

ORDINANCE NO. _____
File No. Z0521-0200

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL WITHIN THE SKYLINE LOGISTICS HUB OVERLAY DISTRICT TO PLANNED DEVELOPMENT – INDUSTRIAL WITHIN THE SKYLINE LOGISTICS HUB OVERLAY DISTRICT TO ALLOW A WAREHOUSE AND DISTRIBUTION DEVELOPMENT ON PROPERTY LOCATED AT 2500, 2526, AND 2614 BIG TOWN BOULEVARD; 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. The subject property (“**Property**”) is described as being approximately 13.722 acres (consisting of three parcels), platted as Truckomatic Addition, Second Revision Block 1, Lots 1 and 4, and more fully described in the legal description attached as Exhibit A, and located at 2500, 2526, and 2614 Big Town Boulevard, Mesquite, Dallas County, Texas.

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Commercial within the Skyline Logistics Hub Overlay District to Planned Development – Industrial within the Skyline Logistics Hub Overlay District to allow for a warehouse and distribution development 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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.

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 person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 7. 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 16th day of August 2021.

Bruce Archer
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary



David L. Paschall
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Mesquite, Dallas County, Texas, and being all of Lots 1 and 4 in Block 1 of TRUCKOMATIC ADDITION, SECOND REVISION, an addition to said City of Mesquite as shown by plat recorded in Volume 82018, Page 1317, Map Records, Dallas County, Texas and also being a 1.367 acre tract of land described as an access easement recorded in Volume 77222, Page 1641, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" steel rod found at the Northeast corner of said Lot 4 and Block 1;

THENCE South 00 degrees 15 minutes 00 seconds West with the East line of said Lot 4 and Block 1, a distance of 550.00 feet to a 1/2" steel rod set for corner;

THENCE South 89 degrees 52 minutes 00 seconds West, a distance of 122.45 feet to a 1/2" steel rod set for corner;

THENCE South 00 degrees 15 minutes 00 seconds West, a distance of 75.33 feet to a 1/2" steel rod set at the Southeast corner of said 1.367 acre tract;

THENCE North 89 degrees 46 minutes 10 seconds East, a distance of 5.10 feet to a 1/2" steel rod set at the Northeast corner of said Lot 4;

THENCE South 00 degrees 12 minutes 29 seconds West, a distance of 423.12 feet to a 1/2" steel rod found for corner;

THENCE North 89 degrees 12 minutes 57 seconds West, a distance of 249.71 feet to a 1/2" steel rod found for corner;

THENCE North 00 degrees 09 minutes 46 seconds West, a distance of 419.95 feet to a 1/2" steel rod found for corner;

THENCE South 89 degrees 18 minutes 19 seconds West, a distance of 184.36 feet to a 1/2" steel rod found at an angle point;

THENCE South 89 degrees 48 minutes 56 seconds West, a distance of 290.72 feet to a 1/2" steel rod set in the East right-of-way line of Big Town Boulevard;

THENCE North 44 degrees 45 minutes 00 seconds West with said right-of-way line, a distance of 37.30 feet to a 1/2" steel rod set at an angle point;

THENCE North 00 degrees 15 minutes 00 seconds East continuing with said right-of-way line a distance of 550.00 feet to a 1/2" steel rod set at the Northwest corner of said Lot 4 and Block 1;

THENCE North 89 degrees 52 minutes 00 seconds East with the North line *Of* said Lot 4 and Block 1, a distance of 871.20 feet to the POINT-OF-BEGINNING and containing 597,722 square feet or 13.722 acres of land more or less.

EXHIBIT B
DEVELOPMENT STANDARDS

Page 1 of 2

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit C. The orientation and location of structures, driveways and parking areas shown on Exhibit C may be modified to avoid conflict with utilities, floodplain and/or wetlands provided that parking and other development standards are met. In the event of a conflict between the provisions of this ordinance and Exhibit C, the provisions of this ordinance control.

