

ORDINANCE NO. 5251
File No. Z0126-0439

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND PLANNED DEVELOPMENT (“PD”) – LIGHT COMMERCIAL ORDINANCE NO. 5159, TO ALLOW MINIWAREHOUSING / SELF-STORAGE AS A PERMITTED USE IN THE PD WITH MODIFIED DEVELOPMENT STANDARDS AND CONCEPT PLAN FOR THE SOUTHERN FIVE-ACRE PORTION IDENTIFIED AS TRACT 3, LOCATED AT 5201 NORTHWEST DRIVE; 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 22.87 total acres, including TRACT 1, TRACT 2, and TRACT 3, located at 5201 Northwest Drive in Mesquite, Dallas County, Texas (the “**Property**”) as more fully described in the following exhibits, attached hereto and incorporated herein by reference, as follows:

1.01. Exhibit A to Ordinance No. 5159 is hereby deleted and replaced with the following:

EXHIBIT A-1. LEGAL DESCRIPTION – TRACT 1.

Note: No changes made to Tract 1.

EXHIBIT A-2. LEGAL DESCRIPTION – TRACT 2.

Note: Tract 2 is reduced in size from 10.346 acres to 5.346 acres.

EXHIBIT A-3. LEGAL DESCRIPTION – TRACT 3.

Note: The southern 5 acres of Tract 2 is now identified as Tract 3.

Zoning | File No. Z0126-0439

Amending MZO to Amend PD-LC (Ord. No. 5159) to Allow Land Use by Right |
Southern Five-Acre Portion of the Property (said five-acres of Tract 2 becomes Tract 3) |
Located at 5201 Northwest Drive.

May 18, 2026

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SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning to amend Planned Development – Light Commercial Ordinance No. 5159 to allow miniwarehousing / self-storage as a permitted use on **TRACT 3** subject to the Planned Development Standards, and Concept Plans, as more fully described in the following exhibits, attached hereto and incorporated herein by reference, as follows:

2.01. Exhibit B to Ordinance No. 5159 is hereby deleted and replaced with the following:

EXHIBIT B-1. DEVELOPMENT STANDARDS – TRACT 1.
Note: No changes made to the Development Standards for Tract 1.

EXHIBIT B-2. DEVELOPMENT STANDARDS – TRACT 2.
Note: No changes made to the Development Standards for Tract 2.

EXHIBIT B-3. DEVELOPMENT STANDARDS – TRACT 3.

2.02. Exhibit C to Ordinance No. 5159 is hereby deleted and replaced with the following:

EXHIBIT C-1. CONCEPT PLAN – TRACT 1.
Note: No changes made to the Concept Plan for Tract 1.

EXHIBIT C-2. NO CONCEPT PLAN – TRACT 2.
Note: Ordinance No. 5159 did not include a Concept Plan for Tract 2.

EXHIBIT C-3. CONCEPT PLAN – TRACT 3.

SECTION 3. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

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. 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.

Zoning | File No. Z0126-0439
Amending MZO to Amend PD-LC (Ord. No. 5159) to Allow Land Use by Right |
Southern Five-Acre Portion of the Property (said five-acres of Tract 2 becomes Tract 3) |
Located at 5201 Northwest Drive.
May 18, 2026
Page 3 of 3

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 18th day of May 2026.

Signed by:
Daniel Alemán, Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

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

David L. Paschall
City Attorney

Exhibit A-1
Tract 1 - Legal Description
12.528 Acre Tract

Being all that certain 12.528 acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, being a portion of that certain tract of land conveyed to Mesquite Community Development, LLC, by General Warranty Deed recorded in Document Number 202200309721, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow "Bury & Partners" plastic cap found for the north corner of said Mesquite Community tract, same being the east corner of Lot 1, Block A, Mesquite Senior's Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2004209, Page 4, Official Public Records, Dallas County, Texas, same being in the southwesterly right-of-way line of Northwest Drive (a 100 foot right-of-way);

THENCE along the common line of said Mesquite Community tract and said Northwest Drive as follows:

South 56 deg. 40 min. 17 sec. East, a distance of 572.21 feet to a 1/2 inch iron rod with yellow "Pacheco Koch" plastic cap found for the beginning of a curve to the left, having a radius of 628.44 feet, a central angle of 19 deg. 40 min. 11 sec., and a chord bearing and distance of South 66 deg. 20 min. 52 sec. East, 214.69 feet;

Along said curve to the left, an arc distance of 215.74 feet to a 1/2 inch iron rod found for angle point;

South 76 deg. 09 min. 44 sec. East, a distance of 125.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the right, having a radius of 1220.62 feet, a central angle of 08 deg. 57 min. 11 sec., and a chord bearing and distance of South 71 deg. 57 min. 05 sec. East, 190.54 feet;

Along said curve to the right, an arc distance of 190.73 feet to an 'X' cut set on a headwall for the northeast corner of the herein described tract;

THENCE southerly, through the interior of said Mesquite Community tract, and generally along the centerline of a creek the following 26 calls:

South 17 deg. 30 min. 34 sec. West, a distance of 19.41 feet to an angle point;

South 21 deg. 36 min. 19 sec. West, a distance of 28.37 feet to an angle point;

South 35 deg. 27 min. 54 sec. West, a distance of 48.76 feet to an angle point;

South 17 deg. 36 min. 44 sec. West, a distance of 27.38 feet to an angle point;

South 55 deg. 47 min. 59 sec. West, a distance of 19.94 feet to an angle point;

South 24 deg. 05 min. 03 sec. East, a distance of 22.36 feet to an angle point;

South 71 deg. 40 min. 48 sec. East, a distance of 58.97 feet to an angle point;

South 28 deg. 41 min. 06 sec. East, a distance of 10.30 feet to an angle point;

South 22 deg. 17 min. 37 sec. West, a distance of 14.12 feet to an angle point;

South 41 deg. 40 min. 02 sec. West, a distance of 40.14 feet to an angle point;

North 74 deg. 36 min. 17 sec. West, a distance of 16.29 feet to an angle point;

