

ORDINANCE NO. 5161  
File No. Z0325-0386

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REPEALING ORDINANCE NOS. 4855 AND 4901 IN THEIR ENTIRETY AND AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL TO GENERAL RETAIL WITH A CONDITIONAL USE PERMIT TO ALLOW CHILD DAYCARE SERVICES AS A PERMITTED USE ON PROPERTY LOCATED AT 1515 EAST KEARNEY STREET, SUITES #402, #500, AND #600; 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 is approximately 2.91 acres, platted as Meadow Creek Retail Phase 1 Replat, Block 1, Lot 1, and located at 1515 East Kearney Street, Suites #402, #500, and #600, City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. Ordinance No. 4855, approved by Council on April 19, 2021, and Ordinance No. 4901, approved by Council on October 4, 2021, are hereby repealed.

SECTION 3. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from General Retail to General Retail with a Conditional Use Permit to allow for child daycare services as a permitted use.

SECTION 4. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed, included but not limited to Ordinance Nos. 4855 and 4901; otherwise, they shall remain in full force and effect.

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

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


Zoning / File No. Z0325-0386 / Repealing Ordinance Nos. 4855 and 4901 / Adding CUP to  
General Retail / 1515 E. Kearney St. (day care)  
April 21, 2025  
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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 21st day of April 2025.

Signed by:  
  
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Daniel Alemán, Jr.  
Mayor

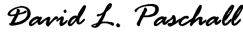
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Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:  
  
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David L. Paschall  
City Attorney