

ORDINANCE NO. 4856
File No. Z0321-0182

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A COMPREHENSIVE PLAN AMENDMENT FROM NEIGHBORHOOD RETAIL TO LIGHT INDUSTRIAL AND A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – INDUSTRIAL NO. 1848 AND INDUSTRIAL TO PLANNED DEVELOPMENT – INDUSTRIAL ON PROPERTY LOCATED AT 2600 NEWSOM ROAD, 2210 EAST SCYENE ROAD, 2500 EAST SCYENE ROAD, 2650 EAST SCYENE ROAD, 2700 EAST SCYENE ROAD, 3000 EAST SCYENE ROAD, 2600 EAST GLEN BOULEVARD, 2900 EAST GLEN BOULEVARD, 3300 EAST GLEN BOULEVARD, AND 3301 EAST GLEN BOULEVARD TO ALLOW AN INDUSTRIAL BUSINESS PARK IN ADDITION TO OTHER USES PERMITTED IN THE INDUSTRIAL ZONING DISTRICT SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; 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 152 acres of land in the City of Mesquite, Dallas County, Texas, more particularly described in the legal descriptions attached hereto as Exhibit A, and located at 2600 Newsom Road, 2210 East Scyene Road, 2500 East Scyene Road, 2650 East Scyene Road, 2700 East Scyene Road, 3000 East Scyene Road, 2600 East Glen Boulevard, 2900 East Glen Boulevard, 3300 East Glen Boulevard, and 3301 East Glen Boulevard (collectively the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, last updated on October 7, 2019, and the zoning map of the City, be and the same are hereby amended by changing the future land use for the tracts of the Property currently designated as Neighborhood Retail to Light Industrial.

SECTION 3. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the entirety of the Property, such that the tracts currently zoned Planned Development – Industrial No. 1848 and the tracts currently zoned Industrial are all changed, to Planned

Development - Industrial to allow an industrial business park in addition to other uses permitted in the Industrial zoning district subject to the Planned Development Standards and the Newsom Road Landscape Buffer, attached hereto as Exhibits B and C respectively and incorporated herein by reference.

SECTION 4. 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 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.

SECTION 7. Any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed \$2,000.00 for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

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 19th day of April 2021.



Bruce Archer
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

File No.: Z0321-0182
Zoning Change

EXHIBIT A – LEGAL DESCRIPTIONS

Legal Descriptions provided for the following properties:

2600 Newsom Rd,
2210 E. Sycene Rd
2500 E. Scyene Rd
2650 E. Scyene Rd
2700 E. Scyene Rd
3000 E. Scyene Rd
2600 East Glen Blvd
2900 East Glen Blvd
3300 East Glen Blvd
3301 East Glen Blvd

2600 Newsom Road

BEING a tract of land out of the James M. Sewell Survey, Abstract No. 1358, in the City of Mesquite, Dallas County, Texas and being part of a 100 Foot Right Of Way to the County of Dallas, also called the Old Terrell Interurban 100 Foot Right Of Way, as recorded in Volume 875, Page 575, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of a tract of land conveyed to the City of Mesquite, Texas, as recorded in Volume 95083, Page 253, Map Records of Dallas County, Texas, said point also being in the Northerly right of way line of said County of Dallas 100 Foot Right Of Way;

THENCE: S 77° 33' 40" E, 671.25 feet along the Northerly right of way line of said County of Dallas 100 Foot Right Of Way and the South line of said City of Mesquite tract to a 1/2 inch iron rod set in the North line of Newsom Road and the South line of said City of Mesquite tract;

THENCE: N 89° 43' 15" W, 474.75 feet along a projection line of the South line of said City of Mesquite tract, across the said County of Dallas 100 Foot Right Of Way, to a 1/2 inch iron rod set;

THENCE: N 77° 33'40" W, 186.77 feet along the Southerly line of said County of Dallas 100 Foot Right Of Way to a 1/2 inch iron rod set

THENCE: N 00° 55' 10" E, 102.06 feet along the projection of the West line of said City of Mesquite tract to the **POINT OF BEGINNING** and containing 42,901 square feet of land.

