



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
March 9, 2026 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for the February 23, 2026, Planning and Zoning Commission meeting.

PUBLIC HEARINGS

The City Council may approve modified development standards and/or a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

4. **ZONING APPLICATION NO. Z1125-0431.**

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0431 submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a zoning change from North Gus Thomasson Corridor (NGTC) District to Planned Development – Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive. **Postponed from the February 23, 2026, Planning and Zoning Commission meeting.**

5. **ZONING APPLICATION NO. Z1025-0422.**

Conduct a public hearing and consider approval of Zoning Application No. Z1025-0422 submitted by City of Mesquite for a Comprehensive Plan Amendment to change the future land use designation from Park, Open Space, Drainage to Light Industrial, and for a zoning change from R-3, Single Family Residential to Planned Development – Industrial with modified development standards to allow uses permitted in the Industrial zoning district located at 1396 W Scyene Rd (also addressed as 201 Gross Rd) and 600 Gross Rd (also addressed as 601 Gross Rd).

DIRECTOR’S REPORT

6. **DIRECTOR’S REPORT.**

Receive the Director’s Report on recent City Council action taken on zoning-related items at their meeting on March 2, 2026.

7. **Discuss training topics and options for the Planning and Zoning Commission.**

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia segun el Sub- capitulo H, Capitulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Assistant Director of Planning and Development Services for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on **March 9, 2026**, was posted on the bulletin boards at the Municipal Center and City Hall by **March 3, 2026**, (at least three (3) business days prior to the date of the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City’s website at www.cityofmesquite.com for at least three (3) business days prior to the date of the meeting.



Garrett Langford, AICP
Assistant Director of Planning and Development Services

MINUTES

February 23, 2026

**PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS**

**City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas**

REGULAR MEETING

ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR NAME	MEMBER	ATTENDANCE
Position No. 1	Michael Morris		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 2	Millie Arnold, Chairwoman		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 3	Roger Melend		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 4	Ronnie Chenault		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 5	Rick Cumby		<input type="checkbox"/> Present In-Person Telephone/Video <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 6	Jeffrey Walker, Vice-Chairman		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
Position No. 7	Soira Teferi		<input checked="" type="checkbox"/> Present In-Person Telephone/Video <input type="checkbox"/> Absent <input type="checkbox"/> Present by
ALTERNATE NO.	ALTERNATE NAME		ATTENDANCE
Alternate No. 1	Vacant		<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws		<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director, Planning & Development Services	<input type="checkbox"/> Present In-Person
Garrett Langford	Assistant Director, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person
Elizabeth Douglas	Planner	<input checked="" type="checkbox"/> Present In-Person
Carolyn Horner	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person
Millie Laird	Administrative Aide, Planning & Development Services	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

The meeting was called to order by Vice-Chair Walker at 7:00 p.m.; Planning and Development Services Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. There were no comments.

CONSENT AGENDA**3. MINUTES.**

Consider approval of the minutes for the February 9, 2026, Planning and Zoning Commission meeting.

ACTION

Commissioner Chenault motioned to approve the minutes; Commissioner Screws seconded the motion. The motion passed 6-0.

PUBLIC HEARINGS**4. PLAT APPLICATION NO. PL0925-0282.**

Conduct a public hearing and consider approval of Plat Application No. PL0925-0282 submitted by Burns Surveying, on behalf of Ashley Rivera, for a residential replat of the properties at 991 and 992 Greenwood Drive, further described as being a portion of Lots 1 and 2, Block A, of Woodland Park Addition.

Garrett Langford, Assistant Director, presented to the Commission.

DISCUSSION

There were no questions or comments from the Commission.

APPLICANT

The applicant was present but did not approach the podium.

PUBLIC COMMENTS

Vice-Chair Walker opened the public hearing.

Joanne Hernandez, 111 Woodhill, Mesquite, TX 75181, approached the podium to express concern about what the proposal would mean to her and her property. Mr. Langford advised Ms. Hernandez

that the applicant is only seeking to replat their property, that there is no request for a rezoning of the property, and that there would be no effect on her (Ms. Hernandez's) own property.

No one else came forward; the public hearing was closed.

ACTION

Commissioner Melend made a motion to approve the application; Commissioner Chenault seconded. The motion passed 6-0.

5. ZONING APPLICATION NO. Z1125-0431.

Conduct a public hearing and consider approval of Zoning Application No. Z1125-0431 submitted by Shayla Hamilton, Song Whiddon, PLLC, on behalf of Prosperity Fire Protection, for a zoning change from North Gus Thomasson Corridor (NGTC) District to Planned Development – Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards located at 2909 Live Oak Drive.

Senior Planner Carolyn Horner advised the Commission that the applicant had requested a postponement of the hearing. Ms. Horner also requested that the public hearing be opened and allowed to remain open until the next Planning & Zoning Commission meeting on March 9, 2026.

PUBLIC COMMENTS

Vice-Chair Walker opened the public hearing.

No one came forward.

ACTION

Commissioner Melend made a motion to postpone the item and to leave the public hearing open until March 9, 2026. Commissioner Chenault seconded the motion; the motion passed 6-0.

6. ZONING APPLICATION NO. Z0126-0434.

Conduct a public hearing and consider approval of Zoning Application No. Z0126-0434 submitted by Rande LeCours, SLS Consultants, for a zoning change to amend Planned Development (PD) – Industrial, Ordinance No. 4962, to modify the development standards and concept plan in the PD for the East Tract located at 180, 200, 270, and 300 Long Creek Road.

Ms. Horner presented to the Commission.

DISCUSSION

There was a brief discussion concerning the size of the proposed building. Ms. Horner provided clarification of the term “no heavy load trucks”, indicating that eighteen-wheeler trucks would not be a part of the data center's operations.

APPLICANT

Mandy Squib, 2699 Howell Street, Suite 275, Dallas, TX, on behalf of the applicant, presented an in-depth overview of the proposed data and amendments to the development standards and concept plan.

DISCUSSION

There were discussions between Ms. Squib and the Commission regarding hours of operation, the type of data to be processed, and the quantity and type of generators to be utilized on-site. Ms. Squib indicated that the data center may have one or multiple clients. The facility utilized multiple diesel generators.

PUBLIC COMMENTS

Vice-Chair Walker opened the public hearing.

Troy Smith, 285 Long Creek Road, Mesquite, TX, approached the podium and asked whether Long Creek Road would still be reconstructed per the original plans. Mr. Langford advised that the proposed data center is not expected to generate heavy-load vehicle traffic and, therefore, would not trigger the existing requirement in the PD ordinance for reconstruction of Long Creek Road. Reconstruction of Long Creek Road would be required if the building were used for operations involving heavy-load vehicles, such as a warehouse or distribution facility.

DISCUSSION

There were no further questions or comments from the Commission.

ACTION

Commissioner Chenault made a motion to approve the request, including all staff recommendations. Commissioner Melend seconded. The motion passed 5-1, with Commissioner Morris dissenting.

DIRECTOR'S REPORT**7. DIRECTOR'S REPORT.**

Mr. Langford provided the Director's report, advising the Commission on recent City Council action taken on zoning-related items and items of interest at their meetings on February 16, 2026:

Zoning Application No. Z0425-0392 submitted by Austin Bridge & Road, LP, for a change of zoning from Planned Development, Ordinance No. 1110, to Planned Development, Ordinance No. 1110, with a Conditional Use Permit to allow the continued use of a Temporary Concrete Batch Plant located at 3220 East U.S. Highway 80. (One response in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) **Approved by Ordinance No. 5229**

Zoning Application No. Z1225-0433 submitted by JPI Development for a change of zoning to amend Planned Development (PD) - Multifamily, Ordinance No. 5110, to modify the development standards and the concept plan for the PD located at 900 and 1000 Windbell Circle. (One response in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) **Approved by Ordinance No. 5230.**

Mr. Langford updated the Commission on the following items:

- The upcoming North Gus Thomasson Corridor Study presentation to City Council on March 2, 2026.
- The Roadway Impact Fee Study has kicked off, with the project expected to take several months to complete.
- The Comprehensive Plan, including the Strategic Plan, has kicked off. It will take approximately 2 years to complete.