South 55 deg. 36 min. 09 sec. West, a distance of 27.74 feet to an angle point;

South 05 deg. 04 min. 12 sec. West, a distance of 30.58 feet to an angle point;

South 22 deg. 22 min. 48 sec. East, a distance of 4.16 feet to an angle point;

South 75 deg. 14 min. 52 sec. West, a distance of 6.74 feet to an angle point;

North 58 deg. 32 min. 51 sec. West, a distance of 15.05 feet to an angle point;

South 21 deg. 08 min. 47 sec. West, a distance of 11.18 feet to an angle point;

South 53 deg. 27 min. 46 sec. West, a distance of 19.12 feet to an angle point;

South 11 deg. 21 min. 22 sec. West, a distance of 62.77 feet to an angle point;

South 19 deg. 46 min. 28 sec. West, a distance of 19.86 feet to an angle point;

South 05 deg. 12 min. 37 sec. West, a distance of 33.51 feet to an angle point;

North 85 deg. 49 min. 34 sec. West, a distance of 10.97 feet to an angle point;

South 15 deg. 46 min. 26 sec. West, a distance of 62.55 feet to an angle point;

South 18 deg. 36 min. 54 sec. East, a distance of 17.20 feet to an angle point;

South 49 deg. 57 min. 13 sec. East, a distance of 33.87 feet to an angle point;

South 34 deg. 45 min. 46 sec. East, a distance of 24.31 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in the southwest line of said Mesquite Community tract, same being in the northeast line of that certain tract of land conveyed to Dallas Power & Light Co., by deed recorded in Volume 5458, Page 216, Deed Records, Dallas County, Texas;

THENCE North 63 deg. 37 min. 49 sec. West, along the common line of said Mesquite Community tract and said Dallas Power & Light Co. (Volume 5458, Page 216), passing the north corner of said Dallas Power & Light Co. (Volume 5458, Page 216), same being the east corner of that certain tract of land conveyed to Dallas Power & Light Co., by deed recorded in Volume 5458, Page 218, Deed Records, Dallas County, Texas, and continuing along the common line of said Mesquite Community tract and said Dallas Power & Light Co. (Volume 5458, Page 218), a total distance of 1276.92 feet to a 5/8 inch iron rod with yellow "Bury & Partners" plastic cap found for the west corner of said Mesquite Community tract, same being the south corner of aforesaid Lot 1;

THENCE North 33 deg. 20 min. 37 sec. East, along the common line of said Mesquite Community tract and said Lot 1, a distance of 511.89 feet to the POINT OF BEGINNING and containing 545,737 square feet or 12.528 acres of computed land, more or less.

rezoned a 5.000-acre portion of Tract 2 (identified as Tract 3) from the herein described 10.346-acre tract of land, leaving a remainder for Tract 2 containing 5.346 acres.

Exhibit A-2

Tract 2 - Legal Description

10.346 Acre Tract

Being all that certain 10.346 acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, being a portion of that certain tract of land conveyed to Mesquite Community Development, LLC, by General Warranty Deed recorded in Document Number 202200309721, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with yellow "Bury & Partners" plastic cap found for the north corner of said Mesquite Community tract, same being the east corner of Lot 1, Block A, Mesquite Senior's Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2004209, Page 4, Official Public Records, Dallas County, Texas, same being in the southwesterly right-of-way line of Northwest Drive (a 100 foot right-of-way);

THENCE along the common line of said Mesquite Community tract and said Northwest Drive as follows:

South 56 deg. 40 min. 17 sec. East, a distance of 572.21 feet to a 1/2 inch iron rod with yellow "Pacheco Koch" plastic cap found for the beginning of a curve to the left, having a radius of 628.44 feet, a central angle of 19 deg. 40 min. 11 sec., and a chord bearing and distance of South 66 deg. 20 min. 52 sec. East, 214.69 feet;

Along said curve to the left, an arc distance of 215.74 feet to a 1/2 inch iron rod found for angle point;

South 76 deg. 09 min. 44 sec. East, a distance of 125.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the right, having a radius of 1220.62 feet, a central angle of 08 deg. 57 min. 11 sec., and a chord bearing and distance of South 71 deg. 57 min. 05 sec. East, 190.54 feet;

rezoned a 5.000-acre portion of Tract 2
(identified as Tract 3) from the herein
described 10.346-acre tract of land, leaving a
remainder for Tract 2 containing 5.346 acres.

Along said curve to the right, an arc distance of 190.73 feet to an 'X' cut set on a headwall for the northwest corner of the herein described tract, same being the POINT OF BEGINNING;

South 67 deg. 16 min. 14 sec. East, a distance of 410.30 feet to the beginning of a curve to the right, having a radius of 880.21 feet, a central angle of 34 deg. 30 min. 07 sec., and a chord bearing and distance of South 50 deg. 00 min. 16 sec. East, 522.07 feet;

Along said curve to the right, an arc distance of 530.04 feet for the most easterly corner of said Mesquite Community tract, same being the north corner of that certain tract of land conveyed to Audubon Partners, LTD., by deed recorded in Volume 94033, Page 2414, Deed Records, Dallas County, Texas;

THENCE along the common line of said Mesquite Community tract and said Audubon tract as follows:

South 58 deg. 31 min. 13 sec. West, a distance of 26.56 feet to internal corner;

South 31 deg. 28 min. 47 sec. East, a distance of 23.00 feet to corner;

South 58 deg. 31 min. 13 sec. West, a distance of 173.00 feet to an internal corner of the herein described tract, same being the west corner of said Audubon tract;

South 31 deg. 28 min. 47 sec. East, passing the south corner of said Audubon tract, same being the west corner of Lot 1, Block 1, Prairie Hills Retail Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 88121, Page 1483, Deed Records, Dallas County, Texas, and continuing along the common line of said Mesquite Community tract and said Lot 1, Block 1, Prairie Hills Retail Addition, a total distance of 252.31 feet to a southeast corner of said Mesquite Community tract, same being the south corner of said Lot 1, Block 1, Prairie Hills Retail Addition, same being in the

rezoned a 5.000-acre portion of Tract 2 (identified as Tract 3) from the herein described 10.346-acre tract of land, leaving a remainder for Tract 2 containing 5.346 acres.

