



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
July 28, 2025 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for the July 14, 2025, Planning and Zoning Commission meeting.

PUBLIC HEARINGS

The City Council may approve a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

PUBLIC HEARING AND CONSIDER APPROVAL OF THE FOLLOWING ORDINANCES RELATING TO THE PROPOSED NEW DOWNTOWN MESQUITE “DM” SPECIAL PURPOSE ZONING DISTRICT (DM-DISTRICT):

** It is recommended the Commission conduct one public hearing for Items #4 – #6 and upon closing the public hearing make one motion for a combined recommendation for all three (3) items.*

4. ZONING TEXT AMENDMENT: ZTA No. 2025-02.

Discuss and consider approval of Zoning Text Amendment No. 2025-02, amending 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, 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. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The proposed Zoning Text Amendment also includes repealing the Central Business (**CB**) Zoning District classification, and the Military Parkway-Scyene Corridor (**MP-SC**) Overlay District classification, and associated regulations, as those classifications are replaced with the new DM-District classification(s) and associated new regulations. The properties are *rezoned* to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

**5. COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT:
Application No. Z0725-0405.**

Discuss and consider Zoning Application No. Z0725-0405, submitted by the City of Mesquite, for:
(a) a Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area, and
(b) for a change of zoning for the properties described below in this Notice from their current zoning classifications and zoning overlay to the Downtown Mesquite “DM” Special Purpose Zoning District (**DM-District**) classification for 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, all as more particularly shown on the accompanying map.

6. ZONING TEXT AMENDMENT: ZTA No. 2025-03.

Discuss and consider approval of Zoning Text Amendment No. 2025-03, amending the Mesquite Zoning Ordinance “MZO” by revising Appendix C – Zoning Ordinance, Part 3 (Nonresidential Districts) for the purpose of repealing provisions related to the Central Business (**CB**) Zoning District classification, and the Military Parkway-Scyene Corridor (**MP-SC**) Overlay District classification, and the associated regulations, as those districts have been repealed and replaced with the new DM-District, including its sub-districts, in ZTA No. 2025-02. This Zoning Text Amendment includes general updates to the MZO related to said provisions. The properties are *rezoned* to the new DM-District, including the new subdistricts, in Zoning Map Amendment File No. Z0725-0405.

NON-PUBLIC HEARING ITEMS

7. MESQUITE CITY CODE: Chapter 13 – Signs.

Discuss proposed amendments to the Mesquite City Code, Chapter 13 (Signs) covering the sign components of the new proposed Downtown Mesquite “DM” Special Purpose Zoning District (**DM-District**). *[Note: This item is for informational purposes only – No action is required by the Commission.]*

DIRECTOR'S REPORT

8. DIRECTOR'S REPORT.

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on July 21, 2025.

9. Discuss training topics and options for the Planning and Zoning Commission.

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on July 28, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by July 25, 2025, before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services

MINUTES**July 14, 2025****PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS****City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas****REGULAR MEETING****ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)**

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 2	Millie Arnold	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 3	Roger Melend	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 4	Ronnie Chenault	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)
Alternate No. 2	Debbie Screws	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	☒ Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	☒ Present In-Person
Ti'Ara Clark	Planner	☐ Present In-Person
Millie Laird	Planning & Development Administrative Aide	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Chairwoman Teferi at 7:00 p.m.; Planning and Development Services Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for June 23, 2025, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve both items on the consent agenda; Commissioner Dharmarajan seconded; the motion carried 7-0.

PUBLIC HEARINGS**4. ZONING APPLICATION NO. Z0525-0395.**

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0395 submitted by Birat Dhakal, Triangle Engineering LLC., for a zoning change to amend Planned Development – Industrial Ordinance No. 5119 to modify Exhibit C - Concept Plan to include an additional flex office building located at 1202 IH 30.

Assistant Director Garrett Langford presented to the Commission. There were no questions from the Commissioners.

APPLICANT

Kien Kaw, 1782 W. McDermott Drive, Allen, TX, 75013, stood before the Commission to answer any questions.

DISCUSSION

Commissioner Arnold asked about the purpose of the “flex office”; Mr. Kaw indicated that the space would be utilized as a flex space or showroom. Commissioner Melend inquired about parking requirement and if it would the current plan still suffice due to the addition of the flex office. Mr. Langford responded that staff had reviewed the revised concept plan and confirmed that it complies with parking and other development standards.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; Chairwoman Teferi closed the public hearing.

ACTION

Commissioner Walker made a motion to approve the zoning application; Commissioner Melend seconded. The motion carried 7-0.

5. ZONING APPLICATION NO. Z0525-0401.

Conduct a public hearing and consider approval of Zoning Application No. Z0525-0401 submitted by Thomas Forbes, Gemumori Games, LLC., for a zoning change from Commercial within the TERRA Overlay District to Commercial within the TERRA Overlay District with a Conditional Use Permit to allow a coin-operated game room, located at 2156 Town East Mall (parcel address 1800 N. Town East Blvd).

Mr. Langford presented to the Commission.

APPLICANT

Thomas Forbes (applicant), 8428 Mesa Verde Dr., Plano, TX 75025, stood before the Commission to answer any questions.

DISCUSSION

There was a discussion regarding the type of games that would be installed; whether food or beverage would be served (per applicant, there will only be games at the location) and if security personnel would be onsite, to which the applicant stated that the mall provides security.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; Chairwoman Teferi closed the public hearing.

ACTION

Commissioner Chenault made a motion to approve the zoning application; Commissioner Arnold seconded. The motion carried 7-0.

6. ZONING APPLICATION NO. Z0125-0379.

Conduct a public hearing and consider approval of Zoning Application No. Z0125-0379 submitted by QT South, LLC., (QuikTrip) for a zoning change from Agricultural within the K-20 Floating Zone to Planned Development-Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential district; to allow a convenience store with fuel sales within the required 500-foot separation from a residential zoning district; and to increase the maximum number of vehicle fueling positions to 20 fueling positions on approximately 3.4 acres of land located at northwest corner of IH-20 and FM-740 (KCAD Property Id. Numbers 227047 and 227048).

Mr. Langford presented to the Commission.

DISCUSSION

There were discussions regarding whether there would be EV charging units available; if screening would be required; concerns that the 12-car stacking plan would be sufficient for mitigating traffic build-up. There was a discussion about the current “acceleration ramp” onto IH-20 and if it will be reconstructed to allow an entrance into the location; Mr. Langford indicated that any driveway connecting to the ramp would be subject to TXDOT approval. Additionally, the usage of the entrance on the northern end of the site, off FM 740, was discussed. Mr. Langford advised the Commission that the entrance would be used for future developments, as well.

APPLICANT

Corey Vaughan, 8700 Freeport Parkway, Irving, TX 75063, addressed the Commission on behalf of the applicant, specifically answering Commissioner Dharmarajan’s concern related to EV charging availability at the location.

DISCUSSION

Commissioner Walker asked Mr. Vaughan about the number of jobs that would be available. Commissioners Cumby and Dharmarajan expressed opinions that including EV charging stations would be good for the public and travelers.

PUBLIC COMMENTS

Chairwoman Teferi opened the public hearing.

No one came forward; Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve; Commissioner Cumby seconded the motion. The motion carried 6-1, with Commissioner Dharmarajan abstaining.

DIRECTOR’S REPORT

7. Director Adam Bailey presented the Director’s Report on recent City Council action taken on zoning-related items at their meeting on July 7, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0388 submitted by Halff Associates, LLC, on behalf of Oncor Electric Delivery Company, LLC, for a Comprehensive Plan amendment to change the future land use designation from Parks, Open Space, and Drainage to Utilities and a change of 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 at 200 and 427 Gross Road. (No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) Public hearing held. **Approved by Ordinance No. 5174.**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0325-0389 submitted by Kimley-Horn and Associates, Inc., on behalf of BJ's Wholesale Club, for a change of zoning from Planned Development (PD) - Commercial (Ord. 1643) to PD - Commercial to allow limited fuel sales with modifications to the maximum number of vehicle fueling positions and to the 500-foot separation requirement from a residential district located at 4444 North Galloway Avenue. (No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) Public hearing held. **Approved by Ordinance No. 5175.**

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC, on behalf of Lawson and Clay Properties, LLC, for a change of zoning from Planned Development - Mixed Use (Ordinance No. 4038) to Planned Development - General Retail (GR) and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail to allow a retail development with contractor uses in addition to those permitted in the GR district with modified development standards, located at 2200 Lawson Road (east of the Clay Mathis Road and Lawson Road intersection). (No responses in favor and one in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was postponed at the March 17, 2025, City Council meeting.) Public hearing held. **Denied.**

8. Mr. Bailey gave the Commission a briefing on the Downtown Mesquite Zoning District.
9. Mr. Bailey discussed training topics and options for the Planning & Zoning Commission.
10. Assistant Director Garret Langford gave the Commission a briefing on recent planning and zoning legislation enacted from the 89th Texas Legislative Session.

The next meeting will be held on Monday, July 28, 2025.

EXECUTIVE SESSION

The Commissions adjourned into Executive Session to consult with City Attorney as authorized by Texas Government Code Section 551.071 at 8:55 PM. The meeting reconvened at 9:19 PM and no action was taken.

Chairwoman Teferi adjourned the meeting at 9:19 p.m.

Chairwoman Soira Teferi



EXECUTIVE SUMMARY

Mesquite is taking bold steps to transform its downtown into a vibrant hub for residents and visitors alike. Through three carefully planned initiatives, we're modernizing our zoning framework to create a more walkable, business-friendly, and attractive downtown area while respecting our community's unique history and character.

NEW ZONING DISTRICT CREATION

The cornerstone of this effort is the establishment of the new Downtown Mesquite (DM) Special Purpose Zoning District (ZTA 2025-02). This modern zoning approach divides downtown into three distinct subdistricts, each with tailored regulations. The DM-Core subdistrict will serve as the lively center with shops and restaurants, while the DM-Mixed-Use area will blend residential and commercial spaces. The DM-Edge subdistrict provides a thoughtful transition between downtown and surrounding neighborhoods. These changes will make our downtown more pedestrian-friendly while supporting both existing businesses and new investment.

STREAMLINING OUTDATED REGULATIONS

To complement the new zoning district, we're removing obsolete zoning classifications (ZTA 2025-03). The outdated Central Business District and Military Parkway-Scyene Corridor Overlay will be eliminated since they no longer serve our community's needs. This cleanup simplifies our zoning code while maintaining important development standards, making it easier for property owners and businesses to navigate the regulations.

COMPREHENSIVE REZONING IMPLEMENTATION

The final piece of this initiative (Z0725-0405) applies the new DM zoning to approximately 268 acres in our downtown area. This includes updating our Future Land Use Map to designate these properties as part of the Downtown Special Planning Area. The rezoning ensures our regulations match our vision for a thriving downtown that balances economic growth with community character.

PROTECTION FOR EXISTING BUSINESSES

We recognize the importance of protecting current businesses during this transition. All legally established businesses that don't conform to the new zoning standards will be allowed to continue operating. However, these nonconforming uses cannot expand their operations or add new nonconforming elements. If a nonconforming business closes for more than six months, it must comply with the new standards if it reopens.

COMMUNITY BENEFITS

These coordinated changes will create numerous benefits for Mesquite, including safer pedestrian environments, increased economic opportunities, and clearer development guidelines. The plan maintains our historic charm while positioning downtown for smart growth. Developed through extensive community engagement, these improvements reflect what residents and business owners told us they wanted for downtown's future.





PLANNING AND ZONING DIVISION

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).

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.

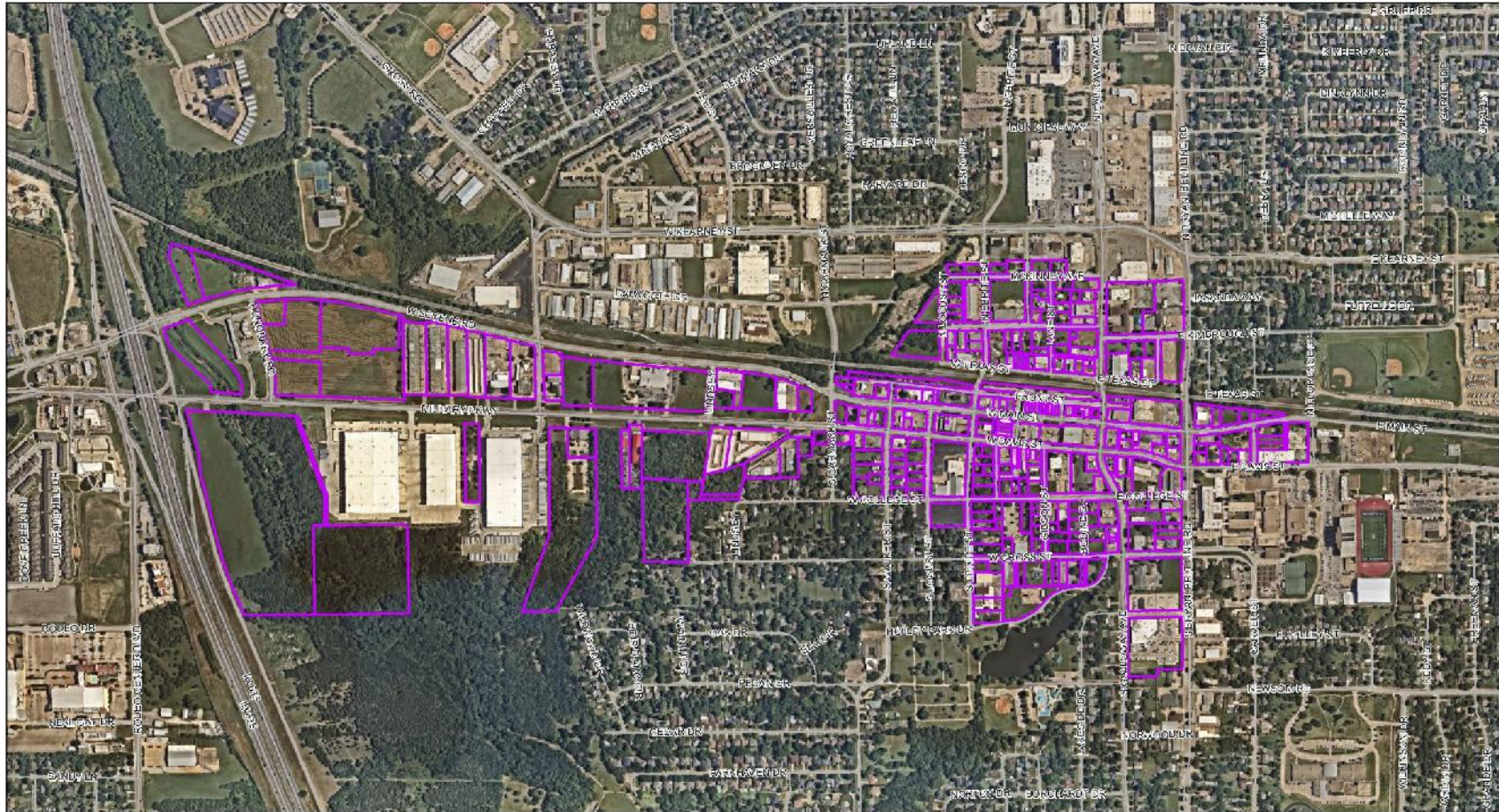
RECOMMENDATIONS

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

Aerial Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405



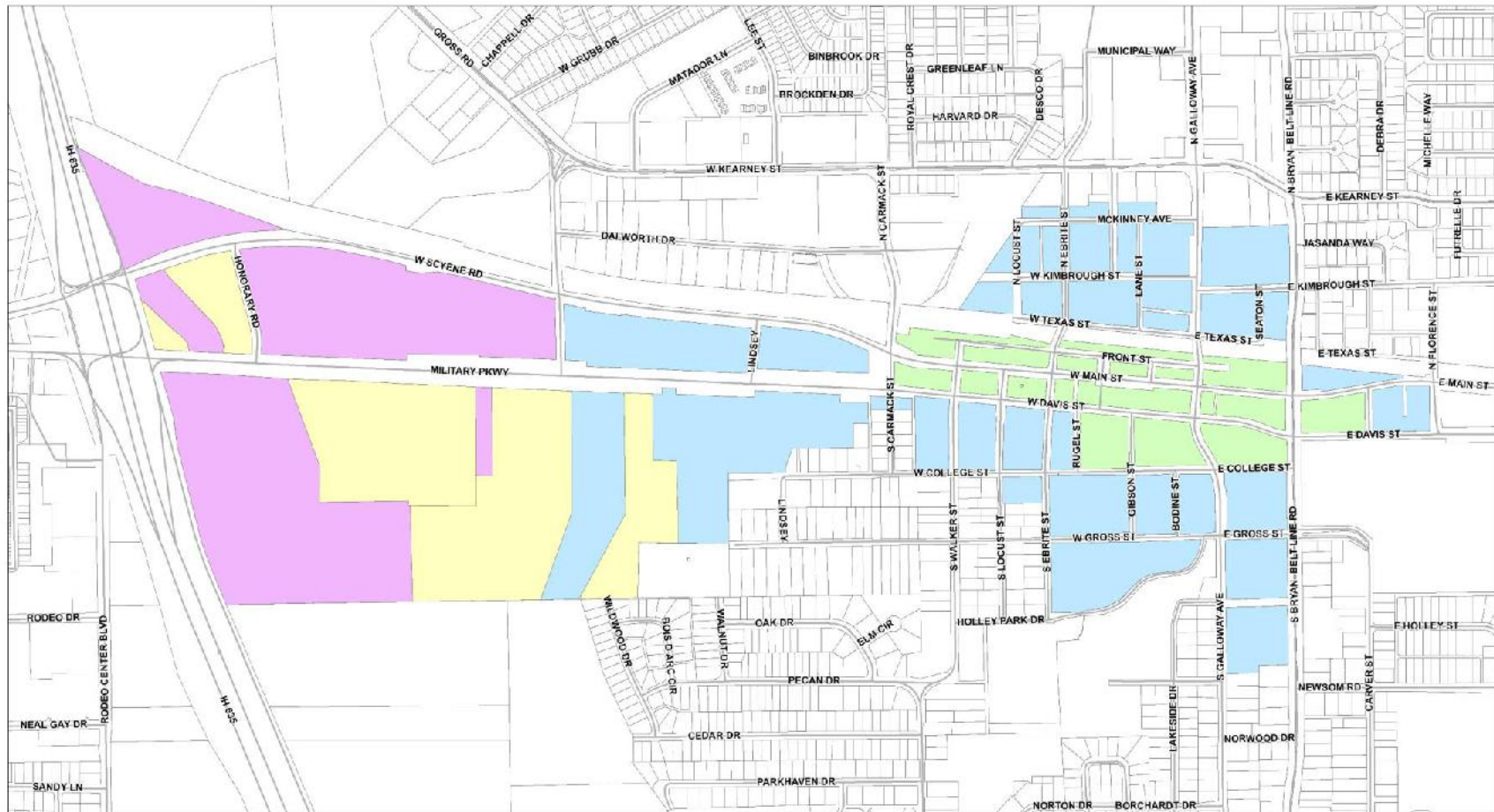
DTMesqZoning

Drawn By Aubrey Robbins, GIS
Engineering Map Date: 7/23/2025
Path: Q:\Planning\Economic Development\Downtown Zoning Map\Exhibit A.mxd

0 0.1 0.2 Miles



Proposed Downtown Mesquite Zoning Map



Existing PU - Not Included in the DMS
Downtown Zones
DMS - C
DMS - M
DMS - S

Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/2/2025
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FMESQUITE CITY CODE

* * *

APPENDIX C – MESQUITE ZONING ORDINANCE (“MZO”)

* * *

Part 4. – PD, SPECIAL PURPOSE ZONING DISTRICTS, AND OVERLAY DISTRICTS

* * *

4-1600. DOWNTOWN MESQUITE SPECIAL PURPOSE ZONING DISTRICT (“DM-DISTRICT”)

4-1601	Purpose and Scope.....	Page 3
4-1602	Downtown Mesquite Special Purpose Zoning District ("DM-District") Prefix and Suffixes.....	Page 4
4-1603	Boundaries and Descriptions of District and Character Subdistricts.....	Page 5
4-1604	Abbreviations, Acronyms, and Definitions.....	Page 7
4-1605	Permitted Uses in DM-District.....	Page 12
4-1606	Use Regulations and Use Definitions for DM-District.....	Page 15
4-1607	Parking Standards for DM-District.....	Page 20
4-1608	Sign Standards for DM-District.....	Page 22
4-1609	Landscaping, and Living Screen and Buffering for DM-District	Page 23
4-1610	Design Standards for DM-District – Overview	Page 25
4-1611	Downtown Mesquite-Core (“DM-C”) Subdistrict Design Standards.....	Page 27
4-1612	Downtown Mesquite-Mixed-Use (“DM-MU”) Subdistrict Design Standards	Page 34
4-1613	Downtown Mesquite-Edge (“DM-E”) Subdistrict Design Standards.....	Page 38
4-1614	Enhanced Approval Standards for Approval of Permits within the Downtown Mesquite-Core (“DM-C”) Subdistrict.....	Page 40
4-1615	Appeals.....	Page 42

EXHIBIT A TO ORDINANCE NO. _____; ZTA NO. 2025 – 02.

Appendix C – Mesquite Zoning Ordinance (“MZO”); NEW 4-1600 – Downtown Mesquite Special Purpose Zoning District (“DM”).
Planning & Zoning Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

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APPENDIX C – MESQUITE ZONING ORDINANCE (“MZO”)

* * *

Editor’s Note:

[Revise the title for Part 4; and ADD New 4-1600 with the following text.]

Part 4. – PD, SPECIAL PURPOSE ZONING DISTRICTS, AND OVERLAY DISTRICTS

* * *

4-1600. Downtown Mesquite Special Purpose Zoning District (“DM-District”)

4-1601 – Purpose and Scope.

The Downtown Mesquite Special Purpose Zoning District (“**DM-District**”) is designed to serve as a tool to guide development of Downtown and the surrounding area by providing opportunities for existing and new businesses; and creating a downtown environment that positions the district as a desirable area for business development and the enjoyment of citizens and visitors. It facilitates pedestrian oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services.

This is achieved by promoting an efficient, compact and walkable development pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; positioning the historic Town Center as a viable transit-oriented development (TOD); promoting a more functional and attractive community using recognized and time-tested principles of urban design; and allowing developers flexibility in land use and site design. A high level of attention to site and building design is required to promote an attractive and functional Downtown Mesquite, as envisioned in the Mesquite Comprehensive Plan.

While revitalization of the historic Downtown Mesquite area is a high priority, it must be accomplished in a manner that preserves and perpetuates the history and heritage of this community. It is the City’s goal to enhance the significance of the City’s authentic core to residents, tourists and visitors and serve as a support and stimulus to business and industry.

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4-1602 – Downtown Mesquite Special Purpose Zoning District (“DM-District”) Prefix and Suffixes.

- A. *Prefix.* The Downtown Mesquite zoning district prefix “DM” constitutes a special purpose zoning district, and the addition or removal of the “DM” prefix is considered a Zoning Map Amendment, constituting zoning action, requiring due process required under State and other law.
- B. *Suffix denotes character subdistrict.* The “DM” prefix designation will include an alphabetical suffix at the end that specifies a particular area as a “Character Subdistrict.” The addition, removal, or change of any “DM” suffix (denoting a character subdistrict) is considered a Zoning Map Amendment, constituting zoning action, requiring due process required under State and other law. The DM-District has three (3) distinct character subdistricts denoted by the following suffixes:
1. *DM-C.* Downtown Mesquite-Core Subdistrict, or DM – Core Subdistrict, or DM-C Subdistrict.
 2. *DM-MU.* Downtown Mesquite-Mixed-Use Subdistrict, or DM – Mixed-Use Subdistrict, or DM-MU Subdistrict.
 3. *DM-E.* Downtown Mesquite-Edge Subdistrict, or DM – Edge Subdistrict, or DM-E Subdistrict.

Cross references –

Zoning Map Amendment; MZO, Part 5, 5-300, [Section 5-309](#).

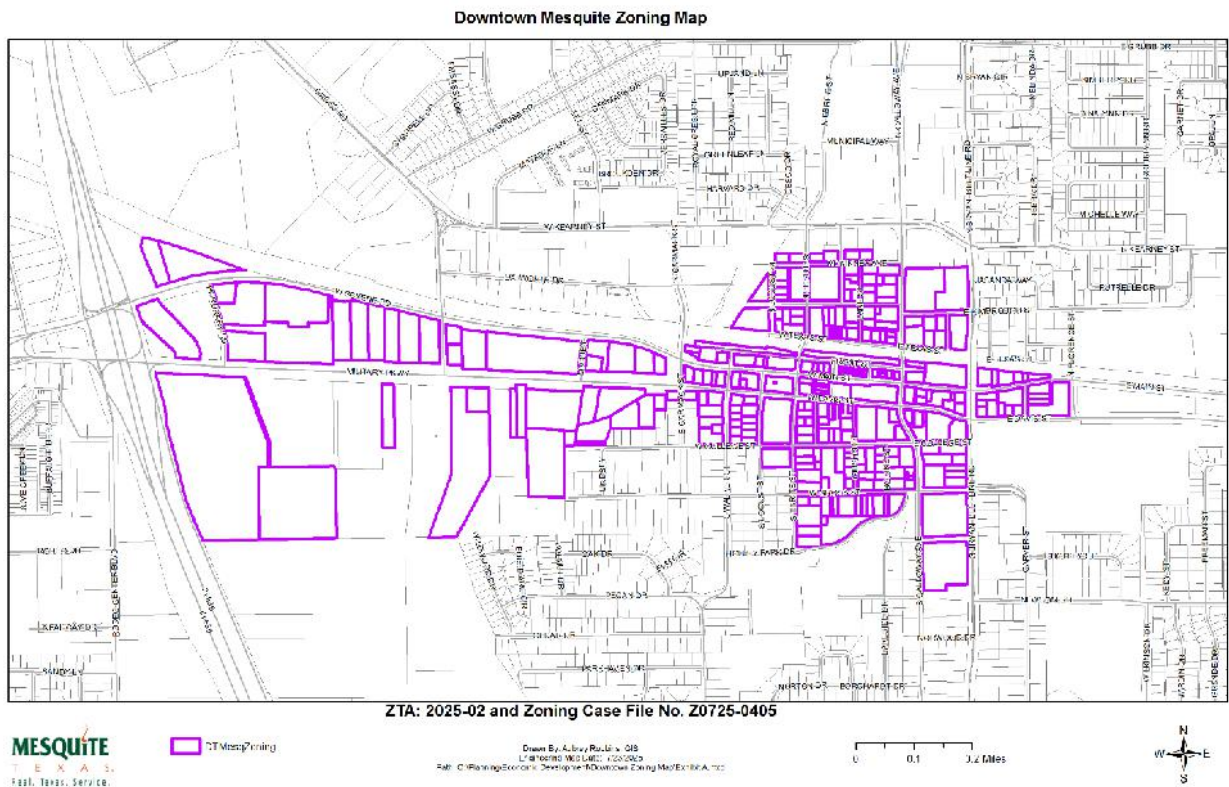
Boundaries and descriptions of district and character subdistricts; MZO, Part 4, 4-1600, Section 4-1603.

