

ORDINANCE NO. _____
File No. Z1025-0421

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL WITHIN K-20 FLOATING OVERLAY TO PLANNED DEVELOPMENT COMMERCIAL WITH A CONDITIONAL USE PERMIT TO ALLOW A CONVENIENCE STORE WITH FUEL SALES, RESTAURANT, RETAIL, A LIMITED SERVICE HOTEL WITH MODIFIED DEVELOPMENT STANDARDS ALONG WITH USES PERMITTED IN THE COMMERCIAL ZONING DISTRICT ON APPROXIMATELY 14 ACRE TRACT OF LAND LOCATED AT THE SOUTH CORNER OF IH-20 AND FM 2932 (KCAD PROPERTY ID 54189); REPEALING ALL OTHER 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 14 acres described in **EXHIBIT A**, attached hereto and incorporated herein by reference, and located at the south corner of IH-20 and FM 2932 (KCAD Property ID 54189) in the City of Mesquite, Kaufman County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is amended by approving a change of zoning from Agricultural within K-20 Floating Overlay to Planned Development – Commercial subject to the modified Development Standards in **EXHIBIT B** and the Concept Plan in **EXHIBIT C**, both of which are attached hereto and incorporated herein by reference.

SECTION 3. The MZO is further amended by approving a Conditional Use Permit (“**CUP**”) to allow a limited service hotel, subject to **EXHIBITS B and C**, and along with uses permitted in the commercial zoning district on the Property subject to the following findings and stipulations:

- a. The City Council finds that said use(s) defined and permitted under this CUP are sufficiently unusual in character or operation as to create the potential for variations in function or operation with possible negative impacts upon adjacent properties or on the citizenry as a whole.
- b. The CUP is approved solely for Mesquite I-20, LLC, dba Everhome Suites, and the CUP is not transferable or assignable to a different owner or business. A different business applicant desiring to continue the use(s) must submit a new application requesting to continue the CUP and any such application shall require the procedures outlined in the MZO for initial approval of a CUP.
- c. The limited service hotel shall include the following amenities as shown in the applicant's materials attached hereto as **Exhibit D** and incorporated herein by reference:
 1. The Homebase Market,
 2. Outdoor Courtyard, and
 3. Fitness Center.
- d. Upon conviction of at least three (3) violations of the City's Code of Ordinances, including but not limited to the MZO which includes this ordinance, during any twelve (12) month period, then (i) the Building Official shall revoke the Certificate of Occupancy for the Property, and (ii) Mesquite I-20, LLC, dba Everhome Suites, shall automatically forfeit the CUP granted by this ordinance.

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 described in Section 1 of this ordinance 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](#).

January 5, 2026

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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.

Daniel Alemán, Jr.
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

David L. Paschall
City Attorney

EXHIBIT A
to
Purchase and Sale Agreement

PROPERTY DESCRIPTION

FIELD NOTES to that certain tract situated in the John Moore Survey, Abstract No. 309, City of Mesquite, Kaufman County, Texas, said tract being a portion of the a called 148.19-acre tract described in the deed to *West Griffin, LLC, a Texas limited liability company*, recorded under Instrument Number 2020-0029333, Official Public Records, Kaufman County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearings are based on the Texas Coordinate System of 1983, North Central Zone.):

Beginning at a concrete monument found on the curved southwest right of way of F.M. No. 2932 (100-foot right of way) as described in the deed to the State of Texas recorded in Volume 486, Page 155, Deed Records, Kaufman County, Texas (D.R.K.C.T.) and depicted on the Right of Way Map of F.M. No. 2932 from F.M. 148 to F.M. 741, corrected on February 18, 1965, at the east corner of the tract identified as "PART II" in the deed to the State of Texas for I-20 (variable width right of way) recorded in Volume 709, Page 226, D.R.K.C.T., said corner is the intersection of the said south right of way of I-20 and the said curved southwest right of way of F.M. No. 2932, said curved southwest right of way being concave to the northeast (curve to the left) having a radius of 2,864.85 feet;

THENCE in a southeasterly direction, along the curved southwest right of way of F.M. No. 2932, an arc length of 130.48 feet (a chord bearing of SOUTH 44°26'18" EAST, a chord distance of 130.47 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the end of the said curve, the end of the curve is shown as station 53+15.80 on the said right-of-way map;

THENCE SOUTH 45°44'35" EAST, continuing with the southwest right of way of F.M. No. 2932, a distance of 114.23 feet to a 5/8 inch capped rebar stamped "BGE" found at the most northerly northeast corner of the tract described in the deed from *West Griffin, LLC, a Texas limited liability company* to *WJ Trinity Pointe LP, a Texas limited partnership* recorded under Instrument Number 2020-0029335, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.);

THENCE through the interior of the tract described in the deed to said *West Griffin, LLC, a Texas limited liability company* recorded under Instrument Number 2020-0029333, O.P.R.K.C.T., the following calls:

1. SOUTH 10° 03' 23" WEST, a distance of 862.93 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at a reentrant corner of the said *WJ Trinity Pointe LP* tract;
2. NORTH 44° 04' 12" WEST, a distance of 1,234.20 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the most northerly northwest corner of the *WJ Trinity Pointe* tract, from whence a 5/8 inch capped rebar stamped "BGE" found at the southwest corner of the *WJ Trinity Pointe LP* tract bears SOUTH 45°55'48" WEST a distance of 3,012.31 feet (called 3,003.41 feet);
3. NORTH 45°55'48" EAST, being a projection of the west line of the *WJ Trinity Pointe LP* tract, a distance of 332.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the aforementioned south right of way of I-20, from whence a concrete monument found at the most southerly southwest corner of the said tract to the State of Texas for I-20 bears NORTH 80°57'07" WEST a distance of 673.56 feet and NORTH 79°00'02" WEST a distance of 437.31 feet; THENCE SOUTH 80°57'07" EAST, with the south right of way of I-20, a distance of 604.94 feet returning to the **POINT OF BEGINNING** and enclosing 13.673 acres ($\pm 595,606$ square feet).

