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PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z1025-0422  
**REQUEST FOR:** Zoning Change and Comprehensive Plan Amendment  
**CASE MANAGER:** Garrett Langford, Assistant Director

**PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, March 9, 2026  
City Council: Monday, April 6, 2026

**GENERAL INFORMATION**

**Applicant:** City of Mesquite  
**Requested Action(s):** 1. Comprehensive Plan Amendment to change the future land use designation from Park, Open Space, Drainage to Light Industrial  
2. Zoning change from R-3, Single Family Residential, to Planned Development (PD) – Industrial, with modified development standards to allow uses permitted in the Industrial zoning district  
**Location:** 1396 W Scyene Rd (also addressed as 201 Gross Rd) and 600 Gross Rd (also addressed as 601 Gross Rd), as shown in Attachment 1

**PLANNING AND ZONING ACTION**

**Decision:** On March 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 5-0.

**SITE BACKGROUND**

**Platting:** Unplatted. (Platting will be required with any new development)  
**Size:** 14.41 +/- acres  
**Zoning:** R-3, Single Family Residential  
**Future Land Use:** Parks, Open Space, Drainage  
**Zoning History:** 1954: Annexed, zoned Residential

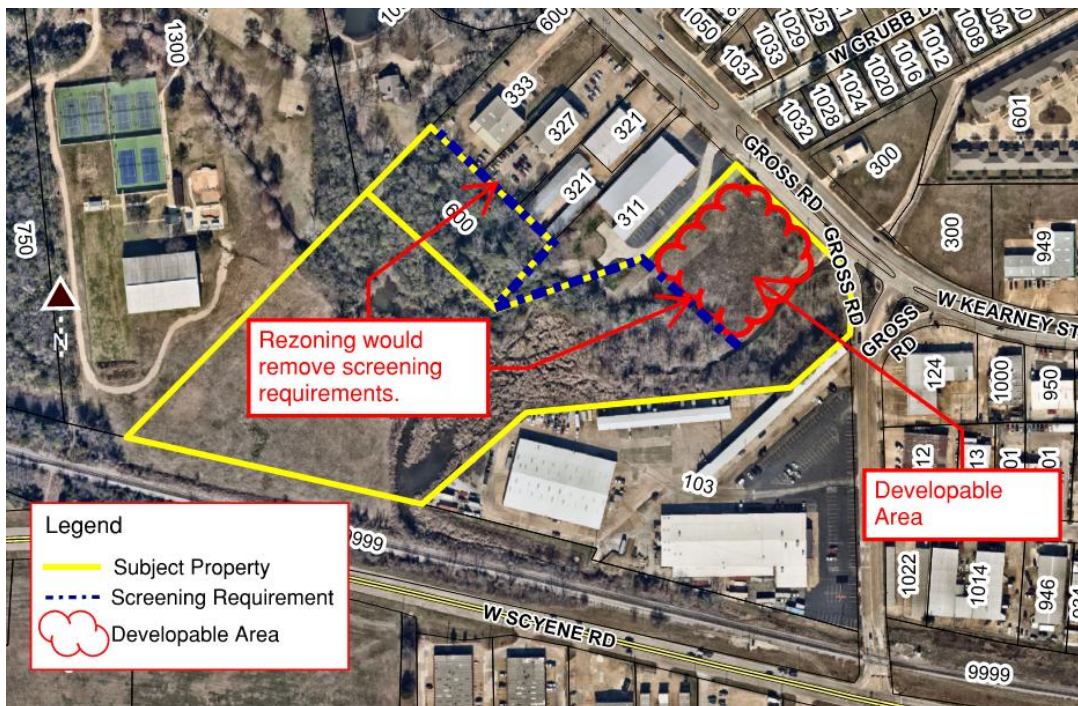
Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
<b>NORTH:</b>	PD - Industrial	Office / Warehouse uses
<b>SOUTH:</b>	I - Industrial	Multi-tenant with commercial uses
<b>EAST:</b>	C - Commercial	Franchise cable equipment building
<b>WEST:</b>	R-3, Single Family Residential	Westlake Park

## CASE SUMMARY

City staff is proposing to rezone ~14 acres of City-owned properties west of Gross Rd and south of Westlake Park for two purposes.

