

ORDINANCE NO. 5057
File No. Z0723-0311

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY PROVIDING A COMPREHENSIVE PLAN AMENDMENT FROM COMMERCIAL TO LIGHT INDUSTRIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT ORDINANCE NO. 1153 AND PLANNED DEVELOPMENT – COMMERCIAL ORDINANCE NO. 2017 TO PLANNED DEVELOPMENT – INDUSTRIAL TO ALLOW FOR RETAIL, WHOLESALE TRADE, SELF-STORAGE/MINIWAREHOUSE, OFFICE, WAREHOUSING, AND LIGHT INDUSTRIAL SERVICE, MANUFACTURING, AND ASSEMBLY USES IN ADDITION TO OTHER USES ALLOWED IN THE INDUSTRIAL ZONING DISTRICT WITH MODIFICATIONS AND SUBJECT TO THE PLANNED DEVELOPMENT STANDARDS AND THE CONCEPT PLAN ON PROPERTY LOCATED AT 2732, 2800, AND 3200 EAST US HIGHWAY 80; 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 is approximately 21.115 acres and described in Exhibit A, attached hereto and incorporated herein by reference, and located at 2732, 2800, and 3200 East U.S. Highway 80, Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is hereby amended by changing the Property’s future land use designation from Commercial to Light Industrial.

SECTION 3. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Planned Development Ordinance No. 1153 and Planned Development - Commercial Ordinance No. 2017 to Planned Development – Industrial to allow for Retail, Wholesale Trade, Self-Storage/Miniwarehouse, Office, Warehousing, and Light Industrial Service, Manufacturing, and Assembly Uses in addition to other uses allowed in the Industrial

Zoning / File No. Z0723-0311 / Amending Mesquite Comprehensive Plan from Commercial to Light Industrial / Amending MZO from PD Ord No. 1153 & PD-Commercial Ord No. 2017 to PD-Industrial
September 5, 2023
Page 2 of 2

Zoning District with modifications and subject to the Planned Development Standards and the Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

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 5th day of September 2023.

DocuSigned by:
Daniel Aleman Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

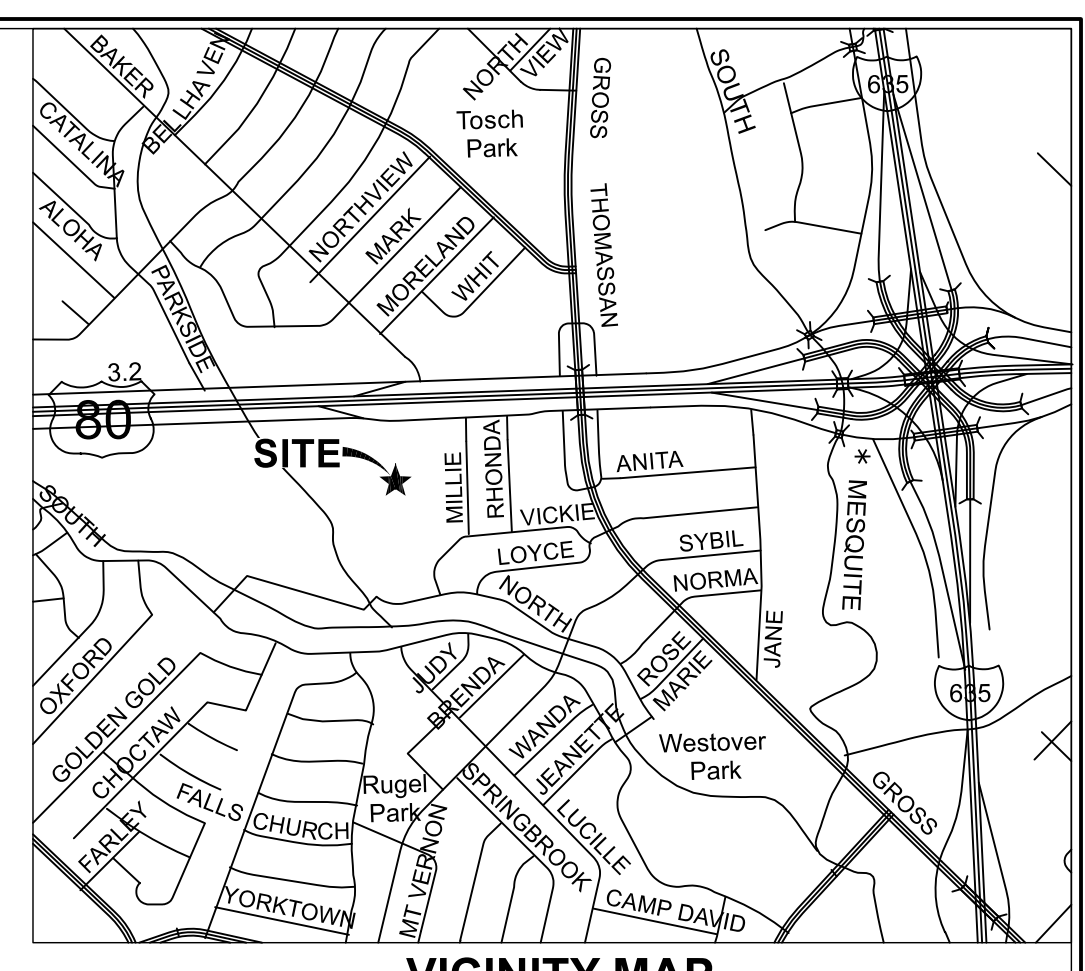
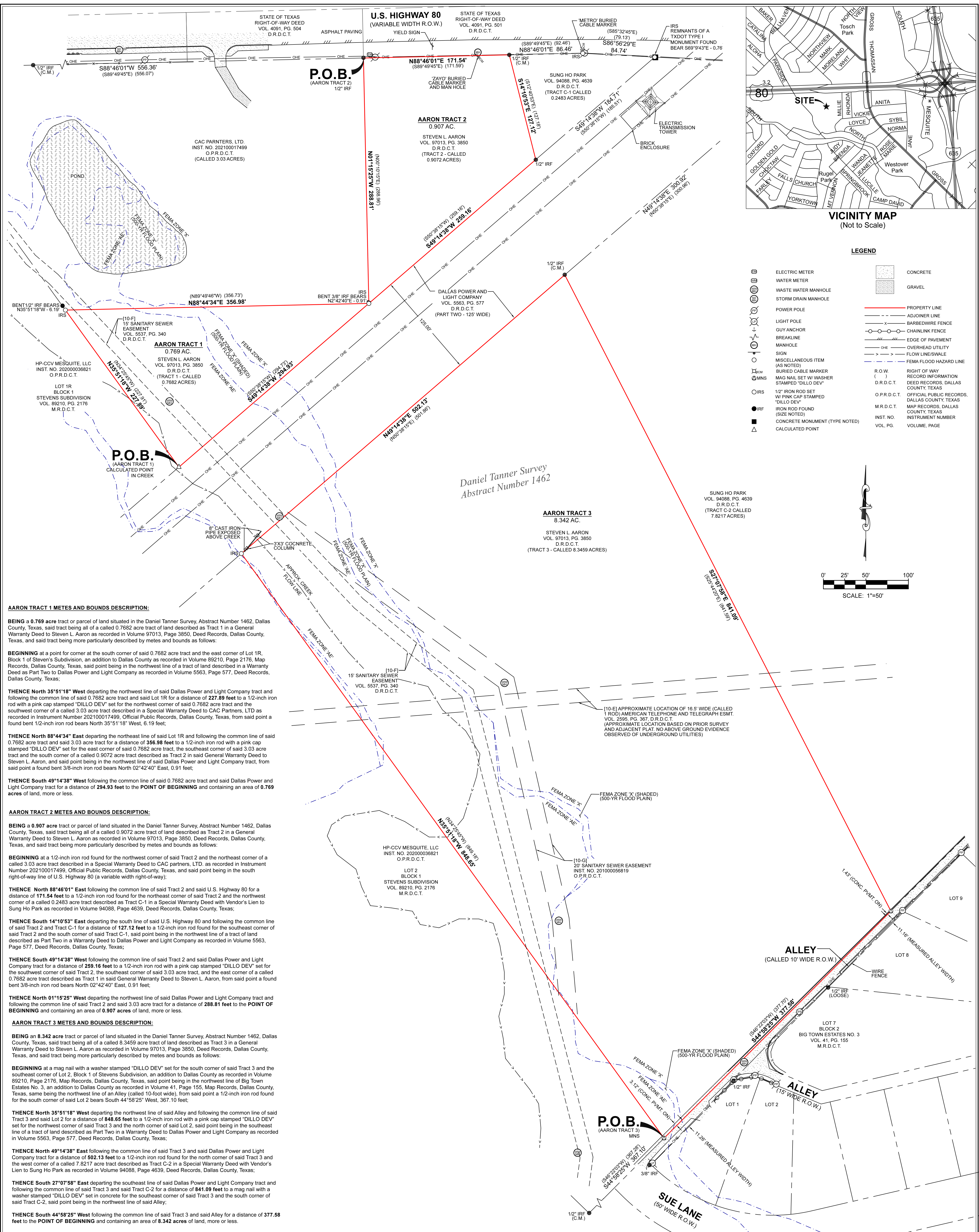
DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

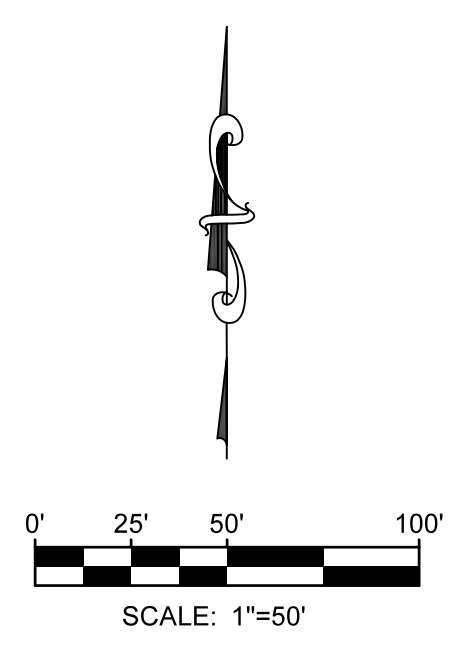
APPROVED AS TO LEGAL FORM:

DocuSigned by:
David Paschall
666E18891208434...

David L. Paschall
City Attorney



LEGEND table with symbols for various survey features: Electric Meter, Water Meter, Waste Water Manhole, Storm Drain Manhole, Power Pole, Light Pole, Guy Anchor, Breakline, Manhole, Sign, Miscellaneous Item, Buried Cable Marker, Mag Nail Set, 1/2" IRF, IRF, Concrete Monument, Calculated Point, Property Line, Adjoiner Line, Barbed Wire Fence, Chain Link Fence, Edge of Pavement, Overhead Utility, Flow Line/Swale, FEMA Flood Hazard Line, R.O.W., Record Information, D.R.D.C.T., P.R.D.C.T., Official Public Records, Map Records, M.R.D.C.T., Instrument Number, Volume, Page.



AARON TRACT 1 METES AND BOUNDS DESCRIPTION:

BEING a 0.769 acre tract or parcel of land situated in the Daniel Tanner Survey, Abstract Number 1462, Dallas County, Texas, said tract being all of a called 0.7682 acre tract of land described as Tract 1 in a General Warranty Deed to Steven L. Aaron as recorded in Volume 97013, Page 3850, Deed Records, Dallas County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the south corner of said 0.7682 acre tract and the east corner of Lot 1R, Block 1 of Steven's Subdivision, an addition to Dallas County as recorded in Volume 89210, Page 2176, Map Records, Dallas County, Texas, said point being in the northwest line of a tract of land described in a Warranty Deed as Part Two to Dallas Power and Light Company as recorded in Volume 5563, Page 577, Deed Records, Dallas County, Texas;

THENCE North 35°51'18" West departing the northwest line of said Dallas Power and Light Company tract and following the common line of said 0.7682 acre tract and said Lot 1R for a distance of 227.89 feet to a 1/2-inch iron rod with a pink cap stamped "DILLO DEV" set for the northwest corner of said 0.7682 acre tract and the southwest corner of a called 3.03 acre tract described in a Special Warranty Deed to CAC Partners, LTD as recorded in Instrument Number 202100017499, Official Public Records, Dallas County, Texas, from said point a found bent 1/2-inch iron rod bears North 35°51'18" West, 6.19 feet;

THENCE North 88°44'34" East departing the northeast line of said Lot 1R and following the common line of said 0.7682 acre tract for a distance of 356.98 feet to a 1/2-inch iron rod with a pink cap stamped "DILLO DEV" set for the east corner of said 0.7682 acre tract, the southeast corner of said 3.03 acre tract and the south corner of a called 0.9072 acre tract described as Tract 2 in said General Warranty Deed to Steven L. Aaron, and said point being in the northwest line of said Dallas Power and Light Company tract, from said point a found bent 3/8-inch iron rod bears North 02°42'40" East, 0.91 feet;

THENCE South 49°14'38" West following the common line of said 0.7682 acre tract and said Dallas Power and Light Company tract for a distance of 294.93 feet to the POINT OF BEGINNING and containing an area of 0.769 acres of land, more or less.

