

ORDINANCE NO. 5174  
File No. Z0325-0388

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARK, OPEN SPACE, AND DRAINAGE TO UTILITIES; AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM LIGHT COMMERCIAL AND R-3, SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT – LIGHT COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW AN EXPANSION OF THE ELECTRIC SUBSTATION ON PROPERTY LOCATED AT 200 AND 427 GROSS ROAD; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

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

SECTION 1. The subject property consists of approximately 2.3396 acres described in **Exhibit A**, attached hereto and incorporated herein by reference, and located at 200 and 427 Gross Road in Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is amended by changing the future land use designation from Park, Open Space, and Drainage to Utilities for the Property as shown on the Concept Plan, attached hereto as **Exhibit C** and incorporated herein by reference.

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Light Commercial and R-3, Single Family Residential to Planned Development – Light Commercial to allow the expansion of the electric substation at 200 Gross Road subject to the Planned Development Standards attached hereto as **Exhibit B**, as applicable, and the Concept Plan, attached hereto as **Exhibit C**, both incorporated herein by reference.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

Zoning / File No. Z0325-0388 / Amending Mesquite Comprehensive Plan by changing the Future Land Use Designation from Park, Open Space, and Drainage to Utilities / Amending Mesquite Zoning Ordinance from Light Commercial (LC) and R-3, Single Family Residential to Planned Development - LC / Property Located at 200 and 427 Gross Road  
July 7, 2025  
Page 2 of 2

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

SECTION 6. Should any word, sentence, clause, paragraph, or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 7. Any violation of the provisions or terms of this Ordinance by any "person," as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

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

SECTION 9. This Ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 7th day of July 2025.

Signed by:  
*Daniel Alemán, Jr.*  
D999585317D142B...

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Daniel Alemán, Jr.  
Mayor

ATTEST:  
DocuSigned by:  
*Sonja Land*  
C2518095973F46A...

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Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:  
Signed by:  
*David L. Paschall*  
666E18891208434...

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David L. Paschall  
City Attorney