2210 E. Scyene Rd - Legal Description (Tract 3 and 3.5)

Property (including any improvements):

BEING a description of a tract of land situated in the City of Mesquite and in the SAMUEL ANDREW SURVEY, ABSTRACT NO. 40, DALLAS County, Texas, and being a part of a 53.48 acre tract called Tract 1 in Deed to Paragon Industries, Inc., recorded in Volume 71187, Page 53 of the Deed Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap set for corner in the new Southerly right of way line of Scyene Road as revised by Deed recorded in Volume 86051, Page 2357, Deed Records, Dallas County, Texas, and the Westerly right of way line of Clay Road as widened by Deed recorded in Volume 86069, Page 911, Deed Records, Dallas County, Texas;

THENCE South 02 degrees 00 minutes 20 seconds West, with said Westerly right of way of Clay Road, a distance of 1093.99 feet to the Northerly right of way line of East Glenn Parkway, a 1/2 inch iron rod with cap set for corner;

THENCE North 89 degrees 50 minutes 36 seconds West, with said Northerly right of way line of East Glenn Parkway a distance of 20.41 feet to a 1/2 inch iron rod with cap set at the beginning of a curve to the right whose center bears North 00 degrees 09 minutes 24 seconds East, a distance of 4950.00 feet from said point;

THENCE with said line of East Glenn Parkway and with said curve to the right through a central angle of 11 degrees 00 minutes 21 seconds an arc distance of 950.84 feet to a 1/2 inch iron rod with cap set at the end of said curve;

THENCE North 78 degrees 50 minutes 15 seconds West, with said right of way line of East Glenn Parkway, a distance of 295.00 feet to a 1/2 inch iron rod with cap set for corner, said point being the Southeast corner of a certain 8.5935 acre tract;

THENCE in a Northerly direction with the East property line of said 8.5935 acre tract and with a curve to the right whose center bears North 83 degrees 20 minutes 03 seconds East a distance of 1065.37 feet from said point, through a central angle of 13 degrees 05 minutes 57 seconds an arc distance of 243.57 feet to a 1/2 inch iron rod with cap set at the end of said curve;

THENCE North 06 degrees 26 minutes 00 seconds East, continuing with the East line of said 8.5935 acre tract, a

distance of 840.00 feet to the said South right of way line of Scyene Road, said point being the Northeast corner of said 8.5935 acre tract, a 1/2 inch iron rod with cap set for corner;

THENCE South 83 degrees 34 minutes 00 seconds East, with said right of way line of Scyene Road, a distance of 1206.84 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT the property conveyed to the County of Dallas by Right-of-Way Deed dated January 6, 1984, filed on February 29, 1984 and recorded in Volume 84043, Page 1264, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT the property conveyed to the County of Dallas by Right-of-Way Deed dated January 11, 1996, filed on March 7, 1996 and recorded in Volume 96048, Page 4978, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT the property conveyed to W.P.G. EQUITY GROUP, INC., a Texas corporation, dated February 21, 2002, filed on March 1, 2002 and recorded in Volume 2002042, Page 5588, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT the property conveyed to Chad Vadnals by Warranty Deed dated July 19, 2004, filed on July 20, 2004 and recorded in Volume 2004138, Page 7247, Real Property Records, Dallas County, Texas.

2500 E. Scyene Road

BEING 18.372 acres of land, more or less, situated in the S. Andrews Survey, Abstract No. 40, the Thomas J. Sevell Survey, Abstract No. 1359, city of Mesquite, Dallas county, Texas, and being a part of seven tracts as recorded in Volume 82176, Page 1571, Deed Records, Dallas county, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the South line of Scyene Road, with the East line of Clay Road, (55' R.O.W.), a 1/2" iron stake found for corner.

THENCE South 83 degrees 45 minutes 52 seconds East, along the South line of Scyene Road, a distance of 759.91 feet to a 1/2" iron stake found for corner.

THENCE South 0 degrees 55 minutes 31 seconds West, leaving Scyene Road a distance of 1003.27 feet to a 1/2" iron stake set for corner.

THENCE North 89 degrees 44 minutes 32 seconds West along the North Line of East Glen Blvd., a distance of 777.49 feet to a 1/2" iron stake set for corner.

THENCE North 2 degrees 01 minutes 32 seconds East, along the East line of Clay Road, a distance of 1082.86 feet to the PLACE OF BEGINNING and containing 18.372 acres of land, more or less.

2650 E. Scyene Road – Legal Description

Scyene Industrial Park, Block A, Lot 1R

WHEREAS, St. Mary's Malankara Catholic Church of Dallas is the owner of a tract of land situated in the Thomas J. Sewell Survey, Abstract No. 1359 in the City of Mesquite, Dallas County, Texas, and being all of SCYENE INDUSTRIAL PARK NO. 1 ADDITION, an addition to the City of Mesquite, Dallas County, Texas according to the plat thereof recorded in Volume 76016, Page 0480, Map Records, Dallas County, Texas, and being a portion of tracts 1 and 2 conveyed to Hollis Boone Memorial Park by deed recorded in Volume 77241, Page 1266, Deed Records, Dallas County, Texas, same being conveyed to St. Mary's Malankara Catholic Church of Dallas by special warranty deed recorded in Document No. 20080376603, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner, and being in the South line of Scyene Road, a 60 foot right-of-way, and being the Northwest corner of a tract of land conveyed to the Wilburn L. Ladyman and Mildred B. Ladyman living revocable trust by deed recorded in Volume 98078, Page 03127, Deed Records, Dallas County, Texas;