Exhibit B – Development Standards

This Planned Development - Commercial (“**PD-C**”) 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 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.b. below.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the C Zoning District, as amended, is only allowed if a CUP is issued for the use unless permitted in subsection 1.c. below. The following uses will require a CUP within this PD-C district:
 - i. General Service Hotel
 - ii. Limited Service Hotel
 - iii. Accessory Outdoor Storage
 - b. Any land use prohibited in the C Zoning District, as amended, is also prohibited unless permitted in subsection 1.c. 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
 - c. The following uses are permitted on the PD-C district property:
 - i. No more than three quick-service restaurants with drive-throughs are permitted within the PD.
 - ii. At least one of the lots shown on the Concept Plan shall be developed with a free-standing sit-down restaurant without a drive-through.
 - iii. SIC Code 554: Refueling Stations with a Convenience Store is permitted with 24 fueling positions. Any additional convenience store(s) shall require approval of a CUP.

2. **Development Standards.** In addition to the requirements of the MZO, 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 and lot sizes) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, the Building and Fire Codes, as amended, and TxDOT driveway standards, provided that the development continues to meet all requirements of this ordinance. The development of Lot 7 shown on the Concept Plan is subject to approval of an amended PD.
- b. **Cross Access.** A cross-access easement shall be provided between abutting lots within the PD-C district property. Cross-access easements are not required to be platted and may be dedicated via a separate instrument.
- c. **Parking.** The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the MZO, with the following modifications:
 - i. One (1) parking space for every 250 square feet of gross floor area shall be provided for retail, restaurant, and personal service uses.
 - ii. Reduction in the foregoing parking requirements may be provided as authorized by Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
- d. **Electric Vehicle Charging Stations (“EVCS”).** EVCS shall comply with Section 3-702.G of the MZO. The minimum number of EVCS required on the Property shall be provided as follows:
 - i. Four EVCS at the limited service hotel.
 - ii. Two EVCS at the convenience store.
 - iii. Two EVCS at the sit down restaurant.
- e. **Fencing.** Any fencing on the Property shall consist of a wrought iron. In this PD ordinance, wrought iron refers to black tubular steel or aluminum commonly used in commercial fencing placed between 3 and 6 inches on center vertically.
- f. **Landscaping.** The landscaping shall comply with the following stipulations:
 - i. The development will have cohesive landscaping to create a harmonious streetscape edge that will contain native plant materials and drought-tolerant shrubs and trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.
 - ii. A landscape area equal to a minimum of 15% of the Property shall be provided by the time of full development of the Property, and landscaped areas located in adjacent right-of-way and maintained by the property owner shall be counted to satisfy the 15% requirement. In no case shall any individual lot have less than 10% landscaping.

- iii. A landscape buffer shall be provided along the ROW with a minimum depth of 15 feet.
- iv. One tree is required for every 500 square feet of required landscaping, which shall also include that one large shade tree shall be provided for each 35 linear feet along the ROW and shall be planted within the 15-ft landscape buffer no more than 3-5 feet apart.
- v. Ten evergreen shrubs shall be provided for every 30 linear feet along the ROW and shall be planted in the 15-ft landscape buffer.
- vi. When a parking area contains 20 or more parking spaces, the interior of the area shall be landscaped by providing a minimum of one tree for every 12 parking spaces or fraction thereof, and the terminus of all rows of parking. Such islands shall contain at least one tree. The remainder shall be landscaped with shrubs, turf, ground cover, or other appropriate material not to exceed three feet in height.

g. **Screening.** District screening in Section 1A-300 is not required when the adjacent residentially zoned property is not being used for residential purposes.

h. **Signage.** All signage shall comply with the Mesquite Sign Ordinance except as modified below:

