

ORDINANCE NO. _____
File No. Z0320-0133

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM GENERAL RETAIL AND COMMERCIAL TO PLANNED DEVELOPMENT – COMMERCIAL AND PLANNED DEVELOPMENT – GENERAL RETAIL TO ALLOW MINIWAREHOUSES, STORAGE OF VEHICLES, RENTAL OF PASSENGER VEHICLES AND TRUCKS, TRADE AND BUILDING CONTRACTORS, AND OTHER USES PERMITTED IN THE COMMERCIAL AND GENERAL RETAIL ZONING DISTRICTS ON PROPERTY LOCATED ON TOWNE CENTRE DRIVE AND GUS THOMASSON ROAD 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 subject property is described as being approximately 5.99 acres, platted as Triangle East 2, Block A, PT LT 3, and located on Towne Centre Drive and Gus Thomasson Road in the City of Mesquite, Dallas County, Texas, and more particularly described and depicted in the attached Exhibit A (the “**Property**”).

SECTION 2. That the Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from General Retail (“GR”) and Commercial to Planned Development – Commercial and Planned Development – GR to allow miniwarehouses, storage of vehicles, rental of passenger vehicles and trucks, trade and building contractors, and other uses permitted in the Commercial and GR zoning districts subject to the following stipulations:

- (1) Parking of vehicles for lease/rental must be in addition to required parking spaces and shall not utilize required parking spaces.
- (2) Parking of heavy load vehicles shall not include tractor-trailers or semi-trailers.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 19th day of July 2021.

Bruce Archer
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary



David L. Paschall
City Attorney

Metes and Bounds - Platinum Gus Thomasson

BEGINNING at a 1/2" iron rod found for corner in the east R.O.W. line of Gus Thomasson Road (a variable width R.O.W.), and being the common northwest corner of the above mentioned Lot 3 and the westernmost southwest corner of that same tract of land described as Tract 1 in deed to the City of Mesquite, recorded in Volume 90158, Page 2356 of the Deed Records of Dallas County, Texas;

THENCE N 79°26'31" E, 740.38' along the north line of said Lot 3 and the westernmost south line of said City of Mesquite property to a 5/8" iron rod found for corner;

THENCE S 04°03'00" W, 98.90' along the east line of said Lot 3 and a west line of said City of Mesquite property to a 1/2" iron rod found for corner;

THENCE S 12°57'54" E, 253.73' along the east line of said Lot 3 and a west line of said City of Mesquite property to a cross found for corner in the northwest R.O.W. line of Towne Centre Drive (a 60' R.O.W.);

THENCE S 44°56'37" W, 200.02' along the northwest line of Towne Centre Drive to a 5/8" iron rod found at the east corner of that same tract of land described in deed as Tract 2 to O.M.U. & C.N.O. Family, L.P., recorded in Instrument No. 200600468556 of the Official Public Records of Dallas County, Texas;

THENCE N 45°03'23" W, 220.00' along the northeast line of said O.M.U. & C.N.O. Family, L.P. property to a 5/8" iron rod found for corner;

THENCE S 44°56'37" W, 432.31' along the northwest line of said O.M.U. & C.N.O. Family, L.P. property (Tracts 1 and 2) to a 5/8" iron rod found for corner in the east line of Lot 2, Block A of said Triangle East 2, Block A, Lots 1-3 addition;

THENCE N 04°56'20" E, 313.06' along the east line of said Lot 2 and a westerly line of said Lot 3 to a 5/8" iron rod found at the northeast corner of Lot 2;

THENCE N 85°03'40" W, 217.98' along the north line of said Lot 2 and a northwesterly line of said Lot 3 to a 5/8" iron rod found for corner in the east line of Gus Thomasson Road;

THENCE N 04°56'20" E, 172.39' along the east line of Gus Thomasson Road to the Point of Beginning and containing 261,665.07 square feet or 6.0070 acres of land.