Thence South 00 degrees 55 minutes 42 seconds West, along the West line of said Wilburn L. Ladyman and Mildred B. Ladyman living revocable trust tract, and along the West line of a tract of land conveyed to Wilburn L. Ladyman and Mildred B. Ladyman living revocable trust by deed recorded in Volume 98078, Page 03124, Deed Records, Dallas County, Texas, a distance of 977.20 feet to a 5/8 inch iron rod found for corner, and being the Southwest corner of said Wilburn L. Ladyman and Mildred B. Ladyman living revocable trust tract (Vol. 98078, Pg. 03124), and being in the North line of East Glen Boulevard (a 100 foot right-of-way);

Thence North 89 degrees 42 minutes 36 seconds West, along the North line of said East Glen Boulevard, a distance of 249.09 feet to a 5/8 inch iron rod found for corner, and being the Southeast corner of a tract of land conveyed to Dallas County Ball Band Board by deed recorded in Volume 92067, Page 5916, Deed Records, Dallas County, Texas;

Thence North 00 degrees 56 minutes 10 seconds East, along the East line of said Dallas County Ball Band Board tract, a distance of 1,002.95 feet to a 5/8 inch iron rod found for corner, and being the Northeast corner of said Dallas County Ball Band Board tract, and being in the South line of said Scyene Road;

Thence South 83 degrees 48 minutes 00 seconds East, along the South line of said Scyene Road, a distance of 250.00 feet to the Point of Beginning and containing 246,539 square feet or 5.66 acres of land.

2700 E. Scyene Road

Being all that certain tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, out of the JAMES W. SEWELL SURVEY, ABSTRACT NO. 1058 and the THOMAS C. SEWELL SURVEY, ABSTRACT NO. 1059, and being part of that property conveyed to Phil J. Hudson by Catherine Yates Payne and husband Phillip M. Payne by Deed recorded in Volume 2029, Page 110 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod for corner in the Southeastly line of Scyene Road (60 Feet R.O.W.) said point being the Northeast corner of a certain tract of land conveyed by Catherine Kenney Hudson to Wilburn Leon Ladyman and Mildred B. Ladyman by Deed recorded in Volume 85007, Page 5277 of the Deed Records of Dallas County, Texas;

THENCE South 81 degrees 34 minutes 30 seconds East with said line of Scyene Road, a distance of 2744.55 feet to a 1/2 inch iron rod in the East line of said Hudson tract;

THENCE South 2 degrees 55 minutes 10 seconds West with the East line of said Hudson property, a distance of 662 feet to a 1/2 inch iron rod for the Northeast corner of that certain tract of land conveyed to the County of Dallas Texas, by Deed from Gertrude Kenney Hudson, a widow, recorded in Volume 73112, Page 1071 Deed Records of Dallas County, Texas, said Dallas County tract being known as East Glen Boulevard (100 foot R. O. W.);

THENCE North 89 degrees 45 minutes 51 seconds West with the North line of East Glen Boulevard, a distance of 2732.19 feet to a 1/2 inch iron rod at the Southeast corner of a tract of land conveyed to Wilburn Leon Ladyman and Mildred B. Ladyman by Deed recorded in Volume 85007, Page 5279 Deed Records of Dallas County, Texas;

THENCE North 2 degrees 54 minutes 10 seconds East, a distance of 928.90 feet to the PLACE OF BEGINNING and containing 80.6716 acres of land.

3000 E. Sycene Road

BEING tract of land out of the Thomas J. Sewell Survey, Abstract 1359, Dallas County, Texas and being part of a 26.45 acre tract of land conveyed to the Wilburn L. Ladyman and Mildred B. Ladyman Revocable Living Trust By Special Warranty Deed Recorded in Volume 98078, Page 3127, Deed Records of Dallas County, Texas and being more Particularly described as follows:

BEGINNING at an 1/2 inch iron rod found for corner lying on the South right-of-way line Scyene Road (60 foot right-of-way) and being the Northeast corner of said Wilburn tract and also being Northwest corner of a tract of land conveyed to the City of Mesquite by General Warranty Deed in lieu of foreclosure recorded in Volume 95083, Page 253, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 55 minutes 11 seconds West, along the East line of said Ladyman tract and along the West line of said City of Mesquite tract, a distance of 298.81 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the East line of said City of Mesquite tract;

THENCE North 89 degrees 47 minutes 50 seconds West, over and across said Ladyman tract, a distance of 199.02 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the East line of Lot 1R, Block A, Scyene Industrial Park No. 1 Addition, an addition to the City of Mesquite, Dallas County, Texas according to the Plat thereof recorded in Instrument No. 201100070977, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 55 minutes 42 seconds East, (Basis of Bearings) along the West line of said Ladyman tract, and along the East line of said Lot 1R, Block A, a distance of 321.67 feet to a 5/8 inch iron rod with cap stamped "POWERS" found for corner lying on the South right-of-way line of said Scyene Road;

THENCE South 83 degrees 14 minutes 00 seconds East, along the South right-of-way line of said Scyene road, a distance of 200.00 feet to the POINT OF BEGINNING and containing 61,733 square feet or 1.417 acres of land.

