

ORDINANCE NO. _____
File No. Z0325-0388

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARK, OPEN SPACE, AND DRAINAGE TO UTILITIES; AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM LIGHT COMMERCIAL AND R-3, SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT – LIGHT COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW AN EXPANSION OF THE ELECTRIC SUBSTATION ON PROPERTY LOCATED AT 200 AND 427 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 2.3396 acres described in **Exhibit A**, attached hereto and incorporated herein by reference, and located at 200 and 427 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 future land use designation from Park, Open Space, and Drainage to Utilities for the Property as shown on the Concept Plan, attached hereto as **Exhibit C** and incorporated herein by reference.

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Light Commercial and R-3, Single Family Residential to Planned Development – Light Commercial to allow the expansion of the electric substation at 200 Gross Road subject to the Planned Development Standards attached hereto as **Exhibit B**, as applicable, and the Concept Plan, attached hereto as **Exhibit C**, both 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

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 7th day of July 2025.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

EXHIBIT 'A'

METES AND BOUNDS DESCRIPTION

BEING a 2.338 acre tract of land situated in Daniel Tanner Survey, Abstract Number 1462, City of Mesquite, Dallas County, Texas, and being all of that tract of land described in Warranty Deed to Texas Power & Light Company as recorded in Volume 5535, Page 105, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a portion of that tract of land described as "Tract No. 1" in deed to the City of Mesquite, Texas as recorded in Volume 4902, Page 128, D.R.D.C.T., said 2.338 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod for the northeast corner of said City of Mesquite tract and the southeast corner of said Texas Power & Light Company tract, on the southwest line of Gross Road (120 foot width right-of-way), said POINT OF BEGINNING being locatable by NAD 83 Grid Coordinates N: 6,970,211.16', E: 2,546,952.87';

THENCE South 32 degrees 23 minutes 48 seconds West, departing the southwest line of said Gross Road, and over and across said City of Mesquite tract, a distance of 524.35 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" for corner on the west line of said City of Mesquite tract and the east line of a tract of land described in Special Warranty Deed to Responsive Education Solutions, a Texas 501 (C)(3) Non-profit Corporation as recorded in Document Number 202000184172, O.P.R.D.C.T.;

THENCE North 06 degrees 11 minutes 37 seconds West, along the common line between said City of Mesquite tract and said Responsive Education Solutions tract, a distance of 402.21 feet to a found 5/8-inch iron rod in concrete for the northwest corner of said City of Mesquite tract and the southwest corner of said Texas Power & Light Company tract;

THENCE North 27 degrees 15 minutes 48 seconds East, departing said common line, and along the common line between said Texas Power & Light Company tract and said Responsive Education Solutions tract, a distance of 268.37 feet to a found 1/2-inch iron rod with yellow cap stamped "RHODES SURVEY" for the northern most corner of said Texas Power & Light Company tract on the southwest line of said Gross Road;

THENCE South 45 degrees 49 minutes 33 seconds East, departing said common line, and along the common line between said Texas Power & Light Company tract and the southwest line of said Gross Road, a distance of 280.80 feet to the POINT OF BEGINNING and containing 2.338 acres, or 101,823 square feet of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999863513 was used for this project.

PAGE 1 OF 2

A plat of even date accompanies this metes and bounds description.

