

ORDINANCE NO. _____
File No. Z1018-0071

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL TO PLANNED DEVELOPMENT – GENERAL RETAIL ON PROPERTY LOCATED AT 23300 IH-635; ALLOWING USES PERMITTED IN THE GENERAL RETAIL DISTRICT AND A MINI-WAREHOUSING USE, AN ACCESSORY RESIDENTIAL DWELLING, AND ACCESSORY INDOOR RECREATIONAL VEHICLE STORAGE, 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 General Retail (“GR”) to Planned Development – GR to allow the main uses permitted in the GR District, a mini-warehousing use, an accessory residential dwelling unit and accessory indoor recreational vehicle storage subject to the following stipulations. The uses permitted in the GR district are subject to the same requirements applicable to the uses in the GR District, as set out in the Mesquite Zoning Ordinance. For example, a use permitted in the GR District only by conditional use permit (“CUP”) is permitted in this district only by CUP.

- (1) Compliance is required with the Planned Development Conditions attached as Exhibit “A,” Concept Plans attached as Exhibit “B,” and Landscape Plans attached as Exhibit “C.” In the event of a conflict between the text of this ordinance and the attached exhibits, the text of this ordinance prevails.
- (2) All openings to storage buildings must be oriented away from any residential use.
- (3) Businesses shall not be allowed to conduct business in individual storage units.
- (4) Compliance with the Community Appearance Manual (“CAM”) is required for all uses on the subject property, including but not limited to the mini-warehousing use.

- (5) No certificate of occupancy may be issued for any use in Subarea "A" unless the following is provided between the subject property and the adjacent residential district:
- a. As illustrated on Exhibit "B," screening is provided in compliance with all of the following requirements:
 - i. The rear of mini-warehouse storage buildings serve as the required screening wall for the portion of the adjacency where they are located.
 - ii. A six-foot-tall long-span precast concrete masonry wall is required along the property line where a mini-warehouse storage building cannot serve as a perimeter screening wall.
- (6) Compliance with local, state and federal laws is required, including but not limited to the rules and regulations of the Texas Commission on Environmental Quality ("TCEQ").

SECTION 2. That the subject property is described as being approximately 15.177 acres within the Alexander Chumley Survey, Abstract No. 340 and L. J. Sweet Survey, Abstract No. 1367, City of Mesquite, Dallas County, Texas, and located at 23300 IH-635, and is more fully described in the attached Exhibit "D."

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.

SECTION 6. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this 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 1st day of April 2019.

Stan Pickett
Mayor

ATTEST:

APPROVED:

Sonja Land
City Secretary



David L. Paschall
City Attorney

Planned Development Conditions

1st Choice Storage – IH635 & W. Cartwright Road

Purpose: The purpose of this Planned Development is to provide enhanced site development and building standards and to accommodate a miniwarehousing use in Subarea A and future General Retail uses in Subarea B.

Subareas: This PD District is divided into two subareas: A and B as shown on the concept plan.

Concept plan: Development and use of the property must comply with the concept plan (Exhibit B,). If there is a conflict between the concept plan and the text of this Exhibit A, the text of this Exhibit A controls.

Development and use of Subarea A must generally comply with the concept plan, Exhibit B. With exception of proposed improvements located in Subarea B as shown on Exhibit B, a site development plan is required prior to future development on Subarea B.

Main Uses Permitted: Except as otherwise provided in this stipulation, the only main uses permitted are those main uses permitted in the General Retail (GR) District.

The following uses are allowed by right in Subarea A only:

- Miniwarehousing
- Accessory Indoor Recreational Vehicle storage is permitted in Building A only. No outdoor storage is permitted on the property.
- One residential dwelling as an accessory to the miniwarehousing use

Development Regulations, Subarea A:

The miniwarehousing use is subject to the following regulations:

Building Layout and Design:

The building layout shall be a "fortress style" as generally shown on Exhibit B.

Liner building requirement shall not be required for Building E, shown on Exhibit B, provided the building façade facing LBJ Freeway is designed to appear as a retail front.

The maximum allowable height of Building A is 15 feet.

The maximum allowable height of all storage buildings except for Building A is 13 feet.

The maximum allowable height of the residential building is 28 feet.

The maximum allowable height of the office building is 18 feet.

The maximum number of stories for a storage building is one.

The maximum number of stories for the residential building is two.

Overhead doors facing LBJ Freeway or W. Cartwright Road are prohibited.