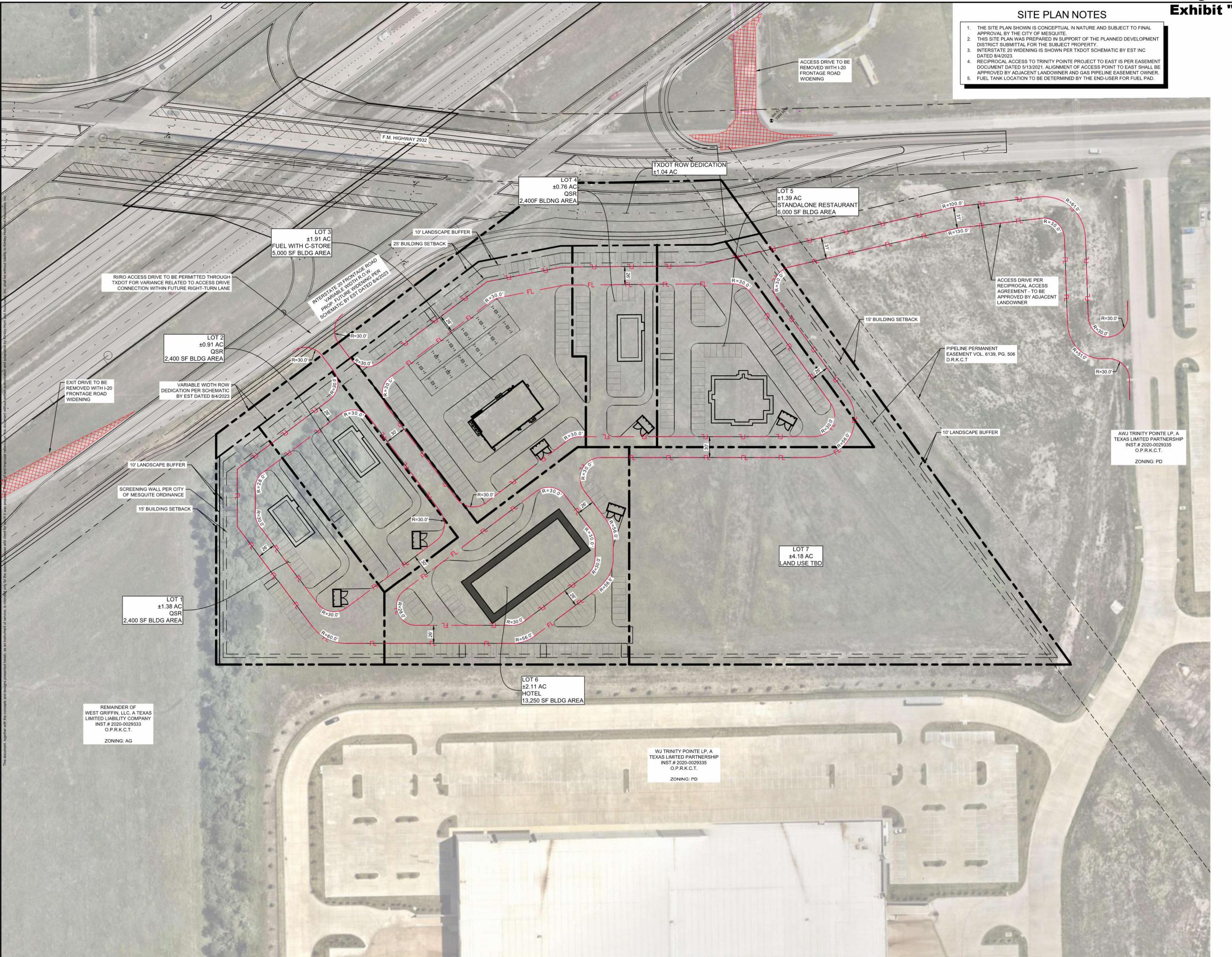
- i. Multi-tenant signs may advertise any business located within the Planned Development, regardless of individual lot lines, without being considered off-premises (billboard) signage.



TE PLAN NOTES

THE SITE PLAN SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL APPROVAL BY THE CITY OF MESQUITE.
THIS SITE PLAN WAS PREPARED IN SUPPORT OF THE PLANNED DEVELOPMENT DISTRICT SUBMITTAL FOR THE SUBJECT PROPERTY.
INTERSTATE 20 WIDENING IS SHOWN PER TXDOT SCHEMATIC BY EST INC
DATED 8/4/2023.
RECIPROCAL ACCESS TO TRINITY POINTE PROJECT TO EAST IS PER EASEMENT DOCUMENT DATED 5/13/2021. ALIGNMENT OF ACCESS POINT TO EAST SHALL BE APPROVED BY THE ADJACENT LANDOWNER AND GAS PIPELINE EASEMENT OWNER. UEL TANK LOCATION TO BE DETERMINED BY THE END-USER FOR FUEL PAD.

GRAPHIC SCALE IN FEET



CONCEPTUAL SITE
PLAN EXHIBIT

**MESQUITE I-20 TRAVEL
CENTER**
PREPARED FOR
MESQUITE I-20 LLC

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer: MICHAEL J. FEATHER, P.E.
P.E. No. 156504 Date 11/20/2025

Kimley»Horn

TERRELL, TX 75160
PHONE: 469-485-2998 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
2025 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS		DATE

NUMBER
03

Building a Home Away from Home.