8. Discuss training topics and options for the Planning & Zoning Commission:

Mr. Langford asked the Commission if they would be willing to participate in a pre-meeting beginning at 6:30 p.m. to provide training and updates. Commissioners expressed interest in the suggestion; Mr. Langford stated that this would begin in April.

The next meeting will be held on Monday, March 9, 2026.

Vice-Chair Walker adjourned the meeting at 7:50 p.m.

Vice-Chair Jeffrey Walker



PLANNING AND ZONING DIVISION

FILE NUMBER: Z1125-0431
REQUEST FOR: Planned Development – Light Commercial
CASE MANAGER: Carolyn Horner, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 9, 2026
 City Council: Monday, April 6, 2026

GENERAL INFORMATION

Applicant: Song Widdon, PLLC on behalf of Prosperity Fire Protection
Requested Action: Rezone from North Gus Thomasson Corridor District to Planned Development – Light Commercial to allow office and warehouse operations with an outdoor storage yard with modified development standards.
Location: 2909 Live Oak Drive

SITE BACKGROUND

Platting: The property is unplatted and requires platting.
Size: ~0.98 acres
Zoning: NGTC, North Gus Thomasson Corridor
Future Land Use: Gus Thomasson Corridor Special Planning Area
Zoning History: 1954: Annexed into City of Mesquite, Zoned Residential.
 1955: Rezoned to LR, Local Retail
 1973: Rezoned to GR, General Retail
 2008: Rezoned to North Gus Thomasson Corridor District

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	NGTC	Office Park
SOUTH:	NGTC	Office Building, Service Station
EAST:	NGTC	Crossroads Village Apartments
WEST:	NGTC	Service Station

CASE SUMMARY

The applicant proposes a change of zoning of the property located at 2909 Live Oak Drive, from North Gus Thomasson Corridor to Planned Development – Light Commercial, for Prosperity Fire Protection to operate its service headquarters, warehouse, and screened outdoor storage uses on property owned by America Properties LLC. Prosperity Fire Protection is a locally based fire protection contractor specializing in fire suppression systems and related safety services. The company obtained a certificate of occupancy to occupy the subject property in May 2025 for office use only. However, they wish to also utilize the building for light equipment maintenance, and interior storage of fire protection materials, including sprinkler heads, piping, valves, fittings, and associated components along with an outdoor storage yard.

The proposed Planned Development (PD) will allow outdoor storage, in addition to office and other uses allowed in the Light Commercial Zoning District. The outdoor storage items will consist of two or three company trucks (such as pickup trucks), two trailers (the type hauled by the pickup trucks), and bundles of sprinkler system piping material, and will be screened by an 8-ft tall solid fence with (Attachment 8) and the inventory will be stacked no higher than 7.5 feet.

The NGTC is a form-based code where the intent is to encourage redevelopment of the Gus Thomasson corridor with compact, pedestrian-oriented, and mixed-use developments. The City has made significant infrastructure improvements along the 4400-4500 block of Gus Thomasson (known as the Thomasson Square Project) to improve pedestrian access and connectivity in the surrounding area. While the proposed rezoning would remove the property from the NGTC District, it would further allow office uses and warehouse operations with an outdoor storage yard with modified development standards.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject property as part of the Gus Thomasson Corridor Special Planning Area. The *Plan* envisions this special planning area as "a revitalized neighborhood commercial center with a mix of uses to serve the surrounding neighborhood. The new corridor will feature a mix of new development and redevelopment that complements the character of the district and brings new life to the once-thriving commercial center."

STAFF COMMENTS:

The proposed PD to allow Prosperity Fire Protection to occupy a vacated building in the Gus Thomasson Corridor could further the Plan's vision of the area. Locating Prosperity Fire Protection at this site could allow for much-needed reinvestment in the area, including improvements to the landscaping, screening and updating the building to meet current building code.

The City has hired a planning consulting firm that is conducting a corridor study called the North Gus Thomasson Corridor Study which is expected to be completed in summer 2026. The corridor study is expected to provide further insights and recommendations on land uses and zoning for the Gus Thomasson Corridor which encompasses property along the Gus

Thomasson Road from northern city limits to North Mesquite Drive and encompasses the subject property. This proposed PD-LC might or might not be in line with the to-be-determined-vision of the Corridor.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed Planned Development promotes the public health, safety, and welfare by encouraging commercial development on an abandoned site. The applicant will bring the site into compliance with the current code.

2. The consistency of the proposed PD with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The proposed amendments do not conflict with the Mesquite Comprehensive Plan, which calls the subject property as part of the Gus Thomasson Corridor Special Planning Area. However, as noted previously, the subject property and surrounding properties are included in the North Gus Thomasson Corridor Study which may provide further insights on future land uses.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed PD supports the City Council's 2025–2026 Strategic Goal 4.1 to promote investment in new and existing businesses. This proposed Planned Development allows for redevelopment options along this corridor.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: The subject property is currently unused, and the applicant and operator on the site will bring the site up to current code, including platting, landscaping, and parking.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: The proposed PD is designed to be compatible with the existing uses and zoning of nearby properties by incorporating screening requirements for the proposed outside storage area, updating landscape to current code standards, such as solid screening with tree and shrub buffers, and providing office and warehouse uses on an abandoned site. The proposed office use is similar to the neighboring office and office park uses, and the warehouse with outdoor storage uses are similar to the service station uses, in that vehicles will be coming in and out of the site, with outside interactions with employees and customers.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: The NGTC zoning surrounding the site contains multiple existing uses, including office, service station, and multi-family. The area is not being actively redeveloped at this time, and the proposed use is like the existing uses in the area.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The property is currently zoned with North Gus Thomasson Corridor (NGTC). The proposed PD-LC will change the zoning to allow screened outside storage for items such as company vehicles, two small work trailers, and bundles of steel pipes, which would not be allowed in the NGTC zoning district. The existing building would be repurposed to house an office and interior storage of smaller items, rather than remaining vacant.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: Existing public facilities, including roads, water, and sewer infrastructure, are available for the developer to update on the subject property as needed to support the proposed development.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD district offers a greater level of public benefit compared to the lack of development under the existing zoning district by increasing screening and landscape buffers along the public street, recycling an existing building

for a new use, rather than demolishing it, screening the outside storage with a solid wall, and upgrading the utility connections.

The proposed user has worked with the City of Mesquite Fire Marshal's office to verify that the existing fire protection on site, plus the new improved fire lane, are compliant with the current fire code.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: These proposed standards demonstrate how repurposing the existing building into an office with warehouse with outdoor storage and enhanced screening is an improvement in quality over the previous use of a warehouse or being vacant.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments currently.

CONCLUSIONS

ANALYSIS

The applicant's proposed development will provide office and warehouse space. The request will be for a single tenant redevelopment of a vacant site. The PD includes stipulations, which limit the amount of outside storage, ensure solid screening is provided, and regulate the on-site parking of work trucks and trailers. All standards that are not mentioned in the PD will revert to the standards within the Mesquite Zoning Ordinance.

Staff presented information about the ongoing North Gus Thomasson Corridor study, and that this property is within the boundaries of that study. The results of the study are expected to be presented to the City Council this summer. Staff noted that this request may not be in line with the results of the Corridor study; however, Staff also notes that the Corridor study may find that this specific area of the Corridor is the best use for this proposed tenant.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the modified development standards and concept plan in the PD for the property at 2909 Live Oak Drive could be warranted, as it is in line with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. However, the Commission should be aware that the subject property falls within the boundaries of the ongoing North Gus Thomasson Corridor Study, the

File No.: Z1125-0431
Zoning Change

results of which are expected to be presented to City Council in summer 2026. The outcome of that study may or may not support the proposed use for this location. The Commission may wish to consider whether to act on the request at this time or defer action until the corridor study is complete. If the Commission recommends approval, Staff suggests that all stipulations in Exhibit B – Development Standards (Attachment 8) along with Exhibit A – Legal Description (Attachment 7) and Exhibit C – Concept Plan (Attachment 9) be adopted with the ordinance.

