

ORDINANCE NO. 4968
File No. Z0622-0243

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL, GENERAL RETAIL, AND PLANNED DEVELOPMENT - ORDINANCE NO. 3530 TO PLANNED DEVELOPMENT – INDUSTRIAL TO ALLOW FOR AN INDUSTRIAL BUSINESS PARK WITH MODIFICATIONS AND ALLOW CERTAIN USES PERMITTED BY RIGHT IN THE INDUSTRIAL ZONING DISTRICT ON PROPERTY LOCATED AT 4800 AND 4900 LASATER ROAD, AND 925, 2700, AND 3400 MCKENZIE ROAD; REPEALING ORDINANCE NO. 3530; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; 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 described as being approximately 214 acres of land more fully described in the legal descriptions attached as Exhibit A, and located at 4800 and 4900 Lasater Road, and 925, 2700, and 3400 McKenzie Road, Mesquite, Dallas County, Texas (the “**Property**”) and generally located north of Lawson Road and IH-20 and east of Lasater Road.

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Agricultural, General Retail, and Planned Development - Ordinance No. 3530 to Planned Development – Industrial to allow for an industrial business park with modifications and allow certain uses permitted by right in the Industrial Zoning District subject to the Development Standards and the Concept Plan, attached hereto as Exhibits B and C respectively and incorporated herein by reference.

SECTION 3. Ordinance No. 3530 is hereby repealed. All other ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

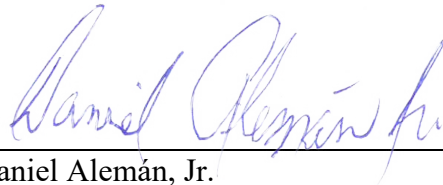
SECTION 5. Should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 6. Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

SECTION 7. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 1st day of August 2022.



