



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z1025-0421
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, December 8, 2025

City Council: Monday, January 5, 2026

GENERAL INFORMATION

Applicant: Mesquite I-20 LLC
Requested Action: Rezone from Agricultural within K-20 Floating Overlay to Planned Development – Commercial with a Conditional Use Permit to allow a convenience store with fuel sales, restaurant, retail, a limited service hotel with modified development standards, along with uses permitted in the Commercial zoning district.
Location: South corner of IH-20 and FM 2932

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, with an added stipulation that eight electric vehicle charging stations be installed, including four at the limited-service hotel, two at the convenience store, and two at the sit-down restaurant.

SITE BACKGROUND

Platting: Not Platted
Size: ~13.673 acre
Zoning: Agricultural within K-20 Floating Overlay
Future Land Use: Trinity Pointe Special Planning Area
Zoning History: 2010: Annexed and zoned AG

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	City Limits / ETJ	IH-20 and Misc Commercial Uses
EAST:	City Limits / ETJ	Undeveloped Land
SOUTH:	PD-Industrial	Trinity Pointe Industrial
WEST:	AG	Undeveloped Land

CASE SUMMARY

The applicant is requesting a zoning change for the approximately 13-acre property located at the south corner of IH-20 and FM 2932, adjacent to the Trinity Pointe Industrial development. The applicant, who owns the property, proposes to subdivide the site into seven lots. The concept plan shows three quick-serve restaurants with drive-throughs, one sit-down restaurant, a convenience store with 24 fueling positions, and a limited-service hotel. The seventh lot does not currently have a proposed end use.

The applicant has not identified end users for the restaurant sites or the convenience store at this time. These sites would be marketed to potential tenants if the rezoning is approved. However, the applicant has stated that they intend to develop and operate a 115-room extended-stay hotel on one of the lots, using one of the Choice Hotels brands, Everhome Suites.

Under the proposed Planned Development (PD), restaurants and the convenience store with fuel sales would be permitted by right. At the same time, a hotel would also be approved with a Conditional Use Permit (CUP). The PD also includes modified development standards addressing signage, parking, and enhanced landscaping requirements.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the subject property as part of the Trinity Pointe Special Planning Area, which “is envisioned as a thriving business corridor with a variety of residential opportunities and outdoor spaces that interconnect. It is envisioned to be a premier community with a distinct character, while setting itself apart as a destination for family-friendly entertainment, high-quality retail, and innovative business services.” As the main retail area for the I-20 corridor, retail uses should include major retailers that will draw visitors from the surrounding area for their shopping needs. Other 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.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD district.

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 proposed PD promotes public health, safety, and welfare by enabling commercial development in an underserved area and adding economic activity without negatively impacting adjacent properties.*

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

Staff Comments: *The proposed rezoning to allow an expanded retail and restaurant development is consistent with the future land use designation of the Comprehensive Plan. The underlying zoning district of Commercial is compatible with the existing future land use designation. Commercial zoning was established to accommodate the sale of convenience goods and personal services primarily for residents residing in the surrounding neighborhoods. Rezoning the 13-acre property to allow a multi-lot commercial development would allow for retail, restaurant, and personal service uses to be brought to the area, which the area currently lacks.*

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

Staff Comments: *The proposed PD supports the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by encouraging private investment, economic growth, and job creation through the proposed development.*

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

Staff Comments: *As undeveloped property with no established uses, no nonconformity will be created.*

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

Staff Comments: *The project is compatible with the limited commercial and retail uses in the surrounding area and would complement the adjacent Trinity Pointe Industrial development. As a result, the proposed uses are contextually appropriate for the site.*

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

Staff Comments: *The immediate area has seen recent development with the Trinity Pointe Industrial development to the south of the subject property and some retail development to the north outside of Mesquite's city limits.*

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 current Agricultural zoning is no longer suitable for this property due to its location at a major highway intersection and its inclusion in a designated special planning area intended for higher-intensity, economically productive uses. Rezoning the property to a Planned Development – Commercial district is a logical and necessary step to support feasible, appropriate development that aligns with long-term planning objectives.*

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: *Utilities will need to be extended to serve the property. The developer will need to coordinate with Talty Special Utility District to extend water to the site and Kaufman Municipal Utility District No. 12 to serve the site with sanitary sewer services. The rezoning would not overburden City services and is consistent with the City's capacity to support growth in this location.*

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 District offers a greater level of public benefit than would be achieved under standard Commercial zoning by enabling enhanced design, infrastructure planning, and site-specific development controls.*

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 proposed PD District has the potential to incorporate creative site design solutions that enhance aesthetics and long-term compatibility with surrounding development. It provides a higher level of design control and overall quality than would be possible under the standard Commercial zoning district.*

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: *No staff comments.*

CONCLUSIONS

STAFF ASSESSMENT

The proposed PD is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-311(N.), warranting approval. It provides an opportunity for new commercial development, including businesses currently lacking in the area, such as restaurants, retail, and hospitality uses. The following stipulations are suggested.

1. The CUP for a limited service hotel is approved solely for Mesquite I-20, LLC., dba Everhome Suites and the CUP 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.

2. The limited service hotel shall include the amenities as presented in the applicant's materials, such as the Homebase Market and Fitness Center, and shall comply with the PD.
3. 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.

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

1. Recommend approval of the request
- or
2. Recommend approval of the request with stipulations.

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, no property owner notices have been returned.

