

FILE NUMBER: Z0725-0411
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 25, 2025
City Council: Monday, September 15, 2025

GENERAL INFORMATION

Applicant: Mark Cohen on behalf of Town East Shopping Center, LLC.
Requested: A change of zoning from Service Station to General Retail
Action(s):
Location: 2801 Motely Drive (Attachment 1).

PLANNING AND ZONING ACTION

Decision: On August 25, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0.

SITE BACKGROUND

Platting: N/A
Size: ~0.52 Acres
Current Zoning: Service Station
Future Land Use: Town East and Motley Special Planning Area
Zoning History: (Does not include Conditional Use Permits or Planned Developments)
1954: Annexed into the City of Mesquite & zoned Residential
1964: Rezoned to Commercial and Central Business
1973: Rezoned to Service Station

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	General Retail	Retail
SOUTH:	General Retail	Retail, restaurant
EAST:	General Retail	Retail
WEST:	General Retail	Retail, restaurant

CASE SUMMARY

The applicant is requesting a Zoning Map Amendment to rezone the property from Service Station (SS) to General Retail (GR) to allow for a future drive-through restaurant. While the SS district permits restaurants, it also requires fuel sales, which the applicant does not intend to provide. Therefore, the request is to rezone the property to GR. If approved, any future development on the site must comply with the standards of the GR zoning district. Additionally, any use requiring a Conditional Use Permit (CUP) in GR zoning would still be required to obtain a CUP.

MESQUITE COMPREHENSIVE PLAN

Current Future Land Use Designation: Town East and Motely Special Planning Area

The *Mesquite Comprehensive Plan* designates the subject property as part of the Town East and Motely Special Planning Area. The vision for the Town East and Motley Special Planning Area is to once again be a thriving retail intersection with neighborhood staples to serve the surrounding area. Current uses should be evaluated to determine if they are appropriate. The intersection should continue to be developed as a retail-oriented commercial center, promoting neighborhood level retail. Strategies to achieve such a goal should include dense walkable development, streetscape renovations, and façade improvements..

Staff Comment: The application does not include a request to amend the Future Land Use Designation. The proposed rezoning would allow the redevelopment of the subject property, supporting reinvestment at the Town East and Motley intersection and aligning with the area's vision for revitalization.

MESQUITE ZONING ORDINANCE

SEC. 5-309. N. Approval Standards for Zoning Map Amendments ("Change of Zoning Classification"). In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval of a Zoning Map Amendment ("change of zoning classification") should be based on a balancing of these standards.

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

STAFF COMMENTS: The GR zoning district promotes neighborhood-scale retail and services that encourage reinvestment, economic activity, and improved public spaces, benefiting the City as a whole.

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

STAFF COMMENTS: The rezoning to GR conforms with the Future Land Use Designation and supports the area's redevelopment goals.

3. The extent to which the proposed amendment will support and further the City Council's strategic goals.

STAFF COMMENTS: This rezoning supports City Council's following goals:

4.1 Promote investment in new and existing businesses

4.3 Promote revitalization of targeted retail and business centers

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

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

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

STAFF COMMENTS: The property is surrounded by GR zoning, and the proposed rezoning will be compatible with nearby uses.

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

STAFF COMMENTS: The surrounding area consists of aging shopping centers. However, the applicant has invested in revitalizing the adjacent center. Approval of this rezoning would encourage further reinvestment in the area.

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 existing SS zoning requires fuel sales, which are not feasible on this site due to its limited size and inability to accommodate a modern fueling station.

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: Public infrastructure and services are available or can be extended to serve future development. Site-specific utility upgrades will be

addressed during the development review process when new development occurs.

9. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The request to rezone the property from SS to GR is reasonable and in line with the City's long-term plans for the area. The SS zoning requires fuel sales, which are not practical for this site, while GR allows for a wider range of neighborhood-oriented retail and service uses that better fit the property and surrounding area. The rezoning is consistent with the Comprehensive Plan, complements the nearby zoning pattern, and supports the ongoing efforts to revitalize the Town East and Motley intersection. Overall, the rezoning would help encourage reinvestment in an aging commercial corridor and provide new opportunities that benefit both the property owner and the surrounding community.

RECOMMENDATIONS

Staff finds that the proposed zoning map amendment satisfies the approval standards in Section 5 5-309.N. of the MZO and recommends approval 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 August 22, 2025, Staff has not received any responses to the statutory or courtesy notices.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Applicant Letter of Intent
7. Concept Plan (Illustrative Only)

Aerial Map






Request: Rezoning to General Retail
Applicant: Mark Cohen
Location: 2801 Motely Drive



This map shows a section of a city grid. The main streets are N-Town East Blvd, which runs diagonally from the bottom left to the top right, and Motley Dr, which runs horizontally across the middle. Other streets include Palm Dr to the west and Baker Dr to the south. The map is divided into numerous lots, each labeled with a number. Some lots are shaded in red, while others are shaded in blue. The map is oriented with North at the top.