Daniel Alemán, Jr.
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



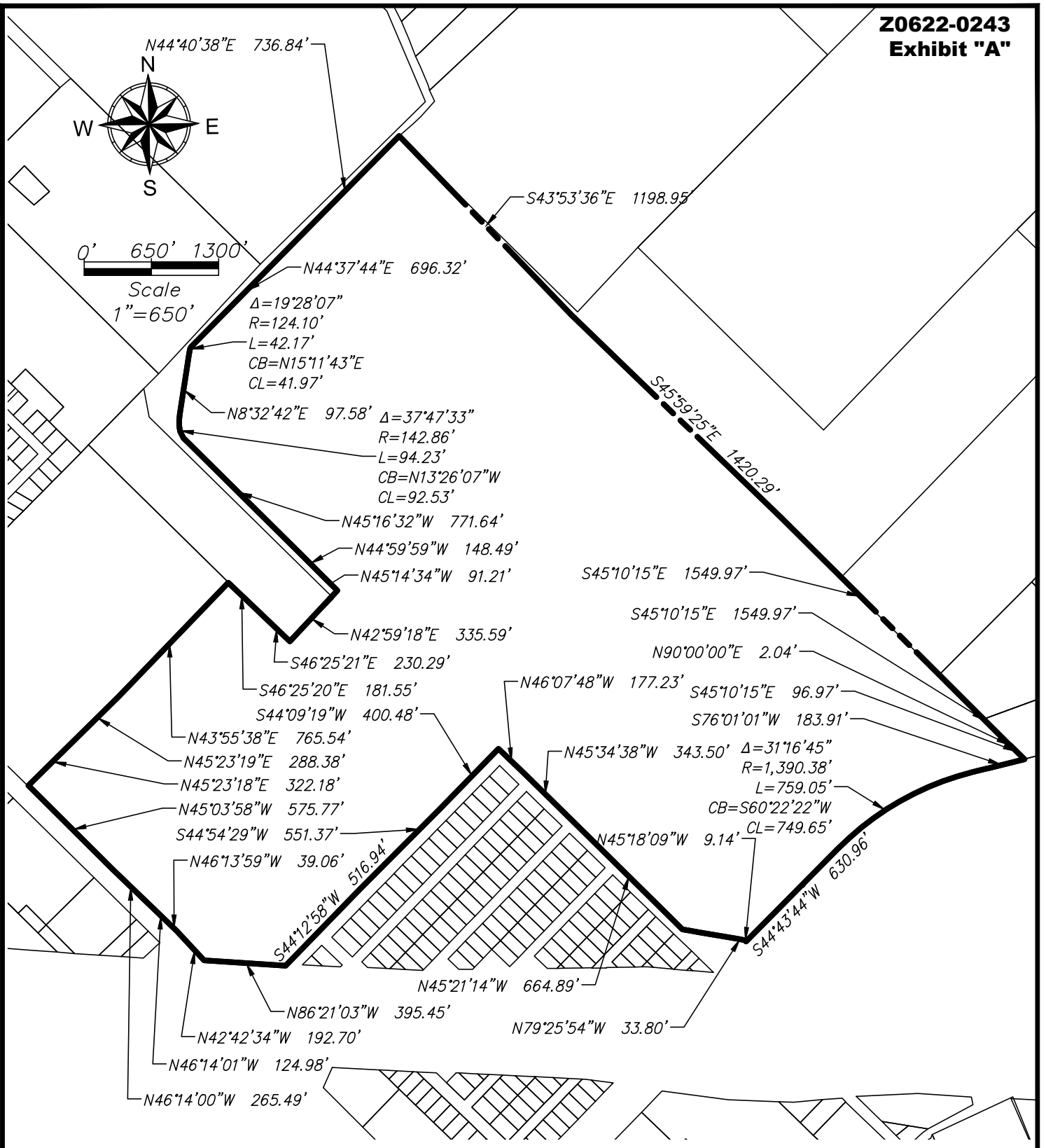
David L. Paschall
City Attorney

File No.: Z0622-0243
Zoning Change

EXHIBIT A – LEGAL DESCRIPTIONS

Legal Descriptions will be provided in the ordinance for the following properties:

4800 Lasater Road
4900 Lasater Road
925 McKenzie Road
2700 McKenzie Road
3400 McKenzie Road



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230
 (972) 490-7099 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 10086600 Expires 12-31-20
 COPYRIGHT © 2022, Winkelmann & Associates, Inc.

Scale : 1" = 650
 Date : 01.02.20
 Dwg. File :78104.0A - IH20 - Discription Exhibit
 Project No. : 78104.0A

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BOUNDARY EXHIBIT A
 213.874 ACRES
 (9,316,351 SQ. FT.)

IH20 LP, LLC
 2030 MAIN ST, SUITE 342
 DALLAS, TEXAS

SHEET
 1
 OF
 4

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE J. P. ANDERSON SURVEY, ABSTRACT NO. 1

BEGINNING AT A POINT SET FOR CORNER IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY AT THIS POINT)

THENCE SOUTH 43°53'36" EAST AND AT A DISTANCE OF 1198.95 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 45°59'25" EAST AND AT A DISTANCE OF 1420.29 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 45°10'15" EAST AND AT A DISTANCE OF 384.89 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 90°00'00" EAST AND AT A DISTANCE OF 2.04 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 45°10'15" EAST AND AT A DISTANCE OF 96.97 FEET TO A POINT SET FOR CORNER;

THENCE DEPARTING SAID CORNER SOUTH 76°01'01" WEST AND FOLLOWING ALONG THE NORTHWESTERNLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 14.00 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 90°00'00" WEST AND AT A DISTANCE OF 2.04 FEET TO A POINT SET FOR CORNER;

THENCE NORTH SOUTH 76°01'00" WEST AND FOLLOWING ALONG THE NORTHWESTERNLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 37.47 FEET TO A POINT SET FOR CORNER;


