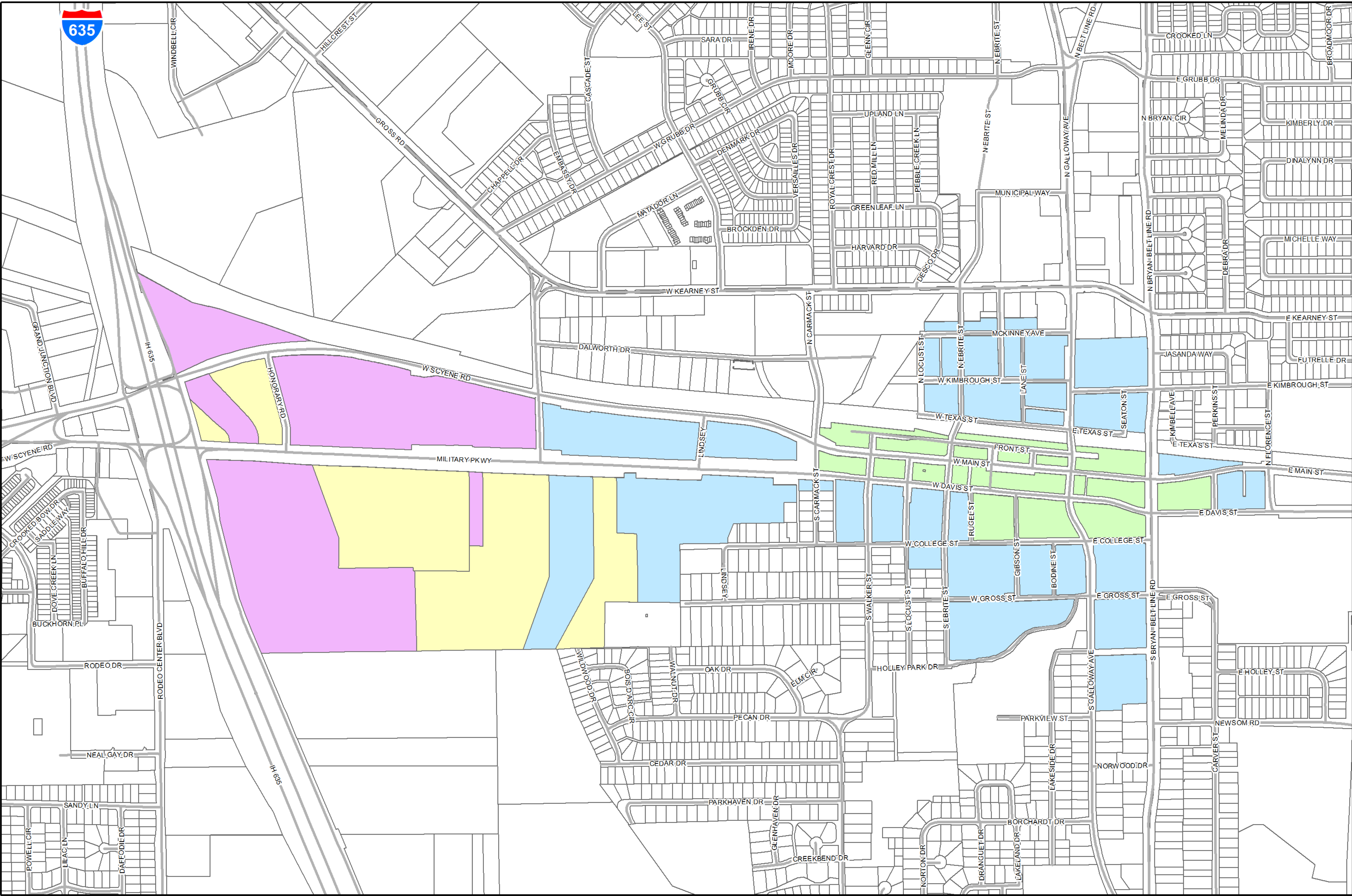
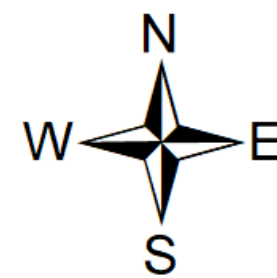
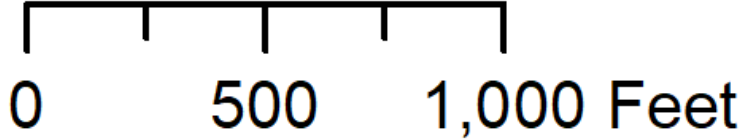