northwesterly right-of-way line of I.H. 30 – U.S. Highway 67 (a variable width right-of-way west bound service road), same being the beginning of a non-tangent curve to the right, having a radius of 11773.93 feet, a central angle of 00 deg. 31 min. 10 sec., and a chord bearing and distance of South 57 deg. 36 min. 55 sec. West, 106.74;

THENCE along said non-tangent curve to the right, along the common line of said Mesquite Community tract and said I.H. 30, an arc distance of 106.74 feet to a ½ inch iron rod found for the most southerly corner of said Mesquite Community tract, same being the east corner of that certain tract of land conveyed to Dallas Power & Light Co., by deed recorded in Volume 5458, Page 216, Deed Records, Dallas County, Texas;

THENCE North 63 deg. 37 min. 49 sec. West, along the common line of said Mesquite Community tract and said Dallas Power & Light Co. (Volume 5458, Page 216), a distance of 866.61 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the west corner of the herein described tract;

THENCE northerly, through the interior of said Mesquite Community tract, and generally along the centerline of a creek the following 26 calls:

North 34 deg. 45 min. 46 sec. West, a distance of 24.31 feet to an angle point;

North 49 deg. 57 min. 13 sec. West, a distance of 33.87 feet to an angle point;

North 18 deg. 36 min. 54 sec. West, a distance of 17.20 feet to an angle point;

North 15 deg. 46 min. 26 sec. East, a distance of 62.55 feet to an angle point;

South 85 deg. 49 min. 34 sec. East, a distance of 10.97 feet to an angle point;

North 05 deg. 12 min. 37 sec. East, a distance of 33.51 feet to an angle point;

North 19 deg. 46 min. 28 sec. East, a distance of 19.86 feet to an angle point;

North 11 deg. 21 min. 22 sec. East, a distance of 62.77 feet to an angle point;

North 53 deg. 27 min. 46 sec. East, a distance of 19.12 feet to an angle point;

North 21 deg. 08 min. 47 sec. East, a distance of 11.18 feet to an angle point;

rezoned a 5.000-acre portion of Tract 2
(identified as Tract 3) from the herein
described 10.346-acre tract of land, leaving a
remainder for Tract 2 containing 5.346 acres.

South 58 deg. 32 min. 51 sec. East, a distance of 15.05 feet to an angle point;
North 75 deg. 14 min. 52 sec. East, a distance of 6.74 feet to an angle point;
North 22 deg. 22 min. 48 sec. West, a distance of 4.16 feet to an angle point;
North 05 deg. 04 min. 12 sec. East, a distance of 30.58 feet to an angle point;
North 55 deg. 36 min. 09 sec. East, a distance of 27.74 feet to an angle point;
South 74 deg. 36 min. 17 sec. East, a distance of 16.29 feet to an angle point;
North 41 deg. 40 min. 02 sec. East, a distance of 40.14 feet to an angle point;
North 22 deg. 17 min. 37 sec. East, a distance of 14.12 feet to an angle point;
North 28 deg. 41 min. 06 sec. West, a distance of 10.30 feet to an angle point;
North 71 deg. 40 min. 48 sec. West, a distance of 58.97 feet to angle point;
North 24 deg. 05 min. 03 sec. West, a distance of 22.36 feet to an angle point;
North 55 deg. 47 min. 59 sec. East, a distance of 19.94 feet to an angle point;
North 17 deg. 36 min. 44 sec. East, a distance of 27.38 feet to an angle point;
North 35 deg. 27 min. 54 sec. East, a distance of 48.76 feet to an angle point;
North 21 deg. 36 min. 19 sec. East, a distance of 28.37 feet to an angle point;
North 17 deg. 30 min. 34 sec. East, a distance of 19.41 feet to the POINT OF BEGINNING
and containing 10.346 acres of computed land, more or less.



SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

Exhibit A-3: Tract 3

Legal Description
Tract 3

BEING a 5.000-acre tract of land located in the Theophalus Thomas Survey, Abstract No. 1461, Dallas County, Texas, said 5.000-acre tract being a portion of a called 22.869-acre tract of land conveyed to MESQUITE COMMUNITY DEVELOPMENT, LLC, by deed recorded in Instrument Number 2022003097221, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the south property corner of the said 22.869-acre tract, same being the east property corner of a called 4.72-acre tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 5458, Page 216, Deed Records, Dallas County, Texas (D.R.D.C.T.), said beginning point being on the northwest right-of-way line of Interstate Highway 30, being a variable-width right-of-way with State-controlled access;

THENCE North 63°37'51" West, along the southwest property line of the said 22.869-acre tract, same being the northeast property line of the said 4.72-acre tract, a distance of 505.46 feet to an iron rod set, from which a 1/2-inch iron rod with illegible yellow cap found at the south corner of Lot 1, Block A, Mesquite Senior's Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Instrument Number 200403110577, O.P.R.D.C.T., bears North 63°37'51" West, a distance of 1,637.33 feet;

THENCE North 26°22'09" East, over and across the said 22.869-acre tract, a distance of 531.11 feet to an iron rod set on the northeast property line of the said 22.869-acre tract, same being the southwest right-of-way line of Northwest Drive, being a 100-foot-wide public right-of-way conveyed to the City of Mesquite by deed recorded in Volume 525, Page 2149, D.R.D.C.T., said iron rod set being at the beginning of a non-tangent curve to the right having a radius of 880.21 feet;

THENCE along the said northeast property line, along the said southwest right-of-way line, and along the said curve to the right, an arc distance of 455.12 feet, and across a chord which bears South 47°45'32" East, a chord distance of 450.07 feet, to an iron rod set at an east property corner of the said 22.869-acre tract, from which a 5/8-inch iron rod with yellow cap stamped "SAM" found at the north lot corner of Lot 1, Block 1, Prairie Hills Retail Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat recorded in Instrument Number 198801215685, O.P.R.D.C.T., bears South 31°44'26" East, a distance of 72.83 feet;

