

ORDINANCE NO. _____
File No. Z1024-0374

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD RETAIL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT – MIXED USE (ORDINANCE NO. 4038) TO PLANNED DEVELOPMENT – GENERAL RETAIL TO ALLOW A RETAIL DEVELOPMENT WITH CONTRACTOR USES IN ADDITION TO THOSE PERMITTED IN THE GENERAL RETAIL DISTRICT WITH MODIFIED DEVELOPMENT STANDARDS ON PROPERTY LOCATED AT 2200 LAWSON ROAD (EAST OF THE LAWSON ROAD AND CLAY MATHIS ROAD INTERSECTION); REPEALING ALL 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 consists of approximately 3.007 acres described in **Exhibit A**, attached hereto and incorporated herein by reference, and located at 2200 Lawson Road (east of the Lawson Road and Clay Mathis Road intersection), in Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is amended by changing the Property’s future land use designation from Medium Density Residential to Neighborhood Retail.

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Planned Development – Mixed Use (Ordinance No. 4038) to Planned Development – General Retail to allow a retail development with contractor uses in addition to those permitted in the General Retail District with modified development standards, and said Development Standards (**Exhibit B**) and the Concept Plan (**Exhibit C**) are attached hereto and incorporated herein by reference.

SECTION 4. All other 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 5. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 6. 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 7. 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 8. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 9. 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 7th day of July 2025.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

Exhibit A – Legal Description

TRACT 1:

BEING a tract of land situated in the J.S. Ramsey Survey, Abstract No. 1189, Mesquite, Dallas County, Texas, and being that tract of land described as **Tract 1** in Special Warranty Deed to Lawson & Clay Properties LLC recorded in Instrument Number 202000186856 of the Official Public Record of Dallas County, Texas, and being more particularly described by metes and bounds as follows: THENCE along the said west right-of-way line and the east line of said Wave Properties, LLC tract the following courses of distances:

BEGINNING at an “X” cut in concrete found for corner, said corner being in the northeast right-of-way line of Clay Mathis Road (variable width right-of-way), said corner being the west corner of Lot 1, Block B of Falcon’s Lair North Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600115322 of the Official Public Records of Dallas County, Texas;

THENCE North 47 degrees 17 minutes 54 seconds West, along the northeast right-of-way of said Clay Mathis Road, a distance of 206.37 feet to a 1/2 inch iron rod with yellow plastic cap stamped “2509” for corner, said corner being in the northeast right-of-way line of said Clay Mathis Road, said corner also being in the southeast right-of-way line of Lawson Road (variable width right-of-way);

THENCE North 43 degrees 22 minutes 32 seconds East, along the southeast right-of-way line of said Lawson Road, a distance of 6.40 feet to an “X” cut in concrete found for corner;

THENCE North 42 degrees 37 minutes 57 seconds East, continuing along the southeast right-of-way line of said Lawson Road, a distance of 485.89 feet to a 1/2 inch iron rod found for corner, said corner being in the southwest line of Tract 1, Block A of The Villages of Falcon’s Lair Phase 1, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2004035, Page 3115 of the Official Public Records of Dallas County, Texas;

THENCE South 47 degrees 20 minutes 31 seconds East, along the southwest line of said Tract 1, Block A, and along the southwest line of Lot 1, Block D of said The Villages of Falcon’s Lair Phase 1, a distance of 441.73 feet to a 1/2 inch iron rod with yellow plastic cap stamped “TXHS” set for corner, said corner being the south corner of said Lot 1, Block D, said corner also being in the northwest line of Lot 10, Block G of Falcon’s Lair-Phase 4B, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2003250, Page 332 of the Deed Records of Dallas County;

THENCE South 42 degrees 42 minutes 16 seconds West, along the northwest line of said Lot 10, Block G, and along the northwest line of Lots 8 and 9, Block G of said Falcon’s Lair-Phase 4B, an addition to the city of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2003250, Page 332 of the Deed Records of Dallas County;

THENCE North 47 degrees 21 minutes 31 seconds West, along the northeast line of said Lot 1, Block B, a distance of 235.3 feet to a 1/2 inch iron rod found for corner, said corner being the north corner of said Lot 1, Block B;

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THENCE South 42 degrees 37 minutes 38 seconds West, along the northwest line of said Lot 1, Block B, a distance of 367.37 feet back to the **POINT OF BEGINNING** and containing **130,994.48 square feet** or **3.007 acres** of land.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