CODE CHECK

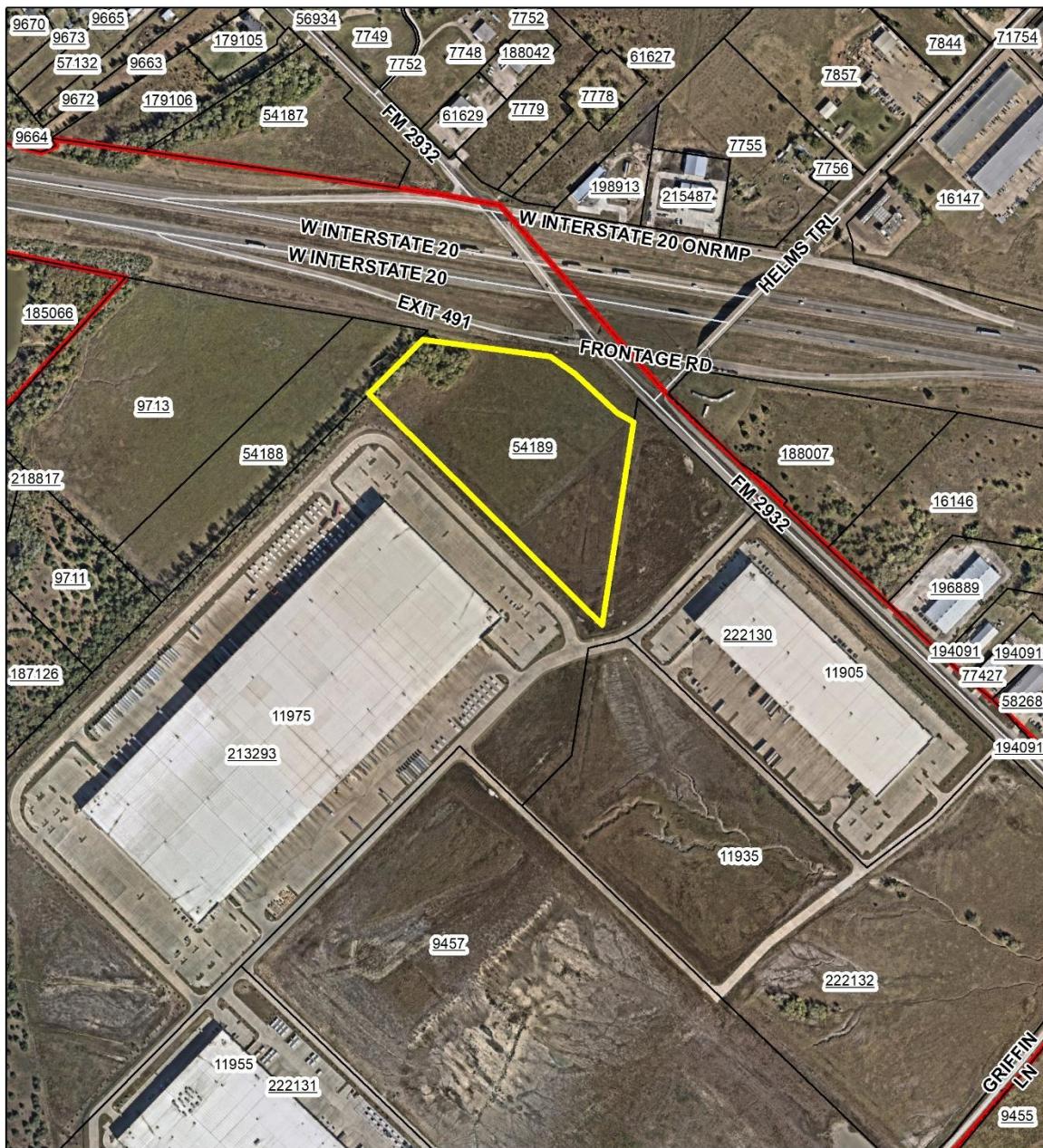
A site inspection found no visible code violations as of the date of this report.

ATTACHMENTS

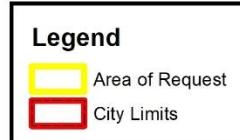
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Exhibit A Legal Description
8. Exhibit B Planned Development Standards
9. Exhibit C Concept Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Request: Rezoning to PD-Commercial with a CUP
Applicant: Mesquite I-20, LLC
Location: South corner of IH-20 and FM 2932
KCAD Property ID No. 54189



