

ORDINANCE NO. 5222
File No. Z0725-0408

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL WITHIN SKYLINE LOGISTICS HUB OVERLAY DISTRICT TO PLANNED DEVELOPMENT – COMMERCIAL WITHIN SKYLINE LOGISTIC HUB OVERLAY DISTRICT TO ALLOW A CONVENIENCE STORE WITH FUEL SALES (14 FUELING POSITIONS) LOCATED WITHIN 500 FEET OF A RESIDENTIAL ZONING DISTRICT ON PROPERTY LOCATED AT 4301 EAST U.S. HIGHWAY 80; PROVIDING A REPEALER CLAUSE; 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 1.972 acres described in **EXHIBIT A**, attached hereto and incorporated herein by reference, and located at 4301 East U.S. Highway 80 in the City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is amended by approving a change of zoning from Commercial within the Skyline Logistics Hub (“**SLH**”) Overlay District to Planned Development – Commercial within the SLH Overlay District to allow a convenience store with fuel sales (14 fueling stations) located within 500 feet of a residential zoning district subject to modified Planned Development Standards (**EXHIBIT B**) and the Concept Plan (**EXHIBIT C**), and said exhibits are attached hereto 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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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January 5, 2026

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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 January 2026.

Signed by:

D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:

C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

666E18891208434...

David L. Paschall
City Attorney

Zoning File No.: Z0725-0408
Exhibit "A" – Legal Description

Exhibit "A" – Legal Description

Being a 1.972 acre tract of land out of the W. O. Abbott Survey, Abstract No. 34 in the City of Mesquite, Dallas County, Texas, being a portion of Lot 2, Block A, East Meadows Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 85058, Page 3876, Map Records, Dallas County, Texas, being all of that certain 1.9719 acre tract of land conveyed to Bahadur Kurji by Special Warranty Deed as recorded in Volume 96182, Page 450, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the southeast corner of said Lot 2, Block A, said point being the intersection of the north right-of-way line of U.S. Highway No. 80 East (a 360.0 foot width right-of-way), and the northwest right-of-way line of East Meadows Boulevard (a 80.0 foot width right-of-way), same point being the southeast corner of said 1.972 acre tract of land being described;

THENCE N 70 degrees 31 minutes 58 seconds W, along the north right-of-way line of said U.S. Highway No. 80 East and along the south line of said Lot 2, a distance of 305.00 feet to a 1/2 inch iron rod found for corner, said point being the southwest corner of said 1.972 acre tract of land being described, same point being the southeast corner of that certain tract of land conveyed to TEC Property, LLC by deed as recorded in Instrument No. 20220274824, Official Public Records, Dallas County, Texas;

THENCE N 08 degrees 25 minutes 27 seconds E, departing the north right-of-way line of said U.S. Highway No. 80 East and along the common line of said TEC Property, LLC tract and said Kurji tract, a distance of 264.91 feet to a 1/2 inch iron rod with cap stamped "AB & A" found for corner, said point being the northwest corner of said 1.972 acre tract of land being described, same point being in the northeast corner of said TEC Property, LLC tract, said point being in the south line of Lot 1, Block A, Landmark at the Meadows, an addition to the City of Mesquite, according to the plat thereof recorded in Instrument No. 202100102918, Official Public Records, Dallas County, Texas;

THENCE S 70 degrees 31 minutes 58 seconds E, along the common line of said Lot 1, Block A and along the common line of said Landmark at the Meadows and said Lot 2, Block A, East Meadows Addition, a distance of 355.74 feet to a 1 inch iron rod with cap stamped "RPLS No. 1740" for corner, said point being the northeast corner of said Lot 2, Block A, East Meadows Addition, same point being the northwest right-of-way line of said East Meadows Boulevard;

THENCE S 19 degrees 28 minutes 01 seconds W, along the northwest right-of-way line of said East Meadows Boulevard, a distance of 250.01 feet to the POINT of BEGINNING and containing 85,896 square feet and 1.972 acre of computed land.