[The remainder of this page is intentionally left blank.]

4-1603 – Boundaries and Descriptions of District and Subdistricts.

- A. *DM-District boundary.* The Downtown Mesquite Special Purpose Zoning District (“DM-District”) includes the approximate 286 acres of land within Mesquite’s downtown area as shown below in Figure 4-1603.01 (Downtown Mesquite Special Purpose Zoning District (“DM-District)). The DM-District borders shall be contiguous.

Figure 4-1603.01 (Downtown Mesquite Special Purpose Zoning District (“DM-District”))

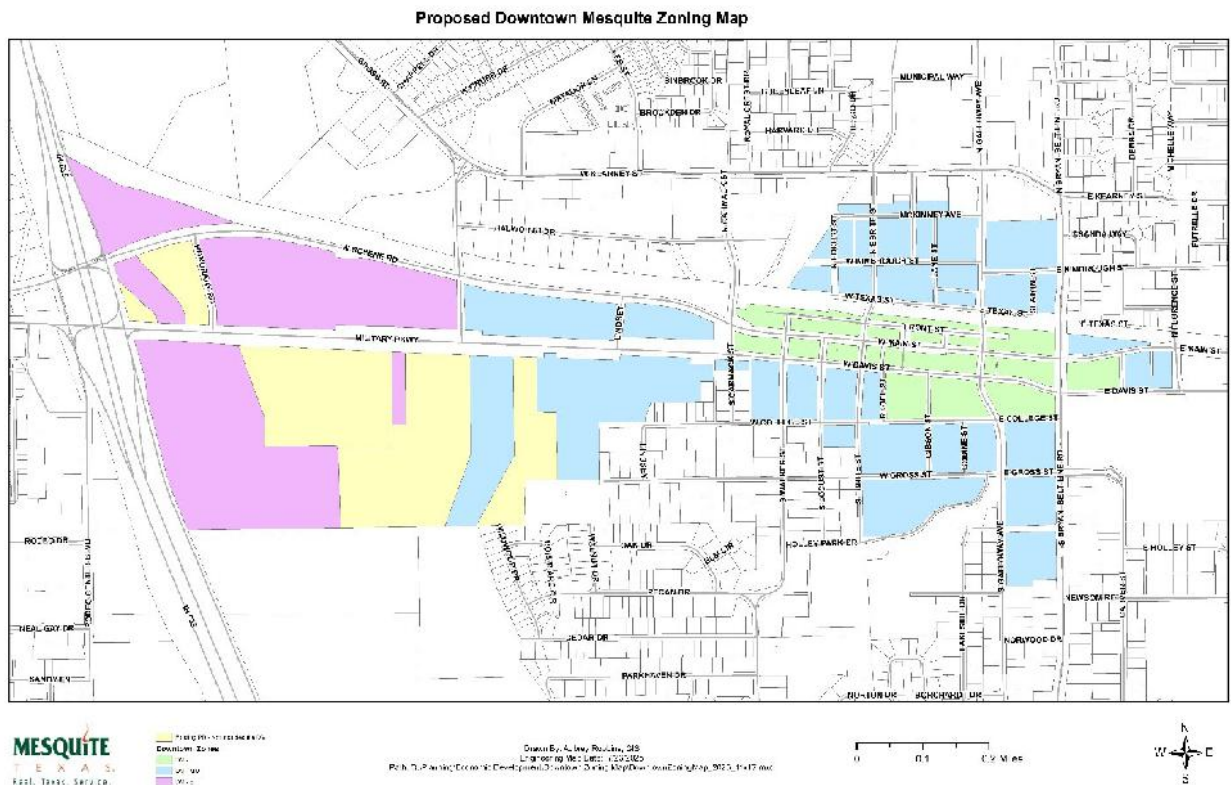


Cross reference – Zoning Map Amendment; MZO, Part 5, 5-300, [Section 5-309](#).

B. Subdistrict boundaries.

1. **DM-C. Downtown Mesquite-Core Subdistrict.** DM-C Subdistrict shall apply to the area geographically bounded by the Union Pacific Railroad property line on the north, Florence Street and South Bryan-Belt Line Road on the east, East Davis Street, West College Street, and West Davis Street on the south, and Carmack Street on the west. The DM-C area is the core of the Downtown Mesquite Zoning District (“DM-District”) and shares the same boundaries as the *Downtown Mesquite Main Street Program Boundary Area*. See below Figure 4-1603.02 (DM-District Subdistricts).
2. **DM-MU. Downtown Mesquite-Mixed-Use Subdistrict.** DM-MU Subdistrict shall apply to specific areas directly abutting the DM-C boundary to the west, north, and south. The DM-MU area provides opportunities for new development and redevelopment that shall be cohesive with the future vision of downtown. See below Figure 4-1603.02 (DM-District Subdistricts).
3. **DM-E. Downtown Mesquite-Edge Subdistrict.** DM-E Subdistrict shall apply to all parcels that front West Scyene Road and Military Parkway bounded by I-635 on the west and Gross Road on the east. This area contains several large undeveloped properties west of the downtown core. The DM-E area is intended to provide an aesthetic transition for visitors as they commute into the core of the downtown district. See below Figure 4-1603.02 (DM-District Subdistricts).

Figure 4-1603.02 (DM-District Subdistricts)



4-1604 – Abbreviations, Acronyms, and Definitions.

- A. *In general.* The rules of [Section 6-101](#), regarding interpretation, construction and interchangeability of terms, shall be observed, except when the context requires otherwise.
- B. *Abbreviations and Acronyms.*
1. BOA: Board of Adjustment
 2. CO: Certificate of Occupancy
 3. CUP: Conditional Use Permit
 4. DM-District: Downtown Mesquite Special Purpose Zoning District
 5. DM-C: Downtown Mesquite-Core
 6. DM-MU: Downtown Mesquite-Mixed-Use
 7. DM-E: Downtown Mesquite-Edge
 8. H-POD: Historic Preservation Overlay District
 9. ML: Mesquite Landmark
 10. MLC: Mesquite Landmark Commission
 11. MZO: Mesquite Zoning Ordinance
 12. PD: Planned Development
 13. P&Z: Planning and Zoning
 14. TLGC: Texas Local Government Code
 15. ZTA: Zoning Text Amendment
- C. *Definitions.* For other general definitions, See Part 6 (Definitions and Interpretation of Terms), [Section 6-102](#) (Definitions).

Awning means any element with a fabric or material surface that is typically sloped.

Awning Valance Height means the height of any fabric hanging down from the front edge of an awning.

Belt Courses means a continuous row or layer of brick set in a wall.

Block Face means the properties located on one side of the street situated between two intersections.

Boutique Hotels means small-scale hotels that provide a unique lodging experience, such as, but not limited to, a bed and breakfast, an inn, etc. A boutique hotel shall not be considered a limited service or general service hotel/motel.

Building: Any structure used or intended to be used for the shelter or enclosure of persons, animals, or property.

Free-standing building: A building which is physically separated from other buildings.

Building edge: The outermost edge of a building where the building meets the surrounding environment or property line.

Building line: The line parallel or approximately parallel to street line, beyond which no building or part thereof shall project, except as otherwise provided.

Building site: A lot which is shown on a plat approved by the commission and filed in the plat records of the county.

Bulkhead means retaining wall-like structure that are located below the display window, adds interesting detail to the streetscape, and shall be preserved, as shown below in Sec. 4-1604.D (Images), Figure 4-1604.01 (Anatomy of a Main Street Building).

Canopy means a fixed, rigid element attached to a building by tie rods or hangers.

Character Subdistricts: Are intended to preserve and/or create an urban form that is distinct from other Character Subdistricts. Each Character subdistrict shall establish use and building standards including but not limited to building placement, height, parking, service access, and other functional design standards for all properties within that Character Subdistrict. The Official Zoning Map classifies all properties within Downtown Mesquite into one of three Character Subdistricts: Downtown Mesquite-Core (“DM-C”); Downtown Mesquite-Mixed-Use (“DM-MU”); and Downtown Mesquite-Edge (“DM-E”). The different Character Subdistricts are based on historic and regional architectural traditions and development intended to create a built environment that is consistent with the adopted Downtown Special Planning Area, as defined in the Mesquite Comprehensive Plan.

Compatible Property: See [6-200](#) (Definitions for Historic Preservation and Landmarks), [Sec. 6-202](#).

Contributing Property: See [6-200](#) (Definitions for Historic Preservation and Landmarks), [Sec. 6-202](#).

Cornice means the projecting member at the top of the exterior wall, as shown below in Sec. 4-1604.D (Images), Figure 4-1604.01 (Anatomy of a Main Street Building).

Demolition: See [6-200](#) (Definitions for Historic Preservation and Landmarks), [Sec. 6-202](#).

Department Store: Large-scale retail stores.

Development Document: A document, including an application for a plat, plan, or development permit, related to the development of or improvement to land that is required by law, ordinance, rule, or other measure to be approved by a regulatory authority in order for a person to initiate, engage in, or complete the development or improvement. See TLGC, Title 7, Subtitle C, Chapter 247, [Sec. 247.001](#) (Definitions).

Development Inspection: The inspection of an improvement to land required by a regulatory authority as part of a project to develop the land or construct or improve an improvement to the land. See TLGC, Title 7, Subtitle C, Chapter 247, [Sec. 247.001](#) (Definitions).

Display Windows means the main portion of glass on the storefront, where goods and services are displayed, as shown below in Sec. 4-1604.D (Images), Figure 4-1604.01 (Anatomy of a Main Street Building). See *also* “Non-Display Windows.”

District, zoning: A portion of the City of Mesquite within which uniform regulations apply under the provisions of this ordinance.

Residential district: The AG-Agricultural district, any R-Single Family Residential district, the D-Duplex district, any A-Multifamily district, and any portion of a PD-Planned Development district which permits residential uses.

Nonresidential district: Any district which is not a residential district and any portion of a PD-Planned Development district which permits nonresidential uses.

Downtown Mesquite Main Street Program Boundary Area: The geographic area of focus of the Mesquite Downtown Development/Main Street program. The City of Mesquite, Texas, is recognized as a designated Texas Main Street community by the Texas Historical Commission. The Downtown Mesquite Main Street Program Boundary Area is identified as a layer within the Downtown Mesquite online interactive map located on the City's website. The *Downtown Mesquite Main Street Program Boundary Area* shares the same boundaries as the Downtown Mesquite Character Subdistrict–Downtown Core (DM-C). See 4-1603 (Boundaries and descriptions of district and subdistricts).

Downtown Mesquite Zoning District (“DM”): A special purpose zoning district, and a geographic area of focus, designed to serve as a tool to guide development of Downtown and the surrounding area by providing opportunities for existing and new businesses; and creating a downtown environment that positions the district as a desirable area for business development and the enjoyment of citizens and visitors. See 4-1603 (Boundaries and Descriptions of District and Subdistricts).

Element means material part or detail of a building, structure, object, site, street, or district.

Exterior Feature(s) includes character defining features and means the architectural style and the general design and arrangement of the exterior of a building, structure, site, or object, including, but not limited to, the kind and texture of the building material(s), and the type, style and arrangement of all windows, doors, light fixtures, signs and other appurtenant elements, or the natural features including significant tree(s). In the case of outdoor advertising signs and billboards, "exterior feature" includes the style, material, size, and location of the sign.

Façade means the entire exterior building wall including the parapet.

Form means the shape and structure of a building.

Harmonious means having a pleasing or congruent arrangement.

Horizontal Elements means any component of a building or structure that extends horizontally.

Improvement means any building, structure, parking facility, fence, gate, wall, work of art or other object constituting a physical betterment of real property, or part of such betterment.

In-kind replacement means the replacement of an element with a new element of the same material, color, texture, shape, and form as the original.

Integrity means the authenticity of physical characteristics from which properties obtain their significance. When properties retain historic material and form, they are able to convey their association with events, people, and designs from the past. All buildings change over time.

Live-Work Units means any structure or portion of a structure that connects a dwelling unit and a non-residential use permitted by Table 4-1605.01 (Permitted Uses).

Maintain means to keep in an existing state of preservation or repair.

Mesquite Sign Ordinance means the regulations regarding signs located in Mesquite City Code, [Chapter 13 \(Signs\)](#).

Non-Display Windows shall pertain to any window that is located on the first floor but not part of the storefront. See also “Display Windows.”

Pet Shop means any pet supply or retail store that includes the sale and/or grooming of pets.

Planning means the process of setting development goals and policies to achieve goals and objectives as they relate to a community.

Signs. See Mesquite City Code, Chapter 13, Article 1, [Section 13-1](#) (Definitions) for a comprehensive list of sign definitions.

Single-Family Attached Dwellings means four (4) or fewer total units that are connected by a common fire-rated wall between units. Townhomes shall be included in this use.

Special Purpose Zoning District means a zoning area that has specific zoning requirements for a unique area. These districts are created to meet the needs of specific areas that may not fit standard zoning.

Storefronts mean any exterior face of a retail or commercial establishment that faces a street or public area, as shown below in Sec. 4-1604.D (Images), Figure 4-1604.01 (Anatomy of a Main Street Building).

Structure: Anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground. Structure shall not include trailers, trailers with wheels removed, export/shipping containers, or any other device designed and/or intended for transportation purposes or any modification of such a device.

Principal structure: A building or other structure occupied by or used by a principal use.

Accessory structure: A building or other structure on a lot which is occupied by an accessory use. Accessory structure shall include agricultural structures and building, statues, monuments, and fountains.

Temporary Retail means any business that temporarily operates up to a maximum of thirty (30) days.

Transom means any upper glass band of traditional storefronts, introduces light into the depths of the building, as shown below in Sec. 4-1604.D (Images), Figure 4-1604.01 (Anatomy of a Main Street Building).

Use (noun) means the purpose for which premises are occupied by a business, person, or activity.

Zoning is a police power measure, enacted by a municipality, including the City, in which the community is divided into districts or zones within which permitted and conditional uses (or special uses) are established as are regulations governing lot size, building bulk, placement, and other development standards. The purpose of zoning districts is to separate incompatible uses into various classifications in order to reduce conflicts between property owners, protect property values, and promote the general welfare and development of the City.

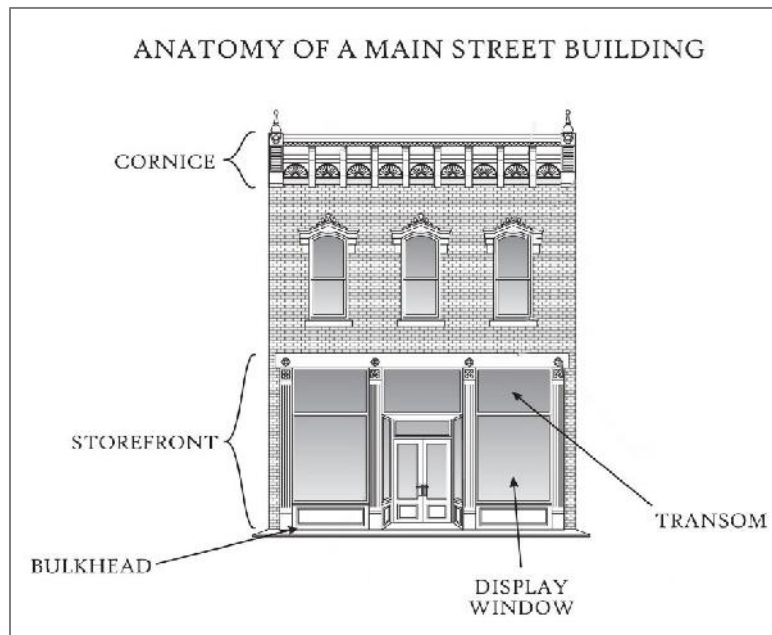
Zoning District means any district delineated on the official zoning district map under the terms and provisions of this code or which may hereinafter be created subsequent to the enactment of this code for which regulations governing the area, height, use of buildings, or use of land, and other regulations relating to development or maintenance of existing uses or structures, are uniform.

Zoning Map Amendment means a change in the boundaries or a change in classification of the zoning districts. A Conditional Use Permit (CUP) is considered a Zoning Map Amendment.

Zoning Text Amendment (ZTA) means a change in the regulations within the Mesquite Zoning Ordinance.

D. *Images.*

Figure 4-1604.01 (Anatomy of a Main Street Building)



4-1605 – Permitted Uses in DM-District.

A. *In general.*

1. This Section 4-1605 (Permitted uses) shall apply to the permitted uses within the Downtown Mesquite Special Purpose Zoning District’s (“DM-District”) three-character subdistricts, DM-C, DM-MU, and DM-E.
2. Any change made to Table 4-1605.01 (Permitted Uses) identifying the permitted uses is considered a Zoning Map Amendment (a change of zoning classification) and shall comply with MZO, Part 5, [5-300](#) (Amendments to the Comprehensive Plan, Zoning Text, and Zoning Maps; and Procedures for CUP, PD, Overlay, and Other Districts).

B. *Legal nonconforming uses.* Any use established prior to adoption of this ordinance shall be permitted to continue operation, so long as the business complies with MZO, Part 1, [1-300](#), [Section 1-302](#) (Nonconforming Uses). See also, MZO, Part 1, [1-300](#), [Section 1-301](#) (General Provisions) see Heritage Square.

C. *Permitted uses.*

1. Table 4-1605.01 (Permitted Uses) below shows the permitted uses within DM-C, DM-MU, and DM-E Subdistricts.
2. In the Downtown Mesquite Special Purpose Zoning District (“DM-District”), no land shall be used except for one (1) or more of the following uses to the extent that they are not prohibited by other regulations or ordinances.

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EXHIBIT A TO ORDINANCE NO. _____; ZTA NO. 2025 – 02.

Appendix C – Mesquite Zoning Ordinance (“MZO”); NEW 4-1600 – Downtown Mesquite Special Purpose Zoning District (“DM”).
Planning & Zoning Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

D. Table 4-1605.01 (Permitted Uses) below shall use the following classifications:

- P = Permitted Use
 C = Conditional Use Permit
 1 = In a case where a structure is comprised of multi-family dwelling units, the multi-family is prohibited on the first floor.
 2 = Wholesale Trade permitted when incidental to a permitted manufacturing use.
 3 = This use shall require a Conditional Use Permit (CUP) in the case of adaptive reuse in DM-MU where the use is changing from residential to non-residential or is adjacent to existing single family home.

TABLE 4-1605.01 – PERMITTED USES within Downtown Mesquite-Core (DM-C), Downtown Mesquite-Mixed-Use (DM-MU), and Downtown Mesquite-Edge (DM-E)					
SIC Code	Land Use	DM-C	DM-MU	DM-E	Use Regulations
Agriculture and Animal Uses					
0742	Veterinary Services - Indoor	C	P ³	P	
0742	Pet Boarding – Indoor	C	P ³	P	
0752	Grooming – Household Pets	P	P ³	P	
5999d	Pet Shops	C	C	P	
Manufacturing					
	Cottage Industrial	P	P ³	P	See 4-1606. A.5
	Food Processing, Less than 3,000 Square Feet	P	P ³	P	See 4-1606. A.8
	Food Processing, More than 3,000 Square Feet	C	C	P	See 4-1606. A.9
	Craft Alcohol Production	P	C	P	See 4-1606. A.4
	Office-Warehouse		C	P	See 4-1606. A.18
Transportation/Utilities					
	Railroad/Bus/Transit Terminal		C	P	
	Parking Lot as the principal use	C	C	P	See 4-1606. A.20
Retail Trade					
	Building Material and Supply Store	P	P ³	P	See 4-1606. A.4
533	Variety Stores		C	C	See 3-510
549a	Convenience Store		C	C	
5812	Eating Place, with Drive-Through		C	C	
5812	Eating Place, without Drive-Through	P	P ³	P	
	Eating Place, with brewpub	P	C	C	See 4-1606. A.7
	General Retail Unless Otherwise Specified, Less than 5,000 Square Feet	P	P ³	P	See 4-1606. A.10
	General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet	C	C	P	See 4-1606. A.11
	General Retail Unless Otherwise Specified, More than 15,000 Square Feet	C	C	P	See 4-1606. A.12
5812c	Mobile Food Unit Park	C	P ³	P	See 3-512
549b	Outdoor Farmers Market	P		C	See 4-1606. A.19
5999e	Sales Barns, Flea Markets	C	C	C	
593	Used Merchandise Stores/Antique Stores	C	C	C	
Finance, Insurance, Office					
	Bank or Financial Institution with a Drive-Through	C	C	C	See 4-1606. A.1
	Bank or Financial Institution without a Drive-Through	P	P ³	P	See 4-1606. A.1
	Office, Business, and Professional Services	P	P ³	P	See 4-1606. A.17

EXHIBIT A TO ORDINANCE NO. _____; ZTA NO. 2025 – 02.

Appendix C – Mesquite Zoning Ordinance (“MZO”); NEW 4-1600 – Downtown Mesquite Special Purpose Zoning District (“DM”).
 Planning & Zoning Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

SIC Code	Land Use	DM-C	DM-MU	DM-E	Use Regulations
Services					
7011	Boutique Hotel	C	C	C	See 4-1606. A.2
7011	Hotel – General Service	C		P	See 3-506
7211	Laundry, Cleaning, Garment Services	P	P ³	P	
7215	Coin Operated Laundry	C	P ³	P	
	Personal Service, General	P	P ³	P	See 4-1606. A.21
7299b	Body Art/Decorating	P	C	C	
Entertainment and Recreational					
7832	Motion Picture Theater, excluding drive-in	P	P ³	P	
791	Dance Studios	P	P ³	P	
	Minor Reception Facility NOT within 500-ft of a Residential District	P	C	P	See 3-508
	Minor Reception Facility within 500-ft of a Residential District	C	C	C	See 3-508
	Major Reception Facility	C	C	C	See 3-508
793	Bowling Center	P	P ³	P	
7991	Physical Fitness Facility	P	C	P	
7993	Coin-Operated Amusement Game Room	C	C	C	
7999b	Indoor Recreation	P	P ³	P	
7999a	Outdoor Amusement	C	C	C	
7999f	Escape Rooms	P	P ³	P	
7999g	Recreational and Entertainment Facilities	P	C	P	
7999d	Sports Instruction, Indoor	P	P ³	P	
Services: Health Services					
	Medical Clinic	C	P ³	P	See 4-1606. A.14
	Medical Offices	P	P ³	P	See 4-1606. A.15
805	Nursing, Personal Care Facilities		C	P	
807	Medical, Dental Laboratories		C	P	
8082	Home Care Services		C	P	
Services: Educational Services					
8211	Elementary, Secondary Schools	C	C	C	
8221	Universities, Community Colleges	C		P	
8231	Libraries	P	C	P	
8249	Vocational Schools, Excluding Driving	C	C	P	
Services: Social Services					
8322	Social Services, Individual, Family		C	C	
8331	Job Training (Excluding Truck Driving and Equipment Operating Schools)	C	C	P	
8351	Day Care		P ³	P	
Cultural Uses					
8412	Art Galleries, Museums, Artist Studio	P	C	P	
8422	Arboretum, Botanical Gardens	C	C	P	
86	Membership Organizations	P	P	P	
Residential Uses					
	Single Family Detached		P		See 4-1606. A.22
	Townhomes		P		See 4-1606. A.24
	Multifamily	P ¹	P ¹	P	See 4-1606. A.16
	Live Work Units	P	P	C	See 4-1606. A.13
Other Uses					
As described in Section 4-1606 (Use Regulations)					
	Temporary Retail	P			See 4-1606. A.23
	Drive-Through Facility		C	C	See 4-1606. A.6
	Outdoor Storage				

4-1606 – Use Regulations and Use Definitions for DM-District.**A. Regulations and definitions for Specific Uses.**

1. **Bank or Financial Institution with or without drive through** means an establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses. This definition does not include establishments defined as alternative financial establishments.
 - a. One parking space is required per 450 square feet of gross floor area
 - b. Drive-through facilities require a conditional use permit.
2. **Boutique Hotel** means small-scale hotels with 30 or fewer guest rooms that provide a unique lodging experience, such as, but not limited to, a bed and breakfast, an inn, etc. A boutique hotel shall not be considered a limited service or general service hotel/motel.
 - a. One parking space is required per room.
 - b. Provides food that is prepared on-site
3. **Building Materials and Supply Store** means a business involved in the sale, outdoor storage, outdoor display, and distribution of structure supplies and services including lumber, brick, tile, cement, insulation, floor covering, lighting, plumbing supplies, electrical supplies, cabinetry and roofing materials. Accessory uses may include repair or delivery services and outdoor sale of plants and gardening supplies.
 - a. One parking space is required per 350 square feet of gross floor area
4. **Craft Alcohol Production** means a facility in which processing and production of beverages occurs, including canning, bottling, and packaging for sale and/or distribution to retailers, drinking establishments, restaurants, or wholesalers, but may also include onsite consumption and/or retail sales.
 - a. On-premise consumption or retail sales shall be required to operate a craft alcohol production establishment.
 - b. Areas used for production, bottling, packaging, storing, and other manufacturing related activities shall not exceed 10,000 square feet of gross floor area per lot. Additional square footage shall require a conditional use permit.
 - c. The storage of raw and/or spent materials shall be kept in a fully enclosed structure, building, or container.
 - d. The establishment shall operate in full compliance with all rules and regulations of the Texas Alcoholic Beverage Commission
 - e. Parking. 1 space per 300 square feet
5. **Cottage Industrial** means an establishment or business where the primary purpose is small-scale and individualized (i.e., not mass produced) assembly and light manufacturing of commodities and is characterized by low to no external impact. This use includes workshops and studios for cottage industries such as pottery, glassblowing, metalworking and fabrication, weapon bluing, and furniture-making. Cottage industrial enterprises may include direct sales to consumers and repair or rehabilitation of household goods, appliances, or furnishings. This use does not include any maintenance or repair work done on automobiles, heavy load vehicles or vehicles.
 - a. Cottage Industrial use shall be limited to 10,000 square feet. Larger than 10,000 square may be permitted with a conditional use permit.