THENCE SOUTH 76°01'02" WEST AND AT A DISTANCE OF 34.81 FEET TO A POINT SET FOR CORNER; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1390.38 FEET, A CENTRAL ANGLE OF 31°16'45", AND A CHORD BEARING SOUTH 60°22'22" WEST AT A DISTANCE OF 759.05 FEET;

THENCE SOUTH 44°43'44" WEST AND FOLLOWING ALONG THE NORTHWESTERNLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 630.96 FEET TO A POINT SET FOR CORNER;

THENCE DEPARTING SAID NORTH 45°18'09" WEST AND AT A DISTANCE OF 9.14 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 80°16'38" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF MCKENZIE ROAD AT A DISTANCE OF 183.60 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 80°16'37" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF MCKENZIE ROAD AT A DISTANCE OF 49.17 FEET TO A POINT SET FOR CORNER;



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7099
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 10086600 Expires 12-31-20
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THENCE NORTH 80°16'39" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF MCKENZIE ROAD AT A DISTANCE OF 39.38 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 45°21'13" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF MCKENZIE ROAD AT A DISTANCE OF 59.78 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 45°21'14" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF MCKENZIE ROAD AT A DISTANCE OF 664.89 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 45°34'38" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF MCKENZIE ROAD AT A DISTANCE OF 343.50 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 46°07'48" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF MCKENZIE ROAD AT A DISTANCE OF 177.23 FEET TO A POINT SET FOR CORNER;

THENCE DEPARTING SAID CORNER SOUTH 44°09'19" WEST AND AT A DISTANCE OF 400.48 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 44°54'29" WEST AND AT A DISTANCE OF 551.37 TO A POINT SET FOR CORNER;

THENCE SOUTH 44°12'58" WEST AND AT A DISTANCE OF 516.94 FEET TO A POINT SET FOR CORNER;

THENCE DEPARTING SAID CORNER NORTH 86°21'03" WEST AND FOLLOWING THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 AT A DISTANCE OF 395.45 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 42°42'34" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF LASATER ROAD AT A DISTANCE OF 192.70 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 46°13'59" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF LASATER ROAD AT A DISTANCE OF 39.06 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 46°14'01" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF LASATER ROAD AT A DISTANCE OF 124.98 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 46°14'00" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF LASATER ROAD AT A DISTANCE OF 265.49 FEET TO A POINT SET FOR CORNER;


THENCE NORTH 45°03'58" WEST AND FOLLOWING THE NORTHEASTERLY RIGHT OF WAY LINE OF LASATER ROAD AT A DISTANCE OF 575.77 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 45°23'18" EAST AND AT A DISTANCE OF 322.18 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 43°55'38" EAST AND AT A DISTANCE OF 765.54 FEET TO A POINT SET FOR CORNER;

THENCE DEPARTING SAID CORNER SOUTH 46°25'20" EAST AND AT A DISTANCE OF 181.55 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 46°25'21" EAST AND AT A DISTANCE OF 230.29 FEET TO A POINT SET FOR CORNER;



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THENCE DEPARTING SAID CORNER NORTH 42°59'18" EAST AND AT A DISTANCE OF 335.59 FEET TO A POINT SET FOR CORNER;

THENCE DEPARTING SAID CORNER NORTH 45°14'34" WEST AND AT A DISTANCE OF 91.21 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 44°59'59" WEST AND AT A DISTANCE OF 148.49 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 45°16'32" WEST AND AT A DISTANCE OF 771.64 FEET TO A POINT SET FOR CORNER; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 142.86 FEET, A CENTRAL ANGLE OF 37°47'33", AND A CHORD BEARING NORTH 13°26'07" WEST AT A DISTANCE OF 94.23 FEET;

THENCE NORTH 8°55'32" EAST AND AT A DISTANCE OF 78.96 FEET TO A POINT SET FOR CORNER;


