

ORDINANCE NO. _____
File No. Z0126-0434

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE FOR A ZONING CHANGE TO AMEND PLANNED DEVELOPMENT (“PD”) – INDUSTRIAL, ORDINANCE NO. 4962, TO MODIFY THE DEVELOPMENT STANDARDS AND THE CONCEPT PLAN IN THE PD FOR THE EAST TRACT LOCATED AT 180, 200, 270, AND 300 LONG CREEK ROAD; 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 properties are on approximately 28.08 acres located at 180, 200, 270, and 300 Long Creek Road, and more fully described as the EAST TRACT in Exhibit C – Legal Description to Planned Development (“PD”) – Industrial Ordinance No. 4962, incorporated herein by reference (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is hereby amended for a zoning change to amend PD-Industrial, Ordinance No. 4962, to modify the Development Standards and the Concept Plan in the PD for the EAST TRACT of the Property as follows:

- 2.01. Exhibit A to Ordinance No. 4962 is hereby deleted and replaced with the following attached hereto and incorporated herein by reference:

EXHIBIT A-1. DEVELOPMENT STANDARDS – WEST TRACT.
Note: No changes were made to the West Tract.

EXHIBIT A-2. DEVELOPMENT STANDARDS – EAST TRACT.

2.02. Exhibit B to Ordinance No. 4962 is hereby deleted and replaced with the following attached hereto and incorporated herein by reference:

EXHIBIT B-1. CONCEPT PLAN – WEST TRACT.
Note: No changes were made to the West Tract.

EXHIBIT B-2. CONCEPT PLAN – EAST TRACT.

SECTION 3. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 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 16th day of March 2026.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

Exhibit A-1 – PD Development Standards
West Tract

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit "B-1". The orientation and location of structures, driveways, and parking areas shown on Exhibit "B-1" 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 provision of this ordinance and Exhibit "B-1", the Provision 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. 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 this District only by CUP.
 - a. 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 593:	Used Merchandise
SIC Code 593a:	Pawn Shops
SIC Code 5993:	Tobacco Stores
SIC Code 7299a:	Massage Parlors, Turkish and Steam Baths
 - b. The following uses are allowed only by CUP in this District:

SIC Code 20-399:	Manufacturing Uses
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3. 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 vehicle 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-303.D. Wood or chain link screening is prohibited. Said 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.

7. All applicable flood and wetland studies shall be completed as identified in the City of Mesquite Engineering Design Manual ("Mesquite Engineering Design Manual").
8. No Certificate of Occupancy shall be issued for any use requiring heavy load vehicles on the subject Property until the following improvements are completed in compliance with all applicable city standards:
 - a. Long Creek Road shall be reconstructed to the standards identified in the Mesquite Engineering Design Manual and Mesquite Thoroughfare Plan, as amended, from State Highway 352 to and including the eastern most drive approach to the Property.
9. Alternative screening may be utilized as provided in Section 1A-303A.3 in the Mesquite Zoning Ordinance.

Exhibit A-2 – PD Development Standards
East Tract

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit "B-2". The orientation and location of structures, driveways, and parking areas shown on Exhibit "B-2" 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 provision of this ordinance and Exhibit "B-2", the Provision 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. 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 this District only by CUP.
 - a. The following uses are prohibited on the Property:

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SIC Code 40:	Railroad Passenger Terminal
SIC Code 61:	Alternative Financial Institutions
SIC Code 593:	Used Merchandise
SIC Code 593a:	Pawn Shops
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3. 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 vehicle 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-303.D. Wood or chain link screening is prohibited. Said 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.

7. All applicable flood and wetland studies shall be completed as identified in the City of Mesquite Engineering Design Manual ("Mesquite Engineering Design Manual").
8. No Certificate of Occupancy shall be issued for any use requiring heavy load vehicles on the subject Property until the following improvements are completed in compliance with all applicable city standards:
 - a. Long Creek Road shall be reconstructed to the standards identified in the Mesquite Engineering Design Manual and Mesquite Thoroughfare Plan, as amended, from State Highway 352 to and including the eastern most drive approach to the Property.
9. Alternative screening may be utilized as provided in Section 1A-303A.3 in the Mesquite Zoning Ordinance.
10. Mechanical equipment yard as shown on Exhibit B-2 shall be screened with a 20-ft tall masonry wall on all 4 sides.
11. A minimum 25-foot wide landscape buffer shall be provided along Long Creek Road and E. Scylene Road, incorporating canopy trees and evergreen shrubs consistent with Section 1A-300/1A-500 of the Mesquite Zoning Ordinance; berming shall also be used within the buffer to increase screening effectiveness.
12. The minimum number of off-street parking spaces shall be provided per Section 3-400 of the Mesquite Zoning Ordinance, except as provided herein: Data centers shall provide one space per 13,500 square feet. Reduction in this requirement may be provided by meeting requirements in Section 3-403 of the Mesquite Zoning Ordinance.