- b. In the DM-DC and DM-MU, if the building is within 200 feet of a residential zoning district or residential use, artisan manufacturing uses shall be limited to 6,000 square feet per lot, unless conditional use permit is approved.
6. **Drive-Through Facility.** Drive-Through Facilities shall pertain to any structure or portion of a structure with a building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service. See MZO, Part 3, 3-400, [Section 3-402](#) (C) Drive through facilities. Drive-Through Facilities within the DM subdistricts are not permitted unless a conditional use permit is approved.
7. **Eating Place with brewpub** means a restaurant which includes a microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows limited manufacturing and production for the primary sale on-site. Off-site distribution associated with the microbrewery shall not be permitted.
 - a. No outdoor performances shall be permitted within 500 feet of a residential property line or zoning district, without the approval of a conditional use permit.
 - b. Parking required 1 space per 150 square feet.
8. **Food Process, Less than 3,000 square feet** means a facility or area containing not more than 3,000 square feet of gross floor area in which food for human consumption in its final form, such as candy, baked goods, tortillas, and ice cream is produced, and sold on site. Food may be distributed to retailers or wholesalers for resale on or off the premises as an accessory use. This use does not include commercial feedlots, meatpacking, poultry dressing, stockyards, fat rendering, or the tanning, cutting, curing, cleaning or storing of green hides or skins.
 - a. Parking 1 space per employee on the largest shift or 1 space per 3,500 sq ft GFA
 - b. Only on-premises sales shall be allowed. Distribution, warehousing, or wholesaling activities as the primary use are prohibited unless approved with a conditional use permit.
9. **Food Process, More than 3,000 square feet** means a facility or area containing more than 3,000 square feet of gross floor area in which food for human consumption in its final form, such as candy, baked goods, tortillas, and ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises. This use does not include commercial feedlots, meatpacking, poultry dressing, stockyards, fat rendering, or the tanning, cutting, curing, cleaning or storing of green hides or skins.
 - a. Parking 1 space per employee on the largest shift or 1 space per 3,500 sq ft GFA
 - b. Only on-premises sales shall be allowed. Distribution, warehousing, or wholesaling activities as the primary use are prohibited unless approved with a conditional use permit.
10. **General Retail Unless Otherwise Specified, Between 5,000 square feet and 15,000 square feet** mean retail sales containing between 5,000 square feet and 15,000 square feet of gross floor area. This definition does not include establishments that meet the definition of Convenience Stores, Variety Stores, Pawn Shops, or Paraphernalia Shops.
 - a. Parking 1 space per employee on the largest shift or 1 space per 350 sq ft GFA.

11. **General Retail Unless Otherwise Specified, Less than 5,000 square feet** mean retail sales containing less than 5,000 square feet of gross floor area. This definition does not include establishments that meet the definition of Convenience Stores, Variety Stores, Pawn Shops, or Paraphernalia Shops.
 - a. Parking 1 space per employee on the largest shift or 1 space per 350 sq ft GFA.
12. **General Retail Unless Otherwise Specified, More than 15,000 square feet** mean retail sales containing more than 15,000 square feet of gross floor area. This definition does not include establishments that meet the definition of Convenience Stores, Variety stores, Pawn Shops, or Paraphernalia Shop.
 - a. Parking 1 space per employee on the largest shift or 1 space per 350 sq ft GFA.
13. **Live-Work Units** means a dwelling unit containing an integrated living and working space in different areas of the unit. Live-Work Units shall pertain to any structure or portion of a structure that connects a dwelling unit and a non-residential use permitted by Table 4-1605.01 (Permitted Uses). Live-Work Units shall follow these requirements:
 - a. A minimum of one (1) entrance/exit that does not require an exit path through the non-residential use; and
 - b. A minimum of 50% of the total floor area of the building footprint must contain the non-residential use; and
 - c. The livable area shall be a minimum of 400 square feet; and
 - d. Shall be located on the second floor and beyond with the commercial use on the first floor; or
 - e. Shall be located adjacent and to the rear of the commercial use on the first floor.
14. **Medical Clinic** means an establishment for the provision of medical, psychiatric, or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities may either be open to and operated for the general, walk-in public, or require an appointment. This definition includes ambulatory surgical center (ASC); end-stage renal disease facility (dialysis), outpatient services, freestanding emergency medical care facility.
 - a. In the DC subdistrict uses are limited to no more than 5,000 square feet of gross floor area per lot.
 - b. The main entrances and ambulance loading zones shall not face residential zoning districts.
15. **Medical Office** means an establishment where patients receive consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, or similar practitioners of medical and healing arts for humans, medical or dental laboratories. These facilities can be differentiated from a medical clinic in that such facilities primarily operate on an appointment basis, are generally not open to the general walk-in public, and offer specialized services or attention. This definition includes dentist’s office and doctor’s office.
16. **Multifamily.**
 - a. In the DM-C subdistrict, the ground floor fronting a public street shall have a minimum wall height of 12 feet.
 - b. Each individual dwelling unit shall have a minimum of 400 square feet of living space floor area.

17. **Office, Business, and Professional Services** means establishments that provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices.
 - a. One parking space is required per 500 square feet of gross floor area.
18. **Office/Warehouse** means a structure or group of structures offering compartments of varying size for rental to different tenants for the storage of commercial goods or wares, conducting of certain retail trade activities, or provision of those personal or business services, or for trade contractor services. This use does not include any maintenance or repair work done on automobiles, heavy load vehicles or vehicles.
 - a. A minimum of 25% of the use shall include office.
 - b. One parking space is required per 1,000 square feet of gross floor area.
19. **Outdoor Farmers Market** means the seasonal selling or offering for sale at retail directly to the consumer of fresh fruits, vegetables, flowers, herbs, or plants, processed food stuffs and products such as jams, honey, pickled products, sauces, baked goods, crafts, and art, clothing and other goods, occurring in a pre-designated area, where the vendors are generally individuals who have raised the produce or have taken the same or other goods on consignment for retail sales.
20. **Parking Lot** means the ownership, lease, operation, or management of a surface parking lot, above-ground structure, or below-ground structure.
21. **Personal Service, General** means an establishment that provides repair, care, maintenance or customizing of wearing apparel or other personal articles or human grooming services and includes such uses as beauty/barber shops, dry cleaning, shoe repair, alterations, spas, and tanning salons, photography studios, house cleaning services, weight reduction centers, or florist. This use does not include body art/decoration, massage parlors, Turkish & steam baths, commercial laundry and dry cleaning facilities.
 - a. One parking space is required per 350 square feet of gross floor area.
22. **Single Family Detached.**
 - a. Shall follow the standards for R-3 Single Family zoning.
 - b. Not permitted on properties that front along streets designated as arterials.
23. **Temporary Retail** means any business that temporarily operates up to a maximum of thirty (30) days. Temporary Retail shall pertain to any business that is a permitted use in Table 4-1605.01 (Permitted Uses) and temporarily operates up to a maximum of thirty (30) days. The temporary retail use shall either:
 - a. Occupy 100% of a vacant storefront, or
 - b. Occupy a maximum of 50% of the square footage of the existing business that it operates out of; and
 - c. Maximum of two (2) businesses.

24. ***Townhome.***

- a. Each individual dwelling unit shall have a separate entrance facing the street frontage to which the building address is assigned. Buildings on corner lots may have entrances facing either street frontage.
- b. Each dwelling shall have direct access to a street or alley.
- c. Townhomes are not permitted along streets designated as arterials.
- d. Shall follow the townhome standards in Section 2-502 except for building separation, open space, and parking.

B. ***Reserved.***

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4-1607– Parking Standards for DM-District.

- A. *In general.* This Section 4-1607 (Parking Standards for DM-District) shall apply to parking provided for development within the Downtown Mesquite Special Purpose Zoning District’s (“DM-District”) three subdistricts: DM-C, DM-MU, and DM-E.
- B. *Applicability.* Unless otherwise specified, properties within the DM-District shall first abide by [Section 3-400](#) (Off-Street Parking and Loading Regulations) of the Mesquite Zoning Ordinance (MZO). The regulations in this Section 4-1607 provide additional criteria (not otherwise addressed in this Code) and/or more relaxed standards (otherwise not permissible in this Code).
- C. *Minimum Parking Requirements.*
 - 1. The following shall apply to parking provided in DM-C Subdistrict:
 - a. There shall be no minimum parking requirement for nonresidential uses.
 - b. Any residential dwelling unit within the subdistrict shall provide one (1) on-site parking space that may be provided on-site in the rear, or with a shared parking agreement.
 - 2. The following shall apply to parking provided in DM-MU and DM-E Subdistricts:
 - a. Non-residential uses shall abide by the City’s Minimum Parking Standards as defined in the Definition and Specific Use Standards in Section 4-1606. When a parking standard is not provided in Section 4-1606, the use shall follow the City’s Minimum Parking Standards as defined in MZO [Section 3-405](#) (Table of parking standards—Nonresidential uses).
 - b. Adaptive Reuse or non-residential uses that have been established by converting a residential structure into a commercial structure shall use the following to comply with the City’s parking standards:
 - (1) Comply with MZO [Section 3-404](#) (Number of parking spaces required), and
 - (2) A parking space may be located within a garage and counts as one (1) required parking space, and
 - (3) A driveway may count as one (1) parking space.
- D. *Permitted Paving Materials.* See MZO, Part 3, 3-400, [Section 3-402](#) (D) Surfacing.

E. *Parking Lots.*

1. *DM-C Subdistrict.* The following parking lot standards shall be met when constructing a new parking lot or expanding an existing parking lot area by more than fifty percent (50%) within DM-C.
 - a. An on-site parking area shall be located behind a building, where its visual impacts will be minimized.
 - b. Minimize the surface area of paving materials.
 - c. Locate a parking lot to minimize gaps in the continuous building wall of a block. Where a parking lot shares a site with a building, place the parking at the rear of the site (preferred) or beside the building (if there are no other options).
 - d. Parking lots adjacent to the pedestrian walkway shall be visually screened with landscaping and/or fencing or walls of three (3) to four (4) feet. Fencing and walls shall be constructed with decorative metal, wrought iron, brick or stone.
 - e. A maximum of one entrance/exit drive is allowed per parking lot per block face.
 - f. Parking lots may be set back from the public right-of-way with at least five (5) feet of landscaped separation. The landscape area can include grass, ground cover, and/or low plantings.
2. *DM-MU and DM-E Subdistricts.* Parking shall be located behind the front building façade within DM-MU and DM-E.

Cross reference –

Mesquite City Code, Chapter 9, [Sec. 9-199](#), and [Sec. 9-202](#), for Heritage Square.

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4-1608– Sign Standards for DM-District.

See Mesquite City Code, Chapter 13 (Signs).

See *also* Mesquite City Code, Chapter 13, Article IV, Sec. 13-76 (Sign use within the DM-District).

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4-1609 – Landscaping, Living Screen and Buffering for DM-District.

- A. *In general.* The establishment of requirements for the installation, preservation, and maintenance of landscaping, living screen and buffering, and trees as site improvements is essential for the enhancement of the community's ecological, environmental, and aesthetic qualities. Such amenities serve to reduce the negative effects of increases in air temperatures, pollution, glare, noise, erosion and sedimentation caused by expanses of impervious and unvegetated surfaces, and provide buffers between land uses of different character. The City is also committed to conservation of water resources. Therefore, it is the intent of this Section 4-1609 (Landscaping, Living Screen and Buffering for DM-District) to provide for and require landscape design, landscape materials, and irrigation systems that conserve water and have a higher probability of surviving drought conditions while achieving the aesthetic, environmental and quality of life benefits of good landscaping.
- B. *Applicability.*
1. Unless otherwise specified, the properties within the DM-District shall first abide by Mesquite Zoning Ordinance (MZO), Part 1A, (Landscaping, Buffering and Screening and Tree Preservation). The regulations in this Section 4-1609 provide additional criteria (not otherwise addressed in this Code) and/or more relaxed standards (otherwise not permissible in this Code).
 2. This Section 4-1609 (Landscaping, and Living Screen and Buffering) shall apply to the Downtown Mesquite Special Purpose Zoning District (“DM-District”), and its subdistricts as follows:
 - a. *DM-C Subdistrict.* Landscaping, and Living Screen and Buffering – Not required.
 - b. *DM-MU Subdistrict.* Landscaping, and Living Screen and Buffering – Required.
 - c. *DM-E Subdistrict.* Landscaping, and Living Screen and Buffering – Required.

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C. Requirements – Non-Residential and Multi-Family Uses. Table 4-1609.01 (Landscaping, and Living Screen and Buffering for DM-District) displays the requirements for non-residential and multi-family uses.

1. In any case where a property has frontage along two sides of the property, the street frontage landscaping requirements shall be met along each street frontage.
2. Unless otherwise specified by this section, landscaping in the DM-MU and DM-E subdistricts shall abide by MZO, Part 1A, (Landscaping, Buffering and Screening, and Tree Preservation). Landscaping installed to fulfill the requirements below can count towards meeting the landscaping requirements in Parts 1A.

Table 4-1609.01: LANDSCAPING, AND LIVING SCREEN AND BUFFERING REQUIREMENTS for Downtown Mixed-Use (DM-MU) and Downtown Edge (DM-E) Subdistricts			
		Abutting Residential Use	Abutting Non-Residential Use
Non-Residential and Multi-Family Uses	Front/Street Frontage Buffer	• 100% screening of parking lots with continuous row of hedges or shrubs • 1 tree per 30 feet of lot frontage	• Minimum landscape buffer width of 10' for properties within DM-MU and 20' for properties within DM-E • 1 tree per 50 feet of lot frontage
	Rear/Side Yard Buffer	• 100% screening of parking lots with continuous row of hedges or shrubs • 1 tree per 30 feet of lot length	
Adaptive Reuses	Front/Street Frontage Buffer	• All portions of the front yard and/or street side yard which are not covered by driveways, parking lots, or similar, must be landscaped. • A parking lot located within a street side yard must have a 10-foot-wide landscaped area between the parking lot and the street, screened by a continuous row of hedges or shrubs	
	Rear/Side Yard Buffer	• A parking lot located in the rear or side yard must have either (1) 6-foot opaque fence along property line or (2) a row of continuous hedges or shrubs, or berm, at a minimum height of 4 feet located between the parking lot and the property line where adjacent to residential uses.	

Cross reference – Landscaping, Buffering and Screening, and Tree Preservation), Mesquite Zoning Ordinance, Part 1, Part 1A.

4-1610 – Design Standards for DM-District – Overview.

- A. *Purpose and intent.* For new construction and certain renovations of property in the downtown area, the intent of these design standards is to protect the integrity and character of the downtown area while maintaining or enhancing a historical essence, to encourage economic development, and to protect property values.
- B. *Design standard requirements.* The design standards applicable for development and redevelopment for each Subdistrict are located in the following sections:
1. Section 4-1611. Downtown Mesquite Core (“DM-C”) Subdistrict Design Standards.
 2. Section 4-1612. Downtown Mesquite Mixed-Use (“DM-MU”) Subdistrict Design Standards.
 3. Section 4-1613. Downtown Mesquite Edge (“DM-E”) Subdistrict Design Standards.
- C. *Table.* The following (Table 4-1610.01) identifies the DM-District Subdistrict(s) and any design standards that exist for a specific Subdistrict. The Table is provided as an overview. See the applicable section(s) for specific regulation descriptions.

TABLE 4-1610.01: DOWNTOWN MESQUITE DISTRICT (“DM-DISTRICT”) DESIGN STANDARDS			
DESIGN STANDARDS	SUBDISTRICT		
	DM-C	DM-MU	DM-E
	See Sec. 4-1611	See Sec. 4-1612	See Sec. 4-1613
Building & Façade	●	●	
Building Edge	●	●	
Building Materials	●		
Building Width	●	●	
Building Height	●	●	●
Building Additions	●	●	
Dimensional Standards	●	●	●
Storefronts	●		
In General	●		
Rehabilitated Storefronts	●		
Bulkhead	●		
Display Windows	●		
Entrances and Doors	●		
Transoms	●		
Non-Display Windows	●		
Street Furnishings & Sidewalk Displays	●	●	
Outdoor Seating & Dining Areas	●	●	
Awnings and Canopies	●	●	
Exterior Lighting	●	●	
Fencing	●	●	●
Screening of Mechanical Equipment	●	●	●
Private Sector Art Installations and Creative Signs	●	●	●

EXHIBIT A TO ORDINANCE NO. _____; ZTA NO. 2025 – 02.

Appendix C – Mesquite Zoning Ordinance (“MZO”); NEW 4-1600 – Downtown Mesquite Special Purpose Zoning District (“DM”).
Planning & Zoning Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

- D. *Dimensional standards.* The standards set out in following section shall be required for the uses in the districts as indicated, except as otherwise provided.

DIMENSIONAL STANDARDS	DM-C	DM-MU	DM-E
A. MAXIMUM LOT COVERAGE (%)	75	50	50
B. MINIMUM FRONT AND EXTERIOR SIDE YARDS (FEET)	See 4-1611.D	See 4-1612.D	25
C. MINIMUM INTERIOR SIDE AND REAR YARDS (FEET)	0	0	0
1. Adjacent to Nonresidential District			
2. Adjacent to A District	0	15	15
3. Adjacent to AG, R, or D District		25 feet or 2 times the height of the building above the grade at the nearest AG, R, or D district boundary, whichever is greater.	
D. MAXIMUM HEIGHT (FEET OR STORY)			
1. With Setbacks Specified Above (Ft)	45	35	50
2. Increase Height Permitted With Increased Setbacks (See 3-305)	No	No	No

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4-1611–**Downtown Mesquite Core (“DM-C”) Subdistrict Design Standards.**

- A. *In general.* The following design standards shall apply to properties undergoing new development or redevelopment located within the boundary of the Downtown Mesquite Core (“DM-C”) Subdistrict within the Downtown Mesquite Special Purpose Zoning District (“DM-District”). These standards are not meant to be exhaustive; rather, they are intended to establish minimum requirements to achieve an overall design consistency.
- B. *Applicability.* Unless otherwise specified by this Section 4-1611 (Downtown Mesquite Core (“DM-C”) Subdistrict Design Standards), the following exterior design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling.
- C. *Administrative review of design standards and permits.* SEE Sec. 4-1614 (Administrative Review of Design Standards and Permits within the Downtown Mesquite-Core (“DM-C”) Subdistrict).
- D. *Building and Façade: DM-C Subdistrict.*
 - 1. *Building Edge: DM-C Subdistrict.*
 - a. Building storefront shall face the street or other public spaces.
 - b. Buildings shall provide a setback in context with the block face. The full length of the front building facade shall be built to the front property line except:
 - (1) to match an existing block face;
 - (2) to allow public utilities; or
 - (3) to accommodate a required sidewalk.
 - c. Changes to existing building facades shall be consistent with existing architecture and architectural features.
 - d. The ground floor of buildings shall provide architectural relief.
 - (1) Primary building entrances shall be clearly articulated, using elements such as awnings, canopies, recessed entry, or other similar treatments.
 - (2) Secondary facades of ten (10) feet or more shall be broken up with articulation or other architectural treatments.
 - e. Windows, stoops, and porches shall open to the street.
 - f. New buildings shall provide articulation between the first and second floor.
 - g. A building shall conform to the alignment of horizontal elements along the block face to provide scale and continuity.
 - (1) Traditional floor heights shall be expressed with horizontal moldings, window alignment, and other architectural details. In particular, the windows and doors in a building shall appear similar in height to those seen traditionally and in context with surrounding buildings.
 - (2) Storefronts, windowsills, moldings, belt courses and cornices are among those elements that typically repeat within DM-C; therefore, new construction shall contain horizontal elements.
 - (3) Where the location of horizontal elements varies, new buildings shall place horizontal elements to align with one of the adjacent buildings or locate the new horizontal element between the respective elements on the two adjacent buildings.

2. *Building Materials: DM-C Subdistrict.*

- a. Materials used to maintain existing structures or to build infill shall complement traditional materials, thereby maintaining the authenticity and uniqueness of the area.
- b. Building materials shall be visually compatible with the predominant materials of the area. Brick is required to be used when it is already existing on a storefront. Permitted materials for new storefronts include:
 - (1) Brick;
 - (2) Plaster stucco;
 - (3) Wood;
 - (4) Steel, anodized aluminum;
 - (5) Similar materials with long-lasting characteristics.
- c. When brick is used, the following shall apply:
 - (1) Mortar joints of no more than one-half inch, and
 - (2) Brick coursing patterns should be consistent with those compatible in the district;
 - (3) Stacked brick(s) are not permitted;
 - (4) Brick shall not be painted, unless it was previously painted.
- d. Exterior Insulation and Finish Systems (EIFS) are not permitted.
- e. Expansion joints shall align with horizontal elements and shall not give the impression of an over-large panel.

3. *Building Width: DM-C Subdistrict.*

- a. Buildings shall appear similar in width to those seen historically in the block.
- b. Side walls of corner buildings can be longer than the primary elevation width.

4. *Building Height: DM-C Subdistrict.*

- a. Buildings shall be limited to three stories and/or forty-five (45) feet, including parapet walls.
- b. Parapet walls shall not be altered, especially those on primary elevations or highly visible façades.

5. *Building Additions: DM-C Subdistrict.*

- a. Ground-level floor or rooftop additions to an existing building in DM-C shall be permitted in DM-C.
- b. An addition to the ground-level floor of a building shall be permitted if it complies with the following:
 - (1) Ground-level additions shall be primarily to the rear or side of a building.
 - (2) An addition to the front of a building shall only be permitted when the structure does not have historic significance, and the front façade is currently setback further than five (5) feet from the front property line.
 - (3) The materials, window sizes, and alignment of trim elements on the addition shall be compatible with those of the existing structure, but also visually subordinate in character to avoid calling attention to the addition.
 - (4) An addition shall be compatible in scale, materials, and character with the main building.

- (5) An addition shall relate to the building in mass, scale, and form. It shall be designed to remain subordinate to the main structure.
- (6) An addition shall not damage or obscure architecturally important features. Loss or alteration of a cornice line should be avoided.
- c. An addition to the rooftop of a building shall be permitted if it complies with the following:
 - (1) An addition shall be set back a minimum of 25 feet from the front façade and not visible from the street curb directly across the street from the primary, character-defining façade to preserve the perception of the building's historic scale.
 - (2) The addition's design shall be modest in character, so it will not detract attention from the historic façade.
 - (3) The addition should be distinguishable as new, albeit subtly.
 - (4) The roofs of additions shall not interfere with the original roof form by changing its basic shape and shall have a roof form compatible with the original building.

E. *Storefronts: DM-C Subdistrict.*

1. *In general.*

- a. If a storefront is altered, it shall be restored to the original design when possible.
- b. If evidence of the original design is missing and no evidence of its character exists, a new design that uses traditional elements shall be used.
- c. In some cases, an original storefront may have been altered early in the history of the building and may itself have taken on significance. Such alterations shall be preserved.

2. *Rehabilitated storefronts in DM-C shall preserve these character-defining elements:*

- a. *Bulkhead:*
 - (1) If the original bulkhead is covered with another material, the original design shall be exposed.
 - (2) If the original bulkhead is missing, a compatible design shall be developed.
 - (3) Bulkheads shall align with adjacent historic bulkheads on the block face.
- b. *Display windows shall:*
 - (1) Cover a minimum of 75% of the first-floor square footage of the storefront.
 - (2) Use clear glass and be transparent.
 - (3) Not contain dividers.
 - (4) Be permitted to contain module windows with square or rectangular mullions.
 - (5) Be trimmed with wood, dimensioned steel, or copper to emulate historic storefronts.
- c. *Entrances and Doors on storefronts shall:*
 - (1) Appear similar to those used historically in the block.
 - (2) Either be centered with windows on either side or located to one side with storefront windows taking up the rest of the façade.
 - (3) Be clearly defined, and obvious to pedestrians.

- (4) Be recessed between three (3) and five (5) feet from the building edge/building façade in the context with the original architecture.
- (5) Comply with building code regulations, including door width, direction of swing, and construction.

d. *Transoms shall abide by the following regulations:*

- (1) Transoms shall not be removed or enclosed.
- (2) The shape of the transom is important to the proportion of the storefront, and it shall be preserved in its historic configuration.
- (3) If the original glass is missing, new glass shall be installed.
- (4) If the transom must be blocked out, retain the original opening proportions.
- (5) Alternate treatments to camouflage mechanical equipment may be considered on a case-by-case basis.

e. *Non-Display Windows.*

- (1) Shall be set a minimum of two inches behind the plane of the façade.
- (2) Shall be clear and non-reflective.
- (3) Shall not be tinted.
- (4) Can contain window film if it is non-reflective and does not darken the windows.

F. *Street Furnishings and Sidewalk Displays: DM-C Subdistrict.*

- 1. Street furnishings and sidewalk displays shall be kept in good condition at all times.
- 2. A minimum width of four (4) feet shall remain clear at all times to allow for the orderly flow of pedestrians.
- 3. Individual furnishings shall be designed such that they may be combined with other street furniture in a coherent composition.
- 4. All furniture and fixtures must be durable and of sturdy construction. Plastic shall be a prohibited material for street furniture.
- 5. Planters that are in scale with a property and do not impede pedestrian traffic or accessibility are permitted to be used to define entry areas. Planters shall be well-maintained and contain healthy live plant material at all times.

G. *Outdoor Seating and Dining Areas: DM-C Subdistrict.*

- 1. No sidewalk coverings or raised platforms are permitted on the sidewalk.
- 2. No more than three tables with two seats each may be placed in the right-of-way, unless otherwise authorized by the Director.
- 3. Tables and seating must be placed next to the building.
- 4. Maintain compliance with accessibility standards.
- 5. All portable furniture must be securely stored inside the establishment during non-business hours.
- 6. Tables and chairs may be colored or of a natural unpainted material (i.e. wood or metal). Tables and chairs are not permitted to be plastic or of any fluorescent or other exceedingly bright or vivid color.
- 7. Upholstered chairs designed for outdoor use are permitted if they are kept in good repair. All chairs used within a particular establishment's outdoor seating area must match each other by being of visually similar design, construction, and color.

8. Other furniture such as serving stations, bar counters, shelves, racks, sofas, televisions, trash receptacles, heaters, and torches may be permitted provided they are not impeding the pedestrian path or right-of-way.
9. No extra or additional signs are permitted solely as a result of an outdoor seating area. If any signs are proposed, they shall meet the sign requirements of the Mesquite City Code, Chapter 13 (Signs), the “Mesquite Sign Ordinance,” and also more specifically Sec. 13-76 (Sign Use within the DM-District).
10. Umbrellas.
 - a. Umbrellas shall not block views of building signs or windows, including those of adjacent properties.
 - b. Umbrellas shall be appropriately designed and sized for the location where they will be utilized. Umbrellas shall be free of advertisements.
 - c. The lowest dimension of an extended umbrella shall be at least 7 feet above the sidewalk surface and not block the main walking path or create a hazard.
 - d. Any part of an umbrella used in a ground level outdoor seating area may not exceed a height of 120” (10 feet) above the level of the sidewalk.
 - e. Umbrella fabric shall not be fluorescent or exceedingly bright or vivid color. In addition, only one fabric color is allowed, or one color with white stripes.
 - f. Umbrella fabric must be of a material designed for outdoor use. No plastic fabrics, plastic/vinyl-laminated fabrics, grass, or rigid materials are permitted for use as umbrellas within an outdoor seating area.

