

FILE NUMBER: ZTA 2025-02
REQUEST FOR: Zoning Text Amendment
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 28, 2025
City Council: Monday, August 18, 2025

GENERAL INFORMATION

Applicant: City of Mesquite

Requested Action(s): Amend the Mesquite Zoning Ordinance (MZO) by creating a new zoning classification to be known as the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts, or similar, containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, building height, setback, parking, signage, landscaping, screening, and permitted uses. The proposed Zoning Text Amendment will include the repeal and rezoning of the Central Business Zoning District and the Military Parkway-Scyene Corridor Overlay District (MP-SC) areas, as they will be removed and rezoned.

Location: All properties with frontage on Military Parkway and W. Scyene Road between the east right-of-way line of IH-635 and S. Carmack St; and the area generally referred to as the Mesquite Downtown and the surrounding area to generally include all properties bounded by McKinney Ave to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack St to the west (Attachment 1).

PLANNING AND ZONING ACTION

Decision: On July 28, 2025, the Planning and Zoning Commission, by a vote of 6-1 (Commissioner Cumby dissenting), recommends approval of the proposed zoning text amendment ZTA 2025-02.

CASE SUMMARY

The City of Mesquite is proposing a Zoning Text Amendment to the Mesquite Zoning Ordinance (MZO) to establish a new Downtown Mesquite Special Purpose Zoning District (“DM-District”). This new district will include three Character Subdistricts: Downtown Mesquite-Core (DM-C), Downtown Mesquite-Mixed-Use (DM-MU), and Downtown Mesquite-Edge (DM-E). The purpose of the DM-District is to guide redevelopment and revitalization efforts in Downtown Mesquite and surrounding areas by fostering a pedestrian-oriented, mixed-use environment with updated standards for land use, site design, building form, parking, signage, landscaping, and design guidelines. This amendment also repeals and replaces the existing Central Business Zoning (CB) District and the Military Parkway–Scyene Corridor (MP-SC) Overlay District. The zoning change applies to approximately 268 acres generally bounded by McKinney Avenue to the north, S. Florence Street to the east, Holley Park Drive to the south, and S. Carmack Street to the west, as well as all properties with frontage along Military Parkway and W. Scyene Road between IH-635 and S. Carmack Street.

Development of the proposed zoning district was guided by the vision to make Downtown Mesquite an energized, creative, and authentic destination, and was based on extensive public engagement. Between December 2023 and July 2025, the City hosted a series of outreach activities, including two in-person open houses (December 7, 2023 and June 24, 2025), tabling events at the Downtown Farmers Market, a City Council Work Session (July 7, 2025), and a Virtual Open House (July 10, 2025). These efforts sought to ensure diverse community input on topics such as permitted uses, design standards, and the character of future development. Feedback received through these events was used to refine ordinance language, adjust development standards, and finalize subdistrict boundaries. The resulting DM-District ordinance provides a tailored framework that balances economic opportunity, urban design, and preservation of Mesquite’s historic core.

This proposed text amendment will create a new section, 4-1600, in the MZO, which is attached to this report. This proposed text amendment will also make changes to the following sections from the MZO to add references to the DM-District.

Section 1A. – Landscaping, Buffering and Screening, and Tree Preservation

Section 3-100 – Districts Established

Section 3-203 – Nonresidential Districts: Schedule of Permitted Uses

Section 3-300 – Development Standards

Section 3-400 – Parking Standards

Section 3-500 – Supplementary Standards

Section 3-600 – Outdoor Sales, Display, and Storage

Section 3-700 – Accessory Structure

MESQUITE ZONING ORDINANCE

SEC. 5-308.M. Approval Standards for Zoning Text Amendments. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval of Zoning Text Amendments should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare.

STAFF COMMENTS: The proposed DM-District promotes the public welfare by encouraging infill development, walkability, economic investment, and historic preservation in the Downtown area. It facilitates development patterns that reduce dependence on vehicles and improve the pedestrian experience, contributing to a healthier, more sustainable community.

2. The consistency of the proposed amendment with the Comprehensive Plan.

STAFF COMMENTS: The amendment aligns with the Mesquite Comprehensive Plan, which identifies Downtown as a critical area for targeted redevelopment. The new zoning district supports the plan's goals by encouraging compact, mixed-use development, transit-oriented design, and revitalization of the City's historic core.

3. The consistency of the proposed amendment with any adopted land use policies.

STAFF COMMENTS: The DM-District implements the land use vision adopted in the Downtown Special Planning Area and other city-wide redevelopment initiatives. It supports land use policies that call for a mix of residential, commercial, and civic uses in a pedestrian-scaled environment.

4. The consistency of the proposed amendment with the intent of this Code.

STAFF COMMENTS: The proposed amendment introduces a zoning regime tailored to Downtown, which maintains consistency with the MZO's intent to regulate zoning in a way that promotes quality development and compatibility with surrounding areas.

5. Whether the proposed amendment corrects an error or omission, updates administrative processes and procedures, adds clarification to existing requirements, or reflects a change in policy.

STAFF COMMENTS: The amendment reflects a policy shift to support revitalization and investment in Downtown through the creation of a new zoning classification that replaces outdated zoning tools. It consolidates regulations, updates use tables, and introduces tailored design and development standards to guide growth in a cohesive manner.

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

STAFF COMMENTS: The amendment minimizes the creation of nonconforming uses by incorporating a wide range of permitted uses and transitional provisions. Existing legal uses may continue under nonconforming status per MZO Section 1-302, and flexibility is provided for adaptive reuse projects.

7. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No comments.

CONCLUSIONS

ANALYSIS

The proposed Downtown Mesquite (DM) Special Purpose Zoning District is a comprehensive zoning initiative designed to support the revitalization of Mesquite's historic Downtown. The ordinance introduces three context-sensitive subdistricts—Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E)—each with tailored development standards to address the distinct physical and functional characteristics of the downtown area and its surroundings.

