

ORDINANCE NO. 4892

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS,  
REPEALING AND REPLACING THE MESQUITE  
THOROUGHFARE PLAN; PROVIDING A REPEALER  
CLAUSE; AND PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, the City of Mesquite adopted the Mesquite Thoroughfare Plan (the “**Plan**”) with the passage of Resolution No. 36-85 on October 7, 1985, to, among other things, ensure the orderly and progressive development of the City’s street system to serve mobility and access needs of the public including, but not limited to, the orderly reservation of right-of-way; and

WHEREAS, since such adoption, the Plan was amended from time to time, and recent and anticipated development and other changes have occurred or will occur in the City that call for further changes to the Plan as shown in the attached Exhibit B, “Thoroughfare Plan Recommended Updates”; and

WHEREAS, on June 28, 2021, the Planning and Zoning Commission held a public hearing to receive input from the public and discuss the necessary updates and adopting a new Plan, and recommends adoption of the new Plan attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council held a public hearing regarding the necessary updates and adopting the new Plan on August 2, 2021, and finds that adopting the new Plan is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. That the existing Mesquite Thoroughfare Plan is hereby repealed and the new Mesquite Thoroughfare Plan, attached hereto as Exhibit A, is hereby approved and adopted.

SECTION 3. That all ordinances and resolutions, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances and resolutions or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 4. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 16th day of August 2021.



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Bruce Archer  
Mayor

ATTEST:



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Sonja Land  
City Secretary

APPROVED:



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David L. Paschall  
City Attorney

EXHIBIT A  
**MESQUITE THOROUGHFARE PLAN**  
**THOROUGHFARE LISTING**

Adopted by Ordinance No. \_\_\_\_\_, August 16, 2021

**ARTERIALS**

<b>STREET</b>	<b>LOCATION (From/To)</b>	<b>CLASSIFICATION</b>
Belt Line Road	Bryan-Belt Line/All Segments north	A6-100
Big Town Boulevard	Dallas Limits/John West	A6-100
Bryan-Belt Line Road	All Segments	A6-100
Clay-Mathis Road	Scyene/Lawson	A6-100
Davis Street	Carmack/Pioneer	A4
East Cartwright Road	Belt Line/Lawson	A6-120
East Glen Boulevard	Pioneer/Scyene	A4
F.P. Lucas Boulevard	Scyene/Cartwright	A6-100
F.P. Lucas Boulevard	Cartwright/McKenzie	A4-120
FM 460	South ETJ Limits/North ETJ Limits	A4
FM 548 (Walnut Lane)	FM 740 (Southerncross)/Northeast ETJ Limits	A6-120
FM 740	FM 2757/FM 740 (Southerncross)	A6-120
FM 741	South ETJ Limits/North ETJ Limits	A6-120
FM 1641	West ETJ Limits/East ETJ Limits	A4
FM 2757	FM 740/FM 741	A6-120
FM 2932	West ETJ Limits/East ETJ Limits	A6-140
Future Roadway 1	FM 741/FM 2757	A6-120
Gross Road	US 80/Kearney-Gross	A6-120
Gus Thomasson Road	Dallas Limits/Town East	A6-100
Gus Thomasson Road	Town East/Motley	A4-100
Gus Thomasson Road	Motley/US 80	A6-100
High County Lane	Dozier Circle/IH 20 EB Frontage Road	S4
Lawson Road	Sunnyvale Limits/Dallas Limits	A4
Loop 9	Seagoville Limits/IH 20	A6-220
Main Street	Carmack/Pioneer	A4
Masters Drive	Military/Sam Houston	A6-100
Military Parkway	Sam Houston/Carmack	A6-100
Motley Drive	Oates/IH 30	A6-100
North Galloway Avenue	LaPrada/Kearney	A6-100
Northwest Drive	LaPrada/Belt Line	A6-100
Oates Drive	Dallas Limits/Garland Limits	A6-100
Peachtree Road	Gross/Scyene	A6-100
Peachtree Road	Scyene/West Bruton	A4
Samuell Boulevard	Dallas Limits/Town East	A6-120
Scyene Road	Sam Houston/Carmack	A6-100
Scyene Road	Clay Mathis Rd./SH 190	A4

