

ORDINANCE NO. 5120
File No. Z0424-0356

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT – INDUSTRIAL ORDINANCE NO. 5057 TO MODIFY THE DEVELOPMENT STANDARDS AND THE CONCEPT PLAN FOR THE PROPERTY LOCATED AT 2732, 2800, AND 3200 EAST US HIGHWAY 80; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; 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 21.115 acres located at 2732, 2800, and 3200 East US Highway 80 in the City of Mesquite, Dallas County, Texas (the “Property”).

SECTION 2. The Mesquite Zoning Ordinance (“MZO”) is changed by amending Planned Development – Industrial [Ordinance No. 5057](#) to modify the Development Standards and the Concept Plan for the Property as follows:

- 2.01.** Exhibit B to Ordinance No. 5057 is hereby deleted and replaced with **EXHIBIT B – PLANNED DEVELOPMENT STANDARDS** attached hereto and incorporated herein by reference.
- 2.02.** Exhibit C to Ordinance No. 5057 is hereby deleted and replaced with **EXHIBIT C – CONCEPT PLAN** attached hereto and incorporated herein by reference.

SECTION 3. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

Zoning / File No. Z0424-0356 / PD-Industrial Ordinance No. 5057 to Modify Development Standards and Concept Plan / 2732, 2800, and 3200 East US Highway 80
August 5, 2024
Page 2 of 2

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 5th day of August 2024.

DocuSigned by:
Daniel Aleman Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

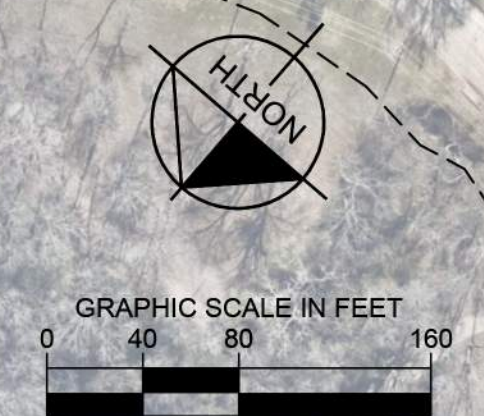
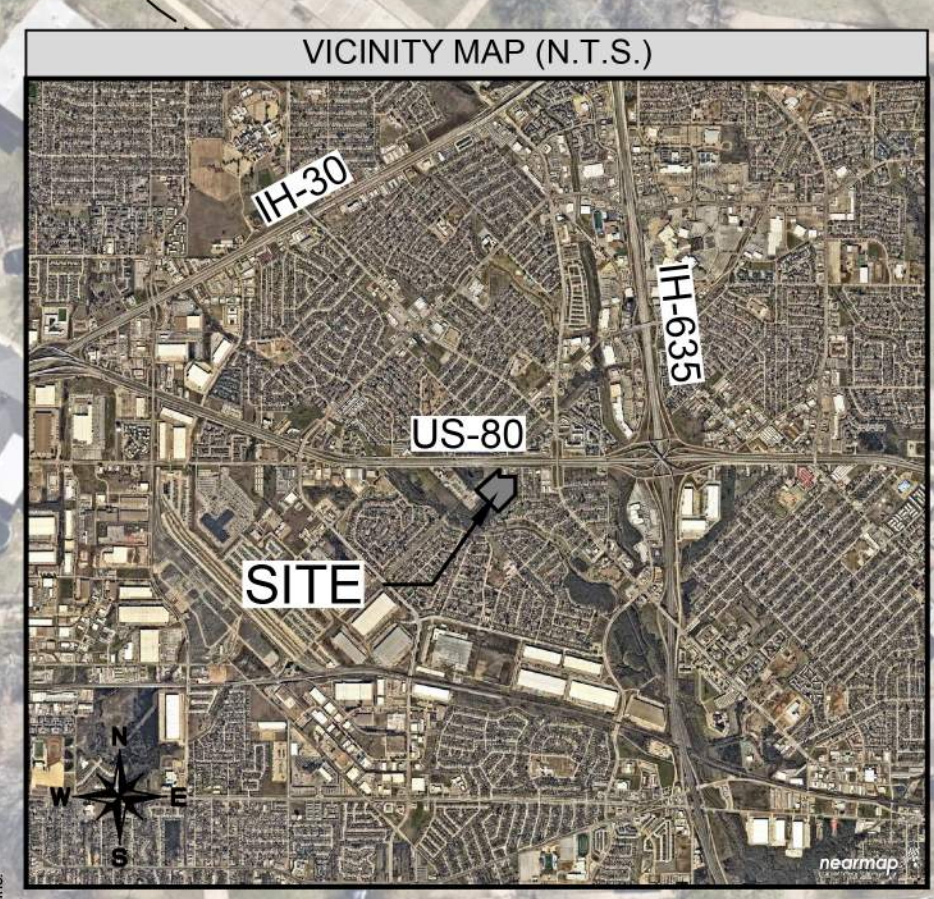
DocuSigned by:
David L. Paschall
666E18891208434...