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



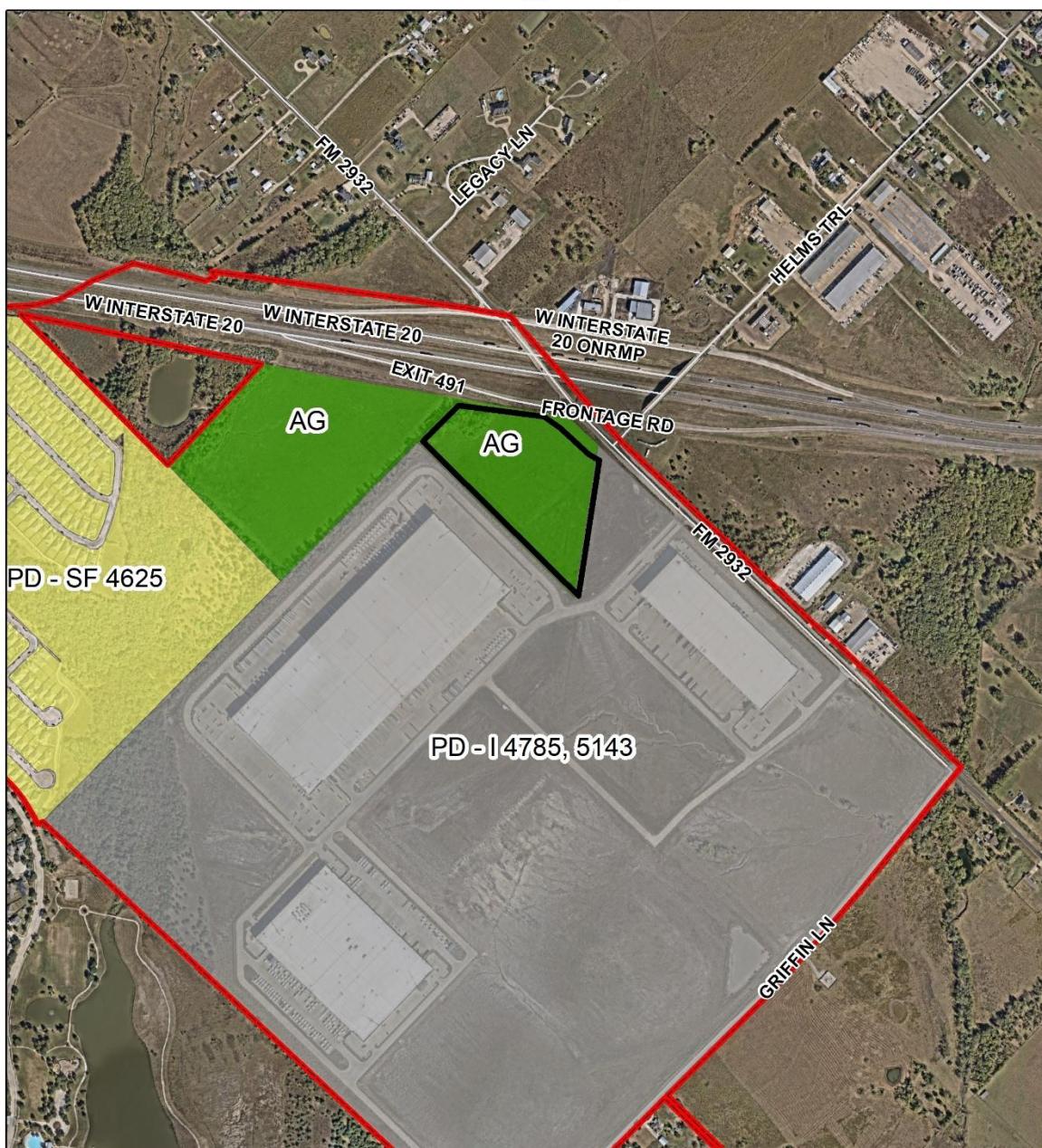
Request: Rezoning to PD-Commercial with a CUP
Applicant: Mesquite I-20, LLC
Location: South corner of IH-20 and FM 2932
KCAD Property ID No. 54189

Legend	
	Area of Request
	Statutory Notice Area
	Courtesy Notice Area
	City Limits



