



FILE NUMBER: Z0725-0408
REQUEST FOR: Planned Development - Commercial
CASE MANAGER: Garrett Langford

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, December 8, 2025
City Council: Monday, January 5, 2026

GENERAL INFORMATION

Applicant: Sohail Ahmed, on behalf of 4R International LLC
Requested Action: Rezone from C – Commercial within the Skyline Logistics Hub (SLH) Overlay District to Planned Development (PD) – Commercial within the SLH Overlay to allow a convenience store with fuel sales located within 500 feet of a residential zoning district and to increase the number of vehicle fueling pumps to seven (7) pumps serving fourteen (14) fueling positions.
Location: 4301 E US Hwy 80

PLANNING AND ZONING ACTION

Decision: On December 8, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0.

SITE BACKGROUND

Platting: East Meadows, Block A, Lot 2 and Lot 2.1
Size: 2.04 acres (approximately 88,849 square feet)
Zoning: C – Commercial within SLH Overlay District
Future Land Use: Commercial with Corridor Development
Zoning History: 1954: Annexed and zoned Commercial
2015: Rezoned to Commercial within the Skyline Logistics Hub Overlay

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD – Industrial (Ord. 4840) within SLH Overlay	Electric truck assembly
SOUTH:	N/A	US Hwy 80
EAST:	C - Commercial	Vacant
WEST:	C – Commercial within SLH Overlay	Collision and Auto Repair

CASE SUMMARY

The applicant requests to rezone from Commercial (C) within the Skyline Logistics Hub Overlay District to Planned Development (PD) – Commercial within the same Overlay District to allow a convenience store with fuel sales at 4301 E. US HWY 80. The vacant site is located on the Highway 80 frontage. The request includes exceptions to Mesquite Zoning Ordinance Section 3-504 to permit locating fuel pumps within 500 feet of residential zoning and to increase fueling pumps beyond the standard limit.

Per Section 3-504, fueling stations are limited to servicing no more than eight vehicles simultaneously or having no more than four pumps. The applicant proposes seven pumps, allowing service for fourteen vehicles at once. Pump islands are proposed approximately 200 feet from Spanish Meadows Apartments, a multifamily residential complex.

The proposed concept includes a 10,200 square-foot building with approximately 5,400 square feet for the convenience store. The owner, Mr. Ravinandan Kumar of 4R International LLC (also owner of a 7-Eleven franchise in McKinney, TX), plans to lease the remaining 4,800 square feet to a restaurant, coffee shop, laundromat, or similar tenant.

Parking requirements are met with 43 spaces, including two electric vehicle (EV) charging stalls. Landscaping exceeds minimums with 26% site coverage (45 trees) compared to the 10% minimum (14 trees).

All construction will comply with applicable building and fire codes.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the property as Commercial with Corridor Development. This land use category typically includes retail, hotels, restaurants, big box retail, and personal services, supporting office uses that are larger and more intense than neighborhood retail. Corridor Development emphasizes high-quality, highly visible developments catering to highway traffic, including restaurants, retail, and entertainment establishments.

STAFF COMMENTS:

The proposed zoning change is consistent with the Future Land Use Designation.

MESQUITE ZONING ORDINANCE

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 provides enhanced development standards beyond those required in the Commercial district 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 promote additional fueling stations, the site's positioning along a major highway supports its auto-oriented commercial land use pattern.*

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

STAFF COMMENTS: *Redevelopment of this previously vacant highway-fronting parcel promotes reinvestment along commercial corridors, supporting City Council strategic goals.*

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: *While multifamily residential is located northeast of the site, adjacent uses such as collision and auto repair are compatible with the proposed PD. The proximity to residential use may require additional screening or operational measures to mitigate noise and visual impacts.*

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

STAFF COMMENTS: *Since 2023, three industrial warehouse buildings have been developed immediately north of the site.*

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 Commercial district allows fueling stations by right; however, the proposed pump count and proximity to residential zoning require PD modifications.*