AARON TRACT 2 METES AND BOUNDS DESCRIPTION:

BEING a 0.907 acre tract or parcel of land situated in the Daniel Tanner Survey, Abstract Number 1462, Dallas County, Texas, said tract being all of a called 0.9072 acre tract of land described as Tract 2 in a General Warranty Deed to Steven L. Aaron as recorded in Volume 97013, Page 3850, Deed Records, Dallas County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said Tract 2 and the northeast corner of a called 3.03 acre tract described in a Special Warranty Deed to CAC Partners, LTD, as recorded in Instrument Number 202100017499, Official Public Records, Dallas County, Texas, and said point being in the south right-of-way line of U.S. Highway 80 (a variable width right-of-way);

THENCE North 88°46'01" East following the common line of said Tract 2 and said U.S. Highway 80 for a distance of 171.54 feet to a 1/2-inch iron rod found for the northeast corner of said Tract 2 and the northwest corner of a called 0.2483 acre tract described as Tract C-1 in a Special Warranty Deed with Vendor's Lien to Sung Ho Park as recorded in Volume 94088, Page 4639, Deed Records, Dallas County, Texas;

THENCE South 14°10'53" East departing the south line of said U.S. Highway 80 and following the common line of said Tract 2 and Tract C-1 for a distance of 127.12 feet to a 1/2-inch iron rod found for the southeast corner of said Tract 2 and the south corner of said Tract C-1, said point being in the northwest line of a tract of land described as Part Two in a Warranty Deed to Dallas Power and Light Company as recorded in Volume 5563, Page 577, Deed Records, Dallas County, Texas;

THENCE South 49°14'38" West following the common line of said Tract 2 and said Dallas Power and Light Company tract for a distance of 259.16 feet to a 1/2-inch iron rod with a pink cap stamped "DILLO DEV" set for the southwest corner of said Tract 2, the southeast corner of said 3.03 acre tract, and the east corner of a called 0.7682 acre tract described as Tract 1 in said General Warranty Deed to Steven L. Aaron, from said point a found bent 3/8-inch iron rod bears North 02°42'40" East, 0.91 feet;

THENCE North 01°15'25" West departing the northwest line of said Dallas Power and Light Company tract and following the common line of said Tract 2 and said 3.03 acre tract for a distance of 288.81 feet to the POINT OF BEGINNING and containing an area of 0.907 acres of land, more or less.

AARON TRACT 3 METES AND BOUNDS DESCRIPTION:

BEING an 8.342 acre tract or parcel of land situated in the Daniel Tanner Survey, Abstract Number 1462, Dallas County, Texas, said tract being all of a called 8.3459 acre tract of land described as Tract 3 in a General Warranty Deed to Steven L. Aaron as recorded in Volume 97013, Page 3850, Deed Records, Dallas County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with a washer stamped "DILLO DEV" set for the south corner of said Tract 3 and the southeast corner of Lot 2, Block 1 of Stevens Subdivision, an addition to Dallas County as recorded in Volume 89210, Page 2176, Map Records, Dallas County, Texas, said point being in the northwest line of Big Town Estates No. 3, an addition to Dallas County as recorded in Volume 41, Page 155, Map Records, Dallas County, Texas, same being the northwest line of an Alley (called 10-foot wide), from said point a 1/2-inch iron rod found for the south corner of said Lot 2 bears South 44°58'25" West, 367.10 feet;

THENCE North 35°51'18" West departing the northwest line of said Alley and following the common line of said Tract 3 and said Lot 2 for a distance of 848.65 feet to a 1/2-inch iron rod with a pink cap stamped "DILLO DEV" set for the northwest corner of said Tract 3 and the north corner of said Lot 2, said point being in the southeast line of a tract of land described as Part Two in a Warranty Deed to Dallas Power and Light Company as recorded in Volume 5563, Page 577, Deed Records, Dallas County, Texas;

THENCE North 49°14'38" East following the common line of said Tract 3 and said Dallas Power and Light Company tract for a distance of 502.13 feet to a 1/2-inch iron rod found for the north corner of said Tract 3 and the west corner of a called 7.8217 acre tract described as Tract C-2 in a Special Warranty Deed with Vendor's Lien to Sung Ho Park as recorded in Volume 94088, Page 4639, Deed Records, Dallas County, Texas;

THENCE South 27°07'58" East departing the southeast line of said Dallas Power and Light Company tract and following the common line of said Tract 3 and said Tract C-2 for a distance of 841.09 feet to a mag nail with a washer stamped "DILLO DEV" set in concrete for the southeast corner of said Tract 3 and the south corner of said Tract C-2, said point being in the northwest line of said Alley;

THENCE South 44°58'25" West following the common line of said Tract 3 and said Alley for a distance of 377.58 feet to the POINT OF BEGINNING and containing an area of 8.342 acres of land, more or less.

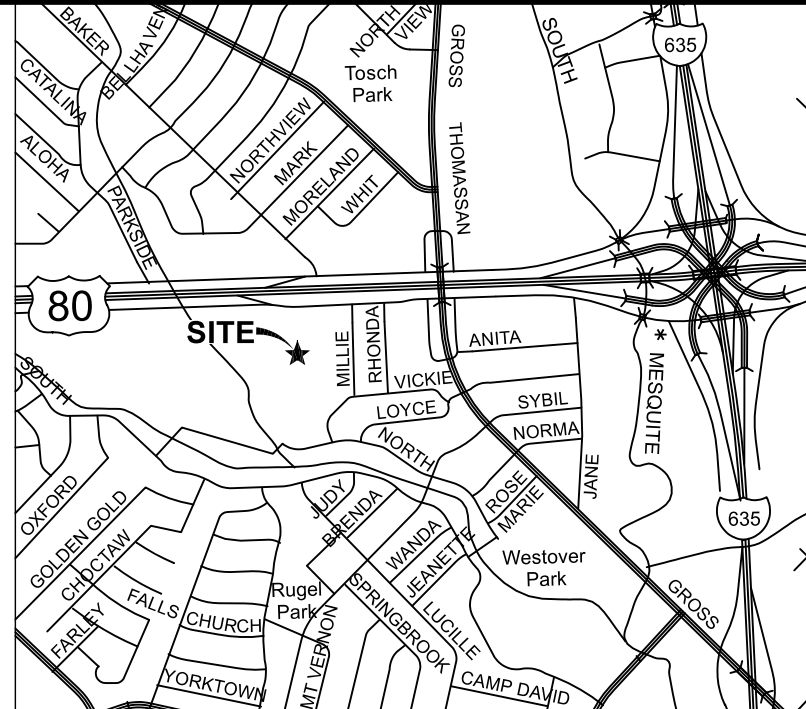
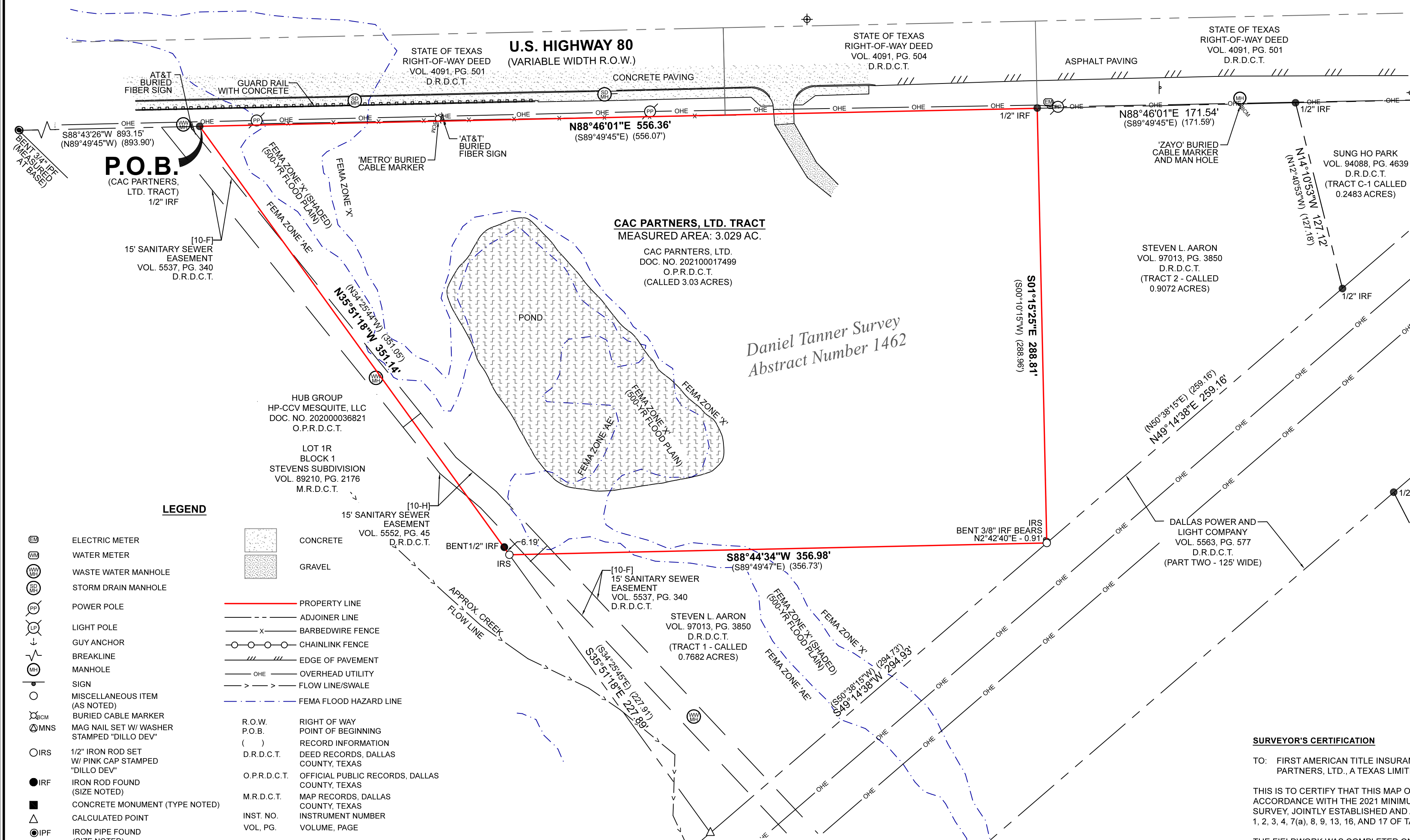
TITLE COMMITMENT NOTES - AARON TRACTS:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY.
GF NO: 1092-97284-RTT, EFFECTIVE DATE: SEPTEMBER 28, 2022.
THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []
THE FOLLOWING MATTERS ADDRESSED BY THE SURVEYOR ARE ITEMIZED BELOW:
[10-E] Easement granted by Thomas Davis and Mrs. Pearl Davis to American Telephone and Telegraph Company, filed 10/18/1945, recorded in Volume 2995, Page 367, Real Property Records, Dallas County, Texas. (Tract 3)
[APPLIES BLANKET, APPROXIMATE LOCATION SHOWN BASED ON PRIOR SURVEY AND ADJACENT PLAT, NO ABOVE GROUND EVIDENCE OBSERVED]
[10-F] Easement granted by Pearl Gerusia Davis to the City of Mesquite, filed 04/28/1961, recorded in Volume 5537, Page 340, Real Property Records, Dallas County, Texas. (Tracts 1 and 3)
[APPLIES TO TRACTS 1 AND 3 AS SHOWN]
[10-G] Easement granted by Steven L. Aaron to the City of Mesquite, filed 03/09/2010, recorded in cdf 201000058519, Real Property Records, Dallas County, Texas. (Tract 3)
[APPLIES TO TRACT 3 AS SHOWN]

GENERAL NOTES:
1. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, NORTH ZONE (4202), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET AND SURFACE USING TXDOTT'S SCALE FACTOR FOR DALLAS COUNTY OF 1.000135650.
2. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
3. PER WWW.FEMA.GOV (07/17/21), ZONE AE AND ZONE X 500 YEAR. THIS PROPERTY WAS FOUND IN MAP NUMBER 48113C0370K, DATED 7/7/2014.
4. TRACTS 1, 2 AND 3 ADDRESS: 3200 E. U.S. HIGHWAY 80, MESQUITE, TX 75149 (OBSERVED FROM CITY OF MESQUITE GIS)
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

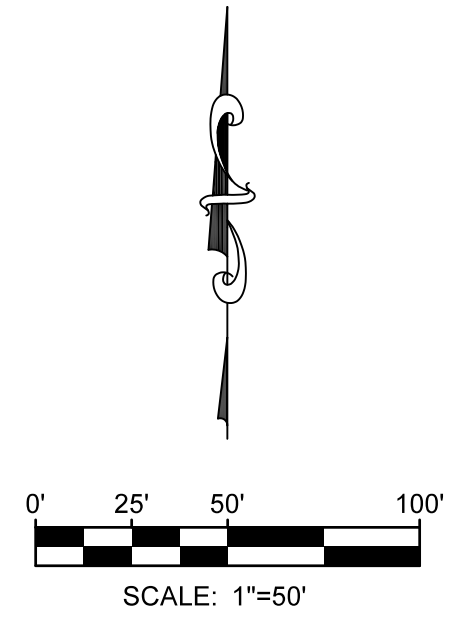
SURVEYOR'S CERTIFICATION
TO: FIRST AMERICAN TITLE INSURANCE COMPANY, GUION GREGG III 2020 IRREVOCABLE TRUST AND STEVEN L. AARON
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 7(a), 8, 9, 13, 16, AND 17 OF TABLE A HEREOF.
THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2022.
DATE OF PLAT OR MAP: DECEMBER 8, 2022
Seth P. Reichenau
SETH P. REICHENAU, R.P.L.S. NO. 6735
REGISTERED PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
AARON TRACT 1 - 0.769 ACRES
SITUATED IN THE DANIEL TANNER SURVEY,
ABSTRACT NUMBER 1462
AARON TRACT 2 - 0.907 ACRES
SITUATED IN THE DANIEL TANNER SURVEY,
ABSTRACT NUMBER 1462
AARON TRACT 3 - 8.342 ACRES
SITUATED IN THE DANIEL TANNER SURVEY,
ABSTRACT NUMBER 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
OWNER
Steven L. Aaron
SURVEYOR
DILLO DEV
Engineering|Surveying|Planning
Contact: Seth Reichenau, RPLS
Tel: (210)-383-3764 Email: Seth@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711
JOB NO. 22082
SHEET 1 OF 1

DILLO DEVELOPMENT SERVICES, LLC
C:\Users\Sethp\OneDrive - Dillo Development Services\OneDrive\Projects\2022\2022_03_01_Mesquite_V03_Survey\Map\03_01_2022_Aaron_Tracts.dwg Dec 08 2022 10:15:31am Sethp



VICINITY MAP (Not to Scale)



LEGEND

- Legend items including Electric Meter, Water Meter, Sanitary Sewer Easement, Property Line, and various survey symbols.