EXHIBIT A

<b>STREET</b>	<b>LOCATION (From/To)</b>	<b>CLASSIFICATION</b>
SH 352	Sunnyvale Limits/East Davis	A6-100
SH 190	City Limit/IH 20	Highway
Skyline Drive	Town East/Peachtree	A4
Town East Boulevard	Sunnyvale Limits/Skyline	A6-100
Town East Boulevard	Skyline/Military	A6-100
West Bruton Road	Dallas Limits/IH 635	A6-100
West Cartwright Road	IH 635/Belt Line	A6-120

## EXHIBIT A

### SECONDARY ARTERIALS

<b>STREET</b>	<b>LOCATION (From/To)</b>	<b>CLASSIFICATION</b>
Barnes Bridge Road	Dallas Limits/LaPrada	S4-80
Barnes Bridge Road	North Galloway/Belt Line	S4-100
Berry Road	Lucas/Lawson	S4-100
Carmack Street	Main/Gross	S4
Childress Avenue	North Galloway/Emporium	S5
Columbia Parkway	IH 30 WB Frontage Road/Republic	S4
CR 269	FM741/East ETJ Limits	S4
East Cartwright Road	Lawson/Monarch	S4-80
East Meadows Boulevard	IH 30/US 80	S4-80
Edwards Church Road	East Cartwright/Clay-Mathis	S4
Emporium Circle	Childress/Town East	S4-80
FM 740 (Southcross Trail)	FM 548 (Walnut)/FM 740 (S. Bois D Arc)	S4
FM 740 (S. Bois D Arc)	FM 740 (Southcross)/Northeast ETJ Limits	S4
FM 740	FM 2757/Southwest ETJ Limits	S4
Franklin Drive	Towne Centre/Tripp Road	S4
Future Roadwayway 2	FM 2757/High Country	S4
Gross Road	Kearney/Military	S4
Helms Trail	FM 2932/FM 1641	S4
Hickory Tree Road	Military/ West Bruton	S4-80
High County Lane	IH 20 EB Frontage Road/ETJ Limits	A4
Kearney Street	Gross/SH 352	S4-80
LaPrada Drive	Dallas Limits/Barnes Bridge	S4-80
LaPrada Drive	Barnes Bridge/Garland Limits	S4-100
Long Creek Road	SH 352/Sunnyvale Limits	S4-80
Motley Drive	IH 30/Town East	S5
Motley Drive	Town East/Belhaven	S4-80
New Market Road	Hickory Tree/ South Galloway	S4
North Galloway Avenue	Kearney/East Davis	S4-80
Pioneer Road	Main/E. Cartwright	S4
Pioneer Road	East Cartwright/Balch Springs Limits	S4-100
Range Drive	Belt Line/North Galloway	S4
Republic Parkway	North Galloway/Columbia	S4-80
South Galloway Avenue	East Davis/Belt Line	S4
Towne Centre Drive	Town East/Poteet	S5-80
Towne Centre Drive	Poteet/Gus Thomasson	S4
Tripp Road	Franklin/Belt Line	S4
Valley Plaza Drive (Private)	North Mesquite/IH 635	S4
Via Del Norte	Barnes Bridge/Town East	S4-100
Walnut Lane	FM 740/North ETJ Limits	S4

