



FILE NUMBER: Z0925-0419
REQUEST FOR: Planned Development
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, October 13, 2025
City Council: Monday, November 3, 2025

GENERAL INFORMATION

Applicant: Culinary Community Kitchen
Requested Action: Rezoning from General Retail to Planned Development (PD) – General Retail to allow a Mobile Food Unit Park (“MFU-Park”) with modified standards, including a reduction in the 200-foot separation requirement from residential dwellings for the MFU-Park.
Location: 4401 N. Belt Line Road

PLANNING AND ZONING ACTION

Decision: On October 13, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0 with Exhibits A and B.

SITE BACKGROUND

Platting: North Mesquite Commercial, Block A, Lot 5
Size: 1.97 acres
Zoning: GR - General Retail
Future Land Use: Neighborhood Retail
Zoning History: 1971: Portion Annexed and zoned Residential
1973: Rezoned General Retail
1981: CUP for Truck Rental

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD – Single Family (Ord. 3071)	Single family subdivision
EAST:	N/A – Town of Sunnyvale	Pleasant Ridge Cemetery
SOUTH:	GR - General Retail	Retail, Personal Service, Restaurant
WEST:	GR - General Retail	Telecommunications service provider

CASE SUMMARY

The applicant, [Culinary Community Kitchen](#) (CCK), is requesting approval of a PD to allow an MFU-Park (also known as a food truck park) on the subject property. A MFU-Park is defined as a site with three or more MFUs operating simultaneously; operations of two or fewer MFUs are permitted by right under MZO Section 3-512.

CCK operates a commercial kitchen, cooking classes, and serves as a commissary (central preparation facility) for mobile food units (MFUs) to serve off-site. The request would expand operations to allow MFUs to serve food directly on the property as an MFU-Park. The applicant provided the following description of the proposed use.

1. Mobile Food Unit (MFU) Support & Operation
 - Servicing and staging of MFUs for off-site use.
 - On-site operation of up to ten (10) MFUs at any one time, located along the south boundary of the lot.
2. Accessory Uses
 - Patron seating area on a grassy, tree-covered section adjacent to the truck yard, with access to restroom facilities.
 - Site improvements include compliant lighting, landscaped buffers, and pedestrian circulation areas.
3. Operational Standards
 - Hours of operation: 11:00 AM – 9:00 PM daily; no late-night service permitted.
 - MFUs to utilize electrical pedestals in lieu of generators.
 - Entertainment, if provided, is limited to non-amplified performances.

Per City Code, the property is allowed to have up to two MFUs serve food on site. Operating three or more MFUs on site is classified as an MFU-Park. While an MFU-Park is permitted within the General Retail zoning district, the Code requires a minimum 200-foot separation from any residential dwelling. The proposed location of the on-site MFUs is approximately 100 feet as measured building-to-MFU space per Exhibit B (concept plan distances). The applicant is requesting a PD to allow the proposed MFU-Park with a reduced separation from the nearby residential dwellings.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as "Neighborhood Retail" on the Future Land Use Map (see Attachment 4). "Neighborhood Retail establishments include a variety of retail and personal service businesses that meet the daily needs of the residents. This development type generally includes small or medium-scale development ranging from 1,500 square feet to 45,000 square feet and one to two stories in height."

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: *Potential noise, lighting, and evening activity impacts near residences will be mitigated by enforceable conditions including no generators or amplified sound, limited hours from 11:00 AM–9:00 PM, full-cutoff lighting with zero foot-candle at the north property line, and continuous solid screening with supplemental landscaping.*

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

Staff Comments: *The proposed use is consistent with the Mesquite Comprehensive Plan's Neighborhood Retail designation. An MFU-Park can offer additional choices to nearby residents.*

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

Staff Comments: *The proposed PD could support the City Council's strategic goal of a Vibrant Economy (Goal 4.1) by encouraging private investment and serving as an incubator for MFUs.*

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

Staff Comments: *No nonconformities will be created by the request.*

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

Staff Comments: *The subject property is adjacent to both retail and residential uses. MFU-Parks are generally commercial in nature but may generate activity and noise that could affect nearby residences. The applicant is requesting a PD to allow a reduced separation from residential dwellings to accommodate the proposed use, with stipulations that would limit the noise impact on adjacent uses by prohibiting the use of sound amplification and portable generators. The site layout situates MFUs along the south property line (spaces 15–22), maximizing separation from single-family homes to the north and minimizing impacts, especially with restricted operating hours.*