Dumpsters shall be screened with masonry materials consistent with the exterior materials of storage buildings. Dumpster pad and screen must comply with City Standards.

Separation between buildings shall be no less than 15 feet.

A minimum 8-foot tall masonry wall with pedestrian access gate shall span between the ends of Storage Buildings B and C, C and D, D and E, E and F, and F and G, as noted on Exhibit B. A wrought fence shall extend between Buildings A and B, and G and the residential dwelling.

Parking:

A minimum of eight parking spaces are required for the miniwarehousing use, and the accessory office and residence (on-site staff residence) combined.

Operational Characteristics:

The storage facility will be accessible to customers between the hours of 6 a.m. and 10 p.m. seven days a week.

All storage items shall be contained within an enclosed building.

A maximum of one residential dwelling is permitted as an accessory to the miniwarehousing use.

The main resident shall be employed by the owner of the self-storage facility. The employee and his or her family may reside in the dwelling as is customarily allowed in a single family residential household.

A minimum 6-foot wide sidewalk is required along W. Cartwright Road. The construction of the sidewalk may be phased with development of Subareas A and B separately.

Landscaping: Landscaping for Subarea A shall be provided as generally shown on Exhibit C, and as provided below. If there is a conflict between the landscape plan and the text below, the text below controls.

A row of trees placed at 30-foot intervals is required along the northern and eastern property lines.

Enhanced landscaping in the form of shrubs, ornamental grasses and other ground cover shall be provided as generally shown on Exhibit C.

A minimum of 76 site trees are required on the property.

A minimum of 15 percent of Subarea A shall be devoted to landscaped area in the form of turf grass or other vegetative ground material.

Hardscape: A minimum 800-square feet of surface area of enhanced paving is required at the vehicular access point on Cartwright Road. Enhanced paving may be in the form of brick pavers or stamped and stained/colored concrete with the appearance of hand laid units.

Trees are prohibited from piercing or disrupting landfill cells as required by State and Federal regulations.

Landscaping for Subarea B shall comply with the Mesquite Zoning Ordinance.

Development Regulations, Subarea B:

Front and side elevations shall have a minimum of 80 percent combination of brick, cast stone, stone, granite, glass block, or other high quality, architectural faced, unitized, long-lasting masonry material (excluding windows, doors and curtain walls).

Horizontal articulation of the front façade is required for all retail and office buildings. A minimum of 25 percent of the length of the façade must be off-set a minimum of 3 feet.

A minimum of four architectural features are required on any façade that faces a public street. Qualifying architectural features may include awnings, display windows, transoms, shutters, recessed entries, alcoves, distinctive lighting features, planters and fountains, benches for outdoor seating, dormers, varied roof heights, ornamental trims or bands, and bay or gable windows.

Any future direct access points to Cartwright must have a minimum of 800-square feet of enhanced paving. Enhanced paving may be in the form of brick pavers or stamped and stained/colored concrete with the appearance of hand laid units.





[illegible]

Adams
51 Cypress Water Blvd., Ste. 150 ■ Dallas, Texas 75019 ■ (817) 328-3200

MESQUITE SELF STORAGE FACILITY
CARTWRIGHT RD. & LBJ FREEWAY MESQUITE, TX 75143
ALEXANDER CHUMLEY SURVEY, ABSTRACT NO. 340,

LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW,
AGENCY APPROVAL, AND COMMENT
UNDER THE AUTHORITY OF
JEREMY W. NELSON
LANDSCAPE ARCHITECT No. 2462, ON 03/20/15
THIS DOCUMENT IS NOT
TO BE USED FOR
CONSTRUCTION PURPOSES

JOB NUMBER:
2018-038

DESIGNED BY:
JWN

DRAWN BY:
JWN

CHECKED BY:
JRK

DATE:
01/10/2019

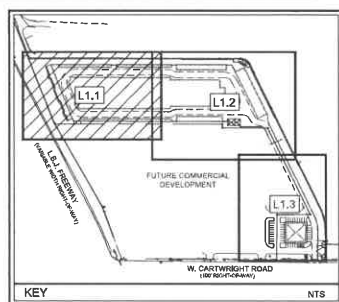
SHEET:
D1

[illegible]

N 21° 41' 04" W 276.10' MEAS.
(N 21° 41' 59" W 276.12' DEED)
L.B.J. FREEWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

