

ORDINANCE NO. 4969
File No. Z0622-0244

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – ORDINANCE NO. 3530 TO PLANNED DEVELOPMENT - GENERAL RETAIL TO ALLOW FOR RETAIL DEVELOPMENT WITH MODIFICATIONS AND ALLOW CERTAIN USES PERMITTED BY RIGHT IN THE GENERAL RETAIL ZONING DISTRICT ON PROPERTY LOCATED AT 4300 LAWSON 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. That the subject property is described as being approximately 35 acres of land more fully described in the legal description attached as Exhibit A, located at 4300 Lawson Road in the City of Mesquite, Dallas County, Texas (the “**Property**”), and generally located southeast of Lawson Road and north of IH-20.

SECTION 2. That the Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Planned Development – Ordinance No. 3530 to Planned Development - General Retail (“**PD-GR**”) to allow a retail development with modifications and allow certain uses permitted by right in the General Retail Zoning District subject to the Development Standards, the Concept Plan 1, and the Concept Plan 2, attached hereto as Exhibits B, C, and D 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 Ordinance No. 3530 is hereby repealed.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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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.

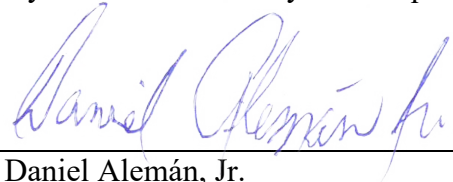
SECTION 5. Should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

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](#).

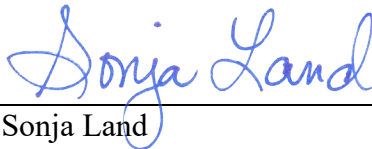
SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

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:



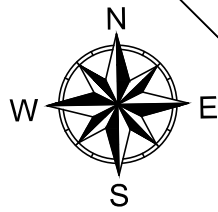
David L. Paschall
City Attorney

File No.: Z0622-0244
Zoning Change

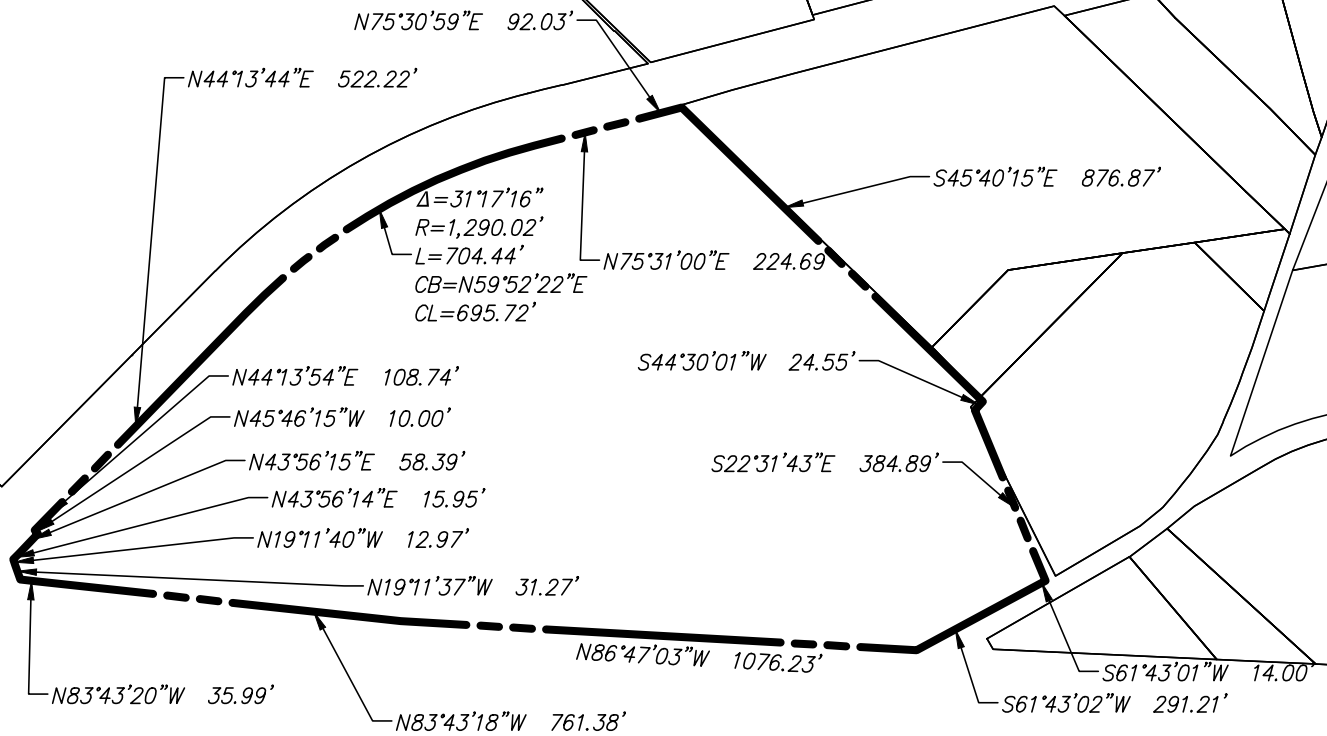
EXHIBIT A – LEGAL DESCRIPTION

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

4300 Lawson Road



0' 650' 1300'
Scale
1"=650'



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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Scale : 1" = 400'
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
34.366 ACRES
(1,496,983 SQ. FT.)

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

SHEET
1
OF
3

IH 20 SURVEY DESCRIPTION
STATE OF TEXAS §
COUNTY OF DALLAS §

EXHIBIT A (2 OF 3)

Z0622-0244
Exhibit "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE JOHN M. HARDING SURVEY, ABSTRACT NO. 569

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 45°40'15" EAST AND AT A DISTANCE OF 1876.87 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 44°30'01" WEST AND AT A DISTANCE OF 24.55 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 22°31'43" 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 SOUTH 61°43'01" WEST AND FOLLOWING ALONG THE NORTHWESTERNLY RIGHT OF WAY LINE OF OLD LAWSON ROAD AT A DISTANCE OF 14.00 FEET TO A POINT SET FOR CORNER;

THENCE SOUTH 61°43'02" WEST AND FOLLOWING ALONG THE NORTHWESTERNLY RIGHT OF WAY LINE OF OLD LAWSON ROAD AT A DISTANCE OF 291.21 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 86°47'03" WEST AND FOLLOWING ALONG THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 AT A DISTANCE OF 1076.23 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 83°43'18" WEST AND FOLLOWING ALONG THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 AT A DISTANCE OF 761.38 FEET TO A POINT SET FOR CORNER;


THENCE NORTH 83°43'20" WEST AND AT A DISTANCE OF 35.99 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 19°11'37" WEST AND AT A DISTANCE OF 31.27 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 19°11'40" WEST AND AT A DISTANCE OF 12.97 FEET TO A POINT SET FOR CORNER;


THENCE NORTH 43°56'14" EAST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 15.95 FEET TO A POINT SET FOR CORNER;

THENCE NORTH 43°56'15" EAST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWSON ROAD AT A DISTANCE OF 58.39 FEET TO A POINT SET FOR CORNER;

 Winkelmann & Associates, Inc. <small>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 © 2020, Winkelmann & Associates, Inc.</small>	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 34.366 ACRES (1,496,983 SQ. FT.)	SHEET 2 OF 3

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

THENCE NORTH 45°46'15" WEST AT A DISTANCE OF 10.00 FEET TO A POINT SET FOR CORNER;
 THENCE NORTH 44°13'54" EAST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF
 LAWSON ROAD AT A DISTANCE OF 108.74 FEET TO A POINT SET FOR CORNER;
 THENCE NORTH 44°13'44" WEST AND FOLLOWING THE SOUTHEASTERLY RIGHT OF WAY LINE OF
 LAWSON ROAD AT A DISTANCE OF 522.22 FEET TO A POINT SET FOR CORNER; SAID POINT
 BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1290.02
 FEET, A CENTRAL ANGLE OF 31°17'16", AND A CHORD BEARING NORTH 59°52'22" EAST AT A
 DISTANCE OF 704.44 FEET;
 THENCE NORTH 75°31'00" EAST AND FOLLOWING ALONG THE SOUTHEASTERLY RIGHT OF WAY
 LINE OF LAWSON ROAD AT A DISTANCE OF 224.69 FEET TO A POINT SET FOR CORNER;
 THENCE NORTH 75°30'59" EAST AND FOLLOWING ALONG THE SOUTHEASTERLY RIGHT OF WAY
 LINE OF LAWSON ROAD AT A DISTANCE OF 224.69 FEET TO THE POINT OF BEGINNING AND
 CONTAINING 34.366 ACRES OF LAND, MORE OR LESS;

 <p>Winkelmann & Associates, Inc.</p> <p>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</p> <p>6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7099 FAX</p> <p>Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-20 COPYRIGHT © 2020, Winkelmann & Associates, Inc.</p>	<p>Scale :</p> <p>Date : 01.02.20</p> <p>Dwg. File : 78104.0A - IH20 - Discription Exhibit</p> <p>Project No. : 78104.0A</p>
	<p>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.</p>

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.