MAY 1, 2025

B005700.267

**DUNAWAY**
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

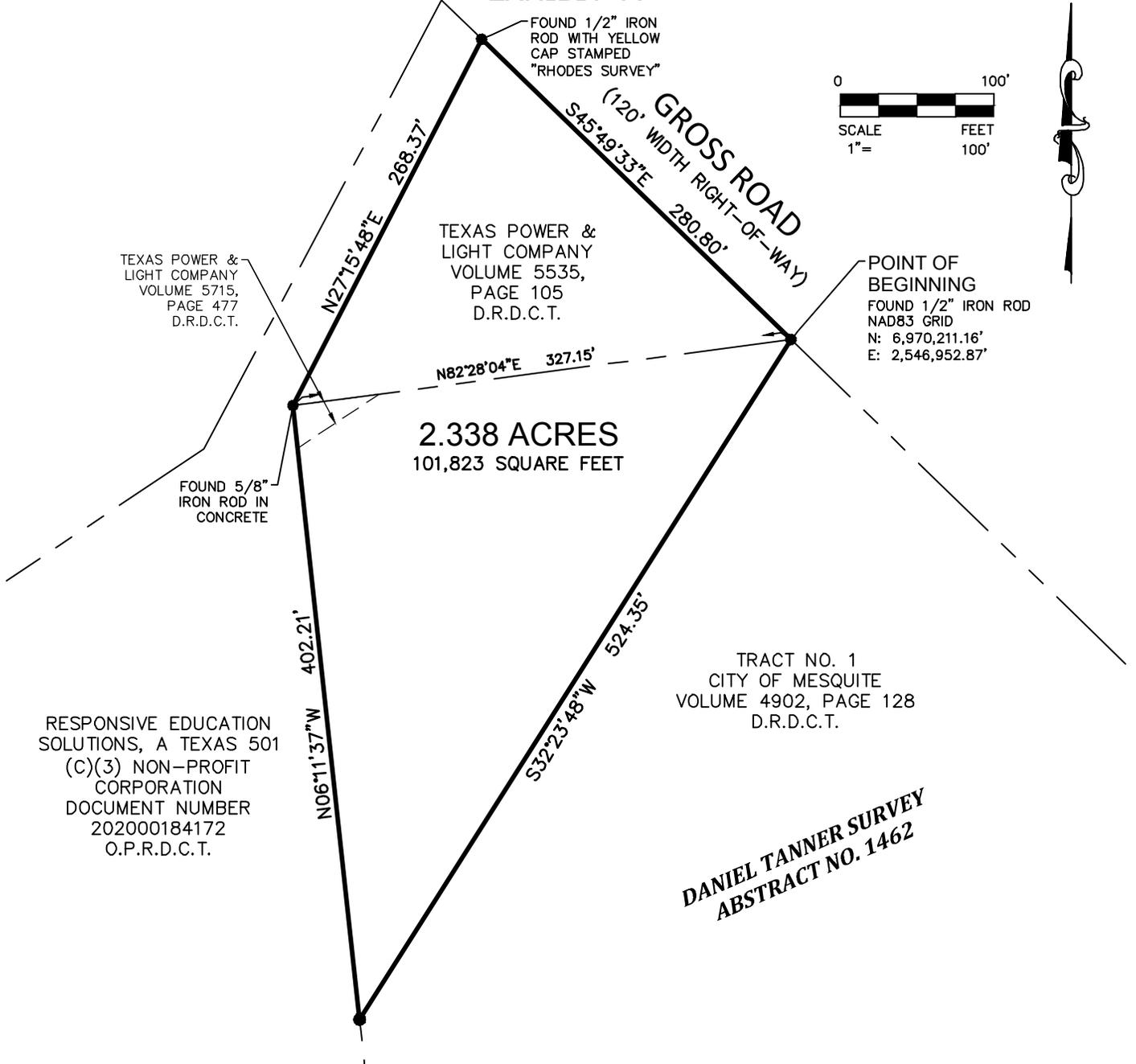


**BOUNDARY
SURVEY
OF
2.338 ACRES**

LOCATED IN THE DANIEL TANNER SURVEY, ABSTRACT NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS

PLOTTED BY: Kevin Jungce ON: Thursday, May 01, 2025 AT: 12:26 PM FILEPATH: P:\005700\5700\267-Mesquite West Substation Expansion\Survey\Drawings\B005700.267-Mesquite West Sub Overall Boundary SURF TXNC.dwg

EXHIBIT 'A'



TEXAS POWER &
LIGHT COMPANY
VOLUME 5715,
PAGE 477
D.R.D.C.T.