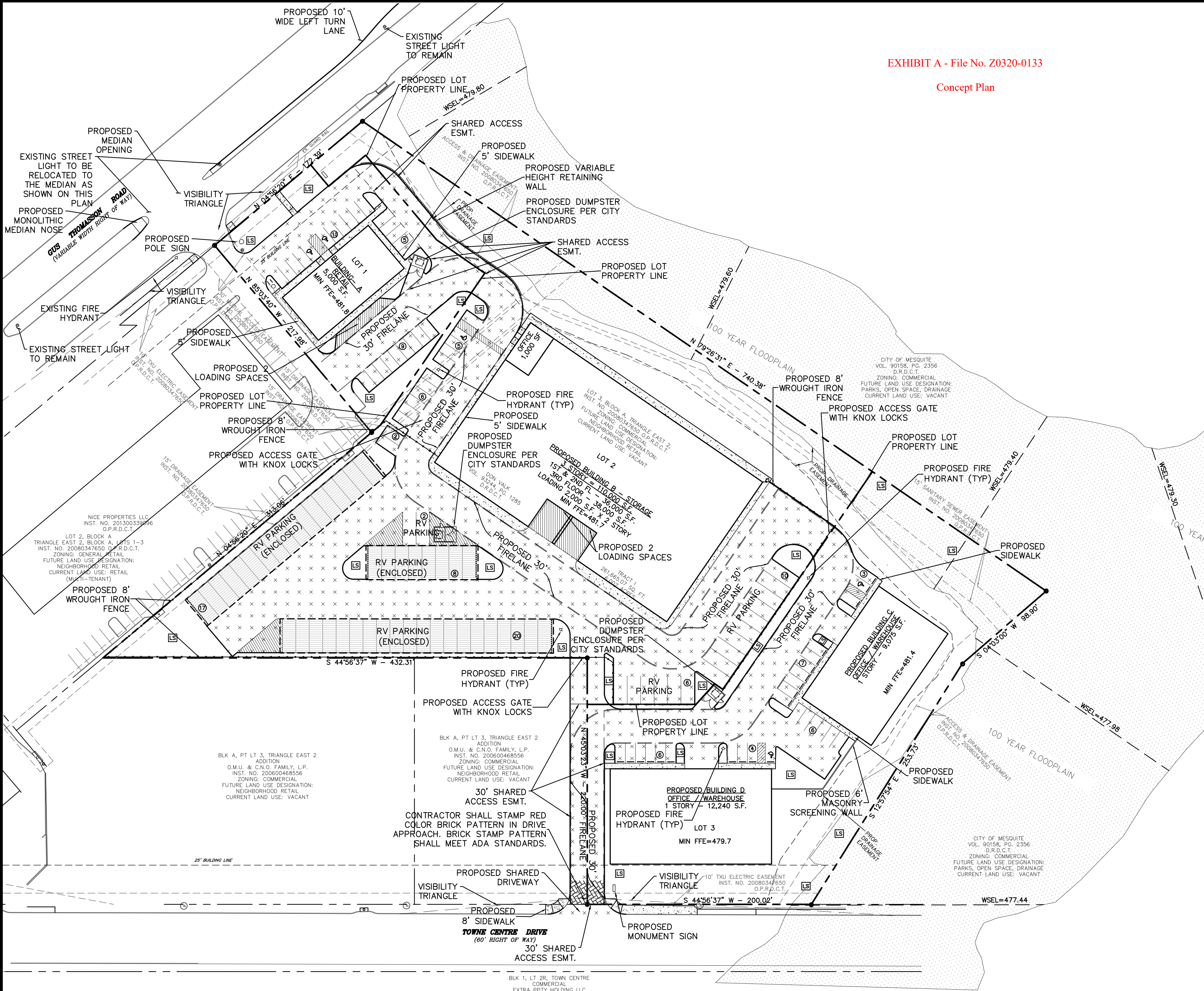
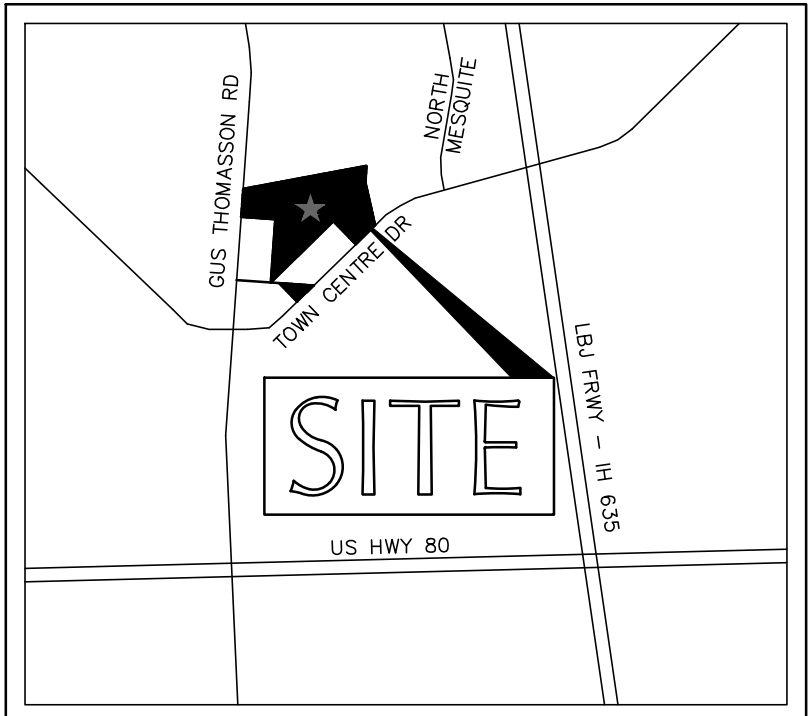
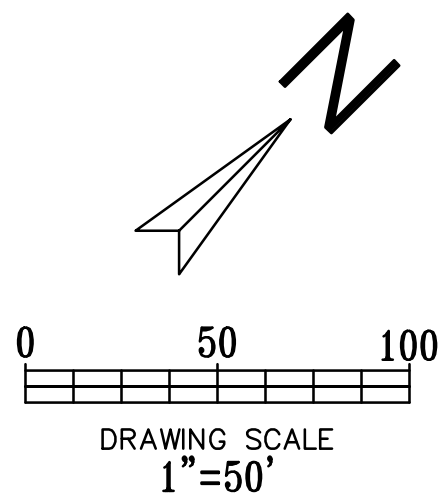


