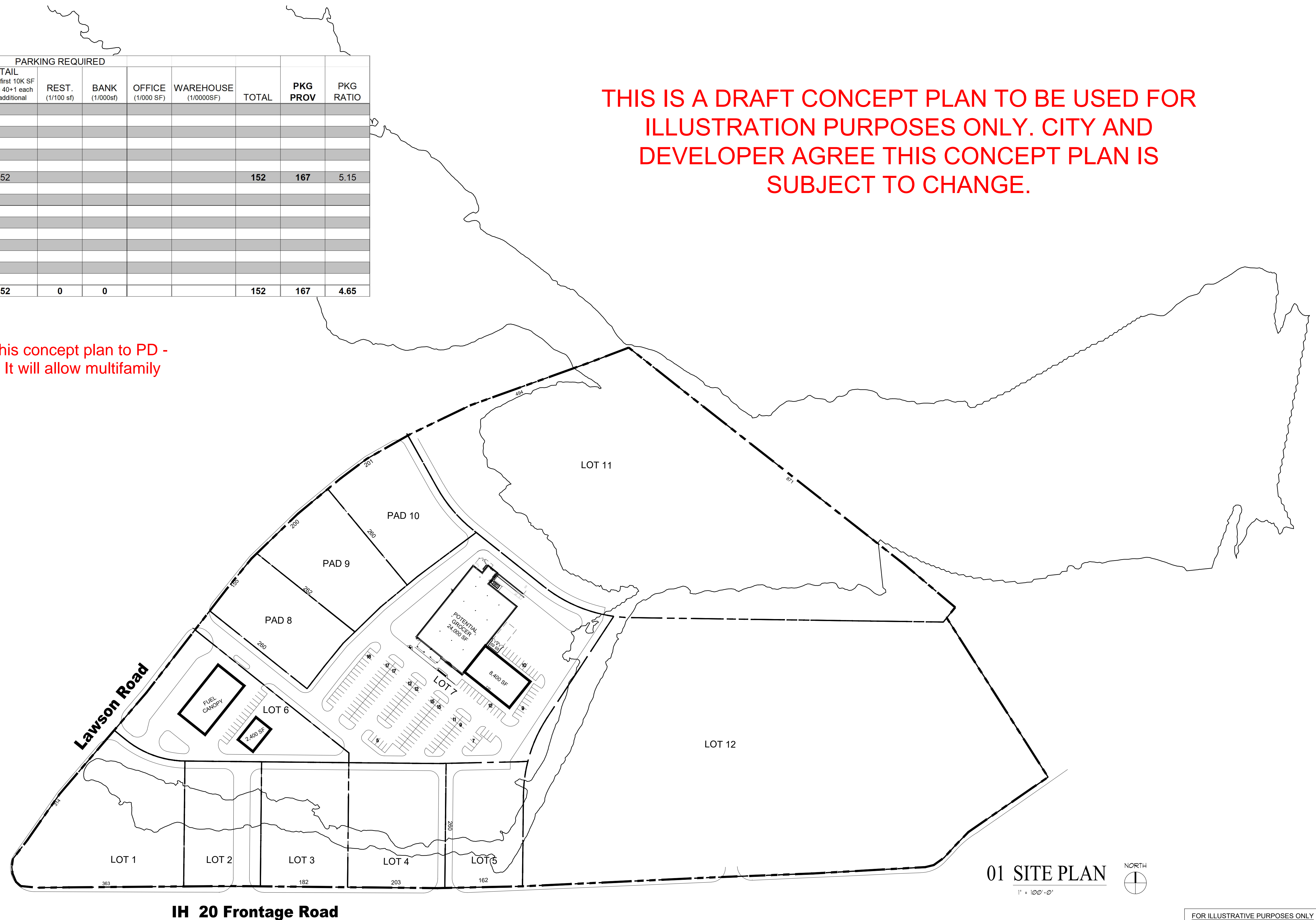


| LOT | AREA ACRE | AREA (SF) | BLDG AREA (SF) | COV. % | PARKING REQUIRED | | | | | TOTAL | PKG PROV | PKG RATIO |
|-------|-----------|-----------|----------------|--------|--|---------------------|--------------------|-----------------------|-------------------------|-------|----------|-----------|
| | | | | | RETAIL (1/250 sf) first 10K SF (1/200 sf) 40+1 each 200 sf additional | REST. (1/100 sf) | BANK (1/1000sf) | OFFICE (1/1000 SF) | WAREHOUSE (1/1000SF) | | | |
| 1 | 1.912 | 83,275 | | | | | | | | | | |
| 2 | 0.958 | 41,740 | | | | | | | | | | |
| 3 | 1.086 | 47,320 | | | | | | | | | | |
| 4 | 1.212 | 52,780 | | | | | | | | | | |
| 5 | 0.972 | 42,338 | | | | | | | | | | |
| 6 | 1.659 | 72,285 | | | | | | | | | | |
| 7 | 4.718 | 205,497 | 32,400 | 15.767 | 152 | | | | 152 | 167 | 5.15 | |
| 8 | 0.926 | 40,354 | 3,530 | 8.748 | | | | | | | | |
| 9 | 1.035 | 45,077 | 2,480 | 5.502 | | | | | | | | |
| 10 | 1.078 | 46,968 | | | | | | | | | | |
| 11 | 8.379 | 365,003 | | | | | | | | | | |
| 12 | 11.426 | 497,697 | | | | | | | | | | |
| TOTAL | 35.361 | 1,540,335 | 35,930 | 2.333 | 152 | 0 | 0 | | 152 | 167 | 4.65 | |

THIS IS A DRAFT CONCEPT PLAN TO BE USED FOR ILLUSTRATION PURPOSES ONLY. CITY AND DEVELOPER AGREE THIS CONCEPT PLAN IS SUBJECT TO CHANGE.

Proposed PD Amendment will add this concept plan to PD - General Retail Ordinance No. 4969. It will allow multifamily development on Lots 11 and 12.



01 SITE PLAN
1" = 100'-0" NORTH



DALLAS, TX 972.385.9651
www.GSOarchitects.com

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THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