ATTACHMENT 3 – ZONING MAP

Zoning Map



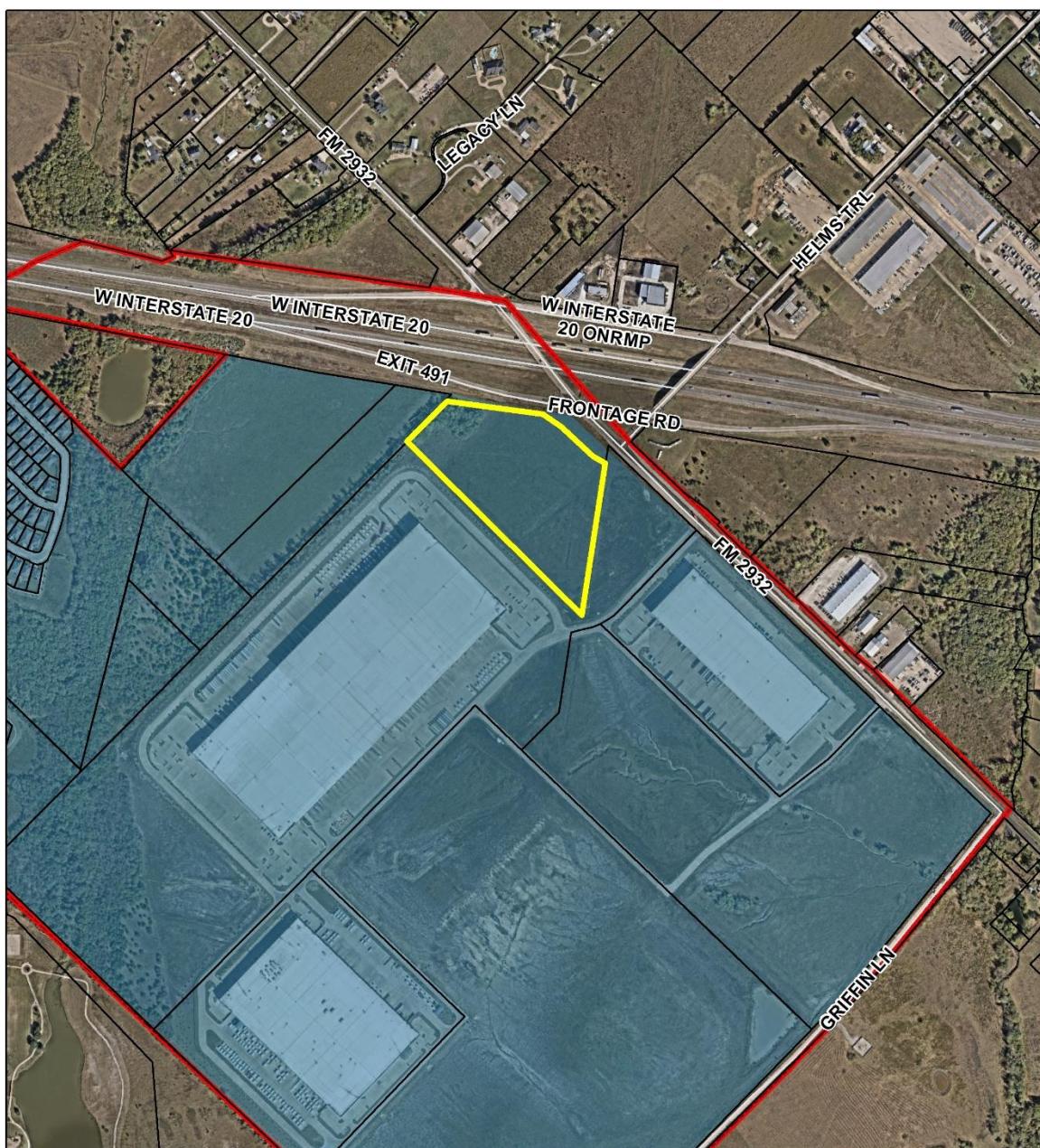
Legend

	Area of Request		INDUSTRIAL
	City Limits		SINGLE FAMILY RESIDENTIAL
	AGRICULTURAL		



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Legend

- Yellow square: Area of Request
- Red line: City Limits
- Blue shaded area: Trinity Pointe Special Planning Area



ATTACHMENT 5 – SITE PHOTOS



Rezoning Sign



Facing South from IH-20 service road



Facing West from FM 2932

ATTACHMENT 6 – APPLICATION MATERIALS



Re: Proposed new retail/QSR/industrial/flex project" 1-20 Village Plaza" Zoning Application to Zone said property to Planned Development Our company Shopping Center Interests is the developer and partner with Mesquite I-20, LLC (our recorded titled owner) of the Commercial Lot @the Southwest Corner of 1-120 and FM 2932 Mesquite, Texas 75123 Kaufman County.

Our intended use is to build a EverHome Suites Hotel (115 rooms), a Major Brand Convenience store (Travel Center) and have 3 pad sites (one sit down major restaurant and 2 QSR users). The site is an interstate frontage site with great visibility and access that warrants a commercial project that will enhance the City of Mesquite in providing additional retail, hotel, convenience store and fast-food restaurants for the citizens, community and patrons the project will serve.

We welcome the architecture and suggestions the City of Mesquite would want to see at this front door property to the City of Mesquite.

Attached are photos of our proposed uses for our property.