1. The City's Economic Development Department is exploring the potential sale of approximately 2 acres of the 14-acre site for future development (see the red-clouded area identified as "developable area" on the map below). No improvements are proposed for the remainder of the site outside of the red-clouded area shown on the map below.
2. Rezoning the subject property from a residential zoning district to a nonresidential zoning district would remove the screening requirements that currently apply to commercial developments adjacent to the property at 311, 321, 327, and 333 Gross Road. (See the blue dashed line on the map below.)



Economic Development has been approached by a developer interested in acquiring approximately 2 acres of the subject property along Gross Road to develop an office/warehouse project. The development may consist of a multi-tenant building intended for small businesses or contractors. Rezoning the property to PD – Industrial would make the site more feasible for future development should City Council decide to sell the property. The proposed PD would allow the City to establish specific development standards applicable to any future development.

The properties at 311, 321, 327, and 333 Gross Road are currently required to provide screening along their shared boundary with the subject property because it is zoned residential.

Because these commercial and industrial uses predate the current residential zoning designation and the subject property is not used residentially, the screening requirement does not serve its intended purpose. Rezoning the subject property to PD–Industrial would remove this technically required but functionally unnecessary screening obligation from any future development or redevelopment of the properties at 311, 321, 327, and 333 Gross Road, as well as from the developable area of the subject property.

## **MESQUITE COMPREHENSIVE PLAN**

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### **Future Land Use Designation: Parks, Open Space, and Drainage**

“This designation is intended to preserve open space for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running through the city. These areas should be preserved as public and neighborhood-oriented open spaces and incorporate trails and drainage corridors, which are left in a naturalistic state. Generally, areas located within a floodway are better suited for recreational uses as opposed to residential or commercial development.”

**STAFF COMMENTS:** The subject property is currently designated as Parks, Open Space, and Drainage on the Future Land Use Map due to the drainage channel that runs through the property. While the property is adjacent to Westlake Sports Center and Westlake Park, it is not currently used as part of the park system. Given the possibility of selling a portion of the property for development, an amendment to the Future Land Use designation is warranted.

The designation could be amended to Light Industrial, which is intended to accommodate a wide range of uses, including manufacturing, storage, retail trade, and personal services. This designation would also be consistent with the Light Industrial designation located south of the subject property.

## **MESQUITE ZONING ORDINANCE**

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**SEC. 5-311. N. Approval Standards for creation or amendment of a PD District.** In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

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 could benefit the City by increasing the development potential and marketability of a portion of the City-owned property, should the City Council choose to sell the property for future development.

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

**STAFF COMMENTS:** While the current Parks, Open Space, and Drainage designation does not support the proposed rezoning, staff is proposing a Future Land Use amendment to Light Industrial, which would be more appropriate for a small light industrial development and consistent with surrounding land use patterns.

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 2025–2026 Strategic Goal 4.1 to promote investment in new and existing businesses.

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

**STAFF COMMENTS:** The proposed PD will not create zoning nonconformities. The site is currently undeveloped, and any future development will be required to comply with the standards of the PD and the MZO.

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

**STAFF COMMENTS:** Surrounding uses include multi-tenant developments that provide leasable space for small businesses. The properties to the north along Gross Road are zoned PD–Industrial, while the properties to the south and southeast are zoned Industrial.

To the west, the subject property is adjacent to Westlake Park and the Westlake Sports Center. The proposed development would only occur on the approximately two-acre area fronting Gross Road, which is separated from the Westlake Park and the Westlake Sports Center by the remainder of the undeveloped site. No development is proposed adjacent to the park boundary.

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

**STAFF COMMENTS:** The property located at 311 Gross Road was recently converted from a skating rink into a multi-tenant building intended for office/warehouse-type uses for small businesses and contractors.

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 subject property is currently zoned R-3, Single Family Residential. The developable portion of the property fronts Gross Road, which is a major thoroughfare, making it less suitable for single-family residential development. Additionally, the presence of adjacent commercial and industrial uses to the north and south further reduces the compatibility of single-family residential development on the subject property.

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:** Existing infrastructure is adequate or can be extended to the property, as necessary, to serve the site and meet applicable engineering, building, and fire code requirements.

The subject property contains a drainage channel that informed the current Parks, Open Space, and Drainage future land use designation. The approximately two-acre area proposed for potential sale and future development is located outside the drainage area. Any development will be required to comply with the City's stormwater and floodplain management regulations, and no development is proposed within the drainage area. The remainder of the site is expected to remain as open space consistent with its drainage function.

