

ORDINANCE NO. 5144
File No. Z0624-0364

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM THE GUS THOMASSON SPECIAL PLANNING AREA TO COMMERCIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM COMMERCIAL AND NORTH GUS THOMASSON CORRIDOR (NGTC) TO PLANNED DEVELOPMENT - COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW AN OUTDOOR DISPLAY LOT SELLING RECREATIONAL VEHICLES AND TRAILERS IN ADDITION TO OTHER USES PERMITTED IN THE COMMERCIAL ZONING DISTRICT ON PROPERTY LOCATED AT 4201 GUS THOMASSON ROAD, 2713 IH-30, 2749 IH-30, AND 2779 IH-30; 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 consists of approximately 27.429 acres described and depicted in Exhibit A, attached hereto and incorporated herein by reference, and located at 4201 Gus Thomasson Road, 2713 IH-30, 2749 IH-30, and 2779 IH-30, Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is amended by changing the Property’s future land use designation from the Gus Thomasson Special Planning Area to Commercial.

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Commercial and North Gus Thomasson Corridor (NGTC) to Planned Development – Commercial to allow an outdoor display lot selling recreational vehicles and trailers in addition to other uses permitted in the Commercial Zoning District with modified Development Standards and Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

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October 7, 2024
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SECTION 4. 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 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 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 8. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 9. 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.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:
Sonja Land
C2518095973F46A...

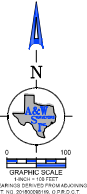
Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

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

David L. Paschall
City Attorney

Exhibit "A"



LEGAL DESCRIPTION - TRACT 2

Being all that certain lot, tract or parcel of land located in the JOHN HANCOCK SURVEY ABSTRACT NO. 343, Dallas County, Texas, and being the same full and undivided lot as described in said instrument...

LEGAL DESCRIPTION - TRACT 3

Being all that certain lot, tract or parcel of land located in the JOHN HANCOCK SURVEY ABSTRACT NO. 343, Dallas County, Texas, and being the same full and undivided lot as described in said instrument...

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional and Surveyor No. 5310, do hereby certify to the above and to the correctness of the same...

PRELIMINARY SURVEY FOR RECORDING PURPOSES

This survey was performed exclusively for the purpose of connection with the O. F. Number shown hereon and is based for a single use.

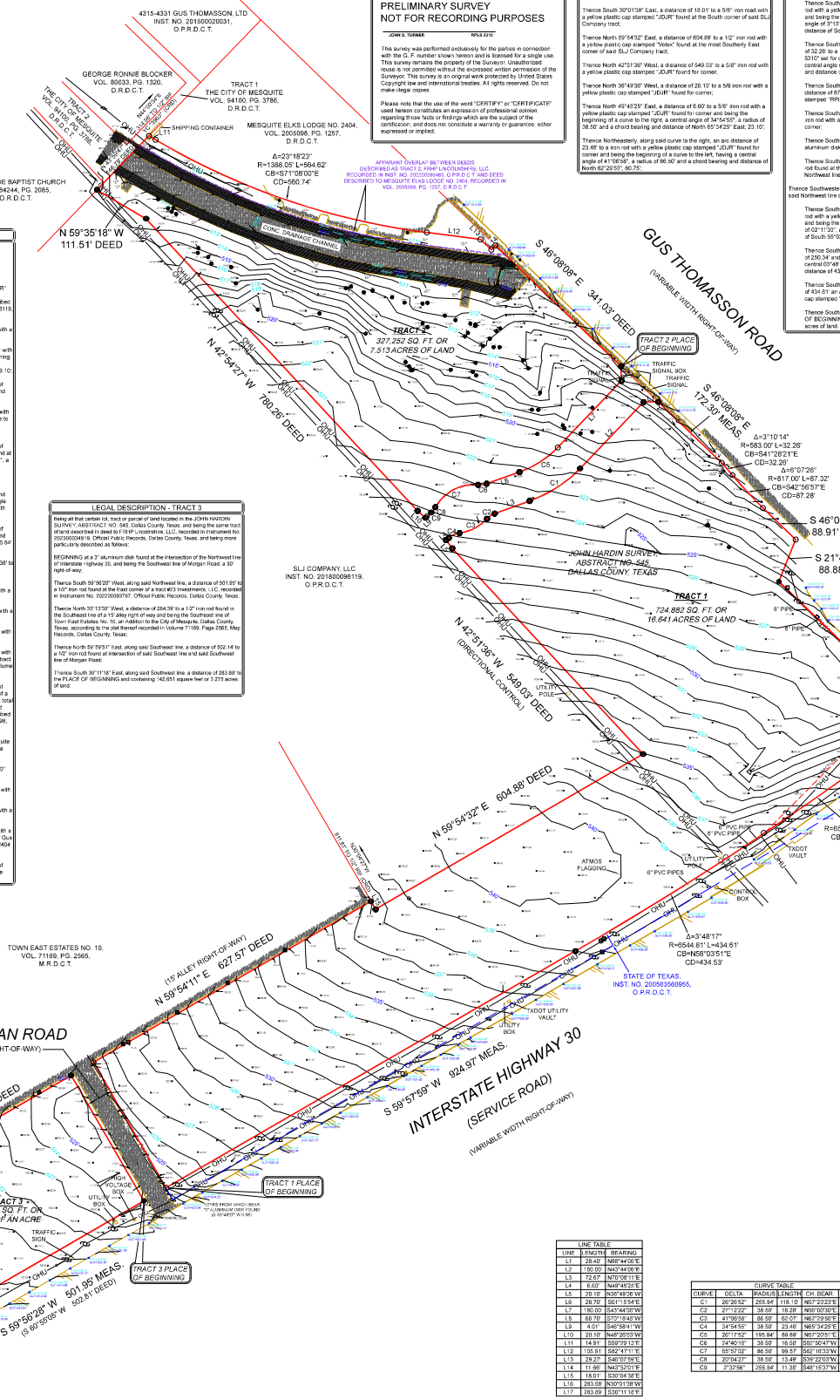
Please note that the use of the word "CERTIFY" or "CERTIFICATE" used herein constitutes an expression of professional opinion...

