

ORDINANCE NO. _____
File No. Z0125-0379

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL WITHIN THE K-20 FLOATING ZONE TO PLANNED DEVELOPMENT – LIGHT COMMERCIAL TO ALLOW A CONVENIENCE STORE WITH FUEL SALES AND A TUNNEL CARWASH WITH MODIFIED DEVELOPMENT STANDARDS, INCLUDING PERMITTING A TUNNEL CARWASH WITHIN THE REQUIRED 100-FOOT SEPARATION FROM A RESIDENTIAL ZONING DISTRICT, AND TO INCREASE THE MAXIMUM NUMBER OF VEHICLE FUELING POSITIONS TO 20 FUELING POSITIONS ON APPROXIMATELY 3.4 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF IH-20 AND FM-740 (KCAD PROPERTY IDENTIFICATION NUMBERS 227047 AND 227048); 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 FOR PUBLICATION; 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 properties; 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 3.4 acres located at the northwest corner of IH-20 and FM-740 (KCAD Property Identification Numbers 227047 and 227048) in Mesquite, Kaufman County, Texas, and more fully described in **EXHIBIT A**, attached hereto and incorporated herein by reference (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning from Agricultural within the K-20 Floating Zone to Planned Development – Light Commercial to allow a convenience store with fuel sales and a tunnel carwash with modified development standards, including permitting a tunnel carwash within the required 100-foot separation from a residential zoning district, and to increase the maximum number of vehicle fueling positions to 20 fueling positions, subject to the Planned Development Standards (**EXHIBIT B**), Concept Plan (**EXHIBIT C**), and Freestanding Signs (**EXHIBIT D**). The exhibits are attached hereto and incorporated herein by reference and made a part hereof.

SECTION 3. That 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. That 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 18th day of August 2025.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

BEING a 3.3465 acre (145,772 square foot) tract of land situated in the James S. Ramsay Survey, Abstract No. 414, City of Mesquite, Kaufman County, Texas; said tract being all of a called 2.38 acre tract of land described in Warranty Deed to recorded JYA Forney, LLC recorded in Volume 8007, Page 463, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.) and all of a called 0.97 acre tract of land described in Warranty Deed to JYA Forney, LLC recorded in Volume 8007, Page 322, O.P.R.K.C.T.; said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a cap stamped "TxDOT" in the north right-of-way line of Interstate Highway 20 (a variable width right-of-way), said iron rod being the south corner of said 2.38 acre tract and the west corner of a tract of land described as Parcel 117, Part 1 in Deed to State of Texas recorded in Volume 8077, Page 66, O.P.R.K.C.T.;

THENCE North 83°30'08" West, along the said north right-of-way line of Interstate Highway 20, a distance of 232.73 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the southwest corner of said 2.38 acre tract;

THENCE North 06°31'23" East, departing the said north right-of-way line of Interstate Highway 20 and along the west line of said 2.38 acre tract, a distance of 324.15 feet to a 5/8" iron rod set with a cap stamped "KHA", said iron rod being the northwest corner of said 2.38 acre tract;

THENCE North 89°59'43" East, along the north line of said 2.38 acre tract, a distance of 181.14 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE North 44°45'48" East, a distance of 160.60 feet to a 1/2" iron rod found with a cap stamped "4207", said iron rod being the north corner of said 0.97 acre tract and an exterior ell corner of a called 3.70 acre tract of land described in Special Warranty Deed to The American National Bank of Texas recorded in Volume 6397, Page 548, O.P.R.K.C.T.;

THENCE South 41°48'14" East, along the northeast line of said 0.97 acre tract and the southwest line of said 3.70 acre tract, a distance of 275.53 feet to a 5/8" iron rod found with a cap stamped "TxDOT", said iron rod being the east corner of said 2.38 acre tract and the north corner of said Parcel 117, Part 1 and the west corner of a called 0.703 acre tract of land described in Deed to State of Texas recorded in Volume 8294, Page 9, O.P.R.K.C.T.;

THENCE South 44°40'57" West, along the northwest line of said Parcel 117, Part 1, a distance of 319.33 feet to a 5/8" iron rod found with a cap stamped "TxDOT";

THENCE South 63°01'35" West, continuing along the said northwest line of said Parcel 117, Part 1, a distance of 66.14 feet to the **POINT OF BEGINNING** and containing 145,772 square feet or 3.3465 acres of land, more or less.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development – Light Commercial district (“**PD-LC**”) 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 Light Commercial (“**LC**”) 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-LC district. Where these regulations conflict with or overlap another ordinance, this PD-LC ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the LC District classification 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 on the Property in addition to those outlined under the LC District classification:
 - i. SIC Code 549a. Convenience Stores are permitted only in conjunction with self-service fuel sales.
 - ii. SIC Code 554 Refueling Station with the following stipulations:
 1. Up to 20 fueling positions
 2. Heavy-load vehicle refueling is not permitted
 - iii. SIC Code 7542 Tunnel Car Washes, except self-service car washes are prohibited (does not preclude self-service vacuum provided with a non-self-service carwash)
 - 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. SIC Code 7299a: Massage Parlors, Turkish and Steam Bath
 - vii. SIC Code 7549b: Towing/Wrecker Service
 - viii. Outdoor Storage as Principal or Accessory Use
 - ix. Heavy Load Vehicle Parking