2. All uses permitted in the Industrial District are allowed on the Property except as modified in Subsections “a” and “b” of this paragraph. Except as otherwise provided below in this Section 2, the uses permitted in the Industrial District are subject to the same requirements applicable to the uses in the Industrial District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the Industrial District only by conditional use permit (“CUP”) is permitted in the district only by CUP.
 - a. The following use is permitted on the Property by right, and no CUP shall be required:

SIC Code 42: Motor Freight Transportation, Warehousing

 - b. The following uses are prohibited on the Property:

SIC Code 32a: Concrete Batch Plants
SIC Code 40: Railroad Passenger Terminal
SIC Code 61: Alternative Financial Institutions
SIC Code 593a: Pawnshops
SIC Code 7299a: Massage Parlors, Turkish and Steam Baths
SIC Code 5999g: Paraphernalia Shop

3. Unless oriented to the rear of the property and at least 500 feet from Big Town Boulevard, primary outdoor storage yard, including heavy load vehicles and unmounted trailers, as defined in section 3-600 of the Mesquite Zoning Ordinance, shall be prohibited.

4. The overnight parking of heavy load vehicles and/or unmounted trailers is permitted as defined in Section 3-600 of the Mesquite Zoning Ordinance in areas designated on the Concept Plan, if it is associated with tenant(s) or owner(s) of the property.

5. The truck court (including heavy load vehicle parking, overhead doors or loading docks) shall not face a public right-of-way without screening. Where not screened by a building, the truck court shall be screened with an eight-foot masonry wall or a living screen pursuant to Section 1A-303D of the Mesquite Zoning Ordinance. Wood or chain link screening is prohibited. Required screening shall be provided prior to the issuance of a Certificate of Occupancy.

