

ORDINANCE NO. _____
File No. Z0419-0092

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – COMMERCIAL ORDINANCE NO. 2067 TO PLANNED DEVELOPMENT - INDUSTRIAL ON PROPERTY LOCATED AT 1650 REPUBLIC PARKWAY TO ALLOW AN INDUSTRIAL MULTI-TENANT BUSINESS PARK SUBJECT TO CERTAIN STIPULATIONS; 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. That the Mesquite Zoning Ordinance is amended by approving a change of zoning from Planned Development – Commercial Ordinance No. 2067 to Planned Development – Industrial to allow an industrial multi-tenant business park subject to certain stipulations. Such stipulations are attached hereto as Exhibit “A,” incorporated herein by reference and made a part thereof.

SECTION 2. That the subject property is located at 1650 Republic Parkway and more fully depicted and described in Exhibit “B” attached hereto.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 described in Section 2 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. That 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.

ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 7. That this ordinance shall take effect and be in force from and after five days after publication.

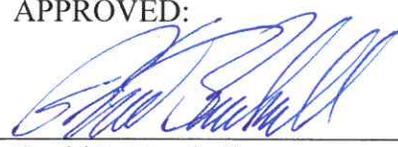
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of June 2019.

Stan Pickett
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED:



David L. Paschall
City Attorney

1. Except as provided herein, the site plan for the Property shall conform substantially to the Concept Plan, attached hereto as Exhibit "1." The façade of all buildings shall conform substantially to the Elevations, attached hereto as Exhibit "2." In the event of a conflict between the provisions of this ordinance and Exhibits "1" and "2," the provisions 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:

178	Well Water Drilling
40	Railroad Passenger Terminal
5194	Tobacco, Tobacco Products
554	Limited Fuel Sales
593	Used Merchandise
5947	Gift, Novelty Stores
5993	Tobacco Stores
61	Nondepository Institutions, including Alternative Financial Institutions
72	Personal Services
738(c)	Bail Bond Services
7992	Golf Course
7997(b)	Country Clubs
842	Arboreta, Botanical Gardens

 - b. The following use may be permitted on the Property by CUP:

75	Automotive Repair Services by CUP
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3. Outdoor storage as defined in Section 3-600 of the Mesquite Zoning Ordinance shall be prohibited unless approved by CUP.

4. The development shall comply with the adopted City of Mesquite Engineering Design Manual.

5. A Traffic Impact Analysis ("TIA") is required. The TIA shall include recommended measures to minimize and/or mitigate the anticipated impacts and determine the adequacy of the development's planned access points. Mitigation measures must be approved by the City Engineer and may include, but are not limited to, the following: an access management plan; transportation demand management measures; street improvements on or off the site; placement of pedestrian, bicycle or transit facilities on or off the site; or other capital

improvements projects such as traffic calming infrastructure or capacity improvements. The improvements recommended by the TIA and approved the Manager of Traffic Engineering shall be completed prior to the issuance of a Certificate of Occupancy.

6. No Certificate of Occupancy shall be issued for a multi-tenant industrial business park on the subject property until the following improvements are completed in compliance with all applicable City standards:
 - a. Columbia Parkway shall be reconstructed to the standards of a Collector Street as identified in the City of Mesquite Engineering Design Manual.
 - b. For the portion of Republic Parkway adjacent to the Property, a road condition analysis shall be completed. Street panels (12 feet wide by 20 feet in length) identified with two or more failing elements by the road condition analysis shall be repaired and/or replaced in accordance with the recommendation of the analysis. The analysis shall be based on ASTM Standard Practice for Roads and Parking Lots Condition Index Surveys. A failing element is where it has a severity level of Medium or higher. Rating shall be per panel for the following elements:
 - (1) Corner Break
 - (2) Divided Slab
 - (3) Faulting
 - (4) Linear Cracking
 - (5) Patching (Large)
 - (6) Punchout
 - (7) Spalling - Corner
 - (8) Spalling - Joint
7. An internal traffic and truck circulation plan shall be provided with and subject to approval with the PD site plan. The internal traffic plan shall show how all heavy load vehicles will egress and ingress the site without using the portion of Republic Parkway from North Galloway Avenue to the western property line of the Property.
8. No heavy load vehicles shall use Republic Parkway accessed from North Galloway Avenue for egress or ingress to the Property.
9. The truck court (including truck parking, overhead head 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 of the Mesquite Zoning Ordinance. Wood or chain link screening is prohibited. Said screening shall be provided prior to the issuance of a Certificate of Occupancy.
10. No owner of a premises, or operator or manager-on-duty of any use within the district, shall allow any unmounted trailer to be parked or stored on the premises, or suffer or permit the

owner or driver of a heavy load vehicle to park or store an unmounted trailer on the premises, unless the parking storage of unmounted vehicles is expressly authorized on the certificate of occupancy and the parking or storage is in compliance with any conditions therein, or unless the parking or storage is incidental to a use authorized on the certificate of occupancy.