## EXHIBIT A

### COLLECTOR STREETS

<b>STREET</b>	<b>LOCATION (From/To)</b>	<b>CLASSIFICATION</b>
Countryside Drive	Traffic Roundabout/Lawson	C2
CR 201	FM 740/CR 202	C2
CR 202	CR 20 I/FM 740 (Southerncross)	C2
Forney Road	Town East/South Parkway	C2
Kelly Road	FM 2757/South ETJ Limits	C2
Lumley Road	Old Lawson/IH 20 EB Frontage Road	C2
Old Lawson Road	IH 20 WB Frontage Road/Lawson	C2
Ridge Ranch Road	E. Cartwright Road/Traffic Roundabout	C2
Scyene Road	Main St./2,500LF west of Clay Mathis	C2
Union Hill Drive	FM 2757/North ETJ Limits	C2
Wilkinson Drive	Pioneer/E. Cartwright	C2
Wilkinson Drive	Newsom/Sierra	C2
Americana Lane	Franklin/Branch Hollow	C3
Ashwood Drive	Oates/IH 30	C3
Avis Street	Springlake/Balch Springs Limits	C3
Baker Drive	Town East/US 80	C3
Bamboo Street	IH 30/US 80	C3
Belt Line Road	Galloway/Bryan-Belt Line	C3
Berry Road	Lawson/Carriage	C3
Blue Sky Road	E Cartwright/Solterra (Future Road)	C3
Bluffview Drive	North Belt Line/Corkwood	C3
Branch Hollow Drive	Americana/Hunter's Creek	C3
Brazoria Drive	IH 635/Shackleford	C3
Brookhaven Drive	Hunter's Creek/Tripp	C3
Carriage Avenue	Clay-Mathis/Berry	C3
Clary Drive	Spiceberry/Military	C3
Clay-Mathis Road	Lawson/Carriage	C3
CR 257	FM 2757/FM 741	C3
CR 259 (Griffin Lane)	FM 741/FM 2932	C3
CR 260	FM 741/East ETJ Limits	C3
Creek Crossing Road	Faithon P. Lucas, Sr./Clay-Mathis	C3
Creek Valley Road	Newsom/F.P. Lucas, Sr.	C3
Devonshire Lane	Shackleford/North Galloway	C3
Driftwood Drive	Casa Ridge/IH 635	C3
Eastbrook Drive	Parkside/Baker	C3
Edgemont Drive	Avis/Balch Springs Limits	C3
Edwards Church Road	East Cartwright/Clay-Mathis	C3
Emerald Drive	Rustown/Casa Ridge	C3
Eulane Drive	Parkwood/Mesquite Valley	C3