# Downtown Mesquite Zoning Map (DRAFT)



- Existing PD - Not Included the DM
- Downtown Zones**
- DM - C
- DM - MU
- DM - E

Drawn By: Aubrey Robbins, GIS  
 Engineering Map Date: 6/12/2025  
 Path: Q:\Planning\Economic Development\Downtown Zoning Map\DowntownZoningMap\_2025.mxd



## DOWNTOWN MESQUITE ORDINANCE / DOWNTOWN DISTRICT MAP

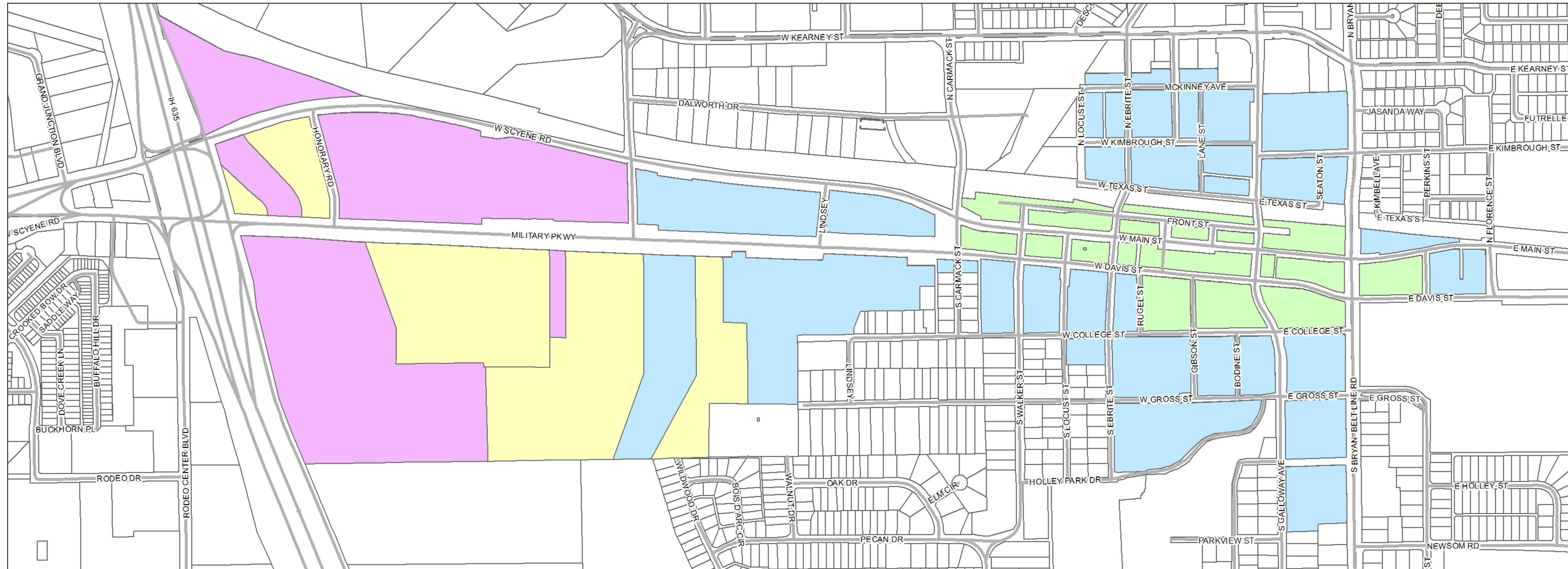
LOCATION: MESQUITE, TEXAS

CLIENT: CITY OF MESQUITE

DATE: JUNE 24, 2025

OPEN HOUSE





### PD – Existing Planned Development

These parcels are already part of a Planned Development (PD) District; they were approved under a customized zoning plan and are not part of the new Downtown District. They will continue to follow existing zoning rules and development standards.

### E – Edge

This subdistrict is the transition area between downtown and surrounding neighborhoods. This area acts as a buffer, making sure new development doesn't overwhelm the surrounding community and instead blends in thoughtfully.

### MU – Mixed Use

This subdistrict supports a blend of uses such as shops on the ground floor with apartments or offices above. It encourages new development that feels lively and walkable. The MU district is key to creating an active downtown where things are happening throughout the day and into the evening.

### C – Core

The heart of Downtown Mesquite, this subdistrict includes the original Town Center and surrounding buildings. The goal here is to preserve the character and charm of Mesquite while supporting small businesses, restaurants, and community events.