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 provides a greater level of public benefit by allowing customized development standards that address the unique characteristics of the site, support quality development, and mitigate potential impacts on adjacent properties.

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 will allow the City to establish additional restrictions and development standards for the property, including limiting the range of permitted uses to ensure compatibility with surrounding development.

11. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** No staff comments at this time.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-507(M): APPROVAL STANDARDS FOR COMPREHENSIVE PLAN AMENDMENT

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and
2. That any one of the following criteria has been met:
  - a. That any one of the following criteria has been met:
  - b. The City Council failed to consider then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future; or
  - c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or
  - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary; or
  - e. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** The proposed amendment is consistent with the overall purpose and intent of the *Mesquite Comprehensive Plan*. The Comprehensive Plan seeks to support economic development and ensure that land use designations reflect existing and emerging development patterns. The Light Industrial designation would align the subject property with the established industrial and commercial character of the surrounding area along Gross Road and is consistent with the Light Industrial designation immediately south of the subject property.

Staff finds that criterion (b) is met. When the Comprehensive Plan was adopted in 2019, the subject property was considered unsuitable for development due to the drainage corridor running through the site, and was designated accordingly as Parks, Open Space, and Drainage. The City did not contemplate at the time of plan adoption that a portion of the property outside the drainage area would attract development interest. The subsequent inquiry by a developer into acquiring approximately 2 acres of the site for an office/warehouse project revealed that a portion of the property may, in fact, be developable and suitable for light industrial use. This development opportunity was not reasonably foreseeable at the time of plan adoption, and the amendment is necessary to reflect the realistic potential of the developable portion of the site.

## CONCLUSIONS

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### ANALYSIS

The proposed rezoning and associated Future Land Use amendment would allow the City to better utilize a portion of City-owned property that is currently zoned for single-family residential use but is not well suited for residential development due to its frontage along Gross Road and

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**Zoning Change**

its proximity to existing commercial and industrial uses. The proposed PD–Industrial zoning would support the potential sale and future development of approximately two acres of the site while allowing the City to establish development standards that ensure compatibility with surrounding properties. Additionally, the proposed Light Industrial Future Land Use designation would align the property with the existing development pattern in the surrounding area. The remainder of the approximately 14-acre site would not be developed and is expected to remain as open space associated with the existing drainage corridor. Based on these considerations, staff finds that the request is reasonable and consistent with the intent of the zoning ordinance and the City’s broader economic development goals.

**STAFF ASSESSMENT**

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the request is warranted, as it meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Staff suggests that the proposed ordinance include Exhibit A – Legal Description and Exhibit B – Development Standards.

**PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of March 6, 2026, staff has not received any responses from statutory and courtesy notices.

**ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Exhibit A – Legal Description
7. Exhibit B – Development Standards (With Revisions)
8. Public Notices

### Aerial Map



**Request:** Rezoning to PD-Industrial  
**Applicant:** City of Mesquite  
**Location:** 1396 W Scylene Rd and 600 Gross Rd