Thank you,
Clark East
Ceast.shoppingcenterinterests@gmail.com
832-430-9240

Cc: Matt Lucas, Engineer, Mike Feather, Engineer

ATTACHMENT 6 – APPLICATION MATERIALS

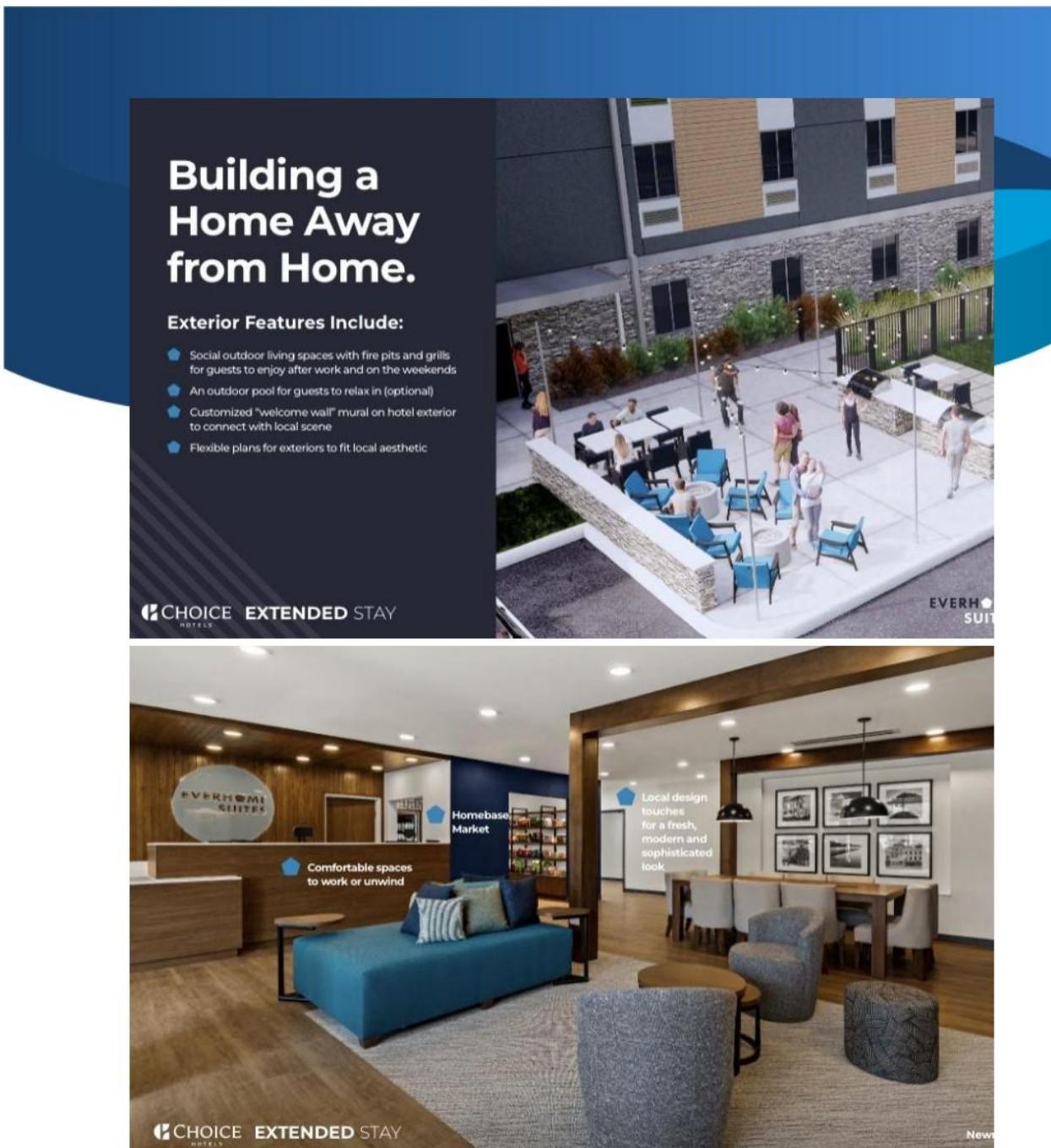


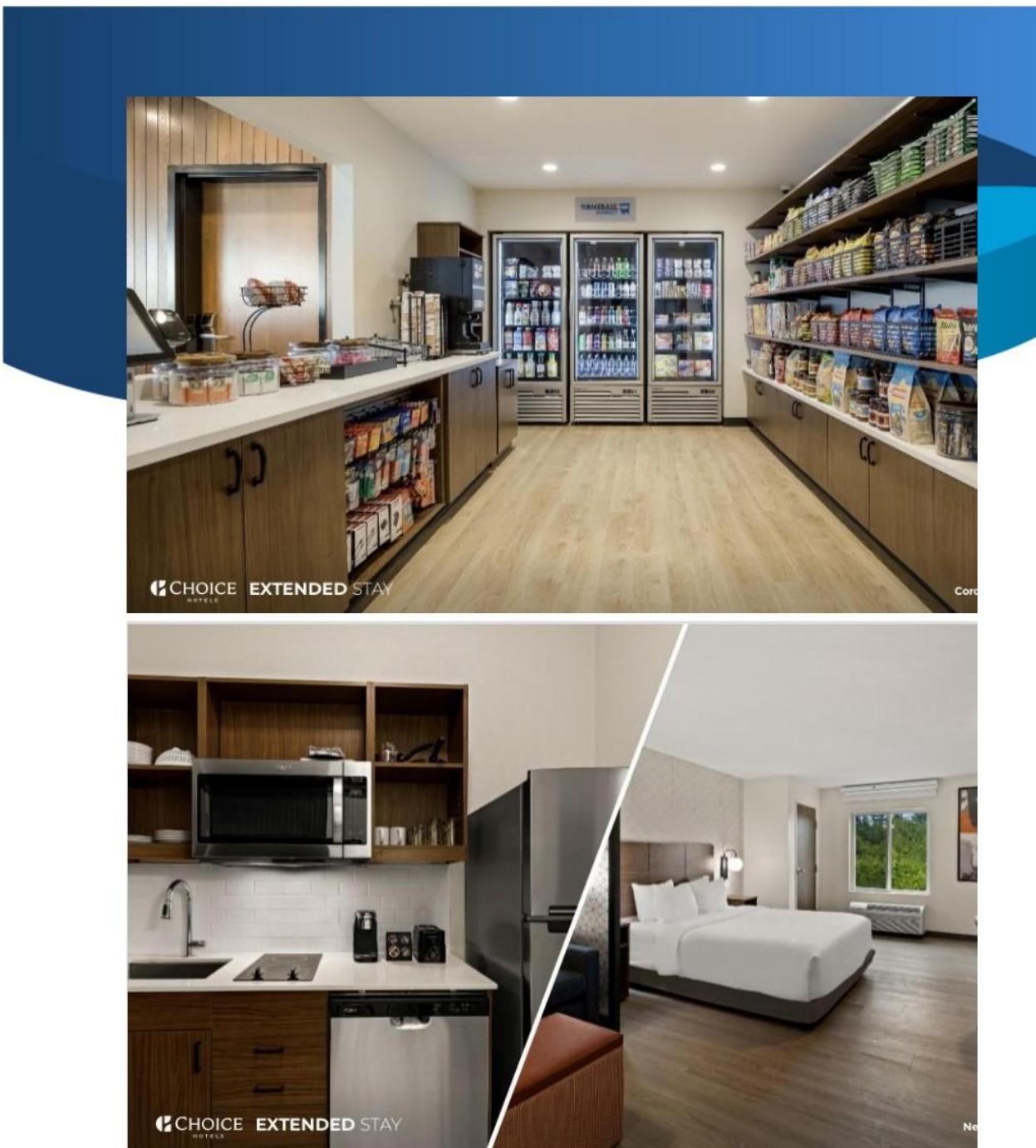
PROTOTYPE GUIDE

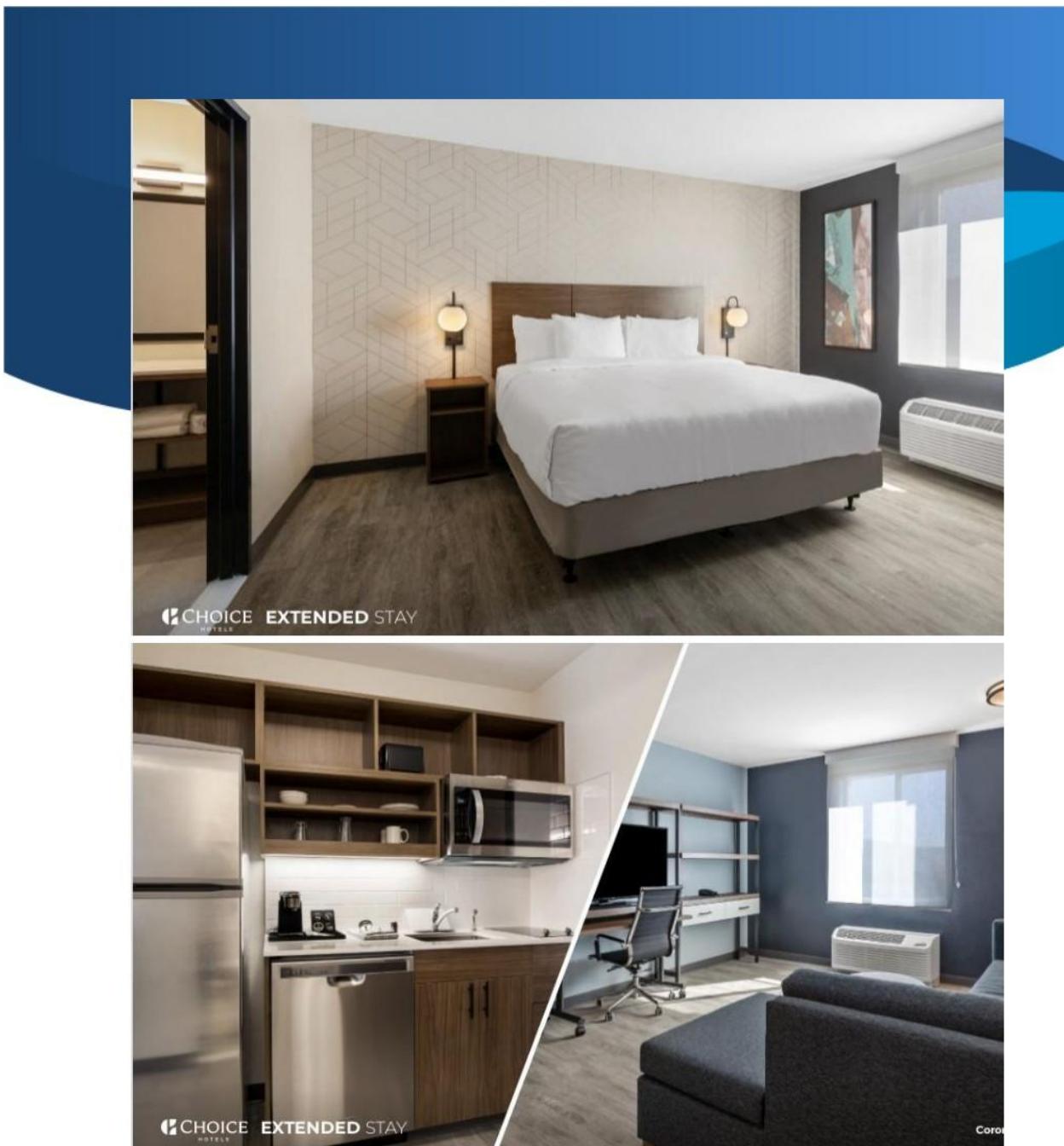


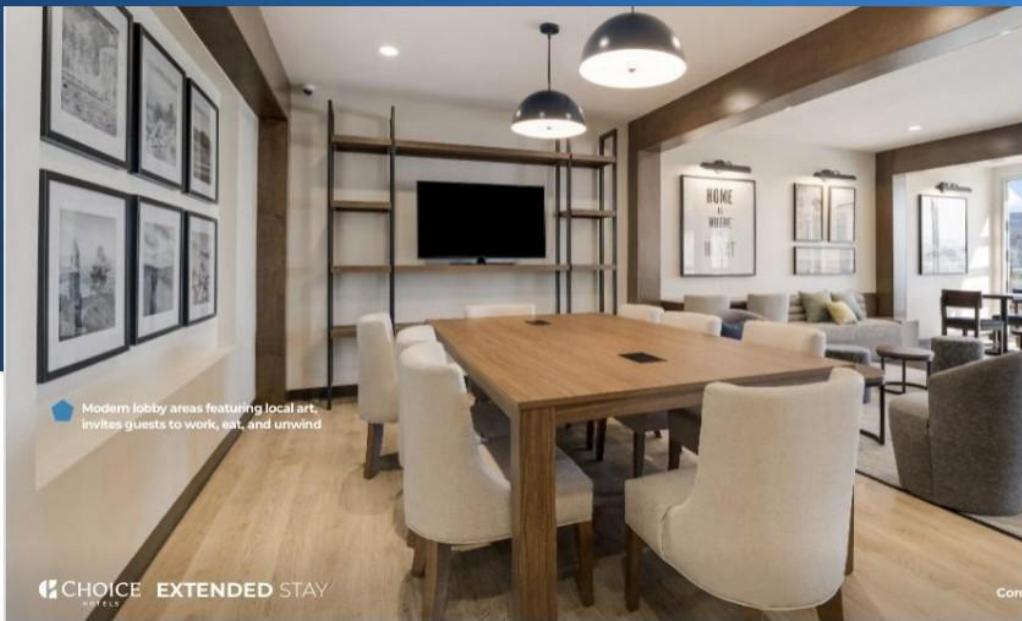