LEGAL DESCRIPTION - TRACT 1

Being all that certain lot, tract or parcel of land located in the JOHN HANCOCK SURVEY ABSTRACT NO. 343, Dallas County, Texas, and being the same full and undivided lot as described in said instrument...

LEGAL DESCRIPTION - TRACT 1 continued

Thence Northwest, along said curve to the left, an arc distance of 16.31 to a 1/2" iron rod with a yellow plastic cap stamped 'JDJR' found for corner...



LINE TABLE

Table with columns: LINE, FROM, TO, BEARING, DISTANCE. Lists boundary segments for Tracts 1, 2, and 3.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CH, BEAR, CHORD. Lists curve data for the survey.

LEGEND



A&W SURVEYORS, INC. Professional Land Surveyors. 4201 GUS THOMASSON ROAD, DALLAS, TEXAS

NOTE: All 1/2" IRB are 1/2" high iron rods with yellow plastic caps stamped 'RPLS 5310'.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS – File No. Z0624-0364

This Planned Development - Commercial (“**PD-C**”) 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 Commercial 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-C district. Where these regulations conflict within this ordinance, the more stringent restriction will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the Commercial District classification (“**C**”) 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.
 - 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 1.b below.
 - b. The following uses are permitted on the Property:
 - i. SIC Code 5561 – Recreational Vehicle Dealer with outdoor display with the following stipulations:
 1. The sale and outdoor display of new and used recreational vehicles shall be limited to recreational vehicles. The term recreational vehicles include motorhomes, fifth wheels, travel and toy hauler trailers, van and truck campers, and Class A, B, and C recreational vehicles. This excludes the display or sale of new or used manufactured homes, model homes, mobile homes, trucks, tractors and farm equipment, motorcycles, automobiles, and any other use not specifically approved by this ordinance or allowed by right under Commercial zoning.
 2. Used recreational vehicles are only permitted in conjunction with new recreational vehicle sales.
 3. Outdoor display of used inventory shall be limited to no more than 15% of the like inventory on the Property. For example, if there are a total of 50 new recreational vehicles consisting of 25 new motor homes and 20 new travel trailers and 5 new campers on the Property, then the sale of used motor homes is limited to 4 motor homes ($15\% \times 25 = 3.75$, rounded up to 4), the sale of used travel trailers is limited to 3 travel trailers ($15\% \times 20 = 3$) and the sale of used campers is limited to 1 camper ($15\% \times 5 = 0.75$, rounded up to 1).
 - ii. SIC Code 753 – Automotive Repair, including minor, major, and collision services are permitted with the following stipulations:

1. Minor, major, and collision repair services shall be limited to recreational vehicles as defined in b.i.1 of this ordinance.
2. Outdoor storage of recreational vehicles for repair and/or service is limited to the area shown on the Concept Plan.
3. No outdoor storage of inoperable recreational vehicles with external or body damage shall be permitted.
4. No outdoor storage of parts or disassembled recreational vehicles.
5. All repair, service, and assembly of recreational vehicles shall be conducted in an enclosed structure.
6. A minor, major, and collision repair services operation shall not operate without a new recreational vehicle dealership operating with a valid Certificate of Occupancy on the Property.

iii. SIC Code 7519 – Trailer, RV Rental, Leasing

2. **Prohibited Land Use.** The following uses are prohibited on the Property:

- a. SIC Code 549a: Convenience Stores
- b. SIC Code 5947: Gift Novelty, Souvenir Shops
- c. SIC Code 5993: Tobacco Stores
- d. SIC Code 5999g: Paraphernalia Shop
- e. SIC Code 61: Alternative Financial Institutions
- f. SIC Code 7215: Coin-Operated Laundries
- g. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
- h. SIC Code 7549b: Towing/Wrecker Service

3. **Development Standards.** In addition to the requirements of the C base zoning district, the Planned Development is subject to the following.

- a. **Site Plan.** A site plan for the sale and repair of recreational vehicles on the Property shall be consistent with the Concept Plan in Exhibit C. The site plan may differ from the Concept Plan without requiring a PD amendment to comply with the adopted Building and Fire Codes, Mesquite Engineering Design Manual, and TxDOT driveway standards. Modifications can include the following:
 1. Placement of the building may be adjusted if it meets the required setbacks.
 2. The size of the building may be reduced in height and square feet. Increases in the number or size of the building (not including accessory buildings less than 500 square feet) is not permitted without amending the Concept Plan.
 3. The number and placement of the driveways may be adjusted.

- b. **Fencing.** Any fencing installed where screening is not required shall consist of a 6-foot-tall chain-link black PVC-coated fence or wrought iron fence. Wrought iron in this PD ordinance refers to tubular steel or aluminum commonly used in commercial fencing placed vertically between 3 and 6 inches on center. Fencing installed along the front or exterior property line shall be limited to the 6-ft wrought-iron fence.
- c. **Flagpoles.** In addition to any other permitted signage and flagpoles, two flagpoles with a maximum of 130 feet in height with a minimum setback of 25 feet from all property lines are permitted as located on the Concept Plan.
- d. **Landscaping and Screening.** Landscaping shall be provided that creates a harmonious streetscape edge containing native plant materials and drought-tolerant shrubs and trees and shall include the following:
 - i. The Property shall adhere to the landscaping requirements for nonresidential uses in Section 1A-200 of the MZO.
 - ii. The Property shall adhere to district screening requirements in Section 1A-300 of the MZO and provide a 20-ft wide landscape buffer as shown on the Concept Plan.
 - iii. Screening shall be provided along the rear property lines. Where district screening is not required, screening shall consist of a living screen (consisting of a wrought-iron fence with a hedge row), masonry wall, or a board-on-board wood fence.
 - iv. A landscape buffer along the IH-30 right-of-way with a minimum depth of 10 feet shall be provided.
 - v. A landscape buffer along the Gus Thomasson Road right-of-way with a minimum depth of 15 shall be provided.
 - vi. One large shade tree selected from the City's approved Tree Schedule (Section of 1A-500 of the MZO) shall be provided for each 35 linear feet along the ROW and shall be planted within the landscape buffers no more than 35 feet apart.
 - vii. Ten evergreen shrubs shall be provided for each 30 linear feet along the ROW and shall be planted in the landscape buffer.
- e. **Lighting.** Exterior light shall not shine towards the residential district. In no case shall exterior lighting add more than 0.25 footcandle to the illumination levels at any point off-site. Light sources shall be concealed or shielded with luminaries with shielding, skirts, or cut-offs with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent properties.

