

ORDINANCE NO. 5059
File No. Z0822-0253

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM INDUSTRIAL TO PLANNED DEVELOPMENT – INDUSTRIAL ON PROPERTY GENERALLY LOCATED TO THE WEST OF LAWSON ROAD, SOUTH OF EAST SCYENE ROAD AND EAST OF THE MESQUITE METRO AIRPORT (4650 AND 4698 EAST SCYENE ROAD, AND 215, 225, 229, 231, AND 1600 LAWSON ROAD) TO ALLOW AN INDUSTRIAL 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; 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 218 acres and described and depicted in Exhibit A, attached hereto and incorporated herein by reference, and generally located to the west of Lawson Road, south of East Scyene and east of the Mesquite Metro Airport (4650 and 4698 East Scyene Road, and 215, 225, 229, 231, and 1600 Lawson Road), City of Mesquite, Dallas County, Texas (collectively the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Industrial to Planned Development – Industrial to allow an industrial business park subject to the Development Standards and the Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

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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 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

EXHIBIT A – FILE NO. Z0822-0253 - LEGAL DESCRIPTION

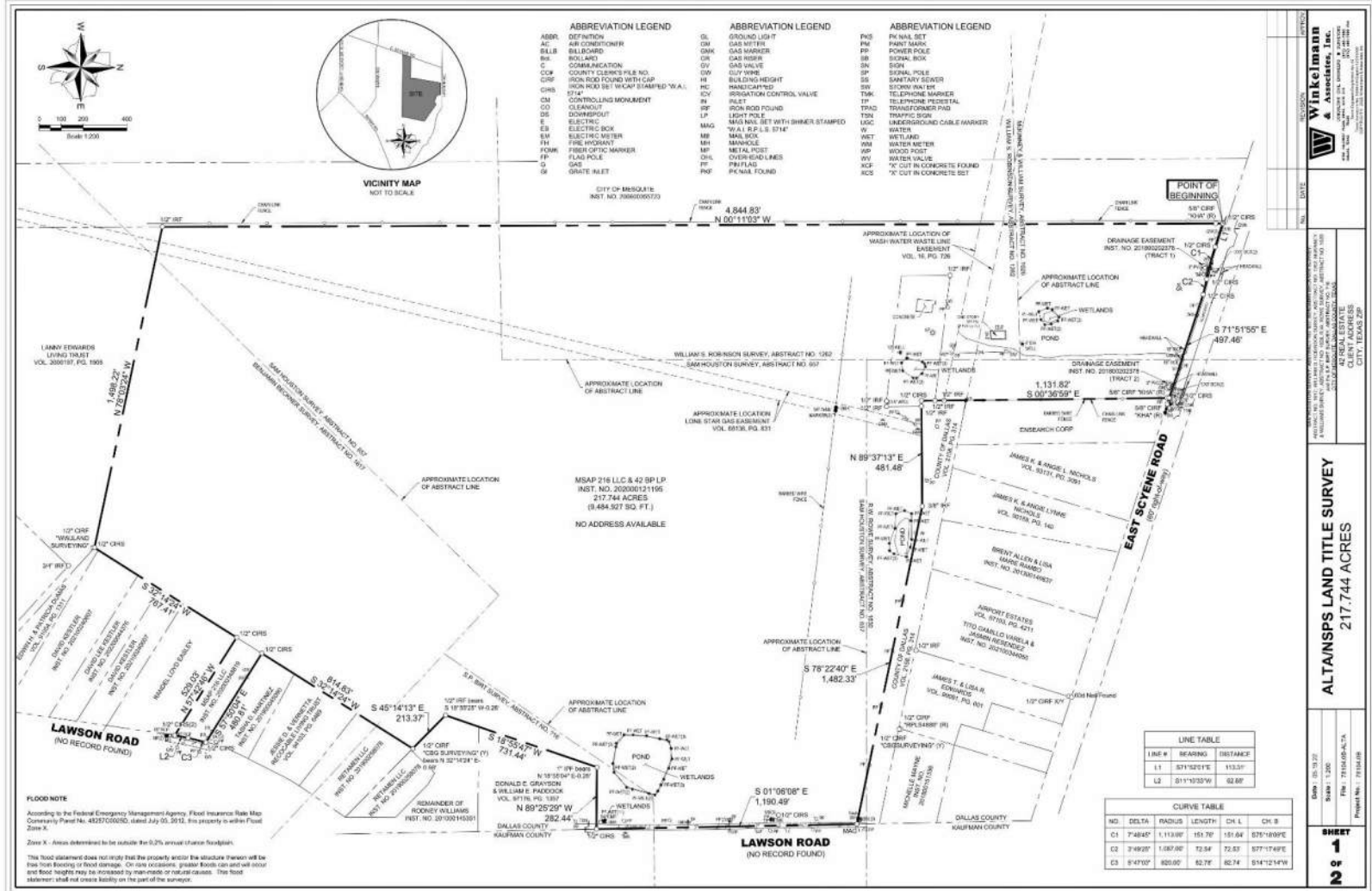


EXHIBIT A – FILE NO. Z0822-0253 - LEGAL DESCRIPTION

<p>PROPERTY DESCRIPTION</p> <p>STATE OF TEXAS § COUNTY OF DALLAS §</p> <p>RENO a tract of land situated in the SAM-HOUSTON SURVEY, ABSTRACT NO. 667, BENJAMIN BECKNER SURVEY, ABSTRACT NO. 1617, WILLIAM S. HENDERSON SURVEY, ABSTRACT NO. 1262, MCKINNEY A. WILLIAMS SURVEY, ABSTRACT NO. 1076, BE N. POWERS SURVEY, ABSTRACT NO. 1630, and the S 1/4 1837 SURVEY, ABSTRACT NO. 718, City of Mesquite, Dallas County, Texas and being all of the same tract of land as described in deed to MSAP 216 LLC, rec'd in Instrument No. 202005048819, O.P.R.D.C.T., and being more particularly described as follows:</p> <p>BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the intersection of the Southerly right-of-way line of East Soyere Road (parallel with right-of-way, at the point where East line of a tract of land as described in deed to the City of Mesquite, recorded in Instrument No. 202005091723, O.P.R.D.C.T.);</p> <p>THENCE departing said East line and along the Southerly right-of-way line of said East Soyere Road, the following:</p> <p>South 71 deg 02 min 21 sec East, a distance of 113.