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: *Existing roadway, utility, and public safety infrastructure along US Highway 80 can accommodate the proposed use. The concept plan includes a detention pond to address drainage.*

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 PD proposes 26% landscaping, exceeding the minimum requirement of 10% for the site. It also includes two EV charging stalls, providing an additional public benefit beyond standard Commercial district requirements.*

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 allows site-specific flexibility addressing residential adjacency while promoting quality redevelopment with enhanced landscaping, EV infrastructure, and increased fueling capacity.*

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: *No comments.*

CONCLUSIONS

This request allows a new convenience store with fuel sales on a vacant highway-fronting parcel with two zoning ordinance modifications: proximity to residential zoning and increased fueling pumps. The concept complies with applicable development standards and exceeds landscaping requirements. The proposal aligns with the Mesquite Comprehensive Plan and satisfies review criteria under Section 5-311(N).

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 allow a convenience store with fuel sales with modified development standards is warranted, as it is with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance.

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

1. Recommend approval of the request with stipulations
or
2. Recommend denial 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 December 15, 2025, Staff has received one response in favor of the request from the statutory notice area.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Returned Notices
8. Exhibit A – Legal Description
9. Exhibit B – Development Standards
10. Exhibit C – Concept Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Applicant: Sohail Ahmed, 4R International LLC
Location: 4301 E US Hwy 80
DCAD: 380602000A0020100 & 380602000A0020000
Request: Planned Development - Commercial
with modified development standards

