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PLANNING AND ZONING DIVISION

FILE NUMBER: ZTA 2025-03

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) amending the Mesquite Zoning Ordinance by revising Appendix C – Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing the Central Business (CB) Zoning District, and the Military Parkway-Scyene Corridor (MP-SC) Overly District and the associated regulations as those districts have been repealed and replaced with a new district and sub-districts in ZTA No. 2025-02, and the properties have been rezoned in Zoning Map Amendment File No. Z0725-0405; and making other general updates related thereto.

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 2025-03.

CASE SUMMARY

The City of Mesquite is proposing Zoning Text Amendment ZTA 2025-03 to repeal the Central Business (CB) zoning district and the Military Parkway–Scyene Corridor (MP-SC) Overlay District from the Mesquite Zoning Ordinance (MZO). This amendment follows the proposed adoption of ZTA 2025-02, which established the Downtown Mesquite (DM) Special Purpose Zoning District and its three subdistricts: DM-Core (DM-C), DM-Mixed-Use (DM-MU), and DM-Edge (DM-E). Additionally, Zoning Change No. Z0725-0405 proposes to rezone approximately 268 acres of land—including the historic downtown core and adjacent areas—to the new DM District and appropriate subdistricts.

The DM District replaces the existing CB and MP-SC districts with a modern, context-sensitive zoning framework tailored to support the City's vision for a revitalized, walkable, and economically vibrant downtown. With the proposed adoption of the new zoning district and the implementation of associated rezonings, the CB district and MP-SC Overlay are no longer necessary and should be removed from the MZO to ensure internal consistency and eliminate obsolete or redundant code sections. This proposed text amendment changes the following sections from the MZO to remove references to the CB District and MP-SC Overlay.

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 3-503 – Commercial Occupancy of frame buildings – CB District

Section 3-600 – Outdoor Sales, Display and Storage

Section 3-700 – Accessory Structure

Section 4-900 – Military Parkway–Scyene Corridor Overlay District

Section 3-203 – Nonresidential District: Schedule of Permitted Use consist of the permitted use table which is attached to this report to show how the permitted use table will be reformatted to remove the CB District, fix unintended clerical errors, and ensure the Special Conditions are properly referenced to corresponding uses. No changes are proposed in what uses are permitted or require a conditional use permit.

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 removal of the CB district and the MP-SC Overlay promotes the public welfare by eliminating obsolete zoning designations that no

longer align with the City's current planning goals. This ensures clarity and consistency in the zoning code, reducing confusion for residents, developers, and staff.

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

STAFF COMMENTS: The amendment is consistent with the Comprehensive Plan's designation of Downtown as a Special Planning Area intended to foster walkability, mixed-use development, historic preservation, and economic revitalization. The DM District, proposed through ZTA 2025-02, directly implements this vision, and the removal of the CB and MP-SC districts is a logical next step in aligning the zoning ordinance with the Comprehensive Plan.

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

STAFF COMMENTS: While the repeal of the CB and MP-SC districts does not, by itself, implement a specific land use policy, it is consistent with the City's broader planning framework and administrative practices. The amendment removes obsolete regulatory provisions that no longer apply due to the proposed adoption of the DM District and accompanying rezoning.

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

STAFF COMMENTS: One of the primary intents of the MZO is to promote predictable, high-quality development through a clear and consistent regulatory framework. The removal of obsolete districts that no longer apply to any properties improves the code's clarity, usability, and internal consistency.

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: This amendment reflects a deliberate policy change by the City to retire the CB and MP-SC districts in favor of the more flexible, context-sensitive DM District. It also serves as an administrative update to remove sections of the code that are no longer applicable following the proposed rezoning of Downtown Mesquite.

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

STAFF COMMENTS: The proposed amendment will not create any new nonconformities, as all properties previously zoned CB or within the MP-SC

Overlay are being rezoned concurrently through Zoning Change Z0725-0405 to the DM District. The repeal simply eliminates zoning classifications that no longer apply to any property in Mesquite.

7. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No comments.

CONCLUSIONS

ANALYSIS

The proposed ZTA 2025-03 is a logical and necessary step in the City's broader effort to modernize and streamline zoning regulations in Downtown Mesquite. With the proposed adoption of the DM Special Purpose Zoning District through ZTA 2025-02 and the concurrent zoning map amendment (Z0725-0405) that applies the new DM zoning to properties within the downtown and surrounding corridors, the CB district and MP-SC Overlay are no longer needed and should be removed from the MZO.

RECOMMENDATIONS

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

ATTACHMENTS

1. Exhibit A – Section 3-203 – Nonresidential District: Schedule of Permitted Use