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 1,113.06 feet, a central angle of 07 deg 46 min 49 sec, a chord bearing of South 75 deg 16 min 29 sec East and a chord length of 151.84 feet;</p> <p>Along said curve to the left, an arc distance of 191.76 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 1,087.83 feet, a central angle of 03 deg 48 min 25 sec, a chord bearing of South 77 deg 17 min 45 sec East and a chord length of 72.52 feet;</p> <p>Along said curve to the right, an arc distance of 72.54 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;</p> <p>South 71 deg 51 min 55 sec East, a distance of 497.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northwest corner of a tract of land as described in deed to Freeman Conservancy;</p> <p>THENCE South 20 deg 36 min 59 sec East, departing said Southerly right-of-way line and along the West line of said Freeman Conservancy tract, a distance of 1,131.82 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated on the Southerly line of a tract of land as described in deed to the County of Dallas, recorded in Volume 2188, Page 214, Deed Records, Dallas County, Texas (34.0.D.C.T.);</p> <p>THENCE North 38 deg 37 min 13 sec East, departing the West line and along the Southerly line of said County of Dallas tract, a distance of 481.48 feet to a 3/8-inch iron rod found for corner;</p> <p>THENCE South 78 deg 22 min 40 sec East, continuing along said Southerly line, a distance of 1,482.35 feet to a 5/8-inch nail with washer stamped "W.A.I. R.P.L.S. 9417" set for corner, said 5/8-inch nail being situated in the approximate centerline of Lawson Road (to record found);</p> <p>THENCE South 24 deg 06 min 28 sec East, departing the Southerly line of said County of Dallas tract and along the approximate centerline of said Lawson Road, a distance of 1,190.49 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northeast corner of a tract of land as described in deed to Donald E. Grayson & William E. Padbock, recorded in Volume 87176, Page 1307, O.P.R.D.C.T.);</p> <p>THENCE North 89 deg 25 min 29 sec West, departing the approximate centerline of said Lawson Road and along the Northerly line of said Donald E. Grayson & William E. Padbock tract, a distance of 292.44 feet to a point for corner from which a 1-inch iron pipe found bears North 58 deg 03 min 34 sec East, a distance of 0.28 feet;</p> <p>THENCE South 18 deg 55 min 47 sec West, departing the North line and along the West line of said Donald E. Grayson & William E. Padbock tract, a distance of 731.44 feet to a point for corner from which a 1/2-inch iron rod found bears South 19 deg 16 min 29 sec West, a distance of 0.28 feet, said point being the most Westerly corner of the tract of land as described in deed to Rodney Wilkins, recorded in Instrument No. 2020094585, O.P.R.D.C.T.);</p> <p>THENCE South 49 deg 14 min 13 sec East, along a Southerly line of said Rodney Wilkins