EXHIBIT A

<b>STREET</b>	<b>LOCATION (From/To)</b>	<b>CLASSIFICATION</b>
Fair Green Drive	IH 30/Kensington	C3
Forney Road	Railroad Tracks/Town East	C3
Franklin Drive	Tripp Road/US 80	C3
Future Road (1)	Rodeo Centre Blvd/IH 635	C3
Future Roadway 3	CR 257/Future Roadway	C3
Polo Ridge (Future Roadway 1)	FM 2757	C3
Solterra (Future Roadway 1)	E Cartwright/Mesquite Valley	C3
Solterra (Future Roadway 2)	Twin Oaks/Solterra (Future Roadway)	C3
Solterra (Future Roadway 3)	E. Cartwright Roadway/Solterra (Future Roadway)	C3
Solterra (Future Roadway 4)	Solterra (Future Roadway)/Faithon P. Lucas, Sr.	C3
Solterra (Future Roadway 5)	Faithon P. Lucas, Sr./Solterra (Future Roadway)	C3
Solterra (Future Roadway 6)	Solterra (Future Roadway)/Big Sky	C3
Solterra (Future Roadway 7)	Faithon P. Lucas, Sr./McKenzie	C3
Spradley Farm (Future Roadway 1)	FM 2757/Spradley Farm (Future Roadway)	C3
Spradley Farm (Future Roadway 2)	FM 2757/IH20 (Future Frontage Road)	C3
Grand Junction	Peachtree/Military	C3
Gleneagle Drive	Oates/Whitson	C3
Grinnell Drive	Northwest/Garland Limits	C3
Grubb Drive	Gross/Wildflower	C3
Helen Lane	Edwards Church/Pinenut	C3
Hermitage Drive	Skyline/South Parkway	C3
High County Lane	FM 741/Dozier Circle	C3
High County Lane	ETJ Limits/FM 741	C3
Hillcrest Street	Gross/US 80	C3
Hunter's Creek Drive	Branch Hollow/Brookhaven	C3
Independence Drive	Poteet/Chisolm	C3
John Glenn Parkway	Town East/Gus Thomasson	C3
Karla Drive	Gus Thomasson/North Galloway	C3
Lone Pecan Drive	Clay-Mathis/Helen	C3
Manchester Drive	Motley/Rustown	C3
McKenzie Road	F.P. Lucas, Sr./IH 20 WB Frontage Road	C3
Meadowdale Drive	North Belt Line/Blackwillow	C3
Mesquite Valley Road	Clay Mathis/E. Cartwright	C3
North Mesquite Drive	Gus Thomasson/Towne Centre	C3
Moon Drive	Motley/Gus Thomasson	C3
Morningside Drive	Northwest/Barnes Bridge	C3
Motley Drive	Belhaven/Gus Thomasson	C3
Newsom Road	Pioneer/Parkwood	C3
Newsom Road	Clay-Mathis/F.P. Lucas, Sr.	C3
North Mesquite Drive	Gus Thomasson/Towne Centre	C3
O'Hare Drive	Town East/Hardwood	C3
Old Barn Lane	SH 352/Wheatfield	C3

## EXHIBIT A

<b>STREET</b>	<b>LOCATION (From/To)</b>	<b>CLASSIFICATION</b>
Old Nacogdoches Road	FM 740/IH 20	C3
Palos Verdes Drive	Northwest/Barnes Bridge	C3
Parkwood Trail	East Glen/Eulane	C3
Paza Drive	South Belt Line/Wilkinson	C3
Planter's Road	Copper Meadow/Sunnyvale Limits	C3
Pinehurst Lane	LaPrada/North Galloway	C3
Poteet Drive	Towne Centre/Americana	C3
Range Drive	North Galloway/North Belt Line	C3
Ridgeview Street	Gross/North Galloway	C3
Royal Crest Drive	Ridgeview/West Kearney	C3
Rustown Drive	Manchester/Gus Thomasson	C3
Sam Houston Road	Dallas Limits/W. Bruton	C3
Scyene Road	2,500LF west of Clay Mathis/Clay Mathis	C3
Seashell Drive	Rutherford/Newsom	C3
Shackleford Drive	Brazoria/Devonshire	C3
Shands Drive	Karla/Oates	C3
Shannon Road	IH 20/Highland Meadows	C3
Sierra Drive	Wilkinson/Rutherford	C3
Skylark Drive	Military/Spiceberry	C3
South Parkway	US 80/Peachtree	C3
Spiceberry Lane	Skylark/Clary	C3
Springlake Drive	West Bruton/Avis	C3
Sybil Drive	Gross/Skyline	C3
Towne Crossing Boulevard	IH 30/Town East	C3
Tripp Road	Franklin/US 80 WB Frontage Road	C3
Twin Oaks Drive	E. Cartwright/Solterra (Future)	C3
Via Avenida	Palos Verdes/Via Ventura	C3
Via Ventura	Northwest/Barnes Bridge	C3
Walker Street	West Main/New Market	C3
Whitson Way	Gus Thomasson/Gleneagle	C3
Windsor Drive	East Cartwright/Crest Meadow	C3
Windy Lane	Northern ETJ Limit/Helms	C3
Wooded Lake Drive	Oates/North Galloway	C3

**NOTES.**

- A. Unless otherwise designated all streets serving multifamily or business development and school sites must be built to collector standards.
- B. Collector streets may be required in a residential subdivision
  - 1) To extend an existing collector street into an adjacent subdivision
  - 2) To provide access to school sites from various sections of the proposed attendance zone
  - 3) To provide internal circulation in residential areas where homes will be more than 1/4 mile from an arterial street.
- C. "CR" means Kaufman County Road.
- D. "ETJ" means Extra-Territorial Jurisdiction.



