

ORDINANCE NO. _____
File No. Z0925-0419

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL TO PLANNED DEVELOPMENT – GENERAL RETAIL ON PROPERTY LOCATED AT 4401 NORTH BELT LINE ROAD TO ALLOW ALL USES PERMITTED IN THE GENERAL RETAIL DISTRICT AND A MOBILE FOOD UNIT PARK (“MFU-PARK”) WITH MODIFIED STANDARDS INCLUDING A REDUCTION IN THE 200-FOOT SEPARATION REQUIREMENT FROM RESIDENTIAL DWELLINGS FOR THE MFU-PARK; 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 is described as being approximately 1.97 acres, platted as North Mesquite Commercial, Block A, Lot 5, and located at 4401 North Belt Line Road, City of Mesquite, Dallas County, Texas (“**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from General Retail to Planned Development – General Retail to allow all uses permitted in the General Retail District and a Mobile Food Unit Park (“**MFU-Park**”) subject to modified Planned Development Standards and Concept Plan, attached hereto as EXHIBITS A and B, respectively, and incorporated herein by reference, including a reduction in the 200-foot separation requirement from residential dwellings for the MFU-Park.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 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 3rd day of November 2025.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

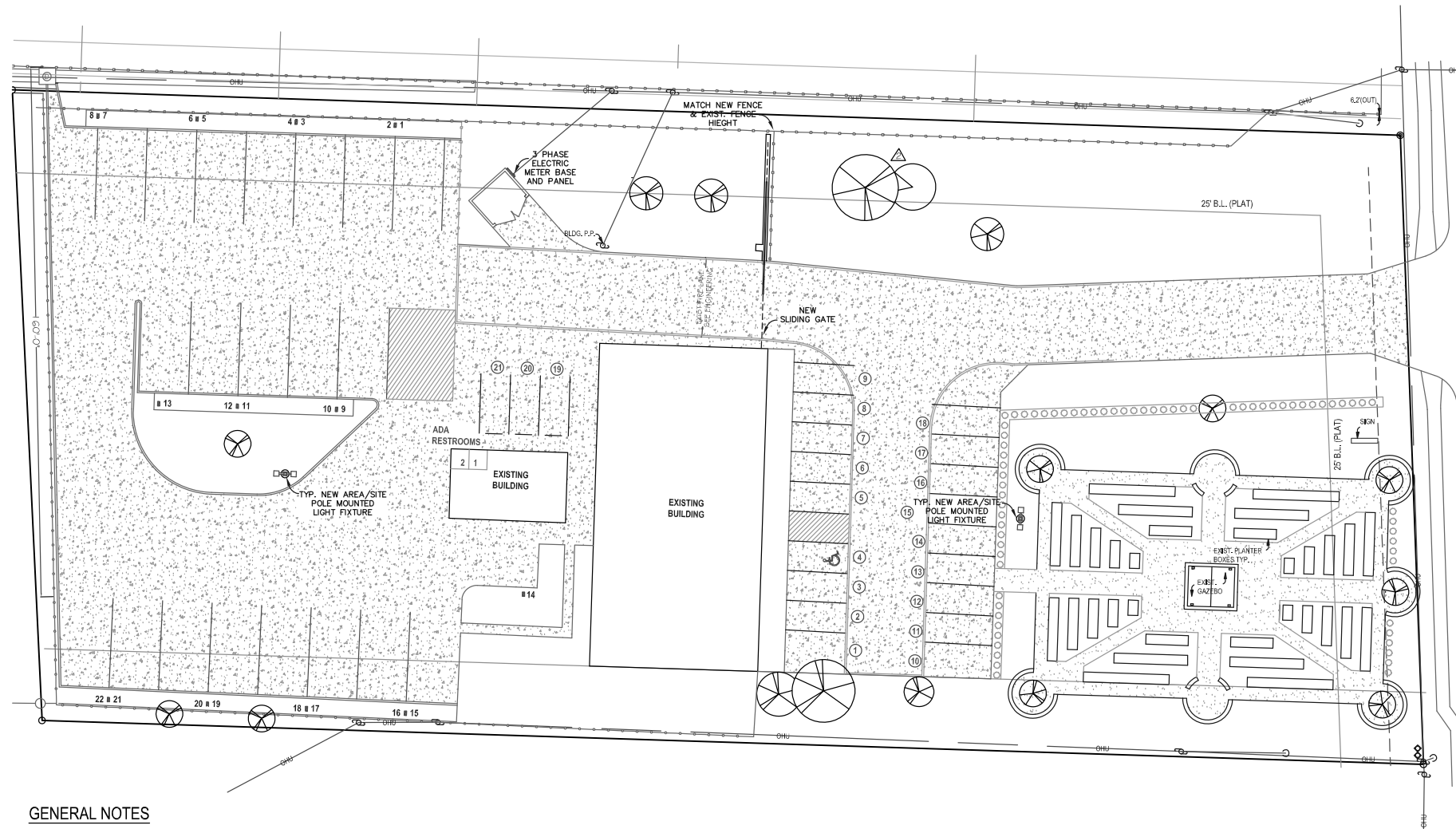
Sonja Land
City Secretary

David L. Paschall
City Attorney

Exhibit A – Development Standards

This Planned Development – General Retail ("**PD-GR**") district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance ("**MZO**"), as amended and adopts General Retail ("**GR**") Zoning District as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as **Exhibit B** and the standards identified below, which apply to this PD-GR district. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

- A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the GR zoning district as set out in MZO, Section 3-203 (Nonresidential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