<p>BOUNDARY EXHIBIT 34.366 ACRES (1,496,983 SQ. FT.)</p>
<p>IH20 LP, LLC 2030 MAIN ST, SUITE 342 DALLAS, TEXAS</p>

SHEET
 3
 OF
 3

FILE NO.: Z0622-0244
EXHIBIT B – PD STANDARDS

This Planned Development General Retail (PD-GR) must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (MZO), as amended, and adopts General Retail base district standards consistent with the Concept Plans attached hereto and incorporated herein as **EXHIBITS “C” AND “D,”** and the standards identified below, which apply to this PD-GR district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

1. Concept Plan. Two Concept Plans for the Property are attached hereto as **EXHIBITS “C” AND “D,”** though the ultimate Site Plan for the Property may differ. Permissible Building Area (“PBA”) sizes and locations shown on **EXHIBITS “C” AND “D”** may be modified provided the parking and other development standards are met. In the event of a conflict between the provisions of this ordinance and **EXHIBITS “C” AND “D,”** the provisions of this ordinance control.

2. Permitted Land Uses. The permitted uses on the Property include the permitted uses in the General Retail District classification (“GR”) 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 Section 3 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 2.b below.

 - b. The following uses are permitted on the Property:
 - (1) Car washes, except self-service car washes are prohibited (does not preclude self-service vacuum provided with a non-self-service carwash).
 - (2) Alcohol sales of any kind in compliance with City ordinances and alcohol elections in effect at time of application for alcohol sales.
 - (3) Convenience stores with fuel sales. Maximum of one convenience store is permitted within the PD. One convenience store with refueling shall be permitted and be allowed to have a maximum of 12 fuel pumps (24 fueling positions). Any additional convenience stores(s) shall require approval of a Conditional Use Permit.
 - (4) A grocery store may have accessory fuel sales (no more than 24 fueling positions) as an accessory use to a grocery store.
 - (5) Electric vehicle charging stations.

3. Prohibited Land Uses. The following uses are prohibited on the Property:
 - a. SIC Code 40: Railroad Passenger Terminal
 - b. SIC Code 61: Alternative Financial Institutions
 - c. SIC Code 593: Used Merchandise
 - d. SIC Code 593a: Pawnshops
 - e. SIC Code 5993: Tobacco Stores
 - f. SIC Code 5947: Gift, Novelty, Souvenir Shops
 - g. SIC Code 5999g: Paraphernalia Shops

4. A cross access easement shall be provided on each lot at the time of development as appropriate with a reasonable standard. Cross access easements may be controlled through a reciprocal easement agreement and are not required to be platted.
5. The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the Mesquite Zoning Ordinance (MZO) except that one parking space per 250-square feet of gross floor area shall be provided for retail, restaurant, and personal service uses. Reduction in this requirement may be provided as authorized by Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
6. District Screening. District screening may be accomplished through one or more of the following:
 - (1) As required by MZO, Section 1A-303.A.
 - (2) Use of existing mature trees that provide a permanent visual barrier. Existing vegetation along the northeast and east property line, which, shall be preserved to provide at a minimum one (1) row of trees to provide screening. Should the existing vegetation be removed or altered for any reason, and it no longer provides a single row of trees as screening, a buffer tree line shall be established along the developable property line as shown on the Concept Plan. Trees in the buffer tree line shall be planted no more than 60 feet apart (on center). Trees, when planted, shall be a minimum of six (6) feet in height at the time of planting. Trees in the buffer tree line shall be selected from the following list. 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 illinoienensis
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. A chain-link fence with black vinyl coating or a wrought-iron fence shall be installed between the improved portions of the site and the adjacent floodplain located to the north and east.
8. Any tree preservation and mitigation requirements in an approved Development Agreement for the Property will overrule the requirements in Section 1A-400 of the MZO. If there is no Development Agreement or it does not include provisions for tree preservation and mitigation, Section 1A-400 of the MZO would apply.
9. Signage. All signage shall comply with the Mesquite Sign Ordinance except as modified below.