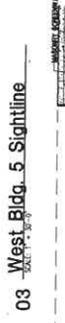
11. The minimum number of off-street parking spaces shall be provided per Section 3-400 of the Mesquite Zoning Ordinance except as provided herein: Uses classified as distribution, warehousing or storage shall provide 20 spaces plus one space per 5,000-square feet. Reduction in this requirement may be provided per Section 3-403 of the Mesquite Zoning Ordinance.

PRELIMINARY DOCUMENT
 PREPARED FOR THE
 CITY OF MESQUITE, TEXAS
 FOR REGULATORY APPROVAL
 OF THE ZONING MAP
 FOR THE PROPOSED
 DEVELOPMENT OF
 PARC 30 SOUTH
 BUILDINGS 4 & 5
 MESQUITE, TEXAS

PROJECT NO. 27842
 DATE: APRIL 08, 2016

OWNER: B&B SIX SOUTHWEST, LLC
 11015 MERRY RD
 DALLAS, TEXAS 75229
 PROJECT NO. 27842

DESIGNER: URBAN LOCALISTICS REALTY
 11015 MERRY RD, SUITE 100
 DALLAS, TEXAS 75229
 PHONE: (214) 343-1111
 WWW.URBANLOCALISTICS.COM



SEE PLAN NOTES:

- The subject site is located in the proposed industrial zone established by the Development Ordinance. The subject site is located in the proposed industrial zone established by the Development Ordinance. The subject site is located in the proposed industrial zone established by the Development Ordinance.
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PROJECT SITE DATA SUMMARY

Name of Project/Development: Parc 30 South
 Existing Zoning District: PD - Commercial
 Proposed Zoning District: PD - Industrial
 Gross Site Area: 34,420 sq. ft. (0.66 acres)
 Site Area: 1,555 sq. ft.
 Site Depth: 1,005 ft.

BUILDINGS:

Total Gross Area (GFA): 32,247 sq. ft.
 Total Square Footage: 310,000 sq. ft.
 Total Building Area: 85,170,000 sq. ft.