2600 East Glen Blvd (Page 1 of 2)

TRACT 3:

Being all that certain tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, out of the JAMES M. SEWELL SURVEY, ABSTRACT NO. 1358 and the THOMAS J. SEWELL SURVEY, ABSTRACT NO. 1359, and being part of that property conveyed to Phil L. Hudson by Catherine Yates Payne and husband Phillip M. Payne by Deed recorded in Volume 2329, Page 310 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod for corner in the South line of a tract of land conveyed to the County of Dallas, Texas, by Gertrude Kenney Hudson, a widow, by Deed recorded in Volume 75112, Page 1271 of the Deed Records, Dallas County, Texas, said tract being known as East Glen Boulevard (100 feet R.O.W.), said point also being in the East line of a certain tract of land conveyed to Hollis Boone Memorial Post by Deed recorded in Volume 77211, Page 1265 Deed Rec ords, Dallas County, Texas;

THENCE South 89 degrees 45 minutes 51 seconds East with the South line of East Glen Boulevard, a distance of 2931.36 feet to a 1/2 inch iron rod in the East line of said Hudson tract;

THENCE South 0 degrees 55 minutes 10 seconds West with the East line of said Hudson tract, a distance of 720 feet to a "P.K." nail for corner in Newsome Road (variable width R.O.W.) said point being in the common line of the James M. Sewell Survey and the R. W. Rowe Survey, being the Southeast corner of said Hudson tract;

THENCE North 89 degrees 43 minutes 15 seconds West with said survey line, a distance of 825.94 feet to a "P.K." nail for corner at the intersection of said Survey line with the Northerly line of a tract of land conveyed to the County of Dallas, September 14, 1919, said tract being known as the Old Terrell Interurban R.O.W.;

THENCE North 77 degrees 33 minutes 40 seconds West with the North line of said Dallas County Tract a distance of 2148.51 feet to a 1/2 inch iron rod at the Southeast corner of said Hollis Boone Memorial Post tract;

THENCE North 0 degrees 55 minutes 10 seconds East with the East line of said Boone tract, a distance of 265.19 feet to the PLACE OF BEGINNING and containing 37.43726 gross acres of land, less 0.40053 acres in Newsome Road, leaving 37.03663 Net Acres of land.

SAVE AND EXCEPT that certain fourteen (14) acre tract of real property legally described as follows:

BEING all that certain tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, out of the James M. Sewell Survey, Abstract No. 1358 and the Thomas J. Sewell Survey, Abstract No. 1359, and being part of that property conveyed to Phil L.

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2600 East Glen Blvd (Page 2 of 2)

Hudson by Catherine Yates Payne and husband, Phillip M. Payne by Deed recorded in Volume 2329, Page 310, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod for corner in the South line of a tract of land conveyed to the County of Dallas, Texas, by Gertrude Kenney Hudson, a widow, by Deed recorded in Volume 75112, Page 1271, of the Deed Records of Dallas County, Texas, said tract being known as East Glen Boulevard (a 100' ROW), said point also being in the East line of a certain tract of land conveyed to Hollis Boone Memorial Post of Deed recorded in Volume 77211, Page 1253, Deed Records of Dallas County, Texas;

THENCE: S 89°48'31" E, with the South line of East Glen Boulevard, a distance of 1447.54 feet to a point for corner;

THENCE: S 00°55'10" W, a distance of 577.46 feet to a point for corner in the Northerly line of a tract of land conveyed to the County of Dallas, September 14, 1938, said tract being known as the Old Terrell Interurban ROW;

THENCE: N 77°33'40" W, with the North line of said Dallas County tract, a distance of 1477.19 feet to a point for corner, being the Southeast corner of said Hollis Boone Memorial Post tract;

THENCE: N 90°55'10" E, with the East line of said Boone tract, a distance of 263.19 feet to the PLACE OF BEGINNING and containing 14.000 acres of land.