- (1) Two multi-tenant Pylon Signs with a 35-foot maximum height and a maximum of 250 square feet each along IH20 are allowed. Signs permitted by this subsection may advertise any business located within the PD, regardless of individual lot lines, without being considered off-premises (billboard) signage.
- (2) One multi-tenant Pylon Sign with a 20' maximum height and a maximum of 200 square feet along Lawson Rd is allowed. Signs permitted by this subsection may advertise any business located within the PD, regardless of individual lot lines, without being considered off-premises (billboard) signage.
- (3) One monument sign with a 10' maximum height and maximum of 100 square feet is permitted on each lot.

10. Architectural Design Requirements. *Mechanical equipment*. Screening for roof-mounted units shall be incorporated with the building façade.

11. Canopies. An unenclosed canopy for drive-through or pick up services for a service station, grocery store, restaurant, day care center, hospital, or business with similar operating characteristics may be placed with a minimum 25-foot setback from any street right-of-way line and may exceed the maximum height and size requirements in Section 3-700 of the MZO.

12. Amenities. A minimum of four amenities from the list below must be installed within the PD prior to issuance of a Certificate of Occupancy for any structure or structures that result in the total building square footage of the PD exceeding 20,000 square feet. To obtain credit, all standards must be met. All proposed amenities shall be identified on the Site Plan.

a. Bicycle parking.

- (1) A minimum of two (2) bicycle parking spaces or 5% of the required off-street parking spaces shall be provided, whichever is greater, up to a maximum of ten (10);
- (2) Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;
- (3) Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
- (4) Lockers and racks shall be securely anchored to the pavement or a structure;
- (5) Racks shall be designed and installed to support the bicycle upright by its frame in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;
- (6) Areas containing bicycle parking shall be surfaced with impervious surface;
- (7) When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles, and pedestrians, unless determined by the Director to be unnecessary; and
- (8) Bicycle parking shall be placed in a convenient, highly visible, active, and well-lit location not more than 300 feet walking distance from the main entrance, but shall not interfere with pedestrian movements or accessible routes.

b. Pedestrian Seating.

- (1) A minimum of one permanent pedestrian seating feature (such as a bench) shall be provided for each 500 linear feet of sidewalk/trail, or a fraction thereof; Pedestrian seating which is provided at building entrances do not count towards fulfilling this requirement;
- (2) Each pedestrian seating feature shall provide a minimum of three (3) Seats and shall not interfere with pedestrian movements;
- (3) All pedestrian seating used should be selected from the same or a similar design “family” as other site furnishings (such as benches, bollards, bike racks, etc.) and should be finished or painted to complement other site furnishings; and
- (4) All pedestrian seating shall be maintained by the property owner.

c. *Trash Receptacles.*

- (1) A minimum of one permanent trash receptacle shall be provided for each 500 linear feet of sidewalk/trail, or a fraction thereof. Trash receptacles which are provided at building entrances do not count towards fulfilling this requirement;
- (2) Trash receptacles shall not interfere with pedestrian movements;
- (3) All trash receptacles used should be selected from the same or a similar design “family” as other site furnishings (such as benches, bollards, bike racks, etc.) and should be finished or painted to complement other site furnishings;
- (4) Trash receptacle construction should use durable, high-quality materials, such as galvanized or stainless steel; and
- (5) All trash receptacles shall be maintained by the property owner.

d. *Enhanced pavement materials.* Enhanced pavement materials shall be provided at all vehicular access points from public right-of-ways into the development and at all pedestrian crossing locations on the interior of the development. Enhanced pavement may be in the form of brick pavers, stamped and stained concrete with the appearance of hand laid units, or other material as approved by the Director.

e. *Public gathering space.*

- (1) A minimum of 250 square feet or 10 square feet for each 500 square feet of gross floor area of the primary structure, whichever is greater, shall be provided for a public gathering space;
- (2) The public gathering space shall provide a minimum of one seat for each 50 square feet of the public gathering space, or a fraction thereof;
- (3) Shade trees shall be provided at a ratio of one tree for each 100 square feet of provided area, or a fraction thereof;
- (4) A minimum of one trash receptacle shall be provided within the public gathering space;
- (5) Curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of motor vehicles and pedestrians, unless determined by the Director to be unnecessary; and
- (6) The public gathering area shall be placed in a convenient, highly visible, active, and well-lit location but shall not interfere with pedestrian movements.