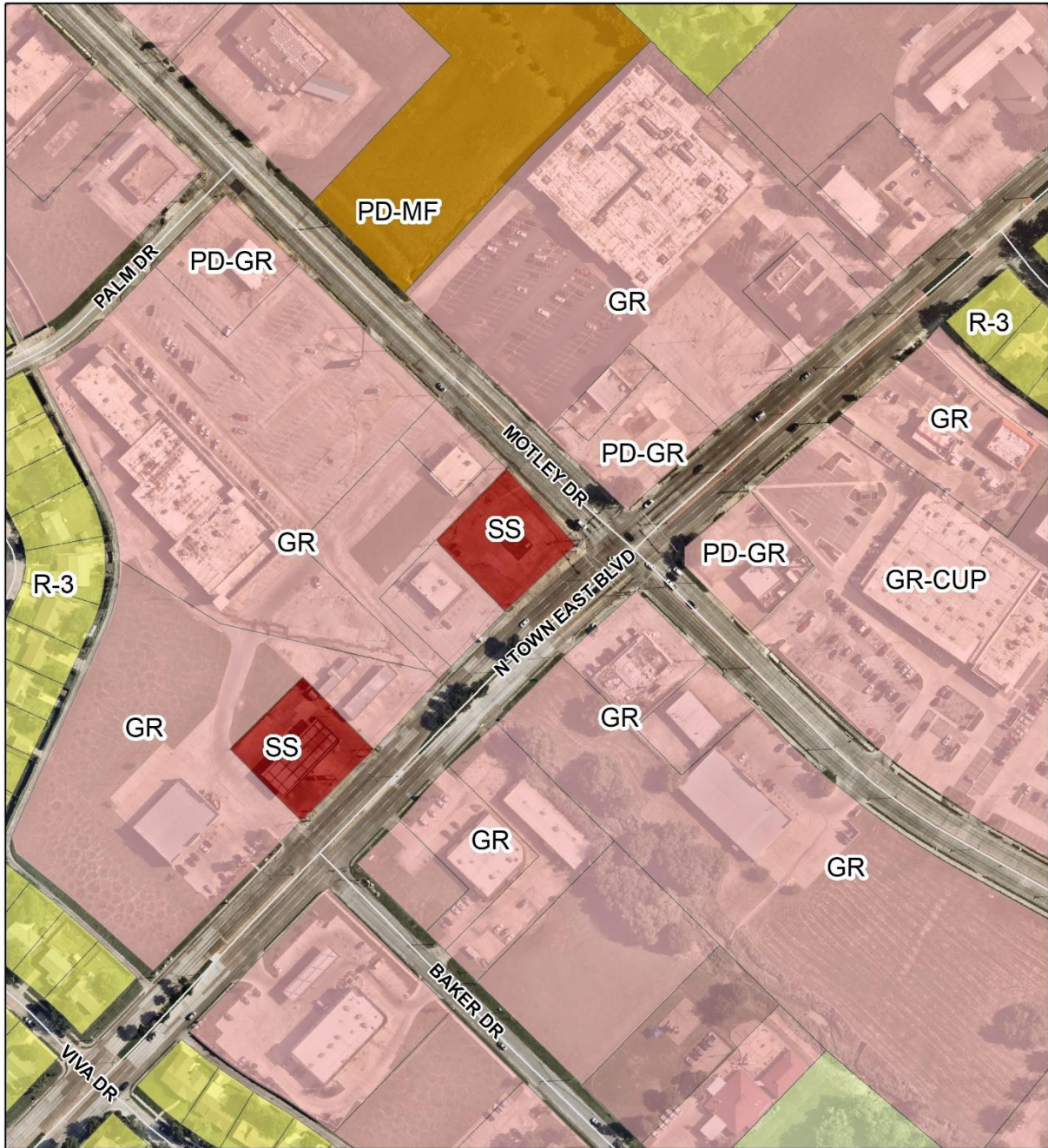
Lot Number	Shading
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2937	Blue
2920	Blue
2910	Red
2828	Blue
3117	Blue
3133	Blue
3008	Blue
2828	Blue
3215	Blue
2814	Blue
3225	Blue
3200	Blue
2728	Blue
2801	Blue
3301	Blue
3341	Red
3451	Blue
3301	Blue
2602	Blue
3460	Blue
2427	Blue
3300	Red
3334	Red
3334	Red
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2502	Red
2424	Blue
2700	Blue
2711	Red
2717	Red
3000	Blue







Legend

	Area of Request
	Statutory Notice
	Courtesy Notice



Zoning Map



Legend	
	GENERAL RETAIL
	MULTIFAMILY RESIDENTIAL
	OFFICE
	SERVICE STATION
	SINGLE FAMILY RESIDENTIAL
	TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL



Future Land Use Map



ATTACHMENT 5 – SITE PICTURES



Subject Property facing north



Subject Property facing north

Planning Dept
City of Mesquite
151 N. Galloway
Mesquite, TX 75149


RE: Zoning Change
2910 Motley
Mesquite, Texas

To Whom it may concern:

We are pleased to present the following application for a zoning change at the above referenced address. The site is currently zoned SS and will be replated to merge with the adjacent GR zoning. We are requesting the change from SS to GR to match the surrounding zoning so that we can complete a transaction to allow for McDonald's to operate a restaurant at the facility.

Thank you for your consideration.

Sincerely:
CenterPoint Commercial Property Management

A handwritten signature in blue ink, appearing to read 'Mark Cohen', followed by a long horizontal line.

Mark Cohen
Its: Property Manager,
on behalf of Town East Shopping Center, LLC