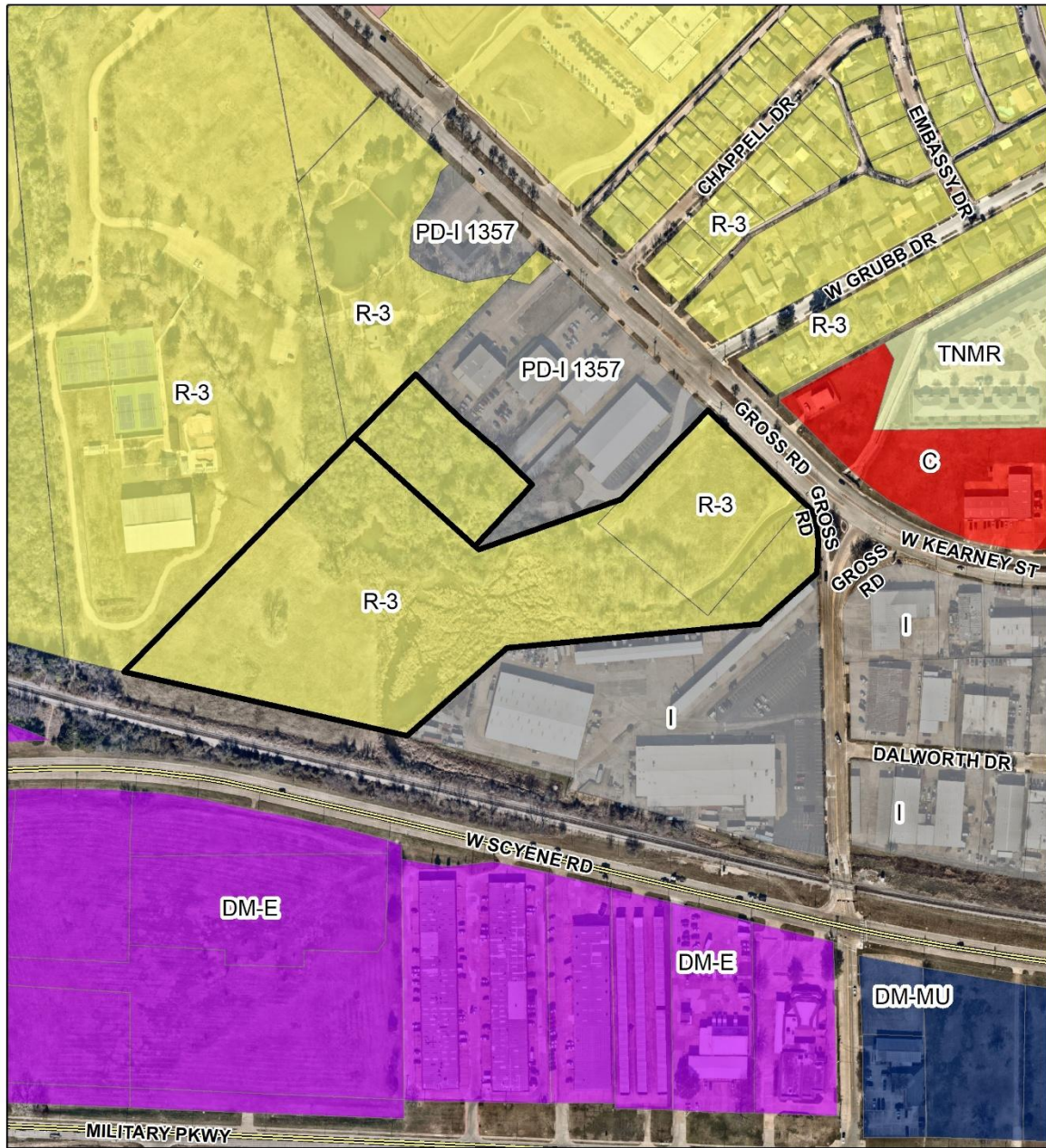
**Legend**

 Area of Request





### Zoning Map

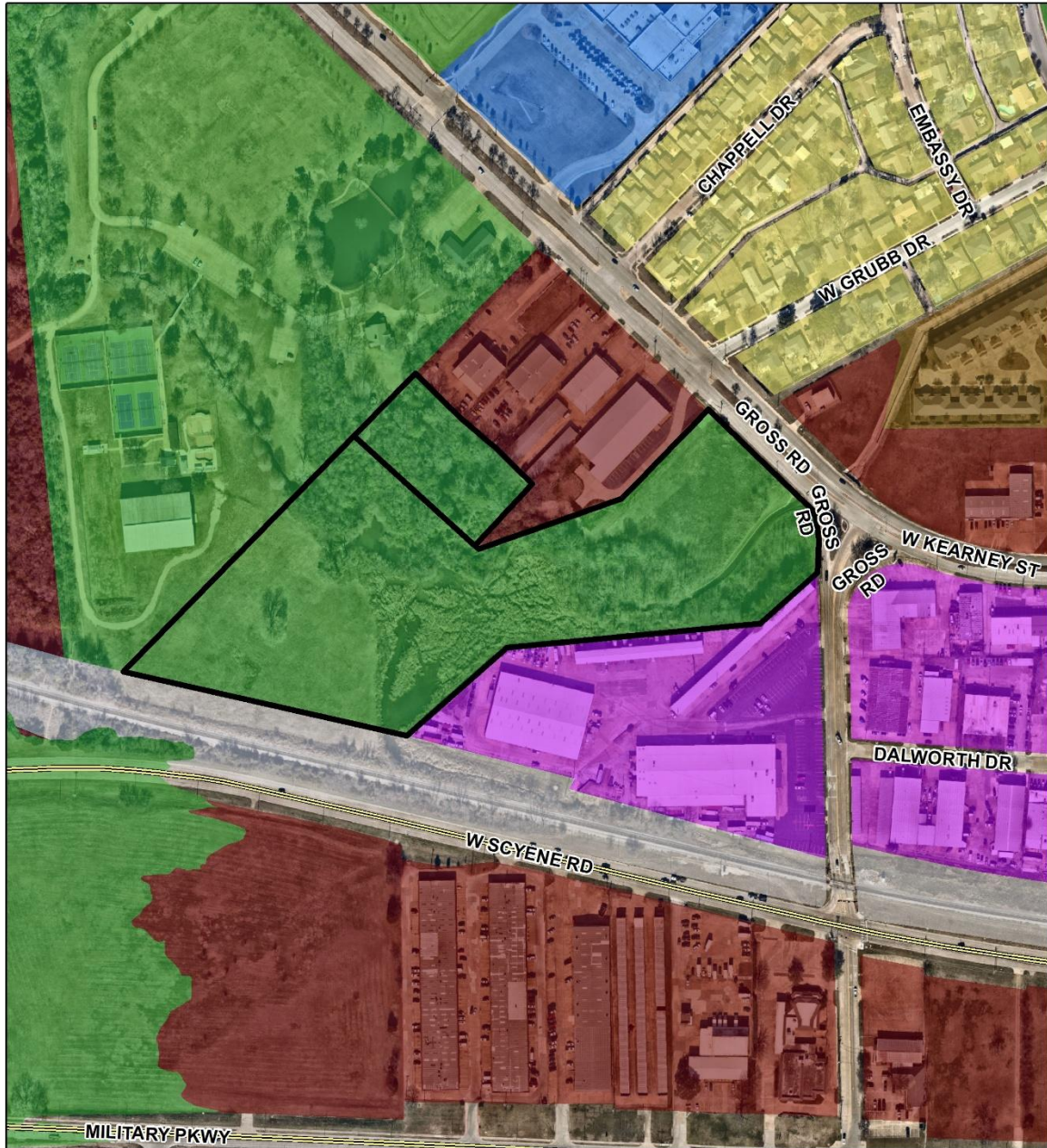










**Legend**

Area of Request	INDUSTRIAL
COMMERCIAL	LIGHT COMMERCIAL
DOWNTOWN MESQUITE-EDGE	MULTIFAMILY RESIDENTIAL
DOWNTOWN MESQUITE-MIXED USE	SINGLE FAMILY RESIDENTIAL
GENERAL RETAIL	TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL



### Future Land Use Map



Legend			
	Area of Request		
	Low Density Residential		Public/Semi-Public
	High Density Residential		Parks, Open Space, Drainage
	Commercial		Utilities
	Light Industrial		





Frontage along Gross Rd



Former Skating Rink adjacent to the subject property



**Subject Property facing south**



**Subject Property facing west behind the former skating ring**

**Legal / Property Description to be provided with the proposed ordinance**

## EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development – Industrial (“PD-I”) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts Industrial (“I”) zoning district as the base district standards and the standards identified below, which apply to this PD-I district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

**A. Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the I zoning district as set out in the Mesquite Zoning Ordinance (MZO), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

1. Non-city-related uses shall be limited to the area within 400 feet of the Gross Road right-of-way line.
2. 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. The following uses are permitted by a Conditional Use Permit:

- i. 75 Auto Repair, Services

3. Any land use prohibited in the I zoning district, as amended, is also prohibited. The following uses are also prohibited:

- i. 554 Limited Fuel Sales
  - ii. 593 Used Merchandise
  - iii. 593a Pawnshops
  - iv. 5947 Gift, Novelty, Souvenir Shops
  - v. 5993 Tobacco Stores
  - vi. 5999g Paraphernalia Shops
  - vii. 61 Nondepository Institutions, including Alternative Financial Institutions
  - viii. 752c. Heavy Load Vehicle Parking (as a primary or as an accessory use)

**B. Development Standards.** In addition to the requirements of the “I” base zoning district, the PD-I is subject to the following.

1. Site Plan. The site plan shall comply with the applicable development regulations in the MZO and Mesquite City Code.
2. Overhead doors shall not face the public right-of-way.