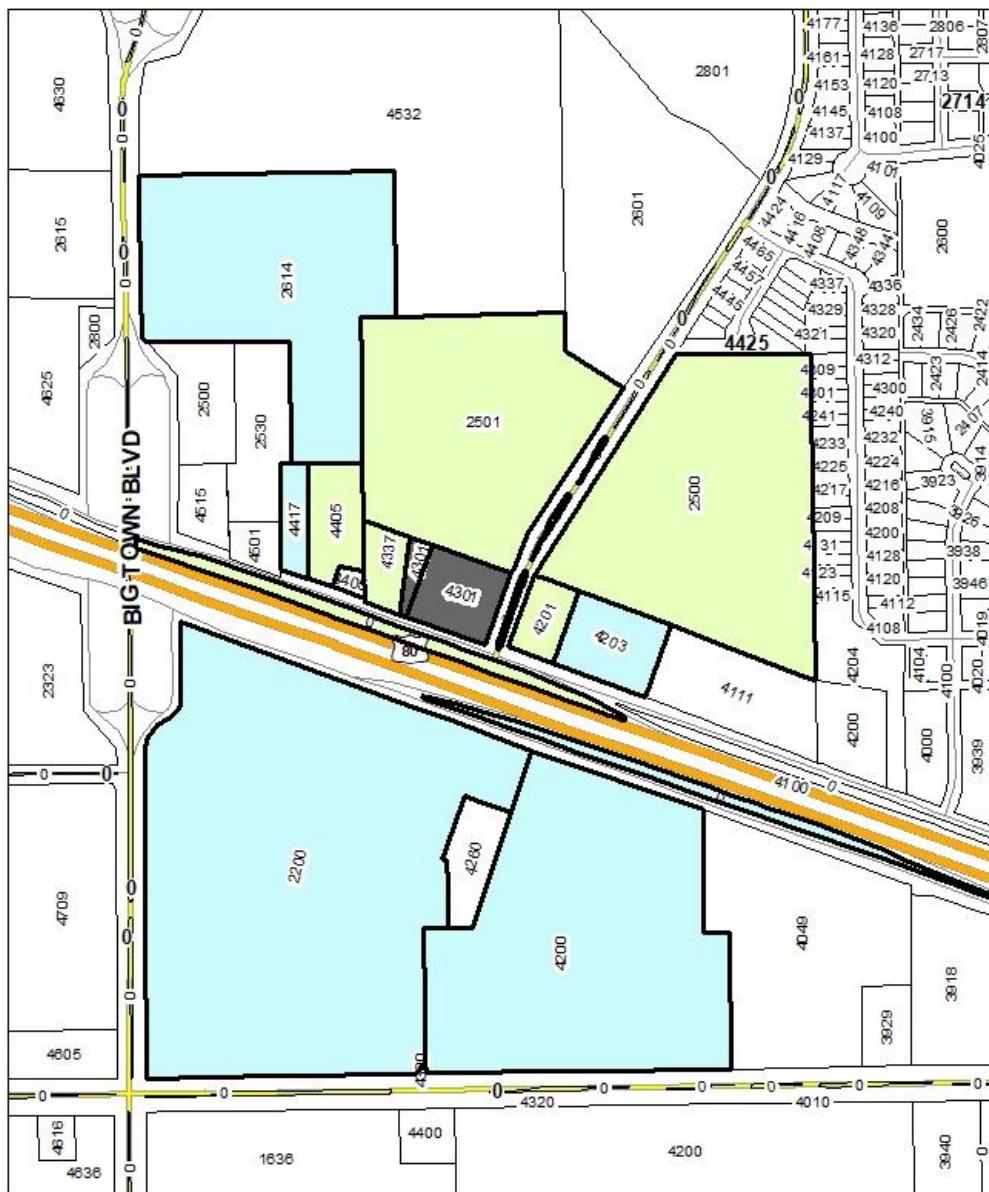
Legend

 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map

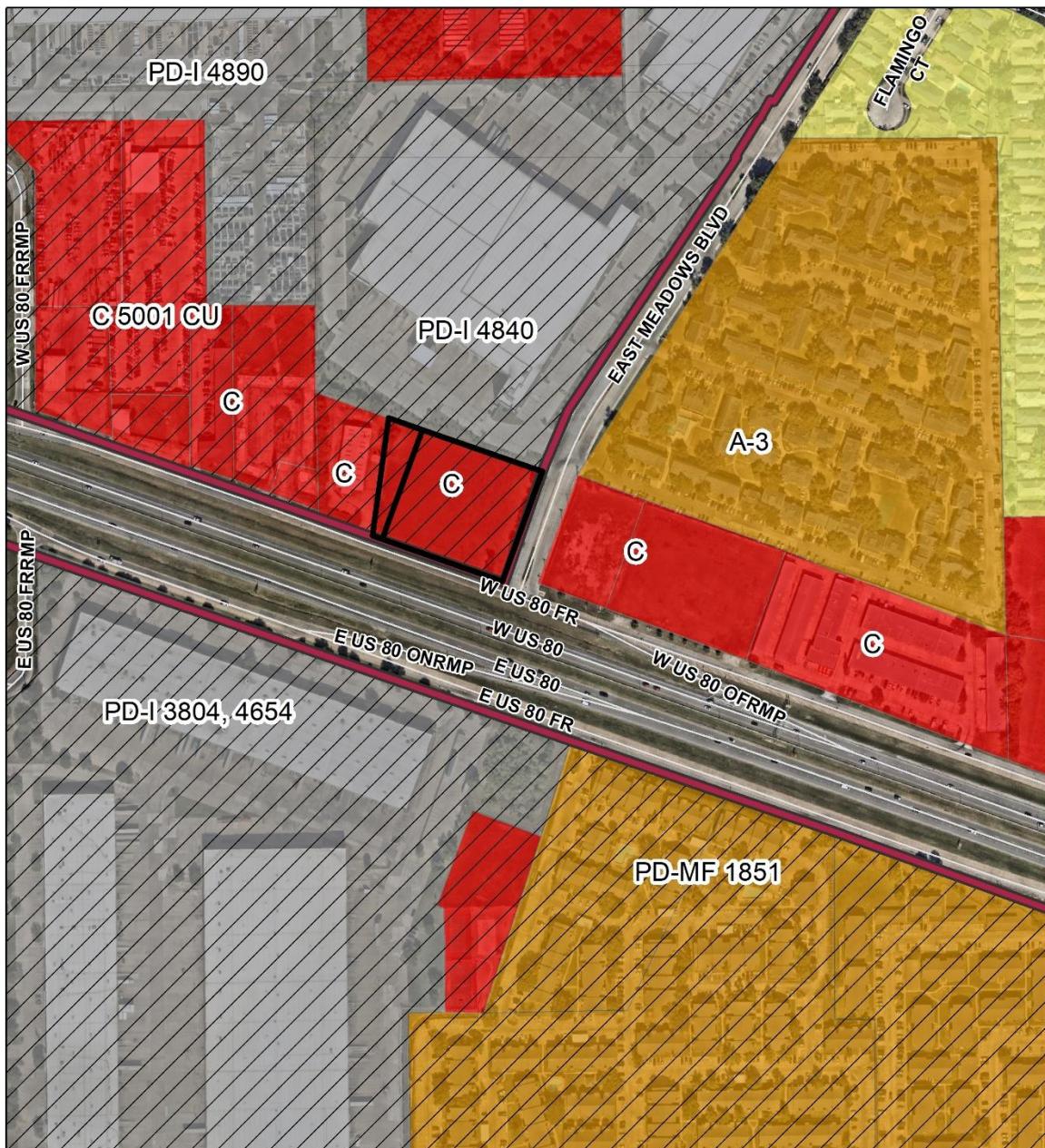


Applicant: Sohail Shmed, 4R International LLC
Location: 4301 E US Hwy 80
DCAD: 380602000A0020100 & 380602000A0020000
Request: Planned Development - Commercial
with modifications development standards



ATTACHMENT 3 – ZONING MAP

Zoning Map



Legend

 Area of Request	 SKYLINE LOGISTICS HUB	 MULTIFAMILY RESIDENTIAL
 COMMERCIAL		 SINGLE FAMILY RESIDENTIAL
 INDUSTRIAL		



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

- Commercial (Dark Red)
- Light Commercial (Purple)
- High Density Residential (Orange)



ATTACHMENT 5 – SITE PHOTOS



View of the subject property facing northwest, along East Meadows Blvd



View of the subject property facing north, along US Highway 80 Frontage

ATTACHMENT 5 – SITE PHOTOS



View of the subject property facing northeast, along US Highway 80 Frontage



View of the subject property facing south

ATTACHMENT 6 – APPLICATION MATERIALS



4R International LLC
5901 Weston Drive, McKinney, Texas 75070 | 469.471.3475

7/14/2025

4R International LLC
5901 Weston Dr.
McKinney, TX 75070

City of Mesquite
Planning and Zoning
1515 N. Galloway Ave.
Mesquite, TX 75149

RE: Letter of Intent – Development Proposal for 4301 E US HWY 80 Mesquite, TX 75150

To Whom It May Concern,

I am writing to submit this Letter of Intent for the proposed development of the vacant, undeveloped parcel of land located at **4301 E US HWY 80 Mesquite, TX 75150 – EAST MEADOWS BLK A PT LT 2 ACS 0.2719** and **BLK A LT 2.1 ACS 1.70**, situated at the intersection of US HWY 80 and East Meadows Blvd in Mesquite, Texas.

We intend to develop this site into a convenience store with fueling station and lease-able shell space. The attached conceptual site plan illustrates our preliminary vision for the property. This project is consistent with the Mesquite Comprehensive Plan, which identifies US HWY 80 as a major thoroughfare in the region. The proposed development, titled “Convenience Store and Fueling Station,” will serve the needs of motorists and commercial users along this highway.