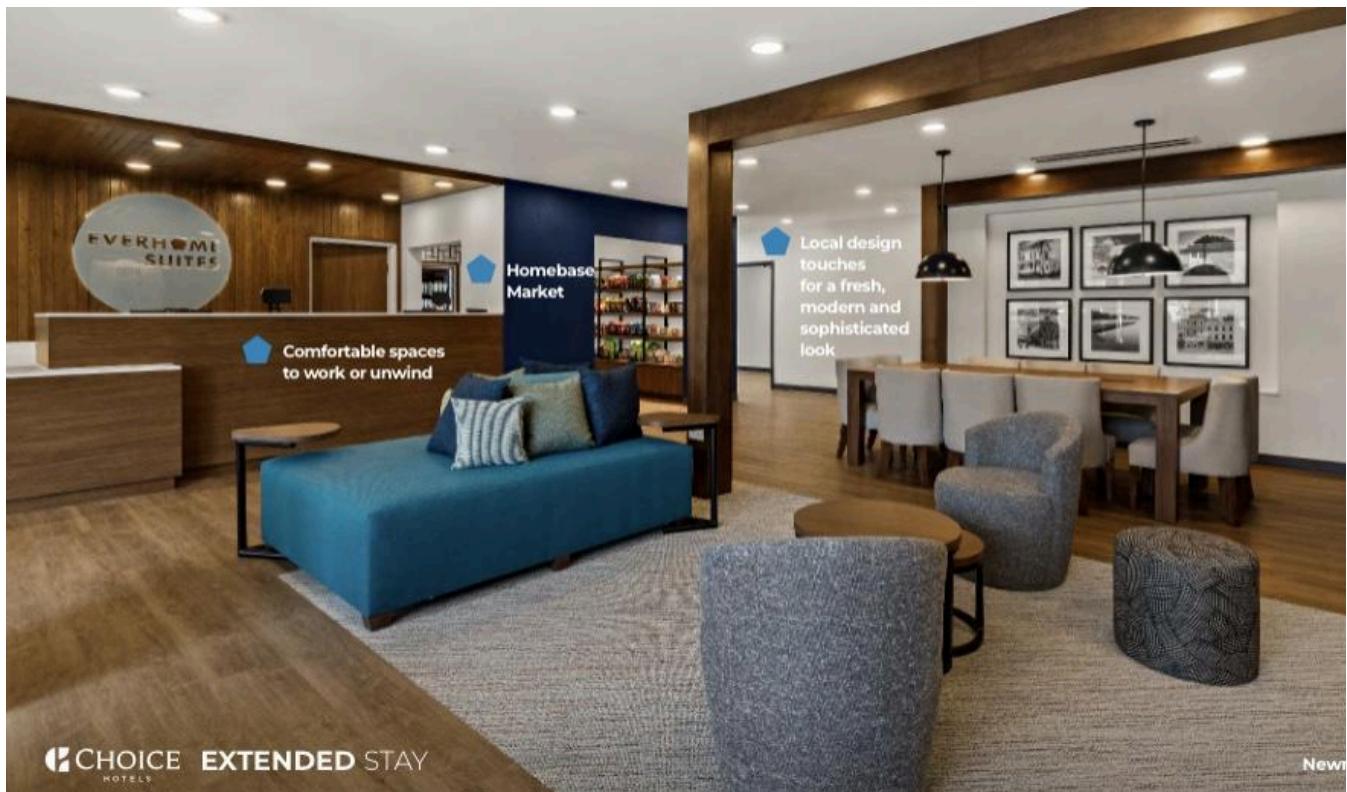
Exterior Features Include:

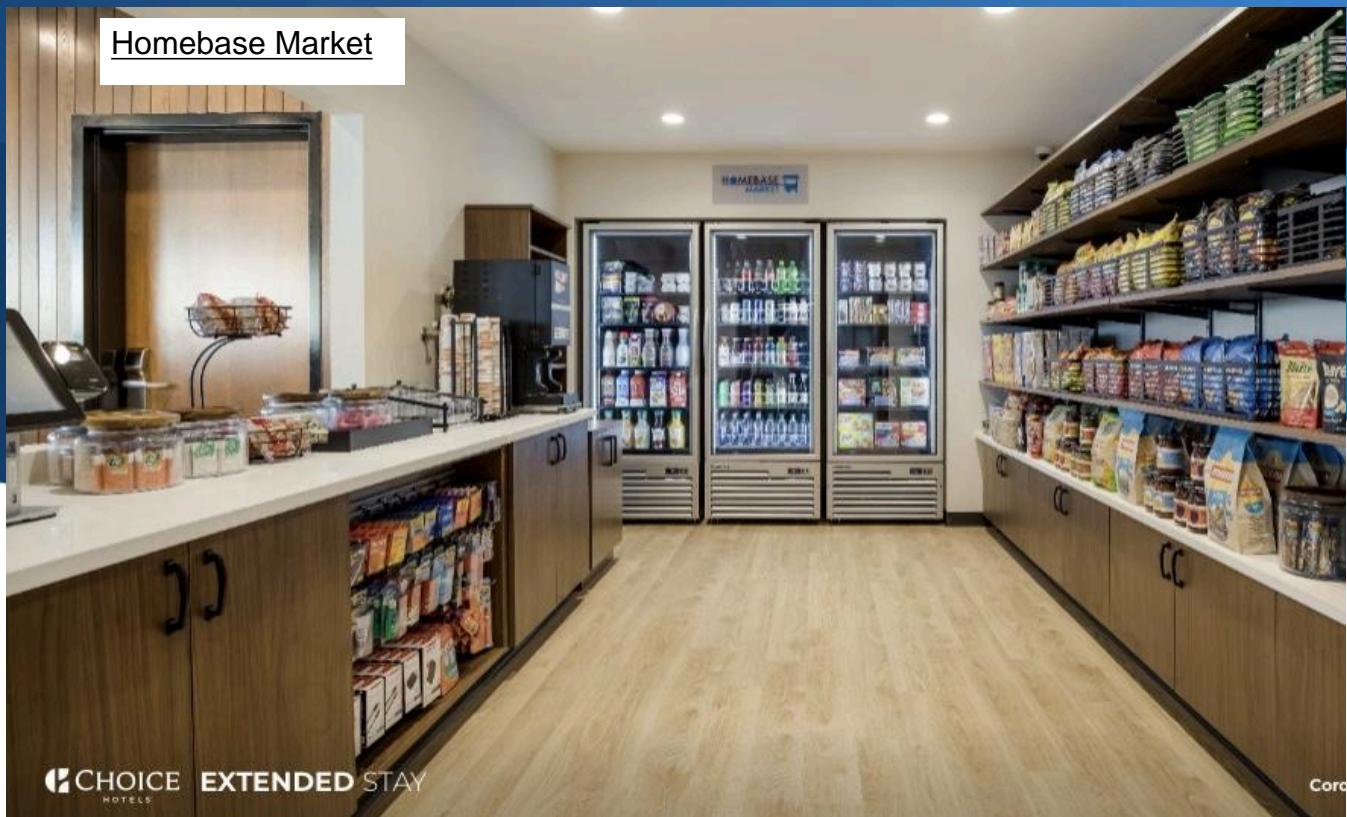
- ❖ Social outdoor living spaces with fire pits and grills for guests to enjoy after work and on the weekends
- ❖ An outdoor pool for guests to relax in (optional)
- ❖ Customized "welcome wall" mural on hotel exterior to connect with local scene
- ❖ Flexible plans for exteriors to fit local aesthetic