95083 00261

2900 East Glen Blvd

BEING tract of land out of the Thomas J. Sewell Survey, Abstract 1359, Dallas County, Texas and being part of a 26.45 acre tract of land conveyed to the Wilburn L. Ladyman and Mildred B. Ladyman Revocable Living Trust By Special Warranty Deed Recorded in Volume 98078, Page 3124, Deed Records of Dallas County, Texas and being more Particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the North right-of-way line of East Glen Boulevard (100 right-of-way) and being the southwest corner of said Ladyman Tract and same being the southeast corner of Lot 1R, Block A Scyene Industrial Park No. 1 Addition, an addition to the City of Mesquite, Dallas County, Texas according to the Plat thereof recorded in Instrument No. 201100070977, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 55 minutes 42 seconds East, (Basis of Bearings) along the West line of said Ladyman tract and along the East line of said Lot 1R, Block A, a distance of 655.93 feet to 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the East line of said Lot 1R, Block A;

THENCE South 89 degrees 47 minutes 50 seconds East, over and across said Ladyman tract, a distance of 199.02 feet to 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the West line of a tract of land conveyed to the City of Mesquite by General Warranty Deed in lieu of foreclosure recorded in Volume 95083, Page 253, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 55 minutes 11 seconds West, along the East line of said Ladyman tract and along the West line of said City of Mesquite tract, a distance of 655.93 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the North right-of-way line of said East Glen Boulevard;

THENCE North 89 degrees 47 seconds 50 seconds West, along the North line of said North Glen Boulevard, a distance of 199.12 feet to the POINT OF BEGINNING and containing 130,569 square feet or 2.997 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

3300 East Glen Blvd

Part of a tract of land situated in the James M. Sewell Survey, Abstract Number 1358, in the City of Mesquite, Dallas County, Texas, also being a tract of land described to Florence Reagin by deed recorded in [Volume 761, Page 260](#) of the Deed Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped iron pin found for corner in the north right-of-way line of Newsome Road (50' ROW), with the intersection of the west right-of-way line of Berry Road (ROW varies);

Thence South 89 deg. 07 min. 48 sec. West, along the north right-of-way line of Newsome Road, a distance of 785.00 feet to a 5/8 inch iron pin found for corner;

Thence North 00 deg. 34 min. 10 sec. West, a distance of 701.67 feet to a 1/2 inch capped iron pin found for corner, to the south right-of-way line of East Glen Street (100' ROW);

Thence North 89 deg. 35 min. 50 sec. East, along the south right-of-way line of East Glen Street, a distance of 784.99 feet to a 1/2 inch capped iron rod found for corner, returning to the west right-of-way line of Berry Road;

Thence South 00 deg. 34 min. 10 sec. East, along said west right-of-way line of Berry Road, a distance of 695.27 feet to the place of beginning, and containing 12.587 acre of land, more or less (548,291 square feet).

3301 East Glen Blvd

Part of a tract of land situated in the James M. Sewell Survey, Abstract Number 1358, in the City of Mesquite, Dallas County, Texas, also being a tract of land described to Florence Reagin by deed recorded in [Volume 761, Page 260](#) of the Deed Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a ½ inch capped iron pin found for corner in the south right-of-way line of Scyene Road (60' ROW), with the intersection of the west right-of-way line of Berry Road (ROW varies);

Thence South 00 deg. 34 min. 10 sec. East, along the west right-of-way line of Berry Road, a distance of 524.15 feet to a ½ inch capped iron pin found for corner in the north right-of-way line of East Glen Street (100' ROW);

Thence South 89 deg. 35 min. 50 sec. West, along the north right-of-way line of East Glen Street, a distance of 784.99 feet to a ½ inch capped iron pin found for corner;

Thence North 00 deg. 34 min. 10 sec. West a distance of 665.10 feet to a ½ inch capped iron pin found for corner, returning to the south right-of-way line Scyene Road;

Thence South 84 deg. 11 min. 31 sec. East, along the south right-of-way line Scyene Road, a distance of 304.68 feet to a ½ inch capped iron pin found for corner at the beginning of a curve to the right having a central angle of 11 deg. 42 min. 06 sec., a radius of 2,425.20 feet, and a chord that bears South 77 deg. 47 min. 16 sec. East, 494.45 feet;

Thence, continuing along said south right-of-way line Scyene Road and curve to the right, an arc distance of 495.31 feet to the point of beginning, and containing 11.004 acres of land, more or less (479,342 square feet).

