

ORDINANCE NO. \_\_\_\_\_  
File No. Z1025-0422

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARK, OPEN SPACE, DRAINAGE TO LIGHT INDUSTRIAL AND BY CHANGING THE ZONING FROM R-3, SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT – INDUSTRIAL WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW USES PERMITTED IN THE INDUSTRIAL ZONING DISTRICT ON PROPERTY LOCATED AT 1396 WEST SCYENE ROAD (ALSO ADDRESSED AS 201 GROSS ROAD) AND 600 GROSS ROAD (ALSO ADDRESSED AS 601 GROSS 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 14.41 acres described and depicted in **EXHIBIT A**, attached hereto and incorporated herein by reference, and located at 1396 West Scyene Road (also addressed as 201 Gross Road) and 600 Gross Road (also addressed as 601 Gross Road) in Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is amended by changing the Property’s future land use designation from Park, Open Space, Drainage to Light Industrial.

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from R-3, Single Family Residential to Planned Development – Industrial to allow uses permitted in the Industrial Zoning District with the modified Planned Development Standards attached hereto as **EXHIBIT B** and incorporated herein by reference.

SECTION 4. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

Zoning / File No. Z1025-0422 / Amending Mesquite Comprehensive Plan from Park, Open Space, Drainage to Light Industrial / Amending MZO from R-3, Single Family Residential to Planned Development - Industrial / Property Located at 1396 West Scyene Road (also addressed as 201 Gross Road) and 600 Gross Road (also addressed as 601 Gross Road)

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SECTION 5. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 6. 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 7. 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 8. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 9. 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 April 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 B - PLANNED DEVELOPMENT STANDARDS

### File No. Z1025-0422

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 (“**MZO**”), 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 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. 75Auto 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.