

ORDINANCE NO. \_\_\_\_\_  
File No. Z0521-0201

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND PLANNED DEVELOPMENT – GENERAL RETAIL, ORDINANCE NOS. 3517 AND 3581, TO MODIFY DEVELOPMENT STANDARDS FOR AN EXISTING SELF-STORAGE FACILITY LOCATED AT 4809 NORTH BELT LINE 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 FOR EACH OFFENSE; 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 law 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 to amend the existing Planned Development – General Retail, Ordinance Nos. 3517 and 3581, to modify the Development Standards for an existing self-storage facility. The modified Development Standards, attached hereto as Exhibit A and made a part hereof, are to replace the existing stipulations in Ordinance Nos. 3517 and 3581.

SECTION 2. That the subject property is described as 4.0091 acres, platted as Palos Verdes 11 Retail, Block B, Lot 1, and located at 4809 North Belt Line Road in the City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 3. That all ordinances, or portions thereof, of the City of Mesquite, including Ordinance Nos. 3517 and 3581, in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed; otherwise the same, including Ordinance Nos. 3517 and 3581, shall remain in full force and effect.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. 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 \$2,000.00 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 19th day of July 2021.

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Bruce Archer  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

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Sonja Land  
City Secretary



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David L. Paschall  
City Attorney

## EXHIBIT A – DEVELOPMENT STANDARDS

### DEVELOPMENT STANDARDS

- A. All uses permitted in the General Retail district as indicated in the Schedule of Permitted Uses shall be permitted in the District.
- B. Mini-warehouses shall be permitted in accordance with the site plan submitted and subject to the following design, conditions and stipulations.
  - 1. Except as amended or modified herein, all provisions of Section 3-502 of the Mesquite Zoning Ordinance shall apply.
  - 2. The project shall be designed as a “fortress” with no doors or windows on the rear of the building or facing outward; outside walls of the buildings shall be connected by masonry walls designed to match the building exterior except at the entrance area and exit gate where wrought iron fencing may be utilized.
  - 3. Professionally designed landscaping, fully irrigated, shall be provided on all public sides of the property.
  - 4. No parking/storage of recreational vehicles or boats shall be allowed.
  - 5. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
  - 6. Building height for the office/apartment shall comply with the standard zoning district maximum height, provided that the office/apartment building meets the standard zoning district setbacks. All other buildings shall have a maximum height of 13 feet.
  - 7. The minimum setback adjoining any property used for residential use shall be 9 feet, provided that the rear of the buildings may be utilized as the required screening wall. There shall be no minimum setbacks adjoining any property used for nonresidential use. All other district setback lines shall apply.
  - 8. No fire lane or loading area requirements except as required by the Fire Code.
  - 9. No building separation requirements except as required by the Fire Code.
  - 10. The number of required off-street parking spaces shall be 8.
  - 11. No liner building is required.