tract, a distance of 212.37 feet to a point for corner from which a 1/2-inch iron rod with yellow plastic cap stamped "Y20 SURV 1970" found bears South 32 deg 14 min 24 sec East, a distance of 0.66 feet, said point being the most Northerly corner of a tract of land as described in deed to Rowan LLC, recorded in Instrument No. 2020050878, O.P.R.D.C.T.);</p> <p>THENCE South 32 deg 14 min 24 sec West, a distance of 814.63 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the most Northerly corner of said MSAP 216 LLC (Ins. No. 202005048819);</p> <p>THENCE South 57 deg 50 min 04 sec East, along the Northerly line of said MSAP 216 LLC (Ins. No. 202005048819) tract, a distance of 490.87 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Westerly right-of-way line of Lawson Road (to record found) and being the beginning of a non-curved curve to the left having a radius of 822.58 feet, a central angle of 09 deg 47 min 03 sec, a chord bearing of South 14 deg 12 min 14 sec West and a chord length of 82.74 feet;</p> <p>THENCE along said non-curved curve to the left and said Westerly right-of-way line of said Lawson Road, an arc distance of 82.78 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;</p> <p>THENCE South 11 deg 10 min 33 sec West, continuing along said Westerly right-of-way line, a distance of 82.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northerly corner of a tract of land described in deed to Randall Lynn Easley and the Southerly corner of said MSAP 216 LLC (Ins. No. 202005048819) tract;</p> <p>THENCE North 97 deg 42 min 46 sec West, departing said Westerly right-of-way line and along the common line between said MSAP 216 LLC (Ins. No. 202005048819) tract and said Randall Lynn Easley tract, a distance of 520.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the most Northerly corner of said Randall Lynn Easley tract;</p> <p>THENCE South 32 deg 14 min 24 sec West, departing said common line, a distance of 787.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being a Northerly corner of a tract of land as described in deed to Lantry Edwards Living Trust, recorded in Instrument No. 2020101706, O.P.R.D.C.T.);</p> <p>THENCE North 78 deg 25 min 24 sec West, along the Northerly line of said Lantry Edwards Living Trust tract, a distance of 1,458.22 feet to a 1/2-inch iron rod found for corner, said iron rod being situated in the East line of said City of Mesquite tract;</p> <p>THENCE North 89 deg 11 min 03 sec West, along the East line of said City of Mesquite tract, a distance of 434.63 feet to the POINT OF BEGINNING;</p> <p>CONTAINING within these miles and bounds 217.744 acres or 9,484,907 square feet of land, more or less.