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

Staff Comments: *There has been no new development or redevelopment in the general area of the property other than the applicant's redevelopment of the subject property.*

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 property is zoned General Retail, which allows for a range of retail and service uses. Under current regulations, the property may host up to two MFUs, but operation of three or more requires an MFU-Park designation. The request seeks to allow a more intensive use of MFUs than what is permitted by right.*

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: *The existing utilities, access roads, and drainage facilities at the site are currently available and adequate for the proposed MFU-Park.*

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, with certain stipulations, could provide greater public benefit than standard zoning by enabling an MFU-Park, which could be a desirable use and would complement and support the commissary on the property.*

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 use would not be permitted without approval of a PD with modifications to the separation requirement. PD zoning allows the City to address the unique circumstances of properties while tailoring operational standards to minimize potential impacts on nearby uses.*

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

The applicant is requesting approval of a PD District to allow an MFU-Park on a property currently zoned General Retail. The PD request is primarily to modify the required 200-foot separation between an MFU-Park and nearby residential dwellings, as the proposed location of the food trucks would be approximately 100 feet from the nearest residence.

The proposed MFU-Park would complement the existing commissary kitchen operation by allowing mobile food units to both stage and serve food on-site. The request includes site improvements such as lighting, landscaping, pedestrian circulation, and restroom access, along with operational restrictions including limited hours (11:00 AM–9:00 PM), the use of electrical hookups instead of generators, and non-amplified entertainment.

With appropriate stipulations, such as prohibiting generators and restricting entertainment to non-amplified performances, the proposed PD could minimize potential impacts on adjacent properties and would be generally consistent with the Mesquite Comprehensive Plan and the review criteria in 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 request for a PD to allow Mobile Food Unit Park use is warranted, as it is consistent with the *Mesquite Comprehensive Plan* and does meet the review criteria in Section 5-311(N). The following stipulations are warranted:

1. Development Standards as shown in Exhibit A.
2. Concept Plan as shown in Exhibit B.

Alternatively, based on the information provided at the public hearing, the P&Z may:

1. Approve the request.
2. Approve the request with additional 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 October 20, 2025, Staff have 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
7. Exhibit A – Development Standards
8. Exhibit B – Concept Plan

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Request: Rezoning to PD-General Retail
Applicant: Culinary Community Kitchen
Location: 4401 N. Belt Line Rd