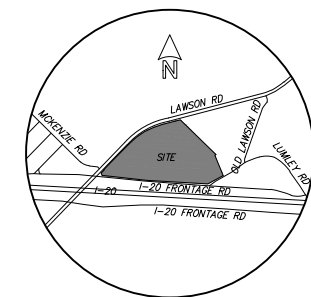
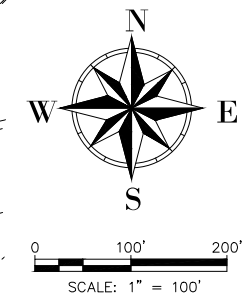
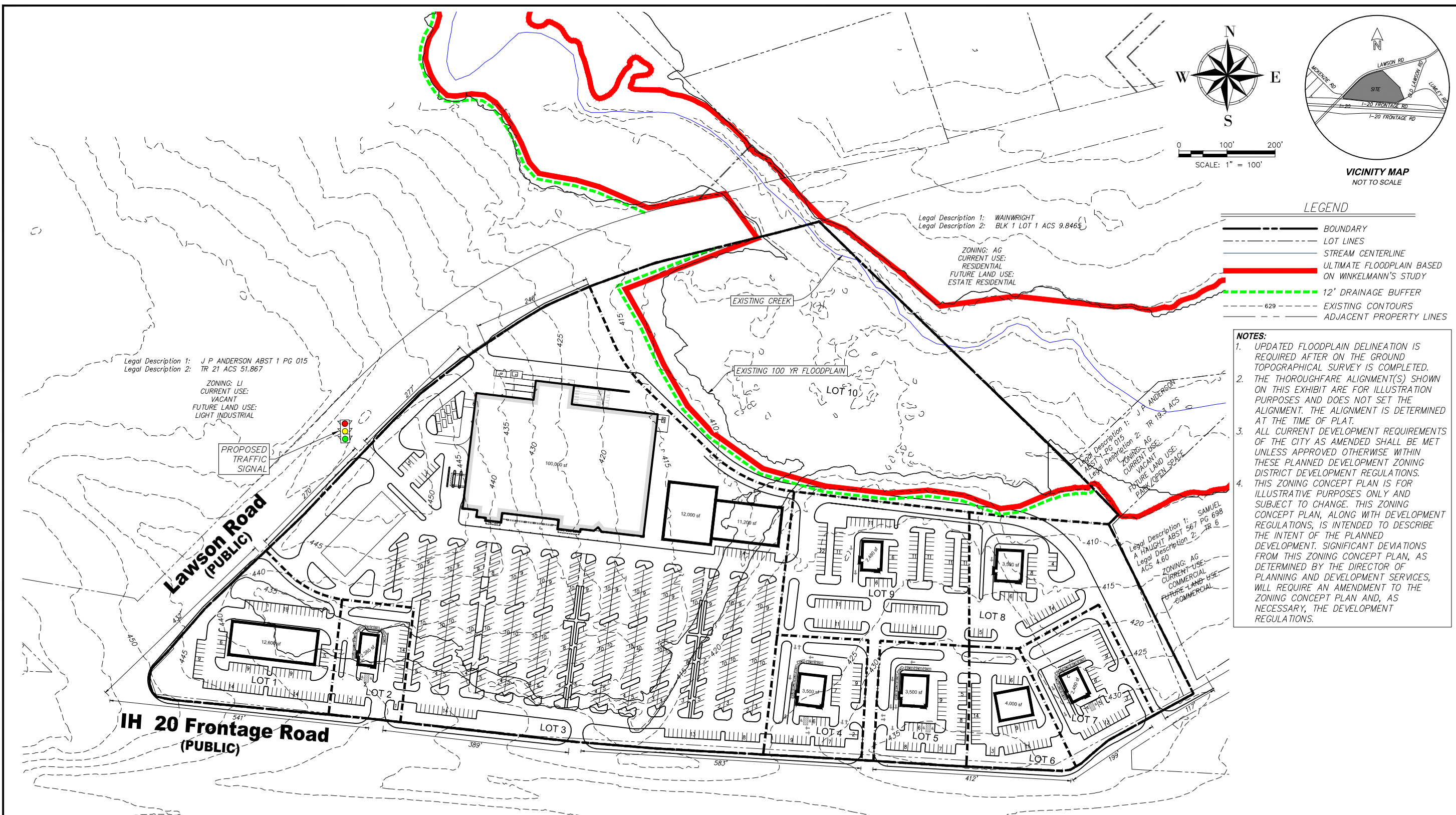
- f. *Outdoor dining area.*
 - (1) An outdoor dining area, including dining tables and seating, located mostly or completely outside shall be provided. The total outdoor dining area shall not be less than 10% of the gross square footage of the business; and
 - (2) Curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of motor vehicles and pedestrians, unless determined by the Director to be unnecessary.