CAC PARTNERS, LTD. TRACT METES AND BOUNDS DESCRIPTION:

BEING a 3.029 acre tract or parcel of land situated in the Daniel Tanner Survey, Abstract Number 1462, Dallas County, Texas...

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said CAC Partners, LTD. tract and the northeast corner of Lot 1R, Block 1 of Steven's Subdivision...

THENCE North 88°46'01" East following the common line of said CAC Partners, LTD. tract and said U.S. Highway 80 for a distance of 556.36 feet...

THENCE South 01°15'25" East departing the south line of said U.S. Highway 80 and following the common line of said CAC Partners, LTD. tract and said Tract 2 for a distance of 288.81 feet...

THENCE South 88°44'34" West departing the northwest line of said Dallas Power and Light Company tract and following the common line of said CAC Partners, LTD. tract and said Tract 1 for a distance of 356.98 feet...

THENCE North 35°51'18" West following the common line of said CAC Partners, LTD. tract and said Lot 1R, at a distance of 6.19 feet passing a bent 1/2-inch iron rod found...

CAC PARTNERS, LTD. TRACT - TITLE COMMITMENT NOTES

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 1002-373597-RTT, EFFECTIVE DATE: OCTOBER 18, 2022.

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY...

THE FOLLOWING MATTERS ADDRESSED BY THE SURVEYOR ARE ITEMIZED BELOW.

[10-E] Easement granted by Thomas Davis and Mrs. Pearl Davis to American Telephone and Telegraph Company, filed 10/18/1945, recorded in Volume 2595, Page 367, Real Property Records, Dallas County, Texas. [DOES NOT APPLY]

[10-F] Easement granted by Pearl Gerusia Davis to the City of Mesquite, filed 04/28/1961, recorded in Volume 5537, Page 340, Real Property Records, Dallas County, Texas. [APPLIES AS SHOWN]

[10-G] Easement granted by Mrs. Thomas Davis to City of Mesquite, filed 09/11/1958, recorded in Volume 4963, Page 267, Real Property Records, Dallas County, Texas. [DOES NOT APPLY]

[10-H] Easement granted by Sybil Davis to City of Mesquite, filed 05/22/1961, recorded in Volume 5552, Page 45, Real Property Records, Dallas County, Texas. [APPLIES AS SHOWN]

GENERAL NOTES:

- 6 general notes regarding bearings, property subject to development codes, FEMA flood zones, address, and evidence of earth moving or street changes.

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, GUION GREGG III 2020 IRREVOCABLE TRUST AND CAC PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY...

THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2022.

DATE OF PLAT OR MAP: DECEMBER 8, 2022

Seth Reichenau signature and name, SETH REICHENAU, R.P.L.S. NO. 6735



ALTA/NSPS LAND TITLE SURVEY

BEING 3.029 ACRES SITUATED IN THE DANIEL TANNER SURVEY, ABSTRACT NUMBER 1462 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

OWNER CAC Partners, LTD.

SURVEYOR DILLO DEV Engineering|Surveying|Planning

Contact: Seth Reichenau, RPLS Tel: (210)-383-3764 Email: Seth@DilloDev.com Address: 967 Broadway, New Braunfels, TX 78130 TX Engineering Firm No. F-22833 TX Surveying Firm No. 10194711

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS – File No. Z0723-0311

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Mesquite, Texas, as amended and including the Mesquite Zoning Ordinance (“MZO”), hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 21.12 acres of land (“Property”), located within the city limits of Mesquite, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purposes of this Plan is to ensure a PD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the Mesquite Comprehensive Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The “Property” shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **PD (Planned Development)** zoning district, and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the “Property”, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES

The following uses are permitted on the identified Lots with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe the uses in this document shall tie to those found in the Code.

Development Lot “1” (see Ex. “C”, Concept Plan)

- 1) Office / Miniwarehousing
- 2) Retail

Development Lot “2” (see Ex. “C”, Concept Plan)

- 1) Office/Warehouse
- 2) Light Industrial Service, Manufacturing, and Assembly

- 3) Warehouse and Freight Movement
- 4) Wholesale Trade

6. COMPREHENSIVE PLAN

6.1. This Development Plan amends the Mesquite Comprehensive Plan 2019 for the land use on the Property.

7. DEVELOPMENT LOT "1" (see Ex. "C", Concept Plan)

7.1. **Building Setback.** The setbacks on the Property shall be as follows:

- 1) Front/Street Setback 25 feet minimum
- 2) Side Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater
- 3) Rear Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater

7.2. **Building Height.** 75 feet maximum

7.3. **Parking Regulations**

- 1) Parking requirements to adhere to Appendix C 3-400 in the code

8. DEVELOPMENT LOT "2" (see Ex. "C", Concept Plan)

8.1. **Building Setback.** The setbacks on the Property shall be as follows:

- 4) Front/Street Setback 25 feet minimum
- 5) Side Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater.
- 6) Rear Setback 25 feet or 2 times height of building above grade at the nearest AG, R, or D district boundary, whichever is greater.

8.2. **Parking Regulations**

- 1) Parking requirements to adhere to Appendix C 3-400 in the code

8.3. **Building Height.** 75 feet maximum

8.4. **Screening of the Service courts or dock areas.**

- 1) Dock doors cannot face public ROW / named street without screen wall.
- 2) All Screen walls should match the material of the main building.
- 3) All screening walls wing walls should be length of the trailer proposed at the dock door. Min height 10' feet from finish floor and not exceed 16' height.
- 4) Trailer Parking screen from public ROW (only in service court).
- 5) All loading docks visible from public view shall be screened by means of the following screening and landscaping elements:
 - a) A decorative masonry concrete tilt-up panel having a minimum height of 14' feet from the finish floor. If the wall includes a gate, it shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on

the principal building located on the same lot.

8.5. Outside storage / Dumpster screening Ref. Exhibit “C”

- 1) Dumpster and trash receptacles. All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by means of both the following landscape elements:
 - a) A decorative masonry concrete tilt-up panel having a minimum height of six (8) feet on three (3) sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.
- 2) All outside storage must be screened from the public ROW and back 2/3rd. of the Property.
- 3) Screening wall should 1' foot above the product. Screening wall facing public ROW must match the main building materials.
- 4) Dumpster's screening should match the main building min height of 8' from grade.
- 5) All dumpsters are gated with only 30% openings.
- 6) Dumpsters not allowed to face the front yard and must place not visible to public or private drives.

9. LANDSCAPE REQUIRMENTS

- 9.1. All general landscaping requirements to adhere to, MZO Section 1A-200, as well as 1A-202 for all lots permitted as nonresidential uses.
- 9.2. The landscape buffers and tree lines shall be installed as shown in Exhibit C - Concept Plan. Additionally, the trees installed along the frontage shall match the species and spacing that will be installed along the south property lines.

10. SCREENING STANDARDS

- 10.1. Screening shall be provided to adhere to MZO Section 1A-301 where screening is to provide partial visual protection and to serve as a barrier between uses.
- 10.2. The screening wall shall be installed along the rear property line as shown in Exhibit C - Concept Plan and shall be extended along the south of the property line to the floodplain.

11. TREE PROTECTION AND PRESERVATION

- 11.1. For the purpose of applying MZO Section 1A-400 of the Code, the entire Property shall be considered the development site with regard to the tree survey, tree protection plan, and tree replacement plan. The Owner shall prepare the required survey and plans for the Property and shall provide updated information as necessary to the City as development occurs on the Property,

12. MODIFICATIONS REQUESTED

- 12.1. Driveway locations shall be approved by TxDOT. Locations shown have been verbally approved by TxDOT. Final locations shall be approved during the permit process.

- 12.2. Driveway widths shown shall be approved by the City of Mesquite. 30 ft. minimum and 40 ft. maximum.
- 12.3. Driveway Spacing Distance $\frac{1}{2}$ diagonal distance of site = 500', provided 350'
- 12.4. Additional requirements required by fire marshal below:
 - 1) West entry to be one-way drive
 - 2) Providing 60' & 40' drive / fire lane
 - 3) All Fire Lanes to have a 30 ft. minimum width with 20 ft. minimum interior radii.
 - 4) 200' minimum separation between buildings "A&B" on Lot 2 (see Ex. "C", Concept Plan).

13. CHANGES TO DEVELOPMENT PLAN

- 13.1. Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Community Development.
- 13.2. **Major Changes** All changes not permitted under Section 14.1 above shall be resubmitted following the same procedure required by the original PD application.

LIST OF EXHIBITS INCORPORATED BY REFERENCE

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Development Standards
Exhibit "C"	Concept Plan



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Kyle McCullum - Representative

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AERON PARK
14840 LANDMARK BLVD.
SUITE 310
DALLAS, TX 75254

OWNER:
STEVEN L. AARON
P.O. BOX 279010
DALLAS, TX 75227

OWNER:
CAC PARTNERS, LTD.
14840 LANDMARK
SUITE 300
DALLAS, TX 75254

MESQUITE CENTERPOINT 80



BUILDING "A" NORTHWEST CORNER

2800 US 80 MESQUITE, TX 75149

REV.	DATE	ISSUE TITLE
1	07/09/2023	PLANNED DEVELOPMENT PACKAGE
1	08/02/2023	CITY COMMENT RESPONSE

INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

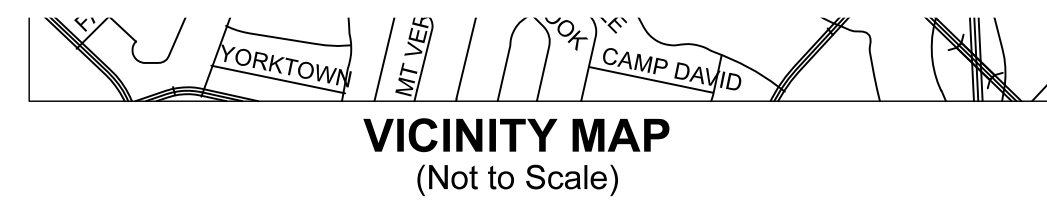
COVER SHEET

Project Number **A000.00**
PROJECT NUMBER SHEET NUMBER

CONCEPT PLAN NOTES:
 THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT SET THE ALIGNMENTS. ALIGNMENTS ARE DETERMINED AT THE TIME OF PLATTING.
 ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT REGULATIONS.
 THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND ARE 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.

MESQUITE CENTERPOINT	
SITE DATA TABLE	
GENERAL	
Case Number	2
Name of Project/Development	MESQUITE CENTERPOINT
Current Address	2800 U.S. HWY. NO. 80 3200 U.S. HWY. NO. 80
Existing Use	VACANT
Proposed Use	LOT 1 - Self Storage & Office LOT 2 - Warehouse & Office
Existing Zoning District	C & PD 1153
Applicable Zoning Overlays	None
DCad Account Numbers	6514626301000000, 6514626301000020, 6514626301000030, 6514626301000050, 6514626301000060, 6514626301000080
SITE DETAILS	
Gross Site Area	21,115 Acres
Lot 1 Area	919,764.1 Sq. Ft.
Lot 2 Area	215,689.5 Sq. Ft.
Site Frontage (feet) ~ U.S. Hwy. 80	699.10
Site Width (Feet)	803.05
Site Depth (Feet)	1278.10
BUILDING FOOTPRINT AREAS	
Building A	98,800 Sq. Ft.
Building B	70,800 Sq. Ft.
Building C1	29,378 Sq. Ft.
Building C2	2,000 Sq. Ft.
Building C3	5,900 Sq. Ft.
Total Building Footprint Area	Lot 1 37378 Sq. Ft. Lot 2 169600 Sq. Ft.
BUILDING USE	
Building A - Warehouse	98,800 Sq. Ft.
Building A - Office	Sq. Ft.
Building B - Warehouse	70,800 Sq. Ft.
Building B - Office	Sq. Ft.
Building C1 - Storage	118,000 Sq. Ft.
Building C1 - Office	Sq. Ft.
Building C2 - Storage	2,000 Sq. Ft.
Building C3 - Storage	5,900 Sq. Ft.
COVERAGE	
Total Floor Area Ratio (FAR)	Lot 1 17.2% Lot 2 24.3%

BUILDING HEIGHT (Feet)	Permitted	Proposed
Building A	75.0	37.5
Building B	75.0	37.5
Building C1	75.0	50.0
Building C2	75.0	11.0
Building C3	75.0	11.0
PARKING AND ACCESS		
Building A - Warehouse (17,000 sf.)	98.8	Spaces
Building A - Office (1,300 sf.)	0.0	464
Building B - Warehouse (17,000 sf.)	70.8	
Building B - Office (1,300 sf.)	0.0	
Building C1-C3 (17,10,000 sf.)	12.6	13
Total	182.2	477
Number of Disabled Parking Spaces	2	25
Number of Access Points	2	2
DOCKS & LOADING		
Building A - Docks	Required	Proposed
Building B - Docks	2	37
Building C - Loading	2	31



**PROPOSED ARCHITECTURAL CONCEPT MASTER PLAN
 NOT TO SCALE**

REV.	DATE	ISSUE TITLE
1	08/02/2023	CITY COMMENT RESPONSE

INCOMPLETE DOCUMENTS ARE FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

MESQUITE CENTERPOINT
 2800 US 80 MESQUITE, TX
 DALLAS COUNTY
 BLOCK A - LOTS 1&2
 AARON TRACK 1,2&3
 ABSTRACT NUMBER 1462

**PROPOSED CONCEPT
 MASTER PLAN**

Project Number **A100.00**
 PROJECT NUMBER SHEET NUMBER

ARCHITECT
5G Studio Industrial, LLC.
1217 Main St., Suite 500
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SUITE 310
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OWNER:
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14540 LANDMARK
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REV.	DATE	ISSUE TITLE
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1	08/02/2023	CITY COMMENT RESPONSE

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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TTRACK 1,2&3
ABSTRACT NUMBER 1462

ENLARGED SITE PLAN
BUILDING "A&B"