Legend

- Area of Request
- City Limits

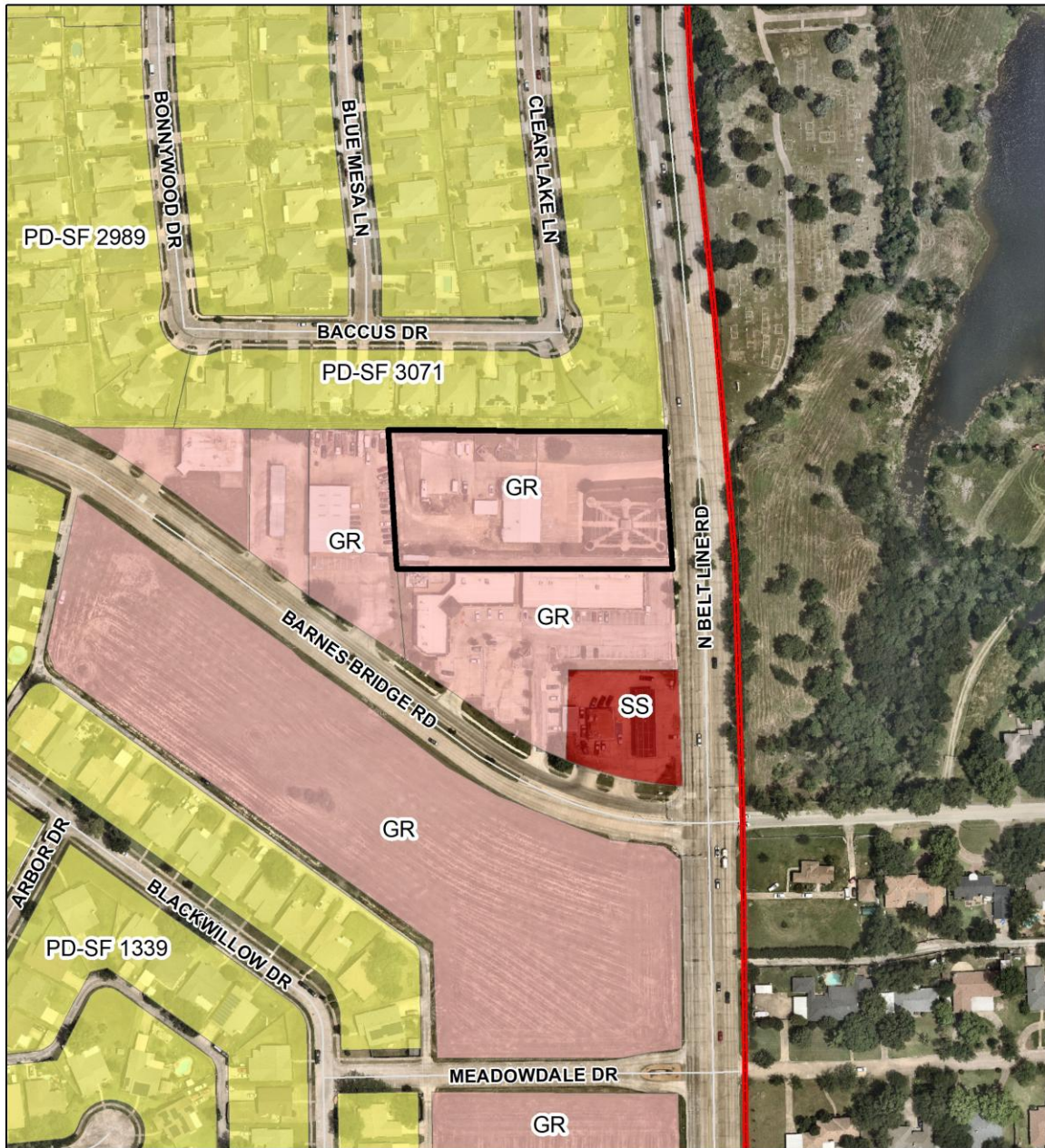


ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



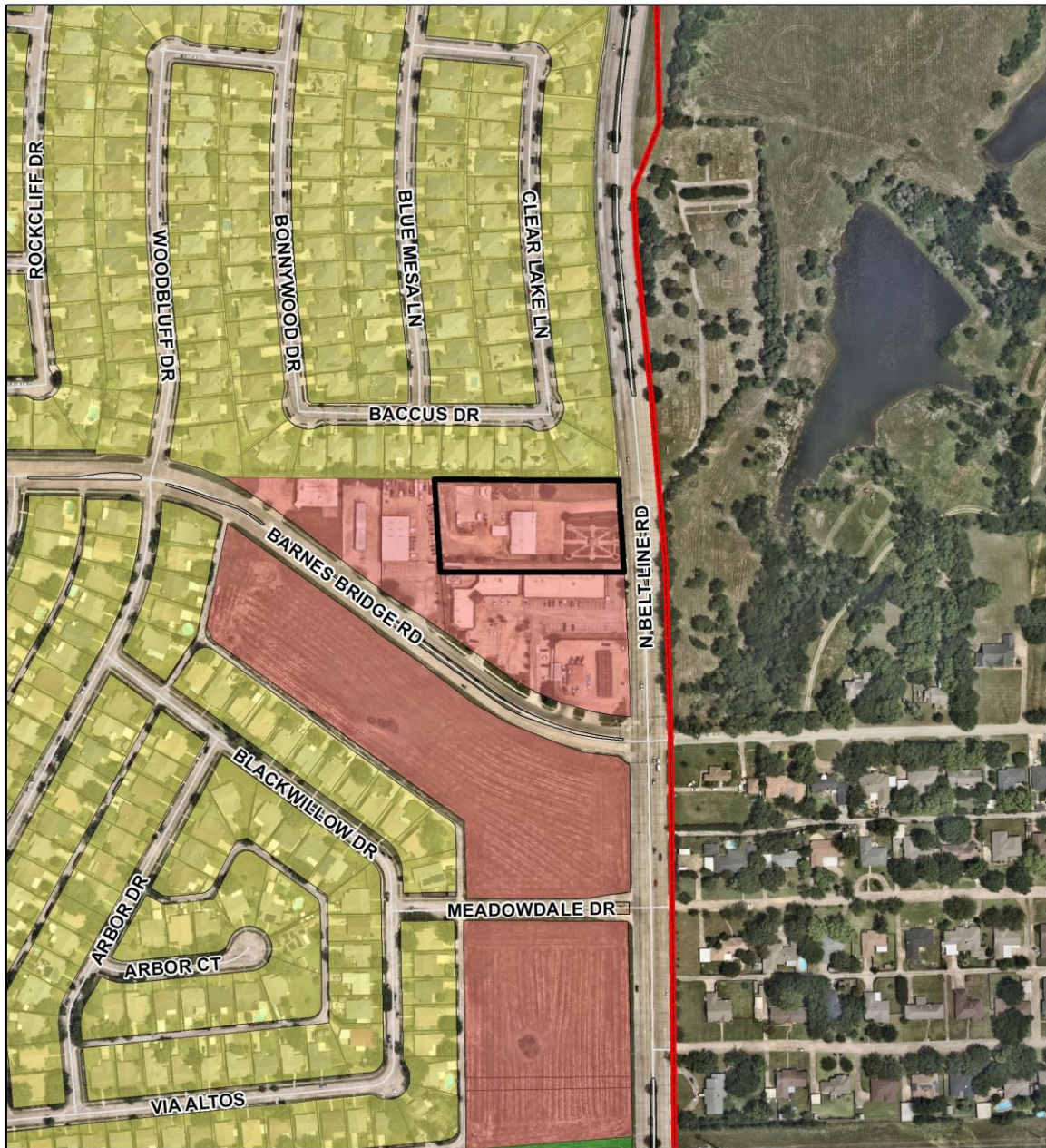
ATTACHMENT 3 – ZONING MAP

Zoning Map



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map





Facing south along N. Belt Line Rd



Facing CCK building.



Culinary Community Kitchen
4401 N. Beltline Rd. Mesquite TX 75150
mike@cckdallas.com
brooke@cckdallas.com
doug@cckdallas.com

Letter of Intent – Planned Development Amendment

The Back Lot @ Culinary Community Kitchen

4401 N. Beltline Rd, Mesquite, TX

To Whom It May Concern,

The Culinary Community Kitchen (“CCK”) respectfully submits this Letter of Intent in support of a planned development amendment for **The Back Lot @ CCK**, located at the rear of our property at 4401 N. Beltline Rd in Mesquite, TX.

Our vision for The Back Lot is to create a thoughtfully designed **Truck Yard** that provides convenient servicing for Mobile Food Units (MFUs) while also allowing a limited number of units to operate on-site for service to local patrons. This design improves efficiency for our MFU clients while ensuring a welcoming and well-managed experience for the community.

Operations & Parking

- We anticipate that **no more than 45% of the overall 22 MFU spaces** will operate on-site at any given time. The remaining units will use the yard primarily for service preparation before departing to off-site events and locations.
- With an estimated **10 MFUs serving patrons on-site**, the existing **21 parking spaces** are expected to sufficiently accommodate anticipated customer traffic and crowd flow.
- On-site MFUs will be positioned along the **south side of the Back Lot**, creating an additional buffer between residential neighbors and operating units.

Amenities & Community Considerations