- 1) Any land use requiring a Conditional Use Permit ("**CUP**") in the GR zoning district, as amended, is only allowed if a CUP is issued for the use.
 - 2) Any land use prohibited in the GR zoning district, as amended, is also prohibited.
 - 3) The following uses are permitted on the Property.
 - i. Mobile Food Unit Park ("**MFU-Park**"), including
 1. Servicing, staging, and preparation for off-site events
 2. On-site service (serving food)
 3. Accessory seating and patron gathering area
 4. Accessory restrooms and support facilities
- B. **Development Standards.** In addition to the requirements of the MZO applicable to the GR zoning district, the Planned Development is subject to the following:
- 1) **Site Plan.** The site plan shall comply with the Concept Plan as shown in EXHIBIT B. 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.
 - 2) **Mobile Food Unit Operations.** Mobile Food Units ("**MFU**") are allowed to operate (serve food) on the Property with the following restrictions.
 - i. Compliance with Section 3-512 of the MZO.
 - ii. Hours of operation for an MFU-Park shall be limited to 11:00 AM – 9:00 PM daily.
 - iii. The on-site operation of MFUs shall be limited to spaces along the south property line identified as spaces 15-22 on Exhibit B.
 - iv. The use of portable generators for operating MFUs is prohibited. The MFUs shall connect to electrical pedestals.
 - v. Outdoor entertainment with sound amplification shall be prohibited.
 - vi. Existing fencing and landscaping shall be maintained and supplemented as necessary to reduce visual and noise impacts.



GENERAL NOTES

1. PARKING: 21 TOTAL SPACES
2. MOBILE FOOD UNIT (MFU): 22 SPACES
3. EXTERIOR RESTROOMS: 2 EA ADA ACCESSIBLE

PROPOSED P.D. SITE PLAN

SCALE = 1:30

4401 BELTLINE RD.

(VARIABLE WIDTH RIGHT OF WAY)

"THE BACK LOT" AT CCK

4401 Belt Line Rd.

Mesquite, TX

CULINARY COMMUNITY KITCHEN

OPERATOR: Mike Kelley

PROPERTY OWNER: Doug and Karen Crowover

Voice: 360.338.8953

DATE DRAWN

09.24.2025

DATE REVISED

JOB NO.

#15127

SHEET

1 OF 1

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ATTN