THENCE along the southeast property lines of the said 22.869-acre tract the following courses and distances:

South 58°30'31" West, a distance of 26.75 feet to an iron rod set;

South 31°29'29" East, a distance of 23.00 feet to an iron rod set;

South 58°30'31" West, a distance of 173.00 feet to an iron rod set;

South 31°29'29" East, at a distance of 49.76 feet passing the west lot corner of said Lot 1, Block 1, Prairie Hills Retail Addition, same being a southeast property corner of the remainder of a called 36.284-acre tract conveyed to Audubon Partners by deed recorded in Instrument Number 199400338106, O.P.R.D.C.T., and continuing along the southwest line of said Lot 1, Block 1, Prairie Hills Retail Addition, in all a total distance of 252.31 feet to an iron rod set at a southeast property corner of the said 22.869-



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE

Exhibit A-3: Tract 3

309 Byers Street, #100
Eules, Texas, 76039
817-685-8448

www.spoonersurveyors.com

acre tract, same being the south lot corner of said Lot 1, Block 1, Prairie Hills Retail Addition, said iron rod set being on the said northwest right-of-way line of Interstate Highway 30 and being at the beginning of a non-tangent curve to the left having a radius of 11,773.93 feet;

THENCE along the southeast property line of the said 22.869-acre tract, along the said northwest right-of-way line, and along the said curve to the left, an arc distance of 107.19 feet, and across a chord which bears South 56°48'38" West, a chord distance of 107.19 feet, returning to the **POINT OF BEGINNING**.

The hereinabove described tract contains a computed area of **5.000 acres (217,789 square feet)** of land, more or less.

The bearings and distances recited herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown are calculated using surface values.

EXHIBIT B-1 - PLANNED DEVELOPMENT STANDARDS**TRACT 1**

This Planned Development – Multifamily (“**PD-MF**”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“**MZO**”), as amended. The adopted base zoning district for **TRACT 1** is Multifamily (“**MF**”), as shown on **EXHIBIT C-1 (CONCEPT PLAN)**. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD-MF ordinance and any other ordinance, the provisions of this PD-MF ordinance shall prevail.

Except as provided herein, the portion of this PD for MF (12.528 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

A. **Permitted Land Uses.** The permitted uses on **TRACT 1** include the permitted uses in the MF district 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.

- 1) Any land use requiring a Conditional Use Permit (“**CUP**”) in the MF zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the MF zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the MF base zoning district, **TRACT 1** is subject to the following:

- 1) The site plan shall comply with the Concept Plan as shown in **EXHIBIT C-1**. Deviations from the Concept Plan may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications can include the following:
 - i. Placement of the buildings provided that the required setbacks are met.
 - ii. Placement of driveways or thoroughfares provided that required parking is met.
- 2) Landscaping and Fencing
 - i. All mechanical units on the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees.

3) Open Space and Amenities

- i. Open Space provided shall not be less than 35,000 square feet
- ii. The permitted outdoor and indoor amenities are listed on the concept plan (**EXHIBIT C-1**) and as follows:

Outdoor:

1. Swimming Pool
2. Dog Park
3. Grill in Pool Courtyard
4. Picnic / Shade Structure in Pool Courtyard
5. Fire Pit in Social Courtyard
6. Grill in Social Courtyard
7. Picnic Seating in Social Courtyard
8. Nature Viewing Area

Indoor:

1. Club Room – Minimum size of 900 square feet
2. Fitness Center – Minimum size of 950 square feet
3. Conference Room
4. Business Center
5. Private 'Zoom' Pods
6. Parcel Management Room
7. Clubhouse Covered Pool Porch
8. Dog Wash

4) Dwelling Unit Requirements

- i. Minimum one-bedroom unit size of seven hundred (700) square feet.

5) Covered Parking

- i. The minimum number of covered parking spaces (either in an enclosed garage or under a carport) shall be equal to 15% of the required parking.

EXHIBIT B-2 - PLANNED DEVELOPMENT STANDARDS

TRACT 2

This Planned Development – Light Commercial ("**PD-LC**") district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance ("**MZO**"), as amended. The adopted base zoning district for **TRACT 2** is Light Commercial ("**LC**"). The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD-LC ordinance and any other ordinance, the provisions of this PD-LC ordinance shall prevail.

Except as provided herein, the portion of this PD for LC (5.346 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

A. **Permitted Land Uses.** Uses are limited to those permitted in the LC base zoning district, as amended, and are subject to the following.

- 1) Any land use requiring a CUP in the LC zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the LC zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the LC zoning district, this Planned Development is subject to the following:

- 1) Landscaping and Fencing
 - i. All mechanical units on the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees.

EXHIBIT B-3 - PLANNED DEVELOPMENT STANDARDS**TRACT 3**

This Planned Development – Light Commercial (“**PD-LC**”) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended. The adopted base zoning district for **TRACT 3** is Light Commercial (“**LC**”), as shown on **EXHIBIT C-3 (CONCEPT PLAN)**. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD-LC ordinance and any other ordinance, the provisions of this ordinance shall prevail.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the LC District classification 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 b. below.
 - b. The following use is permitted on the Property in addition to those outlined under the LC District classification:
 - i. SIC Code 42a. Miniwarehousing, Self-storage
 - c. The following uses are prohibited on the Property:
 - i. SIC Code 5947: Gift Novelty, Souvenir Shops
 - ii. SIC Code 5993: Tobacco Stores
 - iii. SIC Code 5999g: Paraphernalia Shop
 - iv. SIC Code 61: Alternative Financial Institutions
 - v. SIC Code 7215: Coin-Operated Laundries
 - vi. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
 - vii. SIC Code 7549b: Towing/Wrecker Service
 - viii. Outdoor Storage as Principal or Accessory Use
 - ix. Heavy Load Vehicle Parking