- g. *Play area.*
 - (1) A minimum of 300 square feet, or 20 square feet for each 500 square feet of gross floor area of the primary structure, of contiguous area shall be provided for the play area, whichever is greater at the time exceeding 20,000 square feet of building square footage;
 - (2) A minimum of one permanent play feature or apparatus, which may be considered active or passive playground design, must be provided within the designated play area;
 - (3) The play area shall be enclosed with fencing, planters, or similar barriers, unless determined by the Director to be unnecessary;
 - (4) The play area shall be placed in a convenient, highly visible, active, and well-lit location but shall not interfere with pedestrian movements; and
 - (5) The play area may be located indoors or outdoors.

- h. *Art feature.*
 - (1) An art feature may include a monument, sculpture, mural, or any artistic display. The art feature must have clear identification indicating its status as art (creator, dedication, year, materials, etc.);
 - (2) The art feature shall be located where it is highly visible and accessible to the public; and
 - (3) The art shall be maintained in good order for the life of the principal structure.

- i. *Water feature.*
 - (1) A water feature may include a fountain, stream, waterwall, splash pad, or other attractive feature that utilizes water;
 - (2) The water feature shall be located where it is highly visible and accessible to the public; and
 - (3) The water feature shall be maintained in good order for the life of the principal structure.

- j. *Other.* Other amenities may be allowed as approved by the Director of Planning and Development.



LEGEND

- BOUNDARY
- - - - LOT LINES
- STREAM CENTERLINE
- ULTIMATE FLOODPLAIN BASED ON WINKELMANN'S STUDY
- 12' DRAINAGE BUFFER
- 629 --- EXISTING CONTOURS
- ADJACENT PROPERTY LINES

- NOTES:**
1. UPDATED FLOODPLAIN DELINEATION IS REQUIRED AFTER ON THE GROUND TOPOGRAPHICAL SURVEY IS COMPLETED.
 2. 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.
 3. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS. 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.

Legal Description 1: J P ANDERSON ABST 1 PG 015
Legal Description 2: TR 21 ACS 51.867

ZONING: LI
CURRENT USE: VACANT
FUTURE LAND USE: LIGHT INDUSTRIAL

Legal Description 1: WAINWRIGHT
Legal Description 2: BLK 1 LOT 1 ACS 9.8465

ZONING: AG
CURRENT USE: RESIDENTIAL
FUTURE LAND USE: ESTATE RESIDENTIAL

Legal Description 1: J P ANDERSON ABST 1 PG 015
Legal Description 2: TR 19.3 ACS

ZONING: AG
CURRENT USE: VACANT
FUTURE LAND USE: PARK/OPEN SPACE

Legal Description 1: SAMUEL A HAUGHT ABST 567 PG 698
Legal Description 2: TR 5

ZONING: AG
CURRENT USE: COMMERCIAL
FUTURE LAND USE: COMMERCIAL

SITE DATA TABLE

LOT #	LOT SIZE	BUILDING AREA	COVERAGE	EXISTING ZONING	PROPOSED BASE ZONING	MAXIMUM BLDG. HEIGHT	PROPOSED USE	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO	OPEN SPACE
1	1.999 AC	87,063 SF	12,600 SF	14%	GR	35'	RETAIL	53	85	1/149	0%
2	0.828 AC	36,050 SF	2,385 SF	7%	GR	35'	RESTAURANT	24	24	1/100	0%
3	14.940 AC	650,774 SF	123,200 SF	19%	GR	35'	RETAIL	606	616	1/200	0%
4	1.130 AC	49,237 SF	3,500 SF	7%	GR	35'	RESTAURANT	35	40	1/88	0%
5	1.096 AC	47,751 SF	3,500 SF	7%	GR	35'	RESTAURANT	35	43	1/82	0%
6	0.955 AC	41,590 SF	4,000 SF	10%	GR	35'	RESTAURANT	40	43	1/94	0%
7	1.144 AC	49,845 SF	2,480 SF	5%	GR	35'	RESTAURANT	25	35	1/71	0%
8	2.231 AC	97,194 SF	3,530 SF	4%	GR	35'	RESTAURANT	36	37	1/96	0%
9	2.680 AC	116,761 SF	2,480 SF	2%	GR	35'	RESTAURANT	25	128	1/20	0%
10	8.358 AC	364,091 SF	N/A		GR	35'	VACANT				100%

