

ORDINANCE NO. 5150
File No. Z1124-0376

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT – OFFICE ORDINANCE NO. 3961 TO ALLOW A CHILD DAY CARE CENTER AS A PERMITTED USE FOR THE PROPERTY LOCATED AT 2850 EAST GLEN BOULEVARD; 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 is approximately 7.02 acres and is located at 2850 East Glen Boulevard, as more particularly described in Exhibit A to Planned Development – General Retail Ordinance No. 3961 incorporated herein by referenced.

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is changed by amending Planned Development – General Retail Ordinance No. 3961 to modify the Development Standards as follows:

2.01. *In Ordinance No. 3961, delete Section 1, Sub-section 2, and replace with the following new text:*

* * *

2. The site must be developed with uses permitted-by-right in the Office Zoning District as prescribed in the City of Mesquite Zoning Ordinance; except, the following additional use(s) are permitted-by-right:

a. Child Day Care Center.

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2.02. *In Ordinance No. 3961, delete Section 1, Sub-section 7, and replace with the following new text:*

* * *

7. With the exception of a church use and/or a daycare use, traffic ingress and egress to Newsom Road from the site shall be prohibited. Access shall be physically removed before a Certificate of Occupancy is approved for any future use other than a church and/or a child day care center.

* * *

SECTION 3. All portions of ordinances of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. 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 6. 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 7. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

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DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,
on the 6th day of January 2025.

Signed by:

Daniel Aleman

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Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:

Sonja Land

C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

David L. Paschall

666E18891208434...

David L. Paschall
City Attorney