2. **Development Standards.** In addition to the requirements of the LC zoning district and MZO 3-502 (Miniwarehousing) the Planned Development is subject to the following.
- a. Site Plan. The site plan for the Property shall be consistent with **EXHIBIT C-3 (CONCEPT PLAN)**. The site plan may differ from the Concept Plan without requiring a PD amendment to comply with the adopted Building and Fire Codes, and Mesquite Engineering Design Manual.
 - b. Building Liners. Section 3-502.C.3 of the MZO regarding Building Liners shall not apply within the PD district.
 - c. Building Height. The maximum building height is 30 feet.
 - d. Miniwarehousing Design. Section 3-502. C.4. regarding a "residential-style design" does not apply within this PD.
 - e. Roof-mounted Equipment. Roof-mounted equipment is permitted provided it is screened from public view and adjacent rights-of-way.
 - f. Exterior Lighting. In addition to complying with the lighting requirements in the MZO, all exterior lighting shall be shielded, downward-facing.
 - g. Landscaping and Screening. The Property shall comply with landscaping and screening requirements in Section 1A of the MZO with the following modifications:
 - i. Screening shall consist of a solid masonry, wrought iron, or tubular metal fence with a minimum of eight feet in height.
 - ii. When using wrought iron or tubular metal fence material, a living screening shall be installed consisting of a row of evergreen trees planted at a minimum height of 6 feet, and have 5-gallon shrubs planted 3 feet on center to create a solid screen.
 - iii. A berm is required between the IH-30 service road and the proposed building to provide additional screening from the service road. A berm may be incorporated into the landscape buffer along the Northwest Drive.
 - iv. Parking islands and at the terminus of all rows of parking shall consist of a minimum of one tree with accompanying perennials and turf.

Zoning File No.: Z0126-0439
Exhibit C-1: Tract 1

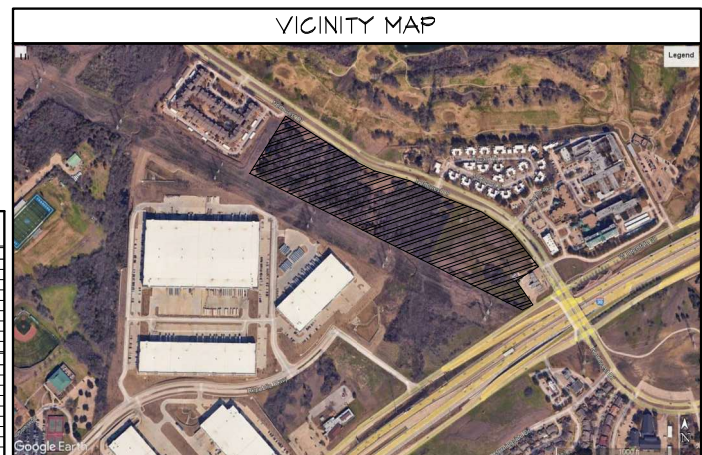
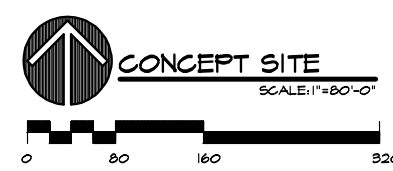
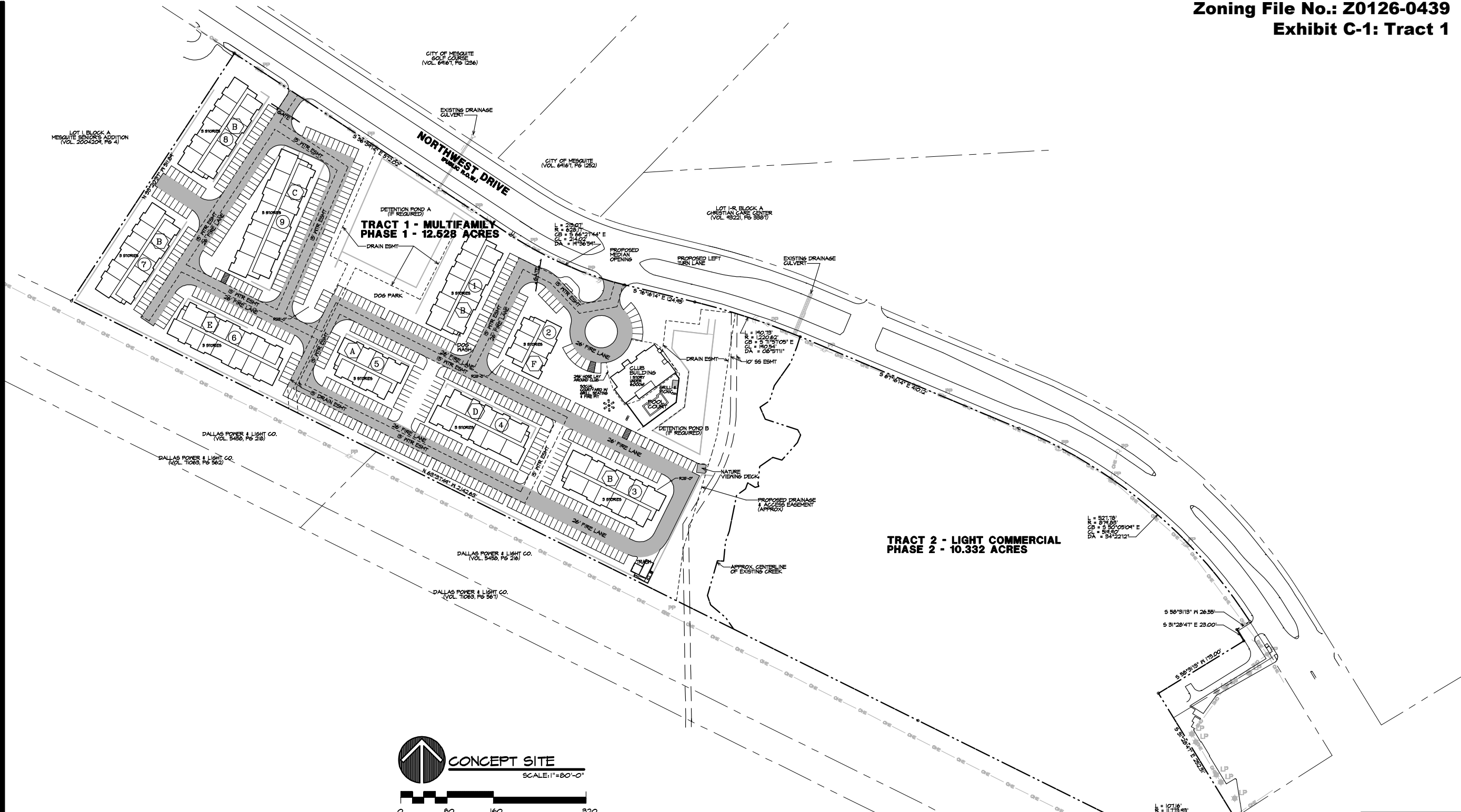
THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