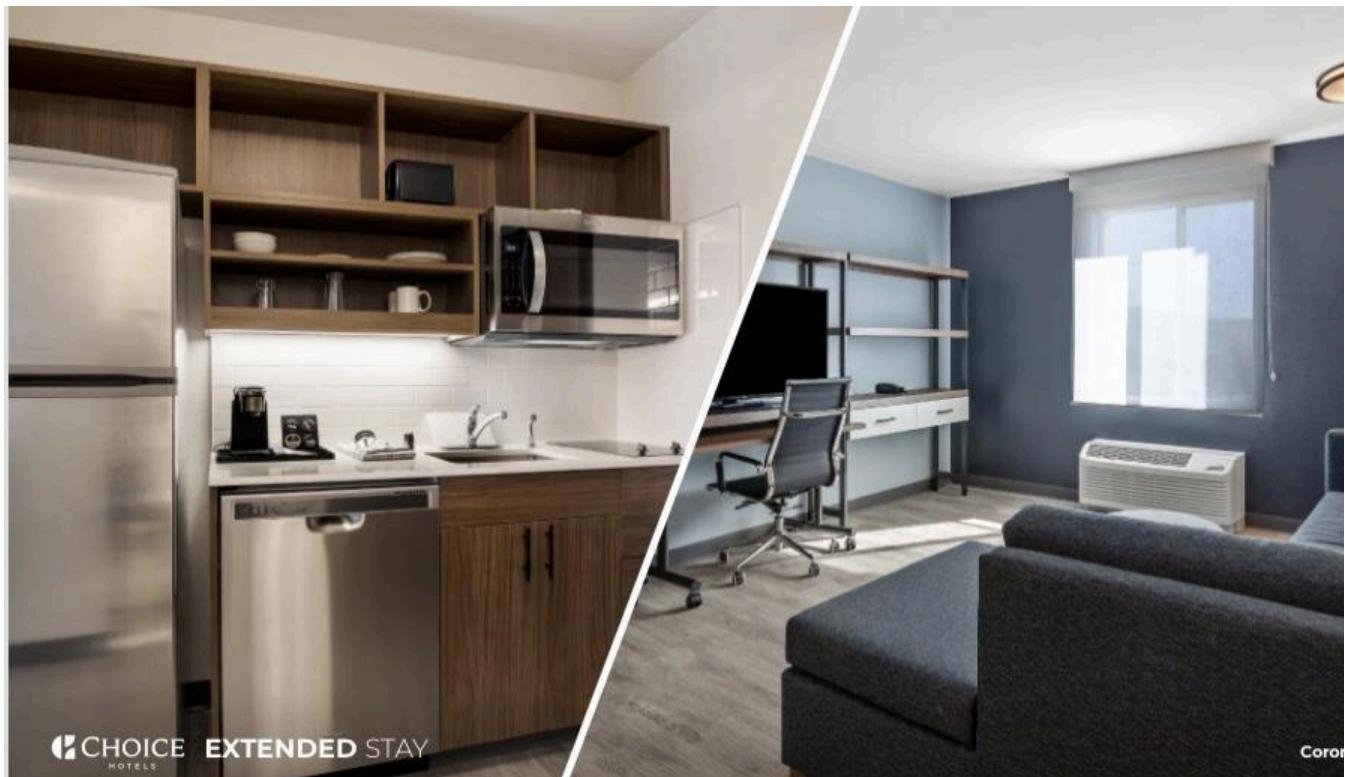
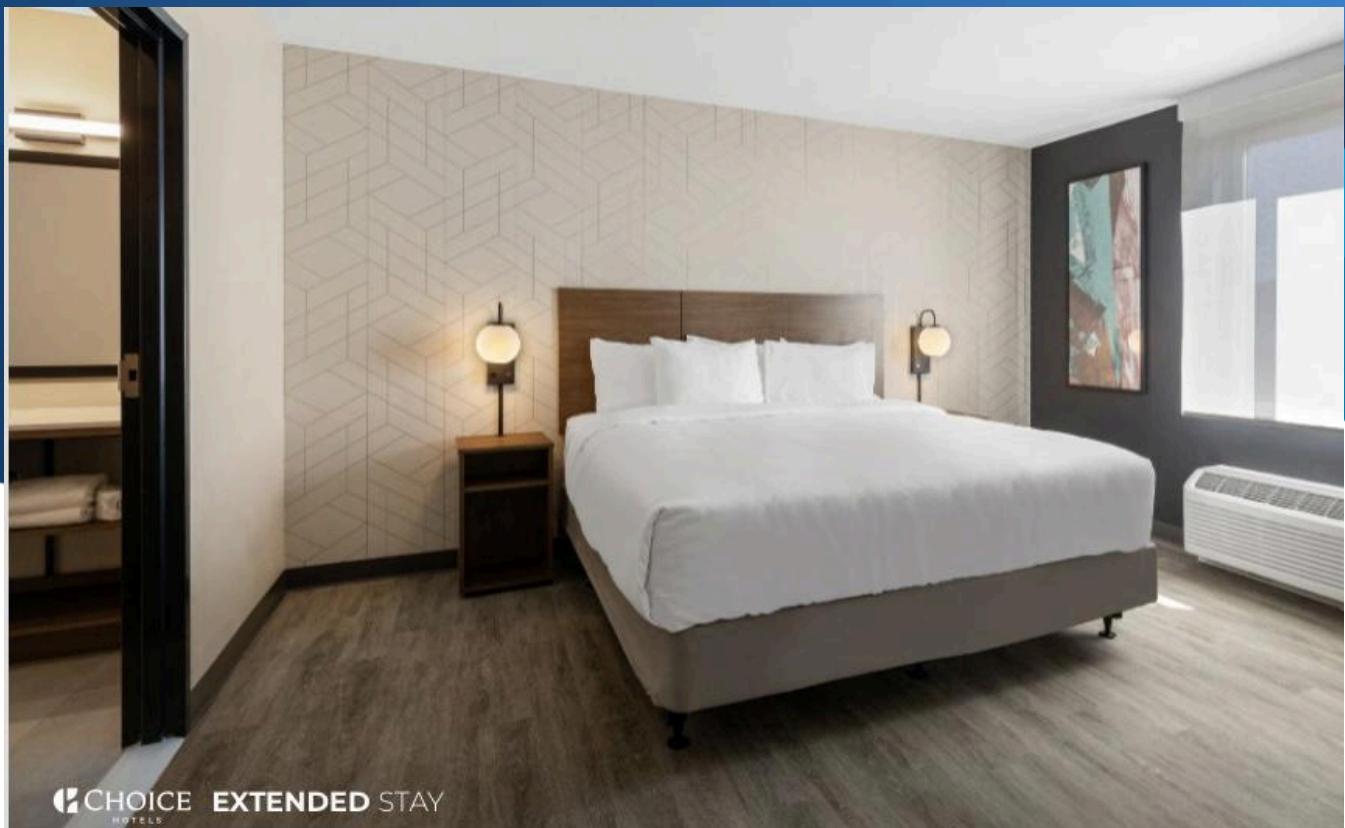