PUBLIC NOTICE

City staff mailed notices to all property owners within 200 feet of the subject property. As of March 6, 2026, City staff has received zero returned notice opposing the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description
8. Proposed Planned Development Standards and Summary
9. Concept Plan
10. Returned Public Notice (if any)

Aerial Map



2909 Live Oak Drive
Z1125-0431



Subject Property






ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map

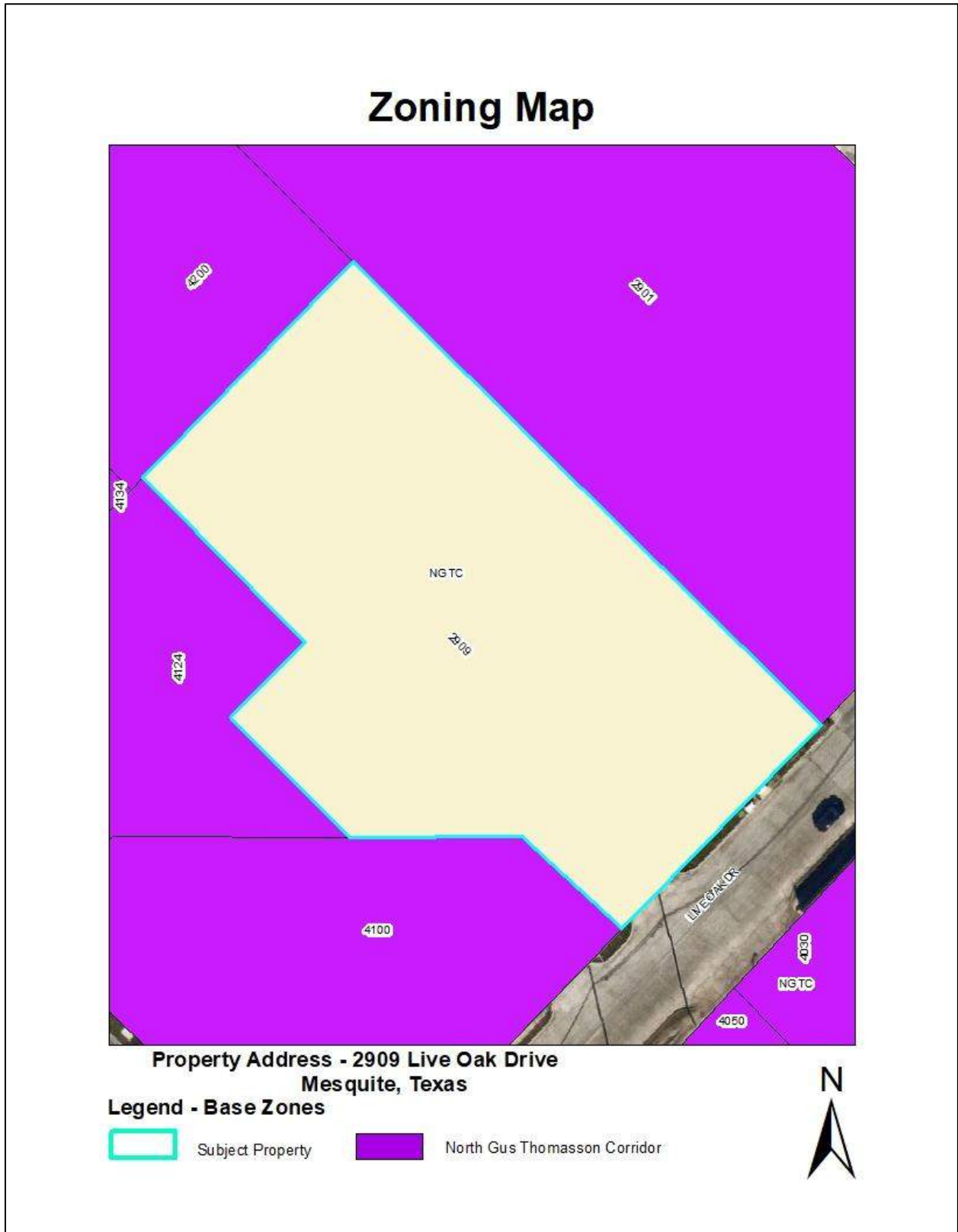


Applicant: Prosperity Fire Protection
Location: 2909 Live Oak Drive
DCAD: 65146125110030000
Request: Change NG TC to PD with Outside Storage

- Legend**
-  Subject Property
 -  Required Notices
 -  Courtesy Notices

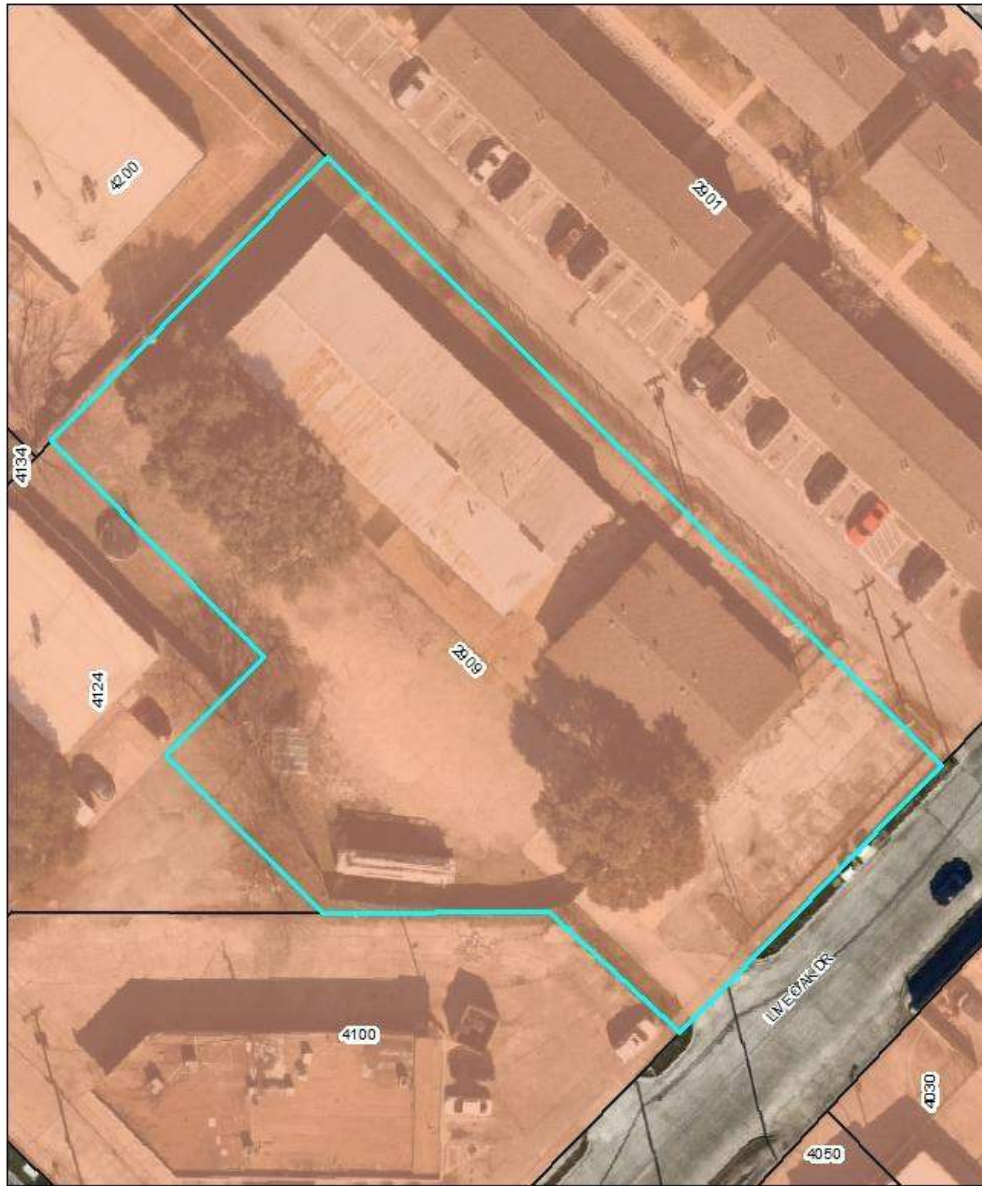


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Location: 2909 Live Oak Drive

	Subject Property		Gus Thomasson Corridor
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ATTACHMENT 5 – SITE PHOTOS



Subject property facing east from Live Oak.