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EXHIBIT “B” - PD Development Standards
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1. All uses permitted in the Mesquite Zoning Ordinance’s Industrial District classification (“Industrial District”) are allowed on the Property except as modified in Subsections “a” of this paragraph. The uses permitted in the Industrial District are subject to the same requirements applicable to the uses in the Industrial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Industrial District only by conditional use permit (“CUP”) is permitted in the district only by CUP.

a. The following uses are prohibited on the property:

- SIC Code 32a: Concrete Batch Plants
- SIC Code 40: Railroad Passenger Terminal
- SIC Code 61: Alternative Financial Institutions
- SIC Code 593: Used Merchandise
- SIC Code 593a: Pawnshops
- SIC Code 5993: Tobacco Stores
- SIC Code 7299a: Massage Parlors, Turkish and Steam Baths

2. The overnight parking of heavy load vehicles and/or unmounted trailers is permitted as defined in Section 3-600 of the Mesquite Zoning Ordinance, in areas designated on the site plan, if it is associated with tenant(s) or owner(s) use of the property.

3. The minimum number of off-street parking spaces shall be provided per Section 3-400 of the Mesquite Zoning Ordinance, except as provided herein: Uses allowed in the Industrial District classified as distribution, fulfillment, warehousing, or storage shall provide 20 spaces plus one space per 5,000 square feet. Data centers shall provide one space per 15,000 square feet. Reduction in this requirement may be provided by meeting requirements in Section 3-403 of the Mesquite Zoning Ordinance.

4. When adjacent to a public right-of-way or park, a truck court and/or outdoor storage (including heavy load vehicle parking, overhead doors or loading docks) shall be screened with a solid masonry wall or a solid landscape hedge pursuant to Mesquite Zoning Ordinance’s Section 1A-303.D, and further defined below in 4(a). Wood or chain link screening is prohibited. Said screening shall be provided constructed prior to the issuance of a Certificate of Occupancy.

A Solid Landscape Hedge under Mesquite Zoning Ordinance’s Section 1A-303.D shall consist of a large evergreen shrub or small ornamental evergreen tree a minimum eight feet (8’) in height at time of planting. These shrubs/ornamental screening plants shall be planted a maximum of eight feet (8’) on center and be full to the ground. Mature plant growth should provide continuous screening. Acceptable Screening species include, but are not limited to, Magnolias, Hollies, Cedars, or Junipers.

5. The setbacks, screening and buffer zones shall include the following.

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- a. Along Newsom Road:
- i. The landscape buffer shall substantially conform to the Newsom Road Landscape Buffer Exhibit attached hereto as Exhibit “C.”
 - ii. The minimum building setback from the Newsom Road right-of-way is 200 feet to face of any building (the “Building Setback”).
 - iii. The minimum setback from Newsom Road right-of-way for parking or a vehicle travel path shall be at least 100 feet in width and may be entirely inside the Building Setback area (the “Newsom Landscape Buffer”).
 - iv. The Newsom Landscape Buffer identified in a. iii above shall include the following:
 1. A four-foot (4’) high wrought iron fence or anchor fence, or a product similar in nature.
 2. A three foot (3’) high earthen berm:
 - a. Where practically feasible, the earthen berm may be disrupted by the below mentioned 8’ wide trail in order to allow the trail to meander.
 - b. The back side of the Earthen Berm may be constructed as a wall as part of any detention basin or pond.
 3. A landscape hedge being evergreen shrubs installed at a minimum of 3-gallon in size, 24 inches in height (or taller) at the time of planting and planted at a maximum 3-feet on center. Shrubs shall be selected from the Mesquite Zoning Ordinance Section 1A-500-2 Shrub Schedule
 4. A minimum of two rows of trees shall be provided. Each row of trees shall include one tree for each 35 linear feet of non-paved areas, and the trees shall be planted no more than 35 feet apart (on center). The two rows of trees shall be planted in a staggered pattern to create a visual barrier. At least one row of trees may be planted within the Newsom Landscape Buffer, or the green space, or easement within the immediately adjacent right of way.
 5. Trees in the Newsom Landscape Buffer shall be selected from the following Approved Shade Trees. A variety of species is required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	<i>Juglans microcarpa</i>
Pecan	<i>Carya illinoensis</i>
Caddo Maple	<i>Acer saccharum</i> var. <i>caddo</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Live Oak	<i>Quercus virginiana</i>
Texas Red Oak	<i>Quercus texana</i>
Shantung Maple	<i>Acer truncatum</i>
Lacebark Elm	<i>Ulmus parvifolia</i>

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6. Trees required for screening or buffering may be located in the green space within the immediately adjacent Right of Way.
7. Detention for the site shall be allowed to be located within the Landscape Buffer.

b. Along East Glen Blvd and Clay Mathis Road:

- i. A 13-ft wide landscape buffer (the 13 Foot Landscape Buffer) shall be established along the property line parallel to the street; provided that when located across the street from a residential district, the buffer shall be 25 feet in width with a parking screen. A buffer tree line shall be established in the 13 Foot Landscape Buffer.
- ii. Within the 13 Foot Landscape Buffer, or the green space within the immediately adjacent right of way, one tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).
- iii. Trees in the 13 Foot Landscape Buffer shall be selected from the following Approved Shade Trees. A variety species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