</p> <p>Drawings shown herein are based upon an as-the-ground Survey performed in the field on the 1st day of June, 2022, utilizing a G.P.S. bearing related to the City of Mesquite "Corner Data", Station GPS13 and Station GPS11.</p>	<p>SCHEDULE "B" NOTES</p> <p>Notes corresponding to the Owners Policy of FTA Insurance dated May 12, 2023 by Chicago Title Insurance Company, Policy No. 44-953-18647-0106648 and 016-470216660:</p> <p>1-6a. Intentionally omitted, by Surveyor;</p> <p>6b. Easement(s) under judgment, Court of Law No. 2, case no. 87-1150 in favor of Lone Star Gas Company, for right-of-way, recorded July 16, 1989 in Volume 69136, Page 831, Deed Records, Dallas County, Texas, (affects the subject property, as shown, approximate location);</p> <p>6c. Easement(s) granted to City of Mesquite, recorded July 30, 2018 in Instrument No. 20190503278, Official Public Records, Dallas County, Texas, (affects the subject property, as shown);</p> <p>6d-6e. Intentionally omitted, by Surveyor;</p> <p>6f. Easement(s) granted to City of Dallas, recorded March 8, 1983 in Volume 10, Page 126, Deed Records, Dallas County, Texas, (affects the subject property, as shown, approximate location);</p> <p>6g-6h. Intentionally omitted by Surveyor;</p> <p>6i. Memorandum of Terms in Common Agreement dated May 11, 2020, recorded May 12, 2020 under Instrument No. 20200512196, Official Public Records of Dallas County, Texas, (Affects the subject property, as shown);</p> <p>6j-6k. Intentionally omitted, by Surveyor;</p> <p>The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, rights-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.</p> <p>SURVEYOR'S CERTIFICATION</p> <p>This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, as amended and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 12 and 14 of Table A Annexed. The fieldwork was completed on 06/01/2022.</p> <p>PRELIMINARY: This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.</p> <p>Lorenz J. Lanier (Original signature in red ink) Registered Professional Land Surveyor Texas Registration No. 5714 Lanier@winkeimann.com</p> <p>Winkeimann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 210 Dallas, Texas 75230 (972) 492-7000 www.winkeimann.com</p> <p>Please note that the use of the word "CERTIFY" or "CERTIFICATE" does not constitute an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.</p>
<p>DATE: 06/01/2022 SCALE: N/A FIRM: FTA/ALTA/NSPS PROJECT NO.: FTA/04/08</p> <p>ALTA/NSPS LAND TITLE SURVEY 217.744 ACRES</p> <p>WINKEIMANN & ASSOCIATES, INC. REGISTERED PROFESSIONAL LAND SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 210 DALLAS, TEXAS 75230 PHONE: 972.492.7000 WWW.WINKEIMANN.COM</p>	