THENCE NORTH 8°32'42" EAST AND AT A DISTANCE OF 97.58 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 8°30'17" EAST AND AT A DISTANCE OF 108.19 FEET TO A POINT SET FOR CORNER; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 124.1 FEET, A CENTRAL ANGLE OF 19°28'07", AND A CHORD BEARING NORTH 15°11'43" EAST AT A DISTANCE OF 42.17 FEET;

THENCE NORTH 44°37'44" EAST AND AT A DISTANCE OF 696.32 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 44°40'38" EAST AND AT A DISTANCE OF 736.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 213.874 ACRES OF LAND, MORE OR LESS.;

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)



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This Planned Development Industrial (PD-I) must adhere to all conditions of the Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (“MZO”), as amended, and adopts Industrial 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-I district. The number of buildings, sizes, and locations shown on **EXHIBIT C** may be modified provided the parking, and other development standards are met. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

1. Permitted Land Uses. The permitted uses on the Property include the permitted uses in the Industrial District classification (“I”) as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO. Prohibited uses on the Property are identified in subsection 2 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 unless permitted in subsection b below.
 - b. The following uses are permitted on the Property:
 - i. Indoor crop production
 - ii. Self storage with a minimum of two stories for all self-storage structures
 - iii. Manufacturing – (not to include chemical production or processing of raw materials)
 - iv. Electrical Substation
2. Prohibited Land Use. The following use are prohibited on the property:
 - a. SIC Code 32a: Permanent Concrete Batch Plants
 - b. SIC Code 40: Railroad Passenger Terminal
 - c. SIC Code 61: Alternative Financial Institutions
 - d. SIC Code 593: Used Merchandise
 - e. SIC Code 593a: Pawnshops
 - f. SIC Code 5993: Tobacco Stores
 - g. SIC Code 5947: Gift, Novelty, Souvenir Shops
 - h. SIC Code 5999g: Paraphernalia Shops
3. The overnight parking of heavy load vehicles and/or unmounted trailers (and 18-wheelers) is permitted at any parking location within the PD if it is associated with a valid Certificate of Occupancy for a use located in any building within the Property.
4. The minimum number of off-street parking spaces shall be as follows: Uses allowed in the Industrial District classified as distribution, fulfillment, warehousing, manufacturing, or storage shall provide 15 spaces plus one space per 7,000 square feet. Data centers shall provide one space per 10,000 square feet. Reduction in this requirement may be provided by meeting requirements in Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
5. 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 5(a). Wood or chain link

screening is prohibited. Said screening shall be provided, or constructed prior to the issuance of a Certificate of Occupancy.

- a. A Solid Landscape Hedge shall consist of a large evergreen shrub, or small ornamental evergreen trees a minimum of six feet (6') in height at the 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.
 - b. Mature plant growth should provide continuous screening. Acceptable Screening species include, but are not limited to, Magnolias, Hollies, Cedars, or Junipers.
6. The screening and buffer zones shall include the following.
- a. Along Lawson Road:
 - i. A 15-ft wide landscape buffer shall be established along the property line parallel to Lawson Road (the "15 Foot Landscape Buffer"). A buffer tree line shall be established within the 15 Foot Landscape Buffer.
 - ii. A four-foot (4') high earthen berm with 1 canopy tree at 60 feet on center and two medium shrubs between canopy trees. The minimum planting height for the shrubs is four feet. The earthen berm may be located within the adjacent right-of-way.
 - b. Along Lasater and McKenzie Roads where they are on a boundary of the PD:
 - i. A 15-ft wide landscape buffer shall be established along the property line parallel to the above named streets (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 60 linear feet, and trees shall be planted no more than 60 feet apart (on center).
 - c. District Screening is not required. If fencing is provided, it shall consist of the following:
 - i. Chainlink (black coated) or wrought-iron fence is permitted up to 8-ft in height along the interior or rear property lines.
 - ii. Wrought iron fence is permitted up to 8-ft in height between the front/exterior property lines and the building.
 - iii. Barbedwire is prohibited.
 - d. Trees in the 15 Foot Landscape Buffer shall be selected from the following list. Trees planted outside of the landscape buffers shall be selected from Section 1A – 500 of the Mesquite Zoning Ordinance. A variety of 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