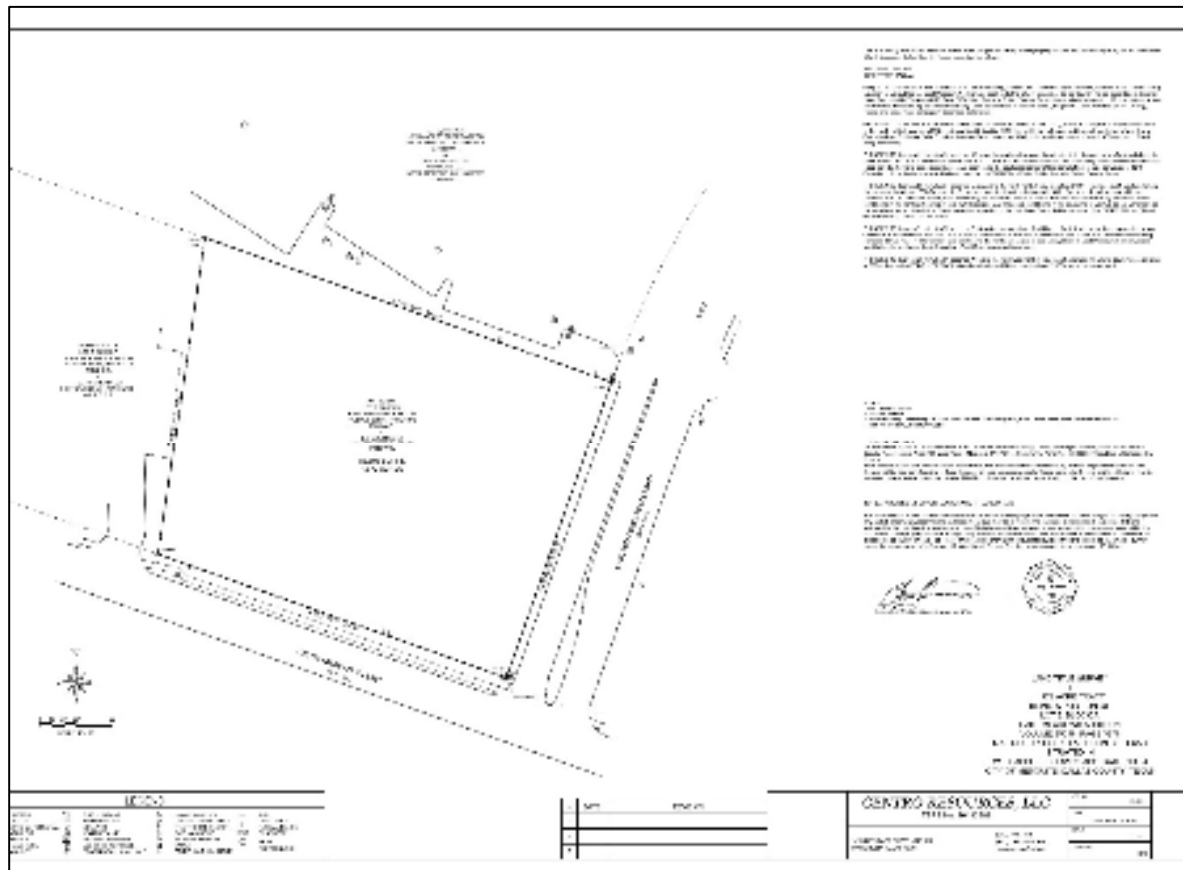


Exhibit "B" – Development Standards

This Planned Development - Commercial ("**PD-C**") district within the Skyline Logistic Hub ("**SLH**") Overlay District must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance ("**MZO**"), as amended, and adopts Commercial ("**C**") District base standards consistent with the Concept Plan for the PD-C district property attached hereto and incorporated herein as **EXHIBIT "C"** ("**Concept Plan**"), and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, the regulations contained in the standards identified below will control.

1. Land Uses. The permitted uses on the PD-C district property include the permitted uses in the C District classification and SLU Overlay District as set out in the MZO, and those permitted uses on the PD-C district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-C district property are identified in subsection 1.c. below.
 - a. Any land use requiring a Conditional Use Permit ("**CUP**") in the C Zoning District or SLH Overlay District, as amended, is only allowed if a CUP is issued for the use unless permitted in subsection 1.b. below.
 - b. The following uses are permitted on the Property in addition to those outlined under the C District classification:
 - i. SIC Code 554 Refueling Station with the following stipulations:
 1. Up to 14 fueling positions
 2. Heavy load vehicle refueling is not permitted
 - c. Any land use prohibited in the C Zoning District or SLH Overlay District, as amended, is also prohibited unless permitted in subsection 1.b. below. The following uses are also prohibited:
 - i. SIC Code 40: Railroad Passenger Terminal
 - ii. SIC Code 61: Alternative Financial Institutions
 - iii. SIC Code 593: Used Merchandise
 - iv. SIC Code 593a: Pawnshops
 - v. SIC Code 5947: Gift, Novelty, Souvenir Shops
 - vi. SIC Code 5993: Tobacco Stores
 - vii. SIC Code 5999g: Paraphernalia Shops
 - viii. SIC Code 753 Auto Repair Shops
 - ix. SIC Code 754 Auto Services
 - x. SIC COD 752c. Heavy Load Vehicle Parking (as a primary or as an accessory use)

