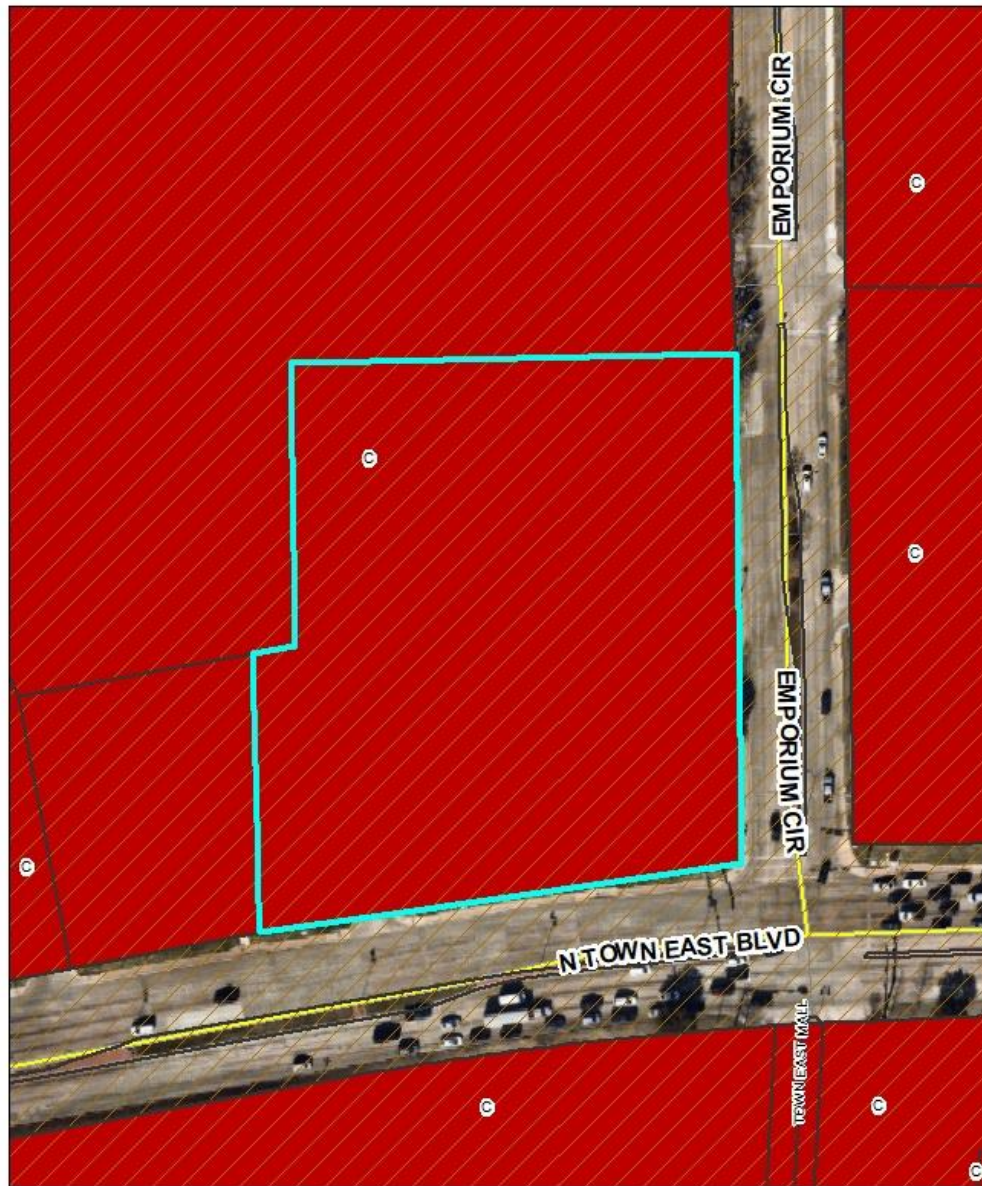


ATTACHMENT 2 – PUBLIC NOTIFICATION MAP








ATTACHMENT 3 – ZONING MAP

Zoning Map



Property Address - 1645 N Town East Blvd

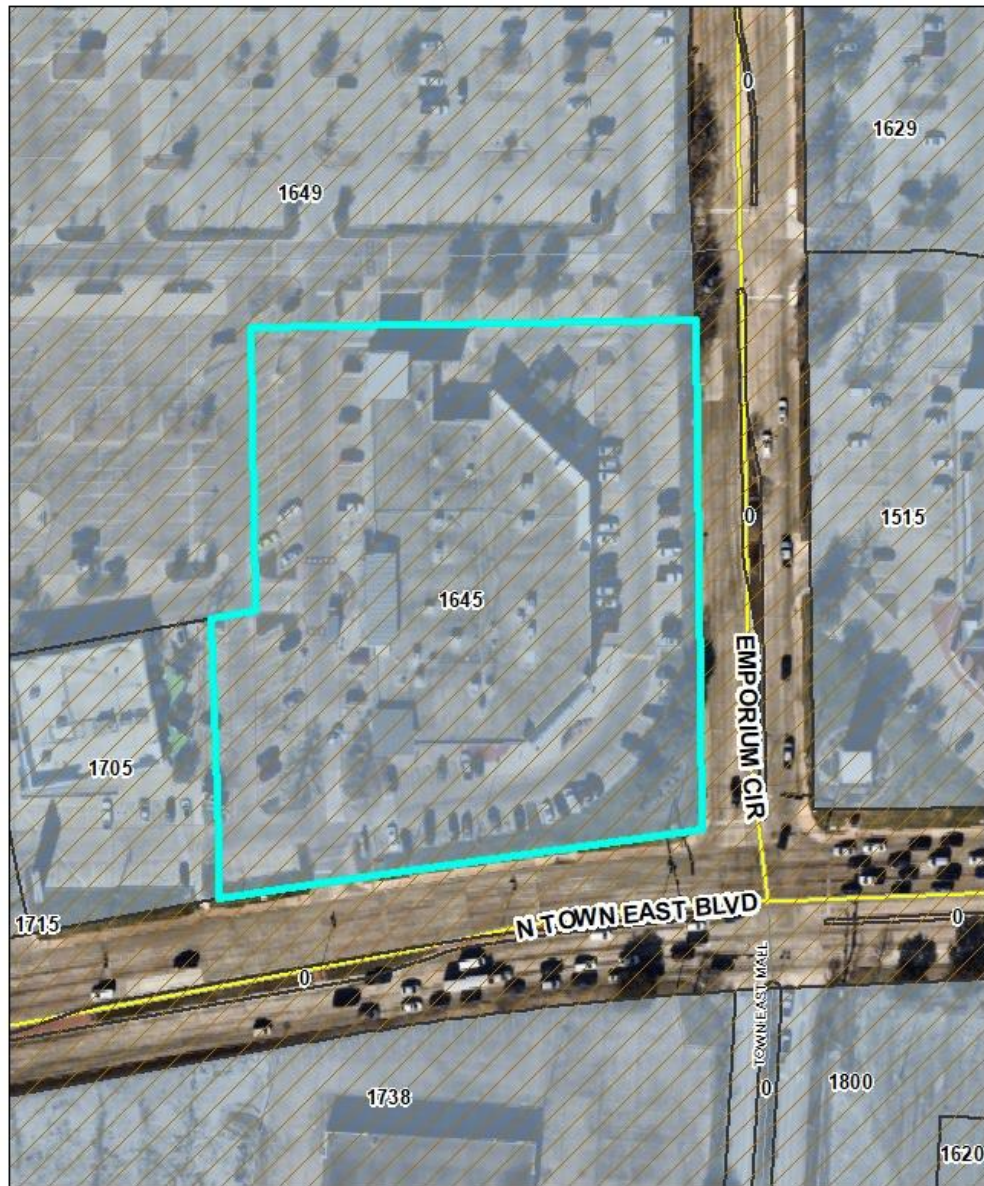
Legend - Base Zones

	Subject Properties		Commercial		Light Commercial
	Planned Development		Industrial		



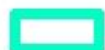
ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Address: 1645 N Town East Blvd

