

ORDINANCE NO. 4684  
File No. Z0419-0092

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – COMMERCIAL ORDINANCE NO. 2067 TO PLANNED DEVELOPMENT - INDUSTRIAL ON PROPERTY LOCATED AT 1650 REPUBLIC PARKWAY TO ALLOW AN INDUSTRIAL MULTI-TENANT BUSINESS PARK SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; 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. That the Mesquite Zoning Ordinance is amended by approving a change of zoning from Planned Development – Commercial Ordinance No. 2067 to Planned Development – Industrial to allow an industrial multi-tenant business park subject to certain stipulations. Such stipulations are attached hereto as Exhibit “A,” incorporated herein by reference and made a part thereof.

SECTION 2. That the subject property is located at 1650 Republic Parkway and more fully depicted and described in Exhibit “B” attached hereto.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

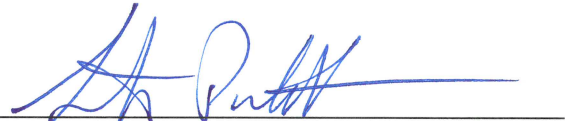
SECTION 4. That the property described in Section 2 of this ordinance shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. That 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. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

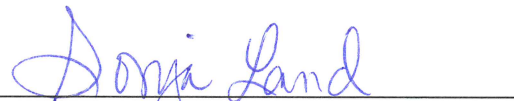
SECTION 7. That this ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of June 2019.

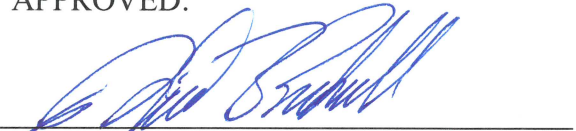


Stan Pickett  
Mayor

ATTEST:

  
Sonja Land  
City Secretary

APPROVED:

  
David L. Paschall  
City Attorney

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit “1.” The façade of all buildings shall conform substantially to the Elevations, attached hereto as Exhibit “2.” In the event of a conflict between the provisions of this ordinance and Exhibits “1” and “2,” 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 Industrial 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 district only by CUP.
  - a. The following uses are prohibited on the Property:

178 40 5194 554 593 5947 5993 61  72 738(c) 7992 7997(b) 842	Well Water Drilling Railroad Passenger Terminal Tobacco, Tobacco Products Limited Fuel Sales Used Merchandise Gift, Novelty Stores Tobacco Stores Nondepository Institutions, including Alternative Financial Institutions Personal Services Bail Bond Services Golf Course Country Clubs Arboreta, Botanical Gardens
---	--
  - b. The following use may be permitted on the Property by CUP:

75	Automotive Repair Services by CUP
----	-----------------------------------
3. Outdoor storage as defined in Section 3-600 of the Mesquite Zoning Ordinance shall be prohibited unless approved by CUP.
4. The development shall comply with the adopted City of Mesquite Engineering Design Manual.
5. A Traffic Impact Analysis (“TIA”) is required. The TIA shall include recommended measures to minimize and/or mitigate the anticipated impacts and determine the adequacy of the development’s planned access points. Mitigation measures must be approved by the City Engineer and may include, but are not limited to, the following: an access management plan; transportation demand management measures; street improvements on or off the site; placement of pedestrian, bicycle or transit facilities on or off the site; or other capital

improvements projects such as traffic calming infrastructure or capacity improvements. The improvements recommended by the TIA and approved the Manager of Traffic Engineering shall be completed prior to the issuance of a Certificate of Occupancy.