EXTENDED STAY



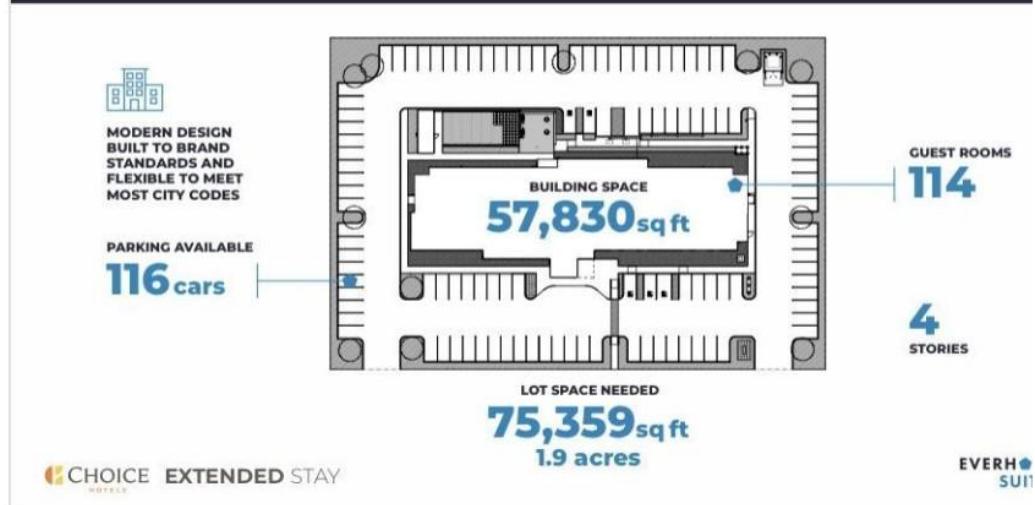








Everhome Suites Site Plan





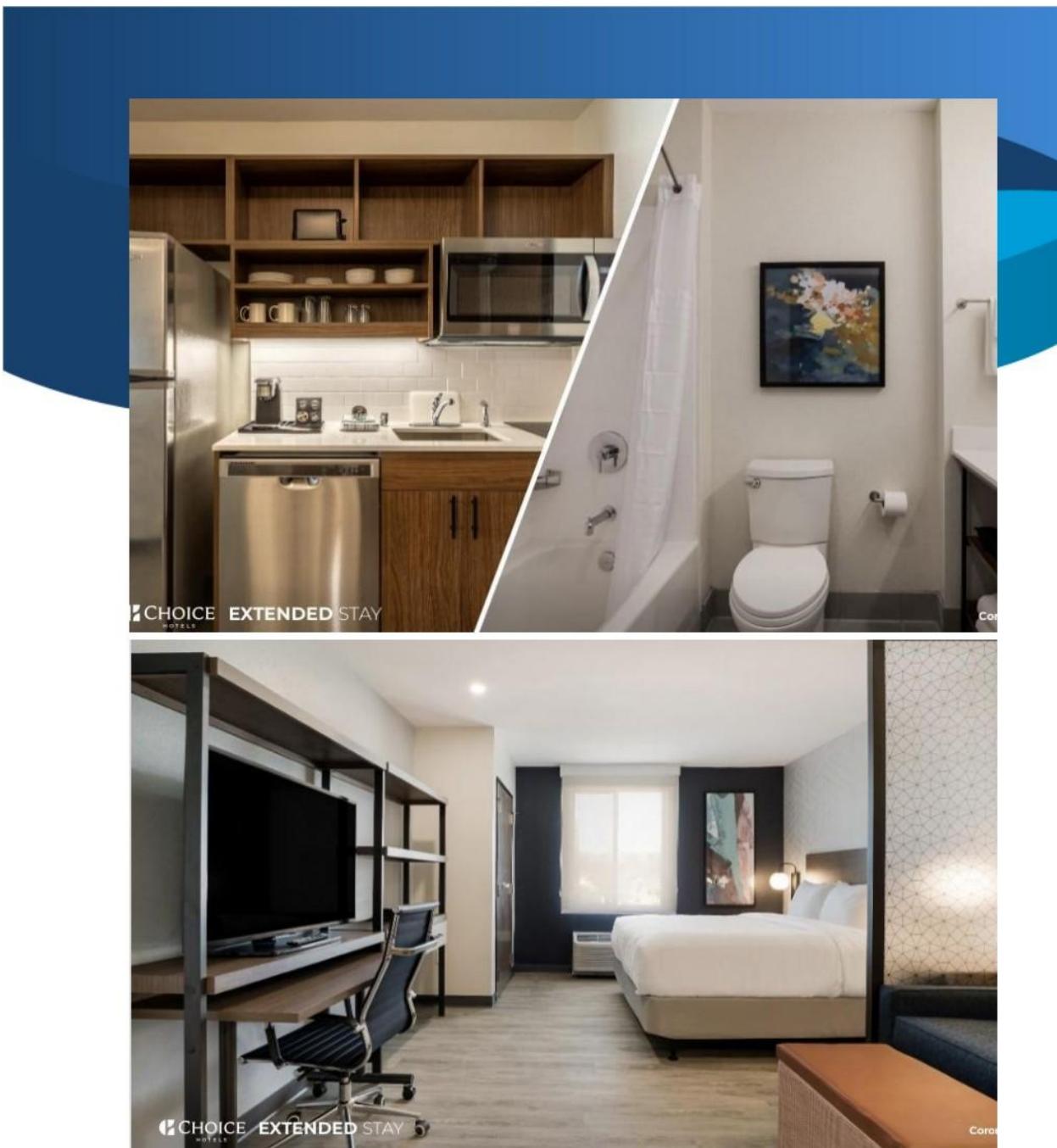


EXHIBIT A
to
Purchase and Sale Agreement

PROPERTY DESCRIPTION

FIELD NOTES to that certain tract situated in the John Moore Survey, Abstract No. 309, City of Mesquite, Kaufman County, Texas, said tract being a portion of the a called 148.19-acre tract described in the deed to *West Griffin, LLC, a Texas limited liability company*, recorded under Instrument Number 2020-0029333, Official Public Records, Kaufman County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearings are based on the Texas Coordinate System of 1983, North Central Zone.):