# EXHIBIT A

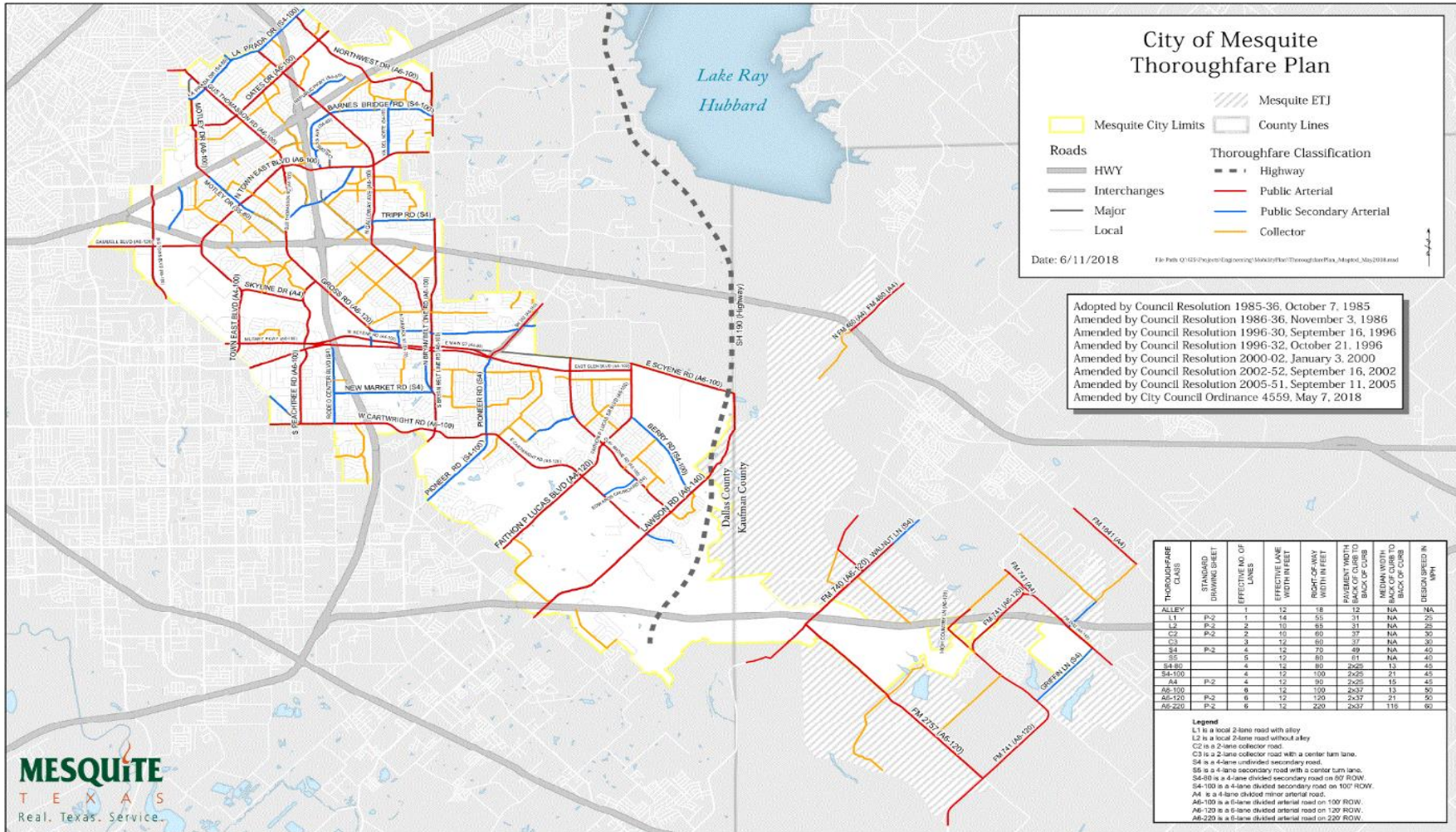


EXHIBIT B

**THOROUGHFARE PLAN RECOMMENDED UPDATES**

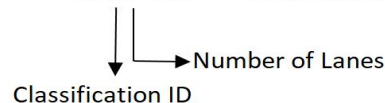
## City of Mesquite Thoroughfare Plan Recommended Updates

	Map ID	Street	Limits		Classification		Note
			From	To	Existing	Proposed	
Dallas County	1	Columbia Parkway	IH 30 WB Frontage Road	Republic Parkway	C3	S4	Change Classification
	2	Forney Road	Railroad Tracks	Town East Blvd.	Local	C3	Change Classification
	3	Forney Road	Town East Blvd.	South Parkway	Local	C2	Change Classification
	4	Franklin Road	Towne Centre	Tripp Road	C3	S4	Change Classification
	5	Grand Junction	Peachtree Road	Military Parkway	Local	C3	Change Classification
	6	Sam Houston Road	Dallas City limits	W. Bruton Road	S4	C3	Change Classification
	7	Peachtree Road	Scyene Road	W. Bruton Road	A6-100	A4	Change Classification
	8	Scyene Road	Main Street	2,500LF west of Clay Mathis Rd.	A6-100	C2	Change Classification
	9	Scyene Road	2,500LF west of Clay Mathis Rd.	Clay Mathis Road	A6-100	C3	Change Classification
	10	Scyene Road	Clay Mathis Road	SH 190	A6-100	A4	Change Classification