# EXHIBIT 'A'

## METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

PAGE 1 OF 2

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

MAY 1, 2025

B005700.267

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

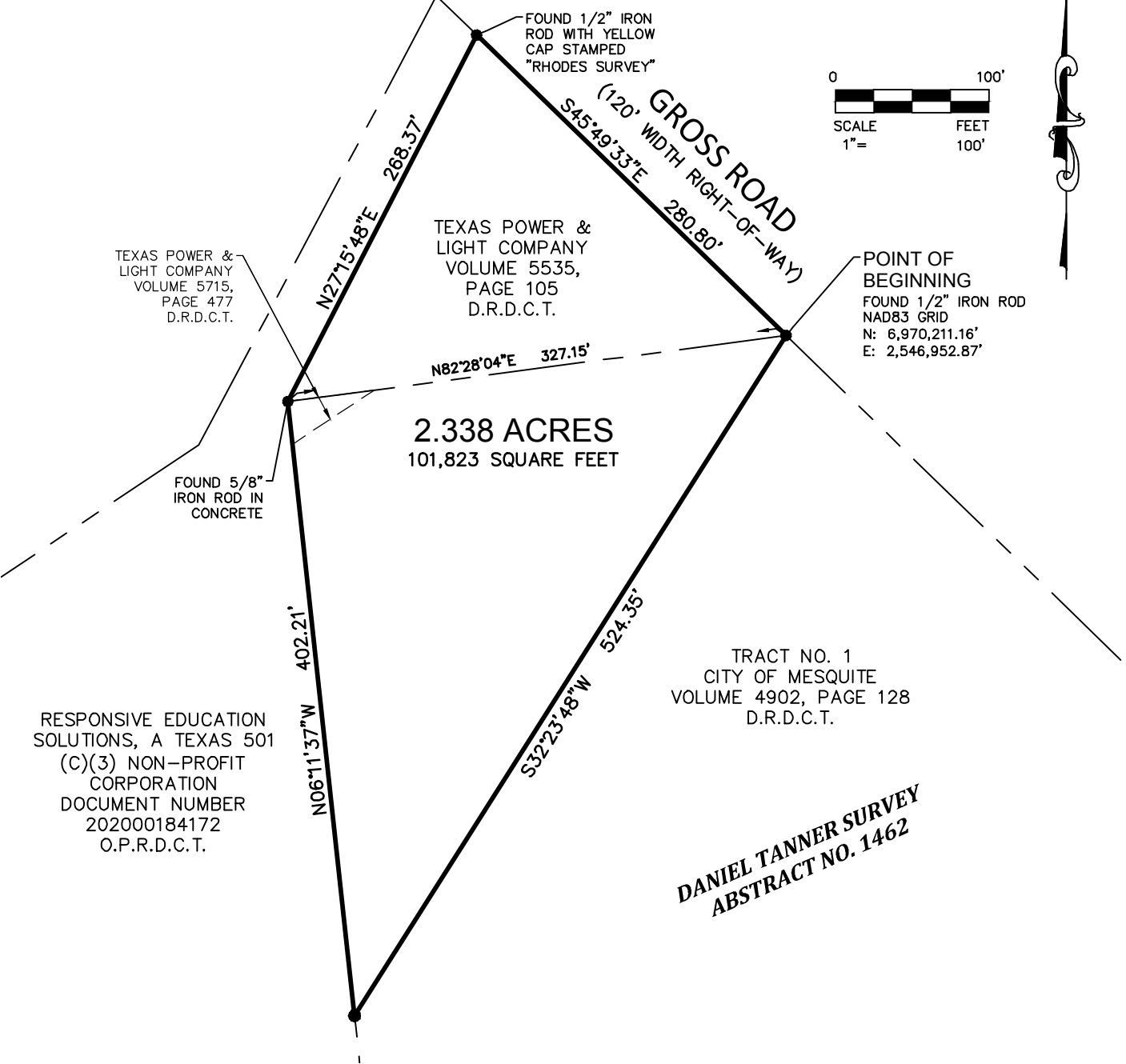


**BOUNDARY  
SURVEY  
OF  
2.338 ACRES**

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

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

EXHIBIT 'A'



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

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

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

MAY 1, 2025

B005700.267

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



**BOUNDARY  
SURVEY  
OF  
2.338 ACRES**

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

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

This Planned Development – Light Commercial (“**PD-LC**”) District must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the Light Commercial (“**LC**”) Zoning District as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as **EXHIBIT C** and the standards identified below, which apply to this PD-LC District. Where these regulations conflict with or overlap another ordinance, this PD-LC ordinance will control.