H. *Awnings and Canopies: DM-C Subdistrict.*

1. Materials, construction, and style shall be in keeping with the building style.
2. Design cues shall be taken from the size of window and door openings; awnings shall be contextual in size. Attention shall be paid to accentuate character-defining features and not conceal them.
3. Shed (sloping) shapes are appropriate to rectangularly oriented openings.
4. Bubble and bull-nose awnings are prohibited in DM-C.
5. Minimum awning valance height: 8 inches.
6. Permitted awning materials: Matte finish canvas, glass, or metal.
7. Internal illumination that makes awnings glow is not permitted.
8. Lighting that shines onto sidewalks from an awning or fixed canopy is appropriate where it is shielded and concealed in the underside of the awning or canopy.
9. Awning signs may be allowed on the shed (sloped) portion of the awning but are preferred on the valance flap. The flap height shall be large enough for letters and symbols to be read easily.
10. Maximum letter height: 75 percent of the height of the valance flap/shed area.
11. Minimum vertical clearance from sidewalk to the base of the awning: 8 feet.

I. *Exterior Lighting: DM-C Subdistrict.*

1. *In general.* Traditionally, Downtown lighting has been modest and simple in character and was used for very specific purposes. In keeping with that practice, lighting installations shall be focused, shielded, and welcoming to the pedestrian.
2. Lighting may be used for the following purposes:
 - a. To accent signs, architectural details or building entrances.
 - b. To illuminate sidewalks and pedestrian routes.
 - c. To illuminate service and parking areas.

3. In general:
 - a. Building lights shall be compatible with the architecture of the building.
 - b. Lighting shall be designed in a manner to avoid disturbances and glare onto adjacent properties.

J. *Fencing: DM-C Subdistrict.*

1. Walled-off or fenced development, defined as perimeter fencing around all or part of a development, is not allowed. Railings, such as railing for porches and sidewalk dining, are not considered to be included in this definition.
2. Fencing composed of acceptable materials, no higher than six feet, may be considered for courtyards, greenspace, or private parking that is part of a development. Acceptable materials include wrought iron, brick, stone, or dark tubular steel. Such fencing shall have openings (transparency) containing a minimum 75% of the surface area.
3. Railings for outdoor dining shall not impede pedestrian movement and shall have a maximum height of four feet and be compatible with the surrounding streetscape.
4. Chain-link, barbed-wire, or razor-wire fences are prohibited.

K. *Screening of Mechanical Equipment: DM-C Subdistrict.*

1. *In general.* Building equipment and service areas shall be screened. These areas shall include, but are not limited to, rooftop equipment, mechanical and electrical equipment and conduit, ducts, piping, fire equipment, water backflow devices, trash facilities, recycling facilities, utilities, satellite dishes, solar collectors, antennas, loading and unloading areas and draining facilities.
2. *Requirements.* The following shall be met when screening in Downtown Mesquite Core (“DM-C”) Subdistrict:
 - a. Building equipment and service areas shall be designed and located so that they are not the primary building feature or interfere with pedestrian and/or vehicular circulation.
 - b. Equipment and services shall be combined when possible.
 - c. Dumpsters shall be located at the rear of the property or out of sight from the street and screened from public view using masonry or other architecturally compatible materials in accordance with the Engineering Design Manual.
 - d. Rooftop equipment shall not be visible from the street or neighboring properties at the same level or below.
 - e. Visible equipment shall be constructed of non-reflective material and screened to the greatest extent possible.
 - f. Screening materials shall be chosen to blend with and complement the architectural style of the building.
 - g. Locate a satellite dish out of public view, to the extent feasible, and in compliance with other regulations.
 - h. Paint mechanical equipment attached to the building the same color as the background to which it is attached to blend into the building. This includes conduit, piping, and meters, etc.
 - i. Service areas shall not be used for storage of any kind.
 - j. Window air conditioning units are prohibited on the building’s primary façade.
 - k. Equipment and service areas shall be incorporated into the design of the building.

- l. Use low-profile mechanical units and elevator shafts on rooftops that are not visible from the public view. If this is not possible, set back or appropriately screen rooftop equipment from view.
- m. Character-defining features of existing buildings (i.e. roofline, chimneys, dormers) shall not be damaged or obscured when adding new roof-mounted energy conservation systems such as solar devices.

L. *Private Sector Art Installations and Creative Signs: DM-C Subdistrict.*

- 1. *Murals and Ghost Signs.* Murals and Ghost Signs must follow Mesquite’s *Policy & Guidelines for Murals and Ghost Signs*.
- 2. *Other art installations and creative signs.* Applicants shall provide the items below to the Downtown Manager, or designee, for the purpose of receiving comments and suggestions on the design and other features from the Downtown Manager, or designee, and/or the Downtown Development Advisory Board prior to installation:
 - a. Proposal statement describing the context and nature of the art installation and/or creative sign, the location, and the timeframe of the project, including the length of time to install, and if it is not of a permanent nature, the length of time the art installation or creative sign will be on site.
 - b. Photos or artistic renderings of the art installation and/or creative sign.
 - c. Clearly marked aerial view of where on the property the artwork and/or creative sign is to be installed.
 - d. Proof of insurance when a permit is required.

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4-1612–

Downtown Mesquite Mixed-Use (“DM-MU”) Subdistrict Design Standards.

- A. *In general.* The following design standards shall apply to properties undergoing new development or redevelopment located within the boundary of Downtown Mesquite Mixed-Use (“DM-MU”) Subdistrict within the Downtown Mesquite Special Purpose Zoning District (“DM-District”). These standards are not meant to be exhaustive; rather, they are intended to establish minimum requirements to achieve an overall design consistency.
- B. *Applicability.* Unless otherwise specified by this Section 4-1612 (Downtown Mesquite Mixed-Use (“DM-MU”) Subdistrict Design Standards), the following exterior design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling.
- C. *Building and Façade: DM-MU Subdistrict.*
 - 1. *Building Edge: DM-MU Subdistrict.*
 - a. Building storefront shall face the street or other public spaces.
 - b. Windows, stoops, and porches shall open to the street.
 - c. Buildings shall provide a setback in context with the block face. The full length of the front building facade shall be built to the front property line except:
 - (1) to match an existing block face;
 - (2) to allow public utilities; or
 - (3) to accommodate a required sidewalk.
- D. *Street Furnishings and Sidewalk Displays: DM-MU Subdistrict.*
 - 1. Street furnishings and sidewalk displays shall be kept in good condition at all times.
 - 2. A minimum width of four (4) feet shall remain clear at all times to allow for the orderly flow of pedestrians.
 - 3. Individual furnishings shall be designed such that they may be combined with other street furniture in a coherent composition.
 - 4. All furniture and fixtures must be durable and of sturdy construction. Plastic shall be a prohibited material for street furniture.
 - 5. Planters that are in scale with a property and do not impede pedestrian traffic or accessibility are permitted to be used to define entry areas. Planters shall be well-maintained and contain healthy live plant material at all times.
- E. *Outdoor Seating and Dining Areas: DM-MU Subdistrict.*
 - 1. No sidewalk coverings or raised platforms are permitted on the sidewalk.
 - 2. No more than three tables with two seats each may be placed in the right-of-way, unless otherwise authorized by the Director.
 - 3. Tables and seating must be placed next to the building.
 - 4. Maintain compliance with accessibility standards.
 - 5. All portable furniture must be securely stored inside the establishment during non-business hours.

6. Tables and chairs may be colored or of a natural unpainted material (i.e. wood or metal). Tables and chairs are not permitted to be plastic or of any fluorescent or other exceedingly bright or vivid color.
7. Upholstered chairs designed for outdoor use are permitted if they are kept in good repair.
8. All chairs used within a particular establishment’s outdoor seating area must match each other by being of visually similar design, construction, and color.
9. Other furniture such as serving stations, bar counters, shelves, racks, sofas, televisions, trash receptacles, heaters, and torches may be permitted provided they are not impeding the pedestrian path or right-of-way.
10. No extra or additional signs are permitted solely as a result of an outdoor seating area. If any signs are proposed, they shall meet the sign requirements of the Mesquite City Code, Chapter 13 (Signs), the “Mesquite Sign Ordinance,” and also more specifically Sec. 13-76 (Sign Use within the DM-District).
11. Umbrellas.
 - a. Umbrellas shall be appropriately designed and sized for the location where they will be utilized. Umbrellas shall be free of advertisements.
 - b. The lowest dimension of an extended umbrella shall be at least 7 feet above the sidewalk surface and not block the main walking path or create a hazard.
 - c. Any part of an umbrella used in a ground level outdoor seating area may not exceed a height of 120” (10 feet) above the level of the sidewalk.
 - d. Umbrella fabric shall not be fluorescent or exceedingly bright or vivid color. In addition, only one fabric color is allowed, or one color with white stripes.
 - e. Umbrella fabric must be of a material designed for outdoor use. No plastic fabrics, plastic/vinyl-laminated fabrics, grass, or rigid materials are permitted for use as umbrellas within an outdoor seating area.

F. *Awnings and Canopies: DM-MU Subdistrict.*

1. Awning signs may be allowed on the shed (sloped) portion of the awning but are preferred on the valance flap. The flap height shall be large enough for letters and symbols to be read easily.
2. Maximum letter height: 75 percent of the height of the valance flap/shed area.
3. Minimum vertical clearance from sidewalk to the base of the awning: 8 feet.

G. *Exterior Lighting: DM-MU Subdistrict.*

1. *In general.* Traditionally, Downtown lighting has been modest and simple in character and was used for very specific purposes. In keeping with that practice, lighting installations shall be focused, shielded, and welcoming to the pedestrian.
2. Lighting may be used for the following purposes:
 - a. To accent signs, architectural details or building entrances.
 - b. To illuminate sidewalks and pedestrian routes.
 - c. To illuminate service and parking areas.
3. In general:
 - a. Building lights shall be compatible with the architecture of the building.
 - b. Lighting shall be designed in a manner to avoid disturbances and glare onto adjacent properties.
 - c.

H. *Fencing: DM-MU Subdistrict.*

1. Walled-off or fenced development, defined as perimeter fencing around all or part of a development, is not allowed. Railings, such as railing for porches and sidewalk dining, are not considered to be included in this definition.
2. Fencing composed of acceptable materials, no higher than six feet, may be considered for courtyards, greenspace, or private parking that is part of a development. Acceptable materials include wrought iron, brick, stone, or dark tubular steel. Such fencing shall have openings (transparency) containing a minimum 75% of the surface area.
3. Railings for outdoor dining shall not impede pedestrian movement and shall have a maximum height of four feet and be compatible with the surrounding streetscape.
4. Chain-link, barbed-wire, or razor-wire fences are prohibited.

I. *Screening of Mechanical Equipment: DM-MU Subdistrict.*

1. *In general.* Building equipment and service areas shall be screened. These areas shall include, but are not limited to, rooftop equipment, mechanical and electrical equipment and conduit, ducts, piping, fire equipment, water backflow devices, trash facilities, recycling facilities, utilities, satellite dishes, solar collectors, antennas, loading and unloading areas and draining facilities.
2. *Requirements.* The following shall be met when screening in *Downtown Mesquite Mixed-Use (DM-MU) Subdistrict*:
 - a. Building equipment and service areas shall be designed and located so that they are not the primary building feature or interfere with pedestrian and/or vehicular circulation.
 - b. Equipment and services shall be combined when possible.
 - c. Dumpsters shall be located at the rear of the property or out of sight from the street and screened from public view using masonry or other architecturally compatible materials in accordance with the Engineering Design Manual.
 - d. Rooftop equipment shall not be visible from the street or neighboring properties at the same level or below.
 - e. Visible equipment shall be constructed of non-reflective material and screened to the greatest extent possible.
 - f. Screening materials shall be chosen to blend with and complement the architectural style of the building.
 - g. Locate a satellite dish out of public view, to the extent feasible, and in compliance with other regulations.
 - h. Paint mechanical equipment attached to the building the same color as the background to which it is attached to blend into the building. This includes conduit, piping, and meters, etc.
 - i. Equipment and service areas shall be incorporated into the design of the building.
 - j. Use low-profile mechanical units and elevator shafts on rooftops that are not visible from the public view. If this is not possible, set back or appropriately screen rooftop equipment from view.
 - k. Character-defining features of existing buildings (i.e. roofline, chimneys, dormers) shall not be damaged or obscured when adding new roof-mounted energy conservation systems such as solar devices.

J. *Private Sector Art Installations and Creative Signs: DM-MU Subdistrict.*

1. *Murals and Ghost Signs.* Murals and Ghost Signs must follow Mesquite’s *Policy & Guidelines for Murals and Ghost Signs*.
2. *Other art installations and creative signs.* Applicants shall provide the items below to the Downtown Manager, or designee, for the purpose of receiving comments and suggestions on the design and other features from the Downtown Manager, or designee, and/or the Downtown Development Advisory Board prior to installation:
 - a. Proposal statement describing the context and nature of the art installation and/or creative sign, the location, and the timeframe of the project, including the length of time to install, and if it is not of a permanent nature, the length of time the art installation or creative sign will be on site.
 - b. Photos or artistic renderings of the art installation and/or creative sign.
 - c. Clearly marked aerial view of where on the property the artwork and/or creative sign is to be installed.
 - d. Proof of insurance when a permit is required.

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4-1613–**Downtown Mesquite Edge (“DM-E”) Subdistrict Design Standards.**

- A. *In general.* The following design standards shall apply to properties undergoing new development or redevelopment located within the boundary of the Downtown Mesquite Edge (“DM-E”) Subdistrict within the Downtown Mesquite Special Purpose Zoning District (“DM-District”). These standards are not meant to be exhaustive; rather, they are intended to establish minimum requirements to achieve an overall design consistency.
- B. *Applicability.* Unless otherwise specified by this Section 4-1613 (Downtown Mesquite Edge (“DM-E”) Subdistrict Design Standards), the following exterior design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling.
- C. *Fencing: DM-E Subdistrict.*
1. Fencing composed of acceptable materials, no higher than six feet, may be considered for courtyards, greenspace, or private parking that is part of a development. Acceptable materials include wrought iron, brick, stone, or dark tubular steel. Such fencing shall have openings (transparency) containing a minimum 75% of the surface area.
 2. Railings for outdoor dining shall not impede pedestrian movement and shall have a maximum height of four feet and be compatible with the surrounding streetscape.
 3. Chain-link, barbed-wire, or razor-wire fences are prohibited.
- D. *Screening of Mechanical Equipment: DM-E Subdistrict.*
1. *In general.* Building equipment and service areas shall be screened. These areas shall include, but are not limited to, rooftop equipment, mechanical and electrical equipment and conduit, ducts, piping, fire equipment, water backflow devices, trash facilities, recycling facilities, utilities, satellite dishes, solar collectors, antennas, loading and unloading areas and draining facilities.
 2. *Requirements.* The following shall be met when screening in Downtown Mesquite Edge (DM-E) Subdistrict:
 - a. Building equipment and service areas shall be designed and located so that they are not the primary building feature or interfere with pedestrian and/or vehicular circulation.
 - b. Equipment and services shall be combined when possible.
 - c. Dumpsters shall be located at the rear of the property or out of sight from the street and screened from public view using masonry or other architecturally compatible materials in accordance with the Engineering Design Manual.
 - d. Rooftop equipment shall not be visible from the street or neighboring properties at the same level or below.
 - e. Visible equipment shall be constructed of non-reflective material and screened to the greatest extent possible.
 - f. Screening materials shall be chosen to blend with and complement the architectural style of the building.

- g. Locate a satellite dish out of public view, to the extent feasible, and in compliance with other regulations.
- h. Paint mechanical equipment attached to the building the same color as the background to which it is attached to blend into the building. This includes conduit, piping, and meters, etc.

E. *Private Sector Art Installations and Creative Signs: DM-E Subdistrict.*

- 1. *Murals and Ghost Signs.* Murals and Ghost Signs must follow Mesquite’s *Policy & Guidelines for Murals and Ghost Signs*.
- 2. *Other art installations and creative signs.* Applicants shall provide the items below to the Downtown Manager, or designee, for the purpose of receiving comments and suggestions on the design and other features from the Downtown Manager, or designee, and/or the Downtown Development Advisory Board prior to installation:
 - a. Proposal statement describing the context and nature of the art installation and/or creative sign, the location, and the timeframe of the project, including the length of time to install, and if it is not of a permanent nature, the length of time the art installation or creative sign will be on site.
 - b. Photos or artistic renderings of the art installation and/or creative sign.
 - c. Clearly marked aerial view of where on the property the artwork and/or creative sign is to be installed.
 - d. Proof of insurance when a permit is required.

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4-1614 – Enhanced Approval Standards for Approval of Permits within the Downtown Mesquite-Core (“DM-C”) Subdistrict.

- A. *Purpose.* The City has provided enhanced approval standards for administrative review and approval of regulated activities or improvements made to the exterior of buildings and structures. The enhanced approval standards will also be considered when issuing any permits, or any other regulated approvals, when the proposed activity includes the exterior of buildings and structures. The enhanced approval standards ensure compliance with the design standards applicable to the Downtown Mesquite-Core (“DM-C”) Subdistrict within the Downtown Mesquite Special Purpose Zoning District (“DM-District”), and ensures that the integrity and character, along with the historic essence, of the area is maintained.
- B. *Design Standards for DM-C Subdistrict.* SEE Sec. 4-1611– Downtown Mesquite Core (“DM-C”) Subdistrict Design Standards.
- C. *Approval Standards.*
 1. *Applicability.*
 - a. The following approval standards shall apply to any regulated activities or improvements made to the exterior of buildings and structures within the DM-C Subdistrict.
 - b. The following enhanced approval standards will also be considered when issuing any permits, or any other regulated approvals, when the proposed activity includes the exterior of buildings and structures within the DM-C Subdistrict.
 - c. It is not the intention of these approval standards to require the complete reconstruction or restoration of individual or original buildings and/or prohibit the demolition, removal, or relocation of the same.
 2. *Application of the Enhanced Approval Standards.* Upon review of the application for an administrative approval as described in this section the Director of Planning and Development Services, or his/her designees, must balance the following standards in making any decision for approval along with considering any other approval criteria as may required in this Code:
 - a. Whether the proposed activity is in compliance with the design standards identified in the following Section, as amended, Section 4-1611 (Downtown Mesquite-Core (“DM-C”) Subdistrict Design Standards).
 - b. Whether the proposed activity involving exterior features and/or exterior architectural features is harmonious with the special character of the subdistrict.
 - c. Whether the proposed activity will adversely affect any exterior feature and/or exterior architectural feature.
 - d. Whether the proposed activity will adversely affect the historic character of the landmark, site, building, structure, landscape and/or object.

- e. Whether the proposed activity will adversely affect the property if it is listed as a historic landmark, or is identified in the City’s most recent Historic Resource Survey as a “contributing property” or a “compatible property”. In some instances, approval of the proposed activity may be required by the Landmark Commission pursuant to MZO, Part 4, [4-400](#) (Mesquite Landmarks (ML) and Historic Preservation Overlay Districts (H-POD) Designations and Regulations. See also, [Sec. 4-402](#) (Historic Resource Surveys); and MZO, Part 6, [Sec. 6-200](#) (Definitions For Historic Preservation and Landmarks).
- f. In considering new construction, if a contemporary design or adaptive reuse technique is used, the architectural styles from particular historic periods are not required; however, a determination regarding whether the contemporary design or adaptive reuse technique is harmonious with the character of the subdistrict is required.
- g. A contemporary interpretation of the design standards, which are similar in scale and overall character to those seen historically, may be considered if the historic storefront is missing or has been altered in a manner inconsistent with the original style of the building.

D. *Appeal Process.* See Section 4-1615 (Appeals).

Cross references –

Building Permit. See MZO.

Site plan review and façade review. See MZO, Part 5, 5-107.

Fencing permits. See MZO.

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4-1615 – Appeals.

A. *Appeals made to the Board of Adjustment.*

1. *In general.* Persons aggrieved by the decision of the Director of Planning and Development Services, or his/her designee, may appeal to the Board of Adjustment.
2. *Process and procedures.* The appeal shall be conducted in accordance with Part 5, 5-200, [Section 5-210](#) (Appeals of administrative decisions to Board of Adjustment).
3. *Deadline.* The appeal must be filed not later than the twentieth (20th) day after the date the administrative decision is made. The date the administrative decision is made shall be considered Day Zero (0).

B. *Appeals made to the City Council.*

1. In accordance with Texas Local Government Code, Chapter 247, Section 247.006 (Appeal) as amended, a person may appeal to the City Council:
 - a. A decision to conditionally approve or disapprove a development document made by the regulatory authority for the City, or a person authorized by Texas Local Government Code, Section 247.002(a) as amended, to perform the review of the document; or
 - b. A decision regarding a development inspection conducted by the regulatory authority, or a person authorized by Texas Local Government Code, Section 247.002(b) to perform the inspection.
2. A person must file an appeal under this section not later than the 15th day after the date the decision being appealed is made. The date of decision is considered Day Zero (0).
3. If the City Council hearing the appeal does not affirm the decision being appealed by a majority vote on or before the 60th day after the date the appeal is filed:
 - a. The development document (e.g., plat) that is the subject of the appeal is considered deemed approved; or
 - b. The development inspection that is the subject of the appeal is deemed waived.

State Law reference— Appeal; V.T.C.A. Local Government Code, Chapter 247, [Section 247.006](#).

Cross references –

Platting Review Procedures; Appendix B – Subdivisions; [Article III](#) Platting Review Procedures.

Site Plan; Appendix C – Mesquite Zoning Ordinance; Part 5; 5-100; [Sec. 5-107](#).



PLANNING AND ZONING DIVISION

FILE NUMBER: Z0725-0405
REQUEST FOR: Zoning Change and Comprehensive Plan 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):

1. A Comprehensive Plan Amendment to change the future land use designation to Downtown Special Planning Area.
2. A change of zoning for the properties described in the location section from their current zoning classifications and zoning overlay to the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) classification.

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).

SITE BACKGROUND

Platting:	N/A
Size:	~268 Acres
Current Zoning:	Central Business District, Commercial, General Retail, Single Family Residential, Industrial
Future Land Use:	Commercial and Downtown Special Planning Area
Zoning History:	(Does not include Conditional Use Permits or Planned Developments) 1951: Annexed into City of Mesquite & zoned Residential 1964: Rezoned to Commercial and Central Business 2006: Adoption of the Military Parkway-Scyene Overlay District

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Industrial, Office, General Retail	Office, retail and industrial uses
SOUTH:	R-3, Single Family Residential	Single family homes, undeveloped land
EAST:	R-3, Single Family Residential	Single family homes, undeveloped land, Mesquite High School
WEST:	N/A	IH-635

CASE SUMMARY

The City of Mesquite is requesting a Comprehensive Plan amendment and a Zoning Map amendment to implement the newly adopted Downtown Mesquite (DM) Special Purpose Zoning District. The proposed changes apply to approximately 268 acres of land encompassing the historic downtown core and adjacent properties, 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. The rezoning also includes all properties with frontage along Military Parkway and W. Scyene Road between IH-635 and S. Carmack Street.

This action follows the adoption of Zoning Text Amendment ZTA 2025-02, which created the DM District and its subdistricts: DM-Core (DM-C), DM-Mixed-Use (DM-MU), and DM-Edge (DM-E). The new zoning framework replaces outdated classifications—including Central Business, various Commercial and General Retail zones, and the Military Parkway–Scyene Corridor Overlay—and implements a form-based approach to encourage walkability, reinvestment, and a mix of uses. Concurrently, the City proposes amending the Future Land Use Map to designate the affected area as “Downtown Special Planning Area” to reflect the area’s strategic importance and guide long-term redevelopment.

The proposed rezoning will create legal nonconforming uses. A legal nonconforming use is one that was lawfully established under the zoning regulations in effect at the time but has since become inconsistent with current zoning requirements due to a change in zoning regulations or district boundaries. Under the MZO, legal nonconforming uses may continue as long as they are not expanded, intensified, or changed to a different nonconforming use. If a nonconforming

use is intentionally discontinued for six consecutive months or more, the right to operate that use is considered abandoned and cannot be resumed. The MZO also regulates nonconforming structures and sites, providing a framework for how they may be maintained, repaired, or potentially rebuilt if damaged—subject to current standards.

In addition to local regulation, Section 211.019 of the Texas Local Government Code offers further protections to property owners and lessees impacted by zoning changes. If a municipality requires the cessation of a legal nonconforming use, it must either (1) compensate the owner or lessee for direct costs and loss in market value, or (2) allow continued operation of the use until those losses are recovered. The law establishes clear procedures for notification, remedy selection, appeal to the board of adjustment, and judicial review, with the burden of proof placed on the municipality. This provision requires that local governments consider the financial impact of terminating nonconforming uses and reinforces the right of continued use unless there is intentional abandonment or imminent threat to public safety. As it was indicated in the public notices, the City is **not** proposing to stop any legal nonconforming uses.

MESQUITE COMPREHENSIVE PLAN

Current Future Land Use Designation: Commercial with Corridor Development

The *Mesquite Comprehensive Plan* designates the subject property as Commercial with Corridor Development. Commercial land uses generally include retail, hotels, restaurants, big box retailers, and personal services. This category supports office uses, with developments in this category being larger and more intense than those in the Neighborhood Retail category. Corridor Development focuses on developments that are highly visible, have a high quality, and cater to highway traffic. Land use types in this category include restaurants, retail, and entertainment.

Proposed Future Land Use Designation: Downtown Special Planning Area

The vision for the Downtown Special Planning Area is to create a revitalized, pedestrian-friendly town square and commercial center that reflects Mesquite's history and community character. It aims to promote economic development, enhance public spaces, and encourage new amenities and land uses that support a vibrant, walkable downtown. Strategies for the Downtown Special Planning Area:

- Pursuing Main Street designation.
- Facilitating redevelopment of nonconforming properties.
- Attracting higher-density residential options and unique land uses like boutique retail and makerspaces.
- Enhancing pedestrian infrastructure.
- Updating zoning and ordinances to support a mix of uses.
- Executing recommendations from the Downtown Infrastructure Plan.

MESQUITE ZONING ORDINANCE

SEC. 5-307.M. Approval Standards. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following approval standards when reviewing major and minor Comprehensive Plan amendments. Comprehensive Plan amendments may be approved by the City Council only following a determination that:

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and

Staff Comments: The proposed comprehensive plan amendment is for the area west of N. Carmack St along Military Parkway and Scyene Blvd to IH-635. Putting this area into Downtown Special Planning Area recognizes the importance of the Military Parkway and Scyene Blvd corridor as a gateway in the City's Downtown area. The proposed amendment is consistent with the Comprehensive Plan and supports implementation of the Downtown Special Planning Area vision to revitalize and intensify downtown development through pedestrian-oriented, mixed-use zoning.