The ordinance modernizes land use regulations by incorporating a flexible use table, context-specific parking standards, and design guidelines that reflect historic preservation goals while encouraging investment and infill development. Key elements include updated signage and landscaping standards, a form-based approach to building placement and massing, and provisions that support pedestrian activity and transit-oriented development.

The process to develop the ordinance has been inclusive and deliberate. It began with early stakeholder conversations and visioning and was followed by an extensive community engagement campaign. Public input was gathered through in-person and virtual open houses, outreach at the Downtown Farmers Market, a City Council work session, and digital surveys and feedback tools. Each stage of engagement helped refine the ordinance to better reflect the goals and concerns of residents, businesses, and property owners. Staff also conducted a technical review to ensure the ordinance integrates with the rest of the Mesquite Zoning Ordinance and other adopted policies.

The DM-District is aligned with the Mesquite Comprehensive Plan, particularly the Downtown Special Planning Area, and replaces outdated zoning classifications—including the Central Business District and Military Parkway–Scyene Corridor Overlay—with a district that is more capable of implementing the City’s long-term vision for downtown revitalization.

RECOMMENDATIONS

Staff finds that the amendment satisfies the approval standards in Section 5-308.M of the MZO and recommends that the Planning and Zoning Commission forward a recommendation of approval to the City Council.

ATTACHMENTS

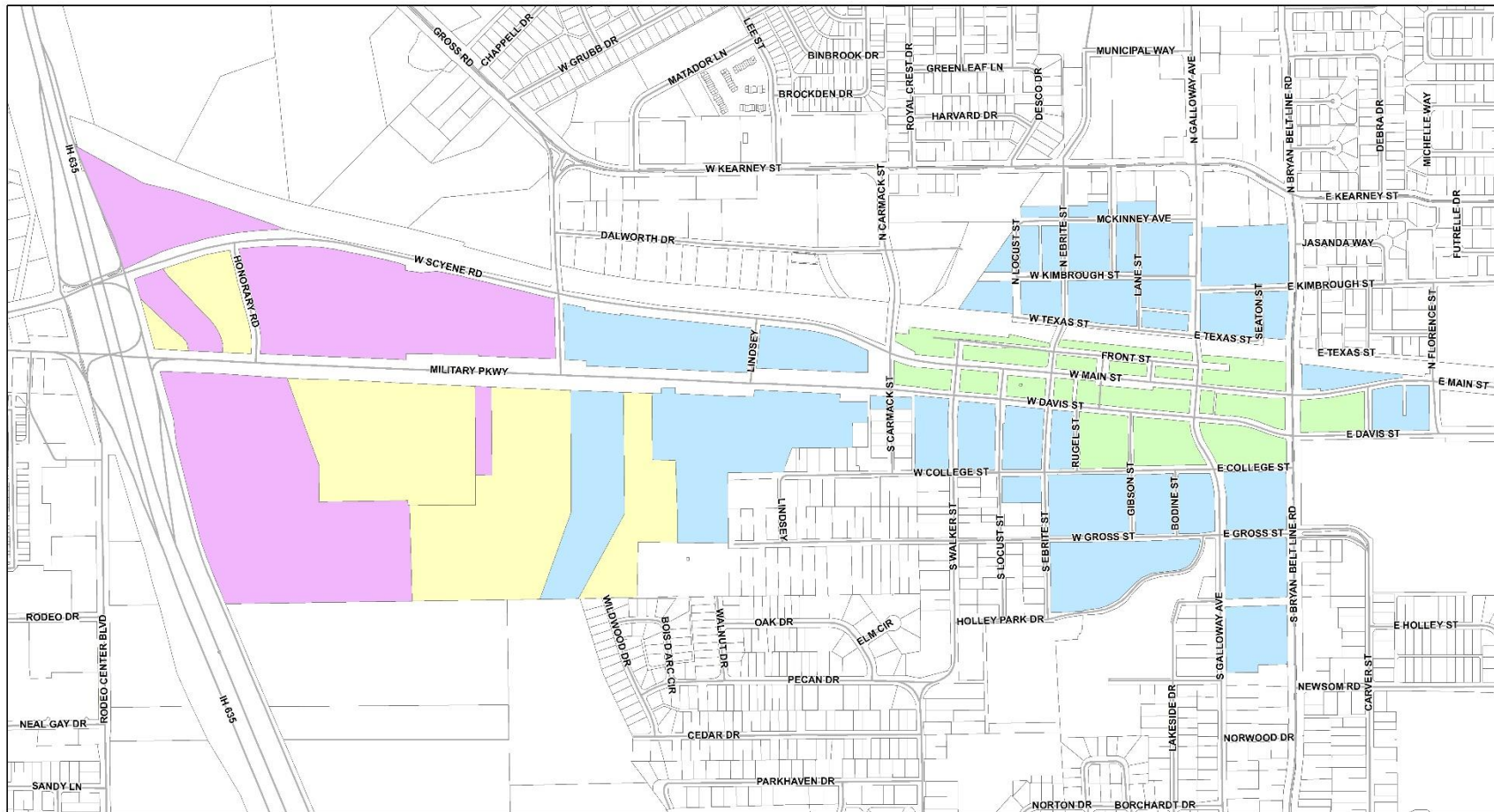
1. Aerial Map
2. DM Subdistricts Map
3. Exhibit A – New Section 4-1600 DM District

MESQUITE
T E X A S.
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Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/23/2025
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Proposed Downtown Mesquite Zoning Map



Existing PD - Not Included the DM
Downtown Zones
DM-1-MJ
DM-1-E
DM-1-E

Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/23/2025
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