CONTRACTOR IS SPECIFICALLY CAUTIONED AND ENSURE THAT NO TREE IS PLANTED OVER EXISTING LANDFILL CELLS

CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO TREE LOCATIONS TO AVOID PLANTING TREES OVER LANDFILL CELLS



Plant Material List			City of Memphis, TN Reservoirs Recommended Plant Material List						
SYMA	KEY	COMMON NAME SCIENTIFIC NAME	DLC	ROOT	SIZE	HEIGHT	SPREAD	COMMENTS	
	LE	06	Live Oak	Common	variegata	NA	B&B	36" min.	Full Canopy, Healthy, Good Strong Central Leader
	LE	11	Landed Elm <i>Ulmus parviflorus 'Tuff II'</i>	NA	B&B	4" max.	16" min.	10" min.	Full Canopy, Healthy, Good Strong Central Leader
	EW	10	Evergreen Nandina <i>Nandina domestica</i>	NA	B&B	7" max.	10" min.	6" min.	Full Canopy, Healthy, Good Strong Central Leader
	CM	17	Crested Myrtle Tree <i>Lycocarpus</i>	NA	B&B	7" max.	10" min.	6" min.	Full Canopy, Healthy, Multi Trunk Good Strong Central Leader
	BH	38	Deerfoot Shrub <i>Baccharis halimifolia</i>	NA	C&L	3" max.	24" min.	18" min.	Full, Healthy, Good Form
	GF	43	Portulaca Crowned From <i>Portulaca grandiflora 'Purple Power'</i>	S	C&L	3" max.	24" min.	18" min.	Full, Healthy, Good Form
	PI	33	Indian Hawthorne <i>Euonymus alatus</i>	NA	C&L	2" max.	24" min.	18" min.	Full, Healthy, Good Form
	PG	9	Flamingo Grass <i>Stenandrium speciosum</i>	NA	C&L	3" max.	24" min.	18" min.	Full, Healthy, Good Form
	AI	18B7 SF	Asian Jasmine <i>Yucca filamentosa</i>	17	C&L	1" max.	6" min.	9" min.	Full, Healthy, with Hummers
	DG	SF	Decomposed Grass	-	-	-	-	-	Locally Available
	TURP	SF	Turf Hyacinth or Soft Sedge <i>Hyacinthoides</i>	-	-	-	-	-	Locally Available

It is Anticipated in the Current Edition of The American Standard for Nursery Stocks

In Accordance to the Current Edition of The American Standard for Nursery Stock

[illegible]

Tree Requirement:
 "See adjacent City of Mesquite, TX Landscape Calculations for requirement calculations"
 Total Trees Required = 22
 TOTAL TREES PROVIDED = 24
+20% PD LANDSCAPE ENHANCEMENTS

Figure 10 illustrates details for 90° and 180° turning of a 60° parking row. The diagrams show various curb and steel edge configurations, including curb inlets and alternate terminus details. Labels include CURB (TYP.), SLOPE (REF. DETAIL), STEEL EDGE, TUB, CURB INLET, and 60°.

NOTES:	SIDE VIEW
1. INSTALL STEEL EDGING TO LIFT/EDGE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS. 2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE. 3. IF STAINLESS IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION "B". 4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION "K".	N.T.S.

GRAPHIC SCALE



A horizontal scale bar with markings at 0, 20, and 40 feet.

811

Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

NOTES: 1. This drawing is for informational purposes only. It is not to be used for construction or other purposes without the written approval of the City of Dallas.