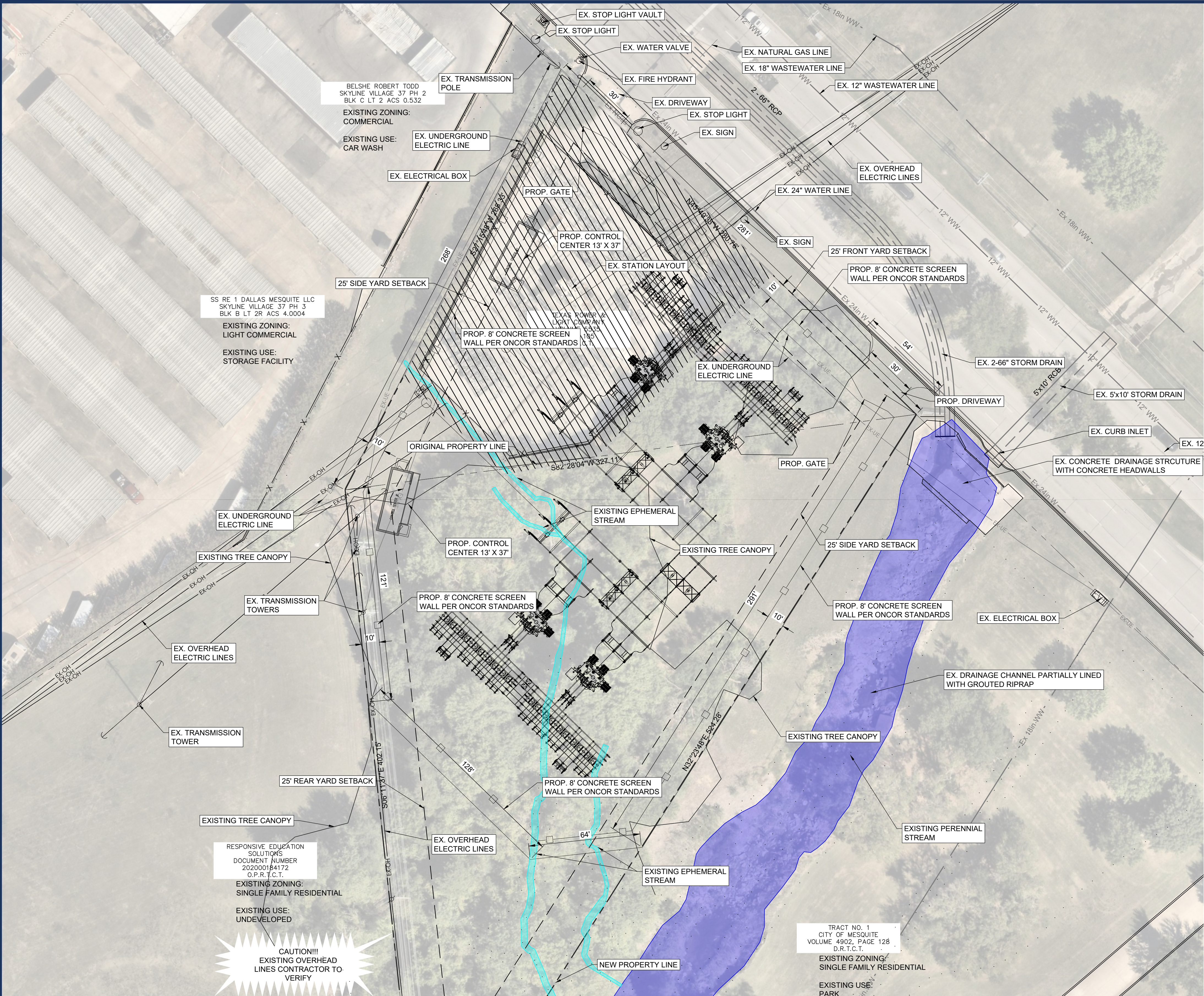
1. **Land Uses.** The permitted uses on the Property include the permitted uses in the LC Zoning District as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO. Prohibited uses on the Property are identified in subsection c below.
  - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the LC Zoning District, as amended, is only allowed if a CUP is issued for the use.
  - b. An electrical substation and facilities are permitted.
  - c. Any land use prohibited in the LC Zoning District, as amended, is also prohibited.
2. **Development Standards.** In addition to the requirements of the LC base zoning district, the Planned Development is subject to the following:
  - a. **Site Plan.** The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building/structures placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
  - b. **Building Height.** The maximum height of electrical equipment for a substation (not including transmission towers) shall be 70 feet.
  - c. **Screening.** The following screening standards apply to electric substation use.
    - i. A masonry screening wall of eight (8) feet in height without a tree buffer line shall be erected shall be as shown on the concept plan. The screening wall may be located in the front setback.
    - ii. A wrought-iron gate shall be used for the gate.

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

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



FILE NAME: A:\5700ns\5704\1002\LD\CADD\Sheets\Exhibits\Exhibit C - Zoning Concept Plan.dwg DATE: May 1, 2025, TIME: 3:49 PM, USER: ah3094



**OWNER/DEVELOPER**

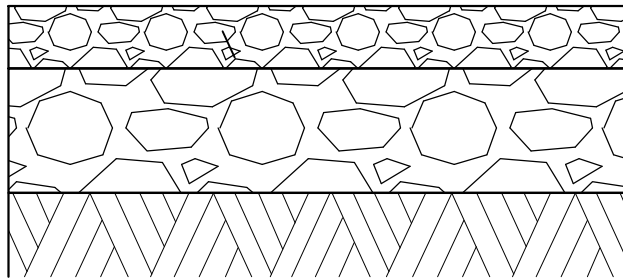
ONCOR ELECTRIC DELIVERY COMPANY  
777 MAIN STREET, SUITE 707  
FORT WORTH, TX 76102  
CONTACT: SETH SAMPSON  
TEL: (817) 215-6807  
EMAIL: seth.sampson@oncor.com

