

ORDINANCE NO. \_\_\_\_\_  
File No. Z0825-0414

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM R-3 SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT - COMMERCIAL ON APPROXIMATELY 165 ACRES LOCATED AT 3550 LAWSON ROAD (3610 LAWSON ROAD) AND PART OF 2400, 2500, AND 3100 LAWSON ROAD TO ALLOW EXISTING USES, INCLUDING SANITARY SEWER TREATMENT FACILITIES, MUNICIPAL PUBLIC SAFETY AND SOLID WASTE FACILITIES, AND PERMIT COMMERCIAL OPERATIONS FOR THE PRODUCTION, SALE, AND DISTRIBUTION OF SOIL, MULCH, AND LANDSCAPE MATERIALS; 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 FOR PUBLICATION; 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 properties; 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. That the subject property is on approximately 165 acres located at 3550 Lawson Road (3610 Lawson Road) and part of 2400, 2500, and 3100 Lawson Road in Mesquite, Dallas County, Texas, and depicted in the map showing the property location in Exhibit A and attached hereto and incorporated herein by reference (the **“Property”**).

SECTION 2. That the Mesquite Zoning Ordinance is amended by approving a change of zoning from R-3 Single Family Residential to Planned Development – Commercial to allow existing uses, including sanitary sewer treatment facilities, municipal public safety and solid waste facilities, and permit commercial operations for the production, sale, and distribution of soil, mulch, and landscape materials subject to the Planned Development Standards, attached hereto as Exhibit B, and incorporated herein by reference and made a part thereof.

SECTION 3. That 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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. That 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 6th day of October 2025.

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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



# Property Location



**Legend**

 Subject Property





## EXHIBIT B - 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 Commercial ("C") Zoning District as the base district standards, along with the additional standards outlined below, shall apply. 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 C-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 C zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the C zoning district, as amended, is also prohibited.
- 3) The following uses are permitted on the Property.
  - i. Sanitary sewer treatment facilities
  - ii. Public safety facilities
  - iii. Solid waste facilities
  - iv. Production, sale, and distribution of soil, mulch, and landscape materials
  - v. Outdoor storage
  - vi. Outdoor display of landscaping materials

B. **Development Standards.** In addition to the requirements of the C base zoning district, the Planned Development is subject to the following:

- 1) An 8-ft wrought-iron/ornamental metal fence shall be provided around the perimeter of the composting facility. The 8-ft perimeter fence, a wrought-iron fence, may be located within the front setback.
- 2) A screening wall is not required along the property line when adjacent to a city-owned property or when adjacent to a floodplain area.
- 3) Landscaping is not required in nonpublic areas.
- 4) Pavement for nonpublic areas may utilize crushed concrete or other materials as approved by the City Manager.
- 5) City Manager may authorize modifications to the zoning requirements for screening, fencing, landscaping, and pavement surfaces.