2. That any one of the following criteria has been met:
 - a. There was an error in the original Comprehensive Plan adoption; or
 - 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: Changing development trends and increased demand for reinvestment in the downtown core support the need to revise both zoning and the future land use designation. Recent planning efforts and infrastructure investments demonstrate that the character and condition of the area have evolved, warranting this amendment to align regulatory tools with current and future needs.

SEC. 5-309. 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 DM District zoning promotes compact, walkable, and mixed-use development patterns that support a vibrant downtown while encouraging reinvestment, economic activity, and improved public spaces.

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

STAFF COMMENTS: The amendment is a direct implementation of the Downtown Special Planning Area in the Comprehensive Plan and reflects community engagement and Council direction.

3. The extent to which the proposed amendment will support and further the City Council's strategic goals.

STAFF COMMENTS: This rezoning supports City Council's goals related to downtown revitalization, housing variety, and economic development. More specifically the proposed amendment is aligned with City Council Strategic Goals.

4.2 Develop a long term and land use plan for Military Parkway

4.4 Continue emphasis on Downtown Revitalization

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

STAFF COMMENTS: Some nonconformities will be created with the proposed amendment. Auto related uses such as auto repair and auto dealership, some of which are already nonconforming, will become nonconforming. Per MZO and state law, a use that becomes nonconforming as a result of a zoning change may continue as a nonconforming use. The proposed amendment does not include any action to close a nonconforming use.

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

STAFF COMMENTS: The subdistrict approach ensures compatibility by assigning zoning designations based on context and adjacency. For example, the three subdistricts provide a transition in development form and land uses, ranging from more suburban-style development near IH-635 to more urban-style development in the Main Street area.

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

STAFF COMMENTS: Downtown Mesquite is experiencing renewed investment and interest. The rezoning supports these trends and provides the regulatory framework to guide them constructively.

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: Existing zoning classifications are outdated and insufficient to support current downtown planning goals. The proposed DM District provides clearer standards and more appropriate tools for development and reinvestment.

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: Public infrastructure and services are available or can be extended to serve future development. Site-specific utility upgrades will be addressed during the development review process when new development occurs.

9. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed Comprehensive Plan and Zoning Map amendments represent a coordinated strategy to facilitate the revitalization of Downtown Mesquite. The adoption of the DM Special Purpose District via ZTA 2025-02 created a modern, flexible zoning framework that aligns with community goals for a vibrant, walkable, and mixed-use downtown. Rezoning the affected properties and updating the Future Land Use Map ensures consistent implementation of this framework.

The current zoning does not reflect the City's long-term vision for the downtown area and contains regulatory inconsistencies that impede redevelopment. By contrast, the DM District and its subdistricts provide tailored standards for building placement, land use, signage, and streetscape that support a high-quality urban environment. The proposed amendments were

informed by robust public engagement and technical analysis and are aligned with the Mesquite Comprehensive Plan and the Downtown Special Planning Area vision.

RECOMMENDATIONS

Staff finds that the proposed Comprehensive Plan amendment and zoning map amendment satisfy the approval standards in Sections 5-307.M. and 5-309.N. of the MZO and recommends that the Planning and Zoning Commission forward a recommendation of approval to the City Council.

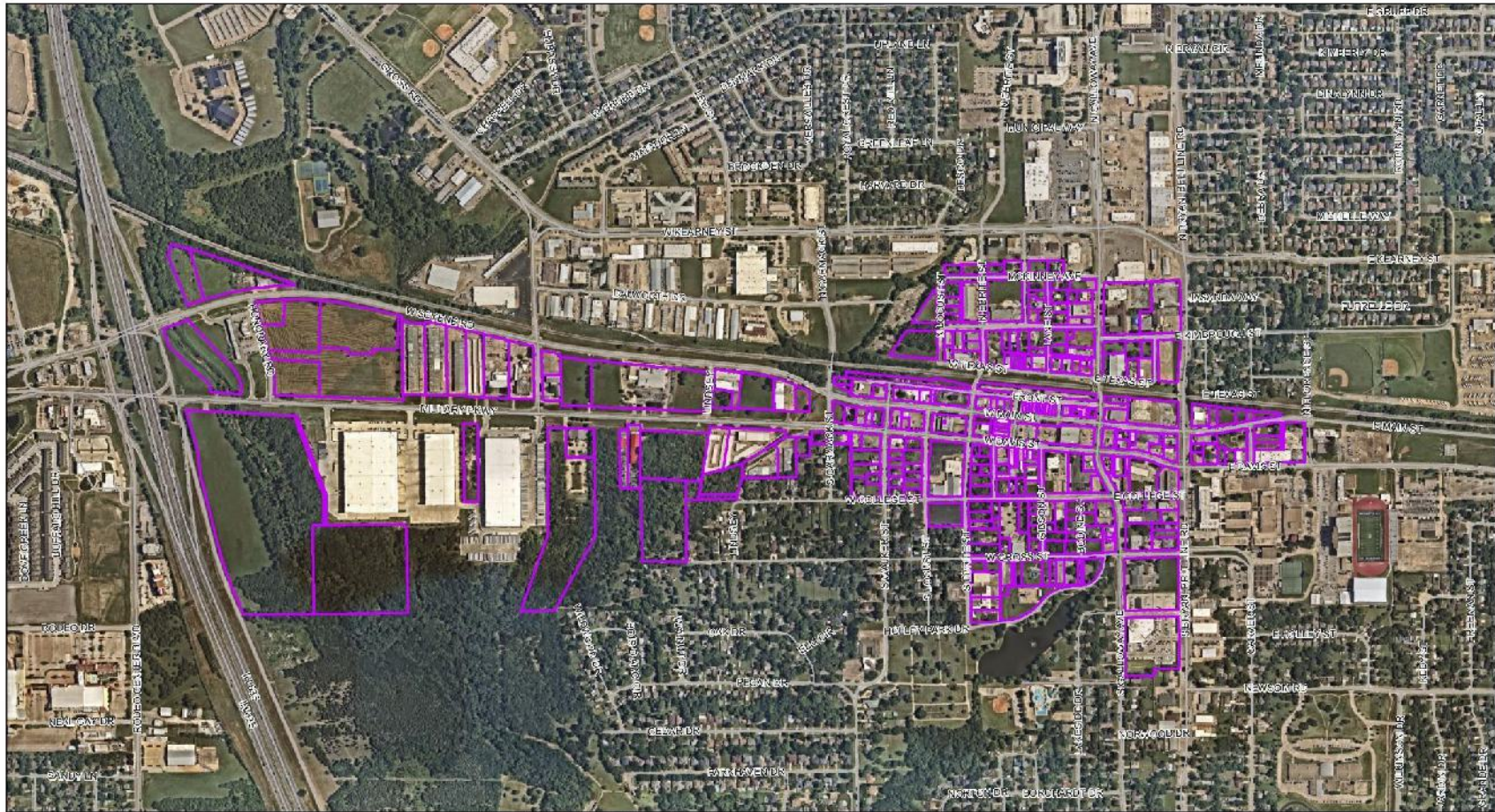
PUBLIC NOTICE

Staff mailed notices to all property owners, business personal property owners, tenants within the proposed rezoning area, and to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of July 24, 2025, Staff has received two responses in favor and none in opposition from the statutory notice area. Staff has received one response in favor and six in opposition from the property owners, tenants, or business owners subject to the proposed rezoning.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Proposed Zoning Map
6. Current Nonconforming Uses
7. Possible Nonconforming Uses
8. Returned Public Notice

Aerial Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405



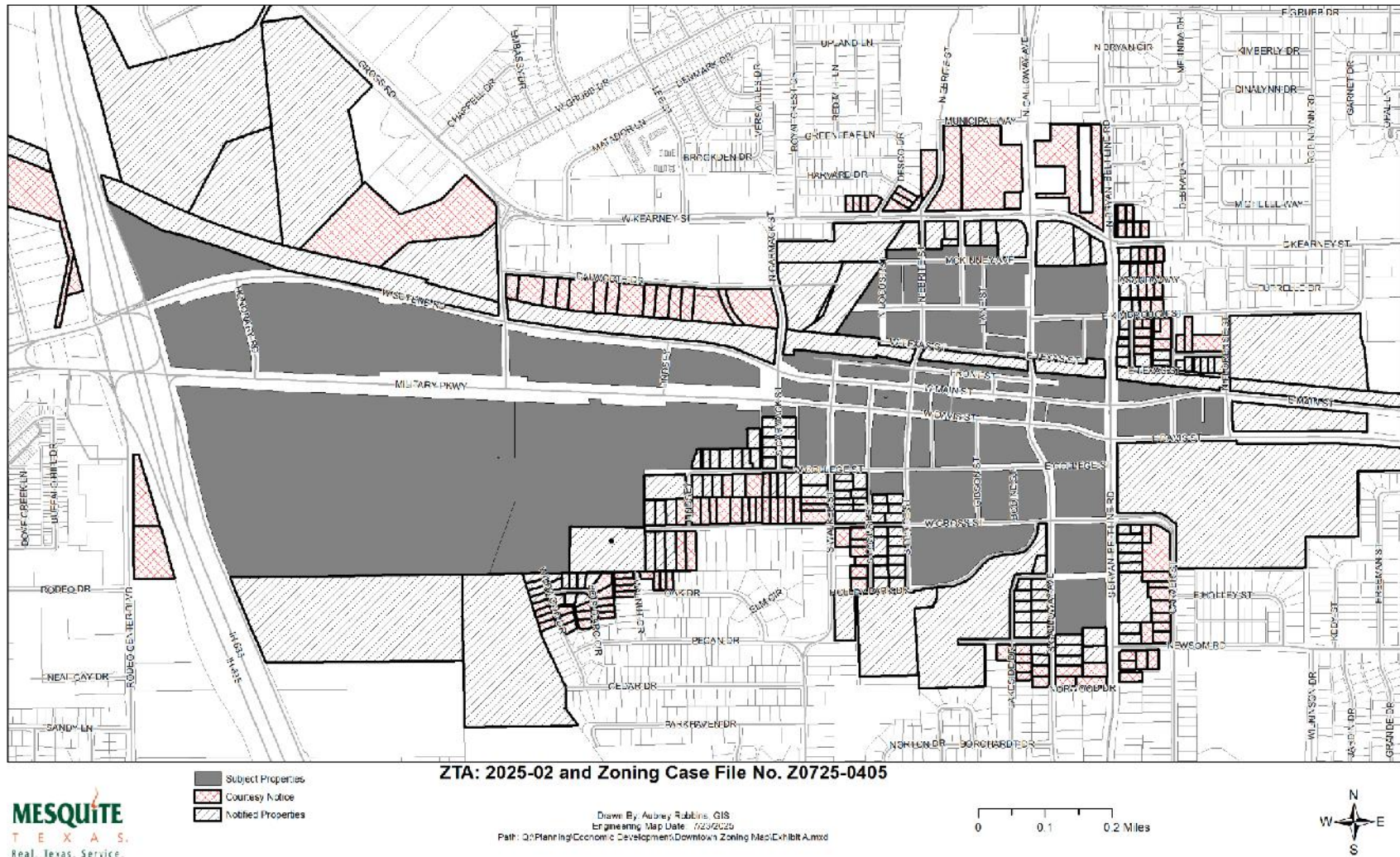
DTMesqZoning

Drawn By: Aubrey Robbins, GIS
Engineering Map Date: 7/23/2020
Path: Q:\Planning\Economic Development\Downtown Zoning Map\Exhibit A.mxd

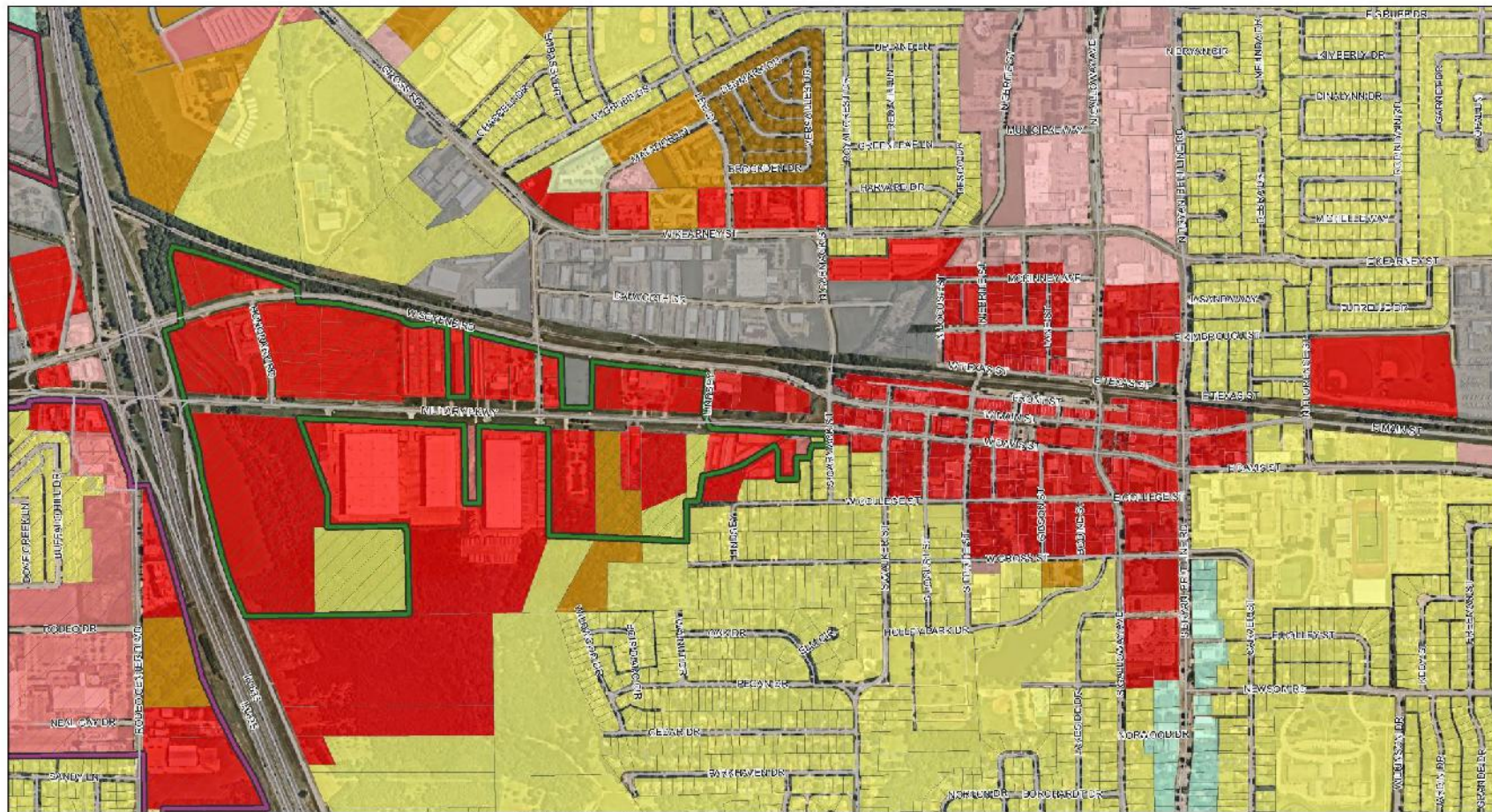
0 0.1 0.2 Miles



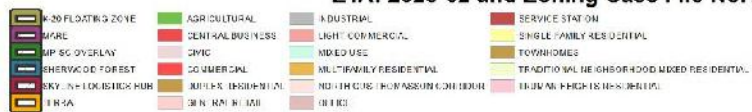
Notification Map



Zoning Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405

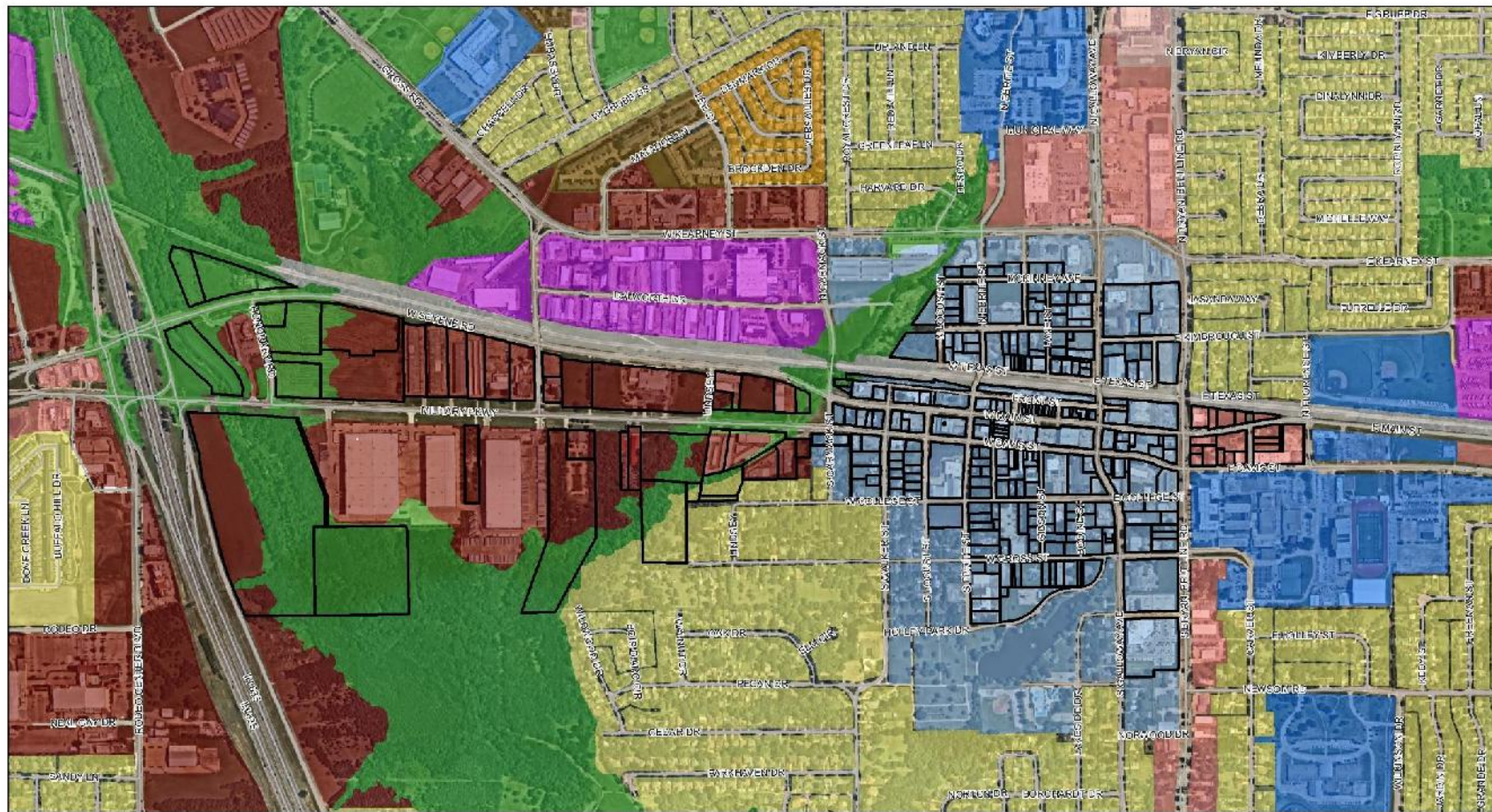


0 0.1 0.2 Miles



ATTACHMENT 4 – FUTURE LAND USE MAP

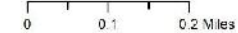
Future Land Use Map



ZTA: 2025-02 and Zoning Case File No. Z0725-0405

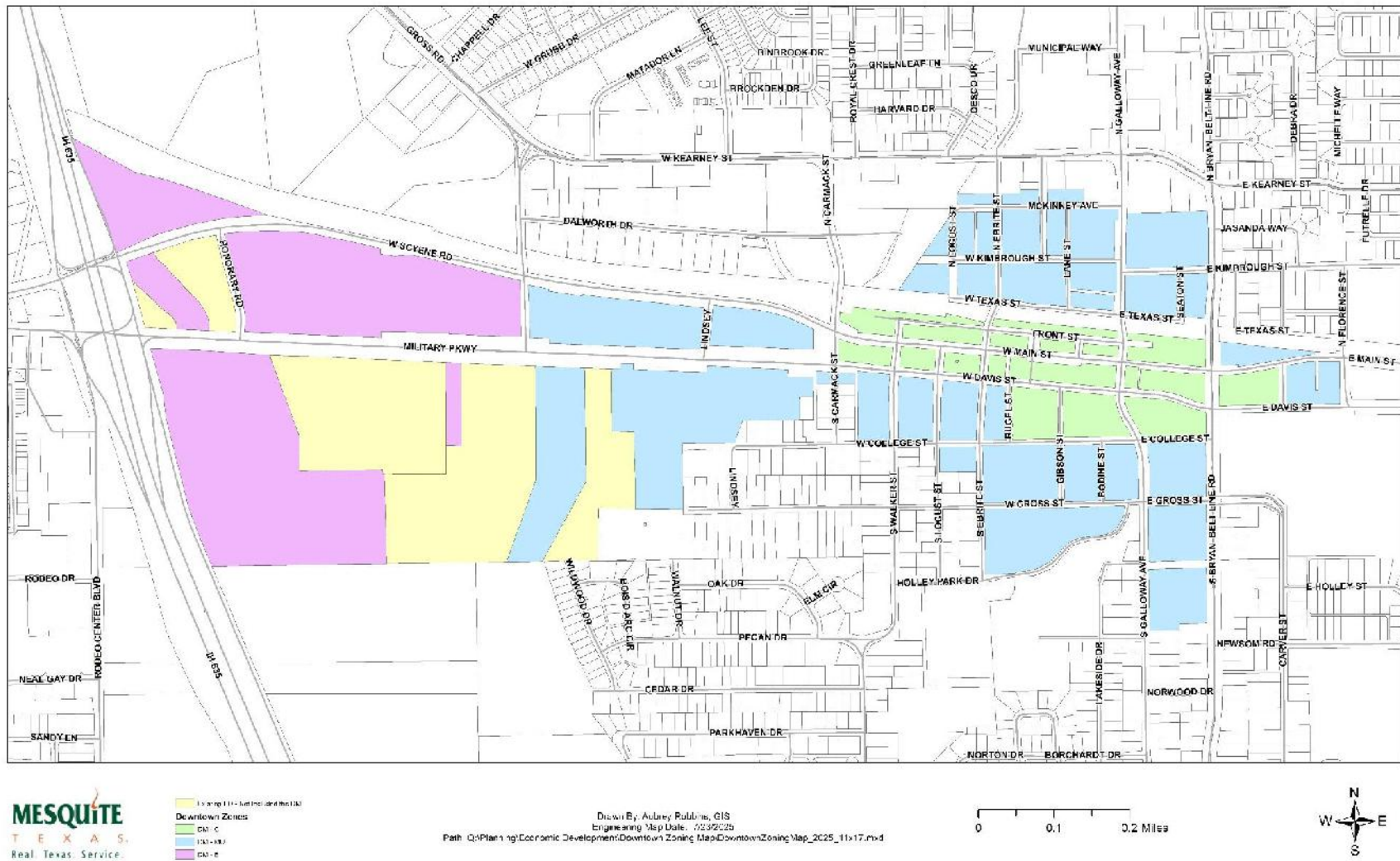


- | | | | |
|--|---|---------------------|--------------------------------|
| Subsidy Programs | Gas Transmission Corridor Special Planning Area | Office | Heavy Industrial |
| Urban East Special Planning Area | Transit Hubs Special Planning Area | Office Commercial | Medium-Density Residential |
| Urban West Special Planning Area | Transit Station | Neighborhood Retail | Parks, Open Space, Campgrounds |
| Urban Core Special Planning Area | Low Density Residential | Regional Retail | Utilities |
| Employment Special Planning Area | Medium Density Residential | Retail | |
| Waterfront and Military District Planning Area | High Density Residential | Commercial | |
| | | Entertainment | |