Beginning at a concrete monument found on the curved southwest right of way of F.M. No. 2932 (100-foot right of way) as described in the deed to the State of Texas recorded in Volume 486, Page 155, Deed Records, Kaufman County, Texas (D.R.K.C.T.) and depicted on the Right of Way Map of F.M. No. 2932 from F.M. 148 to F.M. 741, corrected on February 18, 1965, at the east corner of the tract identified as "PART II" in the deed to the State of Texas for I-20 (variable width right of way) recorded in Volume 709, Page 226, D.R.K.C.T., said corner is the intersection of the said south right of way of I-20 and the said curved southwest right of way of F.M. No. 2932, said curved southwest right of way being concave to the northeast (curve to the left) having a radius of 2,864.85 feet;

THENCE in a southeasterly direction, along the curved southwest right of way of F.M. No. 2932, an arc length of 130.48 feet (a chord bearing of SOUTH 44°26'18" EAST, a chord distance of 130.47 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the said curve, the end of the curve is shown as station 53+15.80 on the said right-of-way map;

THENCE SOUTH 45°44'35" EAST, continuing with the southwest right of way of F.M. No. 2932, a distance of 114.23 feet to a 5/8 inch capped rebar stamped "BGE" found at the most northerly northeast corner of the tract described in the deed from *West Griffin, LLC, a Texas limited liability company* to *WJ Trinity Pointe LP, a Texas limited partnership* recorded under Instrument Number 2020-0029335, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.);

THENCE through the interior of the tract described in the deed to said *West Griffin, LLC, a Texas limited liability company* recorded under Instrument Number 2020-0029333, O.P.R.K.C.T., the following calls:

1. SOUTH 10° 03' 23" WEST, a distance of 862.93 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at a reentrant corner of the said *WJ Trinity Pointe LP* tract;
2. NORTH 44° 04' 12" WEST, a distance of 1,234.20 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most northerly northwest corner of the *WJ Trinity Pointe* tract, from whence a 5/8 inch capped rebar stamped "BGE" found at the southwest corner of the *WJ Trinity Pointe LP* tract bears SOUTH 45°55'48" WEST a distance of 3,012.31 feet (called 3,003.41 feet);
3. NORTH 45°55'48" EAST, being a projection of the west line of the *WJ Trinity Pointe LP* tract, a distance of 332.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the aforementioned south right of way of I-20, from whence a concrete monument found at the most southerly southwest corner of the said tract to the State of Texas for I-20 bears NORTH 80°57'07" WEST a distance of 673.56 feet and NORTH 79°00'02" WEST a distance of 437.31 feet; THENCE SOUTH 80°57'07" EAST, with the south right of way of I-20, a distance of 604.94 feet returning to the **POINT OF BEGINNING** and enclosing 13.673 acres ($\pm 595,606$ square feet).

Exhibit B – Development Standards

This Planned Development - Commercial (“**PD-C**”) 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 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.b. below.
 - a. Any land use requiring a Conditional Use Permit (“CUP”) in the C Zoning District, as amended, is only allowed if a CUP is issued for the use unless permitted in subsection 1.c. below. The following uses will require a CUP within this PD-C district:
 - i. General Service Hotel
 - ii. Limited Service Hotel
 - iii. Accessory Outdoor Storage
 - b. Any land use prohibited in the C 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 PD-C district property:
 - i. No more than three quick service restaurants with drive-throughs are permitted within the PD.
 - ii. At least one of the lots shown on the Concept Plan shall be developed with a free-standing sit-down restaurant without a drive-through.
 - iii. SIC Code 554: Refueling Stations with a Convenience Store is permitted with 24 fueling positions. Any additional convenience stores(s) shall require approval of a CUP.

2. **Development Standards.** In addition to the requirements of the MZO, 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 and lot sizes) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, the Building and Fire Codes, as amended, and TxDOT driveway standards, provided that the development continues to meet all requirements of this ordinance. The development of Lot 7 shown on the Concept Plan is subject to approval of an amended PD.
 - b. **Cross Access.** A cross-access easement shall be provided between abutting lots within the PD-C district property. Cross-access easements are not required to be platted and may be dedicated via a separate instrument.
 - c. **Parking.** The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the MZO, with the following modifications:
 - i. One (1) parking space for every 250 square feet of gross floor area shall be provided for retail, restaurant, and personal service uses.
 - ii. Reduction in the foregoing parking requirements may be provided as authorized by Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
 - d. **Fencing.** Any fencing on the Property shall consist of a wrought iron. In this PD ordinance, wrought iron refers to black tubular steel or aluminum commonly used in commercial fencing placed between 3 and 6 inches on center vertically.
 - e. **Landscaping.** The landscaping shall comply with the following stipulations:
 - 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 15% 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 shall be counted to satisfy the 15% requirement. In no case shall any individual lot have less than 10% landscaping.
 - iii. A landscape buffer shall be provided along the ROW with a minimum depth of 15 feet.
 - iv. One tree is required for every 500 square feet of required landscaping, which shall also include that one large shade tree shall be provided for each 35 linear feet along the ROW and shall be planted within the 15-ft landscape buffer no more than 3-5 feet apart.

- v. Ten evergreen shrubs shall be provided for every 30 linear feet along the ROW and shall be planted in the 15-ft landscape buffer.
- vi. 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.

f. **Screening.** District screening in Section 1A-300 is not required when the adjacent residentially zoned property is not being used for residential purposes.

g. **Signage.** All signage shall comply with the Mesquite Sign Ordinance except as modified below:

- i. Multi-tenant signs may advertise any business located within the Planned Development, regardless of individual lot lines, without being considered off-premises (billboard) signage.