2. **Development Standards.** In addition to the requirements of the LC zoning district, this PD-LC district is subject to the following.

a. Site Plan. The site plan for the Property shall be consistent with Exhibit C – Concept Plan. The site plan may differ from the Concept Plan without requiring a PD amendment to comply with the adopted Building and Fire Codes, and the Mesquite Engineering Design Manual.

b. Landscaping and Screening.

i. The minimum amount of landscaping shall be at least 20% of the lot.

ii. One shade tree, or one evergreen tree, or three ornamental trees shall be provided and maintained for each 650 square feet of required open space area.

iii. District screening is not required adjacent to Agricultural zoned property.

iv. Any fencing on the Property shall consist of a wrought iron fence. In this PD ordinance, the wrought iron shall be tubular steel or aluminum commonly used in commercial fencing placed vertically between 3 and 6 inches on center.

c. Signage.

i. Multi-tenant signs may advertise any business located on the Property, regardless of individual lot lines, without being considered off-premise (billboard) signage.

ii. Pole signage is limited to one (1) sign on the Property with a maximum height of 50 feet with a maximum of 250 square feet per sign face.

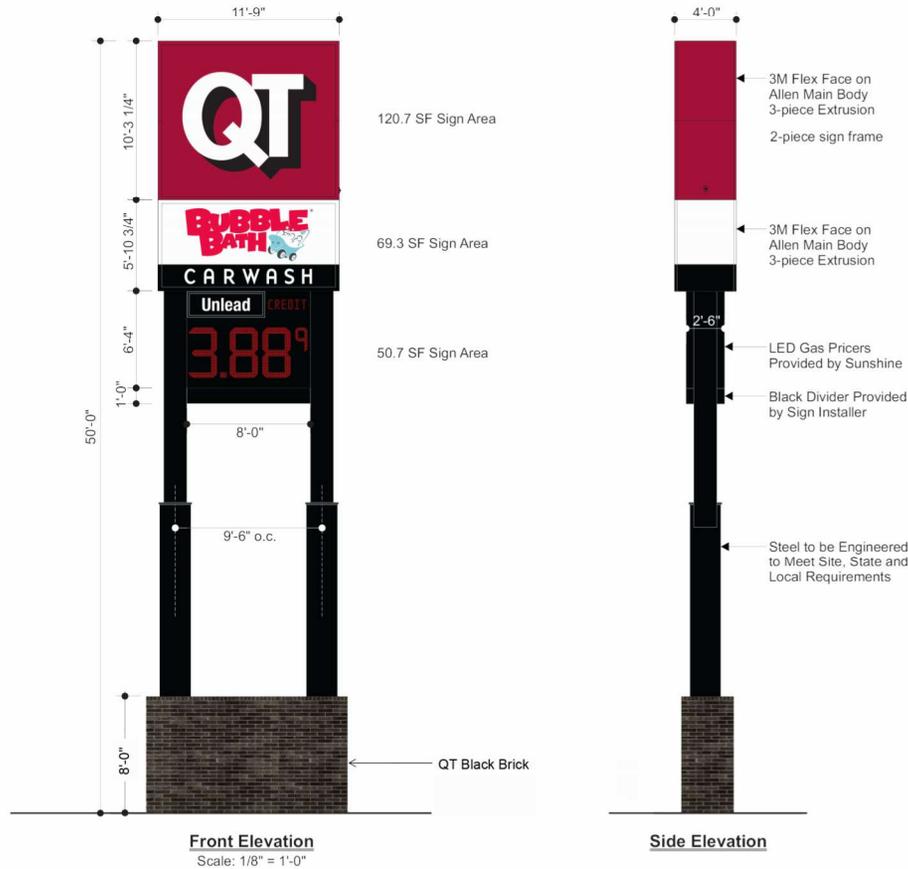
iii. The pole signage must have an irrigated landscaped area consisting primarily of bushes, shrubs, and ornamental grasses that is equal to or greater in size than the total surface area of the pole sign face and shall be installed around the base of the sign.

iv. Any pole sign greater than 35 feet in height shall have a decorative masonry base measuring 8 feet in height.

v. The design of all freestanding signs shall be consistent with the conceptual signage designs shown in the attached Exhibit "D." The

freestanding signs shall be located on the Property as shown on Exhibit "C."

- d. Transparency. The front and side elevations of structures shall incorporate a minimum of 35% transparency consisting of windows and doors. Excluded from this requirement will be a tunnel car wash where glazing will not be required.



HR12-ELP-CC High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- One (1) Product LED Gas Price Sign
- 240.7 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by QT.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3630-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Item #QT-HR12-ELPBB-CC

Project Information

Client QuikTrip		
Location Store 1932		
File QT-HR12-ELPBB-CC_4650_101		
Sales House	Design CT	Project Manager James Gentry

Date / Description

Date	Description
06/11/25	Issue Date
06/12/25	Added details to BB Cabinet

Notes

APPROVED

Joe Kim

07/09/2025

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

- Approved
 Approved as Noted
 Revise & Resubmit

Name _____

Title _____ Date _____

Declaration

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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