TEXAS POWER &
LIGHT COMPANY
VOLUME 5535,
PAGE 105
D.R.D.C.T.

POINT OF
BEGINNING
FOUND 1/2" IRON ROD
NAD83 GRID
N: 6,970,211.16'
E: 2,546,952.87'

2.338 ACRES
101,823 SQUARE FEET

FOUND 5/8"
IRON ROD IN
CONCRETE

RESPONSIVE EDUCATION
SOLUTIONS, A TEXAS 501
(C)(3) NON-PROFIT
CORPORATION
DOCUMENT NUMBER
202000184172
O.P.R.D.C.T.

TRACT NO. 1
CITY OF MESQUITE
VOLUME 4902, PAGE 128
D.R.D.C.T.

DANIEL TANNER SURVEY
ABSTRACT NO. 1462

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999863513 was used for this project.

- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DUNAWAY ASSOC." UNLESS OTHERWISE NOTED
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

A metes and bounds description of
even date accompanies this plat.

MAY 1, 2025

B005700.267



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



**BOUNDARY
SURVEY
OF
2.338 ACRES**

LOCATED IN THE DANIEL TANNER SURVEY, ABSTRACT
NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS

FILE NO.: Z0325-0388
EXHIBIT B – DEVELOPMENT STANDARDS

This Planned Development – Light Commercial (“**PD-LC**”) 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 the Light Commercial (“**LC**”) Zoning District as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as **EXHIBIT C** and the standards identified below, which apply to this PD-LC District. Where these regulations conflict with or overlap another ordinance, this PD-LC ordinance will control.