ATTACHMENT 6 – APPLICATION MATERIALS



MESQUITE
T E X A S
Real. Texas. Flavor.

City of Mesquite
Zoning Change
Packet

Please print legibly. This application can also be completed online at [LINK](#)

Application Checklist

Completed Application Statement of Intent and Purpose Zoning Exhibits A & B

Owner Authorization (page 6) Application Fee* (\$1,000 plus \$15 per acre for properties one acre and over)

*An additional fee may apply if a change to the Mesquite Comprehensive Plan is required.

Property Information

General Location: North side of Live Oak Dr., West of Big Town Blvd

Physical Address: 2909 Live Oak Drive City, State: Mesquite, Texas

Zip Code: 75149

Platted: Yes No (If yes, fill in information below. If not platted a metes and bounds description is required)

Subdivision: T. Thomas Abst. 1461 Block: 251 Lot: TR 3 (ACS 0.977)

Applicant Information – The person filling out the application

First Name: Alfonso Last Name: Salas

Phone Number: 214-528-8400 Email Address: a.salas@prosperityftx.com

Company Name: Song Whiddon, PLLC

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in the information below)

First Name: America Properties LLC Last Name: _____

Phone Number: _____ Email Address: _____

Mailing Address: 4015 Oak Arbor Dr. City, State: Dallas, Texas
(If different from physical address)

Zip Code: 75251

Requested Action

October 2020**CONTINUE TO NEXT PAGE**Page 1 of 6

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 6 – APPLICATION MATERIALS

Existing district classification: (Select all that apply)

Residential Zoning Districts

- AG – Agricultural
- R-1 – Single Family
- R-1A – Single Family
- R-2 – Single Family
- R-2A – Single Family
- R-3 – Single Family
- D - Duplex
- Multifamily (less than 25 dwelling units)
- Traditional Neighborhood Mixed Residential (TNMR)
- Other: _____

Non-Residential Zoning Districts

- O – Office
- GR – General Retail
- LC – Light Commercial
- MU – Mixed Use
- CB – Central Business
- SS – Service Station
- C – Commercial
- I – Industrial
- CV – Civic
- Other: _____

Change district classification to: (Select all that apply)

Residential Zoning Districts

- AG - Agricultural
- R-1 – Single Family
- R-1A Single Family
- R-2 Single Family
- R-2A Single Family
- R-3 Single Family
- D - Duplex
- Multifamily (less than 25 dwelling units)
- Traditional Neighborhood Mixed Residential (TNMR)
- Other: _____

Note: Zero Lot Line Dwellings, Patio Homes, Townhouse Dwellings, Other Attached Dwellings (3-plex, 4-plex), Mobile Home Parks, and Multifamily Districts, all require a Planned Development. See the Planned Development application ([LINK](#)).

Non-Residential Zoning Districts

- O -Office
- GR – General Retail
- LC – Light Commercial
- MU – Mixed Use
- CB – Central Business
- SS – Service Station
- C - Commercial
- I - Industrial
- CV - Civic
- Other: _____

Prosperity Fire Protection – PD Rezoning | 2909 Live Oak Drive, Mesquite, TX

Planned Development Standards and Summary

Property: 2909 Live Oak Drive, Mesquite, Texas
Applicant/Owner: Prosperity Fire Protection
Prepared by: Song Whiddon PLLC

Purpose and Intent

The purpose of this Planned Development (PD) district is to allow Prosperity Fire Protection to operate its fire protection services headquarters with accessory warehouse and screened outdoor storage uses. The PD is intended to provide flexibility for light commercial operations related to fire protection services while ensuring compatibility with adjacent commercial and office properties through enhanced screening, landscaping, and limited operational hours. All development and operations shall comply with the approved site plan and applicable City of Mesquite ordinances.

Base Zoning District

Light Commercial (LC) – modified through PD standards to allow outdoor storage and related service operations as specifically depicted and limited on the approved site plan.

Permitted Uses

- Office and administrative functions related to fire protection services.
- Indoor storage of tools, vehicles, and materials used for fire protection system installation and maintenance.
- Limited outdoor storage of service vehicles and larger equipment that cannot be stored indoors, subject to screening requirements and limited to designated outdoor storage areas shown on the approved site plan.

Prohibited Uses

- Heavy manufacturing or fabrication.
- Salvage operations or contractor yards not directly related to fire protection services.
- Storage of hazardous or flammable materials not incidental to business operations.
- Outdoor storage unrelated to fire protection services is expressly prohibited.

Development Standards

- Building Height: Maximum 35 feet.
- Setbacks: Consistent with Light Commercial (LC) district standards.
- Screening: Outdoor storage areas to be fully enclosed by an 8-foot solid masonry, opaque metal, or solid wood fence, with landscaped buffers along property edges visible from public right-of-way. Screening shall be installed prior to use of any outdoor storage area.