Project Number **A100.01**
PROJECT NUMBER SHEET NUMBER

ARCHITECT
5G Studio Industrial, LLC
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Kyle McCullum - Representative

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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

ENLARGED SITE PLAN
CONDITIONED STORAGE

Project Number **A100.02**
PROJECT NUMBER SHEET NUMBER

TO MEET ALL MINIMUM S

ARCHITECT
5G Studio Industrial, LLC.
1217 Main St., Suite 500
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Kyle McCullum - Representative

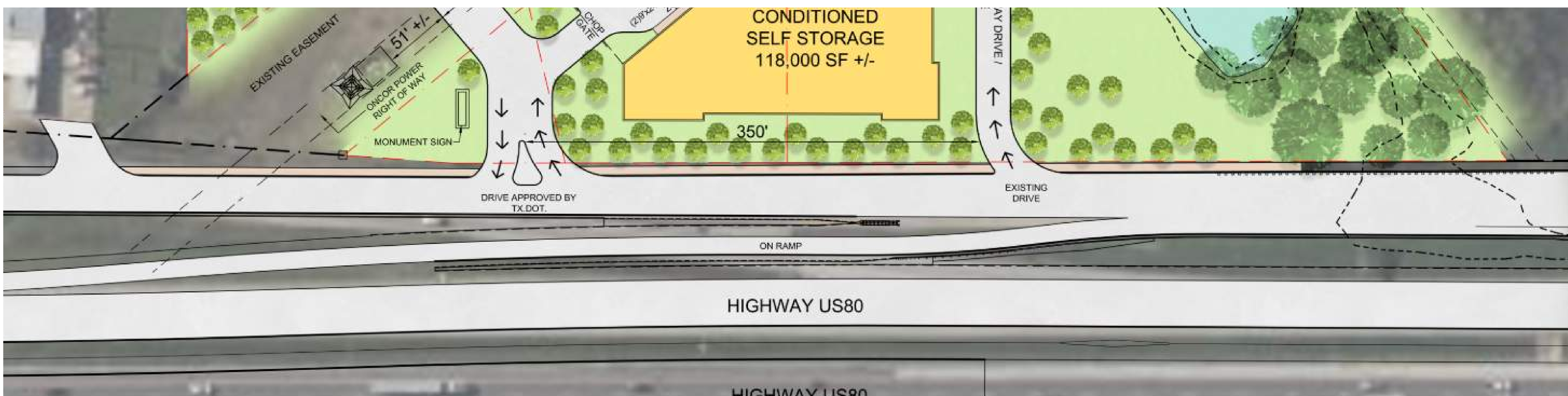
PH: 972.490.7090

DEVELOPER
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ACCESS DRIVE PLAN

REV.	DATE	ISSUE TITLE
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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

ENLARGED DRIVE
ACCESS PLAN

Project Number **A100.03**
SHEET NUMBER

ARCHITECT
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1217 Main St., Suite 500
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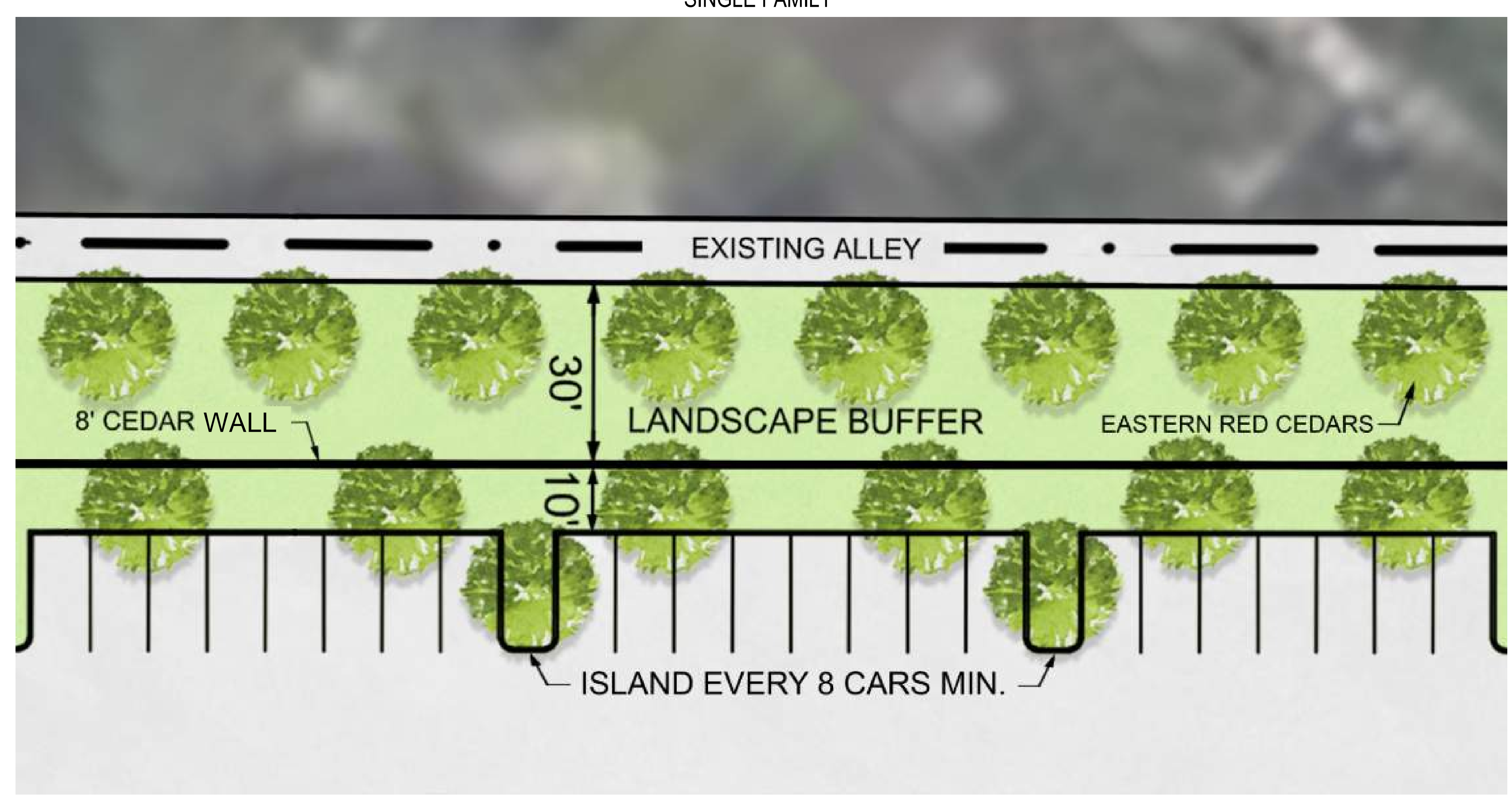
DEVELOPER
Guion Gregg III
3838 Oak Lawn
Suite 1416
Dallas, TX 75219

OWNER:
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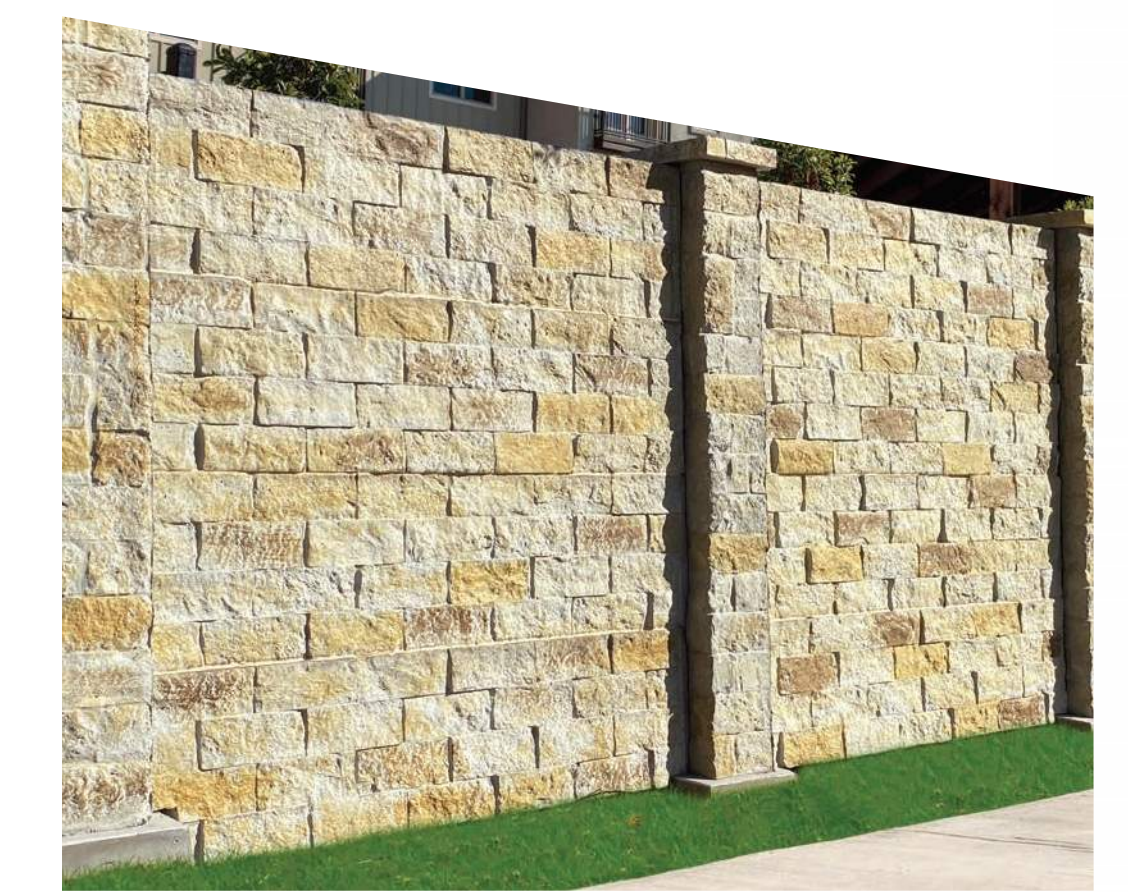
OWNER:
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DALLAS, TX 75227

OWNER:
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SUITE 300
DALLAS, TX 75254