7. The term, “Landscape Buffers” refers to any 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.
8. The truck courts 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 at 1 foot above the ground.
9. The maintenance and replacement of earthen berms, trees, and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.
10. The quantities of trees required to meet the requirements of this PD are based on each tree having a minimum caliper-inch of 3-inches at one foot above the ground. 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 Buffer or in the solid landscape hedge.
11. Any tree preservation and mitigation requirements in an approved Development Agreement for the Property will overrule the requirements in Section 1A-400 of the Mesquite Zoning Ordinance. If there is no Development Agreement or it does not include provisions for tree preservation and mitigation, Section 1A-400 of the Mesquite Zoning Ordinance would apply.
12. Sign regulations for free standing signs – All signage shall comply with the Mesquite Sign Ordinance except as modified below.
 - a. Pole signs shall be prohibited.
 - b. District identification and directional signage shall be permitted in the PD at locations agreed to between the developer and the City of Mesquite.
 - i. 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 such sign installed with the PD.
 - ii. 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.
 - iii. District identification and directional signage shall be installed by the developer of the property where a sign is to be located. After installation

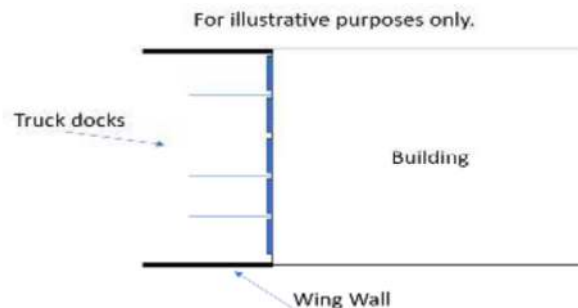
and acceptance, the City will maintain the district identification sign. The signs shall be placed in a maintenance easement dedicated to the City of Mesquite.