**ENGINEER**

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

**SURVEYOR**

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

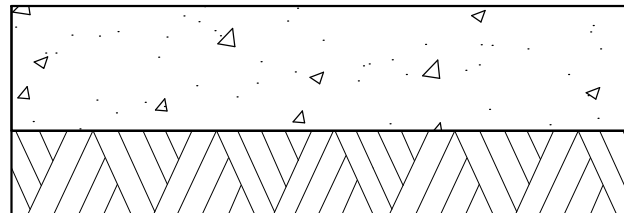


SUBSTATION PAD PAVEMENT SECTION  
NOT TO SCALE

2" OF 1" ROCK WITH NO FINES

6" - COMPACTED CRUSHED  
ROCK FLEX BASE

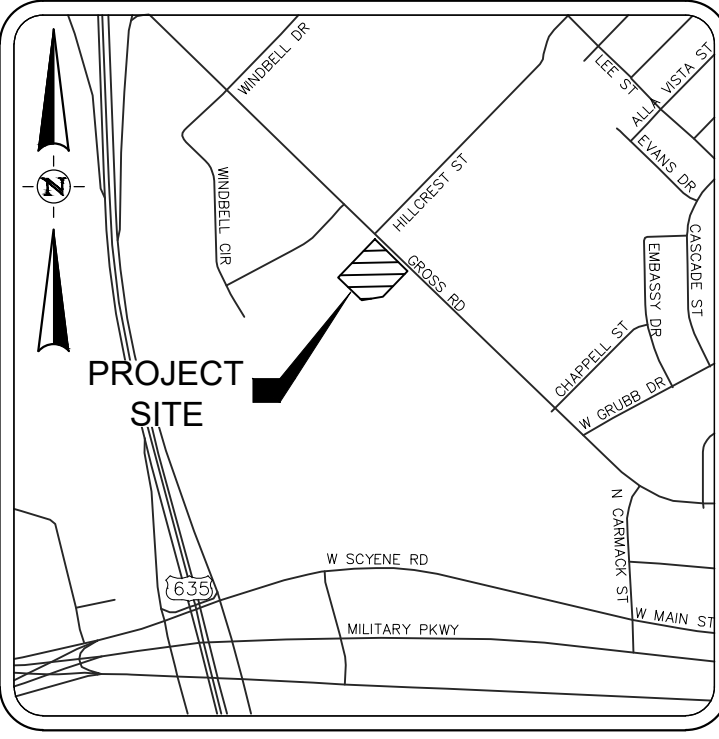
6" MIN SCARIFIED AND  
RE-COMPACTED SUBGRADE  
(95% STD. PROCTOR)



DRIVE PAVEMENT SECTION

8" - 3000 PSI CLASS A  
CONCRETE W/ #4 BARS  
AT 18" O.C.E.W

6" MIN SCARIFIED AND  
RE-COMPACTED SUBGRADE  
(95% STD. PROCTOR)



LOCATION MAP  
N.T.S.

**LEGEND:**

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

**NOTE:**

CASE NO. : Z0325-0388

**HANBY SUBSTATION  
EXHIBIT C  
ZONING CONCEPT PLAN**

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

PREPARED: MARCH 2025

OWNER/APPLICANT  
ONCOR ELECTRIC DELIVERY  
COMPANY, LLC.  
777 MAIN STREET, SUITE 707  
FORT WORTH, TX 76102  
CONTACT: ASHTON MILLER  
817-2152380

ENGINEER  
HALFF  
3803 PARKWOOD, SUITE 800  
FRISCO, TX 75034  
CONTACT: TRAVIS YANKER  
214-937-3937  
TYANKER@HALFF.COM

**HANBY SUBSTATION - EXHIBIT C**



3803 PARKWOOD BLVD., SUITE 800  
FRISCO, TEXAS 75034-8641  
TEL: (214) 618-4570