

ORDINANCE NO. 5193
File No. Z0625-0402

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM R-2, SINGLE FAMILY RESIDENTIAL WITHIN TERRA OVERLAY TO R-2, SINGLE FAMILY RESIDENTIAL WITHIN TERRA OVERLAY WITH A CONDITIONAL USE PERMIT TO ALLOW A HIGH SCHOOL AS A PERMITTED USE ON THE SUBJECT PROPERTY AND ALLOW THE EXPANSION OF NORTH MESQUITE HIGH SCHOOL ON PROPERTY LOCATED AT 18201 IH-635; REPEALING ALL OTHER 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 platted as North Mesquite High School, Block A, Lot 1 and described as being approximately 33 acres of land located at 18201 IH-635 in the City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2.

- 2.01. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from R-2, Single Family Residential within TERRA Overlay to R-2, Single Family Residential within TERRA Overlay with a Conditional Use Permit to allow a high school as a permitted use on the Property and allow the expansion of North Mesquite High School.
- 2.02. There is no stipulation regarding a Traffic Impact Analysis since there is no expected increase to the student population.
- 2.03. A Traffic Management Plan was submitted, which was reviewed and accepted by the City of Mesquite Traffic Engineering Division.

Zoning / File No. Z0625-0402 / Adding CUP to R-2, SFR within TERRA Overlay

September 2, 2025

Page 2 of 2

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

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.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 2nd day of September 2025.

Signed by:

Daniel Alemán, Jr.

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Daniel Alemán, Jr.
Mayor

ATTEST:

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Sonja Land

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Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

David L. Paschall

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David L. Paschall
City Attorney