Planned Development Standards and Summary

Page 1 of 2

Prosperity Fire Protection – PD Rezoning | 2909 Live Oak Drive, Mesquite, TX

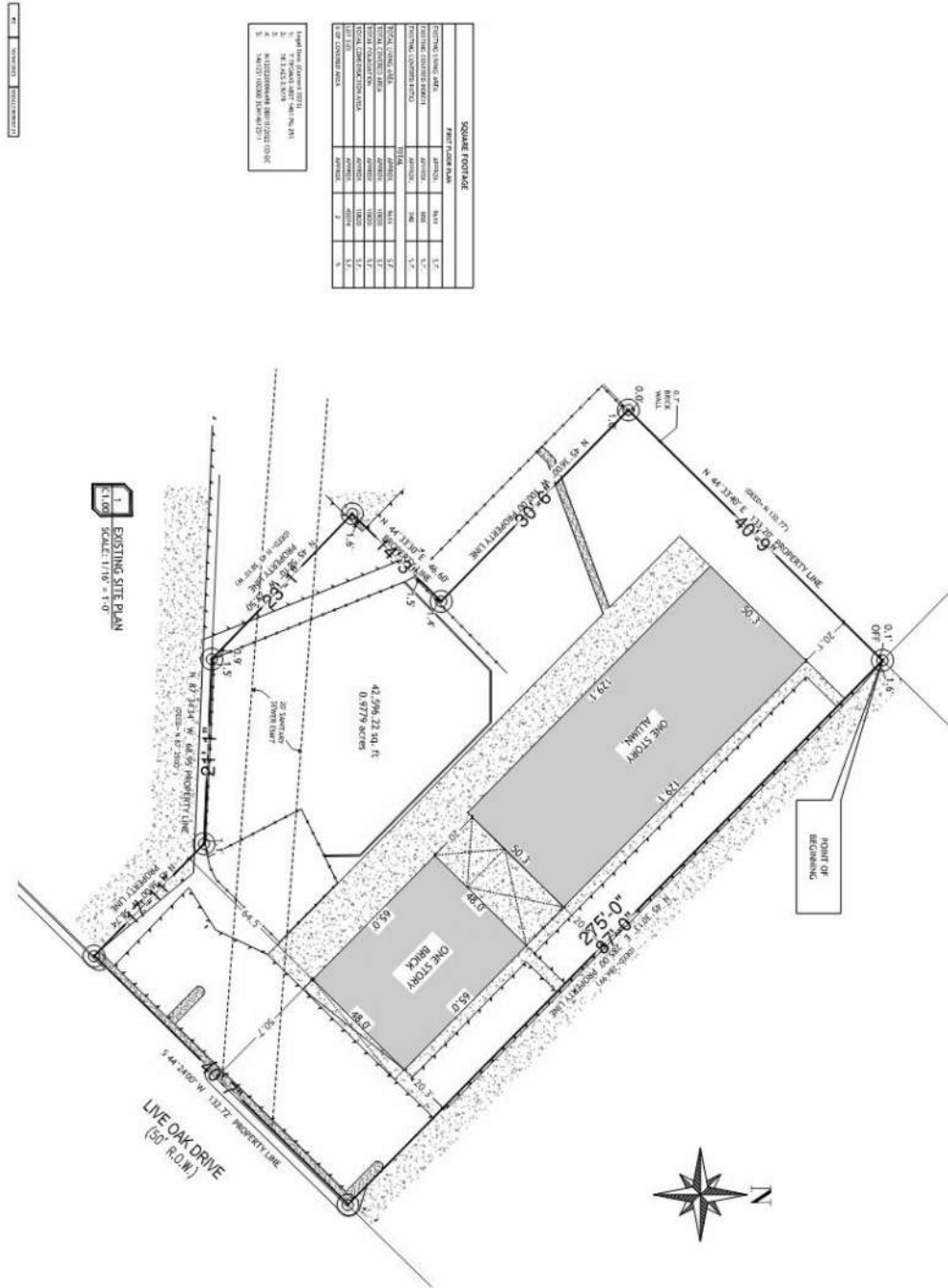
- Landscaping: Minimum 10-foot landscape buffer along the street frontage, including evergreen screening shrubs and canopy trees spaced approximately every 30 feet.
- Lighting: Shielded, downward-directed fixtures only.
- Noise and Activity: Limited to typical service operations; no siren or alarm testing outdoors.
- **Operational Standards**
- Hours of Operation: Monday–Friday, 7:00 a.m.–5:00 p.m.; occasional after-hours or weekend vehicle returns allowed.
- Traffic: Minimal; primarily light-duty service trucks and standard deliveries.
- Fire Access: Fire lane access and turnaround shall be provided in compliance with the International Fire Code, Appendix D, as amended by City ordinance, as shown on the approved site plan.
- Outdoor storage areas shall not be used for parking and shall be clearly distinguished from required parking spaces on the approved site plan.

Purpose of Zoning Change

This PD–LC rezoning will enable Prosperity Fire Protection to operate within an existing building and utilize outdoor space efficiently for service vehicle storage and staging. The prior NGTC zoning does not permit warehouse or outdoor storage uses. The PD ensures site functionality for the business while maintaining compliance with City of Mesquite development standards and neighborhood compatibility objectives through controlled operations, defined storage areas, and enhanced screening.

Exhibit A - Legal Description (To include metes and bounds description)

Existing Site Plan



**Exhibit B – Development Standards
Z1125-0431**

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 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 ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the PD-LC district property include the permitted uses in the LC District classification as set out in the MZO, and those permitted uses on the PD-LC district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-LC district property are identified in subsection 1.b. below.

- a. The permitted uses requiring a Conditional Use Permit (“**CUP**”), as set out in the MZO, also require a CUP for the use to be permitted on the Property.
- b. Any land use prohibited in the LC Zoning District, as amended, is also prohibited unless permitted in subsection 1.c. The following uses are also prohibited:

- i. 554 Limited Fuel Sales
- ii. 593 Used Merchandise
- iii. 593a Pawnshops
- iv. 5947 Gift, Novelty, Souvenir Shops
- v. 5993 Tobacco Stores
- vi. 5999g Paraphernalia Shops
- vii. 61 Nondepository Institutions, including Alternative Financial Institutions
- viii. 752c. Heavy Load Vehicle Parking (as a primary or as an accessory use)
- ix. 753 Automobile Repair Shops
- x. 754 Automotive Services

c. The following uses are permitted on the Property without a CUP.

- i. 1711 Fire Sprinkler Installation
- ii. 7389 Fire Protection Services
- iii. Accessory Outdoor Storage shall be located as shown on the Concept Plan and shall be limited to bundles of black steel pipe (1-1/4" to 6"), not more than three company trucks (light load vehicle), and two trailers.

2. **Development Standards.** In addition to the requirements of the “**LC**” base zoning district, the PD-LC is subject to the following.

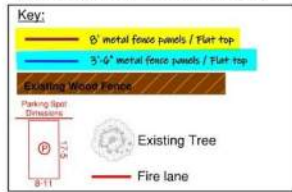
- a. **Site Plan.** The site plan shall be consistent with the Concept Plan as shown in Attachment 9 and shall comply with the applicable development regulations in the

File No.: Z1125-0431
Zoning Change

MZO and Mesquite City Code. Deviations from the Concept Plan may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.

- b. **Landscaping.** In addition to meeting the Light Commercial zoning district landscaping requirements in the Mesquite Zoning Ordinance (MZO), the site must include the following additional landscaping:
 - i. A minimum 10-foot landscape buffer along the street frontage, including evergreen screening shrubs and canopy trees spaced approximately every 30 feet.
 - ii. Ornamental trees along the property line with the adjacent multi-family development as shown on the Concept Plan, spaced approximately every 30 feet are required.
- c. **Screening.** Outdoor storage areas to be fully enclosed by an 8-foot solid masonry or solid wood fence, with landscaped buffers along property edges visible from public right-of-way. Screening shall be installed prior to use of any outdoor storage area. Solid metal fencing is not permitted.
- d. **Fencing.** All screening and security fencing on the property shall be maintained in a like-new manner, meaning any portion of fencing showing signs of deterioration, broken or missing panels, or creates a safety hazard, shall be replaced.
- e. **Lighting:** In addition to meeting the lighting standards in the MZO, the site shall use shielded, downward-directed fixtures only.
- f. **Noise and Activity:** In addition to meeting the Mesquite Noise Ordinance, no siren or alarm testing outdoors allowed.
- g. **Hours of Operation:** Monday–Friday, 7:00 a.m.–7:00 p.m.
- h. **Parking:** Outdoor storage areas shall not be used for parking and shall be clearly distinguished from required parking spaces on the approved site plan.

2909 Live Oak Drive,
Mesquite, TX 75150



Parking spaces calculation

https://library.municode.com/tx/mesquite/codes/code_of_ordinances?nodeId=PTICCOOR_APXCZCOOR_PT3NODL_3-400REPALO_RE_3-404NUPASPRE

3-405 - Table of parking standards—Nonresidential uses.

4 - Commercial/trades

1 space for each 300 square feet of office/display area plus 1 space for each 750 square feet of storage/plant area.