	11	Wilkinson Road	Newsome Road	Sierra Drive	C3	C2	Change Classification
	12	East Glen Blvd.	Pioneer Road	Scyene Road	A6-100	A4	Change Classification; Modify alignment
	13	Wilkinson Road	Pioneer Road	E. Cartwright Road	Local	C2	Change Classification
	14	Mesquite Valley Road	Clay Mathis Road	E Cartwright Road	S4	C3	Change Classification
	15	Twin Oaks Drive	E. Cartwright Road	Solterra (Future Roadway)	Local	C3	Change Classification
	16	Solterra (Future Roadway 1)	E Cartwright Road	Mesquite Valley Road		C3	Future Road
	17	Solterra (Future Roadway 2)	Twin Oaks Drive	Solterra (Future Roadway)		C3	Future Road
	18	Solterra (Future Roadway 4)	Solterra (Future Roadway)	Faithon P. Lucas, Sr.		C3	Future Road
	19	Solterra (Future Roadway 3)	E. Cartwright Road	Solterra (Future Roadway)		C3	Future Road
	20	Solterra (Future Roadway 6)	Faithon P. Lucas, Sr.	Big Sky		C3	Future Road

Thoroughfare Classification Nomenclature:

Classification ID: A=Arterial, S=Secondary, C=Collector

Ex: A4-100 → ROW Width





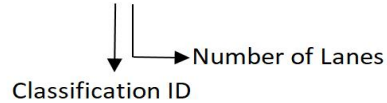
## City of Mesquite Thoroughfare Plan Recommended Updates