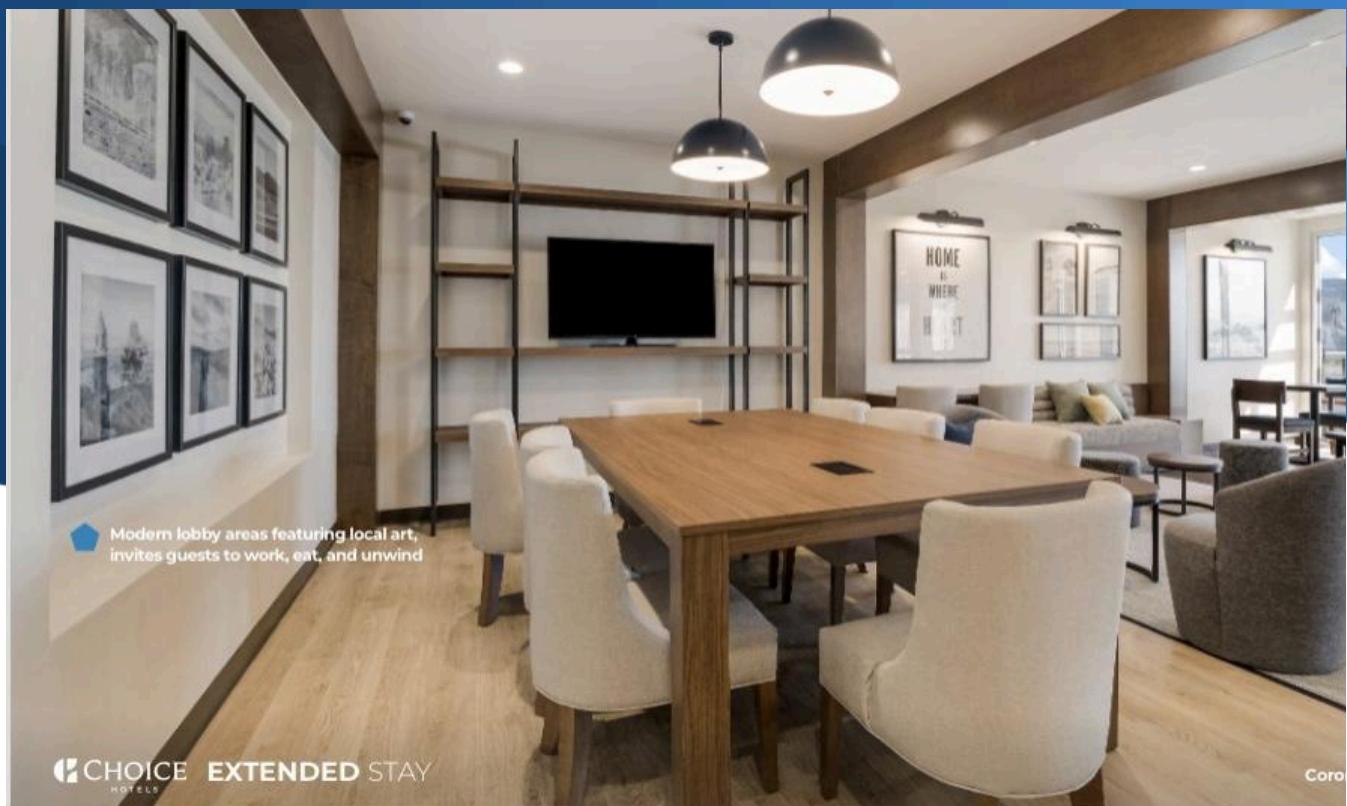
CHOICE EXTENDED STAY HOTELS

EVERHOME SUITES

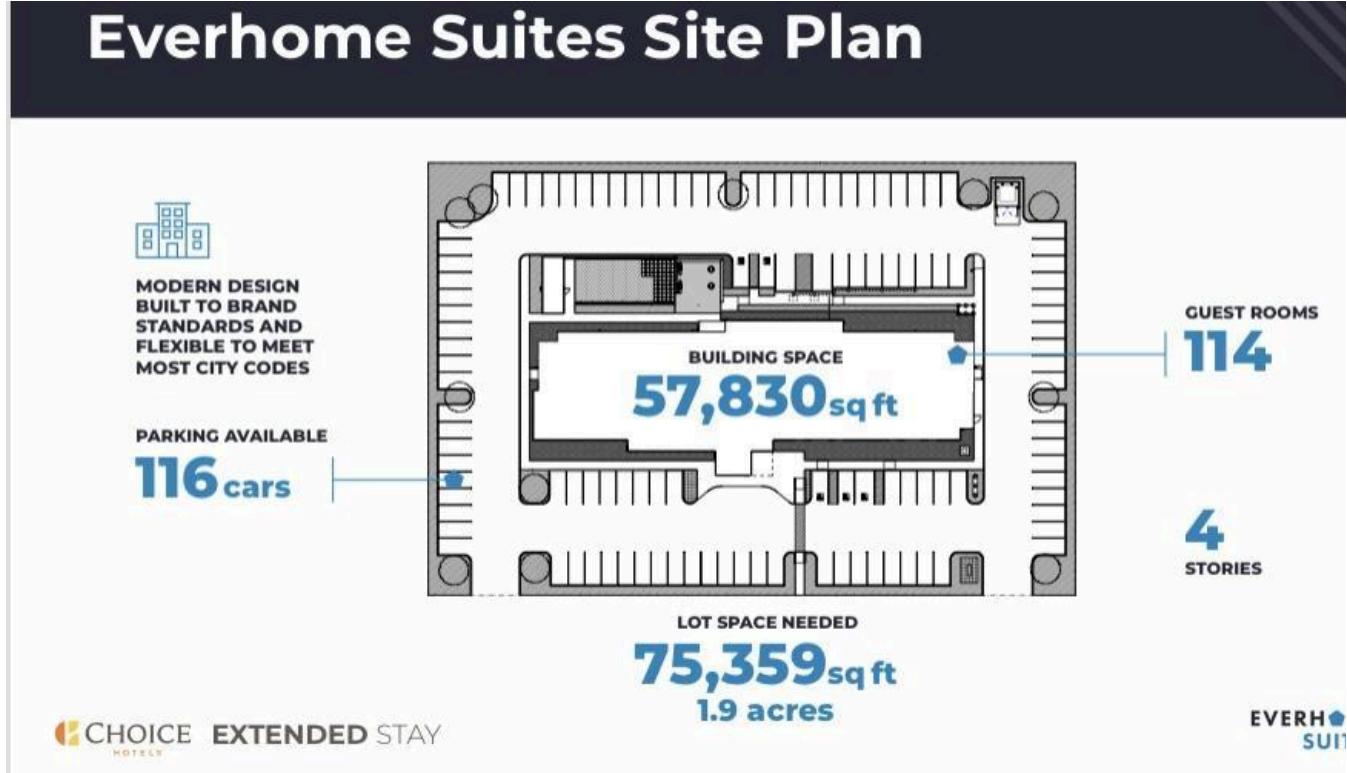