The property is bordered:

- To the north by industrial-use land
- To the west by commercial-use property
- To the south by US HWY 80
- To the east by East-Meadows Blvd

ATTACHMENT 6 – APPLICATION MATERIALS



4R International LLC

5901 Weston Drive, McKinney, Texas 75070 | 469.471.3475

Our development is thoughtfully designed to coexist harmoniously with these surrounding land uses. We are incorporating a generous landscape buffer covering 25.60% of the total site area, along with trees and shrubs on all sides to serve as both a visual and sound barrier. A detention pond of adequate size is proposed in the northeast corner of the site for stormwater management.

To meet and exceed city parking requirements, we are offering 51 parking stalls, along with a designated loading area, whereas zoning regulations only require 41 stalls. Fuel pumps will be located on the south side of the site, oriented toward US HWY 80 to minimize impact on adjacent properties.

The project has been designed to avoid the generation of offensive odors, fumes, dust, noise, or vibration, ensuring minimal disturbance to the surrounding area. Our goal is to contribute positively to the city's growth while maintaining compatibility with existing and future developments.

We appreciate your time and consideration of our proposal. Should you have any questions or require additional documentation, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ravinandan Kumar'.

Ravinandan Kumar

Owner/President

4R International LLC

rv2970@gmail.com

469-471-3475

ATTACHMENT 6 – APPLICATION MATERIALS



Please print legibly. This application can also be completed online at the [Civic Access portal](#).

Application Checklist

Completed Application Statement of Intent and Purpose Zoning Exhibits A, B, & C
 Owner Authorization (page 6) Application Fee* (\$1,500 + \$15 per acre)

**An additional fee may apply if a change to the Comprehensive Plan is required.*

Property Information

General Location: AT INTERSECTION OF EAST MEADOWS BOULEVARD AND US HWY 80 EAST
Physical Address: 4301 E US HWY 80 City, State: Mesquite, Texas
Zip Code: 75150
Platted: Yes No (If yes, fill in the information below. If not platted, a metes and bounds description must be submitted)
Subdivision: EAST MEADOWS ADDITION Block: A Lot: 2

Applicant Information – The person filling out the application

First Name: Sohail Last Name: Ahmed
Phone Number: 682-401-2140 Email Address: sohail@s2n2architects.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 the information below)
First Name: 4R International LLC Last Name: _____
Phone Number: 469-471-3475 Email Address: rv2970@gmail.com
Mailing Address: 5901 Weston Dr City, State: McKinney, TX
(If different from physical address)
Zip Code: 75070

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ATTACHMENT 6 – APPLICATION MATERIALS

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: _____

Amending Planned Development

Ordinance Number(s): _____

Change district classification to: (Select all that apply)

Planned Development Residential Zoning Districts (Base Zoning)

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 dwelling units)
 Multifamily (more than 25 dwelling units) Attached Dwellings (3-plex/4-plex)
 Zero Lot Line Dwelling Townhouse Dwellings Attached Dwellings (3-plex/4-plex)
 Patio Home Mobile Home Parks Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Planned Development Non-Residential Zoning Districts (Base Zoning)

O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: _____

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ATTACHMENT 6 – APPLICATION MATERIALS

Describe the proposed planned development and the purpose of the request using the space below. The following should be included:

1. Description of proposed uses.
2. Existing and proposed zoning and land use.
3. If the property is currently developed, list all active businesses on the property with a brief description of each.
4. Potential residential density if proposed zoning for residential districts.
5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan.

You may use separate or additional sheets

The property is currently a vacant undeveloped parcel. We intend to develop this site into a convenience store with fueling station (14 refueling stations) and leaseable shell space. The attached zoning concept plan illustrates our preliminary vision for this property. This project is consistent with the Mesquite Comprehensive Plan which identifies US HWY 80 as a major thoroughfare in the region. The proposed development, titled "Convenience Store and Fueling Station", will serve the needs of the motorist and commercial users along this highway. We request modifications to the development standards found in Section 3-504 as the pump islands does not meet the 500 foot separation requirement from residential districts AND allow 14 fueling positions.