SINGLE FAMILY



LANDSCAPE BUFFER PLAN



PROPOSED SCREEN WALL



EASTERN RED CEDAR

EASTERN RED CEDAR



LANDSCAPE BUFFER ELEVATION

REV.	DATE	ISSUE TITLE
1	07/06/2023	PLANNED DEVELOPMENT PACKAGE
1	08/02/2023	CITY COMMENT RESPONSE

ALLEY BUFFER PLAN / ELEVATION

Project Number **A100.04**

ARCHITECT
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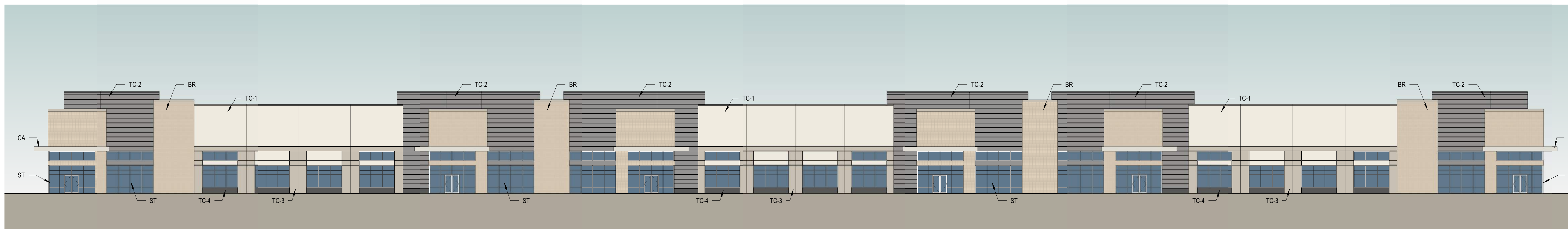
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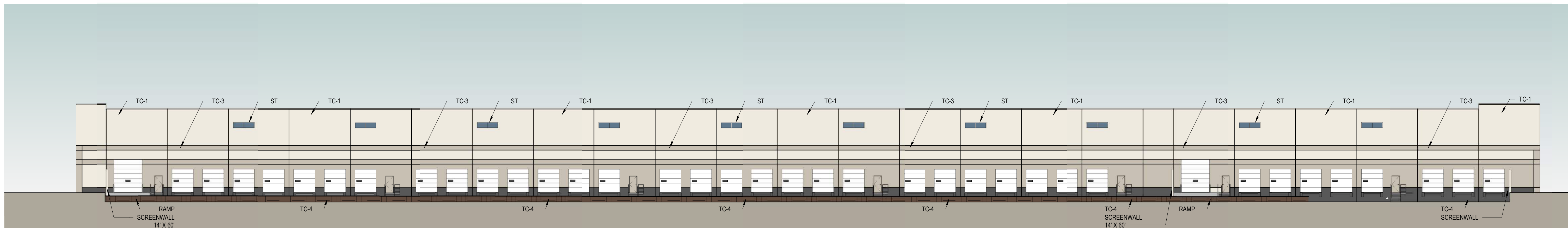
OWNER:
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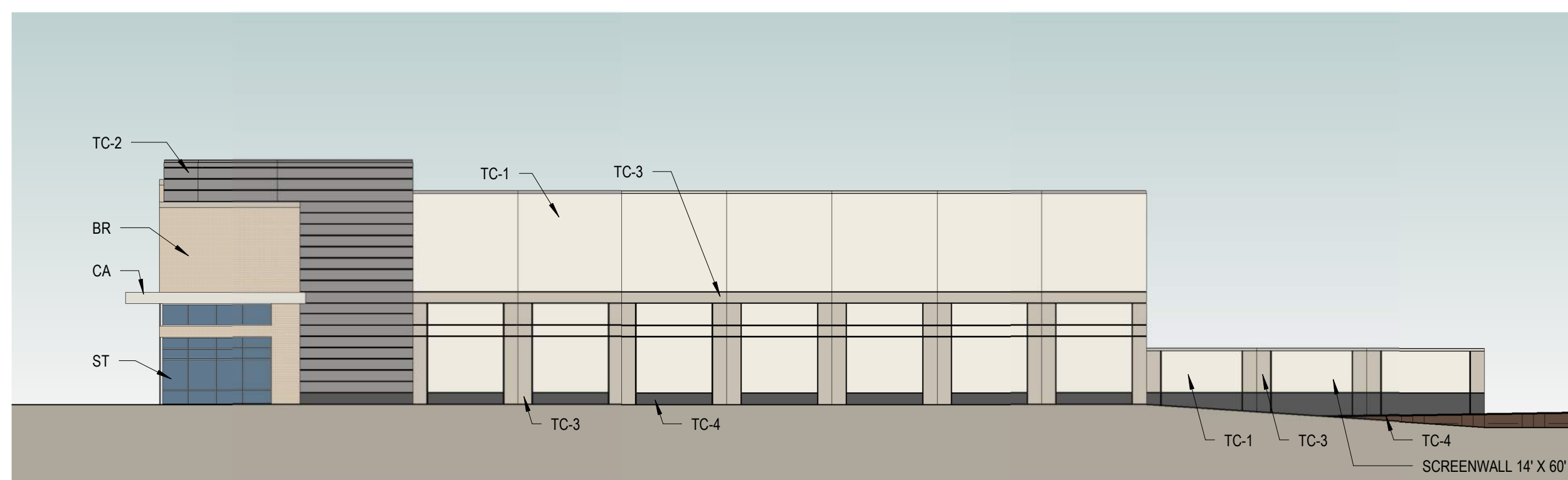
OWNER:
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14540 LANDMARK
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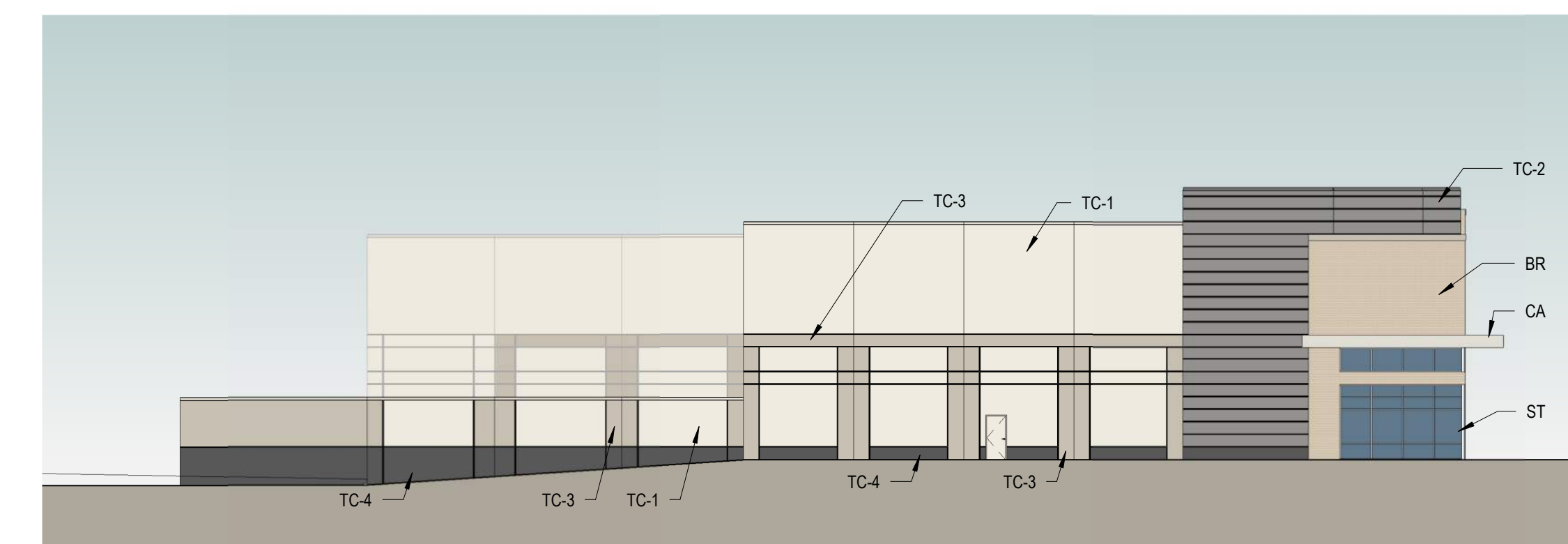
5 PROPOSED WEST ELEVATION
3/64" = 1'-0"



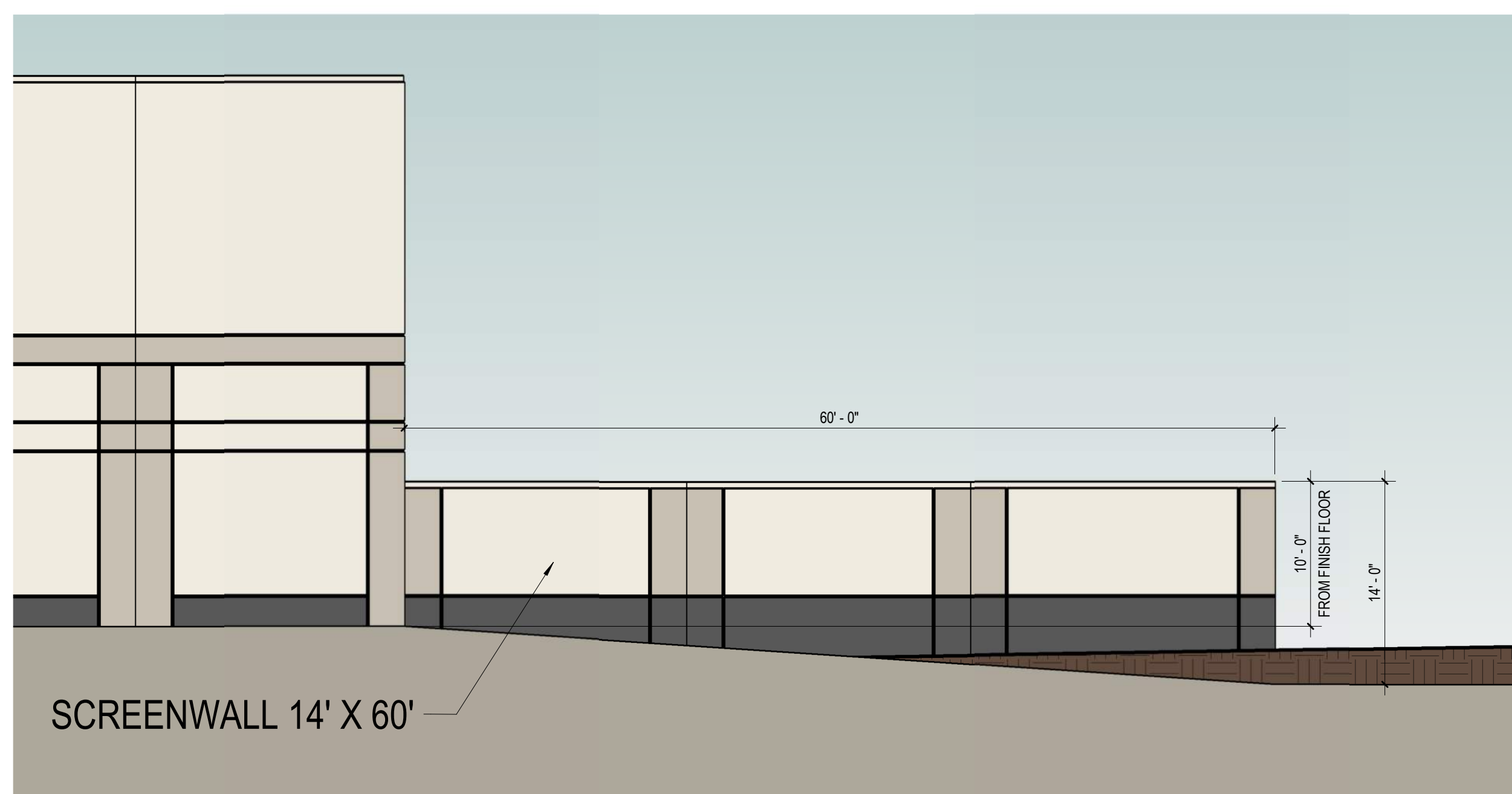
8 PROPOSED EAST ELEVATION
3/64" = 1'-0"



6 PROPOSED SOUTH ELEVATION
3/64" = 1'-0"



7 PROPOSED NORTH ELEVATION
3/64" = 1'-0"



1 ENLARGED SCREENWALL ELEVATION
1/8" = 1'-0"

FACADE MATERIAL LEGEND

- 'TC-1' TEXTURED CONCRETE
- 'TC-2' TEXTURED CONCRETE
- 'TC-3' TEXTURED CONCRETE
- 'TC-4' TEXTURED CONCRETE
- 'BR' BRICK VENEER
- 'ST' STORE FRONT
- 'CA' PREFINISHED METAL CANOPY

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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

BUILDING "A"
PROPOSED ELEVATIONS

Project Number **A200.00**
PROJECT NUMBER SHEET NUMBER

ARCHITECT
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Kyle McCullah - Representative

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DEVELOPER
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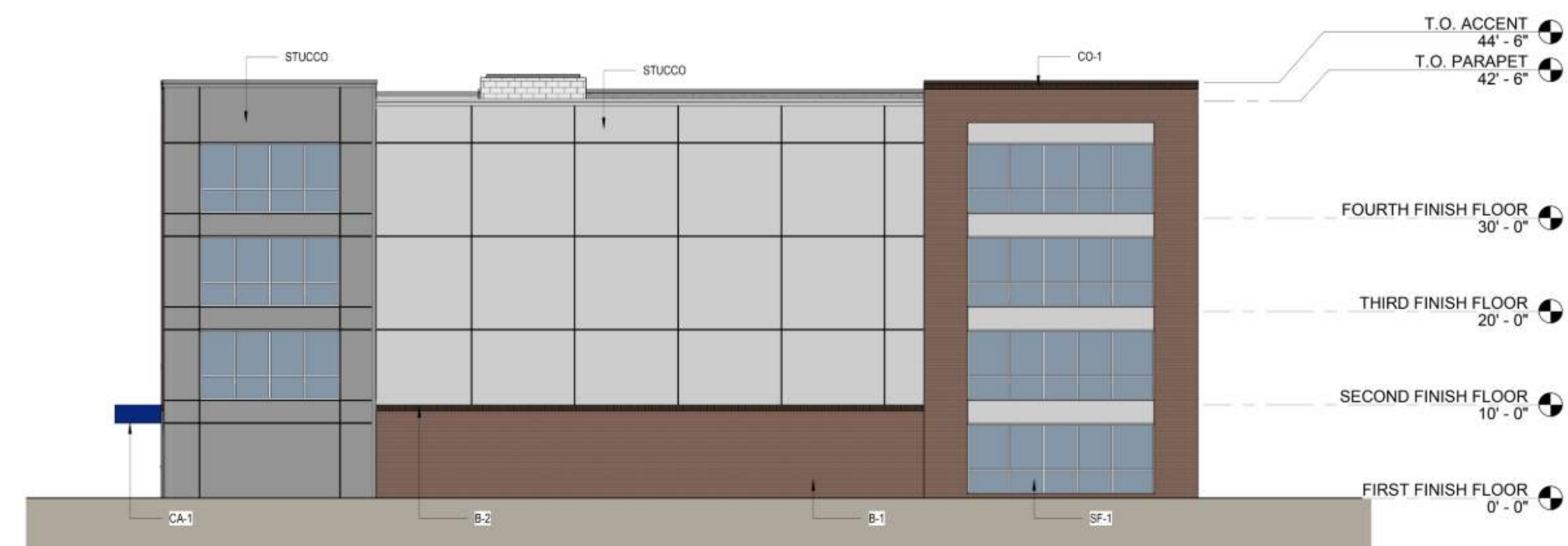
OWNER:
SUNG HO PARK
AERAN PARK
14540 LANDMARK BLVD.
SUITE 310
DALLAS, TX 75254

OWNER:
STEVEN L. AARON
P.O. BOX 279010
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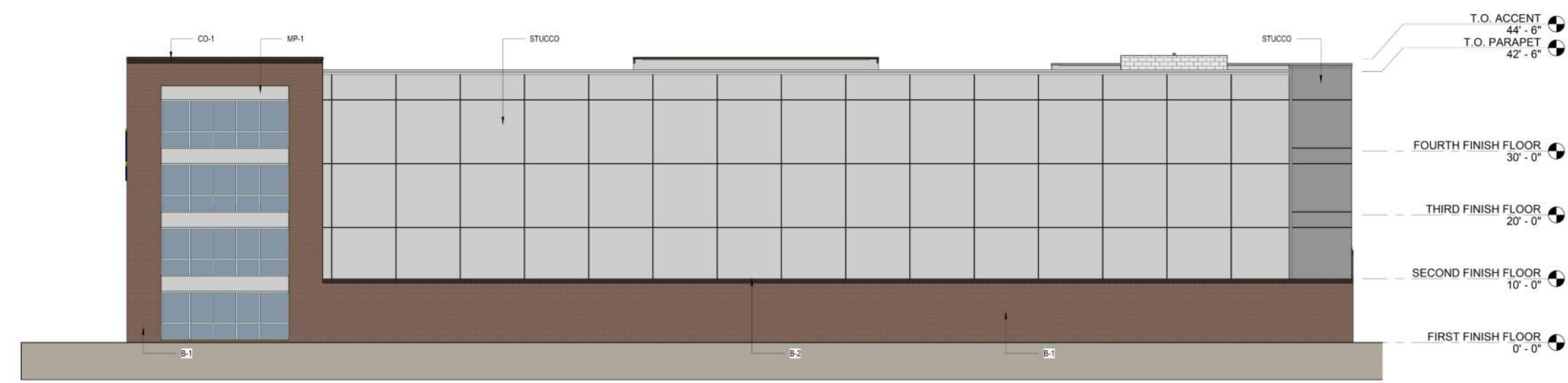
OWNER:
CAC PARTNERS, LTD.
14540 LANDMARK
SUITE 300
DALLAS, TX 75254