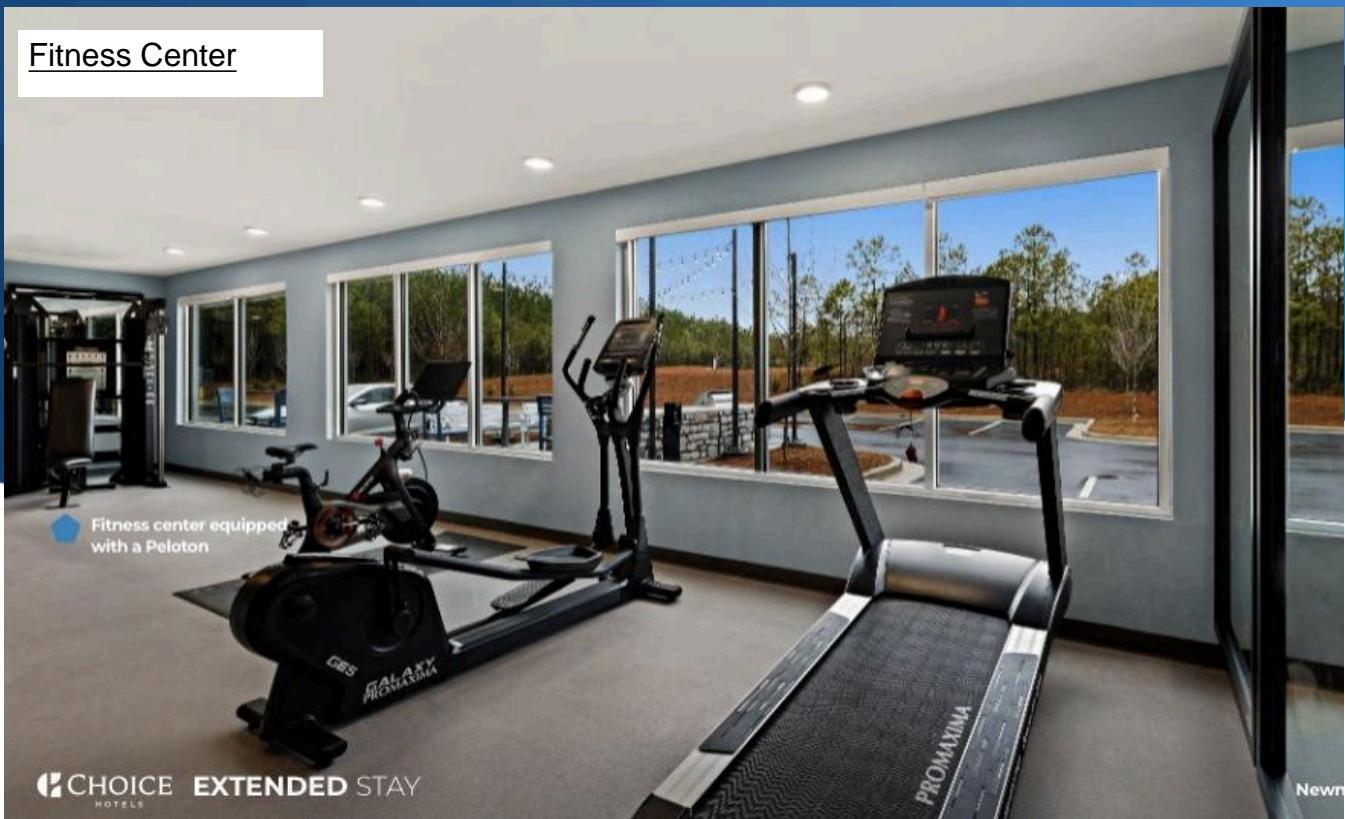


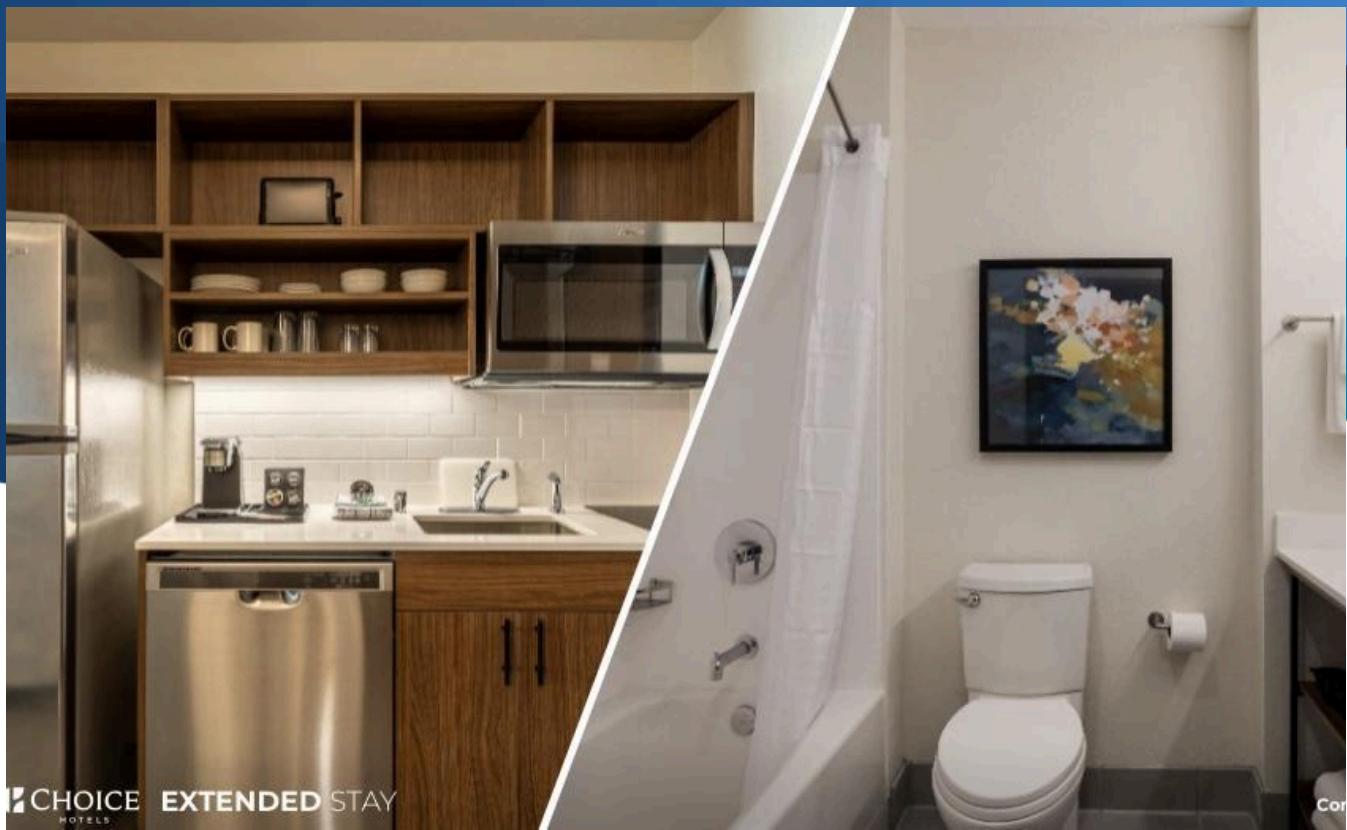


Everhome Suites Site Plan



Fitness Center





CHOICE HOTELS EXTENDED STAY

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CHOICE HOTELS EXTENDED STAY

Coron