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Project No. 24017
 Drawn By: DPB
 2/28/2025
 ISSUE FOR PERMIT:
 ISSUE FOR CONSTRUCTION:
 Revisions:



AMENITIES

OUTDOOR AMENITIES PROPOSED

1. SWIMMING POOL
2. DOG PARK
3. GRILL AREA IN POOL COURT
4. PICNIC / SHADE STRUCTURE IN POOL COURT
5. FIRE PIT IN SOCIAL COURT
6. GRILL AREA IN SOCIAL COURT
7. PICNIC SEATING IN SOCIAL COURT
8. NATURE VIEWING AREA

INDOOR AMENITIES PROPOSED

1. CLUB ROOM - 400 SF
2. FITNESS CENTER - 450 SF
3. CONFERENCE ROOM
4. BUSINESS CENTER
5. PRIVATE ZOOM PODS
6. PACKAGE MANAGEMENT ROOM
7. POOL PORCH
8. DOG WASH

SITE DATA

ZONING (PD-XXU)	TOTAL MULTIFAMILY & LIGHT COMMERCIAL
PROPOSED USE	PD-15 MULTIFAMILY & LIGHT COMMERCIAL (ORD. 504)
EXISTING ZONING	PD-15 MULTIFAMILY & LIGHT COMMERCIAL (ORD. 504)
PROPOSED BASE ZONING	PD-15 MULTIFAMILY & LIGHT COMMERCIAL
GROSS SITE AREA	145,760 SF / 3.326 ACRES
TRACT 1 - MULTIFAMILY	145,760 SF / 3.326 ACRES
TRACT 2 - LIGHT COMMERCIAL	45,000 SF / 1.032 ACRES
LOT COVERAGE - 15% TRACT 1 BUILDINGS	21,180 SF / 54.10%
LOT COVERAGE - 15% TRACT 2 BUILDINGS	6,750 SF / 15.00%
MAXIMUM HEIGHT - 15% TRACT 1	40' / 3 STORIES
REQUIRED LANDSCAPE AREA - TRACT 1 - MULTIFAMILY	54,570 SF
REQUIRED LANDSCAPE AREA - TRACT 2 - LIGHT COMMERCIAL	45,000 SF
PROVIDED LANDSCAPE AREA - TRACT 1 - MULTIFAMILY LANDSCAPE AREA	241,140 SF
PROVIDED LANDSCAPE AREA - TRACT 2 - MULTIFAMILY OPEN SPACE	1,400 SF
PROVIDED LANDSCAPE AREA - TRACT 2 - LIGHT COMMERCIAL	NOT SET DETERMINED
MULTIFAMILY DWELLING UNITS (BASED ON AVERAGE)	500 UNITS
ONE BEDROOM UNITS (200 SF MIN)	100 UNITS
TWO BEDROOM UNITS (400 SF MIN)	100 UNITS
THREE BEDROOM UNITS (1,100 SF MIN)	12 UNITS
REQUIRED PARKING SUMMARY - TRACT 1	501 SPACES
15 SPACES PER ONE BED UNIT	24 SPACES
24 SPACES PER TWO OR MORE BED UNIT	228 SPACES
PROVIDED PARKING SUMMARY - TRACT 2	501 SPACES
SURFACE SPACES	424 SPACES
CARPORT SPACES (20% OF UNIT COUNT)	75 SPACES
*INCLUDES OPEN SPACE AREA	

MESQUITE ZONING PLAN NOTES

THE THROUGHFARE ALIGNMENTS 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.

TRG MESQUITE ZONING CASE NO. Z0125-381 MIXED USE CAMPUS
 22.86 ACRES
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS
 THEOPHILUS THOMAS SURVEY, ABSTRACT NO. 1461
 PREPARED FEBRUARY 19, 2025

OWNER/APPLICANT:
 CONNOR OSBURN
 TRINSC ACQUISITION COMPANY, LLC
 8236 DOUGLAS AVENUE, STE 950
 DALLAS, TX 75206
 (214)422-7190

ARCHITECT:
 DANNY BAKER
 WOMACK+HAMPTON ARCHITECTS, LLC
 4311 OAK LAWN AVENUE, SUITE 50
 DALLAS, TX 75219
 (214)422-9000

SURVEYOR:
 JESSICA WESTER
 PESSER & MANION SURVEYING, LLC
 1612 HART STREET, STE 201
 SOUTH PLANE, TX 76092
 (817)461-1806

TRG MESQUITE
 MESQUITE, TEXAS

TRG TRINSC
 RESIDENTIAL GROUP

Womack + Hampton
 ARCHITECTS, L.L.C.
 438 Oak Lawn Ave., Suite 50
 Dallas, Texas 75206
 Phone: (214) 422-9000