48.0 ft x 65.0 ft = 3,120.0 ft²
3,120.0 ft² / 300 ft² = 10.4

11 parking spaces

50.3 ft x 129.1 ft = 6,493.73 ft²
6,493.73 ft² / 750 ft² = 8.66

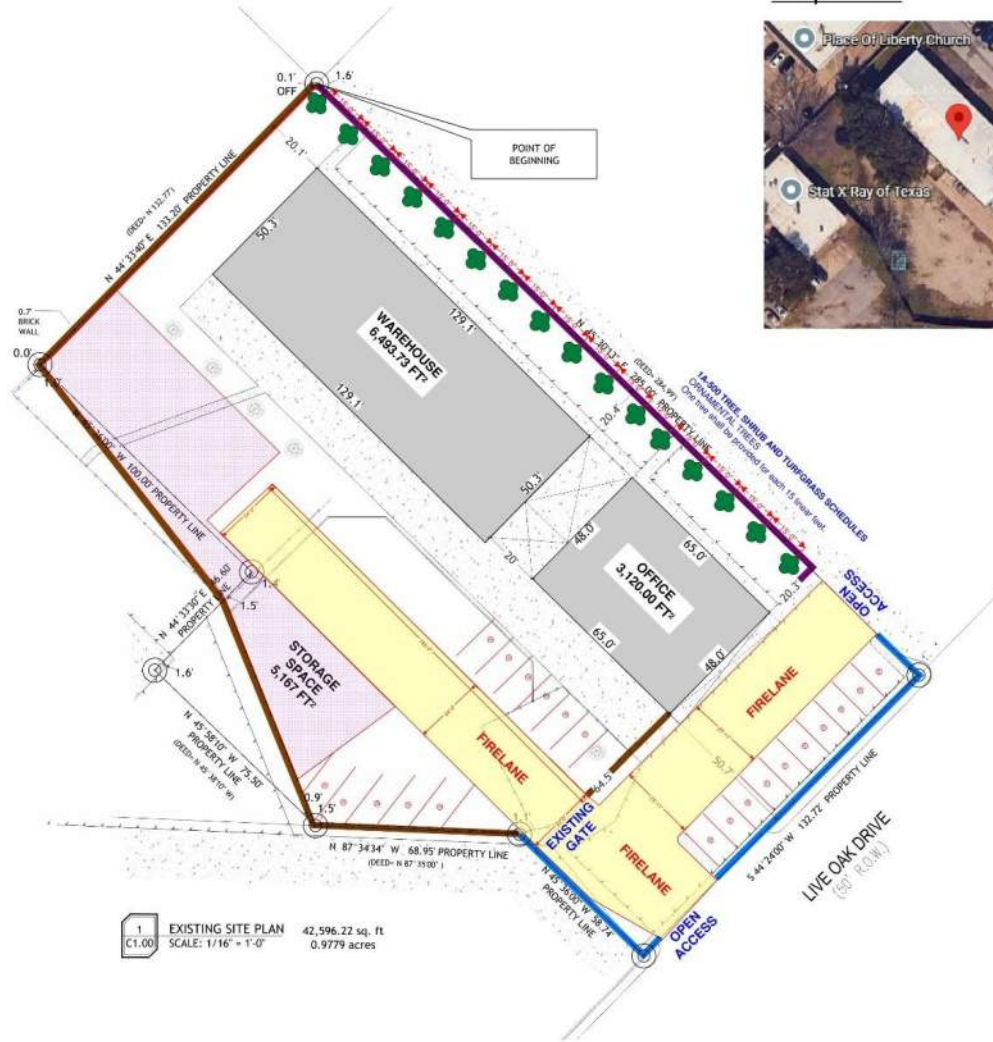
9 parking spaces

TOTAL PARKING SPACES REQUIRED

20

TOTAL PARKING SPACES ACCOMMODATED

21



Map View



SQUARE FOOTAGE			
FIRST FLOOR PLAN			
EXISTING LIVING AREA	APPROX.	9614	S.F.
EXISTING COVERED PORCH	APPROX.	958	S.F.
EXISTING COVERED PATIO	APPROX.	248	S.F.
TOTAL			
TOTAL LIVING AREA	APPROX.	9614	S.F.
TOTAL COVERED AREA	APPROX.	10820	S.F.
TOTAL FOUNDATION	APPROX.	10820	S.F.
TOTAL CONSTRUCTION AREA	APPROX.	42074	S.F.
LOT SIZE	APPROX.	43074	S.F.
% OF COVERED AREA	APPROX.	2	%



PLANNING AND ZONING DIVISION

FILE NUMBER: Z1025-0422
REQUEST FOR: Zoning Change and Comprehensive Plan Amendment
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 9, 2026
 City Council: Monday, April 6, 2026

GENERAL INFORMATION

Applicant: City of Mesquite
Requested Action(s): 1. Comprehensive Plan Amendment to change the future land use designation from Park, Open Space, Drainage to Light Industrial
 2. Zoning change from R-3, Single Family Residential, to Planned Development (PD) – Industrial, with modified development standards to allow uses permitted in the Industrial zoning district
Location: 1396 W Scyene Rd (also addressed as 201 Gross Rd) and 600 Gross Rd (also addressed as 601 Gross Rd), as shown in Attachment 1

SITE BACKGROUND

Platting: Unplatted. (Platting will be required with any new development)
Size: 14.41 +/- acres
Zoning: R-3, Single Family Residential
Future Land Use: Parks, Open Space, Drainage
Zoning History: 1954: Annexed, zoned Residential

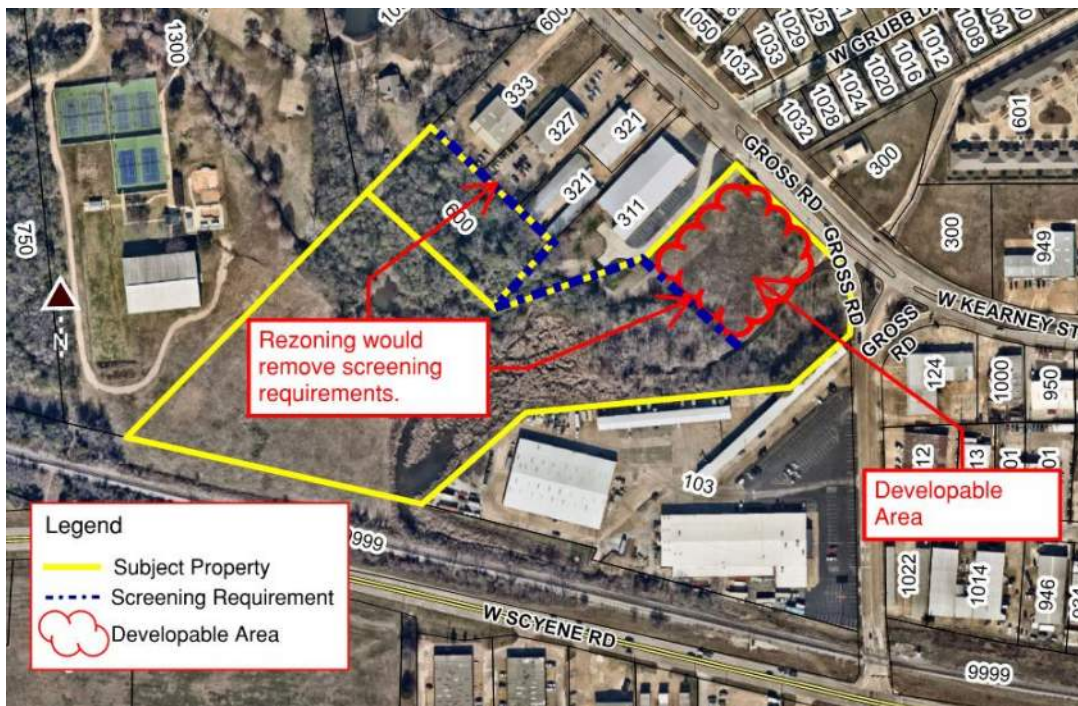
Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD - Industrial	Office / Warehouse uses
SOUTH:	I - Industrial	Multi-tenant with commercial uses
EAST:	C - Commercial	Franchise cable equipment building
WEST:	R-3, Single Family Residential	Westlake Park

CASE SUMMARY

City staff is proposing to rezone ~14 acres of City-owned properties west of Gross Rd and south of Westlake Park for two purposes.

1. The City's Economic Development Department is exploring the potential sale of approximately 2 acres of the 14-acre site for future development (see the red-clouded area identified as "developable area" on the map below). No improvements are proposed for the remainder of the site outside of the red-clouded area shown on the map below.
2. Rezoning the subject property from a residential zoning district to a nonresidential zoning district would remove the screening requirements that currently apply to commercial developments adjacent to the property at 311, 321, 327, and 333 Gross Road. (See the blue dashed line on the map below.)



Economic Development has been approached by a developer interested in acquiring approximately 2 acres of the subject property along Gross Road to develop an office/warehouse project. The development may consist of a multi-tenant building intended for small businesses or contractors. Rezoning the property to PD – Industrial would make the site more feasible for future development should City Council decide to sell the property. The proposed PD would allow the City to establish specific development standards applicable to any future development.

