

ORDINANCE NO. \_\_\_\_\_  
File No. Z0126-0436

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE FOR A ZONING CHANGE TO AMEND PLANNED DEVELOPMENT – COMMERCIAL, ORDINANCE NO. 5175 TO MODIFY THE DEVELOPMENT STANDARDS FOR THE PROPERTY LOCATED AT 4420 NORTH GALLOWAY AVENUE (NORTHEAST CORNER OF NORTH GALLOWAY AVENUE AND BARNES BRIDGE ROAD); REPEALING ALL 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 consists of approximately one acre described in Exhibit A – Legal Description to Planned Development – Commercial, Ordinance No. 5175, incorporated herein by reference, and located at 4420 North Galloway Avenue (northeast corner of North Galloway Avenue and Barnes Bridge Road) in the City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is hereby amended for a zoning change to amend Planned Development – Commercial, Ordinance No. 5175 to modify the development standards for the Property. Therefore, Exhibit B to Ordinance No. 5175 is hereby deleted and replaced with **EXHIBIT B – PLANNED DEVELOPMENT STANDARDS**, attached hereto and incorporated herein by reference.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of May 2026.

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Daniel Alemán, Jr.  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

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Sonja Land  
City Secretary

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David L. Paschall  
City Attorney

**EXHIBIT A – LEGAL DESCRIPTION**

**File No. Z0126-0436**

**See Ordinance No. 5175**

## EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development - Commercial district ("PD-C") must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance ("MZO"), as amended, and adopts the Commercial ("C") zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, this PD-C ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the C District classification as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
  - a. The permitted uses requiring a conditional use permit ("CUP") as set out in the MZO also require a CUP for the use to be permitted on the Property unless permitted in subsection b. below.
  - b. The following use is 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 16 fueling positions
      2. Heavy load vehicle refueling is not permitted
  - c. The following uses are prohibited on the Property:
    - i. SIC Code 5947: Gift Novelty, Souvenir Shops
    - ii. SIC Code 5993: Tobacco Stores
    - iii. SIC Code 5999g: Paraphernalia Shop
    - iv. SIC Code 61: Alternative Financial Institutions
    - v. SIC Code 7215: Coin-Operated Laundries
    - vi. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
    - vii. SIC Code 7549b: Towing/Wrecker Service
    - viii. Outdoor Storage as Principal or Accessory Use
    - ix. Heavy Load Vehicle Parking
2. **Development Standards.** In addition to the requirements of the C zoning district, the Planned Development is subject to the following.
  - a. **Site Plan.** The site plan for the Property shall be consistent with Exhibit C. The site plan may differ from the Concept Plan without requiring a PD

amendment to comply with the adopted Building and Fire Codes, and Mesquite Engineering Design Manual.

- b. Landscaping.
  - i. A parking screen shall be provided in accordance with Section 1A-301.C.3 of the Mesquite Zoning Ordinance.
  - ii. The minimum required amount of landscaping shall be 20% of the lot.
- c. Signage. All signs within the PD shall comply with the Mesquite Sign Ordinance, as amended, with the following modifications.
  - i. Canopy Displays.
    - 1. A canopy display shall have a maximum height of four feet and eight inches (4'-8").
    - 2. The total area of all canopy displays on a canopy face shall not exceed sixty (60) percent of the area of the canopy face, or 135 square feet, whichever is less.
    - 3. The maximum wall sign area for the principal building on the premises shall be reduced by the aggregate area of all canopy displays.
    - 4. A canopy display (excluding price changes) may include an electronic message center consisting of no more than eight (8) numbers or letters or a combination thereof, which do not change more rapidly than once every twelve (12) hours. Each electronic message center cabinet shall constitute a separate sign.