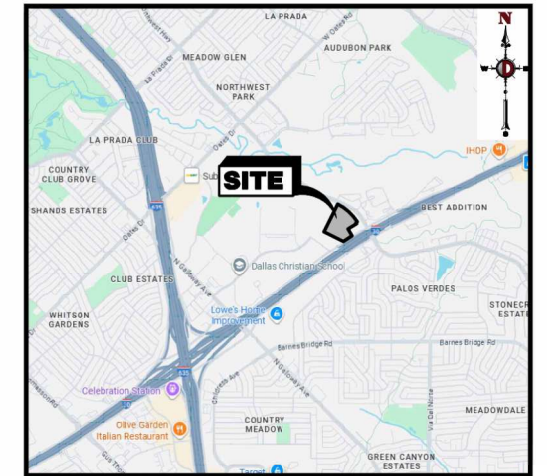
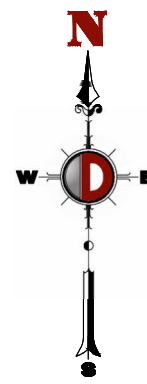
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EXHIBIT C-2 – NO CONCEPT PLAN

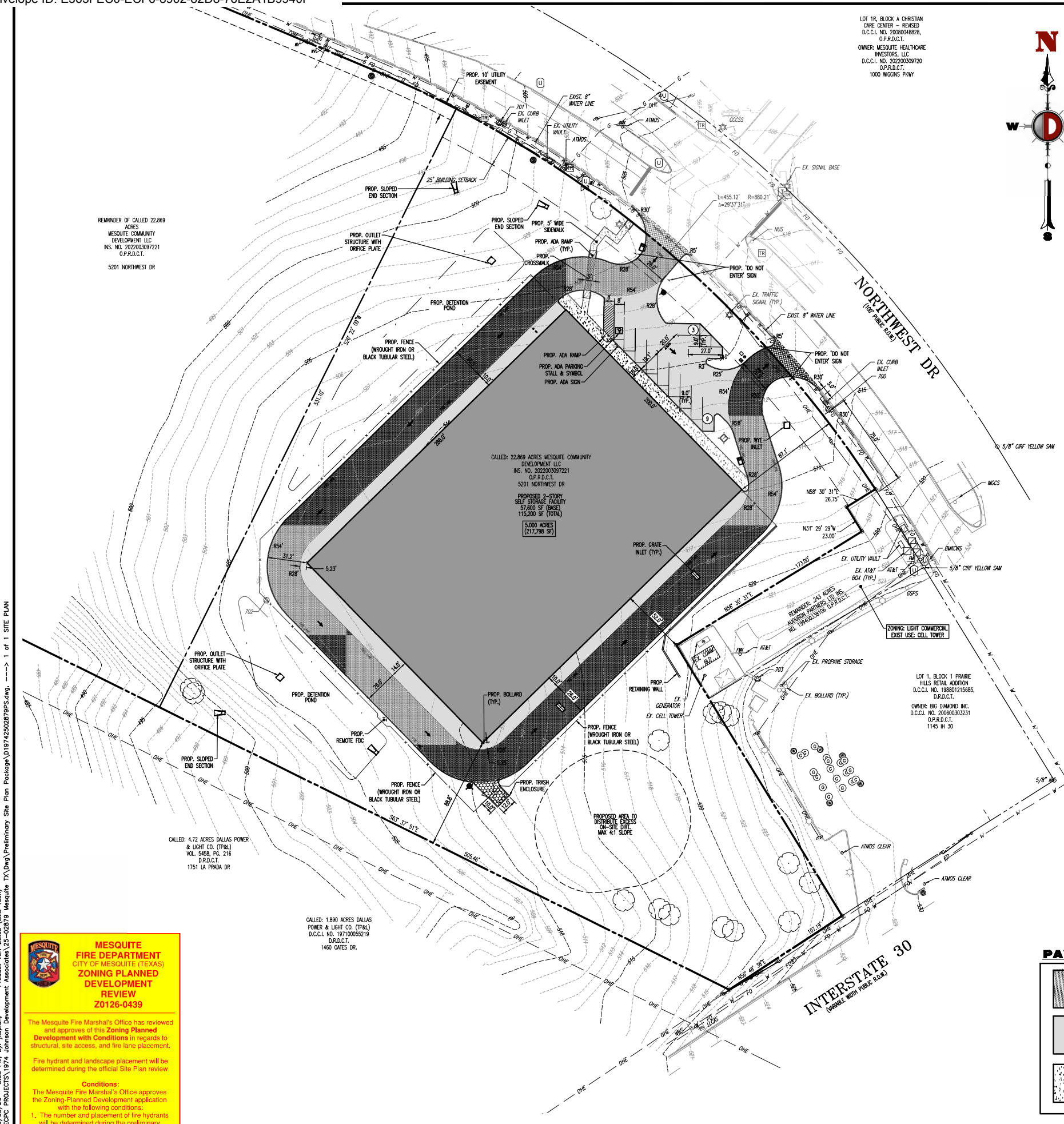
Tract 2

Ordinance No. 5159 did not establish a Concept Plan for Tract 2.

Zoning File No.: Z0126-0439 Exhibit C-3



VICINITY MAP
N.T.S.



REMAINDER OF CALLED 22.869 ACRES
MESQUITE COMMUNITY DEVELOPMENT LLC
INS. NO. 2022003097221
D.P.R.D.C.T.
5201 NORTHWEST DR

CALLED: 22.869 ACRES MESQUITE COMMUNITY DEVELOPMENT LLC
INS. NO. 2022003097221
D.P.R.D.C.T.
5201 NORTHWEST DR
PROPOSED 3-STORY SELF-STORAGE FACILITY
57,600 SF (BASE)
115,200 SF (TOTAL)
5,000 ACRES (217,798 SF)

CALLED: 4.72 ACRES DALLAS POWER & LIGHT CO. (TP&L)
VOL. 5458, PG. 216
D.R.D.C.T.
1751 LA PRADA DR

CALLED: 1.890 ACRES DALLAS POWER & LIGHT CO. (TP&L)
D.C.C.I. NO. 19710005219
D.R.D.C.T.
1460 DATES DR

LOT 1R, BLOCK A CHRISTIAN CARE CENTER - REVISED
D.C.C.I. NO. 2000048826,
D.P.R.D.C.T.
OWNER: MESQUITE HEALTHCARE INVESTORS, LLC
D.C.C.I. NO. 202200309720
D.P.R.D.C.T.
1000 WIGGINS PKWY