- iv. Trees required for screening or buffering may be located in green space within the immediately adjacent Right of Way.

c. Along E. Scyene Road and Faithon P. Lucas Blvd:

- i. A 15-ft wide landscape buffer shall be established along the property line parallel to the street (the “15 Foot Landscape Buffer”) a buffer tree line shall be established within the 15 Foot Landscape Buffer.
- ii. Within the 15 Foot Landscape Buffer, or the green space within the immediately adjacent right of way or the easement one tree shall be provided for each 40 linear feet, and trees shall be planted no more than 40 feet apart (on center).
- iii. Trees in the 15 Foot Landscape Buffer shall be selected from the following Approved Shade Trees. A variety species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa

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Pecan	<i>Carya illinoensis</i>
Caddo Maple	<i>Acer saccharum</i> var. <i>caddo</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Live Oak	<i>Quercus virginiana</i>
Texas Red Oak	<i>Quercus texana</i>
Shantung Maple	<i>Acer truncatum</i>
Lacebark Elm	<i>Ulmus parvifolia</i>

- iv. Trees required for screening or buffering may be located in the green space within the immediately adjacent Right of Way.
6. The term, “Landscape Buffers” refers to all three, and collectively, the Newsom Landscape Buffer, and the 13 Foot Landscape Buffer, and the 15 Foot Landscape Buffer. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right of way, or the easement may be used to fulfill the tree requirement in Mesquite Zoning Ordinance’s Section 1A-202.A.2 or in other documents. The truck court and building size areas shall be excluded from the calculation for the required landscaping area. The minimum installation size of each tree shall be a minimum of 3 caliper-inches. The maintenance and replacement of trees and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.
 7. The quantities of trees required to meet the Mesquite Zoning Ordinance are based on each tree having a minimum caliper-inch of 3-inches. As an option, the total number of required trees planted on a lot may be decreased by increasing the tree caliper-inch, only if the total caliper-inches required are matched. For example, if 100 trees are required per ordinance (100 trees x 3-inches = 300 caliper-inches), the Property may elect to plant 75 trees if each tree is 4 caliper-inches (75 trees x 4 inches = 300 caliper-inches). However, this option cannot be used to reduce the number of trees required in the Landscape Buffers.
 8. At a minimum, an 8-foot wide concrete trail shall be installed along the entire perimeter of the property covered by this Planned Development ordinance. A Certificate of Occupancy for a building shall not be issued until the portion of the trail located on the property on which said building sits has been installed. Any lot adjacent to a park or open space shall provide a trail connection to the park or open space. When the trail is located on private property, a pedestrian easement shall be provided on the plat.
 9. Identification and informational signage pertaining to the trail, and safety of the public, shall be allowed within the trail boundaries, trail connections and pedestrian easements on private property regardless of proximity to property lines.
 10. Upon approval of the City of Mesquite’s Director of Planning and Development Services, up to 10% of the required trees for each site (but not trees required for screening) may be planted within the open space/park area(s) located within the boundary of this Planned Development.