The properties at 311, 321, 327, and 333 Gross Road are currently required to provide screening along their shared boundary with the subject property because it is zoned residential.

Because these commercial and industrial uses predate the current residential zoning designation and the subject property is not used residentially, the screening requirement does not serve its intended purpose. Rezoning the subject property to PD–Industrial would remove this technically required but functionally unnecessary screening obligation from any future development or redevelopment of the properties at 311, 321, 327, and 333 Gross Road, as well as from the developable area of the subject property.

MESQUITE COMPREHENSIVE PLAN

Future Land Use Designation: Parks, Open Space, and Drainage

“This designation is intended to preserve open space for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running through the city. These areas should be preserved as public and neighborhood-oriented open spaces and incorporate trails and drainage corridors, which are left in a naturalistic state. Generally, areas located within a floodway are better suited for recreational uses as opposed to residential or commercial development.”

STAFF COMMENTS: The subject property is currently designated as Parks, Open Space, and Drainage on the Future Land Use Map due to the drainage channel that runs through the property. While the property is adjacent to Westlake Sports Center and Westlake Park, it is not currently used as part of the park system. Given the possibility of selling a portion of the property for development, an amendment to the Future Land Use designation is warranted.

The designation could be amended to Light Industrial, which is intended to accommodate a wide range of uses, including manufacturing, storage, retail trade, and personal services. This designation would also be consistent with the Light Industrial designation located south of the subject property.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed PD could benefit the City by increasing the development potential and marketability of a portion of the City-owned property, should the City Council choose to sell the property for future development.

2. The consistency of the proposed PD with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: While the current Parks, Open Space, and Drainage designation does not support the proposed rezoning, staff is proposing a Future Land Use amendment to Light Industrial, which would be more appropriate for a small light industrial development and consistent with surrounding land use patterns.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed PD supports the City Council's 2025–2026 Strategic Goal 4.1 to promote investment in new and existing businesses.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: The proposed PD will not create zoning nonconformities. The site is currently undeveloped, and any future development will be required to comply with the standards of the PD and the MZO.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: Surrounding uses include multi-tenant developments that provide leasable space for small businesses. The properties to the north along Gross Road are zoned PD–Industrial, while the properties to the south and southeast are zoned Industrial.

To the west, the subject property is adjacent to Westlake Park and the Westlake Sports Center. The proposed development would only occur on the approximately two-acre area fronting Gross Road, which is separated from the Westlake Park and the Westlake Sports Center by the remainder of the undeveloped site. No development is proposed adjacent to the park boundary.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: The property located at 311 Gross Road was recently converted from a skating rink into a multi-tenant building intended for office/warehouse-type uses for small businesses and contractors.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The subject property is currently zoned R-3, Single Family Residential. The developable portion of the property fronts Gross Road, which is a major thoroughfare, making it less suitable for single-family residential development. Additionally, the presence of adjacent commercial and industrial uses to the north and south further reduces the compatibility of single-family residential development on the subject property.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: Existing infrastructure is adequate or can be extended to the property, as necessary, to serve the site and meet applicable engineering, building, and fire code requirements.

The subject property contains a drainage channel that informed the current Parks, Open Space, and Drainage future land use designation. The approximately two-acre area proposed for potential sale and future development is located outside the drainage area. Any development will be required to comply with the City's stormwater and floodplain management regulations, and no development is proposed within the drainage area. The remainder of the site is expected to remain as open space consistent with its drainage function.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD provides a greater level of public benefit by allowing customized development standards that address the unique characteristics of the site, support quality development, and mitigate potential impacts on adjacent properties.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: The proposed PD will allow the City to establish additional restrictions and development standards for the property, including limiting the range of permitted uses to ensure compatibility with surrounding development.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

MESQUITE ZONING ORDINANCE

SECTION 5-507(M): APPROVAL STANDARDS FOR COMPREHENSIVE PLAN AMENDMENT

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and
2. That any one of the following criteria has been met:
 - a. That any one of the following criteria has been met:
 - b. The City Council failed to consider then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future; or
 - c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or
 - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary; or
 - e. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: The proposed amendment is consistent with the overall purpose and intent of the *Mesquite Comprehensive Plan*. The Comprehensive Plan seeks to support economic development and ensure that land use designations reflect existing and emerging development patterns. The Light Industrial designation would align the subject property with the established industrial and commercial character of the surrounding area along Gross Road and is consistent with the Light Industrial designation immediately south of the subject property.

Staff finds that criterion (b) is met. When the Comprehensive Plan was adopted in 2019, the subject property was considered unsuitable for development due to the drainage corridor running through the site, and was designated accordingly as Parks, Open Space, and Drainage. The City did not contemplate at the time of plan adoption that a portion of the property outside the drainage area would attract development interest. The subsequent inquiry by a developer into acquiring approximately 2 acres of the site for an office/warehouse project revealed that a portion of the property may, in fact, be developable and suitable for light industrial use. This development opportunity was not reasonably foreseeable at the time of plan adoption, and the amendment is necessary to reflect the realistic potential of the developable portion of the site.

CONCLUSIONS

ANALYSIS

The proposed rezoning and associated Future Land Use amendment would allow the City to better utilize a portion of City-owned property that is currently zoned for single-family residential use but is not well suited for residential development due to its frontage along Gross Road and

File No.: Z1025-0422
Zoning Change

its proximity to existing commercial and industrial uses. The proposed PD–Industrial zoning would support the potential sale and future development of approximately two acres of the site while allowing the City to establish development standards that ensure compatibility with surrounding properties. Additionally, the proposed Light Industrial Future Land Use designation would align the property with the existing development pattern in the surrounding area. The remainder of the approximately 14-acre site would not be developed and is expected to remain as open space associated with the existing drainage corridor. Based on these considerations, staff finds that the request is reasonable and consistent with the intent of the zoning ordinance and the City’s broader economic development goals.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the request is warranted, as it meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Staff suggests that the proposed ordinance include Exhibit A – Legal Description and Exhibit B – Development Standards.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of March 6, 2026, staff has not received any responses from statutory and courtesy notices.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Exhibit A – Legal Description
7. Exhibit B – Development Standards (With Revisions)
8. Public Notices