- An adjacent **grassy, shaded seating area** will be available for patrons, with convenient access to restroom facilities.
- **Photometric analysis** has verified that our site lighting fully complies with city standards, minimizing light pollution and ensuring neighborhood compatibility.
- Each MFU stall will be equipped with a dedicated **electrical pedestal**, eliminating the need for generators and reducing noise impacts for both patrons and nearby residents.
- **Hours of operation** will be limited to **11:00 AM – 9:00 PM**, with no late-night service.
- At this time, we do not plan to provide entertainment programming. Should this change in the future, any offerings will be limited to **non-amplified performances** in order to maintain guest and neighbor comfort.

We believe that The Back Lot @ CCK will provide a unique and positive addition to the community by supporting local small food businesses, enhancing neighborhood dining options, and doing so in a manner that prioritizes safety, comfort, and respect for our neighbors.

Thank you for your consideration of this request. We look forward to working with the City of Mesquite to make this project a successful part of our community.

Respectfully submitted,
Mike Kelley
Culinary Community Kitchen



Culinary Community Kitchen
4401 N. Beltline Rd. Mesquite TX 75150
mike@cckdallas.com
brooke@cckdallas.com
doug@cckdallas.com

Planned Development Standards

The Back Lot @ Culinary Community Kitchen

4401 N. Beltline Rd, Mesquite, TX

These standards are intended to guide the development and operation of **The Back Lot @ CCK** as an accessory use to the Culinary Community Kitchen, with the goal of supporting Mobile Food Units (MFUs), serving the public in a safe and orderly manner, and maintaining compatibility with surrounding neighborhoods.