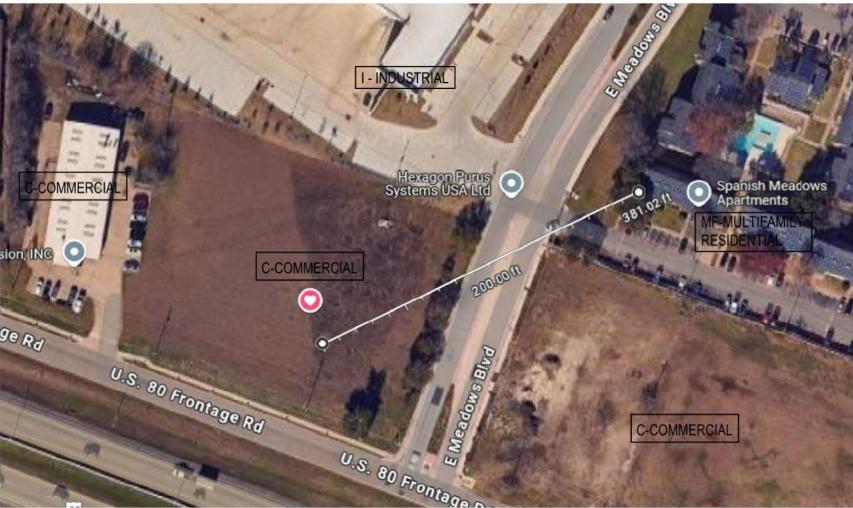
2. **Development Standards.** In addition to the requirements of the MZO applicable to the C Zoning District and SLH Overlay District, the Planned Development is subject to the following:
 - a. **Site Plan.** The site plan shall comply with the Concept Plan in all material respects. Material deviations from the Concept Plan (such as building placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
 - b. **Landscaping.** The property shall comply with landscaping requirements in Section 1A of the MZO. The minimum amount of open space and trees shall be consistent with what is shown on the Concept Plan.



S2N2 Architects LLC.

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sohail@s2n2architects.com
www.s2n2architects.com

1529 Hudnall Farm Road, Keller, TX 76248



02 ARIEL VIEW W/ ZONING
A-100 SCALE: NTS



PUMP DISTANCE FROM THE NEAREST RESIDENTIAL BUILDING ACROSS E MEADOWS BLVD = 380'

LAND USE CHART	
PROPOSED DEVELOPEMNT	CONVENIENCE STORE & GAS STATION
EXISTING ZONING	C - COMMERCIAL + SKYLINE LOGISTICS HUB
PROPOSED USE	CONVENIENCE STORE & GAS STATION
SITE AREA	1.972 AC (85,898 SF)
BUILDING AREA / PUMP CANOPY	10,200 SF (BUILDING) / 4,075.5 SF (PUMP CANOPY)
BUILDING HEIGHT	23' (1 STORY)
LOT COVERAGE (BUILDING ONLY)	11.87 %
FRONT SETBACK REQUIRED / PROVIDED	25' / 63'-6" AND 94'-3 1/4"
REAR & SIDE SETBACK REQUIRED / PROVIDED	0' / 50' 6 3/4"
PARKING REQUIRED (10,200 SF @ 1/250 GSF)	40.8 SAY 41
PARKING PROVIDED	43
HANDICAP SPACES PROVIDED	2
IMPERVIOUS (PAVED) AREA	63,544 SF
PERVIOUS (LANDSCAPE AREA) PROVIDED	22,354 SF (26.02%)

OWNER:
4R INTERNATIONAL LLC
5901 WESTON DR. MCKINNEY, TX 75070
PHONE: 469-471-3475
EMAIL: rv2970@gmail.COM

APPLICANT:
SOHAIL AHMED
S2N2 ARCHITECTS LLC
1529 HUDNALL FARM ROAD
KELLER, TX 76248
PHONE: 682-401-2140
EMAIL: sohail@s2n2architects.com

SURVEYOR:
LARRY TURMAN
CENTRO RESOURCES, LLC
1475 HERITAGE PKWY., STE 217
MANSFIELD, TX 76063
PHONE: 817-354-1445
EMAIL: surveygroup@att.net