Aerial Map



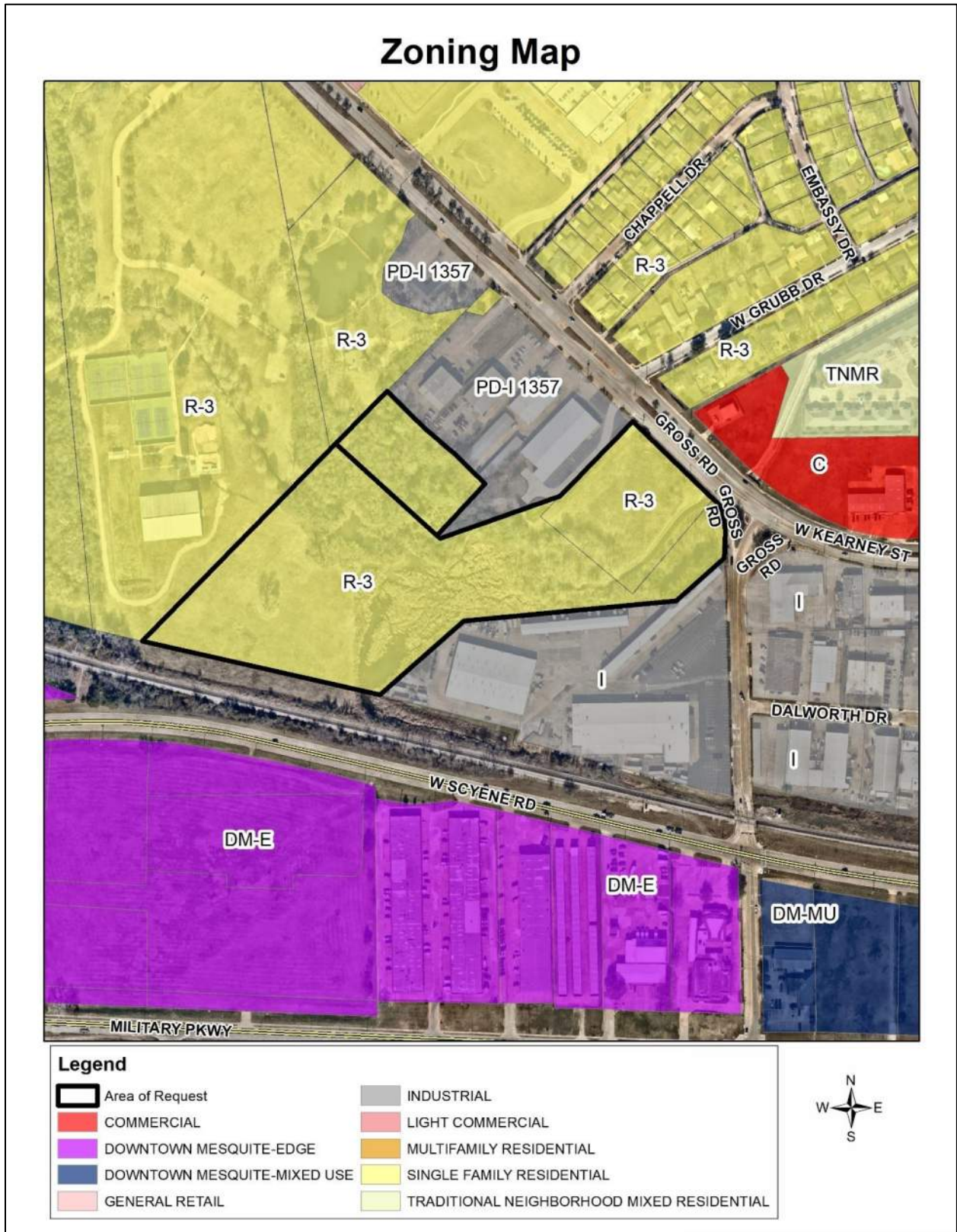
Request: Rezoning to PD-Industrial
Applicant: City of Mesquite
Location: 1396 W Scylene Rd and 600 Gross Rd

Legend

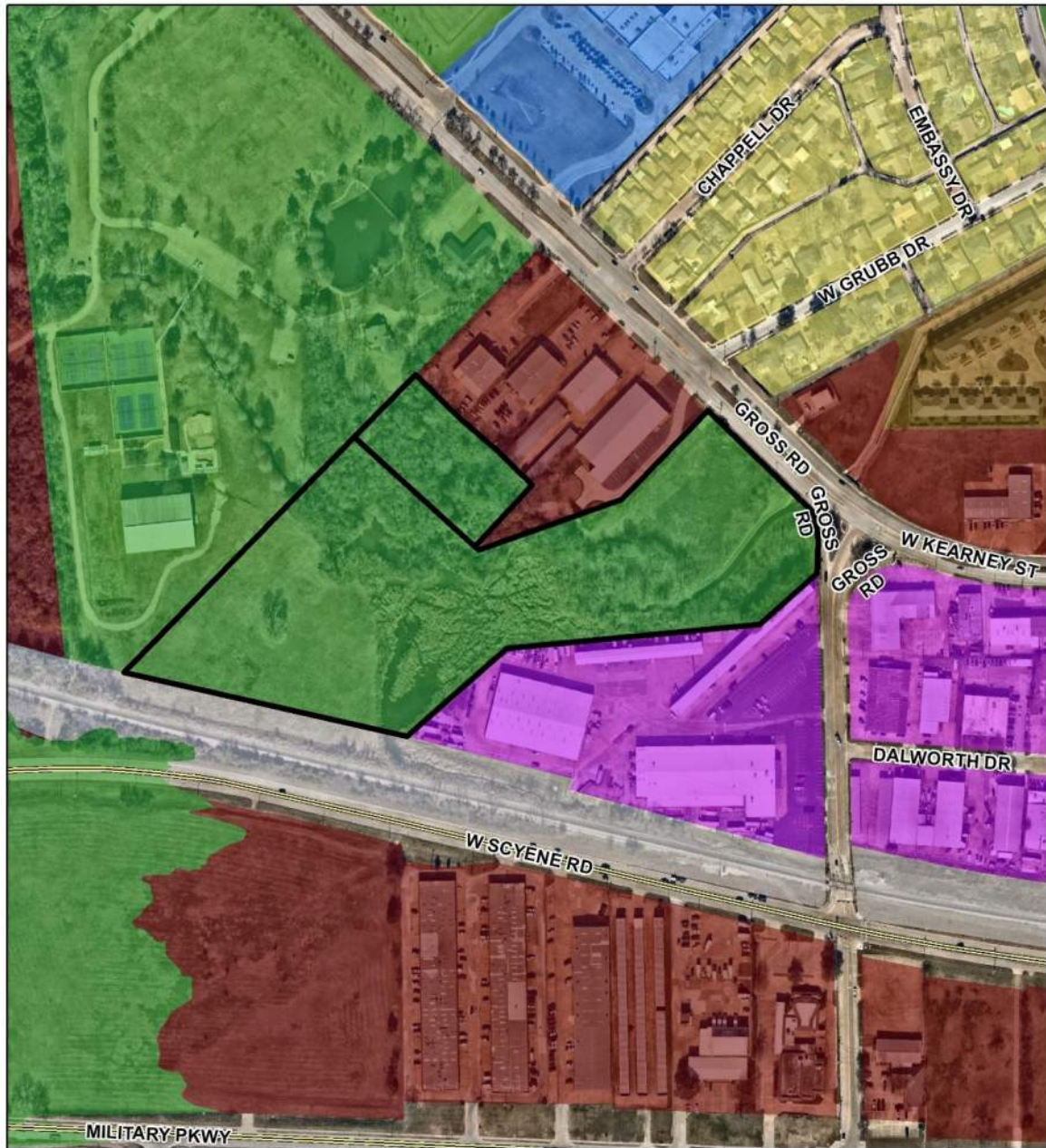
 Area of Request







Future Land Use Map



Legend		
Area of Request	Low Density Residential	Public/Semi-Public
High Density Residential	Parks, Open Space, Drainage	Utilities
Commercial	Light Industrial	





Frontage along Gross Rd



Former Skating Rink adjacent to the subject property



Subject Property facing south



Subject Property facing west behind the former skating ring

Legal / Property Description to be provided with the proposed ordinance

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development – Industrial (“PD-I”) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts Industrial (“I”) zoning district as the base district standards and the standards identified below, which apply to this PD-I district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

A. Permitted Land Uses. The permitted uses on the Property include the permitted uses in the I zoning district as set out in the Mesquite Zoning Ordinance (MZO), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

1. Non-city-related uses shall be limited to the area within 400 feet of the Gross Road right-of-way line.
2. The permitted uses requiring a conditional use permit (“CUP”), as set out in the MZO, also require a CUP for the use to be permitted on the Property. The following uses are permitted by a Conditional Use Permit:
 - i. 75 Auto Repair, Services
3. Any land use prohibited in the I zoning district, as amended, is also prohibited. The following uses are also prohibited:
 - i. 554 Limited Fuel Sales
 - ii. 593 Used Merchandise
 - iii. 593a Pawnshops
 - iv. 5947 Gift, Novelty, Souvenir Shops
 - v. 5993 Tobacco Stores
 - vi. 5999g Paraphernalia Shops
 - vii. 61 Nondepository Institutions, including Alternative Financial Institutions
 - viii. 752c. Heavy Load Vehicle Parking (as a primary or as an accessory use)

B. Development Standards. In addition to the requirements of the “I” base zoning district, the PD-I is subject to the following.

1. Site Plan. The site plan shall comply with the applicable development regulations in the MZO and Mesquite City Code.
2. Overhead doors shall not face the public right-of-way.