EXHIBIT A - File No. 20320-0133

Concept Plan

- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF CURB
 - PROPOSED FIRELANE
 - PROPOSED LANDSCAPING AREA
 - PROPOSED SIDEWALK
 - PROPOSED PAVEMENT
 - PROPOSED RED COLOR BRICK PATTERN STAMP
 - FFE — FINISHED FLOOR ELEVATION



SITE DATA TABLE (LOT 1)	
ZONING:	PD-GR
LAND USE:	RETAIL
SITE ACREAGE:	0.70 ACRES
BUILDING AREA:	5,000 SF
BUILDING A: 1ST FLOOR - RETAIL	5,000 SF
TOTAL BUILDING AREA:	5,000 SF
OPEN SPACE	8,932.8/30,492: 29.3%
PAVED SURFACE AREA	16,559.2/30,492: 54.3%
BUILDING LOT COVERAGE	5,000/30,492: 16.4%
PARKING REQUIREMENTS	20 SPACES
PARKING PROVIDED:	25 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	2 SPACES
OFF-STREET LOADING REQUIRED:	1 SPACE
OFF-STREET LOADING PROVIDED:	2 SPACES

SITE DATA TABLE (LOT 2)	
ZONING:	PD-C
LAND USE:	SELF-STORAGE
SITE ACREAGE:	3.49 ACRES
BUILDING AREA:	1,000 SF
OFFICE: 1ST FLOOR - OFFICE	1,000 SF
BUILDING B: 1ST FLOOR - STORAGE	36,000 SF
BUILDING B: 2ND FLOOR - STORAGE	36,000 SF
BUILDING B: 3RD FLOOR - STORAGE	38,000 SF
TOTAL BUILDING AREA:	110,000 SF
OPEN SPACE	37,456/152,024: 24.6%
PAVED SURFACE AREA	53,750/152,024: 35.4%
BUILDING LOT COVERAGE	60,810/152,024: 40.0%
PARKING REQUIREMENTS	11 SPACES
PARKING PROVIDED:	13 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	1 SPACE
OFF-STREET LOADING REQUIRED:	2 SPACE
OFF-STREET LOADING PROVIDED:	2 SPACES

SITE DATA TABLE (LOT 3)	
ZONING:	PD-C
LAND USE:	WAREHOUSE/OFFICE
SITE ACREAGE:	1.816 ACRES
BUILDING AREA:	9,075 SF
BUILDING C: 1ST FLOOR	12,240 SF
BUILDING D: 1ST FLOOR	21,315 SF
TOTAL BUILDING AREA:	21,315 SF
OPEN SPACE	35,780/79,105: 45.2%
PAVED SURFACE AREA	22,010/79,105: 27.8%
BUILDING LOT COVERAGE	21,315/79,105: 27.0%
PARKING REQUIREMENTS	26 SPACES
BUILDING C-D WAREHOUSE/OFFICE	26 SPACES
PARKING PROVIDED:	26 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

SITE NOTES:

- THE PROPOSED BUILDINGS WILL BE FIRE SPRINKLERED.
- ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHALL INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
- THE SITE IS CURRENTLY VACANT.
- APPLICATION WILL CONFIRM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS.
- PREMISE IDENTIFICATION SHALL BE PER THE FIRE DEPARTMENT REQUIREMENTS
- ALL DIMENSIONS ARE FROM FACE OF CURB TO EDGE OF CONCRETE OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- SITE SIGNAGE SHALL BE BY SEPARATE PERMIT.