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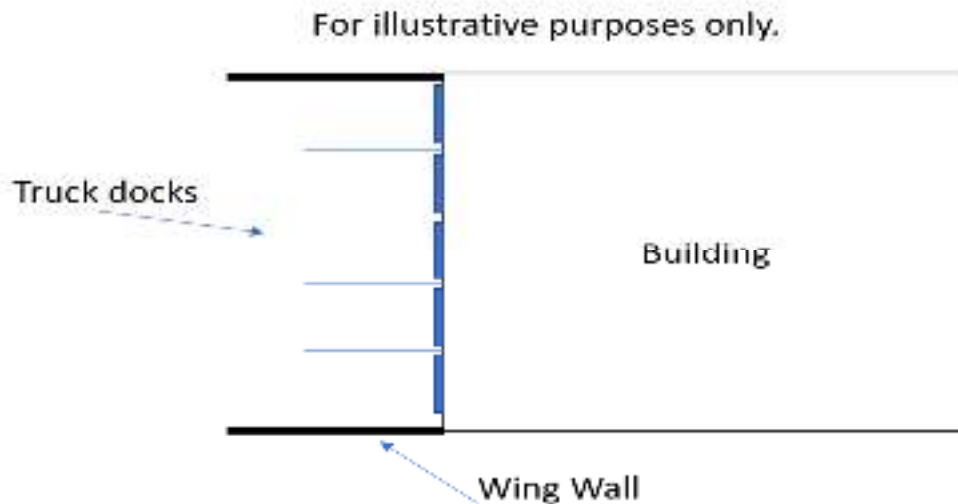
11. District identification and directional signage for the entire area covered by this Planned Development that is to be placed in a maintenance easement dedicated to the City of Mesquite shall be installed under the following parameters:
 - a. All district identification and directional signage shall have the same architectural design and material as permitted by the Mesquite Sign Ordinance. The district identification or directional sign shall match the design and materials of the first district identification or directional sign installed within the PD. be built per the development's approved design specifications as established the first district.
 - b. District identification and directional signage to be located a minimum of 30 feet from adjoining private property lines and shall not obstruct the vision of traffic within a triangular area formed by the intersection of adjacent curb lines from a point on each curb line 20 feet from the intersection. District identification and directional signage shall be installed at some or all of the following locations:
 - i. Southeast corner of Clay Mathis Road and E. Scyene Blvd.
 - ii. Northeast corner of Clay Mathis Road and East Glen Blvd.
 - iii. Southeast corner of E. Scyene Blvd and East Glen Blvd.
 - iv. Southwest corner of E. Scyene Blvd and East Glen Blvd.
 - v. Southwest corner of Faithon P. Lucas Blvd and E. Scyene Blvd.
 - c. District identification and directional signage shall be installed by the developer of the property where a sign is to be located as detailed in 11.b. After installation and acceptance, the City will maintain the district identification sign. The sign shall be placed in a maintenance easement dedicated to the City of Mesquite.
 - d. District identification and directional signage shall conform to the sign standards in the Mesquite Sign Ordinance; provided that the district identification signs shall not count towards the number of monument signs permitted on a property.
12. Pole signs shall be prohibited.
13. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards.
 - a. Light sources shall be concealed or shielded with luminary shielding, skirts, or cut-offs with an angle not exceeding 90 degrees (“cutoff angle”) if without said concealment or shielding, there would be potential for glare and unnecessary diffusion on adjacent property over one foot-candle additional illumination levels at any point off-site. For purposes of this provision, "cutoff angle" is further defined as the angle formed by a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted.

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- b. In no case shall exterior lighting add more than one foot-candle to illumination levels at any point off-site.
- c. All outdoor site light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.
- d. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
- e. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
- f. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

14. No access to Newsom Rd shall be permitted.

15. A wing wall shall be installed to screen the truck docks (see illustration). The wing wall height may exceed 8-ft in height, with the final size to be determined during the site plan review process.

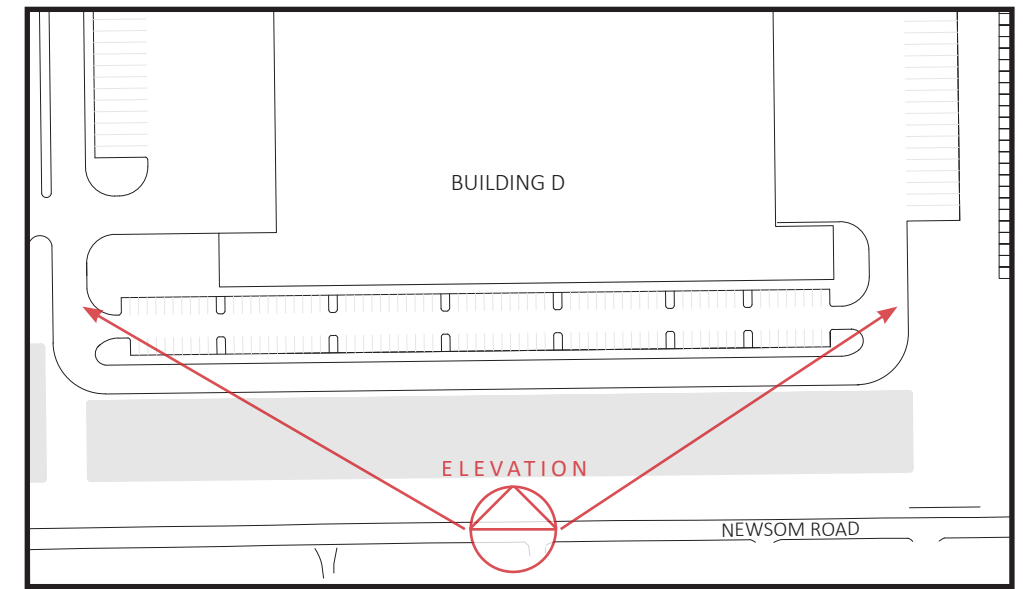




ENLARGEMENT
SCALE: 1"=20'

LANDSCAPE BUFFER
TREES 35' ON CENTER

PLANTS GENERALLY REPRESENTATIVE
OF HEIGHTS AT MATURITY



KEY MAP | SCALE: 1" = 200'



ELEVATION
NOT TO SCALE