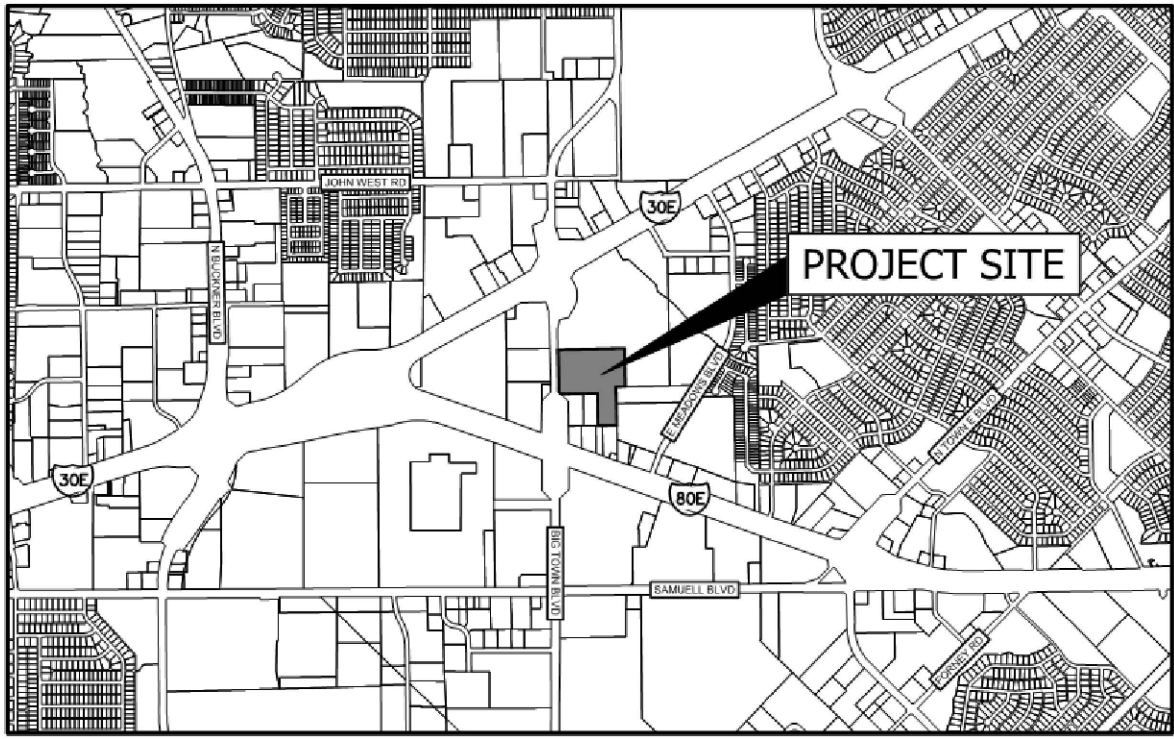
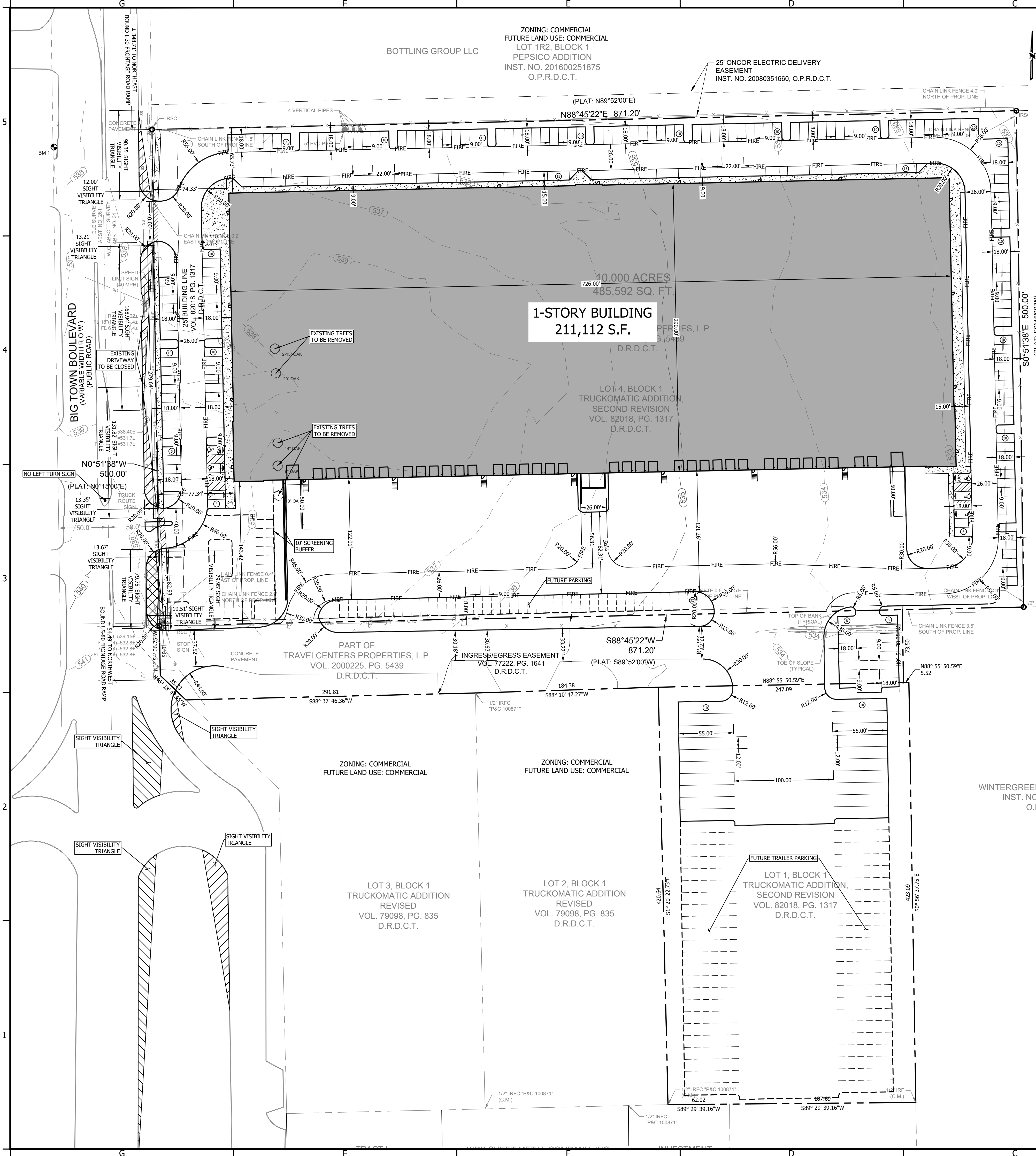
6. All fire apparatus access roads shall meet the minimum distance separation requirements as approved by the Fire Marshal.

EXHIBIT B
DEVELOPMENT STANDARDS

Page 2 of 2

7. All applicable flood and wetland studies shall be completed as identified in the City of Mesquite Engineering Design Manual.
8. One shade tree, or one evergreen tree, or three ornamental trees shall be provided for each 400 square feet of required landscaped area.

EXHIBIT C - CONCEPT PLAN



VICINITY MAP
N.T.S.