PROPOSED ELEVATION



PROPOSED ELEVATION



PROPOSED ELEVATION

CLIMATE CONTROLLED SELF STORAGE

CODE	MATERIAL
B-1	BRICK VENEER
B-2	BRICK VENEER - ACCENT
STUCCO	
SF-1	ANODIZED ALUMINUM STOREFRONT
CA-1	PREFINISHED METAL CANOPY
CO-1	PREFINISHED METAL COPING

REV.	DATE	ISSUE TITLE
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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

PROPOSED ELEVATIONS
CONTITIONED STORAGE

Project Number **A200.01**
PROJECT NUMBER SHEET NUMBER

ARCHITECT
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SOUTHEAST ENTRY BUILDING "A"

REV.	DATE	ISSUE TITLE
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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

PROPOSED RENDERING
BUILDING "A"

Project Number **A300.00**
PROJECT NUMBER SHEET NUMBER

ARCHITECT
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NORTHEAST ENTRY BUILDING "A"

REV.	DATE	ISSUE TITLE
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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

PROPOSED RENDERING
BUILDING "A"

Project Number **A300.01**
PROJECT NUMBER SHEET NUMBER

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CONDITIONED STORAGE

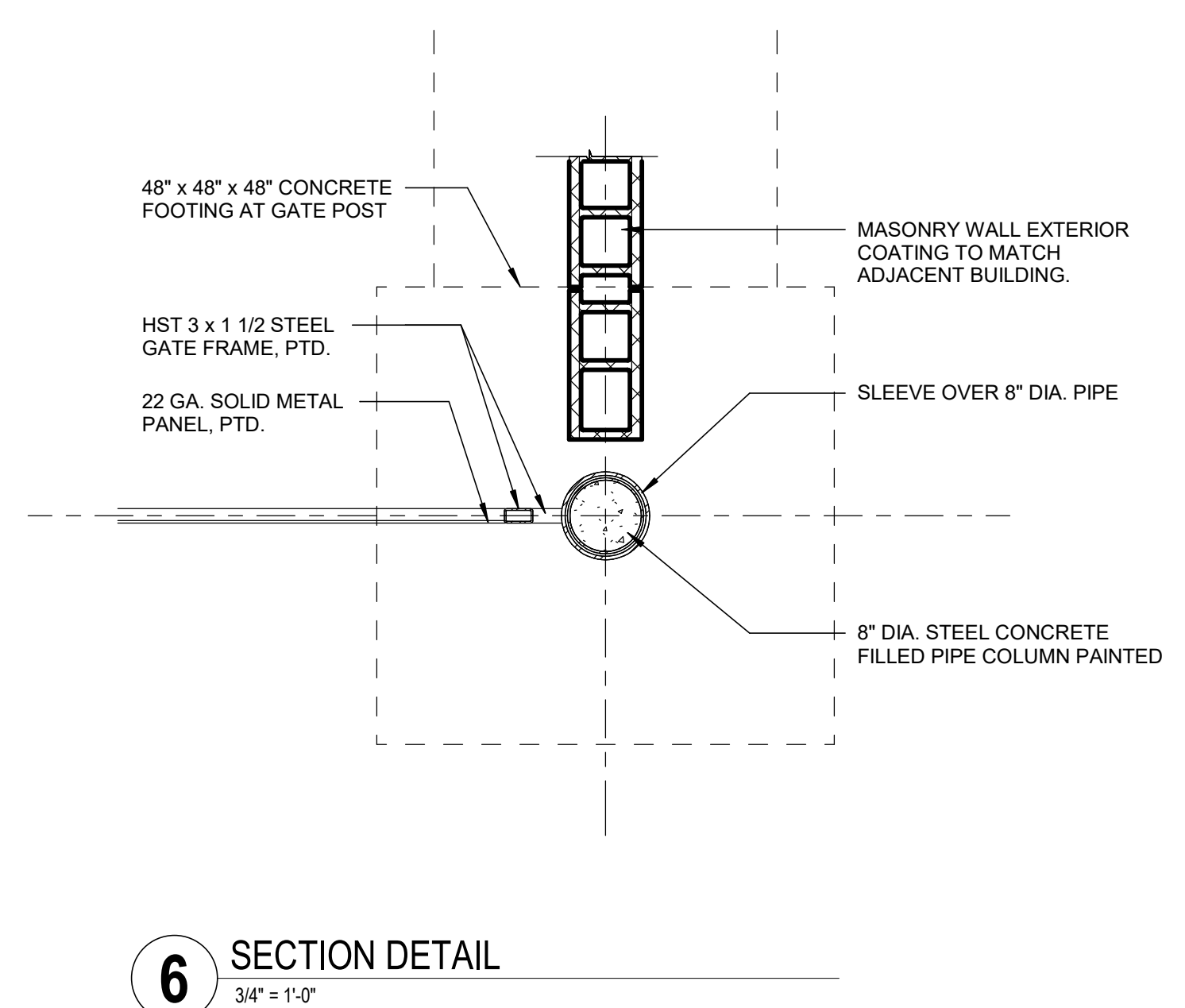
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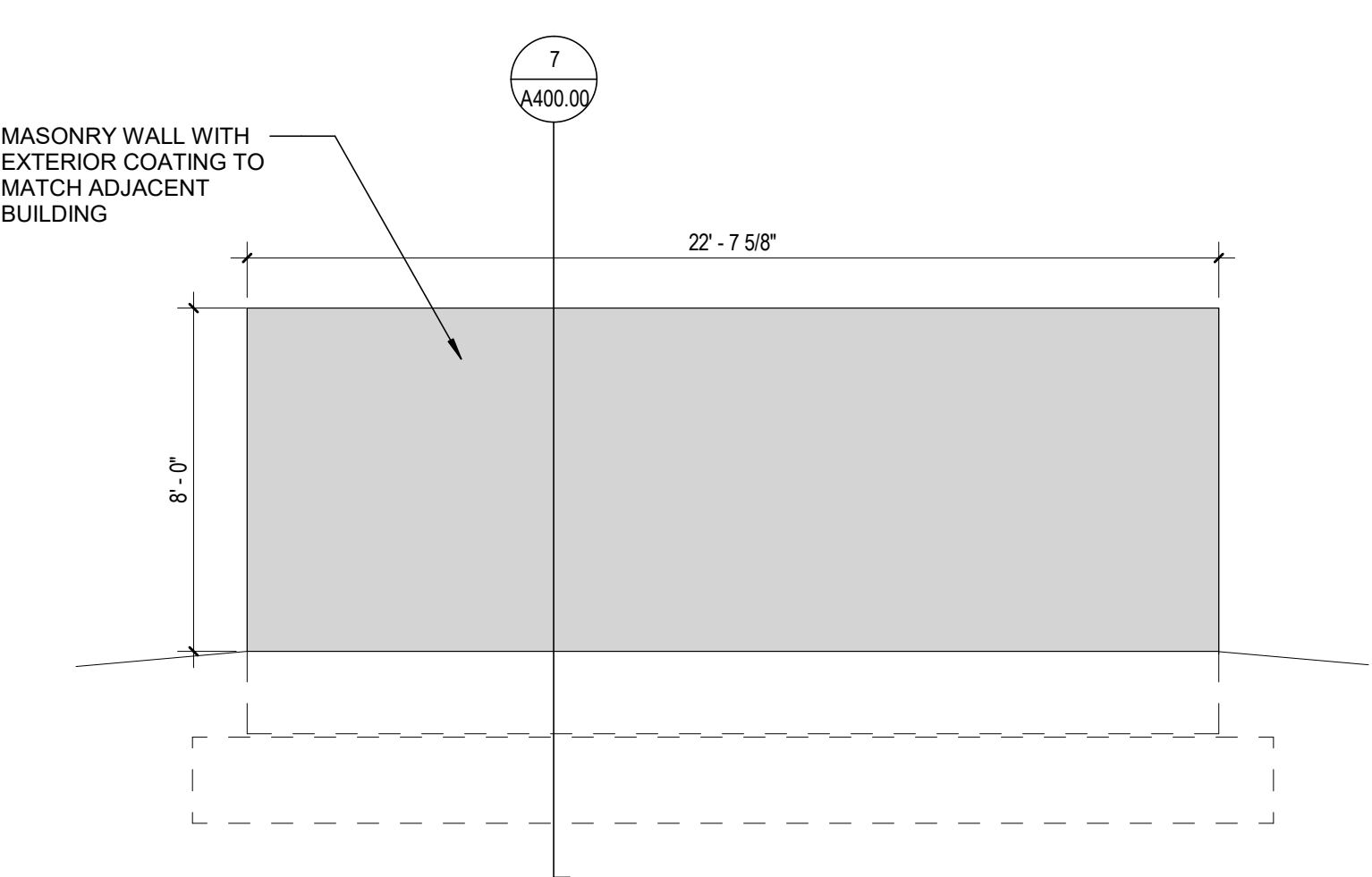
MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

PROPOSED RENDERING
CONDITIONED STORAGE

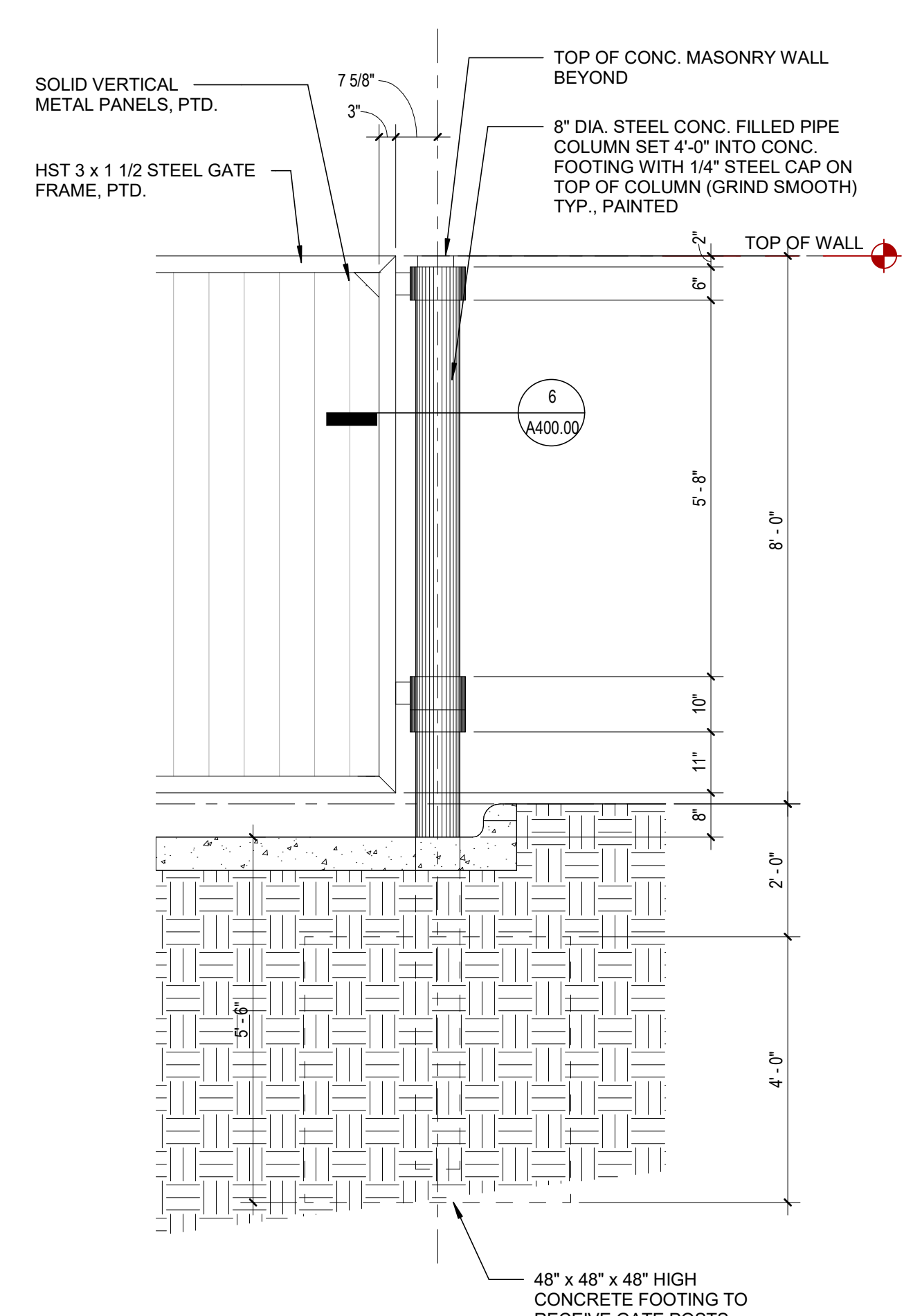
Project Number **A300.02**
PROJECT NUMBER SHEET NUMBER