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EXHIBIT B – PD STANDARDS

This Planned Development Industrial (“PD-I”) district must adhere to all conditions of the Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (“MZO”), as amended, and adopts Industrial base district standards consistent with the Concept Plan attached hereto and incorporated herein as **EXHIBIT C**, and the standards identified below, which apply to this PD-I district. The number of buildings, sizes, and locations shown on **EXHIBIT C** may be modified provided the parking ratios, and other development standards are met. Where these regulations conflict with or overlap another ordinance, this ordinance will control.

1. Permitted Land Uses. The permitted uses on the Property include the permitted uses in the Industrial District classification (“I”) and all the Commercial District classifications (“C”) 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 unless this PD-I & C changes any requirements. Prohibited uses on the Property are identified in subsection 2 below.
 - a. The permitted uses requiring a conditional use permit (“CUP”) in the Industrial and Commercial zoning districts 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 uses are permitted on the Property in addition to all uses in the MZO covering Industrial, Commercial, Retail and Office:
 - i. Indoor crop production
 - ii. Self storage with a minimum of two stories for all self-storage structures where the storage units are accessed through the building's interior
 - iii. Manufacturing – (not to include chemical production or processing of raw materials)
 - iv. Aircraft hangars and airport-related uses may be consistent with the existing structures located on the Mesquite Metro Airport property
 - v. Commercial, Office, Retail, Data Centers, and Cold Storage
2. Prohibited Land Use. The following use are prohibited on the property:
 - a. SIC Code 32a: Permanent Concrete Batch Plants
 - b. SIC Code 40: Railroad Passenger Terminal
 - c. SIC Code 61: Retail Alternative Financial Institutions
 - d. SIC Code 593a: Retail Pawnshops
 - e. SIC Code 5993: Retail Tobacco Stores
 - f. SIC Code 5947: Retail Gift, Novelty, Souvenir Shops
 - g. SIC Code 5999g: Retail Paraphernalia Shops
3. The overnight parking of heavy load vehicles and/or unmounted trailers (and 18-wheelers) is permitted at any parking location within the PD if it is associated with a valid Certificate of Occupancy for a use located in any building within the Property.
4. The minimum number of off-street parking spaces shall be as follows: Uses allowed in the Industrial District classified as distribution, fulfillment, warehousing, manufacturing, or storage shall provide 15 spaces plus one space per 7,000 square feet. Data centers shall provide one space per 10,000 square feet. Reduction in this requirement may be provided by meeting requirements in Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.

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5. When adjacent to a public right-of-way or park, a truck court, and/or outdoor storage (including heavy load vehicle parking, overhead doors or loading docks) shall be screened with a solid masonry wall, or a solid landscape hedge pursuant to Mesquite Zoning Ordinance’s Section, 1A-303.D, and further defined below in 5(a). Wood or chain link screening is prohibited. Said screening shall be provided, or constructed prior to the issuance of a Certificate of Occupancy. Notwithstanding the foregoing requirements, areas within the Property developed as airport related uses will not be subject to the screening standards in this Section 5.
- a. A Solid Landscape Hedge shall consist of a large evergreen shrub, or small ornamental evergreen trees a minimum of six feet (6’) in height at the time of planting. These shrubs/ornamental screening plants shall be planted a maximum of eight feet (8’) on center, and be full to the ground.
 - b. Mature plant growth should provide continuous screening. Acceptable Screening species include, but are not limited to, Magnolias, Hollies, Cedars, or Junipers.
6. The screening and buffer zones shall include the following.
- a. Along Lawson and Scyene Roads:
 - i. A 15-ft wide landscape buffer shall be established along the property line parallel to Lawson Road and Scyene Road (only when the Property abuts the right-of-ways) (the “15 Foot Landscape Buffer”).
 - ii. Within the 15 Foot Landscape Buffer, or the green space within the immediately adjacent right-of-way, one tree shall be provided for each 60 linear feet, and trees shall be planted no more than 60 feet apart (on center) (the “Buffer Tree Line”).
 - b. District screening shall consist of the following: (District screening shall apply only to areas of the Property abutting Residential properties)
 - i. An 8’ tall, long-span precast decorative concrete screening wall, or
 - ii. An 8’ tall wrought-iron fence with a continuous vegetative screen a minimum of 6 feet in height at planting.
 - iii. Barbedwire is prohibited.
 - c. Trees in the 15 Foot Landscape Buffer shall be selected from the following list. Trees planted outside of the landscape buffers shall be selected from Section 1A – 500 of the Mesquite Zoning Ordinance. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana

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Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

7. The term, “Landscape Buffers” refers to any 15 Foot Landscape Buffer. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right-of-way may be used to fulfill the tree requirement in MZO’s Section, 1A-202.A.2 or in other documents.

The number and size of the trees required to meet Section 1A-200 of the MZO may be modified to avoid conflicts with the Mesquite Airport operations with the approval of the Director of Planning and Development Services.

