

ORDINANCE NO. 5069

File No. Z0723-0317

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND PLANNED DEVELOPMENT – COMMERCIAL ORDINANCE NO. 4862 TO ALLOW ADDITIONAL OVERNIGHT TRUCK AND TRAILER PARKING ON PROPERTY LOCATED AT 19750, 19800, AND 19850 INTERSTATE HIGHWAY 635 (SOUTHEAST CORNER OF INTERSTATE HIGHWAY 635 AND US HIGHWAY 80 EAST) SUBJECT TO CERTAIN STIPULATIONS; 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. That the subject property is approximately 38 acres and 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 US Highway 80 East) in the City of Mesquite, Dallas County, Texas, (the “**Property**”) and currently zoned under City Ordinance Nos. 4862 and 5021.

SECTION 2. That the Mesquite Zoning Ordinance is amended by approving a change of zoning to amend Planned Development – Commercial Ordinance No. 4862 to allow additional overnight truck and trailer parking by adding Exhibit D – Addendum Concept Plan and Exhibit E – North Screening Plan, attached hereto and incorporated herein by reference, with the following stipulations:

1. Revise the parking requirement in Planned Development – Commercial Ordinance No. 4862 so that the overall minimum required parking for the Property for warehouse and office uses is 523 spaces.
2. The north truck and trailer parking shown on Exhibit D shall be screened from the north and west by two offsetting rows of evergreen trees and shrubs planted at a minimum height equal to the height of an eight-foot wrought-iron fence creating a visual barrier as shown in Exhibit E. Alternatively, the area may be screened by an

eight-foot masonry wall that matches the building. The vehicle access gate shall be designed with a visual barrier either as an addition to the wrought iron or as a separate opaque gate material to be approved by the Director of Development Services.

3. A landscape plan, showing the trees and fencing of the parking area must be approved by the City Manager's office.

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, including but not limited to City Ordinance Nos. 4862 and 5021.

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

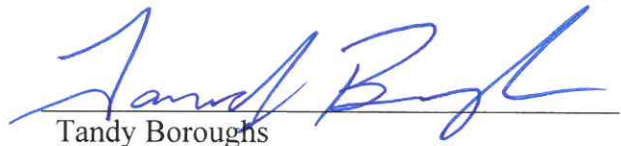
SECTION 5. Should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

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.

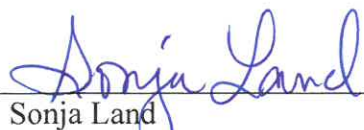
SECTION 7. This Ordinance shall be published in the City's official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

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 18th day of September 2023.

  
Tandy Boroughs  
Mayor Pro Tem

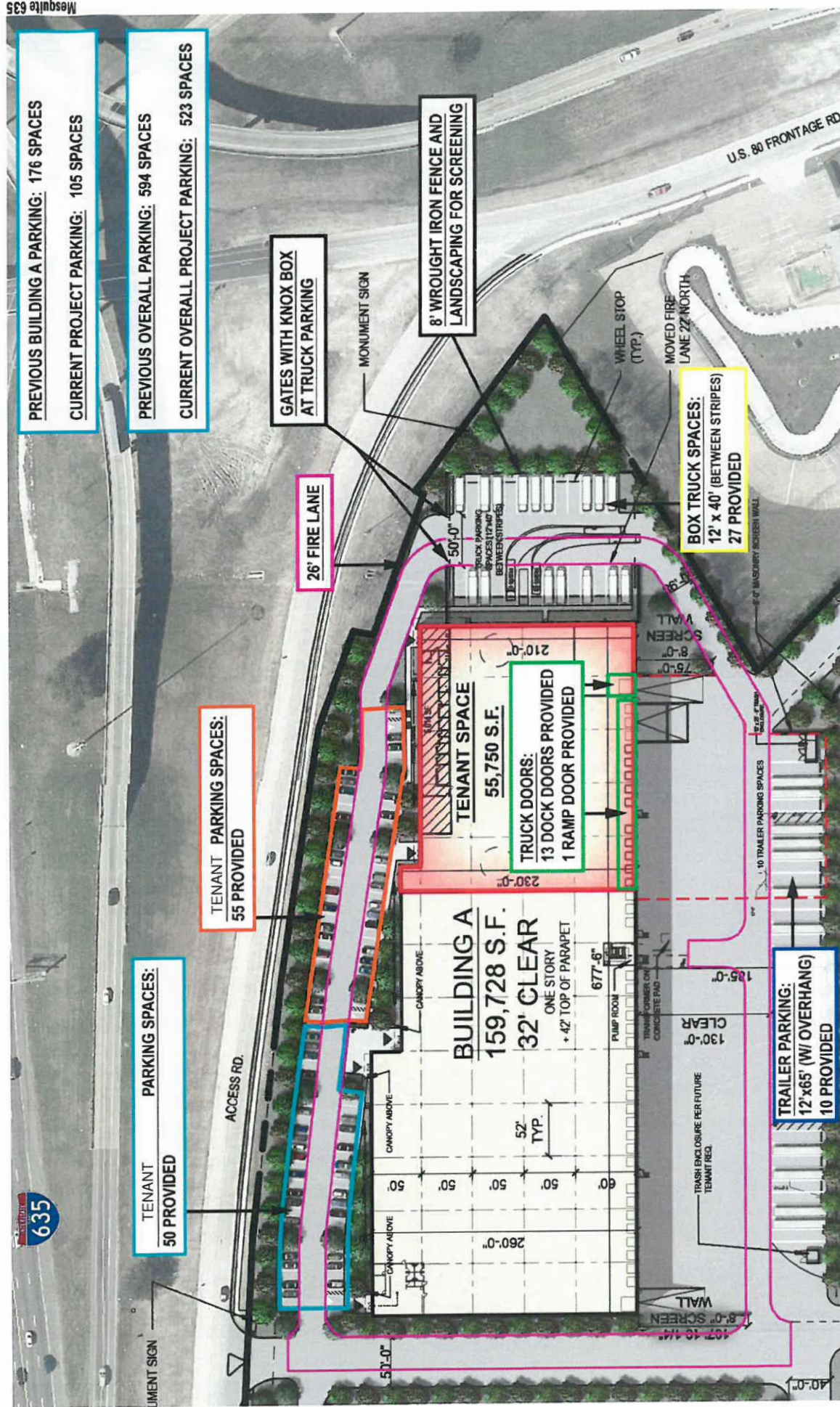
ATTEST:

  
Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

  
David L. Paschall  
City Attorney









Mesquite 635



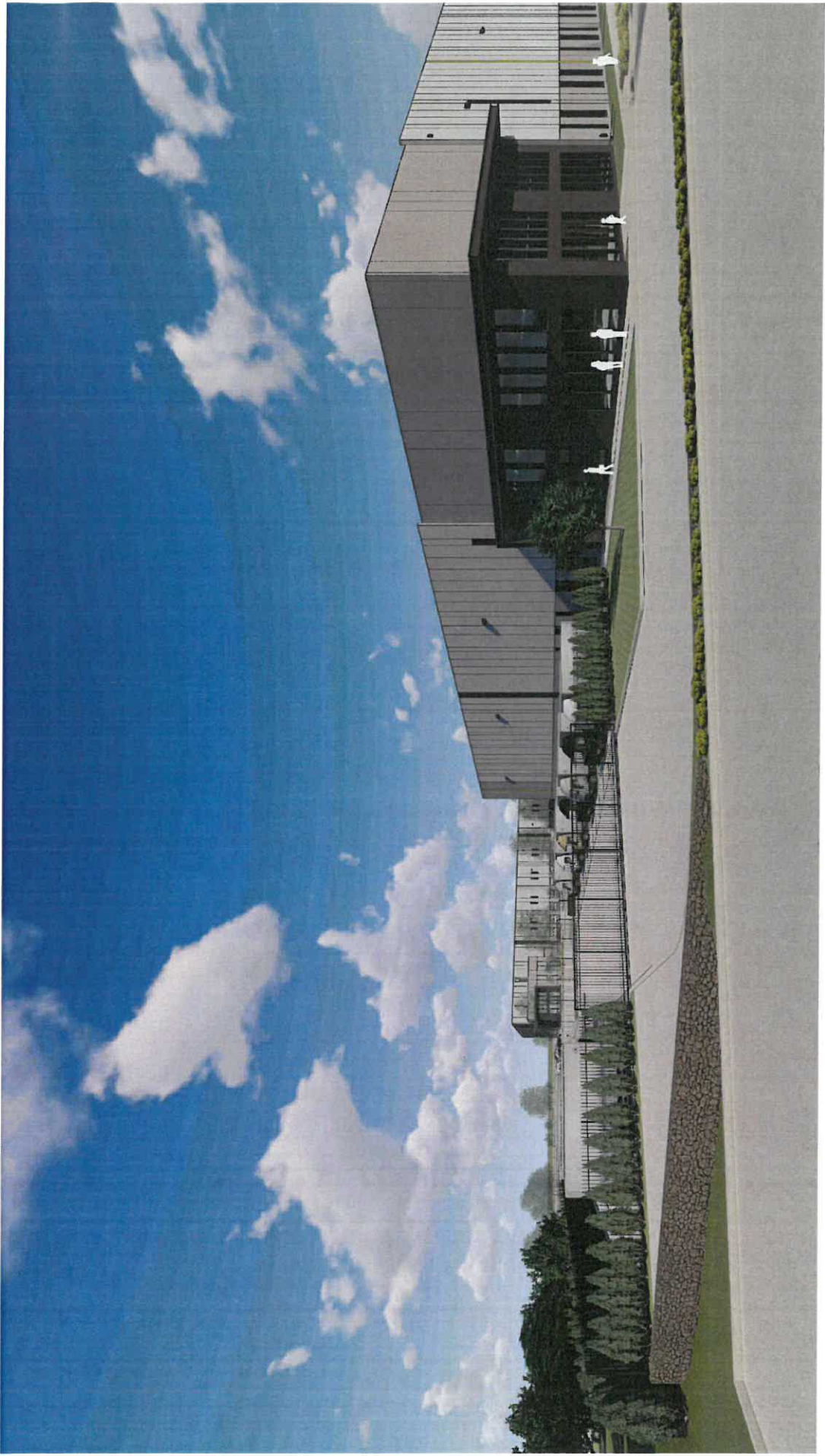
Mesquite, Texas  
2023.08.28

**LGE** | DESIGNGROUP

Frito Lay - Truck Yard - View 1  
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CREATION RE  
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Mesquite 635



**LGE** | DESIGNGROUP

Frito Lay - Truck Yard - View 2  
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Mesquite 635

Mesquite, Texas  
2023.08.28

Frito Lay - Truck Yard - View 3

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CREATION **REPE**