

ORDINANCE NO. 5143  
File No. Z0824-0367

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT – INDUSTRIAL ORDINANCE NO. 4785 TO MODIFY THE DEVELOPMENT STANDARDS FOR THE PROPERTY LOCATED AT TRINITY POINTE INDUSTRIAL PARK (284 ACRES GENERALLY LOCATED SOUTH OF IH-20, SOUTHWEST OF FM 2932, AND NORTHWEST OF GRIFFIN LANE) – 12875, 12905, 12935, 12955, AND 12995 FM 2932; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; 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 284 acres (generally located south of IH-20, southwest of FM 2932, and northwest of Griffin Lane) and is located at 12875, 12905, 12935, 12955, and 12995 FM 2932 in the City of Mesquite, Kaufman County, Texas (collectively, the “**Property**”), as more particularly described in Exhibit A to Planned Development – Industrial [Ordinance No. 4785](#) incorporated herein by referenced..

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is changed by amending Planned Development – Industrial [Ordinance No. 4785](#) to modify the Development Standards for the Property as follows:

- 2.01. Exhibit B to [Ordinance No. 4785](#) is hereby deleted and replaced with EXHIBIT B – PLANNED DEVELOPMENT STANDARDS, attached hereto and incorporated herein by reference.

SECTION 3. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

Zoning / File No. Z0824-0367 / PD-Industrial Ordinance No. 4785 to Modify Development Standards / Trinity Pointe Industrial Park / 12875, 12905, 12935, 12955, and 12995 FM 2932  
October 7, 2024  
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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 7th day of October 2024.

DocuSigned by:  
*Daniel Aleman Jr.*  
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Daniel Alemán, Jr.  
Mayor

ATTEST:

DocuSigned by:  
*Sonja Land*  
C2518095973F46A...

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Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

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

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David L. Paschall  
City Attorney

## EXHIBIT B – DEVELOPMENT STANDARDS

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit “C”. The number of lots and the Permissible Building Area (“PBA”) sizes shown on **Exhibit “C”** may be modified provided that parking and other development standards are met. The orientation and location of structures, driveways and parking areas shown on Exhibit “C” may be modified to avoid conflict with utilities, floodplain and/or wetlands provided that parking and other development standards are met. However, in no case, shall screening and buffering requirements be modified. In the event of a conflict between the provisions of this ordinance and Exhibit “C”, the provisions of this ordinance control.
2. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsections “a” and “b” of this paragraph. The uses permitted in the PD-I 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 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
  - b. The following uses are allowed within the District:

Warehouse Distribution (as defined in Section 3)
3. Warehouse Distribution Definition: Warehouse Distribution is defined as a building or facility used for the storage and distribution of items/products, which may include (a) receiving, storing, shipping, distributing, preparing, and selling items/products and serving as a pick-up/drop-off location for items/products; (b) the parking, storage, incidental maintenance, fueling and use (including driving into and through the building for loading and unloading and parking inside the building) of automobiles, trucks, machinery and trailers, including outdoor loading and unloading; (c) printing; (d) limited assembly as defined below; (e) warehouse and office use; (f) using, handling or storing materials in the ordinary course of business, including any packaged merchandise to be sold, handled, and/or held for shipment to customers, maintenance of trucks and machinery, and fuel (including liquefied hydrogen or other alternative fuels) or batteries for any trucks, generators or other machinery or the equipment described in this definition; (g) installing and operating rooftop equipment such as satellite dishes, cellular antenna, and renewable energy systems, including solar energy systems and hydrogen fuel cell tanks and related equipment; (h) installing and operating battery storage systems, electrical generators, and fuel tanks; and (i) ancillary and related uses for any of the foregoing, all on a twenty-four-hour, seven-days-per-week, fifty-two-weeks-per-year basis.

**Definition:**

Limited Assembly - The assembly of finished products or parts, predominantly from previously prepared materials, but excluding basic industrial processing. Such operations shall be determined by Health, Fire, and Building officials not to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

4. Parking: Warehouse Distribution/Manufacturing Uses:
  - a. Shall be the lesser of the following:
    - i. one (1) space for each three hundred (300) square feet of office/display area plus one (1) space for each one thousand (1,000) square feet of storage/plant area
    - ii. one (1) space for each one (1) employee on duty at peak shifts.
5. 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 Concept Plan, if it is associated with tenant(s) or owners(s) of the Property.
6. The truck court (including heavy load vehicle parking, overhead doors or loading docks) shall not face the proposed 60-ft public right-of-way shown on Exhibit C without screening. Where not screened by a building, the truck court shall be screened pursuant to Section 1A-303.D and further defined below in 6(a). Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
  - a. Solid Landscape Hedge under Section 1A-303.D.1. shall consist of the following:
    - i. Evergreen Screen "Hedge", shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting. The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.
7. The screening and buffer zones for the Property identified on Exhibit C shall include the following:
  - a. Zone A: An 80-ft landscaped buffer shall be established as shown on Exhibit C that will include the following:
    - i. A six-foot-high wrought iron fence;
    - ii. Evergreen trees selected from Section 1A-500 (excluding pine trees) shall be installed to create an Evergreen Visual Screen and further defined below.
      1. Evergreen Visual Screen shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting. The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.
    - iii. Trees shall be planted within the Buffer Zone at the following rate: 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 500 square feet of Buffer Zone where parking areas or buildings are between 80-ft and 100-ft from the property line.

Where parking areas or buildings are constructed more than one hundred fifty feet (150') off of the property line, trees shall be planted within the Buffer Zone at the following rate: 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 1,200 square feet of Buffer Zone.