PARKING RATIOS

RESTAURANT	1/100SF
RETAIL	FIRST 10K SF: 1/250SF ADDITIONAL SF: 1/200SF

CASE # _____

**SITE PLAN OF
IH 20 RETAIL
CITY OF MESQUITE
DALLAS COUNTY, TEXAS**

SUBMITTAL DATE: 06/28/2022

4300 LAWSON RD.
34.366 ACRES OUT OF THE
JOHN M. HARDING SURVEY, ABSTRACT NO. 569

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

ENGINEER/APPLICANT:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090 EXT. 203

Winkelman & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090 FAX: (972) 490-1998
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6. _____
5. _____
4. _____
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1. _____

NO. _____ DATE _____ REVISION _____ APPROVAL _____

06/28/2022

22-003 IH20 RETAIL
EXHIBIT C - ZONING CONCEPT PLAN
IH20 & LAWSON RD
MESQUITE, TEXAS 75181

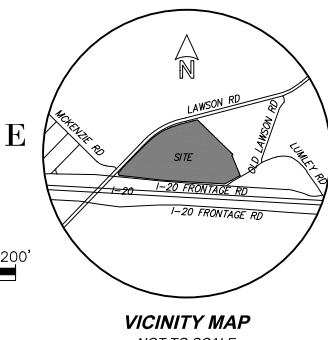
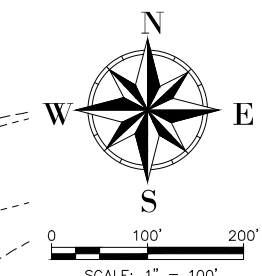
1 OF 1

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LAST SAVED BY: SARKINS June 29, 2022

SITE DATA TABLE											
LOT #	LOTSIZE	BUILDING AREA	COVERAGE	EXISTING ZONING	PROPOSED BASE ZONING	MAXIMUM BLDG. HEIGHT	PROPOSED USE	PARKING REQUIRED	PARKING PROVIDED	OPEN SPACE	
1	1.997 AC	86,983 SF	13,530 SF	16%	I	GR	35'	RETAIL	58	64	0%
2	0.750 AC	32,687 SF	3,795 SF	12%	I	GR	35'	RESTAURANT	38	17	0%
3	1.002 AC	43,631 SF	3,923 SF	9%	I	GR	35'	RESTAURANT	40	52	0%
4	1.084 AC	47,231 SF	3,923 SF	8%	I	GR	35'	RESTAURANT	40	50	0%
5	1.032 AC	44,944 SF	3,795 SF	8%	I	GR	35'	RESTAURANT	38	49	0%
6	1.015 AC	44,235 SF	5,383 SF	12%	I	GR	35'	RESTAURANT	54	55	0%
7	1.166 AC	50,807 SF	4,815 SF	9%	I	GR	35'	RESTAURANT	49	47	0%
8	0.805 AC	35,068 SF	3,821 SF	11%	I	GR	35'	RESTAURANT	39	34	0%
9	0.886 AC	38,580 SF	4,815 SF	12%	I	GR	35'	RESTAURANT	49	40	0%
10	0.954 AC	41,560 SF	3,795 SF	9%	I	GR	35'	RESTAURANT	38	38	0%
11	2.159 AC	94,061 SF	5,600 SF	6%	I	GR	35'	RETAIL	23	16	0%
12	13.198 AC	574,900 SF	130,500 SF	23%	I	GR	35'	RETAIL	643	883	0%
13	9.310 AC	405,558 SF	N/A	I	GR	35'	VACANT			100%	

