

ORDINANCE NO. 5146
File No. Z1024-0370

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT – GENERAL RETAIL ORDINANCE NO. 4984 TO MODIFY THE DEVELOPMENT STANDARDS TO ALLOW A CONCRETE MASONRY UNIT (CMU) BLOCK SCREENING WALL IN LIEU OF A PRECAST SCREENING WALL FOR THE PROPERTY LOCATED AT 1415 SOUTH BELT LINE ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000; 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 3.758 acres and is located at 1415 South Belt Line Road, as more particularly described in Exhibit A to Planned Development – General Retail Ordinance No. 4984 incorporated herein by referenced.

SECTION 2. The Mesquite Zoning Ordinance (“MZO”) is changed by amending Planned Development – General Retail [Ordinance No. 4984](#) to modify the Development Standards for the Property as follows:

- 2.01. Exhibit B to Ordinance No. 4984 is hereby deleted and replaced with EXHIBIT B – PLANNED DEVELOPMENT STANDARDS, attached hereto and incorporated herein by reference.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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

Zoning | File No. Z1024-0370 |
Amending PD-GR Ordinance No. 4984 to Modify Development Standards
November 4, 2024
Page 2 of 2

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 4th day of November 2024.

Signed 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 "B"
File No. Z1024-0370
Planned Development Standards

A. PLANNED DEVELOPMENT STANDARDS

This Planned Development General Retail (PD-GR) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts General Retail 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-GR district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

B. SCREENING

A masonry screening wall of eight (8) feet in height, shall be erected and maintained along the northern boundary of the PD. The screening wall shall be erected outside the dripline of the existing trees. The masonry wall must be extended to the existing screening wall located along the rear of the adjacent property located at 215 West Cartwright Road and a 6-ft tall wrought-iron fence with a gate must be extended north from the east end of the masonry wall to 1329 S Belt Line Road.

C. DEVELOPMENT STANDARDS

In addition to the requirements of the GR base zoning district, the Planned Development is subject to the following:

1. Landscape area, as defined by the Mesquite Zoning Ordinance, must be a minimum of 20% of the lot.
2. One (1) shade tree, or one (1) evergreen tree, or three (3) ornamental trees, or combination thereof for each 500 square feet of required landscape according to the underlying zoning (GR), plus 25 additional ornamental trees and 250 shrubs.
3. At least 50% of the required trees are to be located between the main building and the front and/or exterior side property lines.
4. Parking area landscape shall require one tree per every 15 parking spaces. Parking island trees shall be permitted to satisfy this requirement.
5. Landscaping and open space shall in accordance with the Concept Plan.