8. Notwithstanding the requirements contained in Section 6 and Section 7 of this PD, areas within the Property developed as airport related uses will not be subject to the landscaping, screening and buffer zones requirements.
9. The truck courts and building size areas shall be excluded from the calculation for the required landscaping area. The minimum installation size of each tree shall be a minimum of 3 caliper-inches at 1 foot above the ground.
10. The maintenance and replacement of trees and other landscaping installed in the right-of-way are the responsibility of the adjacent property owner.
11. The quantities of trees required to meet the requirements of this PD are based on each tree having a minimum caliper-inch of 3-inches at one foot above the ground. As an option, the total number of required trees planted on a lot may be decreased by increasing the tree caliper-inch, only if the total caliper inches required are matched. For example, if 100 trees are required per ordinance (100 trees x 3-inches = 300 caliper-inches), the Property may elect to plant 75 trees if each tree is 4 caliper inches (75 trees x 4 inches = 300 caliper-inches). However, this option cannot be used to reduce the number of trees required in the Landscape Buffer or in the solid landscape hedge.
12. Any tree preservation and mitigation requirements in an approved Development Agreement for the Property will overrule the requirements in Section 1A-400 of the MZO. If there is no Development Agreement or it does not include provisions for tree preservation and mitigation, Section 1A-400 of the Mesquite Zoning Ordinance will apply.
13. Sign regulations for free standing signs – All signage shall comply with the Mesquite Sign Ordinance except as modified below.
- a. Pole signs shall be prohibited.
 - b. District identification and directional signage shall be permitted in the PD at locations agreed to between the developer and the City of Mesquite City Manager.
 - i. All district identification and directional signage shall have the same architectural design and material as permitted by the Mesquite Sign Ordinance. The district identification or directional sign shall match the design and materials of the first such sign installed with the PD.
 - ii. District identification and directional signage to be located a minimum of 30 feet from adjoining private property lines and shall not obstruct the vision

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EXHIBIT B – PD STANDARDS

- of traffic within a triangular area formed by the intersection of adjacent curb lines from a point on each curb line 20 feet from the intersection.
- iii. District identification and directional signage shall be installed by the developer of the property where a sign is to be located. After installation and acceptance, the City will maintain the district identification sign. The signs shall be placed in a maintenance easement dedicated to the City of Mesquite.
 - iv. District identification and directional signage shall conform to the sign standards in the Mesquite Sign Ordinance; provided that such signs shall not count towards the number of signs permitted on the property.
14. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards, unless different standards are required for aircraft hangars and buildings for airport related uses.
- a. Light sources shall be concealed or shielded with luminary shielding, skirts, or cut-offs with an angle not exceeding 90 degrees (“cutoff angle”) if without said concealment or shielding, there would be potential for glare and unnecessary diffusion on adjacent property over one foot-candle additional illumination levels at any point off-site. For purposes of this provision, “cutoff angle” is further defined as the angle formed by a line drawn from the direction of light rays at the light source or reflector, and a line perpendicular to the ground from the light source above from which no light is emitted.
 - b. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
 - c. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
 - d. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.
15. A wing wall shall be installed to screen the truck docks (see illustration). The wing wall height may exceed 8-ft in height, with the final size to be determined during the site plan review process.