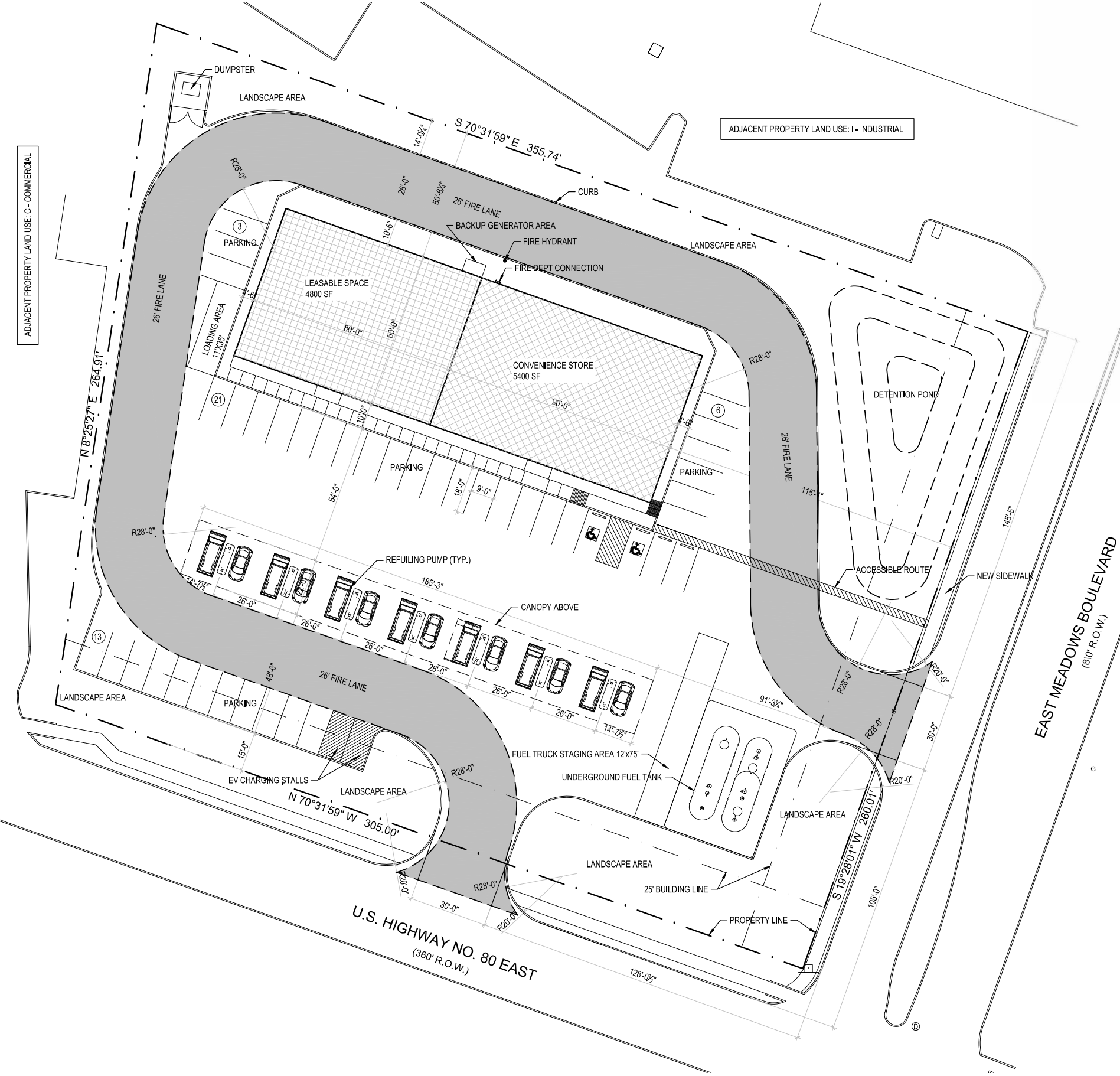
PROJECT NAME: C-STORE & GAS STATION
CASE NUMBER: Z0725-0408
SUBDIVISION NAME: EAST MEADOWS ADDITION
LOT & BLOCK: LOT - 2, BLOCK - A
ABSTRACT NUMBER: 34, CITY OF MESQUITE, DALLAS COUNTY, TEXAS
SITE AREA: 1.972 AC (85,898 SQ. FT.)

C-STORE & GAS STATION
4301 E US HWY 80
MESQUITE, TX 75150

ZONING
CONCEPTUAL SITE PLAN

ISSUED FOR:	DATE
CONCEPTUAL	06-07-2025
CONCEPTUAL	06-20-2025
CONCEPTUAL	09-08-2025
CONCEPTUAL	10-10-2025
CONCEPTUAL	10-29-2025
SHEET NUMBER:	

A-100



01 CONCEPTUAL SITE PLAN
A-100 SCALE: 1"=20'-0"



0 10' 20'