LOT 1, BLOCK 1 PRAIRIE HILLS RETAIL ADDITION
D.C.C.I. NO. 198801215685,
D.R.D.C.T.
OWNER: BDO DAWKINS INC.
D.C.C.I. NO. 20060303251
D.P.R.D.C.T.
1145 H 30

PROPERTY OWNER
MESQUITE COMMUNITY DEVELOPMENT, LLC
JOHN E. MCJULIAN
1175 REACTOR STREET, SUITE 350
ATLANTA, GEORGIA 30361

DEVELOPER
JOHNSON DEVELOPMENT ASSOCIATES
GREY GORDON
4840 GREENVILLE AVENUE, SUITE 1500
DALLAS, TX 75206
T: 214-802-3724
EMAIL: GORDON@JOHNSONDEVELOPMENT.NET

CIVIL ENGINEER
DYNAMIC ENGINEERING CONSULTANTS, PC
LINSEY G. WATERS, P.E.
714 S. GREENVILLE AVENUE, SUITE 100
ALLEN, TX 75002
T: 972-534-2100
EMAIL: LWATERS@DYNAMICCC.COM

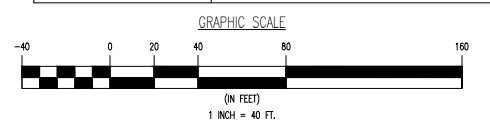
SURVEYOR
SPOONER & ASSOCIATES
ERIC S. SPOONER
309 BYERS STREET, SUITE 100
EULESSA, TEXAS 76038
T: 817-685-8448
EMAIL: ESPOONER@SPOONERSURVEYORS.COM

- NOTES:**
- THE THROUGHFARE 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.
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 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

SITE LEGEND

---	PROPERTY LINE (PARCEL IN QUESTION)
---	OFF-SITE PROPERTY LINES
---	EXISTING POWER POLE & O.H. ELECTRIC LINES
⊗	EXIST. FIRE HYDRANT
⊕	EXIST. WATER VALVE
⊙	EXIST. GAS VALVE
⊖	EXIST. UTILITY POLE
⊗	EXIST. CATCH BASIN
⊕	EXIST. STORM DRAIN MANHOLE
⊖	EXIST. SEWER MANHOLE
⊗	EXIST. LIGHT POLE
⊕	EXIST. SIGN
⊖	PROP. CURB INLET
⊕	PROP. AREA INLET
⊙	PROP. DRAINAGE MANHOLE
⊖	PROP. OUTLET STRUCTURE
⊗	PROP. SANITARY SEWER MANHOLE
⊕	PROP. CLEAN OUT
⊖	PROP. END SECTION
⊗	PROP. FIRE HYDRANT
⊕	PROP. WATER METER
⊙	PROP. IRRIGATION METER
⊖	PROP. FDC
⊗	PROP. SIGN

ITEM	DESCRIPTION
PROPOSED LAND USE	Self-Storage Facility
EXISTING ZONING DISTRICT	PD ORINANCE 5156 W/ LIGHT COMMERCIAL
PROPOSED BASE ZONING DISTRICT	PD ORINANCE W/ LIGHT COMMERCIAL
LAND AREA	217,798 SF / 5.000 AC
BUILDING AREA	
GROUND FLOOR	57,600 SF
SECOND FLOOR	57,600 SF
BUILDING TOTAL	115,200 SF
LOT COVERAGE	26.45%
MAX BUILDING HEIGHT	30' - 0"
IMPERVIOUS AREA	103,505 SF / 2.38 AC
PERVIOUS AREA	114,293 SF / 2.62 AC
REQUIRED LANDSCAPE AREA	21,779.8 SF / 10%
PROVIDED LANDSCAPE AREA	114,293 SF / 52.48%
OPEN SPACE AREA	114,293 SF / 52.48%
TOTAL PARKING REQUIRED	12 PARKING SPACES
PARKING PROVIDED	12 PARKING SPACES
PARKING RATIO BY USE	
	1 PER 10,000 SF OF STORAGE
ADA SPACES REQUIRED	1 SPACES
ADA SPACES PROVIDED	1 SPACES
MINIMUM PARKING STALL SIZE	9' x 18'



PAVING LEGEND

[Pattern]	PROPOSED FIRE LANE
[Pattern]	PROPOSED PAVEMENT
[Pattern]	PROPOSED SIDEWALK

MESQUITE FIRE DEPARTMENT
CITY OF MESQUITE, TEXAS
ZONING PLANNED DEVELOPMENT REVIEW
Z0126-0439

The Mesquite Fire Marshal's Office has reviewed and approves of this Zoning Planned Development with Conditions in regards to structural, site access, and fire lane placement.

Fire hydrant and landscape placement will be determined during the official Site Plan review.

Conditions:
The Mesquite Fire Marshal's Office approves the Zoning-Planned Development application with the following conditions:
1. The number and placement of fire hydrants will be determined during the preliminary utilities review.

Lt. Darrel Evans 03/10/2026

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
10341 MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

TITLE: **ZONING CONCEPT PLAN C-3**

PROJECT: **PROPOSED SELF-STORAGE FACILITY**
JOHNSON DEVELOPMENT ASSOCIATES
1 THOMAS SURVEY, ABSTRACT 1461, PG. 276, TRACT 27
5201 NORTHWEST DRIVE
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

JOB No: 1974-25-02879 DATE: 03/05/2026
DRAWN BY: JK SCALE: (H) 1"=40'
DESIGNED BY: RG (V)
CHECKED BY: JTE SHEET No: 1
CHECKED BY: - OF 1

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Rev. # 0

Product Ver: 25.0a (LMS Tech)
File: P:\MEPC PROJECTS\1974 Johnson Development Associates\25-02879 Mesquite TX (Dwg)\Preliminary Site Plan Package\019742502879R5.dwg
Printed: 03/05/26 - 3:33 PM, By: jkaplan, -
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