- b. Zone B: An 80-ft landscaped buffer shall be established as shown on Exhibit C that will include the following:
  - i. A six-foot-high wrought iron fence;
  - ii. Evergreen trees selected from Section 1A-500 (excluding pine trees) shall be installed to create an Evergreen Visual Screen and further defined below.
    - 1. Evergreen Visual Screen shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting. The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.
  - iii. Trees shall be planted within the Buffer Zone at the following rate: 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 500 square feet of Buffer Zone where parking areas or buildings are between 80-ft and 100-ft from the property line. Where parking areas or buildings are constructed more than one hundred feet (100') off of the property line, trees shall be planted within the Buffer Zone at the following rate: 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 1,200 square feet of Buffer Zone.
  - iv. Preserving the existing tree canopy within Zone B as shown on Exhibit C will exempt the above requirements i-iii.
- c. Zone C: An 80-ft landscape buffer shall be established as shown on Exhibit C that will include the following:
  - i. A six-foot-high wrought iron fence
  - ii. Evergreen trees selected from Section 1A-500 (excluding pine trees) shall be installed to create an Evergreen Visual Screen and further defined below.
    - 1. Evergreen Visual Screen shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting. The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.
  - iii. Trees shall be planted within the Buffer Zone at the following rate: 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 500 square feet of Buffer Zone where parking areas or buildings are between 80-ft and 100-ft from the property line. Where parking areas or buildings are constructed more than one hundred feet (100') off of the property line, trees shall be planted within the Buffer Zone at the following rate: 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 1,200 square feet of Buffer Zone.

- iv. Preserving the existing tree canopy within Zone C will exempt the above requirements ii.-iii.
- d. Zone D: A 25-ft landscape buffer shall be established as shown on Exhibit C that will include the following:
- i. A six-foot-high wrought iron fence.
  - ii. Evergreen trees selected from Section 1A-500 (excluding pine trees) shall be installed to create an Evergreen Visual Screen and further defined below.
    - 1. Evergreen Visual Screen shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting. The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.
  - iii. Trees shall be planted within the Buffer Zone at the following rate: One (1)-Shade Tree, 1-Evergreen Tree or 3-Ornamental trees (selected from Section 1A-500) shall be installed per 500 sf of Buffer Zone where parking areas or buildings are constructed within 80-ft and 100-ft of the property line. Where parking areas or buildings are constructed more than one hundred feet (100') off of the property line, trees shall be planted within the Buffer Zone at the following rate: One (1) -Shade Tree, one (1) Evergreen Tree or 3-Ornamental trees (selected from Section 1A-500) shall be installed for each 1,200-square feet of Buffer Zone.
  - iv. If the adjacent property is zoned agricultural or non-residential at the time the Property is developed, then the above requirement ii. will be exempt.
- e. Zone E: A 25-ft landscape buffer shall be established as shown on Exhibit C that will include the following:
- i. A six-foot-high wrought iron fence.
  - ii. Evergreen trees selected from Section 1A-500 (excluding pine trees) shall be installed to create an Evergreen Visual Screen where truck courts are visible from the public right-of-way and further defined below.
    - 1. Evergreen Visual Screen shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting. The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.
  - iii. 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 1,200 square feet of Buffer Zone.
  - iv. If a 14-ft tall wing wall is installed to cover the loading docks, then the planting of the evergreen trees in ii. will be exempt.
- f. Zone F: A 25-ft landscape buffer shall be established as shown on Exhibit C that will include the following:
- i. Evergreen trees selected from Section 1A-500 (excluding pine trees) shall be installed to create an Evergreen Visual Screen where truck courts are visible from the public right-of-way and further defined below.
    - 1. Evergreen Visual Screen shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting.

The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.

- ii. 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 1,200 square feet of Buffer Zone.
  - g. Zone G: A 25-ft landscape buffer shall be established as shown on Exhibit C that will include the following:
    - i. A six-foot-high wrought iron fence
    - ii. Evergreen trees selected from Section 1A-500 (excluding pine trees) shall be installed to create an Evergreen Visual Screen where truck courts are visible from the public right-of-way.
      1. Evergreen Visual Screen shall be installed to create a continuous evergreen screen a minimum of eight feet in height at time of planting. The evergreens can be either evergreen trees that are full to the ground or large evergreen shrubs. Evergreen trees shall be planted a maximum of eighteen feet (18') on center. Large evergreen shrubs shall be planted a maximum of eight feet (8') on center.
    - iii. Trees shall be planted within the Buffer Zone at the following rate: 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 500 sf of Buffer Zone where parking areas or buildings are between 25-ft and 100-ft from the property line. Where parking areas or buildings are constructed more than one hundred feet (100') off the property line, 1-Shade Tree, 1-Evergreen Tree, or 3-Ornamental trees selected from Section 1A-500 shall be installed per 1,200 square feet of Buffer Zone.
  - h. Trees and landscaping installed in the buffers may be used to fulfill the tree requirement in Section 1A-202.A.2.
  - i. Trees in the buffer areas shall be planted in staggered rows over the entire length of the buffer.
  - j. The quantities of trees required to meet the Landscape Ordinance are based on each tree having a minimum caliper-inch of 3-inches. As an option, the Property may reduce the total number of trees planted 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-inch (75 trees x 4 inches = 300 caliper-inches).
8. The minimum building size for a warehouse, distribution or manufacturing use shall be 75,000 square feet.
9. A Property Owner's Association (POA) shall be established to maintain commonly owned facilities, landscape, screening buffers and open space throughout the Property.