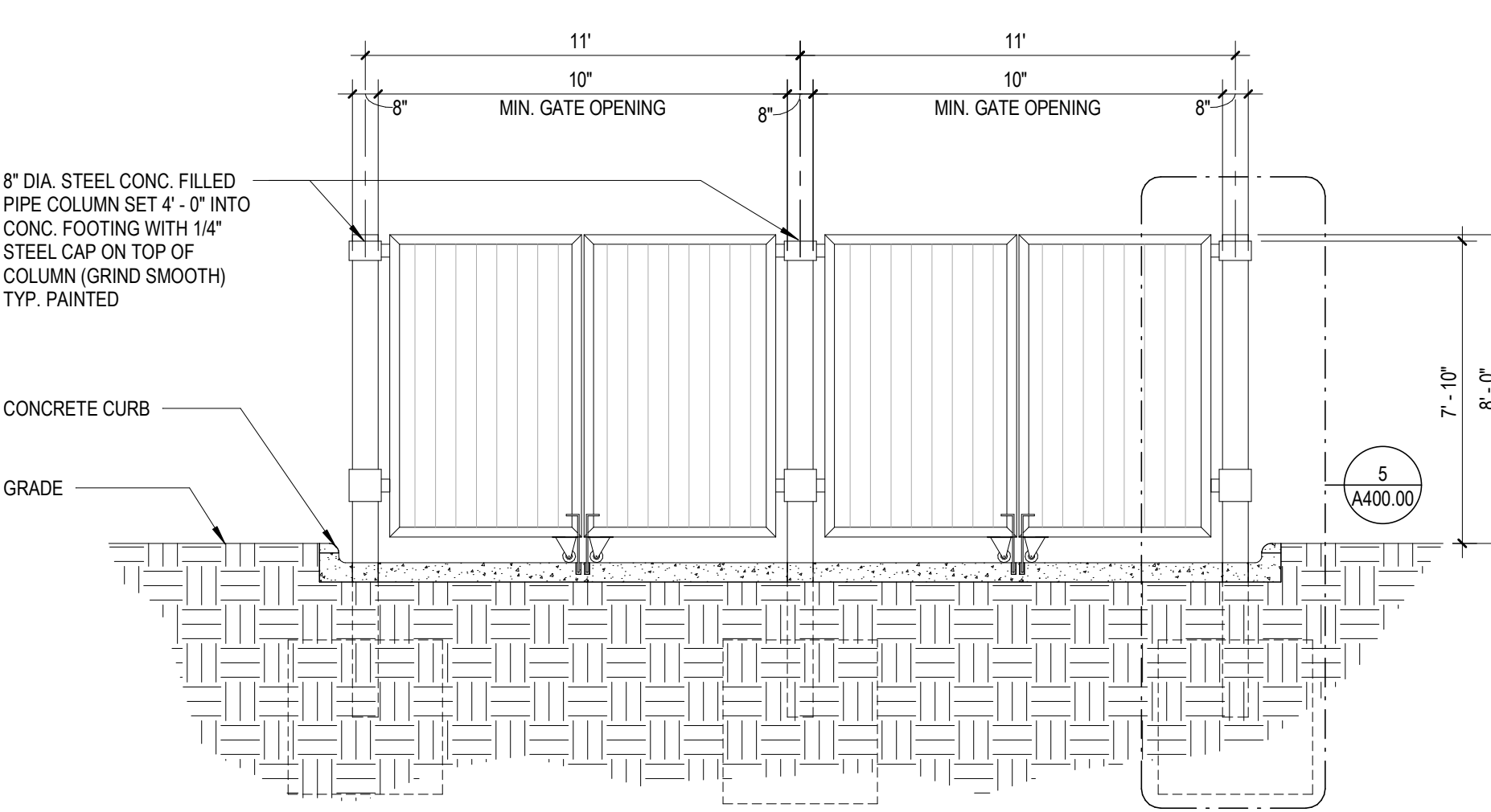
6 SECTION DETAIL
3/4" = 1'-0"



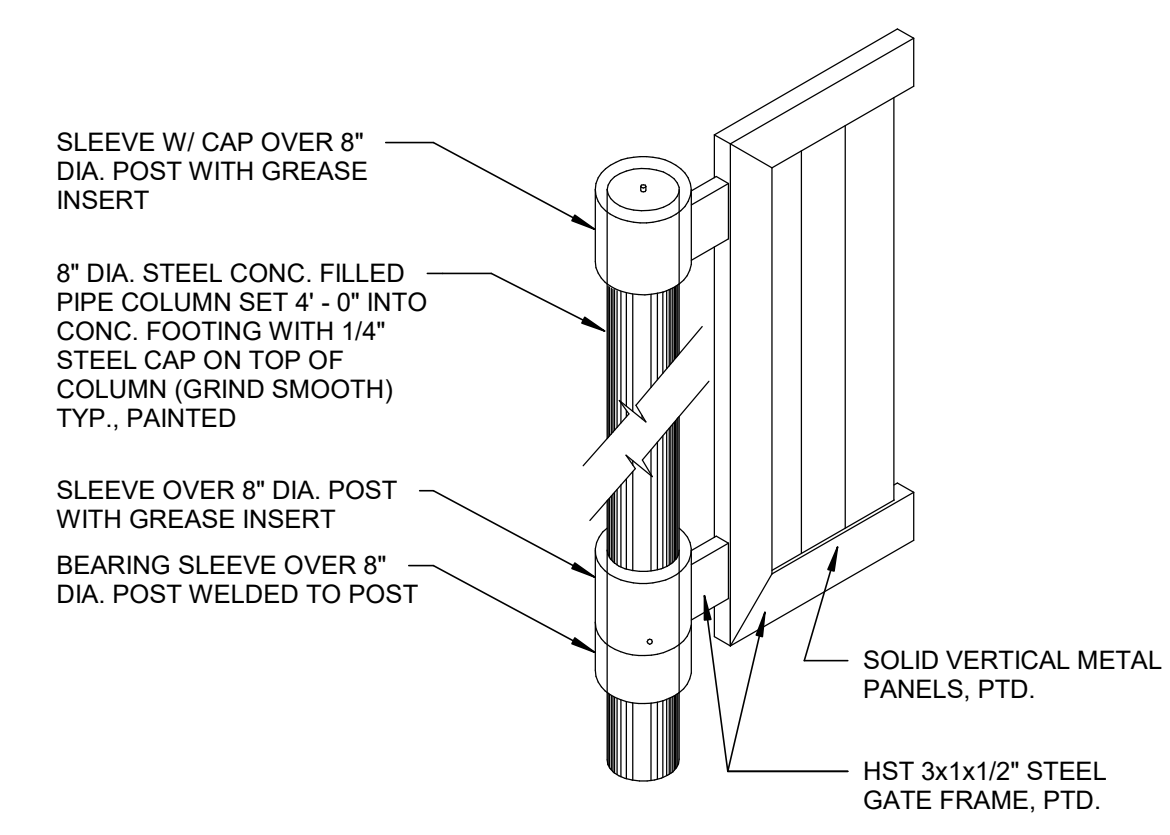
3 DUMPSTER REAR ELEVATION
1/4" = 1'-0"



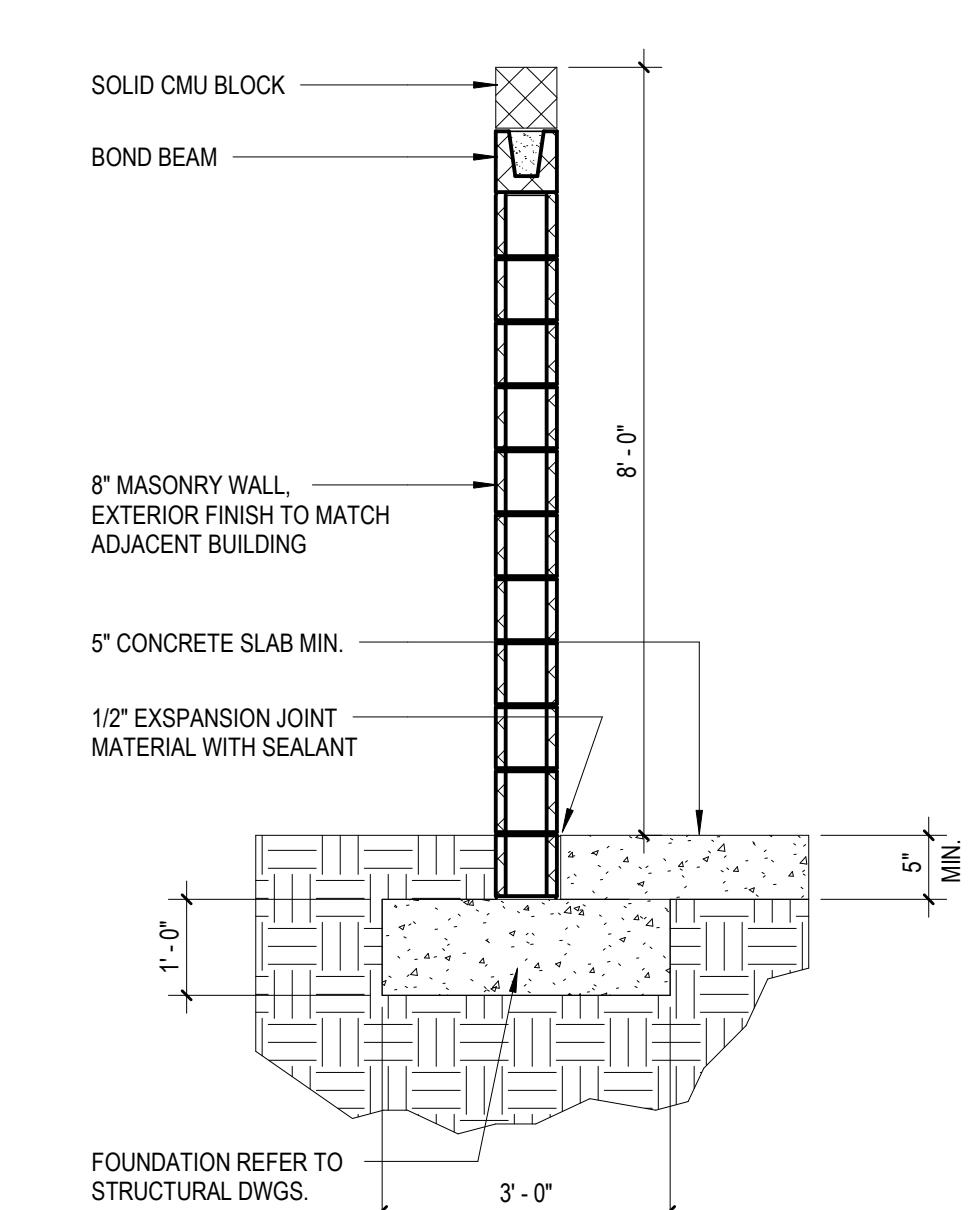
5 GATE POST DETAIL
1/2" = 1'-0"



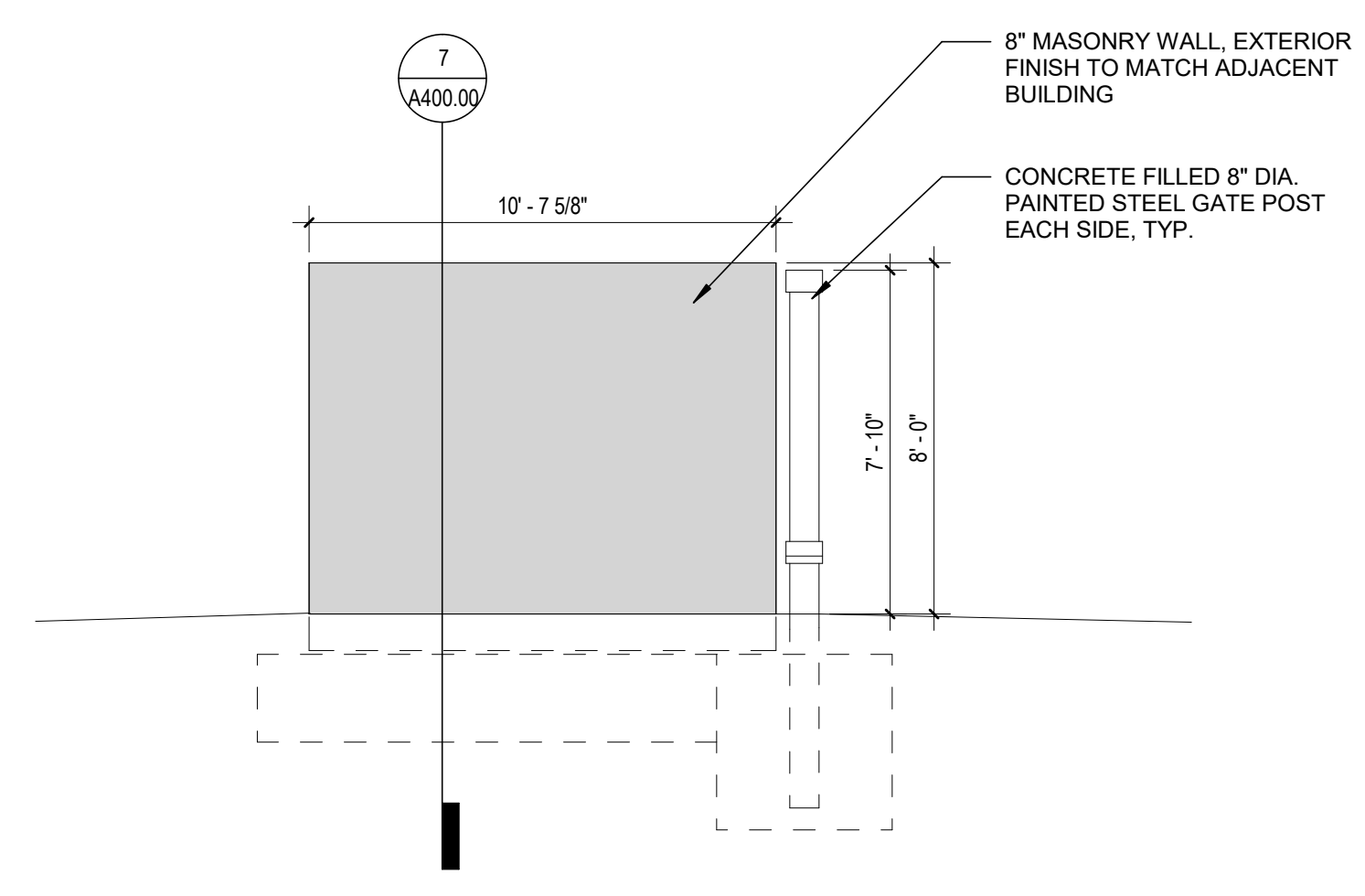
2 DUMPSTER GATE ELEVATION
1/4" = 1'-0"