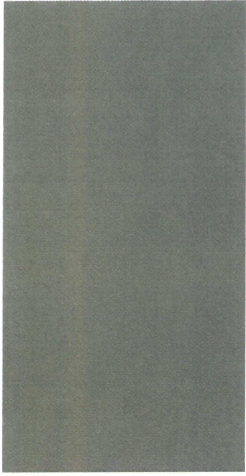
6. No Certificate of Occupancy shall be issued for a multi-tenant industrial business park on the subject property until the following improvements are completed in compliance with all applicable City standards:
  - a. Columbia Parkway shall be reconstructed to the standards of a Collector Street as identified in the City of Mesquite Engineering Design Manual.
  - b. For the portion of Republic Parkway adjacent to the Property, a road condition analysis shall be completed. Street panels (12 feet wide by 20 feet in length) identified with two or more failing elements by the road condition analysis shall be repaired and/or replaced in accordance with the recommendation of the analysis. The analysis shall be based on ASTM Standard Practice for Roads and Parking Lots Condition Index Surveys. A failing element is where it has a severity level of Medium or higher. Rating shall be per panel for the following elements:
    - (1) Corner Break
    - (2) Divided Slab
    - (3) Faulting
    - (4) Linear Cracking
    - (5) Patching (Large)
    - (6) Punchout
    - (7) Spalling - Corner
    - (8) Spalling - Joint
7. An internal traffic and truck circulation plan shall be provided with and subject to approval with the PD site plan. The internal traffic plan shall show how all heavy load vehicles will egress and ingress the site without using the portion of Republic Parkway from North Galloway Avenue to the western property line of the Property.
8. No heavy load vehicles shall use Republic Parkway accessed from North Galloway Avenue for egress or ingress to the Property.
9. The truck court (including truck parking, overhead doors or loading docks) shall not face a public right-of-way without screening. Where not screened by a building, the truck court shall be screened with an eight-foot masonry wall or a living screen pursuant to Section 1A-303.D of the Mesquite Zoning Ordinance. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
10. No owner of a premises, or operator or manager-on-duty of any use within the district, shall allow any unmounted trailer to be parked or stored on the premises, or suffer or permit the owner or driver of a heavy load vehicle to park or store an unmounted trailer on the



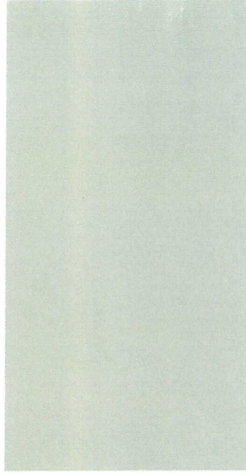
premises, unless the parking storage of unmounted vehicles is expressly authorized on the certificate of occupancy and the parking or storage is in compliance with any conditions therein, or unless the parking or storage is incidental to a use authorized on the certificate of occupancy.

11. The minimum number of off-street parking spaces shall be provided per Section 3-400 of the Mesquite Zoning Ordinance except as provided herein: Uses classified as distribution, warehousing or storage shall provide 20 spaces plus one space per 5,000-square feet. Reduction in this requirement may be provided per Section 3-403 of the Mesquite Zoning Ordinance.
12. If no application for a building permit has been made by May 31, 2022, staff shall provide a report to the City Council for consideration of initiating a rezoning application on the property.

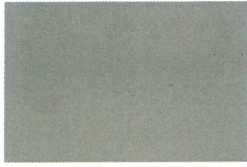




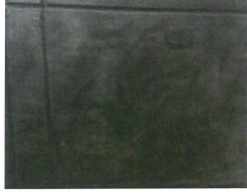
PRIMARY COLOR 1: SHERWIN WILLIAMS  
(SW) 7019 GAUNTLET GRAY