1. Permitted Uses

- Mobile Food Units (MFUs) for on-site service.
- MFU servicing, staging, and preparation for off-site events.
- Accessory seating and patron gathering areas.
- Accessory restrooms and support facilities.

2. Development Standards

Site Layout

- MFUs authorized for on-site service shall be located along the south boundary of the Back Lot.
- A patron seating area (grass and tree-covered) shall be maintained adjacent to the truck yard with direct access to restrooms.

Parking & Circulation

- A maximum of 10 MFUs may provide on-site service at any one time.
- The site shall maintain a minimum of 21 vehicular parking spaces for patrons and staff.
- Internal circulation shall ensure safe ingress/egress for MFUs without interference to customer parking areas.

Screening & Buffers

- On-site MFUs shall be oriented to create a buffer between residential properties and operational activities.
 - Existing fencing and/or landscaping shall be maintained and supplemented as necessary to reduce visual and noise impacts.
-

3. Operational Standards

Hours of Operation

- On-site service hours shall be limited to 11:00 AM – 9:00 PM daily.
- No late-night service is permitted.

Noise & Entertainment

- MFUs shall connect to electrical pedestals; the use of portable generators is prohibited.
- Entertainment, if provided in the future, shall be limited to non-amplified performances only.

Lighting

- All lighting shall comply with City of Mesquite lighting standards.
 - Photometric analysis shall demonstrate compliance and minimize light spillage onto adjacent properties.
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4. Utilities & Infrastructure

- Each MFU stall shall be equipped with an electrical connection pedestal.
 - Adequate water and waste disposal facilities shall be provided in compliance with health department requirements.
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5. Compliance & Enforcement

- Operations shall comply with all City codes, health regulations, and fire safety requirements.
- Any violation of these standards may be subject to enforcement action under the City's zoning and code compliance provisions.

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: RICHARD D. CROWNOVER Phone Number: 214-536-5556
Address: 350 JOHNSON RD.
SUNNYVALE, TX 75182 Email Address: rdcrownover@gmail.com
Signature: Richard D. Crownover

Each property owner must complete a separate authorization form

EXHIBIT A - PLANNED DEVELOPMENT STANDARDS

This Planned Development (“PD”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“MZO”), as amended and adopts General Retail (“GR”) Zoning District as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as **Exhibit B** and the standards identified below, which apply to this PD-GR district. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