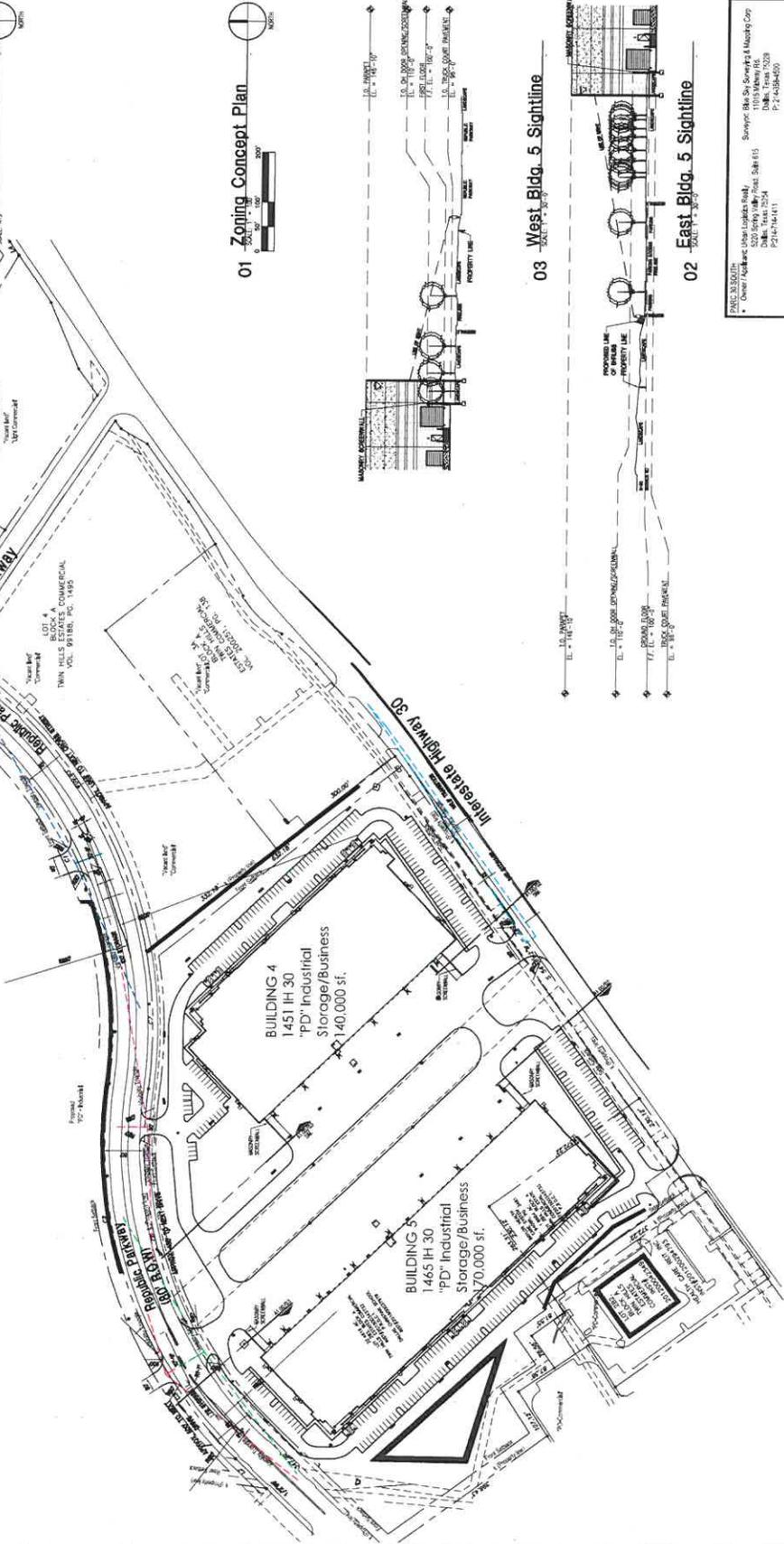
From Sublot: 25 ft.
 Set Back: 10 ft.
 Side Set Back: 10 ft.
 Rear Set Back: 10 ft.
 Max. Structure Height (Permitted & Proposed): 75 ft. 4 in.
 Max. Number of Stories (Permitted & Proposed): 1 Story / 1 Story
 Max. Number of Units (Permitted & Proposed): 310 Units (303 Units)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD
C1	810.00'	63.4235°	560.18'	2,423.13'
C2	100.00'	36.8713°	69.1267'	125.23'
C3	800.00'	17.1135°	207.861'	2,663.63'
C4	1853.45'	0.9257°	208.39'	307.85'
C5	1173.30'	0.2255°	48.93'	49.37'
C6	800.00'	17.1135°	207.861'	2,663.63'
C7	800.00'	17.1135°	207.861'	2,663.63'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 34°41'37" W	19.15'
L2	S 34°41'37" W	19.35'
L3	S 44°31'54" N	87.47'
L4	N 02°37'42" E	1,321.16'
L5	N 02°39'20" E	1,321.15'
L6	S 88°22'52" W	33.21'
L7	S 44°37'56" W	60.81'
L8	S 44°37'56" W	60.87'
L9	N 57°09'15" E	1,001.18'

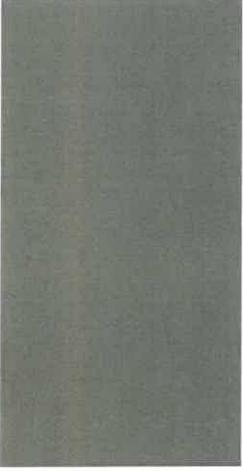


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 DATE: APRIL 08, 2016

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 11015 MERRY RD
 DALLAS, TEXAS 75229
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DESIGNER: URBAN LOCALISTICS REALTY
 11015 MERRY RD, SUITE 100
 DALLAS, TEXAS 75229
 PHONE: (214) 343-1111
 WWW.URBANLOCALISTICS.COM

EXHIBIT "2" - Z0419-0092



PRIMARY COLOR 1: SHERWIN WILLIAMS (SW) 7019 GAUNTLET GRAY



PRIMARY COLOR 2: SHERWIN WILLIAMS (SW) 7016 MINDFUL GRAY



ACCENT COLOR 1: SHERWIN WILLIAMS (SW) 7018 DOVE TAIL



ACCENT COLOR 2: CUSTOM STAIN



ARCHITECTURAL FORM LINER



ACM PANELS: REYNOLDS ANODIC CLEAR



TYPICAL OFFICE ENTRY

urban
LOGISTICS REALTY

Project Number
2974

PARC 30 NORTH & SOUTH
BUILDINGS 1, 2, 3, 4 & 5
EXTERIOR FINISH BOARD
MESQUITE, TX

APRIL
2019

gsr | andrade
ARCHITECTS