PRIMARY COLOR 2: SHERWIN WILLIAMS  
(SW) 7016 MINDFUL GRAY



ACCENT COLOR 1: SHERWIN  
WILLIAMS (SW) 7018 DOVE TAIL



ACCENT COLOR 2: CUSTOM STAIN



ARCHITECTURAL FORM LINER



ACM PANELS: REYNOLDS  
AND CO. CLEAR



TYPICAL OFFICE ENTRY



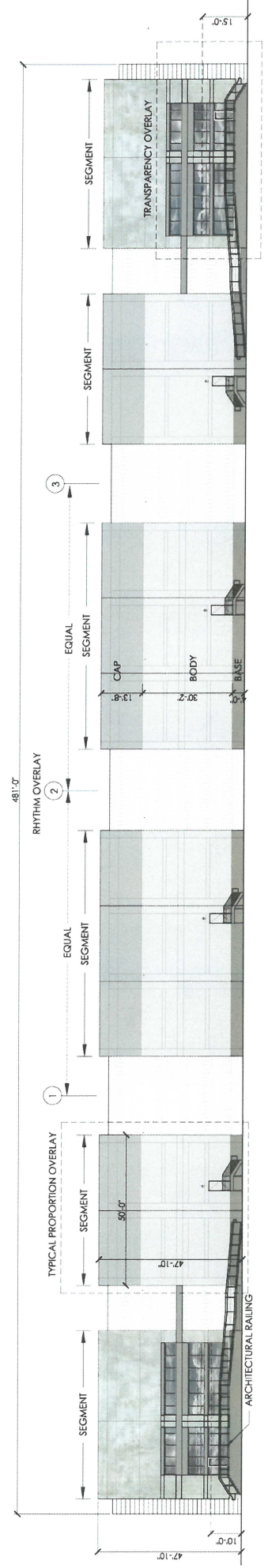
urban  
LOGISTICS REALTY

Project Number  
2974

PARC 30 NORTH & SOUTH  
BUILDINGS 1, 2, 3, 4 & 5  
EXTERIOR FINISH BOARD  
MESQUITE, TX

APRIL  
2019

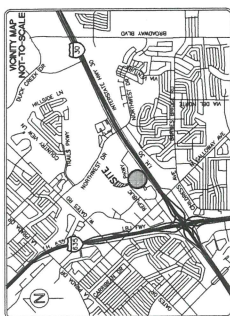
gsi | andrade  
ARCHITECTS





# EXHIBIT B

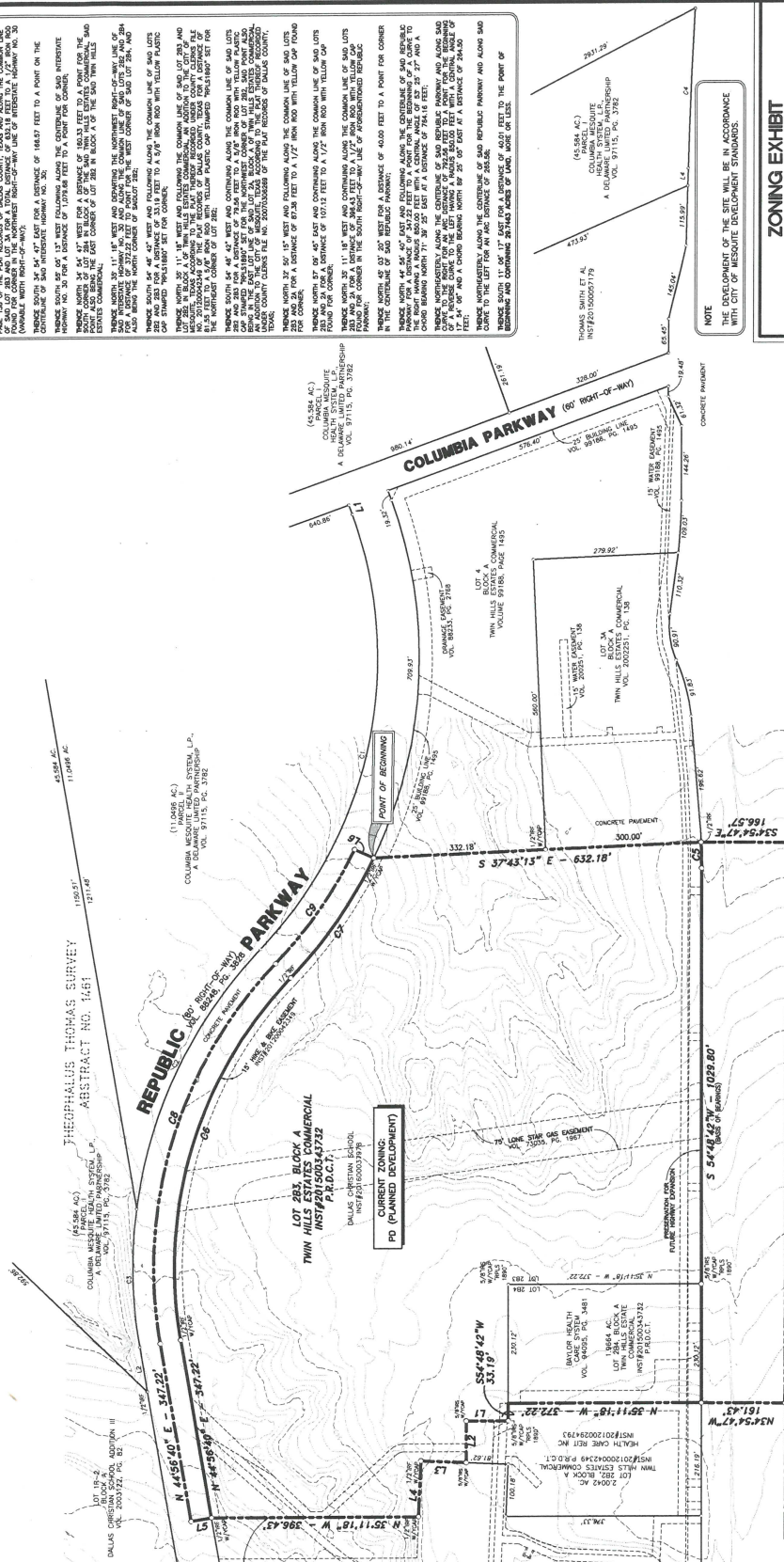
NO.	RADIUS	$\sim$ CURVE TABLE			
		DELTA	ARC	CH. BEARING	CHORD
C1	810.00	63.40 30"	900.16	S 0631° 52' W	854.37
C2	890.00	36.10 33"	963.02	S 00714° 40' W	592.73
C3	880.00	37.14 33"	267.84	S 83° 14' 53" W	266.83
C4	1173.83	01.30 02"	308.35	S 56° 20' 48" W	308.35
C5	1176.30	02.25 54"	49.92	S 53° 30' 45" W	49.92
C6	810.00	52.25 26"	758.26	N 71° 39' 25" E	728.20
C7	890.00	17.58 21"	278.17	N 89° 22' 48" E	278.03
C8	850.00	52.25 27"	793.58	N 89° 22' 05" E	764.16
C9	850.00	17.58 06"	265.98	N 89° 25' 05" E	264.50