Our development is thoughtfully designed to coexist harmoniously with surrounding land uses. We are incorporating a generous landscape buffer covering 26.98% of the total site area, along with trees and shrubs on all sides to serve as both a visual and sound barrier. A detention pond of adequate size is proposed in the northeast corner of the site for stormwater management. To meet and exceed city parking requirements, we are offering 44 parking stalls, along with a designated loading area, whereas zoning regulations only require 41 stalls. Fuel pumps will be located on the south side of the site, oriented toward US HWY 80 to minimize impact on adjacent properties. The project has been designed to avoid the generation of offensive odors, fumes, dust, noise, or vibration, ensuring minimal disturbance to the surrounding area.

Our goal is to contribute positively to the city's growth while maintaining compatibility with existing and future developments.

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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 Planned Development Application.

Property Owner: 4R International LLC Phone Number: 469-703-6930

Phone Number: 469-703-6930

Address: 5901 Weston Dr. McKinney TX 75070

Email Address: rv2970@gmail.com

Signature:

Each property owner must complete a separate authorization form

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ATTACHMENT 7 – RETURNED NOTICE



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 4301 E US Hwy 80 (See attached map for reference)

PROPERTY ID: 380602000A0020100

FILE NUMBER: Z0725-0408

APPLICANT: Sohail Ahmed, 4R International LLC

REQUEST: From: C – Commercial within Skyline Logistics Hub Overlay District
To: PD – Commercial within the Skyline Logistics Hub Overlay

The request for a Zoning Change to Planned Development – Commercial within the Skyline Logistics Hub Overlay District to allow a convenience store with fuel sales located within 500 feet of a residential zoning district and to increase the number of vehicle fueling pumps to seven. Additional information about the request is available online at 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. 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

East Meadows, Block A, Lot 2.1

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, November 24, 2025, 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, December 15, 2025, 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 tclark@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 November 18th to be included in the Planning and Zoning Commission packet and by 5 pm on November 25th 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: Z0725-0408

I am in favor of this request

I am opposed to this request

Name: (required)

Danny Gillan

Address of
Noticed Property:

2500 E Meadows Blvd. Mesquite, TX 75150

Owner Signature:

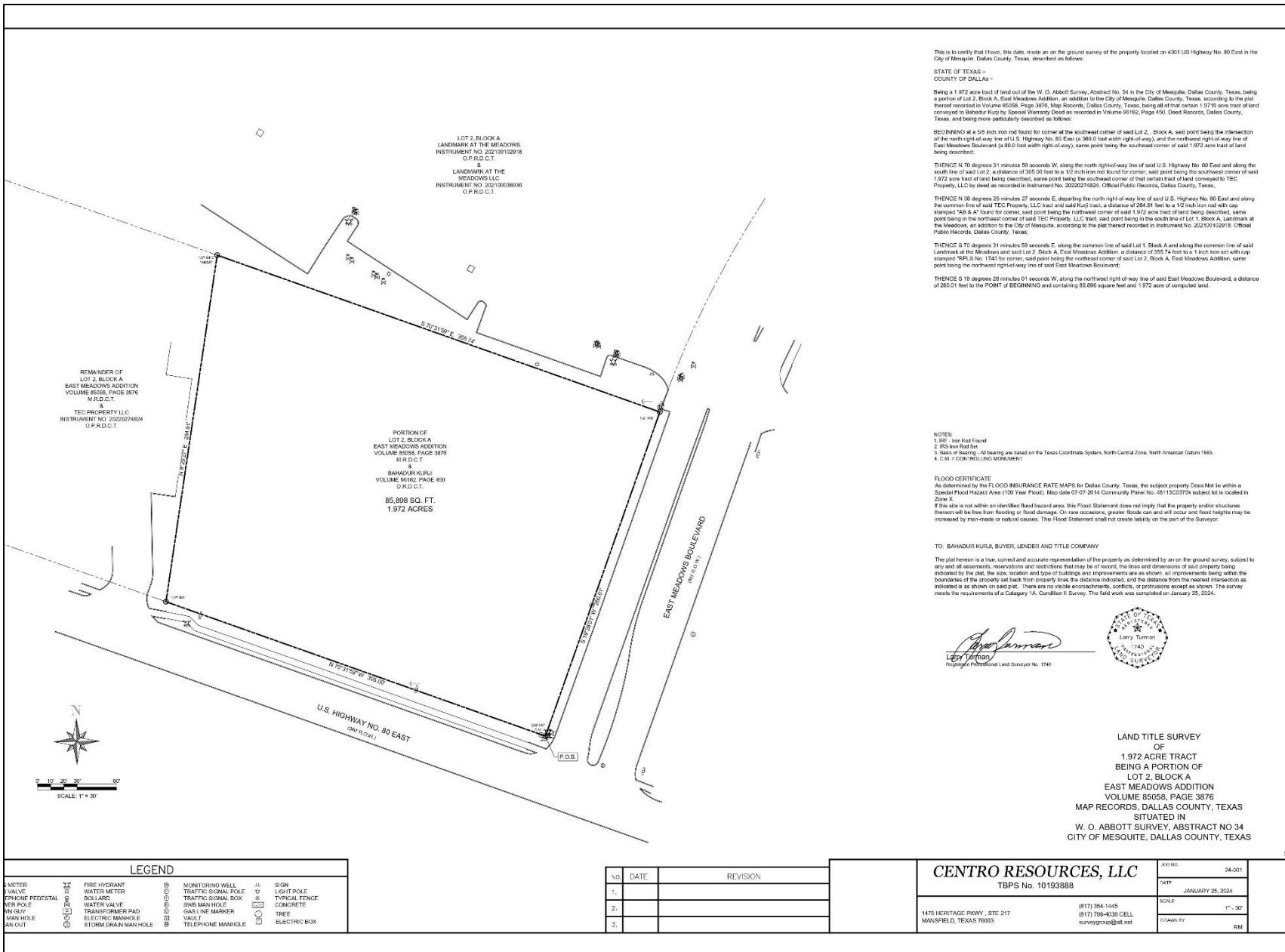
Danny Gillan

Date:

Reasons (optional):

Please respond by returning to: PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

ATTACHMENT 8 – EXHIBIT A
LEGAL DESCRIPTION



**ATTACHMENT 9 - FILE NO.: Z0725-0408
EXHIBIT B – DEVELOPMENT STANDARDS**

This Planned Development - Commercial (“**PD-C**”) district within the Skyline Logistic Hub (“**SLH**”) Overlay District must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts Commercial (“**C**”) District base standards consistent with the Concept Plan for the PD-C district property attached hereto and incorporated herein as **EXHIBIT “C”** (“Concept Plan”), and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, the regulations contained in the standards identified below will control.

1. **Land Uses.** The permitted uses on the PD-C district property include the permitted uses in the C District classification and SLU Overlay District as set out in the MZO, and those permitted uses on the PD-C district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-C district property are identified in subsection 1.c. below.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the C Zoning District or SLH Overlay District, as amended, is only allowed if a CUP is issued for the use unless permitted in subsection 1.b. below.
 - b. The following uses are permitted on the Property in addition to those outlined under the C District classification:
 - i. SIC Code 554 Refueling Station with the following stipulations:
 1. Up to 14 fueling positions
 2. Heavy load vehicle refueling is not permitted
 - c. Any land use prohibited in the C Zoning District or SLH Overlay 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

2. **Development Standards.** In addition to the requirements of the MZO applicable to the C Zoning District and SLH Overlay District, the Planned Development is 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 placement) may be permitted to ensure compliance with the TxDOT Driveway Standards, Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
- b. **Landscaping.** The property shall comply with landscaping requirements in Section 1A of the MZO. The minimum amount of open space and trees shall be consistent with what is shown on the Concept Plan.

ATTACHMENT 10 – EXHIBIT C
CONCEPT PLAN