DESIGNED BY: JMM
DRAWN BY: JMM
CHECKED BY: JMM
DATE: 01/10/2019

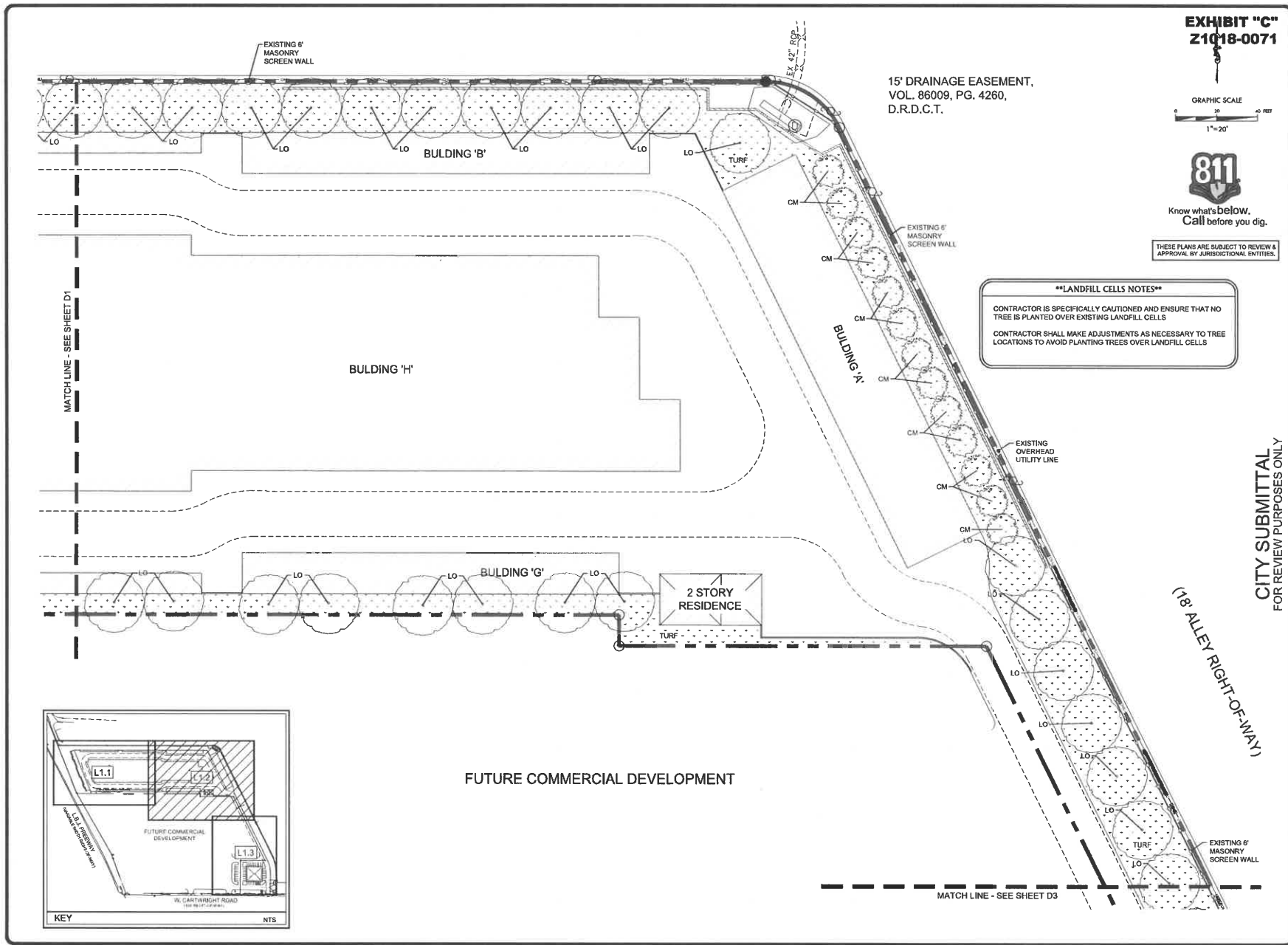
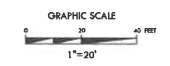


EXHIBIT "C"
Z1018-0071



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

****LANDFILL CELLS NOTES****
CONTRACTOR IS SPECIFICALLY CAUTIONED AND ENSURE THAT NO TREE IS PLANTED OVER EXISTING LANDFILL CELLS
CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO TREE LOCATIONS TO AVOID PLANTING TREES OVER LANDFILL CELLS

CITY SUBMITTAL
FOR REVIEW PURPOSES ONLY

NO. 1	DATE	REVISION
1	12-27-2018	ISSUED FOR REVIEW



MESQUITE SELF STORAGE FACILITY
W. CARTWRIGHT RD. & LBJ FREEWAY MESQUITE, TX 75148
ALEXANDER CHUMLEY SURVEY, ABSTRACT NO. 340.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW AND COMMENT UNDER THE AUTHORITY OF JEFFREY W. NELSON. UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION PURPOSES.

JOB NUMBER:	2018-038
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	JMM
DATE:	01/10/2019
SHEET:	D2

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PAULINE: U.S. LANDSCAPE PLANNING
PLOTTER FOR IRVING LINDEN
COLUMBIA, Pa. (University of Pennsylvania)