**FLOODING NOTE**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE 1981 FLOOD INSURANCE RATE MAP (FIRM) FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - SHOW NO. 481130300BA, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREIN LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT MPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON ARE INSURED AGAINST FLOODING. FLOODING CAN OCCUR ON BASE CONDITIONS. GREATER FLOODING CAN OCCUR AND FLOOD HEIGHTS MAY BE EXCEEDED. THE PROPERTY OWNER SHOULD OBTAIN FLOOD INSURANCE. THE PROPERTY OWNER SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

[illegible]

**NOTE**  
THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF MESQUITE DEVELOPMENT STANDARDS.

**ZONING EXHIBIT**  
**LOTS 2B3 & 2B4, BLOCK A**  
**DALLAS CHRISTIAN SCHOOL**  
**TWIN HILLS ESTATES COMMERCIAL**  
**CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

OWNER INFO:  
JAMES HUFF  
BVP REAL ESTATE SERVICES  
TAYLOR SCOTT & WHITE  
JAMES.HUFF@BSWHEALTH.ORG  
214-816-8097

CHRIS KING PHD  
PRESIDENT  
DALLAS CHRISTIAN SCHOOL  
CKING@DALLASCHRISTIAN.COM

BLUE SKY SURVEYING  
& MAPPING, CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4600

**INTERSTATE HIGHWAY NO. 30**

UVA-30-11001 HELM SYSTEM