Legend



Subject Property



Town East Special Planning Area



Light Industrial



Low Density Residential



ATTACHMENT 5 – SITE PHOTOS



Market East Retail Center, facing northeast along Town East Boulevard



Suite 503 of the proposed used clothing store, facing east



Market East Retail Center, facing northwest along Town East Boulevard

ATTACHMENT 6 – APPLICATION MATERIALS

Statement of Intent and Purpose

Applicant: Uptown Cheapskate - Mesquite, TX

Proposed Location: 1645 Town East Blvd, Suite #503, Mesquite, TX 75150

We respectfully submit this Statement of Intent and Purpose in support of our application for a Conditional Use Permit (CUP) to open and operate an Uptown Cheapskate retail location within the city limits of Mesquite, Texas.

Uptown Cheapskate is a nationally recognized upscale resale clothing franchise that specializes in the buying and selling of high-quality, fashionable clothing, shoes, and accessories for men and women ages 18 to 40. The proposed Mesquite location will join a network of over 100 successful franchises nationwide, with 10 thriving locations already established in the DFW metroplex. Regional average annual sales for DFW stores are approximately \$1.3 million, and we are confident that the Mesquite store will exceed those expectations given the area's strong retail environment and customer demographics.

The subject property at 1645 Town East Blvd, Suite #503, formerly a 6,777 square-foot medical office, has been vacant for approximately two years. The space will undergo significant interior demolition and remodeling to align with Uptown Cheapskate's brand aesthetic and functional retail layout. The property is part of the Market East Shopping Center, which currently includes tenants such as a dentist office, a staffing agency, and a Starbucks, among others. Notably, a Plato's Closet-a conceptually similar resale retailer catering to a younger demographic-already operates successfully in the same center, affirming the market fit and community interest in this retail category.

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Our proposed store hours are as follows:

- Monday through Friday: 8:00 AM - 9:00 PM
- Saturday: 8:00 AM - 10:00 PM
- Sunday: 12:00 PM - 8:00 PM

We anticipate moderate, consistent foot traffic with peak activity during evenings and weekends, and no significant impact on surrounding businesses in terms of noise, congestion, or parking. Uptown Cheapskate locations are known for maintaining clean, well-organized storefronts and contributing positively to local economic growth through job creation and sustainable fashion practices.

We believe this business will add vibrancy to the Market East area and provide a unique, affordable fashion destination that aligns with Mesquite's commercial vision. We are committed to operating in a way that supports the city's economic development goals and enhances the retail experience for local residents.

Thank you for your consideration.

A handwritten signature in black ink, appearing to be 'J. M.', with a long horizontal flourish extending to the right.

ATTACHMENT 6 – APPLICATION MATERIALS

OWNER AUTHORIZATION

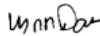
1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application 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 Conditional Use Permit Application.

Property Owner: Market East Associates, LLC Phone Number: 713-693-1400
Address: 4500 Bissonnet st, suite 200, Bellaire, Tx 77401
Email Address: ushah@FrPLtd.com

MARKET EAST ASSOCIATES, LLC,
a Texas limited liability company

By: FidCal, LLC,
a Delaware limited liability company,
its sole Member

By: FRP FidCal, LLC,
a Texas limited liability company,
its Manager

By: 
Name: Lynn Davis
Title: Executive Vice President

Each property owner must complete a separate authorization form

October 2024

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ATTACHMENT 6 – APPLICATION MATERIALS

**Legal Description
Market East Shopping Center
Phase II**

Lot 1R-A, Block C, The Emporium Phase II, an amending plat of Lot 1R, Block C, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Document No. 202000130630 of the Deed Records of Dallas County, Texas.

Lot 2, Block C, The Emporium Phase II, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 88042, Page 5238 of the Deed Records of Dallas County, Texas.

Lot 4, Block C, The Emporium Phase II, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 88042, Page 5238 of the Deed Records of Dallas County, Texas.

ATTACHMENT 6 – APPLICATION MATERIALS



Sample Uptown Cheapskate Exterior



Uptown Cheapskate, Georgia Location

ATTACHMENT 6 – APPLICATION MATERIALS



Uptown Cheapskate, Dallas Location



Uptown Cheapskate, Raleigh Location