Zoning File No. Z0624-0364
Exhibit "C"

TOTAL PARKING COUNT	
CUSTOMER PARKING - AUTO	161
CUSTOMER PARKING - RV	10
RV - SERVICE PARKING	157
RV / INVENTORY PARKING	418
TOTAL	746

LOMA
ARCHITECTURE

3838 N. SAM HOUSTON PARKWAY E., SUITE 185
HOUSTON, TEXAS 77032
WWW.LOMAARCH.COM

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC.
448 W. 19TH ST.
HOUSTON, TX 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TX 77042
713.337.8887

MEP ENGINEER
SPECTRUM ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TX 77479
832.766.6076

LANDSCAPE ARCHITECT
BUCKSON LANDSCAPE ARCHITECTURE
12337 JONES RD., SUITE 400
HOUSTON, TX 77070
832.273.2185

PROJECT:
CAMPING WORLD OF MESQUITE

PROJECT ADDRESS:
2749 I-30
MESQUITE, TX 75150

SEAL/SIGNATURE:

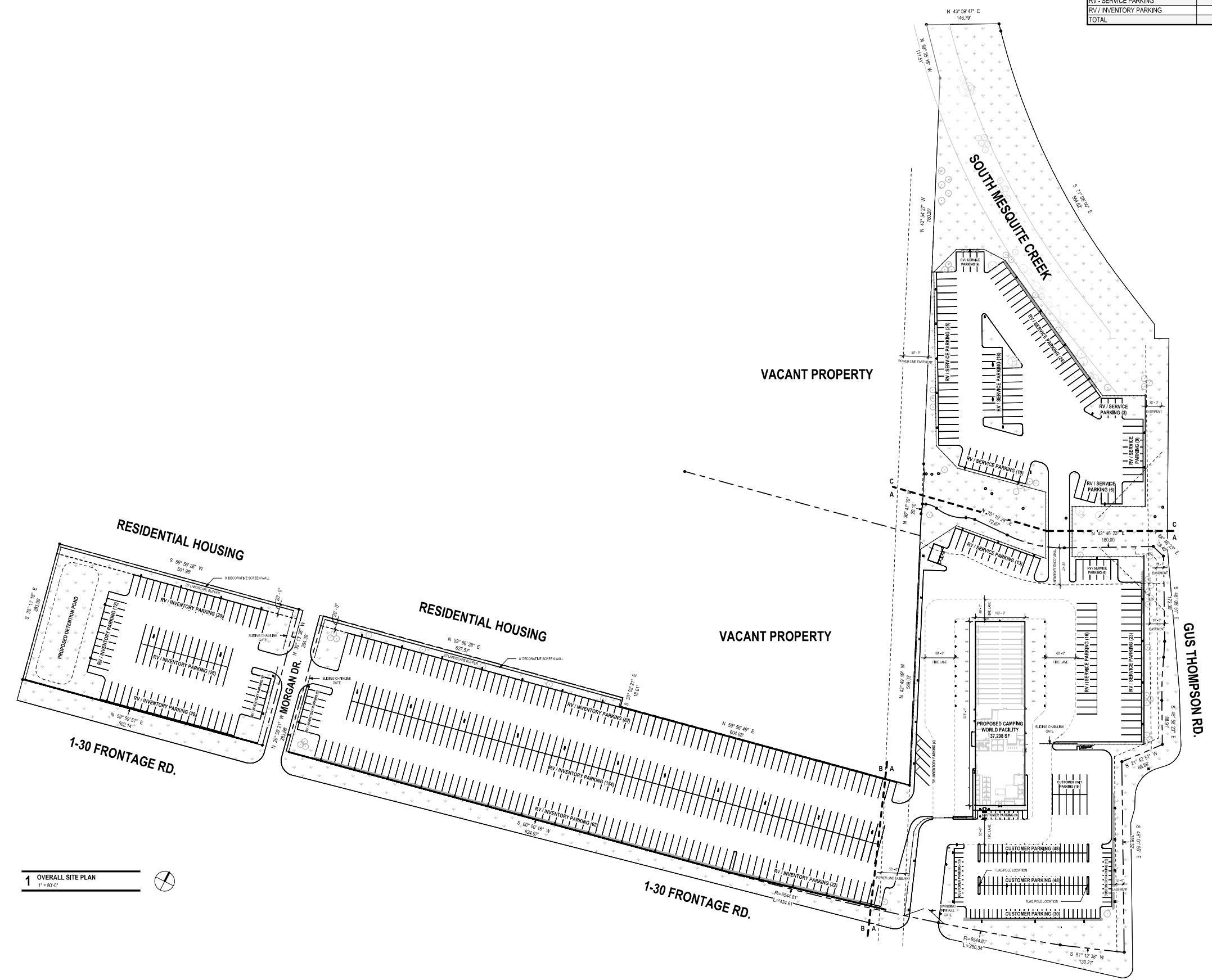
PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
10.01.2024	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2371
ISSUE DATE: 09.30.2024
SHEET NAME:
OVERALL SITE PLAN

SHEET:
A100



1 OVERALL SITE PLAN
1" = 87'-0"