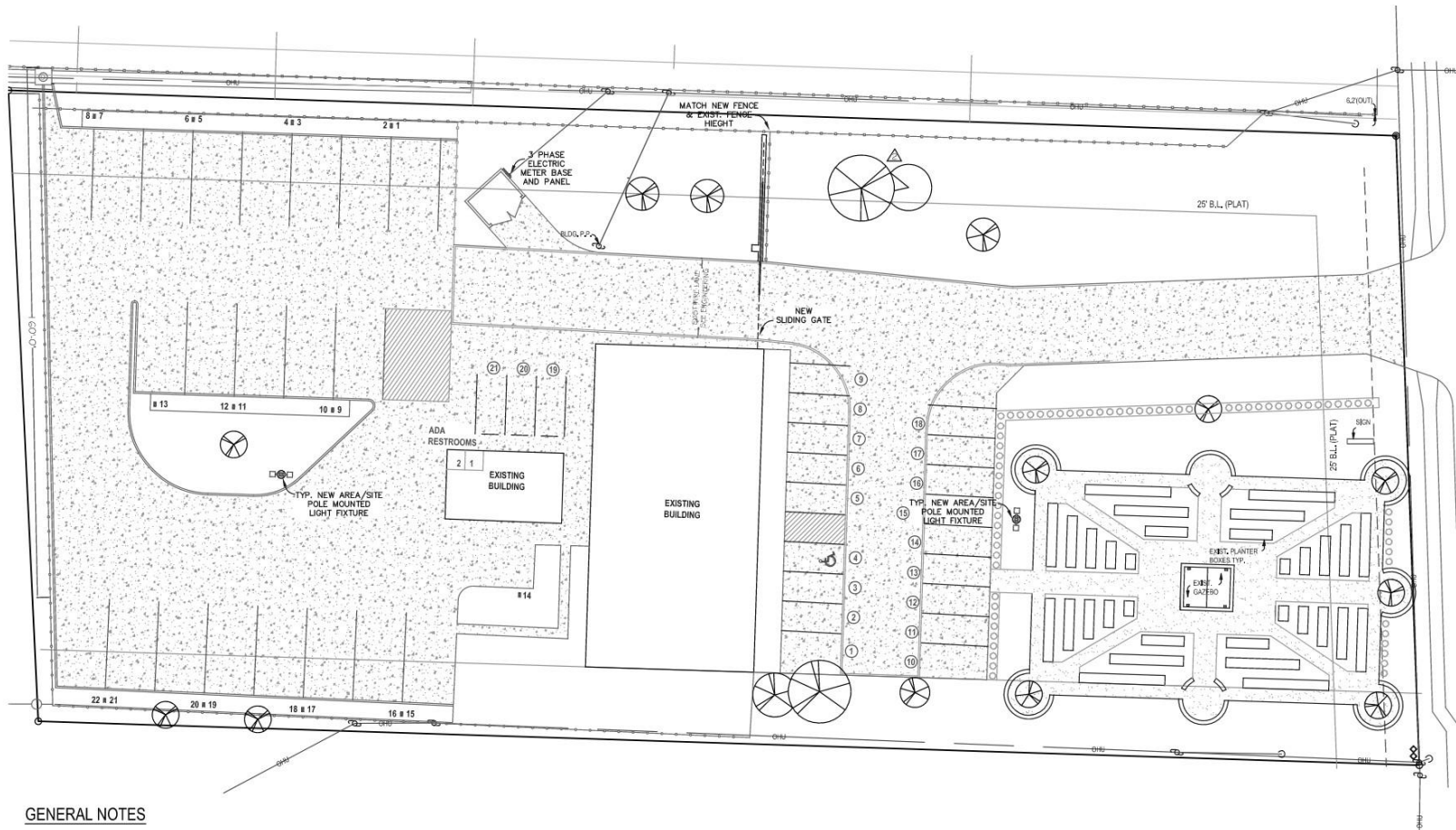
A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the GR zoning district as set out in MZO, Section 3-203 (Nonresidential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 1) Any land use requiring a Conditional Use Permit (“CUP”) in the GR zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the GR zoning district, as amended, is also prohibited.
- 3) The following uses are permitted on the Property.
 - i. Mobile Food Unit Park (MFU), including
 1. Servicing, staging, and preparation for off-site events
 2. On-site service (serving food)
 3. Accessory seating and patron gathering area
 4. Accessory restrooms and support facilities

B. **Development Standards.** In addition to the requirements of the MZO applicable to the GR zoning district, the Planned Development is subject to the following:

- 1) **Site Plan.** The site plan shall comply with the Concept Plan as shown in EXHIBIT B. Deviations from the Concept Plan (such as building placement) may be permitted to ensure compliance with the 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.
- 2) **Mobile Food Unit Operations.** Mobile Food Units are allowed to operate (serve food) on the Property with the following restrictions.
 - i. Compliance with Section 3-512 of the MZO.
 - ii. Hours of operation for an MFU park shall be limited to 11:00 AM – 9:00 PM daily.
 - iii. The on-site operation of mobile food units shall be limited to spaces along the south property line identified as spaces 15-22 on Exhibit B.

- iv. The use of portable generators for operating Mobile Food Units is prohibited. The units shall connect to electrical pedestals.
- v. Outdoor entertainment with sound amplification shall be prohibited.
- vi. Existing fencing and landscaping shall be maintained and supplemented as necessary to reduce visual and noise impacts.



GENERAL NOTES

1. PARKING: 21 TOTAL SPACES
2. MOBILE FOOD UNIT (MFU): 22 SPACES
3. EXTERIOR RESTROOMS: 2 EA ADA ACCESSIBLE

PROPOSED P.D. SITE PLAN
SCALE = 1:30

4401 BELTLINE RD.
(VARIABLE WIDTH RIGHT OF WAY)

CULINARY COMMUNITY KITCHEN
OPERATOR: Mike Kelley
PROPERTY OWNER: Doug and Karen Crowmover
Voice: 360.338.8953

"THE BACK LOT" AT CCK
4401 Belt Line Rd.
Mesquite, TX

DATE DRAWN
09.24.2025
DATE REVISED
△
JOB NO.
#15127
SHEET
1 OF 1

A1.0