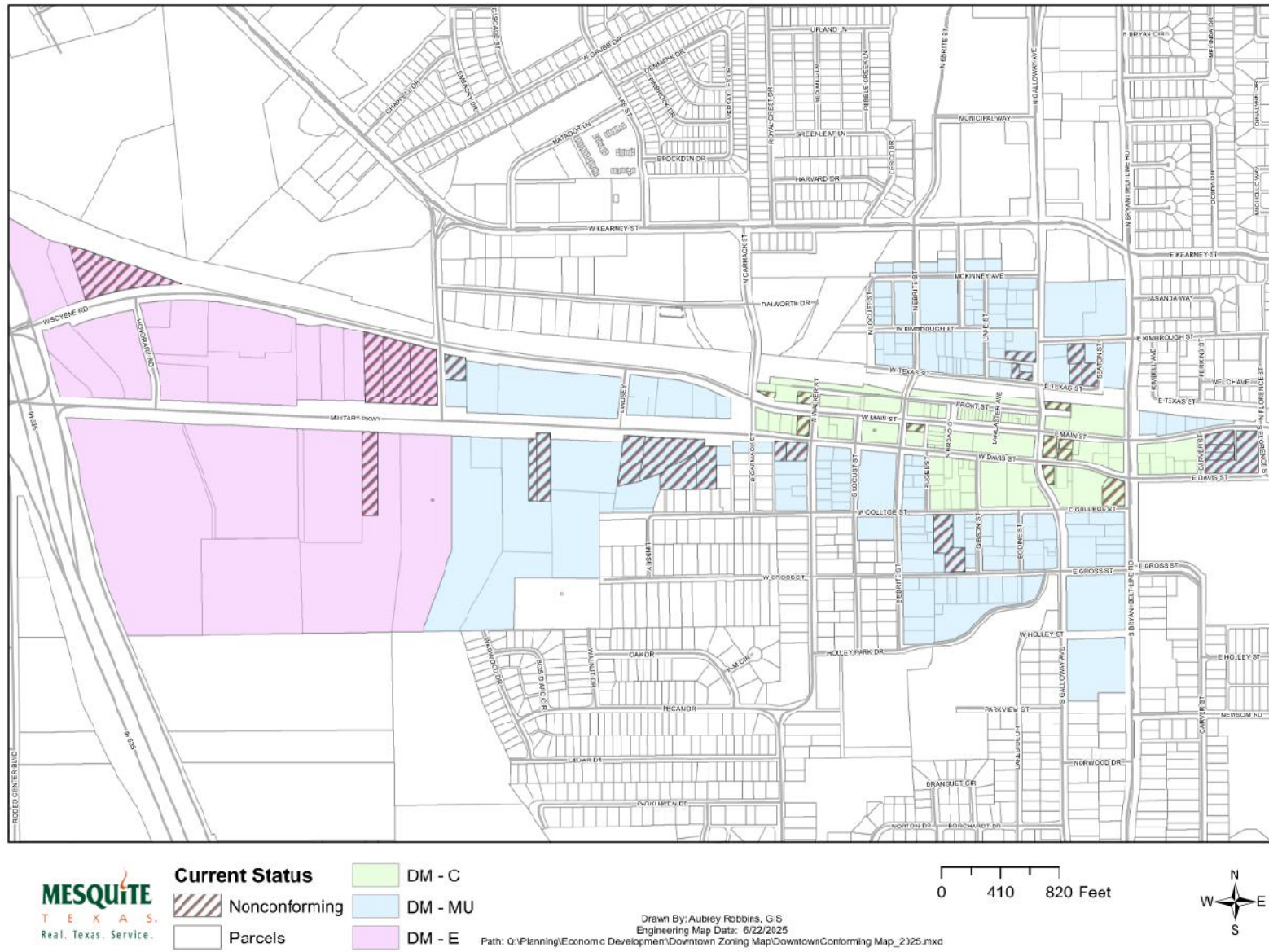
ATTACHMENT 5 – PROPOSED REZONING MAP

Proposed Downtown Mesquite Zoning Map



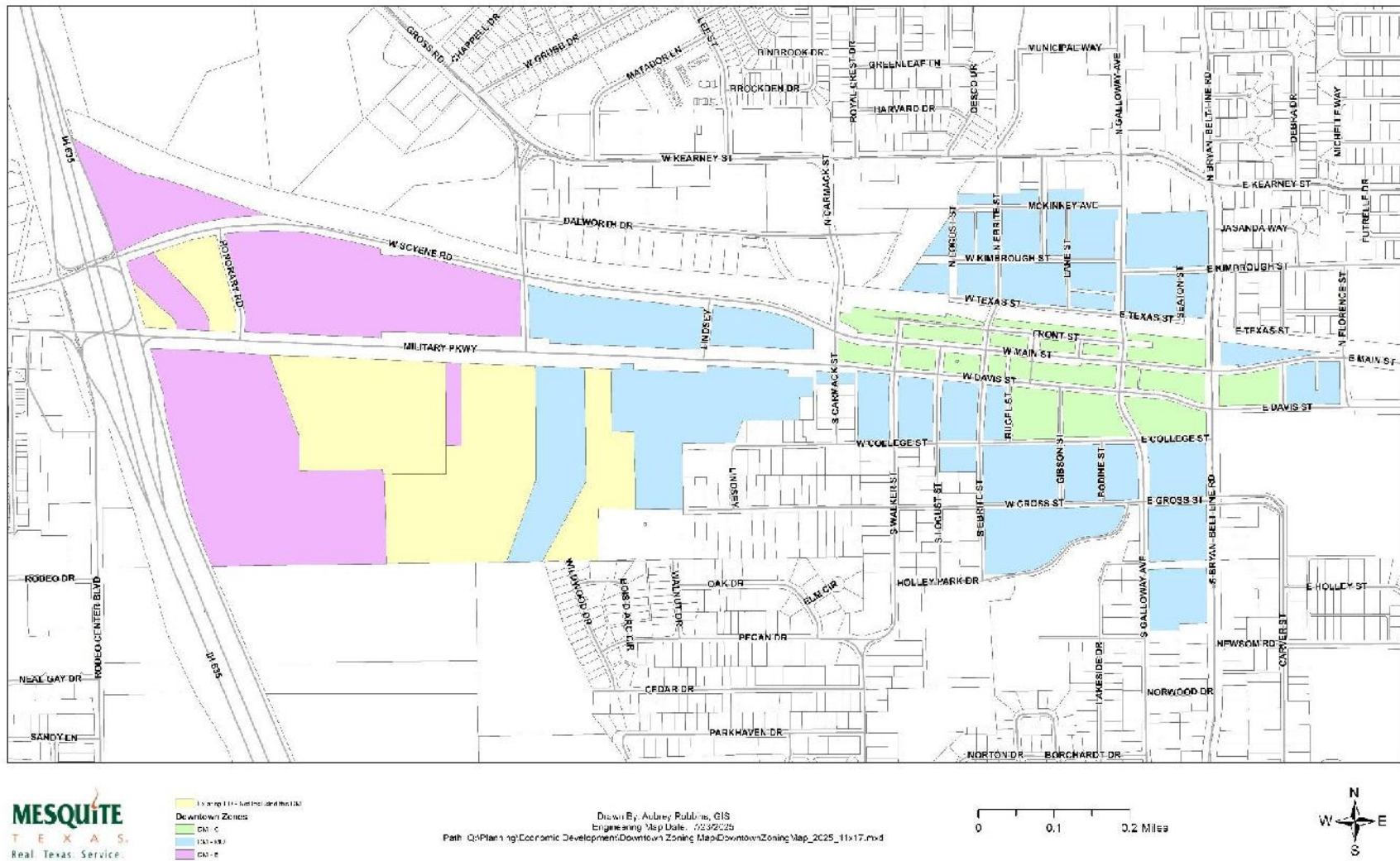
ATTACHMENT 6 – CURRENT NONCONFORMING MAP

Downtown Nonconforming Use Map - Current



ATTACHMENT 7 – POSSIBLE NONCONFORMING MAP

Proposed Downtown Mesquite Zoning Map





CITY OF MESQUITE, TEXAS
PLANNING AND ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS
For the Statutory Public Notice Area

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, all as more particularly shown in EXHIBIT A (See reverse page – Page 2).
FILE NUMBER:	No. Z0725-0405
APPLICANT:	City of Mesquite, Texas
REQUEST:	Rezoning to Downtown Mesquite “DM” Special Purpose Zoning District (DM-District), including the Core (DM-C), Mixed-Use (DM-MU), and Edge (DM-E) Subdistricts.

The proposed rezoning to the DM Special Purpose Zoning District will guide future growth of our City’s historic core. With the input of downtown businesses, property owners, residents, volunteers, and other stakeholders, the proposed district is ready for review by the Planning and Zoning Commission and City Council. The purpose of the district is to offer flexibility in how properties can be used and directs future development of the downtown and immediate surrounding areas. Additional information about the request is available online at <https://www.downtownmesquitetx.com/p/getconnected/downtown-district-ordinance>.

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. You are receiving this notice because you are listed as a property owner located within 200 feet of the area considered for rezoning. The properties within the 200-ft notice area are not subject to the proposed rezoning. The property owners and business owners located within the proposed rezoning area will receive a separate public notice.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Tuesday, July 28, 2025, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, August 18, 2025, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on July 23rd to be included in the Planning and Zoning Commission packet and by 5 pm on August 1st to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0725-0405

I am in favor of this request ✓

I am opposed to this request _____

Name (required)

Address of

Notified Property:

Owner Signature:

Nadine Ward

4245 Walnut Dr, Mesquite 75149

Nadine Ward

Date: 7/22/2025

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

JUL 23 2025

PLANNING AND ZONING

Notice Mailed on 07.17.2025

Page 1 of 2



CITY OF MESQUITE, TEXAS
PLANNING AND ZONING COMMISSION

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(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0725-0405	Name (required):	GARY WARD
I am in favor of this request ☒	Address of	4251 WALKER DRIVE
I am opposed to this request ☐	Noticed Property:	75419
	Owner Signature:	[Signature] Date: 22 July 2025

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED
JUL 23 2025
PLANNING AND ZONING

Notice Mailed on 07.17.2025

Page 1 of 2

As the proposed change creates new legal nonconforming uses—meaning a property no longer meets current zoning rules—the City must send the following notice in ALL CAPS, bold, 14-point text in accordance with TLGC § 211.006 (a-1):

"THE CITY OF MESQUITE, TEXAS, IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

Please note that State law states that a person using a property in a manner considered to be a nonconforming use as a result of the adoption of or change to a zoning regulation or boundary may continue to use the property in the same manner unless required by a municipality to stop the nonconforming use of the property. The proposed rezoning will not include any action by the City to stop a legal nonconforming use. Cities are required to follow a specific process, as outlined in TLGC § 211.019 to stop a legal nonconforming use.

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Questions pertaining to this case may be directed to the Planning Division by phone at (972) 216-6216, or via e-mail planning@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property and business owners subject to any proposed zoning change. For this reason, we are sending you this notice. As a property or business owner located within the proposed rezoning, you are urged to give your opinion on the request by attending the public hearing, or by completing the form below, or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **July 23rd** to be included in the Planning and Zoning Commission packet, and by 5 pm on **August 1st** to be included in the City Council packet. All notices received *after* the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

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☐ owner of business personal property, or ☐ tenant/occupant at the address written below.

Zoning Case: **Z0725-0405**

I am in favor of this request



Name (required) MAGGI Investment Holdings, LLC
Address of Noticed Property: 930 Military Parkway, Mesquite 751
Owner Signature: [Signature] Date: 7/21/2025

I am opposed to this request



Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

JUL 22 2025

PLANNING AND ZONING

Page 2 of 3

Notice Mailed on 07.17.2025

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Zoning Case: Z0725-0405

I am in favor of this request

I am opposed to this request

Name: (required)

Address of
Noticed Property:

Owner Signature:

William Sherman

601 W. Main St Mesquite, TX 75141

William Sherman Date: 7-22-25

Reasons (optional):

Thinking about selling property
and business

Please respond by returning to: PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

JUL 22 2025

PLANNING AND ZONING

Notice Mailed on 07.17.2025

Page 2 of 3

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Zoning Case: Z0725-0405

I am in favor of this request

I am opposed to this request

Name:(required)

Address of
Noticed Property:

Owner Signature:

Date:

Reasons (optional):

Please respond by returning to: PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

JUL 23 2025

PLANNING AND ZONING

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Page 2 of 3

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☒ owner of business personal property, or ☐ tenant/occupant at the address written below.

Zoning Case: **Z0725-0405**

I am in favor of this request ☐

I am opposed to this request ☒

Name: (required)

Address of
Noticed Property:

Owner Signature:

Carole Lockhead, Broker

309 N. Galloway #110 75149

Carole Lockhead, Broker Date: 7-23-25

Reasons (optional):

I oppose this request in CBD. There are other
locations rather than changing the zoning in

Our business
area. Thanks

Please respond by returning to:

PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

JUL 23 2025

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Zoning Case: Z0725-0405

I am in favor of this request

I am opposed to this request

Name (required)

Address of
Notified Property:

Owner Signature:

Kristi Perez
410 W. Kimbrough St. Mesquite TX 75140
Kristi Perez
Date: 7/23/25

Reasons (optional):

Please respond by returning to: PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
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PLANNING AND ZONING
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Zoning Case: **Z0725-0405**

I am in favor of this request

I am opposed to this request

Name: (required)

Address of
Noticed Property:

Owner Signature:

Deborah Ann Yeager

315 N. Florite St., Mesquite, TX 75149

[Signature]

Date:

7/23/25

Reasons (optional):

Please respond by returning to: PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

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JUL 23 2025

PLANNING AND ZONING

Page 2 of 3

As the proposed change creates new legal nonconforming uses—meaning a property no longer meets current zoning rules—the City must send the following notice in ALL CAPS, bold, 14-point text in accordance with TLGC § 211.006 (a-1):

"THE CITY OF MESQUITE, TEXAS, IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

Please note that State law states that a person using a property in a manner considered to be a nonconforming use as a result of the adoption of or change to a zoning regulation or boundary may continue to use the property in the same manner unless required by a municipality to stop the nonconforming use of the property. The proposed rezoning will not include any action by the City to stop a legal nonconforming use. Cities are required to follow a specific process, as outlined in TLGC § 211.019 to stop a legal nonconforming use.

PUBLIC HEARINGS

The **Planning and Zoning Commission** will hold a public hearing on this request at 7:00 p.m. on Tuesday, **July 28, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The **City Council** will hold a public hearing on this request at 7:00 p.m. on Monday, **August 18, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division by phone at (972) 216-6216, or via e-mail planning@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property and business owners subject to any proposed zoning change. For this reason, we are sending you this notice. As a property or business owner located within the proposed rezoning, you are urged to give your opinion on the request by attending the public hearing, or by completing the form below, or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **July 23rd** be included in the Planning and Zoning Commission packet, and by 5 pm on **August 1st** to be included in the City Council packet. All notices received *after* the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the: ☐ owner or authorized agent of the real property, or
☐ owner of business personal property, or ☒ tenant/occupant at the address written below.

Zoning Case: Z0725-0405

I am in favor of this request

I am opposed to this request

Name (required) Sika Corporation
Address of Noticed Property: 315 N. Ebrite Street
Owner Signature: [Signature] Date: 7/23/2025

Reasons (optional):

Sika has operated a manufacturing plant at 315 N. Ebrite since September 1998. We are not in favor of any zoning changes that could potentially disrupt our operation. As this notice was received on 7/22, we require more time to fully evaluate the potential impacts.

Please respond by returning to: PLANNING DIVISION
ATTN: GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

JUL 23 2025

PLANNING AND ZONING

Notice Mailed on 07.17.2025

Page 2 of 3



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).

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 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

3-203 Nonresidential Districts: Schedule of permitted uses—Contents to SIC codes.

Note: Standard industrial classification (SIC)—The following description of the basic SIC structure outlines the order of the schedule of permitted uses (3-203) and may be helpful in locating specific types of uses. SIC codes are presented in 3-203 in numerical sequence.

SIC Code/Use Schedule Description				Page
Division	A:	Agriculture, forestry, and fishing		2186
		01	Crop production	
		02	Livestock production	
		07	Agricultural services	
Division	B:	Mining		2187
		10	Metal mining	
		12	Coal mining	
		13	Oil and gas extraction	
		14	Mining and quarrying of nonmetallic minerals	
Division	C:	Construction		2187
		15	Building contractor	
		16	Heavy construction contractors	
		17	Special trade contractors	
Division	D:	Manufacturing		2188
		20	Food, kindred products	
		21	Tobacco products	
		22	Textile mill products	
		23	Apparel, other fabric products	
		24	Lumber, wood products, except furniture	
		25	Furniture, fixture	
		26	Paper and allied products	
		27	Printing, publishing and allied industries	
		28	Chemicals, allied products	
		29	Petroleum refining, related industries	
		30	Rubber, miscellaneous plastic products	
		31	Leather, leather products	
		32	Stone, clay products	
		33	Primary metal products	
		34	Prefabricated metal products	
		35	Industrial, commercial machinery	
		36	Electrical, electronic equipment, except computer	
		37	Transportation equipment	
		38	Instruments	
		39	Miscellaneous	
Division	E:	Transportation, communications, electric, gas, and sanitary services		2191
		40	Railroad transportation	
		41	Local transit, highway transportation	
		42	Motor freight transportation, warehousing	
		43	Postal service	
		44	Water transportation	
		45	Air transportation	

EXHIBIT A TO ORDINANCE NO. _____; ZTA NO. 2025 – 03.

Appendix C – Mesquite Zoning Ordinance (“MZO”)

Part 3. Nonresidential Districts.

P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

Division (Continued)	E: (Continued)	Transportation, communications, electric, gas, and sanitary services (Continued)		2191 (Continued)
		46	Pipelines	
		47	Transportation services	
		48	Communications	
		49	Electric, gas, sanitary services	
Division	F:	Wholesale trade		2192
		50	Durable goods	
		51	Nondurable goods	
Division	G:	Retail trade		2193
		52	Building materials, hardware, garden supply	
		53	General merchandise stores	
		54	Food stores	
		55	Automobile dealers/service stations	
		56	Apparel and accessory stores	
		57	Furniture/home furnishing stores	
		58	Eating and drinking places	
		59	Miscellaneous retail	
Division	H:	Finance, insurance, and real estate		2197
Division	I:	Services		2198
		70	Hotels, camps, other lodging places	
		72	Personal services	
		73	Business services	
		75	Automotive repair/services	
		76	Miscellaneous repair services	
		78	Motion pictures	
		79	Amusement and recreation services	
		80	Health services	
		81	Legal services	
		82	Educational service	
		83	Social services	
		84	Cultural services	
		86	Membership organizations	
		87	Consulting services	
		89	Miscellaneous services	
Division	J.	Public administration		2202.7
Division	K:	Residential		2202.8
Division	L:	Accessory uses and structures		2202.8
		1	Detached accessory structures	
		2	Parking	
		3	Outdoor display and storage	
		4	Production for retail sale	
		5	Limited retail	
		6	Refuse containers	
		7	Coin-operated amusement devices	
		8	Landscape irrigations systems	
		9	Ponds (over one and one-half (½) feet deep)	

3-203 Nonresidential Districts: Schedule of Permitted Uses													
P = Permitted (3-201A) C = Conditional use (3-201B) S = Special exception (3-201C) NEC = Not elsewhere classified						* REFER TO 4-800 - TERRA OVERLAY DISTRICT: AN ASTERISK (*) INDICATES THAT THE USE REQUIRES APPROVAL OF A CONDITIONAL USE PERMIT IF LOCATED IN THE TERRA OVERLAY							

[Note to Drafter - Leave this line blank – Do not connect the Table so as to repeat only the bottom portion of the Table Header on subsequent pages.]

*[Editor's Note: Delete the following two columns: **THN K20 NGTC1** Column and the **CB** Column.]*

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
01	CROP PRODUCTION	P	P	P			P	P	P	P	P	28	Require minimum 2-acre tract.
02	LIVESTOCK PRODUCTION	S	S	S			S	S	S	S	S	28	The keeping of horses and livestock may be classified as an accessory use if in accordance with the conditions set out in Table 2-203(C)(9) ; and Table 2-203(C)(10) .
07	AGRICULTURAL SERVICE (Except):											28	See Table 2-203 .
074 and 075	Veterinary Services/Animal Hospital/Other Animal Services (Ord. 2723 / 02-04-1991); (Ord. 3848 / 01-02-2007).												
	a. Indoor Services to Household Pets, except where grooming is the primary use (Veterinary Services, Animal Hospitals, Training, Breeding, and Indoor Boarding)		C	P			P	P		P	P	3	Prohibits outdoor kennels; Requires building to be at least 100 feet from any property line in a residential district. See City Code for kennel requirements.
	b. Grooming - Household Pets		P	P			P	P		P	P	3	Prohibits keeping animals overnight.
	c. Outdoor Services to Household Pets (includes any service with outdoor kennels or activity)									C	C	3	Requires location in a freestanding building; Requires outdoor kennels to be at least 200 feet from any property line in a residential district and at least

P = Permitted See Sec. 3-201 (A) . C = Conditional Use See Sec. 3-201 (B) . S = Special Exception See Sec. 3-201 (C) . NEC = Not Elsewhere Classified	* Refer to 4-800 - TERRA Overlay District : An asterisk (*) indicates that the use requires approval of a Conditional Use Permit (CUP) if located in the TERRA Overlay District .
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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	d. Services to Livestock (including horses)									C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height; See City Code.
076	Farm Labor Management Services										P	28	
078	Landscape/Horticulture Services (except):			P*			P*	P*		P*	P*	4	
078	0781 Landscape Counseling and Planning	P	P	P			P	P		P	P	3	
08	FORESTRY											28	See Table 2-203 .
09	FISHING, HUNTING, TRAPPING											28	See Table 2-203 .
10-14	ALL MINING, EXTRACTION									C	C	8	Requires compliance with MZO, 1-500 .
15	BUILDING CONTRACTORS									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
16	HEAVY CONSTRUCTION CONTRACTORS									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
17	SPECIAL TRADE CONTRACTORS												Requires compliance with 3-600 for outdoor storage.
171	Plumbing, Heating, Air Conditioning			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
172	Painting, Paper Hanging, Decorating			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
173	Electrical			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
174	Masonry, Tile Setting, Plastering			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
175	Carpentering, Flooring (Interior)			P*			P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
176	Roofing, Sheet Metal Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
177	Concrete Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
178	Water Well Drilling									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	Misc. special trade contractors:												Requires compliance with 3-600 for outdoor storage.
179	1791 Structural Steel Erection									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1793 Glass, Glazing Work						P*	P*		P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1794 Excavation, Foundation Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
179	1795 Wrecking, Demolition Work									P*	P*	4	Requires compliance with 3-600 for outdoor storage.

P = Permitted See [Sec. 3-201 \(A\)](#).
C = Conditional Use See [Sec. 3-201 \(B\)](#).
S = Special Exception See [Sec. 3-201 \(C\)](#).
NEC = Not Elsewhere Classified

*** Refer to 4-800 - TERRA Overlay District:**
An asterisk (*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<u>179</u>	1796 Installation of Equipment, NEC									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
<u>179</u>	1799 Special Trade Contractors, NEC (Ord. 2816 / 06-01-1992).									P*	P*	4	Requires compliance with 3-600 for outdoor storage.
20	FOOD, KINDRED PRODUCTS									C*			See NOTE D-01.
201	Meat Products									C*	P*	5	NOTE D-01: Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with MZO 3-600 for outdoor storage; See Sec. 1-104 (H) regarding High Risk Uses (Ord. 2816 / 06-01-1992).
202	Dairy Products									C*	P*	5	See NOTE D-01.
203	Canned, Preserved Fruits & Vegetables									C*	P*	5	See NOTE D-01.
204	Grain Mill Products										P*	5	See NOTE D-01.
205	Bakery Products									C*	P*	5	See NOTE D-01.
206	Sugar, Confectionery Products										P*	5	See NOTE D-01.
207	Fats, Oils										C*	5	See NOTE D-01.
208	Beverages (except):										P*	5	See NOTE D-01.
<u>208</u>	2083 Malt										C*	5	See NOTE D-01.
<u>208</u>	2085 Distilled, Rectified, Blended Liquors										C*	5	See NOTE D-01.
209	Miscellaneous Food Preparation & Products									C*	C*	5	See NOTE D-01.

P = Permitted See [Sec. 3-201](#) (A).
C = Conditional Use See [Sec. 3-201](#) (B).
S = Special Exception See [Sec. 3-201](#) (C).
NEC = Not Elsewhere Classified

*** Refer to 4-800 - TERRA Overlay District:**
An asterisk (*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
21	TOBACCO PRODUCTS										C*	5	See NOTE D-01.
22	TEXTILE MILL PRODUCTS										C*	5	See NOTE D-01.
23	APPAREL, OTHER FABRIC PRODUCTS									P*	P*	5	See NOTE D-01.
24	LUMBER, WOOD PRODUCTS EXCEPT FURNITURE										C*	5	See NOTE D-01.
25	FURNITURE, FIXTURES									C*	P*	5	See NOTE D-01.
26	PAPER & ALLIED PRODUCTS										P*	5	See NOTE D-01.
27	PRINTING, PUBLISHING & ALLIED INDUSTRIES			C*			C*	P*		P*	P*	5	See NOTE D-01. Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district. Requires any loading or outdoor storage areas where loading/unloading of heavy-load vehicles is involved to be located at least 200 feet from any residential district. Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high-risk uses (Ord. 2816-1-92).
28	CHEMICALS, ALLIED PRODUCTS												See NOTE D-01.
281	Industrial Inorganic Chemicals										C*	5	See NOTE D-01.
282	Plastics, Synthetic, Fibers										C*	5	See NOTE D-01.
283	Drugs										C*	5	See NOTE D-01.
284	Detergents, Cosmetics, Toilet Preparations										C*	5	See NOTE D-01.
285	Paints, Lacquers, Allied Products										C*	5	See NOTE D-01.
286	Industrial Organic Chemicals										C*	5	See NOTE D-01.
287	Agricultural Chemicals										C*	5	See NOTE D-01.
289	Miscellaneous Chemical Products										C*	5	See NOTE D-01.
29	PETROLEUM REFINING, RELATED INDUSTRIES										C*	5	See NOTE D-01.
30	RUBBER, MISCELLANEOUS PLASTIC PRODUCTS										C*	5	See NOTE D-01.

P = Permitted See [Sec. 3-201 \(A\)](#).
C = Conditional Use See [Sec. 3-201 \(B\)](#).
S = Special Exception See [Sec. 3-201 \(C\)](#).
NEC = Not Elsewhere Classified

*** Refer to 4-800 - TERRA Overlay District:**
An asterisk (*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
31	LEATHER, LEATHER PRODUCTS (except):										P*	5	See NOTE D-01.
31	311 Leather Tanning, Finishing										C*	5	See NOTE D-01.
32	STONE, CLAY, CONCRETE (except):										C*	5	See NOTE D-01.
	a. Concrete Batch Plants										C*	5	See NOTE D-01.
33	PRIMARY METAL INDUSTRIES										C*	5	See NOTE D-01.
34	FABRICATED METAL PRODUCTS (except):										P*	5	See NOTE D-01. Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district. Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district. Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1-92).
348	Ordnance, Accessories										C*	5	See NOTE D-01.
35	INDUSTRIAL, COMMERCIAL MACHINERY (except):										P*	5	See NOTE D-01.
357	Computer, Office Equipment									C*	P*	5	See NOTE D-01.
36	ELECTRICAL, ELECTRONIC EQUIPMENT, EXCEPT COMPUTER									C*	P*	5	See NOTE D-01.
37	TRANSPORTATION EQUIPMENT										P*	5	See NOTE D-01.
38	INSTRUMENTS											Te	See NOTE D-01.
381	Detection, Guidance Instruments									C*	P*	5	See NOTE D-01.
382	Measuring, Controlling Instruments									C*	P*	5	See NOTE D-01.
383	Medical & Dental Instruments									C*	P*	5	See NOTE D-01.
384	Ophthalmic Goods			C*			C*	C*		C*	P*	5	See NOTE D-01.
386	Photographic Equipment, Supplies			C*			C*	C*		C*	P*	5	See NOTE D-01.
387	Watches, Clocks			C*			C*	C*		C*	P*	5	See NOTE D-01.