ZONING: COMMERCIAL
FUTURE LAND USE: COMMERCIAL
LOT 1R2, BLOCK 1
PEPSICO ADDITION
INST. NO. 201600251875
O.P.R.D.C.T.
BOTTLING GROUP LLC

MESQUITE INDUSTRIAL
PLANNED DEVELOPMENT
(13.697 ACRES)

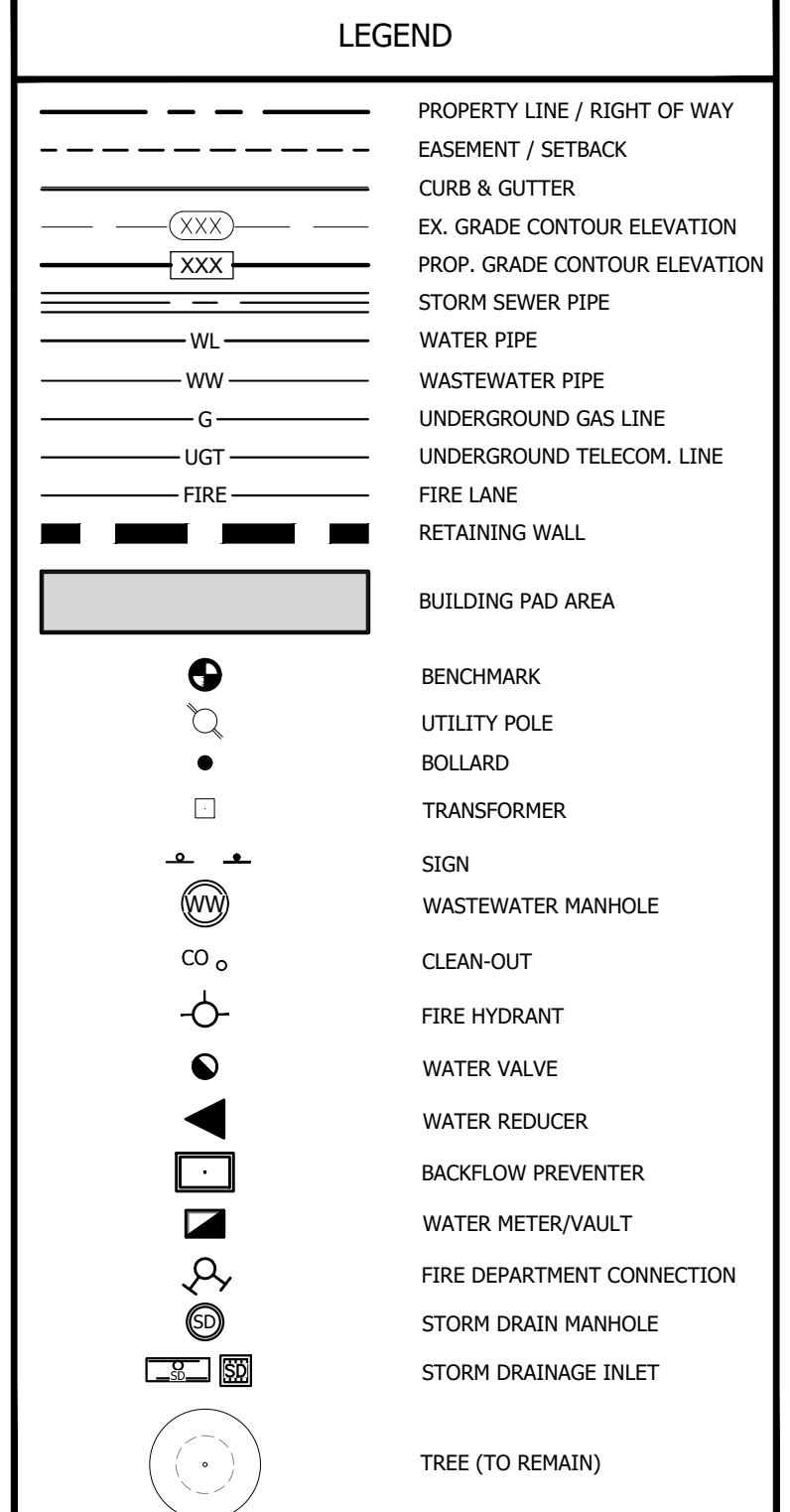
CIVIL ENGINEER
WGI
8144 WALNUT HILL LANE, SUITE 903
DALLAS, TEXAS 75231
CONTACT: GRAYSON K. HUGHES, P.E.
PHONE: (214) 307-4767
GRAYSON.HUGHES@WGI.COM

ARCHITECT
ALLIANCE ARCHITECTS
1600 N. COLLINS BOULEVARD, SUITE 1000
RICHARDSON, TEXAS 75080
CONTACT: ZACH WELDY
PHONE: (972) 233-0400
ZACHW@ALLIANCEARCH.COM