Z1024-0374

This Planned Development – General Retail district (“**PD-GR**”) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the General Retail (“**GR**”) zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, this PD-C ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the GR zoning district as set out in the MZO, and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
 - a. The permitted uses requiring a conditional use permit (“CUP”) as set out in the MZO also require a CUP for the use to be permitted on the Property unless permitted in subsection b. below.
 - b. The following uses are permitted in the two Flex Office buildings as shown on Exhibit C in addition to those outlined under the GR District classification:
 - i. Special Trade Contractors
 1. SIC Code 171: Plumbing Heating, Air Conditioning
 2. SIC Code 172: Painting, Paper Hanging, Decorating
 3. SIC Code 173: Electrical
 4. SIC Code 174: Masonry, Tile Setting, Plastering
 5. SIC Code 175: Carpentering, Flooring (Interior)
 - c. The following uses are prohibited on the Property:
 - i. SIC Code 5947: Gift Novelty, Souvenir Shops
 - ii. SIC Code 5993: Tobacco Stores
 - iii. SIC Code 5999g: Paraphernalia Shop
 - iv. SIC Code 61: Alternative Financial Institutions
 - v. SIC Code 7215: Coin-Operated Laundries
 - vi. Outdoor storage
2. **Development Standards.** In addition to the requirements of the GR base zoning district, the Planned Development is subject to the following.
 1. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan 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. Modifications can include the following:

- i. The order of the Flex Office and Retail Buildings on the Property.
- ii. Placement of the buildings provided that the required setbacks are met.
- iii. Placement of driveways or thoroughfares provided that required parking is met.

2. Setbacks. The minimum setbacks are as follows:

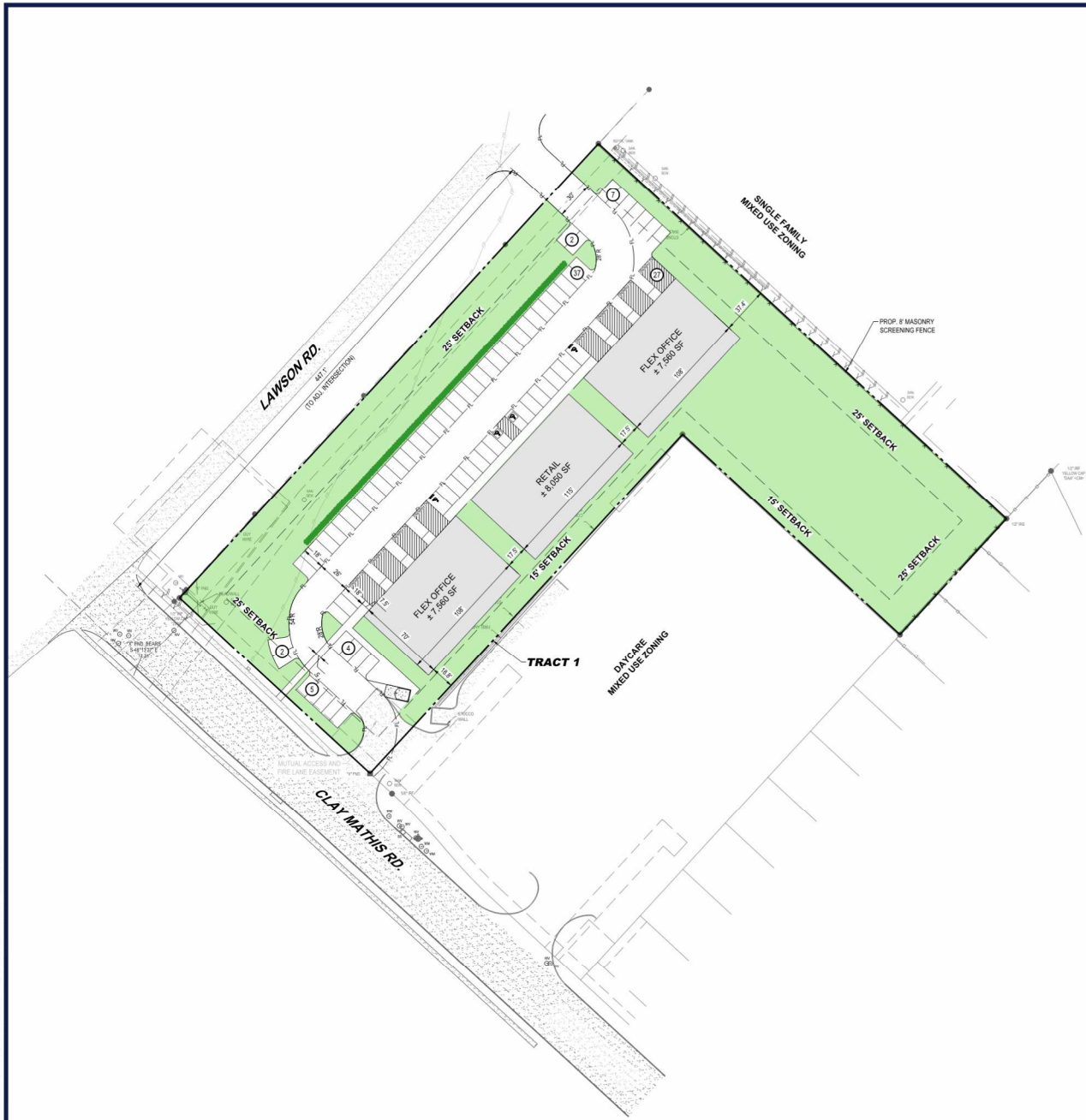
- i. Front and Exterior Yard Setback: 25 feet
- ii. Rear and Interior Yard Setback adjacent to nonresidential uses: 15 feet
- iii. Rear and Interior Yard Setback adjacent to residential uses: 25 feet