P = Permitted See [Sec. 3-201 \(A\)](#).
C = Conditional Use See [Sec. 3-201 \(B\)](#).
S = Special Exception See [Sec. 3-201 \(C\)](#).
NEC = Not Elsewhere Classified

*** Refer to 4-800 - TERRA Overlay District:**
An asterisk (*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
39	MISCELLANEOUS MANUFACTURING												See NOTE D-01.
391	Jewelry, Plated Ware			C*			C*	~~C*~~		C*	P*	5	See NOTE D-01.
393	Musical Instruments			C*			C*	~~C*~~		C*	P*	5	See NOTE D-01.
394	Toys, Sporting Goods			C*			C*	~~C*~~		C*	P*	5	See NOTE D-01.
395	Pencils, Artist's Materials			C*			C*	~~C*~~		C*	P*	5	See NOTE D-01.
396	Costume Jewelry, Notions			C*			C*	~~C*~~		C*	P*	5	See NOTE D-01.
399	Miscellaneous Manufacturing Industries												See NOTE D-01.
399	3991 Brooms, Brushes									C*	P*	5	See NOTE D-01. Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district. Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district. Requires compliance with 3-600 for outdoor storage. See 1-104H regarding high risk uses (Ord. 2816/6-1-92).
399	3993 Signs, Advertising Displays									C*	P*	5	See NOTE D-01.
399	3995 Burial Caskets									C*	P*	5	See NOTE D-01.
399	3996 Linoleum, Hard Surface Flooring, NEC									C*	P*	5	See NOTE D-01.
399	3999 Manufacturing Industries, NEC (except):									C*	P*	5	See NOTE D-01.
	a. Flammable, Explosive Products										C*	5	See NOTE D-01.
40	RAILROAD TRANSPORTATION (except):	S	S	S			S	~~S~~		S	S	28	
	a. Railroad Passenger Terminal	S	S	S		P	S	~~P~~		P	P	26	

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
41	LOCAL TRANSIT, HIGHWAY TRANSPORTATION (except):	S	S	S		C	S	S		S	S	28	
	a. Transit or Bus Terminal (Ord. 3220 / 05-05-1998).	C	C	C		C	C	G		C	C	26	
	b. Bus Stop / Shelter	P	P	P		P	P	P	P	P	P	28	
42	MOTOR FREIGHT TRANSPORTATION, WAREHOUSING (except): (Ord. 3220 / 05-05-1998).									C*	P*	5	See NOTE D-01. See Special Conditions on previous page.
	a. Miniwarehousing, Self-storage							G*		C*	C*		Requires compliance with Sec. 3-502 (Ord. 2816 / 06-01-1992).
43	U.S. POSTAL SERVICE	P	P	P		P	P	P		P	P	28	
44	WATER TRANSPORTATION									C	C	28	
45	AIR TRANSPORTATION (except):									C	C	28	Requires compliance with FAA regulations.
	a. Helicopter Landing Pad	C	C	C		C	C	G		C	C	28	
46	PIPELINES	S	S	S			S	S	S	S	S	28	Include natural gas transmission pipelines.
47	TRANSPORTATION SERVICES (except):										P	28	
472	Arrangement of Passenger Transportation (Travel Agents, Ticket Offices)	P	P	P		C	P	P		P	P	1	
4789	Transportation Services, NEC												
	a. Drone Delivery Service		C	C						C	P	28	Requires compliance with Sec. 3-513.
48	COMMUNICATIONS (except):					C				P	P	28	
	a. Utility Facilities	P	P	P		P	P	P	P	P	P	28	
	b. Business Office	P	P	P		C	P	P		P	P	3	
	c. Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)												Requires compliance with MZO 1-700.

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
49	ELECTRIC, GAS, SANITARY SEWER (except)									P	P	28	
	a. a. Generating, Manufacturing, Treatment Plants										C	28	
	b. b. Sanitary Landfill										C	28	
	c. c. Utility Facilities	P	P	P		C	P	P	P	P	P	28	
	d. d. Business Office	P	P	P		C	P	P		P	P	3	
497	Irrigation Systems			P			P	P		P	P	28	
50	WHOLESALE TRADE - DURABLE GOODS												<u>NOTE F-01.</u> Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; <u>Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district;</u> <u>Requires compliance with MZO 3-600 for outdoor storage;</u> <u>See Sec. 1-104 (H) regarding High Risk Uses (Ord. 2816 / 06-01-1992).</u>
501	Motor Vehicles, Auto Parts (Ord. 3220 / 05-05-1998).									C*	P*	5	<u>See NOTE F-01.</u>
<u>501</u>	5015 Motor Vehicle Parts, Used									C*	C*	5	<u>See NOTE F-01.</u> Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1-92).
502	Furniture, Home Furnishings									C*	P*	5	<u>See NOTE F-01.</u>
503	Lumber, Other Construction Materials									C*	P*	5	<u>See NOTE F-01.</u>

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
504	Professional, Commercial Equipment									C*	P*	5	See NOTE F-01.
505	Metals, Minerals, except Petroleum									C*	P*	5	See NOTE F-01.
506	Electrical Goods									C*	P*	5	See NOTE F-01.
507	Hardware, Plumbing, Heating Equipment									C*	P*	5	See NOTE F-01.
508	Machinery, Equipment									C*	P*	5	See NOTE F-01.
509	Miscellaneous Durable Goods									C*	P*	5	See NOTE F-01.
509	5091 Sporting, Recreation Goods												See NOTE F-01.
509	5092 Toys, Hobby Goods									C*	P*	5	See NOTE F-01.
509	5093 Scrap, Waste Material (except):										C*	5	See NOTE F-01.
509	5094 Jewelry, Watches, Precious Stones									C*	P*	5	See NOTE F-01.
509	5099 Durable Goods, NEC									C*	P*	5	See NOTE F-01.
51	WHOLESALE TRADE - NONDURABLE GOODS												See NOTE F-01.
511	Paper, Paper Products									C*	P*	5	See NOTE F-01.
512	Drugs, Drug Proprietaries, Sundries									C*	P*	5	See NOTE F-01.
513	Apparel, Piece Goods, Notions									C*	P*	5	See NOTE F-01.
514	Groceries, Related Products									C*	P*	5	See NOTE F-01. Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district. Requires compliance with 3-600 for outdoor storage. See 1-104H regarding high risk uses (Ord. 2816 / 6-1-92).
515	Farm Product Raw Materials										C*	5	See NOTE F-01.
516	Chemicals, Allied Products										C*	5	See NOTE F-01.
517	Petroleum, Petroleum Products										C*	5	See NOTE F-01.

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EXHIBIT A TO ORDINANCE NO. _____; ZTA NO. 2025 – 03.
Appendix C – Mesquite Zoning Ordinance. Part 3. Nonresidential Districts.
P&Z Meeting Date: July 28, 2025 | City Council Meeting Date: August 18, 2025

[illegible]

P	= Permitted	See Sec. 3-201 (A) .
C	= Conditional Use	See Sec. 3-201 (B) .
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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
52	BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY												Requires compliance with MZO 3-600 for outdoor storage.
521	Lumber, Other Building Materials			P			P	P		P	P	1	
523	Paint, Glass, Wallpaper Stores		P	P			P	P		P	P	1	
525	Hardware Stores		P	P			P	P		P	P	1	
526	Retail Nurseries, Garden Supply			P			P	P		P	P	1	Requires compliance with MZO 3-600 .
527	Mobile Home Dealers									C*	C*	8	Requires compliance with MZO 3-600 .
53	GENERAL MERCHANDISE STORES												
531	Department Stores		P	P			P	P		P	P	1	
533	Variety Stores		*C	*C			*C	*C		*C	*C	1	*If location meets Sec. 3-510 (A) , allowed by CUP.
539	Miscellaneous General Merchandise Stores		P	P			P	P		P	P	1	
54	FOOD STORES												
541	Grocery Stores		P	P			P	P		P	P	1	
542	Meat, Fish Markets		P	P			P	P		P	P	1	
543	Fruit, Vegetable Markets		P	P			P	P		P	P	1	
544	Candy, Nut, Confectionery Stores		P	P			P	P		P	P	1	
545	Dairy Products Stores		P	P			P	P		P	P	1	
546	Retail Bakeries		P	P			P	P		P	P	1	
549	Miscellaneous Food Stores (except):		P	P		P	P	P		P	P	1	
	a. Convenience Stores		C	C			C	P^	P^	P^	P^	1	Permit in SS district only in conjunction with self-service gasoline sales. ^Requires a CUP when the building is within 500 feet of a residential district or a public or private school.
	b. Outdoor Farmers Market							C*		C*	C*	7	Requires compliance with MZO 3-600 .
	c. Beverage Barns												Not permitted in any zoning district in the City of Mesquite.

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
55	AUTOMOBILE DEALERS, SERVICE STATIONS												Requires compliance with MZO 3-600 ; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
551	Motor Vehicle Dealers (New & Used)			C*				C*		C*	C*	8	
552	Motor Vehicle Dealers (Used Only)							C*		C*	C*	8	
553	Auto & Home Supply Stores		P	P			P	P	P	P	P	1	
554	Refueling Stations												(Ord. 4528 / 12-18-2017); (Ord. 4543 / 03-05-2018); (Ord. 4771 / 03-16-2020).
	a. Limited Fuel Sales (other than heavy load vehicles)		C	C			C		P^	P^	P^	1	Requires compliance with Sec. 3-504 . ^Requires a Conditional Use Permit (CUP) when in conjunction with Heavy Load Vehicle Refueling. ^Requires a CUP when the building is within 500 feet of a residential district or a public or private school.
	b. Truck Stop												Prohibited in the corporate limits of the City.
	c. Heavy load vehicle refueling									C	C		Requires compliance with Sec. 3-504 .
555	Boat Dealers									C*	C*	8	Requires compliance with MZO 3-600 ; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
556	Recreational Vehicles, Utility Trailers									C*	C*	8	
557	Motorcycle Dealers									C*	C*	8	Requires compliance with MZO 3-600 ; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
559	Automotive Dealers, NEC									C	C	8	

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
56	APPAREL, ACCESSORY STORES		P	P			P	P		P	P	1	
57	FURNITURE, HOME FURNISHINGS												
571	Furniture, Furnishings, except Appliances												
571	5712 Furniture Stores		P	P			P	P		P	P	2	
571	5713 Floor Covering Stores		P	P			P	P		P	P	1	
571	5714 Drapery, Upholstery Stores		P	P			P	P		P	P	1	
571	5719 Miscellaneous Home Furnishings		P	P			P	P		P	P	1	
572	Household Appliance Stores		P	P			P	P		P	P	2	
573	Radio, TV, Electronics, Music Stores		P	P			P	P	P	P	P	1	
58	EATING, DRINKING PLACES												(SS district; Ord 4201; 02-06-2012).
58	5812 Eating Places (except):		P	P			P	P	P	P	P	17	
	a. Drive-in Restaurants									P	P	17	
	b. Restaurant holding a Food & Beverage Certificate with Private Club (Ord. 3922 /12-17-2007)			C				C		C	C	18	Permits private club operated by fraternal or veterans organizations certified under Alcoholic Beverage Code without a Conditional Use Permit (CUP) in districts designated; See SIC 864.
	c. Mobile Food Unit Park ("MFU-Park")		P	P			P	P		P	P		Requires compliance with Sec. 3-512 .

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SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<u>58</u>	5813	Drinking Place with Private Club (except):												
		a. Private Club in conjunction with full-service hotel (Ord. 3922 / 12-17-2007)			C+						C+			Restricted to the H-PC, MARE and MP-SC overlay districts. (+) indicates Permitted-By-Right in MARE and MP-SC; See MZO 4-600 , 4-700 and 4-900 .
59	MISCELLANEOUS RETAIL													
591	Drug, Proprietary Stores			P	P			P	~~P~~		P	P	1	
592	Liquor Stores													Prohibit in all districts (Dry Area).
593	Used Merchandise Stores/Antique Stores (except): (Ord. 2799 / 03-16-1992).			C*	C*			C*	~~P*~~		C*	C*	1	See Sec. 3-202 (E).
	a.	Pawnshops (Ord. 2831 / 09-21-1992); (Ord. 2799 / 03-16-1992).										P*	1	Permits only establishments licensed under the Texas Pawnshop Act.
594	Miscellaneous Shopping Goods Stores													
<u>594</u>	5941	Sporting Goods, Bicycle Shops		P	P			P	~~P~~		P	P	1	
<u>594</u>	5942	Book Stores		P	P			P	~~P~~		P	P	1	
<u>594</u>	5943	Stationery Stores		P	P			P	~~P~~		P	P	1	
<u>594</u>	5944	Jewelry Stores		P	P			P	~~P~~		P	P	1	
<u>594</u>	5945	Hobby, Toy, Game Shops		P	P			P	~~P~~		P	P	1	
<u>594</u>	5946	Camera, Photo Supply Shops		P	P			P	~~P~~		P	P	1	
<u>594</u>	5947	Gift, Novelty, Souvenir Shops		P	P			P	~~P~~		P	P	1	
<u>594</u>	5948	Luggage, Leather Goods Stores		P	P			P	~~P~~		P	P	1	

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<u>594</u>	5949 Sewing, Needlework, Piece Goods Stores		P	P			P	P		P	P	1	
<u>596</u>	Non-Store Retailers												
<u>596</u>	5961 Catalog, Mail Order Houses			P			P	P		P	P	4	
<u>596</u>	5962 Automatic Machine Operators			P			P	P		P	P	4	
<u>596</u>	5963 Direct Selling Establishments			P			P	P		P	P	3	Includes retail sales offices only; See City Code for permitted door-to-door sales and sales from trucks or wagons; Requires licensing.
<u>598</u>	Fuel, Ice Dealers												
<u>598</u>	5983 Fuel, Oil Dealers										C	1	
<u>598</u>	5984 Liquified Petroleum Gas										C	1	
<u>598</u>	5989 Fuel Dealers, NEC												
<u>599</u>	Retail Stores, NEC												
<u>599</u>	5992 Florists		P	P			P	P		P	P	1	
<u>599</u>	5993 Tobacco Stores		P	P			P	P		P	P	1	
<u>599</u>	5994 News Dealers / Newsstands		P	P			P	P	P	P	P	1	
<u>599</u>	5995 Optical Goods Stores		P	P			P	P		P	P	1	
<u>599</u>	5999 Miscellaneous Retail, NEC (except):		P	P			P	P		P	P	1	
	a. Auction Rooms			P*			P*	P*		P*	P*	11	
	b. Fireworks												Prohibit in all districts;

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															Not allowed in City.
		c.	Gravestones, Monuments									C*	C*	4	Requires compliance with MZO 3-600 ; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building; Classify uses involving any work on stones other than lettering, finishing or shaping to custom order as 3281.
		d.	Pet Shops (Ord. 3848 / 01-02-2007)		P	P			P	P		P	P	1	Permits only boarding of animals for sale unless classified as 0752.
		e.	Sales Barns, Flea Markets							C*		C*	C*	1	Prohibits outdoor activity unless specifically approved on the Conditional Use Permit (CUP).
		f.	Swimming Pool, Spa Sales									C*	C*	8	Requires compliance with MZO 3-600 ; Permit without Conditional Use Permit (CUP) if all sales, display, and storage is within an enclosed building.
		g.	Paraphernalia Shop									C	C	1	Requires compliance with Sec. 3-511 .
60	DEPOSITORY INSTITUTIONS (Banks, Savings, Credit Unions)			P	P	P			P	P		P	P	3	See NOTE H-01.
	a.	Alternative financial establishments			C	C						C	C	1	NOTE H-01. Requires compliance with Sec. 3-505 ; Check Cashing and Money Transfer businesses permitted without Conditional Use Permit (CUP) if the business is co-located within a free-standing building and/or suite where the primary use is a pawnshop, grocery store, or convenience store.

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61	NONDEPOSITORY INSTITUTIONS	P	P	P			P	P		P	P	3	NOTE H-01.
	a. Alternative financial establishments		C	C						C	C	1	NOTE H-01. Requires compliance with 3-505. Check Cashing and Money Transfer businesses permitted without Conditional Use Permit if the business is co-located within a free-standing building and/or suite where the primary use is a pawnshop, grocery store, or convenience store.
62	SECURITY, COMMODITY SERVICES	P	P	P			P	P		P	P	3	
63	INSURANCE CARRIERS	P	P	P			P	P		P	P	3	
64	INSURANCE AGENTS, BROKERS	P	P	P			P	P		P	P	3	
65	REAL ESTATE (except):	P	P	P			P	P		P	P	3	
65	6553 Cemetery Development/Operation	C	C	C		C	C	C		C	C	28	
67	HOLDING & OTHER INVESTMENT COMPANIES	P	P	P			P	P		P	P	3	
70	HOTELS, CAMPS, OTHER LODGING PLACES												
701	Hotels, Motels												General service hotel/motel requires a minimum of 150 guest rooms and shall meet the design standards of Sec. 3-506 .
	a. General Service Hotel/Motel			P			P	P		P	C	27	
	b. Limited Service Hotel/Motel (Ord. 3137 / 02-03-1997).			C			C	C		C	C	27	Limited service hotel/motel includes any facility which does not meet the design conditions specified under "general services" hotel/motel.
702	Rooming, Boarding Houses											27	See Table 2-203 .
703	Camps, Trailing Parks									C	C	28	
704	Hotel, Lodging (Membership)											27	See Table 2-203 .

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72	PERSONAL SERVICES												(Conditional Use Permit (CUP) required in TERRA only, for facilities larger than 3,500 square ft.)
721	Laundry, Cleaning, Garment Services												
<u>721</u>	7211 Power Laundries, Family									P*	P*	1	
<u>721</u>	7212 Garment Pressing & Laundry Agents									P	P	1	
<u>721</u>	7213 Linen Supply									P	P	4	
<u>721</u>	7215 Coin Operated Laundries/Dry Cleaning		P	P			P	P		P	P	1	
<u>721</u>	7216 Dry Cleaning Plants, except Rug Cleaning									P	P	4	
<u>721</u>	7217 Carpet, Upholstery Cleaning									P	P	4	
<u>721</u>	7218 Industrial Launderers									P	P	4	
<u>721</u>	7219 Laundry, Garment Services, NEC		P	P			P	P		P	P	1	Include laundry pick-up stations.
722	Photographic, Portrait Studios	C	P	P			P	P		P	P	3	
724	Barber Shops		P	P			P	P		P	P	1	
723	Beauty Shops		P	P			P	P		P	P	1	
725	Shoe Shine & Repair, Hat Cleaning Shop		P	P			P	P		P	P	1	
726	Funeral Service, Crematories (except):	P	P	P			P	P		P	P	16	
	a. Crematories									C	C	28	
729	Miscellaneous Personal Services	P	P	P			P	P		P	P	3	
<u>729</u>	7291 Tax Preparation Services												

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[illegible]

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S	= Special Exception	See Sec. 3-201 (C).	
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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
73	BUSINESS SERVICES												
731	Advertising												
<u>731</u>	7311 Advertising Agencies	P	P	P			P	P		P	P	3	
<u>731</u>	7312 Outdoor Advertising Services							P		P	P	4	
<u>731</u>	7313 Media Advertising Representatives	P	P	P			P	P		P	P	3	
<u>731</u>	7319 Advertising, NEC			P			P	P		P	P	4	
732	Credit Reporting, Collection	P	P	P			P	P		P	P	3	
733	Reproduction, Stenographic Services												
<u>733</u>	7331 Direct Mail Advertising Services	P	P	P			P	P		P	P	3	
<u>733</u>	7334 Photocopying, Duplicating Services		P	P			P	P		P	P	1	
<u>733</u>	7335 Commercial Photography			P			P	P		P	P	3	
<u>733</u>	7336 Commercial Art, Graphics Design			P			P	P		P	P	3	
<u>733</u>	7338 Secretarial, Court Reporting Services	P	P	P			P	P		P	P	3	
734	Services to Buildings												
<u>734</u>	7342 Disinfecting, Exterminating			P*			P*	P*		P*	P*	4	
<u>734</u>	7349 Building Maintenance Services, NEC			P*			P*	P*		P*	P*	4	

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SIC CODE	USE DESCRIPTION		O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
735	Miscellaneous Equipment Rental, Leasing													
<u>735</u>	7352	Medical Equipment Rental			P			P	P		P	P	4	
<u>735</u>	7353	Heavy Construction Equipment Rental									C*	C*	4	Requires compliance with MZO 3-600 ; Permit without Conditional Use permit if all display and storage is within an enclosed building.
<u>735</u>	7359	Equipment Rental, NEC												See definition of household equipment
	a.	Household Equipment Only		P	P			P	P		P	P	1	
	b.	Equipment, other than household									C*	C*	4	Requires compliance with MZO 3-600 ; Permit without Conditional Use permit if all display and storage is within an enclosed building.
736	Personnel Supply Services		P	P	P			P	P		P	P	3	Permit labor pools where temporary employees meet on site for transportation in the I-District only.
737	Computer, Data Processing Services (except):		P	P	P			P	P		P	P	3	
	a.	Computer Equipment Repair		P	P			P	P		P	P	4	
	b.	Computer Sales / Rental		P	P			P	P		P	P	1	
738	Miscellaneous Business Services													
<u>738</u>	7381	Detective, Guard, Armored Car Services			P			P	P		P	P	4	
<u>738</u>	7382	Security Systems Services			P			P	P		P	P	4	
<u>738</u>	7383	News Syndicates			P			P	P		P	P	4	
<u>738</u>	7384	Photofinishing Laboratories			P			P	P		P	P	4	

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<u>738</u>	7389	Business Services NEC (except):			C			P	P		P	P	4	
		a. Trading Stamp Services		P	P			P	P		P	P	1	
		b. Post Office Contract Station	P	P	P		C	P	P		P	P	1	
		c. Bail Bond Services (licensed under Texas Occupations Code)			C						P	P		Not permitted within any overlay district. Shall not be located within 200 feet of another bail bond business. Premises shall be fully visible from a public street. No outdoor pay phones.
75	AUTOMOTIVE REPAIR, SERVICES													Requires parking/storage for rental vehicles to be in addition to spaces required by MZO 3-400 ; Permit without Conditional Use Permit (CUP) if all display and storage is within an enclosed building.
751	Automotive Rental, Leasing													
<u>751</u>	7513	Truck Rental, Leasing							C*	C*	C*	C*	6	
<u>751</u>	7514	Passenger Car Rental		P	P			P	P		P	P	6	Requires parking/storage of rental vehicles to be in addition to spaces required by MZO 3-400 .
<u>751</u>	7515	Passenger Car Leasing		P	P			P	P		P	P	6	
<u>751</u>	7519	Trailer, RV Rental, Leasing							C*	C*	C*	C*	6	Requires parking/storage for rental vehicles to be in addition to spaces required by MZO 3-400 ; Permit without Conditional Use Permit if all display and storage is within an enclosed building.

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752	Automobile Parking (Lots and Structures)												
	a. Automobiles, Trucks, and Vans not exceeding ¾ ton		P	P		P	P	P		P	P	28	See definitions; Refers to parking as a principal use.
	b. Light Load Vehicles									P	P	28	See definitions; Refers to parking as a principal use.
	c. Heavy Load Vehicles									C*	P*	28	
753	Automobile Repair Shops												See definitions.
	a. Minor Automobile Repair		P	P			P	P	P	P	P	6	
	b. Major Automobile Repair							P*		P*	P*	6	See definitions; Requires enclosed building located at least 50 feet from any residential district; Requires compliance with MZO 3-600 .
	c. Collision Services							C*		P*	P*	6	
754	Automotive Services, Except Repair												Requires location at least 100 feet from any residential district.
754	7542 Car Washes, including Detail Shops		C	P			P	P	P	P	P	28	
754	7549 Other Automotive Services (except):							P		P	P	6	
	a. Diagnostic, Inspection Services		P	P			P	P	P	P	P	6	
	b. Towing / Wrecker Service									P*	P*	6	Requires compliance with MZO 3-600 ; Storage of vehicles on site is prohibited in SS- District.

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76	MISCELLANEOUS REPAIR SERVICES												
762	Electrical Repair Shops												
<u>762</u>	7622 Radio & Television Repair		P	P			P	~~P~~		P	P	4	
<u>762</u>	7623 Refrigeration, Air Conditioning Repair			P*			P*	~~P*~~		P*	P*	4	
<u>762</u>	7629 Electrical, Electronic Repair, NEC			P			P	~~P~~		P	P	4	
763	Watch, Clock, Jewelry Repair		P	P			P	~~P~~		P	P	4	
764	Reupholstery, Furniture Repair		C*	P*			P*	~~P*~~		P*	P*	4	
769	Miscellaneous Repair Shops												Requires enclosed building located at least 100 feet from any residential district.
<u>769</u>	7692 Welding Shops							~~P*~~		P*	P*	4	
<u>769</u>	7694 Armature Rewinding Shops							~~P*~~		P*	P*	4	
<u>769</u>	7699 Repair Shops, Services, NEC (except)							~~P~~		P	P	4	
	a. Camera Repair		P	P			P	~~P~~		P	P	4	
	b. Key Duplicating, Locksmiths		P	P			P	~~P~~		P	P	1	
	c. Musical Instrument Repair		P	P			P	~~P~~		P	P	4	
	d. Office Equipment, Typewriter Repair		P	P			P	~~P~~		P	P	4	
	e. Metalsmiths									P*	P*	4	
	f. Boiler, Tank, Cleaning & Repair									P*	P*	4	

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		g.	Septic Tank Cleaning									P*	P*	4	
		h.	Farm Machinery Repair									C*	P*	4	Requires compliance with MZO 3-600 .
		i.	Heavy Equipment, Machinery Repair									C*	P*	4	Requires compliance with MZO 3-600 .
78	MOTION PICTURES														
781	Motion Picture Production					P			P	P		P	P	28	
782	Motion Picture Distribution					P			P	P		P	P	28	
783	Motion Picture Theaters														
783	7832	Motion Picture Theaters (except drive-in)			P	P			P	P		P	P	10	
783	7833	Drive-in Motion Picture Theaters										C	C	28	
784	Video Tape Rental				P	P			P	P		P	P	1	
							</								

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
79	AMUSEMENT & RECREATION SERVICES												
791	Dance Studios, Schools (except):		P	P			P	P		P	P	1	
	Reception Facilities												
	a. Minor Reception Facility												
	a-1. Minor Reception Facility NOT within 500 feet of a Residential District		P	P			P	P		P	P	11	Requires compliance with Sec. 3-508 (A) .
	a-2. Minor Reception Facility within 500 feet of a Residential District		C	C			C	C		C	C	11	Requires a CUP when the Facility is located within 500 feet of a residential district. Requires compliance with Sec. 3-508 (A) .
	b. Major Reception Facility							C		C	C	11	Facilities are required to be located at least 500 feet from any residential district. Requires compliance with Sec. 3-508 (A) .
792	Theatrical Producers, Banks, Entertainers												
<u>792</u>	7922 Theatrical Producers (except):			P		C	P	P		P	P	28	
	a. Ticket Agencies, Entertainment		P	P			P	P		P	P	3	
<u>792</u>	7929 Bands, Other Entertainment Groups			P		C	P	P		P	P	28	
793	Bowling Centers			C				C		C	C	19	Requires buildings to be located at least 100 feet from any residential district.
794	Commercial Sports									C	C	10	Prohibits outdoor activities within 500 feet of any residential district; Requires buildings for indoor sports to be located at least 100 feet from any residential district.

