

ORDINANCE NO. _____
File No. Z1225-0432

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL TO COMMERCIAL WITH A CONDITIONAL USE PERMIT (“CUP”) TO ALLOW A DRONE DELIVERY SERVICE AS A PRIMARY USE ON PROPERTY LOCATED AT 227 EAST US HIGHWAY 80 SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. The subject property is approximately 5.101 acres, platted as East Dallas Estates, Block 1, Loc 8RA, and located at 227 East US Highway 80, in the City of Mesquite, Dallas County, Texas (the “Property”).

SECTION 2. The Mesquite Zoning Ordinance (“MZO”) is amended by approving a change of zoning from Commercial to Commercial with a Conditional Use Permit (“CUP”) for the Property to allow a drone delivery service as a primary use with the following findings and stipulations:

- a. The City Council finds that said use(s) defined and permitted under this CUP are sufficiently unusual in character or operation as to create the potential for variations in function or operation with possible negative impacts upon adjacent properties or on the citizenry as a whole.
- b. The CUP is approved solely for Zipline International, Inc., as operator of a drone staging facility on the Property and is not transferable or assignable to a different owner or business. A different business applicant desiring to continue this use must submit a new application requesting to continue the CUP and any such application shall require the procedures outlined in the MZO for initial approval of a CUP.

- c. The drone staging area shall be limited to a 5,500-square-foot area and be fully enclosed by an eight-foot black ornamental metal fence. Any gates or access points in the fence shall comply with Fire and Building Code requirements for emergency access.
- d. Keeping or use of a storage container or permanent generators shall be prohibited. Temporary emergency generators may be allowed with City approval.
- e. Any inoperative or unused equipment shall be removed from the site within thirty (30) days of discontinuance. All equipment areas shall remain in good repair, and the site must be maintained free of debris.
- f. Upon conviction of at least three (3) violations of the City's Code of Ordinances, including but not limited to the MZO which includes this ordinance, during any consecutive twelve (12) month period, then (1) the Building Official shall revoke the Certificate of Occupancy for the Property, and (2) Zipline International, Inc., shall automatically forfeit the CUP granted by this ordinance, without further action by the Planning and Zoning Commission or City Council.

SECTION 3. All ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. The Property described in Section 1 of this ordinance shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. Should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 6. Any violation of the provisions or terms of this Ordinance by any "person," as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

SECTION 7. This Ordinance shall be published in the City's official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

January 5, 2026

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DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,
on the 2nd day of February 2026.

Daniel Alemán, Jr.
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

David L. Paschall
City Attorney