3. Screening/Fencing

- i. Required screening shall be an 8' tall solid masonry or long-span precast concrete decorative screening wall placed along the property line abutting a residential use or at the edge of the developed portion of the lot, except where a retaining wall exists along the northeast property line. A single 5' wide wrought iron gate may be installed on the screening wall for maintenance access.
- ii. A buffer tree line shall be maintained along the property line abutting residential districts. The tree line may be located on either side of the wall, provided that the wall and tree line are located on the nonresidential property.

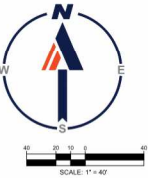
4. Garage/bay doors for normal business operations for the Flex Office buildings may be permissible to face Lawson Rd, but not Clay Mathis Rd, as shown on the Concept Plan.

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Exhibit "C"



- CONCEPT PLAN NOTES:**
1. 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.
 2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
 3. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, 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.

TRACT 1 DATA	
PROPOSED USE	FLEX OFFICE/RETAIL
EXISTING ZONING DISTRICT	PD - MIXED USE
PROPOSED ZONING DISTRICT	PLANNED DEVELOPMENT (OR - GENERAL RETAIL)
GROSS SITE AREA	± 3.097 AC
LOT COVERAGE	14.8% (19,500 SF)
MAXIMUM HEIGHT	3-STORIES OR 45 FT
REQUIRED LANDSCAPE AREA	10% OF GROSS SITE AREA
PROVIDED LANDSCAPE AREA	32.0% OF GROSS SITE AREA (8,96 AC)
PARKING SPACES RATIO BY USE	1 SPACE/500 SF (OFFICE) 1 SPACE/250 SF (RETAIL)
PARKING SPACES REQUIRED	84 SPACES
PARKING SPACES PROVIDED	84 SPACES



OWNER:
LAWSON AND CLAY
PROPERTIES LLC
659 CHALKWAY DR.
IRVING, TX 75039

APPLICANT:
BOHLER ENGINEERING
PROPERTIES LLC
659 CHALKWAY DR.
IRVING, TX 75039

SURVEYOR:
2600 NETWORK BLVD, STE. 310,
FRIISCO, TX 75034
469-458-7300

CLAY MATHIS RD,
MESQUITE, TX 75181
FIRST SUBMITTAL DATE: 10/23/24

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

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FOR CONCEPT PURPOSES ONLY

PROJECT No.: TXA230097-00-0A
DRAWN BY: MJM
CHECKED BY: MJM
DATE: 08/05/2024
CAD I.D.: P-CPT-ENRPT

CONCEPT PLAN
FOR
LAWSON AND CLAY PROPERTIES LLC

CLAY MATHIS RD,
MESQUITE, TX 75181
DALLAS COUNTY

BOHLER
2600 NETWORK BLVD, STE. 310,
FRIISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TDR No. 15066-1 TDR-15 No. 101964-113

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
LANDSCAPE ARCHITECT

SHEET TITLE:
EXHIBIT C

SHEET NUMBER:

Z-1024-0374