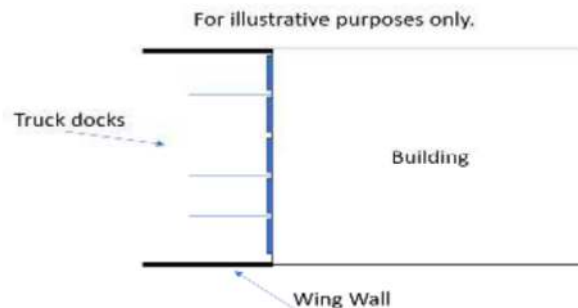
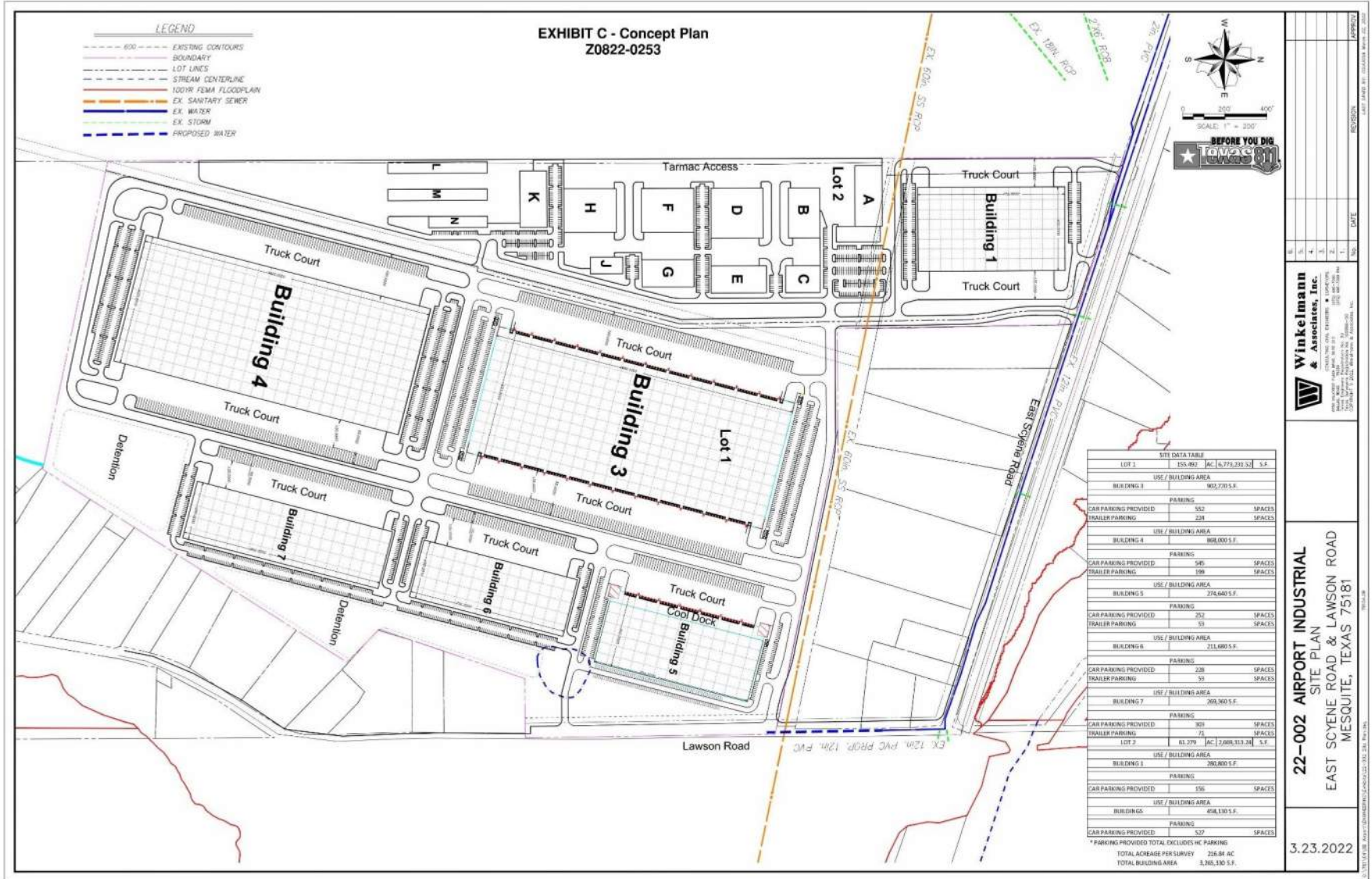


EXHIBIT C – FILE NO. Z0822-0253 - CONCEPT PLAN



Winkelmann & Associates, Inc.

22-002 AIRPORT INDUSTRIAL
SITE PLAN
EAST SCYENE ROAD & LAWSON ROAD
MESQUITE, TEXAS 75181

3.23.2022

DATE: 3/23/2022
REVISION: 1.0
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]