

ORDINANCE NO. 5021
File No. Z0423-0301

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT - COMMERCIAL ORDINANCE NO. 4862 TO PLANNED DEVELOPMENT - COMMERCIAL ORDINANCE NO. 4862 WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 19750, 19800, AND 19850 INTERSTATE HIGHWAY 635 (MESQUITE 635 – BUILDINGS A, B, AND C LOCATED AT THE SOUTHEAST CORNER OF INTERSTATE HIGHWAY 635 AND U.S. HIGHWAY 80 EAST) TO ALLOW MANUFACTURING OF ORDNANCE AND ACCESSORIES (SIC 348) SUBJECT TO A CERTAIN STIPULATION; 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 subject property is approximately 38 acres, located at 19750, 19800, and 19850 Interstate Highway 635 (Mesquite 635 – Buildings A, B, and C, and located at the southeast corner of Interstate Highway 635 and U.S. Highway 80 East) in the City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. That the Mesquite Zoning Ordinance is amended by approving a change of zoning from Planned Development - Commercial to Planned Development - Commercial with a Conditional Use Permit (“**CUP**”) to allow the manufacturing of ordnance and accessories (SIC 348) with the stipulation that operations on the Property shall not include storage, manufacturing, or installation of explosive components in any of the buildings located on the Property.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

Zoning / File No. Z0423-0301 / Adding CUP to Planned Development - Commercial

May 1, 2023

Page 2 of 2

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 1st day of May 2023.

DocuSigned by:
Daniel Aleman Jr.
D999585317D142B...

Daniel Alemán, Jr .
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

DocuSigned by:
David Paschall
666E18891208434...

David L. Paschall
City Attorney