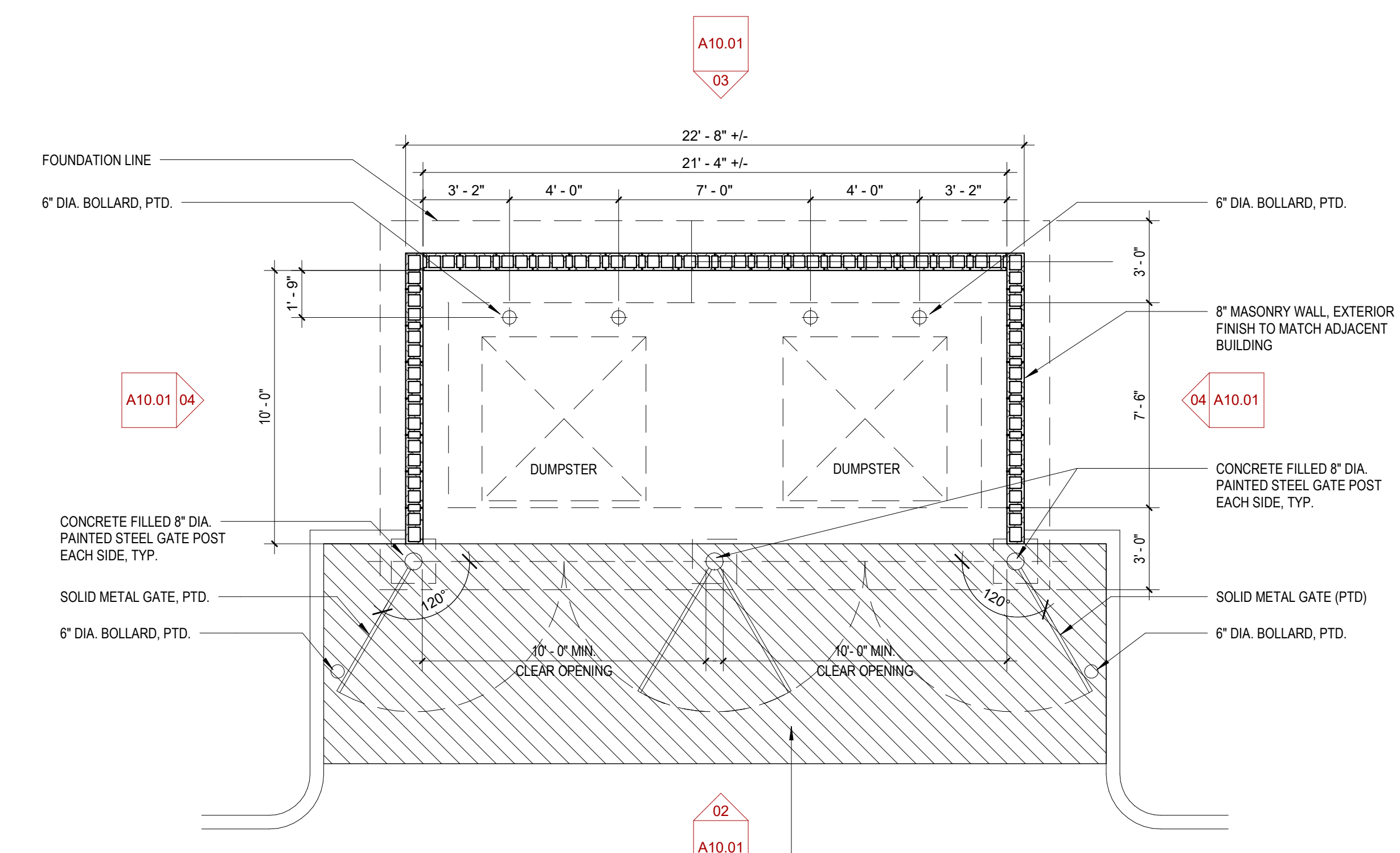
8 GATE DETAIL
3/4" = 1'-0"



7 DUMPSTER SECTION
1/2" = 1'-0"



4 DUMPSTER SIDE ELEVATION
1/4" = 1'-0"



1 Dumpster Plan
1/4" = 1'-0"

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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462

DUMPSTER PLAN AND DETAILS

Project Number **A400.00**
PROJECT NUMBER SHEET NUMBER

ARCHITECT
5G Studio Industrial, LLC.
1217 Main St., Suite 500
Dallas, TX 75202
Kyle McCullian - Representative

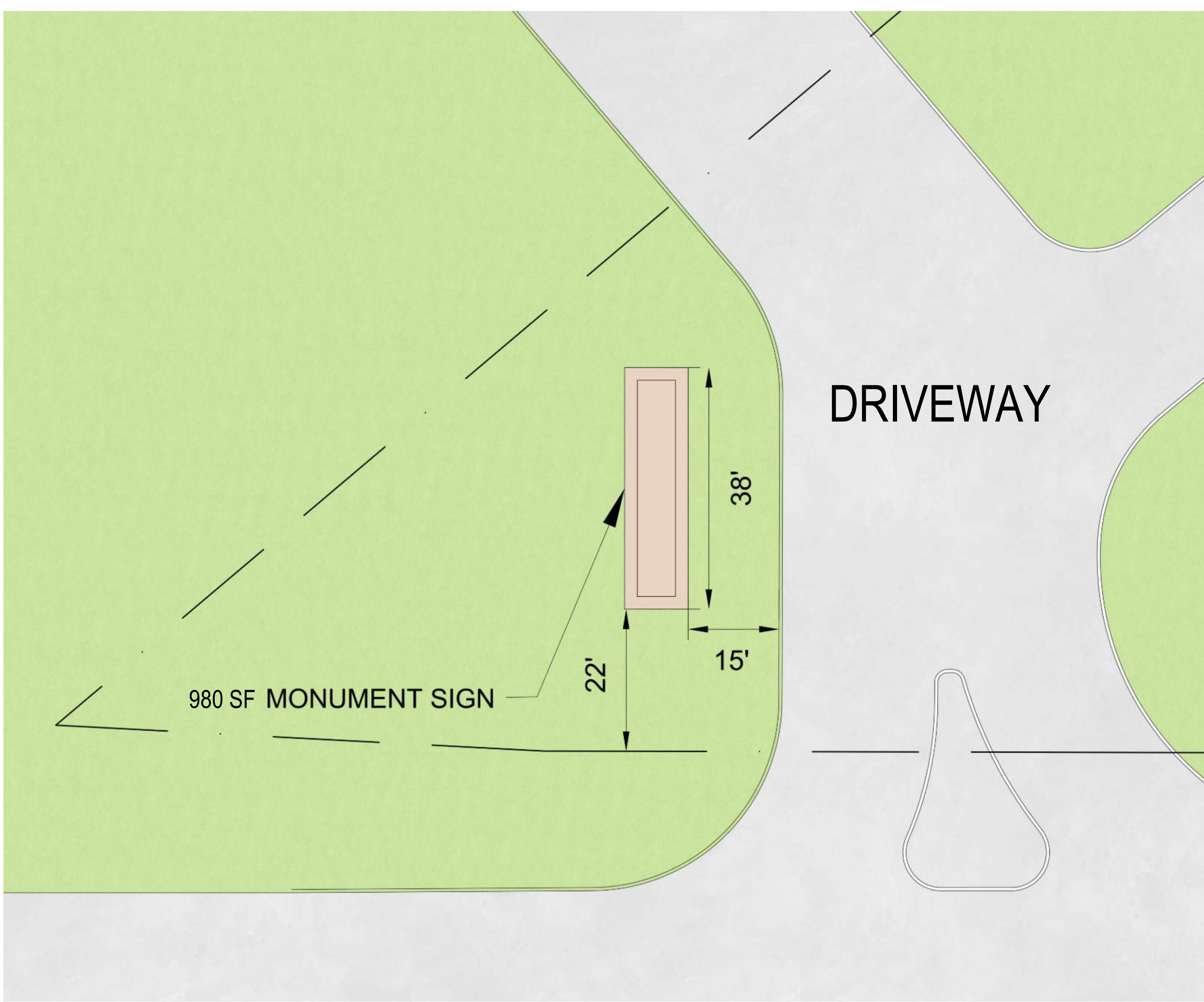
PH: 972.490.7090

DEVELOPER
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Suite 1416
Dallas, TX 75219

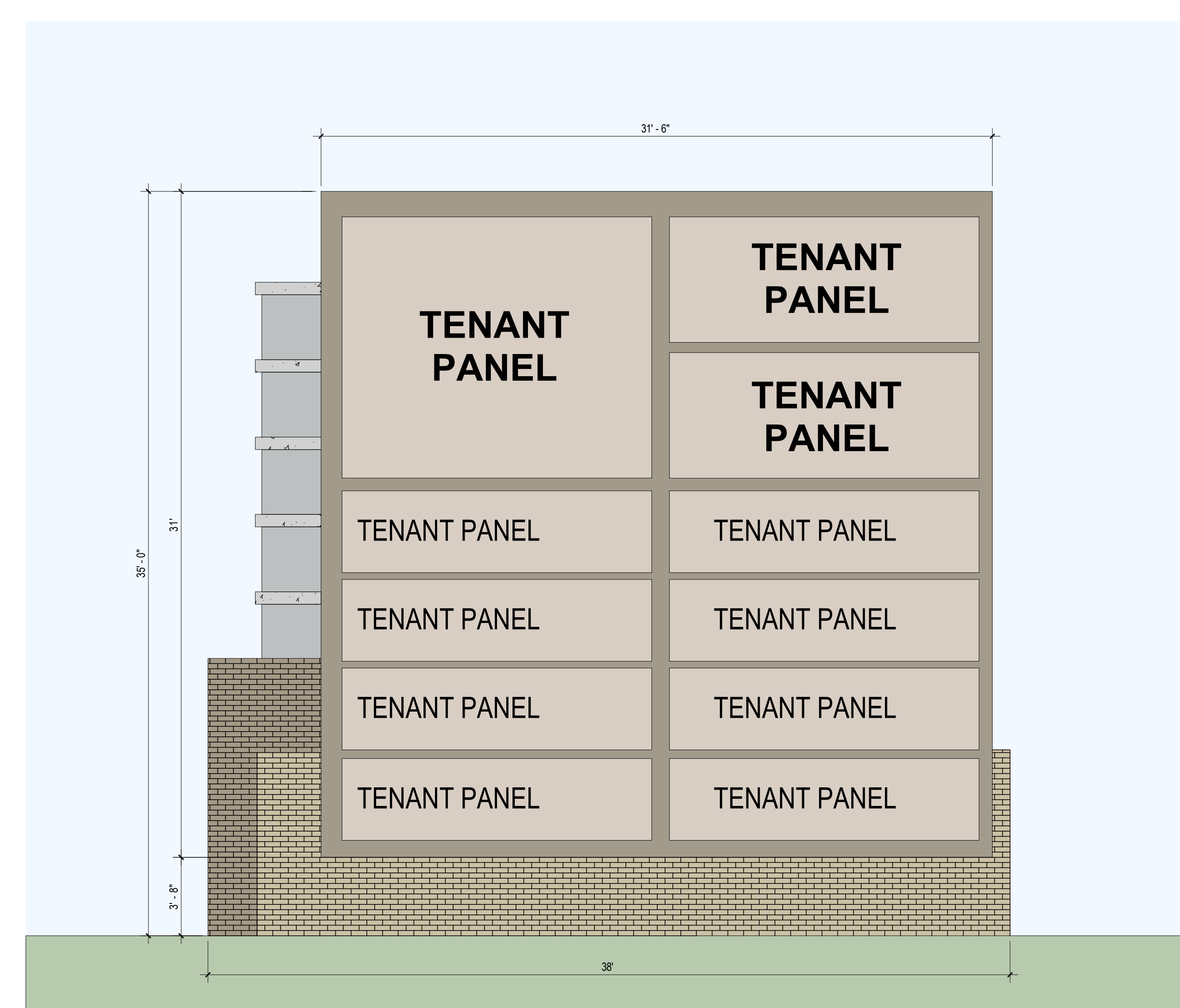
OWNER:
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SUITE 310
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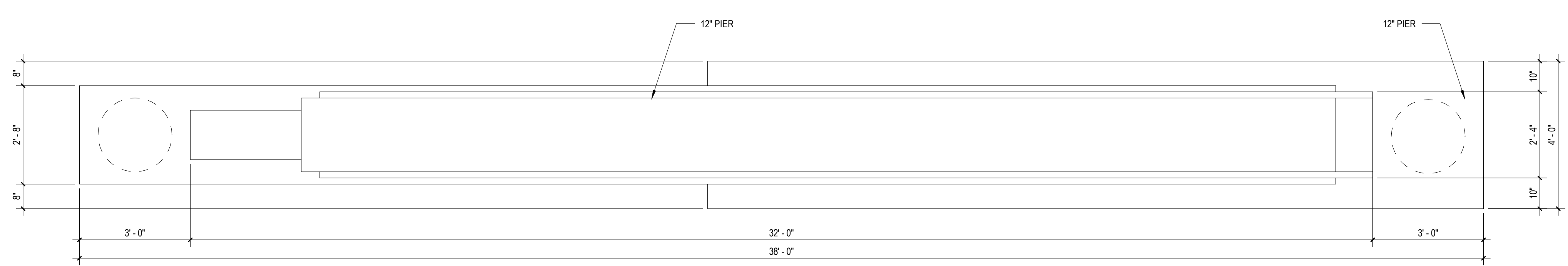
OWNER:
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DALLAS, TX 75254



MONUMENT SIGN PLAN (NOT TO SCALE)



2 MONUMENT SIGN RENDERING - 980 SF SIGNAGE
1/4" = 1'-0"



1 MONUMENT SIGN PLAN - 980 SF SIGNAGE
1/2" = 1'-0"

REV.	DATE	ISSUE TITLE
07/09/2023		PLANNED DEVELOPMENT PACKAGE
1	08/02/2023	CITY COMMENT RESPONSE

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MESQUITE CENTERPOINT
2800 US 80 MESQUITE, TX
DALLAS COUNTY
BLOCK A - LOTS 1&2
AARON TRACK 1,2&3
ABSTRACT NUMBER 1462
MONUMENT SIGN




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Kyle McCullum - Representative

PH: 972.490.7090

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