PROPERTY OWNERS
TA OPERATING, LLC
24601 CENTER RIDGE ROAD, SUITE 200
WESTLAKE, OHIO 44145

APPLICANT
BALDWIN ASSOCIATES
3904 ELM STREET, SUITE B
DALLAS, TEXAS 75226
CONTACT: ROBERT BALDWIN
PHONE: (214) 824-7949
ROB@BALDWINPLANNING.COM

SURVEYOR
VOTEX SURVEYING COMPANY
10440 NORTH CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TEXAS 75231
CONTACT: CANDY HONE
PHONE: (469) 333-8831
CANDY@VOTEXSURVEYING.COM



SITE DATA SUMMARY	
GENERAL	
NAME OF PROJECT/DEVELOPMENT	MESQUITE INDUSTRIAL
PROPOSED PRINCIPAL USE	INDUSTRIAL
EXISTING ZONING DISTRICT	COMMERCIAL
EXISTING OVERLAY DISTRICT	SKYLINE LOGISTICS HUB
PROPOSED ZONING DISTRICT	PLANNED DEVELOPMENT WITH INDUSTRIAL BASE ZONING
LOT 4, BLOCK 1 TRUCKOMATIC ADDITION, SECOND REVISION	
SITE AREA	10.000 ACRES (435,592 S.F.)
SITE DEPTH	871.20 L.F.
SITE WIDTH	500.00 L.F.
PART OF TRAVELCENTERS PROPERTIES, L.P.	
SITE AREA	1.265 ACRES (55,104 S.F.)
SITE DEPTH	± 871.20 L.F.
SITE WIDTH	± 73.50 L.F.
LOT 1, BLOCK 1 TRUCKOMATIC ADDITION, SECOND REVISION	
SITE AREA	2.432 ACRES (105,951 S.F.)
SITE DEPTH	247.09 L.F.
SITE WIDTH	423.09 L.F.
TOTAL	
SITE AREA	13.697 ACRES (596,647 S.F.)
SITE DEPTH	± 871.20 L.F.
SITE WIDTH	± 996.59 L.F.
REQUIRED LANDSCAPE AREA	59,664 S.F. (10%)
PROVIDED LANDSCAPE AREA	59,664 S.F. (10%)
BUILDING	
TOTAL GROSS FLOOR AREA	211,112 S.F.
BUILDING COVERAGE	211,112 S.F. (35.38%)
BUILDING HEIGHT	45 FEET (1 STORY)
FLOOR AREA RATIO	1:2.83
PROVIDED OPEN SPACE	N/A
REQUIRED PARKING	
WAREHOUSE (1 SPACE/1,000 S.F.)	211,112 S.F. = 212 SPACES
TOTAL	212 SPACES
PROVIDED PARKING	
OFF-STREET PARKING SPACES	220 SPACES (INCLUDING ADA)
ACCESSIBLE PARKING SPACES	7 SPACES (2 VAN SPACES)
TRAILER PARKING PROVIDED	20 SPACES
OPTIONAL PARKING SPACES (FUTURE)	64 SPACES
OPTIONAL TRAILER PARKING (FUTURE)	46 SPACES

- NOTES**
- ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
 - THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
 - THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT, 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.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

- SITE PLAN NOTES**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY THE CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEET(S) FOR ADDITIONAL INFORMATION.
 - A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.
 - REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
 - REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND THE SITE IN ACCORDANCE WITH THE CITY OF MESQUITE STANDARD DETAILS AND SPECIFICATIONS.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 75,000 POUNDS) AND SHALL BE SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THIS SURFACE MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT TO THE SITE.
 - DRIVES SHALL NOT EXCEED 10% RUNNING SLOPE PER CITY OF MESQUITE FIRE CODE ORDINANCE NO. 4802.

MESQUITE INDUSTRIAL
LOT 1 & 4, BLOCK 1, TRUCKOMATIC ADDITION, AND PART OF TRAVELCENTERS PROPERTIES, L.P.
2514 BIG TOWN BOULEVARD, MESQUITE, DALLAS COUNTY, TEXAS 75150

EXHIBIT C - ZONING CONCEPT PLAN

SHEET
C1.0
01 OF 03

CASE NUMBER:
20521-0200
SUBDIVISION NAME:
LOT:
BLOCK:

SUBMISSION DATE:

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

FIRM NO. F-15085
WGI
WGInc.com
8144 WALNUT HILL LANE, SUITE 903, DALLAS, TEXAS 75231