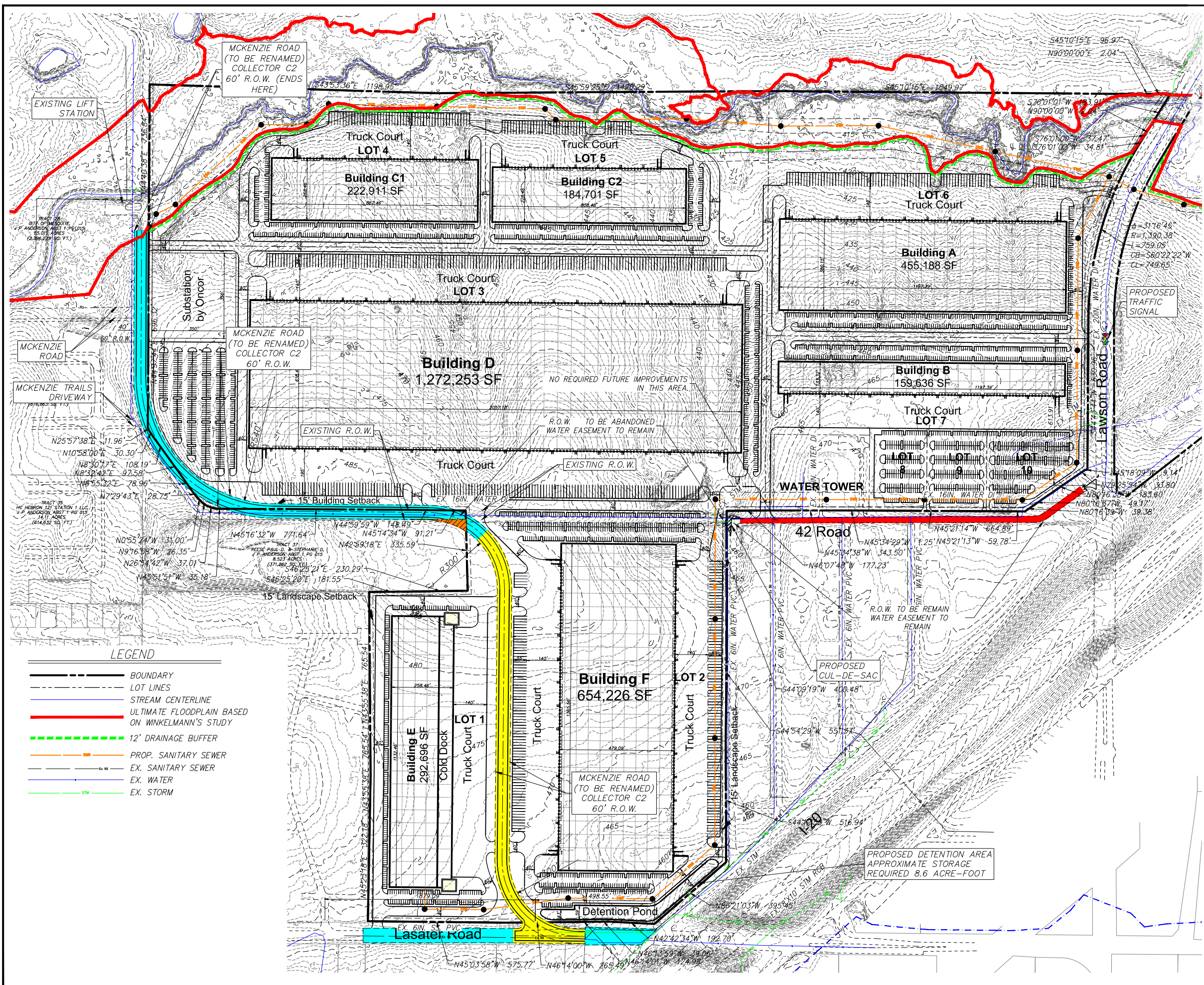
- iv. District identification and directional signage shall conform to the sign standards in the Mesquite Sign Ordinance; provided that such signs shall not count towards the number of signs permitted on a property.

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.
- b. 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.
- c. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
- d. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

13. 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.





North arrow pointing North (N), East (E), South (S), and West (W).

Scale: 1" = 200'

BEFORE YOU DIG TEXAS 811

VICINITY MAP N.T.S.

- NOTES:**
1. UPDATED FLOODPLAIN DELINEATION IS REQUIRED AFTER ON THE GROUND TOPOGRAPHICAL SURVEY IS COMPLETED.
 2. THIS SITE PLAN IS A DRAFT CONCEPT PLAN AND IS SUBJECT TO CHANGE, THE DEVELOPER RESERVES THE RIGHT TO RELOCATE THE ELECTRICAL SUBSTATION FROM ITS CURRENT LOCATION ON THIS DRAFT PLAN.
 3. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
 4. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
 5. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

SITE PLAN OF
 IH20 INDUSTRIAL
 3400 MCKENZIE ROAD
 CITY OF MESQUITE
 DALLAS COUNTY, TEXAS

3400 MCKENZIE ROAD
 213.874 ACRES OUT OF THE
 J. P. ANDERSON SURVEY, ABSTRACT NO. 1

OWNER 1: IH 20 IP, LLC
 2030 MAIN STREET, SUITE 342
 DALLAS, TEXAS 75201
 TEL: (214) 739-4200

OWNER 2: CITY OF MESQUITE

ENGINEER: WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7000 EXT. 203

6.					
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1.					
No.	DATE	REVISION			APPROV.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7000 FAX: (972) 490-7099
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22-008 IH20 INDUSTRIAL
 EXHIBIT C - ZONING CONCEPT PLAN
 IH20 & LAWSON RD
 MESQUITE, TEXAS 75181

06/27/22

1 OF 2

LAST SAVED BY: BONILLA June 29, 2022