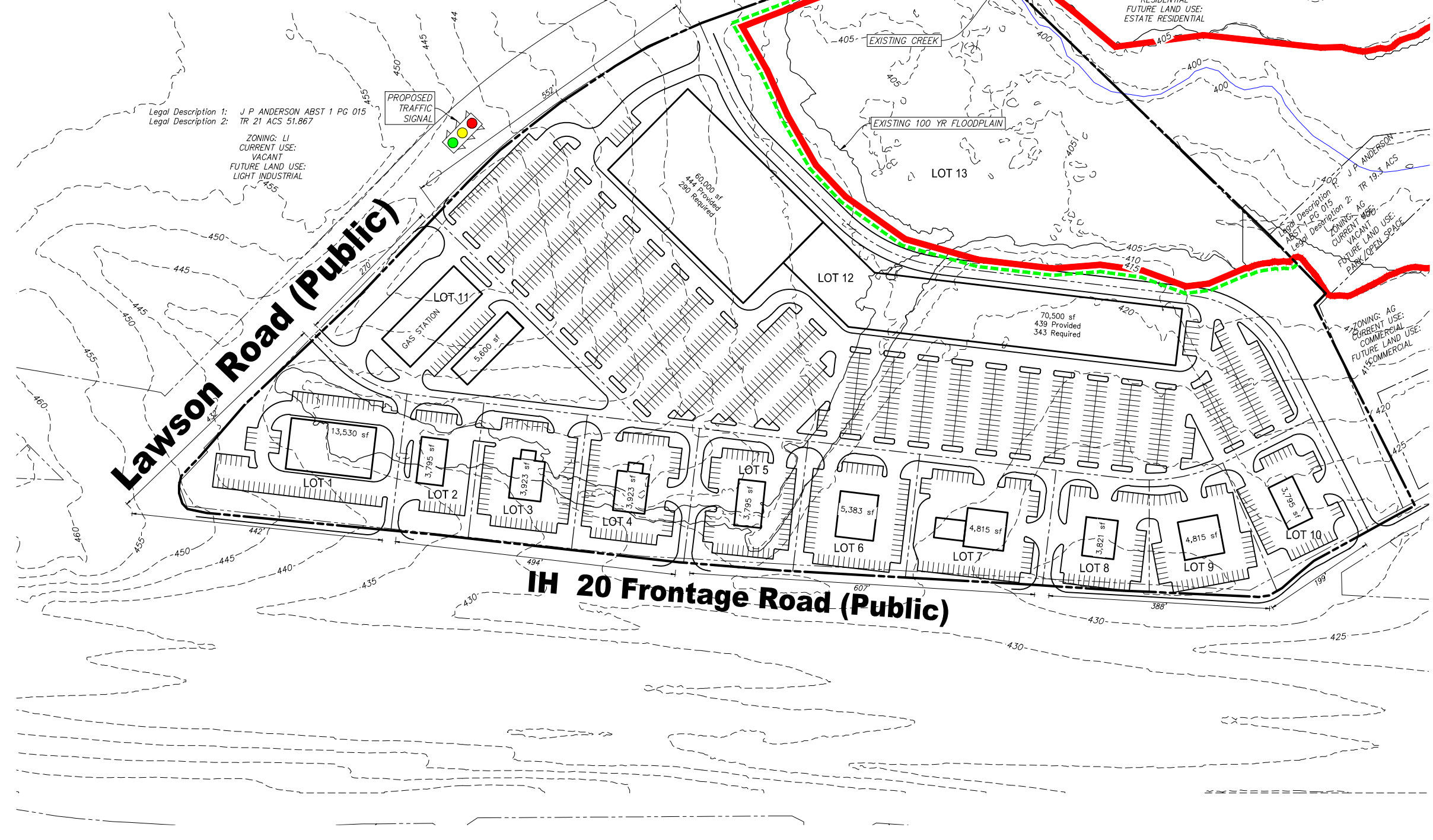
PARKING RATIOS	
RESTAURANT	1/100SF
RETAIL	FIRST 10K SF: 1/250SF ADDITIONAL SF: 1/200SF



LEGEND

- BOUNDARY
- ADJACENT PROPERTY LINES
- LOT LINES
- STREAM CENTERLINE
- ULTIMATE FLOODPLAIN BASED ON WINKELMANN'S STUDY
- 12' DRAINAGE BUFFER
- EXISTING CONTOURS

- NOTES:**
- UPDATED FLOODPLAIN DELINEATION IS REQUIRED AFTER ON THE GROUND TOPOGRAPHICAL SURVEY IS COMPLETED.
 - 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.
 - ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
 - 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.



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7900 FAX: (972) 490-7909
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06/29/2022

22-004 IH20 INDUSTRIAL
 EXHIBIT C - ZONING CONCEPT PLAN
 IH20 & LAWSON RD
 MESQUITE, TEXAS 75181

1 OF 1

REVISION: _____ DATE: _____ APPROVAL: _____

CASE # _____

SITE PLAN OF
 IH 20 RETAIL
 CITY OF MESQUITE
 DALLAS COUNTY, TEXAS
 SUBMITTAL DATE: 06/28/2022

4300 LAWSON RD.
 34.366 ACRES OUT OF THE
 JOHN M. HARDING SURVEY, ABSTRACT NO. 569

OWNER:
 City of Mesquite

ENGINEER:
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7900 EXT. 203

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 Retail Site Plan - Exhibiting
 LAST SAVED BY: SATKINS June 29, 2022
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