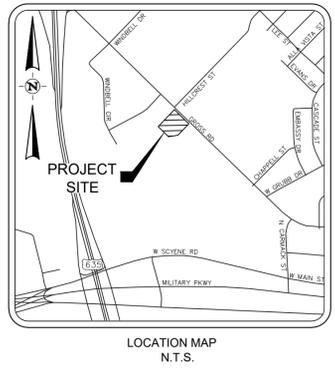
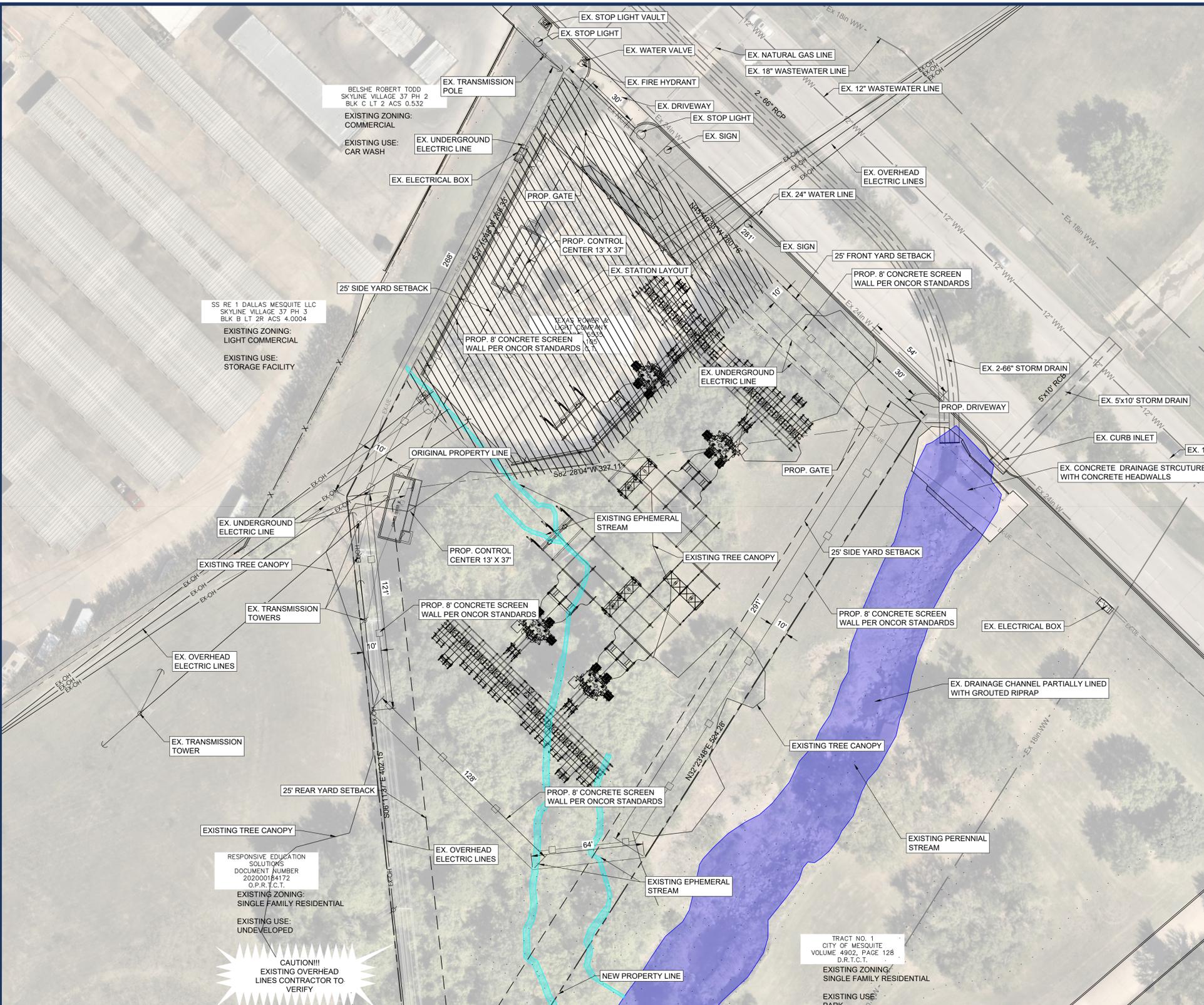
1. **Land Uses.** The permitted uses on the Property include the permitted uses in the LC Zoning District as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO. Prohibited uses on the Property are identified in subsection c below.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the LC Zoning District, as amended, is only allowed if a CUP is issued for the use.
 - b. An electrical substation and facilities are permitted.
 - c. Any land use prohibited in the LC Zoning District, as amended, is also prohibited.

2. **Development Standards.** In addition to the requirements of the LC base zoning district, the Planned Development is subject to the following:
 - a. **Site Plan.** The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building/structures placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
 - b. **Building Height.** The maximum height of electrical equipment for a substation (not including transmission towers) shall be 70 feet.
 - c. **Screening.** The following screening standards apply to electric substation use.
 - i. A masonry screening wall of eight (8) feet in height without a tree buffer line shall be erected shall be as shown on the concept plan. The screening wall may be located in the front setback.
 - ii. A wrought-iron gate shall be used for the gate.

d. Landscaping. The following landscaping standards apply to electric substation use.

- i. Compliance with the landscape requirements in Section 1A-200 of the MZO is not required. Turf, existing vegetation, and/or ground cover shall be required and maintain around the exterior of the screening wall.

FILE NAME: A:\57000s\57041002\LD\CADD\Sheets\Exhibits\Exhibit C - Zoning Concept Plan.dwg DATE: May 1, 2025, TIME: 3:49 PM, USER: ah3094



LEGEND:

— Ex F/O —	EXISTING FIBER OPTIC
— Ex Tel —	EXISTING TELEPHONE LINE
— Ex NGas —	EXISTING NATURAL GAS LINE
— Ex WW —	EXISTING WASTEWATER
— Ex OHE —	EXISTING OVERHEAD ELECTRIC
— Ex UGE —	EXISTING UNDERGROUND ELECTRIC
— Ex W —	EXISTING WATER LINE
—	EXISTING STORM SEWER
— 455 —	PROPOSED MAJOR CONTOUR LINE
— 454 —	PROPOSED MINOR CONTOUR LINE
— 455 —	EXISTING MAJOR CONTOUR LINE
— 454 —	EXISTING MINOR CONTOUR LINE
—	PROPERTY LINE
—	EASEMENT LINE
—	ASPHALT LINE
○	POWERPOLE
○	MANHOLE
○	VALVE
●	FIRE HYDRANT
⊗	WATER METER
⊙	LIGHT POLE
	2" - 1" ROCK WITH NO FINES PER ONCOR STANDARDS
	6" - 3000 PSI CLASS A CONCRETE WITH #4 BARS AT 18" O.C.E.W.
	EXISTING PERENNIAL STREAM AREA
	EXISTING EPHEMERAL STREAM AREA

NOTES:

1. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF THE PLAT
2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
3. THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

Site Data Summary Table

Proposed Use	Oncor Electric Substation
Existing Zoning District	Light Commercial & Single Family Residential
Proposed Base Zoning District	Light Commercial
Gross Site Area (ac. & sq. ft.)	2.34 ac. & 101,795 sq. ft
Lot Coverage	1.94 ac. & 84,684 sq. ft
Maximum Height (in ft. & stories)	65' (stories N/A)
Required Landscape Area (ac. & %)	N/A
Provided Landscape Area (ac. & %)	N/A
Parking Spaces Ratio by Use	N/A
Parking Spaces Required	N/A
Parking Spaces Provided	N/A
Percentage of Open Space	16.8

NOTE:
CASE NO. : Z0325-0388

HANBY SUBSTATION EXHIBIT C ZONING CONCEPT PLAN

BEING 2.3369 ACRES
IN THE DANIEL TANNER SURVEY, ABSTRACT NO. 1462
200 GROSS ROAD
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

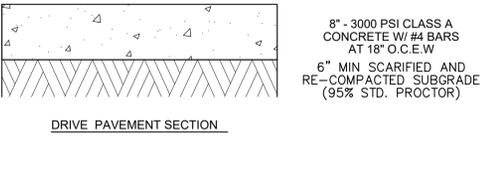
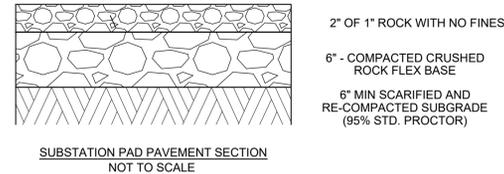
PREPARED: MARCH 2025

OWNER/APPLICANT ONCOR ELECTRIC DELIVERY COMPANY, LLC. 777 MAIN STREET, SUITE 707 FORT WORTH, TX 76102 CONTACT: ASHTON MILLER 817-2152380	ENGINEER HALFF 3803 PARKWOOD, SUITE 800 FRISCO, TX 75034 CONTACT: TRAVIS YANKER 214-937-3937 TYANKER@HALFF.COM
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OWNER/DEVELOPER
ONCOR ELECTRIC DELIVERY COMPANY
777 MAIN STREET, SUITE 707
FORT WORTH, TX 76102
CONTACT: SETH SAMPSON
TEL: (817) 215-6807
EMAIL: seth.sampson@oncor.com

ENGINEER
HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TX. 75034
CONTACT: TRAVIS J. YANKER, P.E.
TEL: (214) 937-3937
EMAIL: tyanker@halff.com

SURVEYOR
DUNWAY ASSOCIATES, LLC
550 BAILEY AVE. SUITE 400
FORT WORTH, TEXAS 76107
CONTACT: KEVIN JUNGE, RPLS
TEL: (817) 632-4712
EMAIL: kjunge@dunway.com



HANBY SUBSTATION - EXHIBIT C



THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.