	Map ID	Street	Limits		Classification		Note
			From	To	Existing	Proposed	
Dallas County	21	Solterra (Future Roadway 5)	Faithon P. Lucas, Sr.	Solterra (Future Roadway)		C3	Future Road
	22	Blue Sky Road	E Cartwright Road	Solterra (Future Roadway)		C3	New Road
	23	Ridge Ranch Road	E. Cartwright Road	Traffic Roundabout		C2	New Road
	24	McKenzie Road	Faithon P. Lucas, Sr.	IH20 (WB Frontage Road)	C3	C3	Modify alignment
	25	Solterra (Future Roadway 7)	Faithon P. Lucas, Sr.	McKenzie		C3	Future Road
	26	Countryside Drive	Traffic Roundabout	Lawson Road		C2	Future Road
	27	Lawson Road	Dallas City Limits	Sunnyvale City Limits	A6-140	A4	Change Classification
	28	Old Lawson Road	IH20 (WB Frontage Road)	Lawson Road	Local	C2	Change Classification
	29	Lumley Road	Old Lawson Road	IH 20 (EB Frontage Road)	Local	C2	Change Classification
	30	SH 190	City Limits	IH 20	Highway	Highway	Modify alignment

Thoroughfare Classification Nomenclature:

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Ex: A4-100 → ROW Width



## City of Mesquite Thoroughfare Plan Recommended Updates

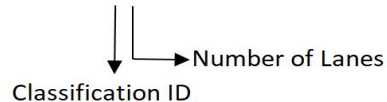
Map ID	Street	Limits		Classification		Note
		From	To	Existing	Proposed	
31	FM 740 (S. Bois D Arc)	FM 740 (Southerncross Trail)	Northeast ETJ Limit	A6-120	S4	Change Classification
32	FM 740 (Southcross Trail)	FM 548 (Walnut Lane)	FM 740 (S. Bois D Arc)	A6-120	S4	Change Classification
33	FM 548 (Walnut Lane)	FM 740 (Southerncross Trail)	Northeast ETJ Limit	S4	A6-120	Change Classification
34	CR 201	FM 740	CR 202	C3	C2	Change Classification
35	CR 202	CR 201	FM 740 (Southerncross Trail)	C3	C2	Change Classification
36	FM 740	FM 2757	Southwest ETJ Limit	A6	S4	Change Classification
37	Spradley Farms (Future Rdwy 1)	FM 2757	Spradley Farms (Future Rdwy)		C3	Future Road
38	Spradley Farms (Future Rdwy 2)	FM 2757	IH20 (Future Frontage Road)		C3	Future Road
39	Polo Ridge (Future Roadway 1)	FM 2757			C3	Future Road
40	Union Hill Road	FM 2757	South ETJ Limit	C3	C2	Change Classification
41	Kelly Road	FM 2757	North ETJ Limit	C3	C2	Change Classification
42	Future Roadway 1	FM 741	FM 2757		A6-120	Future Road
43	Future Roadway 2	FM 2757	High Country Lane		S4	Future Road
44	Future Roadway 3	CR 257	Future Road		C3	Future Road
45	CR 260	FM 741	East ETJ Limit	Not Classified	C3	Change Classification
46	High Country Lane	Dozier Circle	IH 20 (EB Frontage Road)	A6-120	S4	Change Classification
47	CR 259 (Griffin Lane)	FM 741	FM 2932	S4	C3	Change Classification
48	FM 2932	Hancock Ave.	East ETJ Limit	Not Classified	A6-140	Change Classification
49	High Country Lane	IH 20 (EB Frontage Road)	North ETJ Limit	A6	A4	Change Classification
50	Helms Trail	Windy Lane	FM 1641	C3	S4	Change Classification

Kaufman County



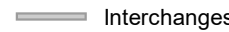
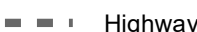







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Ex: A4-100 → ROW Width



# City of Mesquite Thoroughfare Plan Recommended Updates

- |  |   |
|--|---|
| <b>Roads</b>   |  Mesquite ETJ              |
|  HWY                  | <b>Thoroughfare Classification</b>  |
|  Interchanges         |  Highway                   |
|  Major                |  Public Arterial           |
|  Local                |  Public Secondary Arterial |
|  County Lines         |  Collector                 |
|  Mesquite City Limits |   |

Date: 4/27/2021

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