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SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
799	Miscellaneous Amusement, Recreation Services												
<u>799</u>	7991 Physical Fitness Facilities		P	P		C	P	P		P	P	1	
<u>799</u>	7992 Public Golf Course	P	P	P		C	P	P		P	P	14	
<u>799</u>	7993 Coin-operated Amusement Gameroom (More than two Machines)		C	C			C	C		C	C	11	Requires compliance with Sec. 3-507 . Requires one customer restroom each for male and female. Requires licensing.
<u>799</u>	7996 Amusement Parks (Outdoor)									C	C	13	Prohibits outdoor activities within 500 feet of any residential district.
<u>799</u>	7997 Membership Recreation Clubs (except):			C		C		C		C	C	28	
	a. Indoor Sports, Athletic Clubs		P	P		C	P	P		P	P	1	
	b. Country Clubs	C	P	P		C	P	P		P	P	14	
<u>799</u>	7999 Amusement, Recreation Service, NEC												Prohibits outdoor activities within 200 feet of any residential district.
	a. Outdoor Facilities, Activities (Includes miniature golf, driving ranges, go-cart tracks, skateboard parks, etc.)									C	C	13	Prohibits outdoor activities within 200 feet of any residential district.
	b. Indoor Facilities, Activities (Includes billiard and bingo parlors, slot car tracks, etc.) (except c-g)			C		C		C		C	C	12	Requires buildings to be located at least 100 feet from any residential district.
	c. Commercial Art Galleries, Museums	P	P	P		P	P	P		P	P	15	

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SIC CODE	USE DESCRIPTION			O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
	d.	Sports Instruction (Indoor)		P	P			P	P			P	P	1	
	e.	Ticket Agencies, Sports/Recreation		P	P			P	P			P	P	1	
	f.	Escape Rooms		P	P			P	P			P	P	12	(Ord. 4419 / 03-21-2016)
	g.	Recreational & Entertainment Facilities		P	P							P	P	28	
80	HEALTH SERVICES														NOTE I-01: Requires Parking Standard #26 if providing non-emergency outpatient services on a first-come basis with no appointments.
801	Offices of Doctors of Medicine			P	P	P			P	P		P	P	3	See NOTE I-01.
802	Offices of Dentists			P	P	P			P	P		P	P	3	See NOTE I-01.
803	Offices of Doctors of Osteopathy			P	P	P			P	P		P	P	3	See NOTE I-01.
804	Offices of Other Health Practitioners			P	P	P			P	P		P	P	3	See NOTE I-01.
805	Nursing & Personal Care Facilities			P	P	P		P	P	P		P	P	24	
806	Hospitals														
806	8062	General Medical, Surgical Hospitals	C	P	P			P	P	P		P	P	25	
806	8063	Psychiatric Hospitals	C	P	P			C	P	P		P	P	25	Prohibits buildings housing psychiatric patients within 250 feet of any residential district.
806	8069	Specialty Hospitals, except Psychiatric	C	P	P			C	P	P		P	P	25	
807	Medical, Dental Laboratories			P	P	P			P	P		P	P	3	

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83	SOCIAL SERVICES												Includes senior citizen centers and day care for the elderly and handicapped.
832	Individual, Family Social Services	P	P	P		C	P	P		P	P	3	
833	Job Training, Vocational Rehabilitation			P		C	P	P		P	P	3	
835	Child Day Care Services (except):	C	C	P		P	P	P		P	P	20	Requires a circular or similar drive, covered at the building entrance, with loading/unloading space for 1 vehicle for each 500 square feet of gross floor area (not required for drop-in care located in multitenant building); Requires State licensing. (Ord. 2816 / 06-01-1992).
	a. Home Day Care												See Sec. 2-203 and Definitions.
836	Residential Care												NOTE I-02. See Sec. 2-203 for Community Homes and Group Homes; Classify halfway houses or correctional facilities for delinquents and offenders as 9223; See MZO 2-800 for parking requirements.
	a. Community Home (2 per bedroom with a maximum of 8 persons)												See NOTE I-02.
	b. Group Home (9-15 persons)												See NOTE I-02.
	c. Residential Care Institution (16 or more persons)	C	C	P			P	P		P	P	24	
839	Social Services, NEC			P			P	P		P	P	3	
84	MUSEUMS, ART GALLERIES, ARBORETA, ZOOS												
841	Museums, Art Galleries	P	P	P		P	P	P		P	P	15	
842	Arboreta, Botanical Gardens (except):	P	P	P		P	P	P		P	P	28	
	a. Zoological Gardens	C	C	C		P	C	C		C	C	28	

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86	MEMBERSHIP ORGANIZATIONS												
861	Business Associations	P	P	P			P	P		P	P	3	
862	Professional Membership Organizations	P	P	P		C	P	P		P	P	3	
863	Labor Organizations	P	P	P			P	P		P	P	3	
864	Civic, Social, Fraternal Organizations (except):	P	P	P		P	P	P		P	P	12	Permits facilities which involve dancing or a private club (alcohol) only in the LC, CB, C or I Districts.
	a. If including commercial amusement and recreation (SIC 79).			C				C		C	C	11	
865	Political Organizations	P	P	P			P	P		P	P	3	
866	Religious Organizations (Churches)	P	P	P		P	P	P		P	P	9	Use Parking Standard #3, if office use only; Permits parsonages.
869	Membership organizations, NEC	P	P	P		C	P	P		P	P	3	
87	ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT SERVICES												
871	Engineering, Architectural, Surveying	P	P	P			P	P		P	P	3	
872	Accounting, Auditing, Bookkeeping	P	P	P			P	P		P	P	3	
873	Research, Development, Testing	P	P	P			P	P		P	P	3	
874	Management, Public Relations	P	P	P			P	P		P	P	3	Classify prisons and correctional facilities as 9223.
88	PRIVATE HOUSEHOLDS												See Sec. 2-203 : Accessory Uses.
89	MISCELLANEOUS SERVICES, NEC	P	P	P			P	P		P	P	3	

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	All public administration (except):		P	P	P		P	P	P		P	P	28	Permits offices of governmental functions; Classify non-office functions according to the nature of the use and permit in districts allowing similar activities.
	9223	Correctional Institutions (except):			C			C	G		C	C	28	Includes privately operated and/or managed prisons, correctional facilities, and halfway houses.
	a.	Halfway Houses (Maximum 15 persons)	C	C	C		C	C	G		C	C	28	<u>Includes privately operated and/or managed prisons, correctional facilities, and halfway houses.</u>
	ALL RESIDENTIAL USES							P	P					Permits housing types set out in R-3, D, and A-3 Districts, when in compliance with all regulations and standards for housing type as set out in Part 2; Requires PD district for other types of housing.
1	DETACHED ACCESSORY BUILDINGS (Buildings, canopies, fences, signs, swimming pools, antenna, satellite dishes, flagpoles).		P	P	P		P	P	P	P	P	P		Requires compliance with MZO 3-700 .
2	PARKING		P	P	P		P	P	P	P	P	P		All parking areas shall comply with the standards set out in MZO 3-400 and MZO 3-600 ; Parking on unpaved surfaces shall be prohibited. See City code for regulation of heavy load vehicle parking.
3	OUTDOOR DISPLAY & STORAGE		*	*	*			*	*	*	*	*		Requires compliance with MZO 3-600 .
4	PRODUCTION FOR RETAIL SALE			P	P			P	P		P	P		Requires products produced on premises to be sold for retail primarily on the premises, unless production is permitted use in the district.

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5	LIMITED RETAIL	P				P							Permits retail/services uses which are allowed in the GR-District to be located in the O-District when entirely within an enclosed building with no exterior entrance to the retail/service use, no exterior on-site advertising or signs, and occupying no more than 10% of the total building area, provided such uses are secondary and complementary to the main office and provide services primarily to office tenants and clients.
6	REFUSE CONTAINER (Ord. 3496 / 04-15-2002).	P	P	P		P	P	P	P	P	P		Prohibits location in a required front or exterior side yard; Requires screening from adjacent streets and residential districts on three sides by construction of a solid masonry fence at least 6 feet in height, provided that no fence shall be required on any sides which are screened by the location of a building or other screening fence. Masonry materials shall be similar to masonry on the main structure. An opening, a minimum 12 feet in width, shall be provided on the fourth side for access by refuse collectors. Such opening shall be situated so that the container is not visible at an angle of greater than 45 degrees from adjacent streets. The Development Review Committee may approve a container location in a required front or exterior side yard or at a greater angle when no other reasonable location is available and may stipulate additional screening requirements in such circumstances.
7	COIN-OPERATED AMUSEMENT DEVICES	P	P	P			P	P		P	P		Permits a maximum of two machines. Requires licensing. Requires compliance with Sec. 3-507 . Classify more than two machines as a primary use under 7993.
8	LANDSCAPE IRRIGATION SYSTEMS	P	P	P		P	P	P	P	P	P		
9	PONDS (Over 1½ feet deep)	S	S	S		P	S	S	S	S	S		

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*** Refer to 4-800 - TERRA Overlay District:**
An asterisk (*) indicates that the use requires approval of a Conditional Use Permit ([CUP](#)) if located in the TERRA Overlay [District](#).

SIC CODE	USE DESCRIPTION	O	GR	LC	THN K20 NGTC-1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
10	DRIVE-THROUGH FACILITIES (Ord. 3019 / 03-06-1995).	P	P	P			P	P	P	P	P		Requires a setback of at least 50 feet from any residential district for any drive-through service: For facilities using remote order station or other remote speakers, requires installation of a masonry noise barrier at least 8 feet in height between the drive-through facility and any residential district, provided that a building shall be considered to be a noise barrier. Requires compliance with Sec. 3-402 (C) regarding stacking lanes.
11.	ACCESSORY ELECTRIC VEHICLE CHARGING STATION	P	P	P		P	P	P	P	P	P		See definitions in Sec. 6-102 ; and Requires compliance with Section 3-702 (G) .
12.	ACCESSORY DRONE DELIVERY		P	P			P	P		P	P		Requires compliance with Sec. 3-513 .

(Ord. No. 2650, 12-18-89; Ord. No. 2723, § 1, 2-4-91; Ord. No. 2799, § 1, 3-16-92; Ord. No. 2816, § 1(a), (b), (h), (i), 6-1-92; Ord. No. 2831, § 1, 9-21-92; Ord. No. 3019, § 1(c), 3-6-95; Ord. No. 3097, § 1, 6-17-96; Ord. No. 3137, § 1, 2-3-97; Ord. No. 3153, § 1(A), 5-5-97; Ord. No. 3220, § 1, 5-5-98; Ord. No. 3309, § 1.A., 7-19-99; Ord. No. 3496, § 1, 4-15-02; Ord. No. 3848, § 1, 1-2-07; Ord. No. 3922, § 1(1), 12-17-07; Ord. No. 3959, §§ 1(2), 1(3) 5-19-08; Ord. No. 3963, § 1(1), 6-16-08; Ord. No. 4035, § 1, 2-16-09; Ord. No. 4161, § 1, 7-5-11; Ord. No. 4201, § 1(1), 2-6-12; Ord. No. 4210, § 1(3), 4-16-12; Ord. No. 4269, § 1, 7-1-13; Ord. No. 4528, § 1(1), 12-18-17; Ord. No. 4541, § 1(1), 2-19-18; Ord. No. 4543, § 1(1), 3-5-18; Ord. No. 4562, § 1(3), 5-7-18; Ord. No. 4583, § 1(1), 7-16-18; Ord. No. 4585, § 1(1), 8-6-18; Ord. No. 4693, § 1, 7-1-19; Ord. No. 4771, § 1(Exh. A(A), (B)), 3-16-20; Ord. No. 4797, § 2(Exh. A), 8-3-20; Ord. No. 4820, §§ 2, 3, 10-19-20; Ord. No. 4839, § 2(1), 1-4-21; Ord. No. 4868, § 2(Exh. A), 6-7-21; Ord. No. 5050, § 2(Exh. A), 8-21-23; Ord. No. 5121, 2(Exh. A), 8-5-24; Ord. No. 5130, § 2(Exh. A), 8-19-24)

P	= Permitted	See Sec. 3-201 (A) .	* Refer to 4-800 - TERRA Overlay District: An asterisk (*) indicates that the use requires approval of a Conditional Use Permit (CUP) if located in the TERRA Overlay District .
C	= Conditional Use	See Sec. 3-201 (B) .	
S	= Special Exception	See Sec. 3-201 (C) .	
NEC	= Not Elsewhere Classified		



PLANNING AND ZONING DIVISION

FILE NUMBER: ZTA 2025-02 (Sign Porition)
REQUEST FOR: Sign Ordinance 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 to the Mesquite City Code, Chapter 13 (Signs) covering the sign components of the new proposed Downtown Mesquite “DM” Special Purpose Zoning District (DM-District).

CASE SUMMARY

The City of Mesquite is proposing amendments to Chapter 13 (Signs) of the Mesquite City Code to establish signage regulations specific to the newly adopted Downtown Mesquite (DM) Special Purpose Zoning District. This action is not part of the Mesquite Zoning Ordinance (MZO) but is instead an update to the City’s Sign Ordinance, which is codified separately in Chapter 13 of the City Code.

These proposed changes include the addition of Section 13-76, which sets out design guidelines, placement standards, and permitted sign types within the DM District’s three subdistricts: DM-Core (DM-C), DM-Mixed-Use (DM-MU), and DM-Edge (DM-E). The amendments introduce sign types that are compatible with downtown character—such as blade signs, ghost signs, creative signs, murals, and A-frame signs—and establish design expectations for their size, location, materials, and illumination.

The purpose of the amendment is to support the zoning approach proposed through the DM District by aligning signage regulations with the district’s urban design principles. These updates ensure signage within the downtown area enhances the pedestrian environment, respects historic architecture, and contributes to an active, visually engaging streetscape. This amendment also clarifies that signage within form-based districts like DM is governed by their own specific standards rather than the general sign provisions that apply citywide.

This amendment is informational for the Planning and Zoning Commission and does not require action, as sign regulations fall under the City Code rather than the Zoning Ordinance.

CONCLUSIONS

ANALYSIS

The proposed amendments to Chapter 13 of the Mesquite City Code represent an important companion to the recently adopted Downtown Mesquite (DM) Special Purpose Zoning District. These sign regulations are designed to reinforce the urban design objectives of the DM District by promoting signage that is pedestrian-oriented, historically sensitive, and visually engaging. The changes reflect a shift from traditional, vehicle-oriented signage toward context-sensitive standards that support walkability and placemaking in the downtown environment.

By establishing tailored sign types and design guidelines specific to the DM-Core, DM-Mixed-Use, and DM-Edge subdistricts, the amendment ensures consistency between zoning and signage controls. These updates also provide greater clarity for property owners, businesses, and staff on what types of signage are permitted and how they should be designed and placed.

As a non-zoning amendment, this update to Chapter 13 is not subject to Planning and Zoning Commission approval but is being presented for informational purposes to provide context for the broader implementation of the DM District vision.

RECOMMENDATIONS

While no formal action is required by the Planning and Zoning Commission, the Commission is free to provide comments on the proposed changes to the Mesquite Sign Ordinance.

ATTACHMENTS

1. Exhibit A – Chapter 13 - Signs

MESQUITE CITY CODE

* * *

Chapter 13 – SIGNS**ARTICLE I. - IN GENERAL**

[Editor's Note: Make the following revisions with additions identified in green font and underlined and deletions identified in ~~red font with strikethrough~~.]

[Editor's Note: Insert the following NEW definitions in alphabetical order into the existing definitions section.]

Sec. 13-1. – Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

* * *

A-Frame sign, also known as a *sandwich board sign* or *sidewalk sign*, means free-standing portable signs typically used outdoors to attract attention to a business. See Sec. 13-76 (Sign use within DM-District).

* * *

Creative Sign means a sign that goes beyond basic functionality to become a unique, visually interesting element that enhances the overall aesthetic and character of a place, often showcasing local identity and history. Creative signs aim to be engaging and memorable, acting as a form of artistic expression. Creative signs usually feature distinctive designs, shapes, materials, or techniques, making them stand out from traditional signage. Creative signs contribute to the overall visual appeal of a downtown area, making it more vibrant and attractive to residents and visitors. See Sec. 13-76 (Sign use within DM-District).

* * *

Hanging Sign means any signage suspended or hung from a building's exterior, often placed above an entrance or prominent location visible to pedestrian or passing traffic. See Sec. 13-76 (Sign use within DM-District).

* * *

Plaque Sign means any small, flat sign typically mounted on a wall or other flat surfaces. See Sec. 13-76 (Sign use within DM-District).

* * *

Sandwich board sign, also known as an *A-Frame sign* or *sidewalk sign*. See A-Frame sign. See also Sec. 13-76 (Sign use within DM-District).

Sidewalk sign, also known as an *A-Frame sign* or *sandwich board sign*. See A-Frame sign. See also Sec. 13-76 (Sign use within DM-District).

Sign Band - Sign band means the flat, horizontal area that is integrated into the architectural detailing of a façade, usually immediately above the storefront but below the second story windows, where fascia Signs are historically erected. Sign bands are traditionally found on buildings located in downtown areas, but may also be found in other locations in the City. See Sec. 13-76 (Sign use within DM-District).

* * *

Sec. 13-75. Guidelines to sign use within zoning districts.

- (a) Residential Districts R and D (single-family; duplex).
- (1) One (1) square foot sign. A maximum of two (2) is permitted on any property.
 - (2) Small profile sign.
 - (3) *Exception.* Permitted nonresidential uses in this district may have the following signs:
 - a. Monument, wall, banner sign or vertical banners.
 - b. Maximum number per ownership is one (1) sign type per street frontage except vertical banners.
- (b) Residential District A (multi-family).
- (1) Banner sign (temporary).
 - (2) Monument sign. One (1) sign per street frontage is permitted.
 - (3) Small profile sign.
 - (4) Wall sign. One (1) sign per street frontage per ownership is permitted.
- (c) *Residential districts.* A monument sign within a residential district shall not include an electronic message center unless the parcel abuts an arterial street and the sign is oriented to be viewed from said arterial.
- (d) *Nonresidential districts.*
- (1) Banner sign (temporary).
 - (2) Canopy displays.
 - (3) Inflatable sign (temporary).
 - (4) Movable signs (temporary).
 - (5) Monument signs.
 - (6) Murals.
 - (7) On-site instructional signs.
 - (8) Pole sign.
 - (9) Projecting signs. One (1) sign per building is permitted provided the sign may not extend over public property.
 - (10) Small profile sign.
 - (11) Vertical banners (temporary).
 - (12) Wall signs.
 - (13) Window signs, including bay banners.
- (e) *Zoning—Form-based districts.* Notwithstanding any other provision in this Chapter, all signage in form-based districts shall be governed by the regulations of the applicable form-based code, except that electronic message centers and electronic video screens are prohibited within all form-based districts and historic districts.
- (f) *Planned development districts.* All signage in planned development districts shall be governed by this Chapter unless otherwise specified in the applicable planned development ordinance.
- (g) *Downtown Mesquite Main Street Program Boundary Area.* Murals are permitted within the Main Street Program Boundary Area in all zoning districts except as modified in [Sec. 13-73](#).
- (h) *Downtown Mesquite Special Purpose Zoning District ("DM-District"). See Section 13-76 (Sign use within the DM-District).*

Sec. 13-76. Sign use within the DM-District.

- (a) Applicability. This Section shall apply to signage placed within the Downtown Mesquite “DM” Special Purpose Zoning District (DM-District) and more specifically its three subdistricts:
- (1) Downtown Mesquite – Core (“DM-C”)
 - (2) Downtown Mesquite – Mixed-Use (“DM-MU”)
 - (3) Downtown Mesquite – Edge (“DM-E”)
- (b) Existing signs. See Mesquite City Code, Chapter 13 (Signs), Article I, Sec. 13-6 (Nonconforming Signs).
- (c) New signs. New signs need to be contextual in materials, scale, and placement when located in DM-C.
- (d) Permissible location of signs.
- (1) In general. Sign placement is dependent on the architecture and context of the building.
 - (2) Sign bands. If a sign band exists, any exterior sign shall be placed within the sign band, unless otherwise authorized by this Section. Additional signage is permissible in accordance this Section and Chapter.
- (e) Permissible signs. Table 13-76.01 (Permitted Signs) below identifies the types of permanent and temporary signs permitted within each specified Subdistrict and the regulations for each.
- (f) Prohibited signs.
- (1) Sign types that do not appear below in Table 13-76.01 (Permitted Signs) shall be prohibited within all three Subdistricts.
 - (2) Except where expressly permitted in this Section 13-76 (Sign use within the DM-District), all other signs prohibited by this Chapter 13 shall remain prohibited.
- (g) Table 13-75.01 – Permitted Signs.

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Table 13-76.01 – PERMITTED SIGNS IN DM-DISTRICT (Continued)

	<u>Sign Type</u>	<u>Permitted Subdistricts</u>	<u>Regulations</u>
<u>Permanent Signs</u>	<u>Blade Signs</u>	<u>DM-C</u> <u>DM-MU</u>	<u>Blade signs shall be considered as signs that project out perpendicular from the front façade of a building to advertise the business name.</u> <u>Blade signs shall abide by the following requirements:</u> <u>Shall not exceed a projection distance of four (4) feet.</u> <u>The height of the projected sign shall not exceed four (4) feet.</u> <u>The distance from the ground level to the bottom-most edge of the sign shall be a minimum of eight (8) feet and a maximum of ten (10) feet.</u>
	<u>Box Cabinet</u>	<u>DM-E</u>	<u>Box cabinet signs shall comply with Chapter 13, the Mesquite Sign Ordinance.</u>
	<u>Creative Signs</u>	<u>DM-C</u> <u>DM-MU</u> <u>DM-E</u>	<u>The Downtown Manager, or designee, and/or the Downtown Development Advisory Board shall review Creative Signs prior to installation for the purpose of giving comments and suggestions to the Applicant on the design and other features.</u>
	<u>Ghost Signs</u>	<u>DM-C</u> <u>DM-MU</u> <u>DM-E</u>	<u>Ghost Signs shall comply with Chapter 13, Section 13-73, subsection (j), of the Mesquite Sign Ordinance.</u>
	<u>Hanging Signs</u>	<u>DM-C</u> <u>DM-MU</u>	<u>Maximum area: 12 square feet.</u> <u>Location: First floor businesses and upper floor businesses with covered entries, porches, or balconies.</u>
	<u>Internally Illuminated Signs</u>	<u>DM-E</u>	<u>A maximum of two internally illuminated signs are permitted per business.</u>
	<u>Marquee Signs</u>	<u>DM-C</u>	<u>Maximum area for the changeable copy: Eighty percent (80%) of total sign area.</u>
	<u>Monument Signs</u>	<u>DM-E</u>	<u>Monument signs shall comply with Chapter 13, Section 13-73, sub-section (n), the Mesquite Sign Ordinance.</u>
	<u>Murals</u>	<u>DM-C</u> <u>DM-MU</u> <u>DM-E</u>	<u>Murals shall comply with Chapter 13, Section 13-73, subsection (p), of the Mesquite Sign Ordinance.</u>
	<u>Plaque Signs</u>	<u>DM-C</u>	<u>Maximum projection: 2 inches.</u> <u>Maximum area: 2 square feet.</u> <u>Location: Limited to wall surfaces adjacent to tenant entry.</u>

Table 13-76.01 – PERMITTED SIGNS IN DM-DISTRICT (Continued)			
Sign Type	Permitted Subdistricts	Regulations	
<u>Projecting Signs</u>	<u>DM-C</u> <u>DM-MU</u>	<u>Projecting signs shall be attached to the face of a building and project more than 12 inches from the wall surface.</u> <u>No more than one projecting sign may be maintained per tenant space frontage at the ground level of a building.</u> <u>Maximum area: 12 square feet.</u> <u>Location shall be limited to the first or second floor. A second or third story tenant with a separate entry door on the street is allowed to have a small projecting sign with a maximum area of 6 square feet near the tenant's street entry.</u>	
<u>Wall Signs</u>	<u>DM-C</u> <u>DM-MU</u> <u>DM-E</u>	<u>Wall signs coverage shall comply with Chapter 13, Section 13-73, subsection (x), of the Mesquite Sign Ordinance.</u> <u>Lighting: Signs shall be externally illuminated. Illumination interior to a sign is prohibited except in DM-E.</u>	
<u>Window Signs</u>	<u>DM-C</u> <u>DM-MU</u> <u>DM-E</u>	<u>Window signs coverage shall comply with Chapter 13, Section 13-73, sub-section (y), of the Mesquite Sign Ordinance.</u> <u>A maximum of one window sign is permitted per windowpane or framed window area.</u> <u>Handwritten, paper, cardboard, plastic, interior-lighted and rolling digital signs are prohibited.</u> <u>Neon signs are permitted provided that all electrical supply cords, conduit, and electrical transformers are hidden from view through the window.</u> <u>Location shall be limited to ground floor windows facing the primary street frontage and adjoining parking lots or commercial uses on second floor windows for commercial uses that do not have ground floor occupancy.</u> <u>Material: High quality, such as paint, gold-leaf, or neon.</u>	
		<u>Reserved</u>	

	<u>Table 13-76.01 – PERMITTED SIGNS IN DM-DISTRICT (Continued)</u>		
	Sign Type	Sign Type	<u>Sign Type</u>
<u>Temporary Signs</u>	<u>A-Frame Signs</u>	<u>DM-C</u> <u>DM-MU</u> <u>DM-E</u>	<u>1. A-frame signs shall not encroach into pedestrian walkways, required off-street parking areas, public roadways, or alleys, and may not be arranged so as to create site distance conflicts or other traffic hazards.</u> <u>2. Location shall be on private property or within the public right-of-way, provided they do not interfere with vehicle access, pedestrian movement, or wheelchair access to, through and around the site.</u> <u>3. A minimum clear, linear access width of five (5) feet shall be maintained along all sidewalks and building entrances accessible to the public.</u> <u>4. Material: Sturdy and not subject to fading or damage from weather. Plastic A-frames are not permitted. The use of paper or cloth is not permitted unless located within an enclosure.</u> <u>5. A-frame signs shall not be attached to a building and may include information on either or both sides.</u> <u>6. The A-Frame Sign shall meet the following requirements:</u> <u>a. One (1) A-Frame Sign per business.</u> <u>b. Shall not exceed a size of 24x36 inches.</u> <u>c. Shall be a static/rigid sign that is free-standing and immediately removable by hand.</u> <u>d. Shall only be displayed during business hours.</u> <u>e. Shall be positioned in front of business and only within the length of the storefront.</u> <u>f. Shall not be positioned immediately adjacent to any entrance or emergency exit to maintain business accessibility.</u>
	<u>Movable Signs</u>	<u>DM-C</u>	<u>1. Moveable signs coverage shall comply with Chapter 13, Section 13-73, sub-section (o), of the Mesquite Sign Ordinance.</u> <u>2. Sign types are limited to swooper flags and teardrop signs.</u>
	<u>Inflatable Signs</u>	<u>DM-E</u>	<u>One inflatable sign is permitted per business on a temporary basis and in accordance Chapter 13, Section 13-73, sub-section (k).</u>
			<u>Reserved</u>

Cross reference— Appendix C – Mesquite Zoning Ordinance (MZO); Part 4, 4-1600 (Downtown Mesquite Special Purpose Zoning District (“DM-District”).