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF MESQUITE, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."



!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL • 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

NOTE:
ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS

NOTE:
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL SELF-STORAGE FACILITIES. THIS INCLUDES ALL BUILDINGS AS WELL AS ENCLOSED RV PARKING.

NOTE:
THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICE, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

NOTE:
CONTRACTOR SHALL CALL DIG TESS PRIOR TO CONSTRUCTION TO LOCATE ALL FRANCHISE UTILITIES. CONTACT DIG TESS AT 811 EXISTING UTILITIES LOCATED ALONG STREET

NOTE:
FINISHED FLOOR OF ALL STRUCTURES AND MECHANICAL/ELECTRICAL EQUIPMENT MUST BE 2- FEET ABOVE THE ULTIMATE 100-YEAR FLOOD ELEVATION.

PROPERTY OWNER:
DON VALK
4000 N. MACARTHUR BLVD., SUITE A132
IRVING, TEXAS 75038
TELEPHONE: (972) 717-7666
FAX: (972) 717-2666
EMAIL: DON@THEASSUREDGROUP.COM

DEVELOPER:
PLATINUM STORAGE
TOWNSEND DR
ROCKWALL, TX 75087
PH: (972) 722-2580
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
2080 NORTH HIGHWAY 360, SUITE 240
GRAND PRAIRIE, TEXAS 75050
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

SURVEYOR:
DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
PH: (214) 321-0569
CONTACT: SCOTT DAVIS

EXHIBIT C - ZONING CONCEPT PLAN



BM-1 CHISELED SQUARE ON TOP MANHOLE STRUCTURE, 100' NORTH OF THE NORTHEAST CORNER OF THE TOWNE CENTRE DRIVE BRIDGE OVER SOUTH MESQUITE CREEK.
ELEVATION: 480.16

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 05/13/21.

EXHIBIT C-ZONING CONCEPT PLAN (1 OF 2)