David L. Paschall
City Attorney

PLANNED DEVELOPMENT STANDARDS

This Planned Development Industrial (PD-I) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (MZO), as amended, and adopts the Industrial zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as **Exhibit C** and the standards identified below, which apply to this PD-I district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

1. **Permitted Land Uses.** All uses permitted in the Industrial District are allowed on the Properties except as modified in Subsections "a" of this paragraph. The uses permitted in the PD-I 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 this PD-I district only by CUP.
 - a. The following use(s) are allowed by right in addition to those within the base zoning district:
 - i. SIC Code: 42a – Mini warehousing, Self-Storage
2. **Development Standards**
 - a. Building Height Maximum:
 - i. Lot 1 – 75 feet
 - ii. Lot 2 – 50 feet
 - b. Parking Requirements:
 - i. Warehouse use - 1 space for each 300 square feet of office/display area plus 1 space for each 1,500 square feet of storage/plant area.
 - c. Landscape and Screening Requirements – In addition to Appendix C, Part 1A of the MZO, landscape buffers, tree lines, and screening walls shall comply with **Exhibit C - Concept Plan**.
 - d. Service court/dock areas.
 - i. Dock doors cannot face public ROW and shall have screen walls as depicted on **Exhibit C – Concept Plan**.
 - ii. Trailer storage shall only be allowed in service court/dock areas.
 - iii. All screening walls should match the material of the main building.
 - iv. All screening walls should be length of the trailer proposed and shall be a minimum height of 10 feet from finish floor and not exceed 16 feet in height.
 1. All loading dock screening walls shall be masonry concrete tilt up panels having a minimum height of 14 feet from finish floor. The construction materials of the wall should match the material used for the principal building located on the same lot.
 2. If the wall includes a gate, it shall be constructed with an opaque, non-masonry material.
 - e. Miniwarehousing - Liners.
 - i. The outermost wall of buildings with storage units and any connecting walls shall not be required to have liner buildings with leasable space for the first and second stories along highway frontage streets.



2800 E US HWY 80

| SITE DATA SUMMARY TABLE | |
|---|---------------------------------|
| EXISTING ZONING | INDUSTRIAL / ORDINANCE NO. 5071 |
| PROPOSED ZONING | NO CHANGE |
| PROPOSED USE | WAREHOUSE |
| TOTAL AREA | 704,001 SF / 16.1616 ACRES |
| LOT COVERAGE | 29% |
| MAXIMUM BUILDING HEIGHT | 50 FT |
| REQUIRED LANDSCAPE AREA | 70,400 SF |
| PROVIDED LANDSCAPE AREA | 247,936 SF |
| PERCENTAGE OF OPEN SPACE | 35% |
| PARKING CALCULATIONS | |
| 10,323 SF OFFICE + 300 SF PER SPACE = 35 SPACES | |
| 196,137 SF WAREHOUSE + 1500 SF PER SPACE = 131 SPACES | |
| TOTAL REQUIRED SPACES = 35 + 131 = 166 SPACES | |
| PARKING PROVIDED = 177 SPACES | |
| FUTURE PARKING = 93 SPACES | |

NOTES:
 1. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
 2. 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.

| No. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

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 WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit preparation

 Designer: DANIEL P. GALLAGHER
 P.E. No. 152088-0001 - JAN 2014

KHA PROJECT
 DATE: 7/6/2024
 SCALE: AS SHOWN
 DESIGNED BY: REP
 DRAWN BY: REP
 CHECKED BY: DPG
 DALLAS COUNTY
 MESQUITE, TEXAS

CONCEPT PLAN
 CENTERPOINT MESQUITE

DEVELOPER
 CAVALRY REAL ESTATE PARTNERS
 DALLAS, TX
 CONTACT: JOSH MEREDITH
 EMAIL: JOSH.MEREDITH@CAVALRYREP.COM
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ENGINEER
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EPF022027_2800EUSHWY80_16.1616ACRES_07.06.2024.dwg
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 DATE PLOTTED: 7/11/2024 9:58 AM
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 SHEET: 1 OF 1
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 USER: JGALLAGHER
 PLOTTER: HP DesignJet T1100PS
 PLOT DEVICE: HP DesignJet T1100PS
 PLOT SCALE: 1"=40'