VALK TOWN CENTRE
CITY OF MESQUITE - 1925 TOWNE CENTRE DRIVE
DALLAS COUNTY, TEXAS

PLOT DATE
05/13/21
DRAWING SCALE
1" = 50'
PROJECT NUMBER
CD20001
SHEET NUMBER

CP

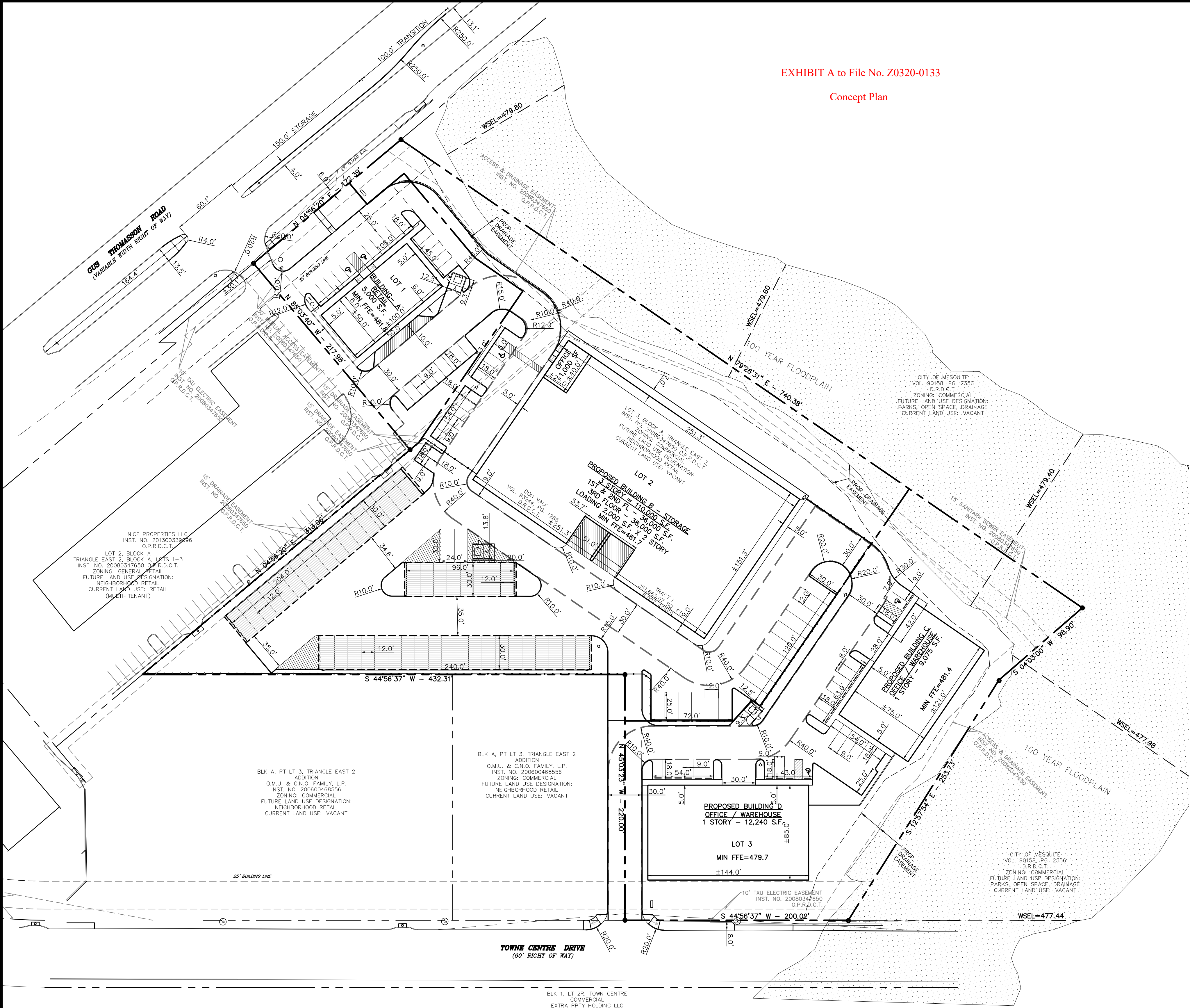
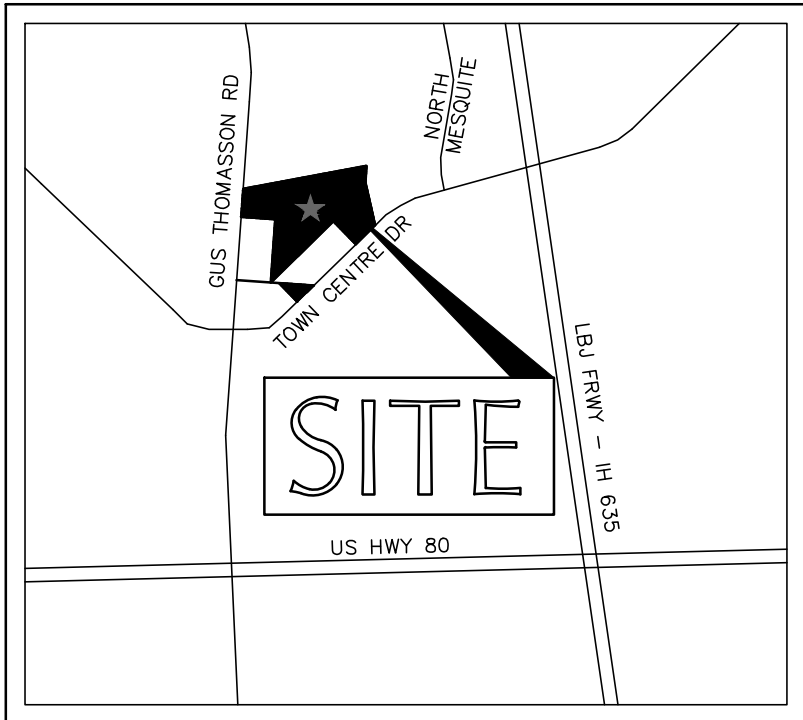
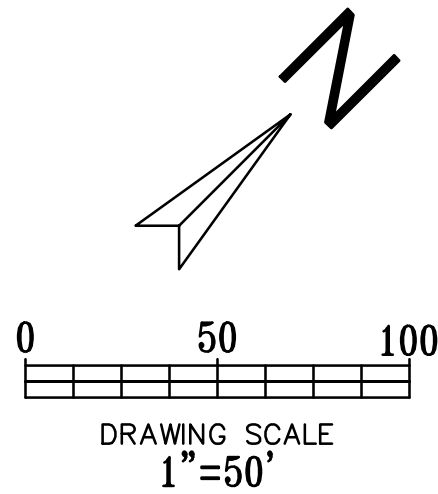


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EXHIBIT C-ZONING CONCEPT PLAN (2 OF 2)

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DALLAS COUNTY, TEXAS

Cumulus Design
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Grand Prairie, Texas 75050
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