IH 20 FRONTAGE RD & LAWSON RD

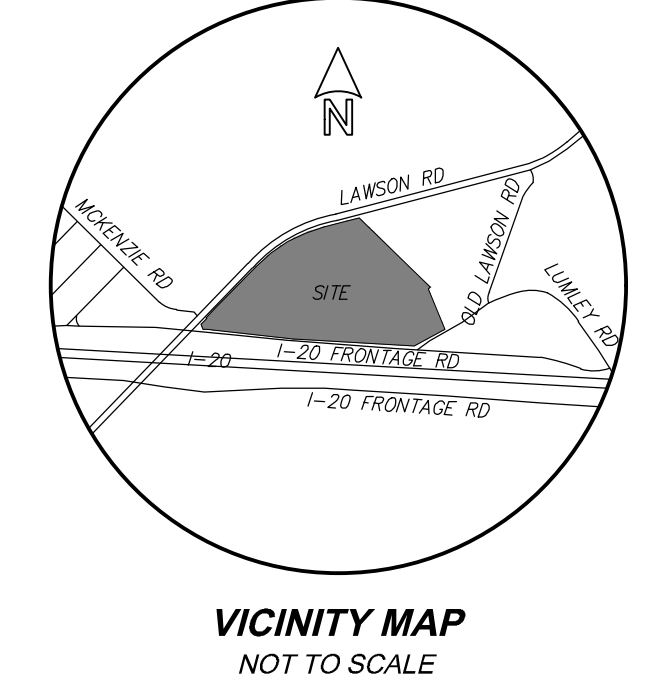
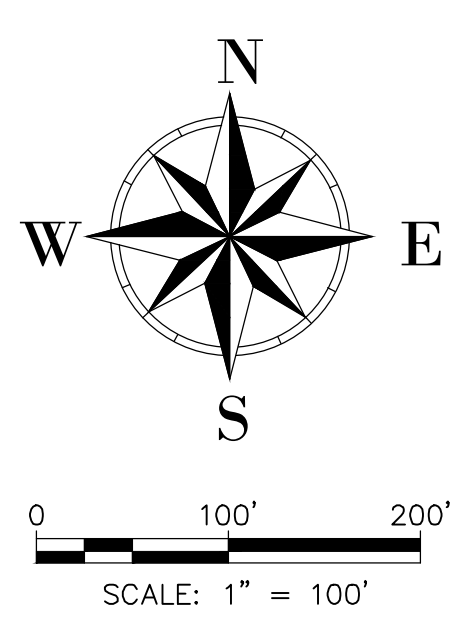
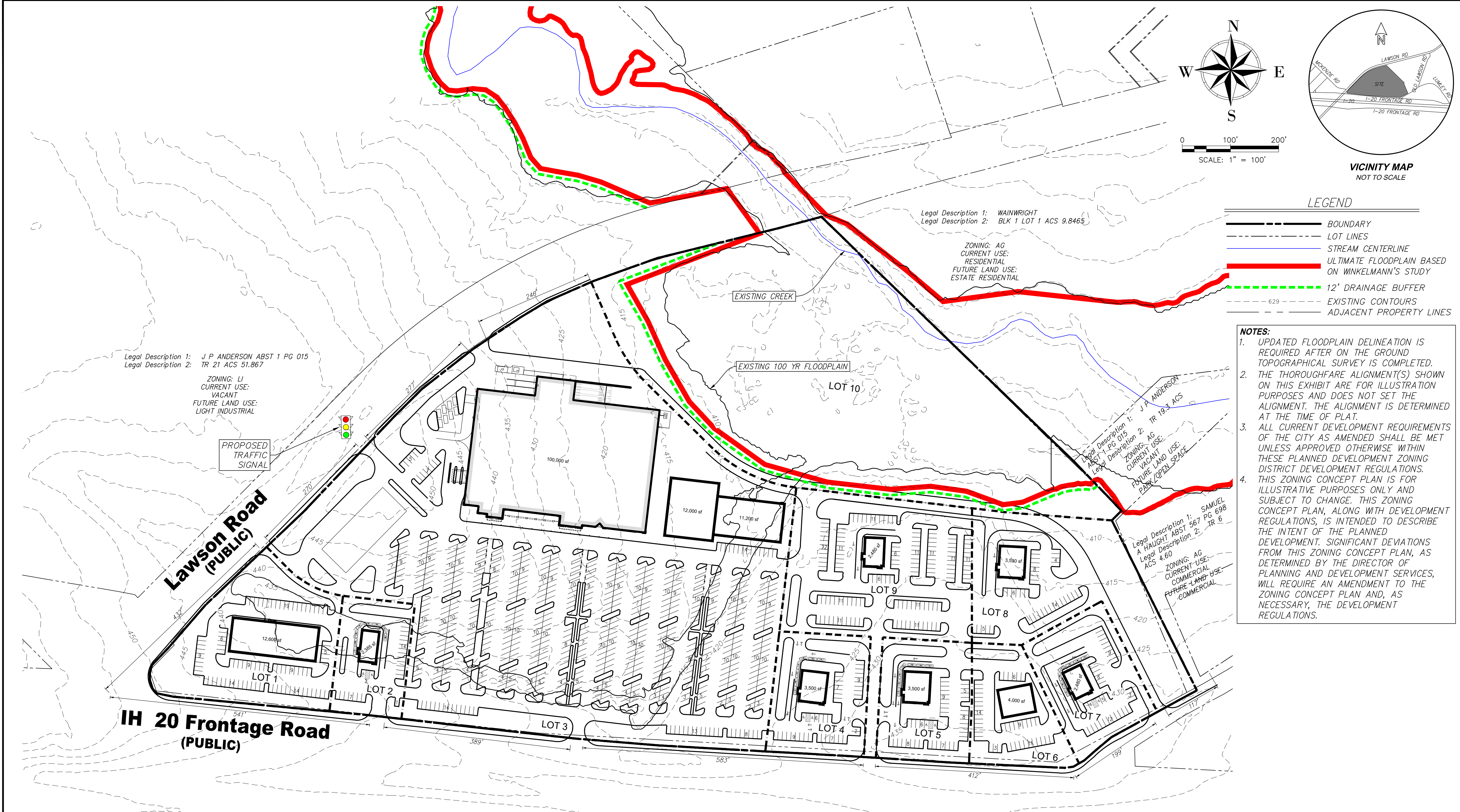
MESQUITE, TEXAS

FOR ILLUSTRATIVE PURPOSES ONLY
NOT FOR LEASING DIMENSIONS OR
CONSTRUCTION. ALL DIMENSIONS
SUBJECT TO CHANGE.

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP03

JOB NO: 00-000
ISSUE DATE: 9/14/23
SCALE: AS NOTED



LEGEND

- BOUNDARY
- - - - - LOT LINES
- STREAM CENTERLINE
- ULTIMATE FLOODPLAIN BASED ON WINKELMANN'S STUDY
- - - - - 12' DRAINAGE BUFFER
- - - - - 629 EXISTING CONTOURS
- - - - - ADJACENT PROPERTY LINES

NOTES:

1. UPDATED FLOODPLAIN DELINEATION IS REQUIRED AFTER ON THE GROUND TOPOGRAPHICAL SURVEY IS COMPLETED.
2. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
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Legal Description 1: J P ANDERSON ABST 1 PG 015
 Legal Description 2: TR 21 ACS 51.867

ZONING: LI
 CURRENT USE: VACANT
 FUTURE LAND USE: LIGHT INDUSTRIAL

Legal Description 1: WAINWRIGHT
 Legal Description 2: BLK 1 LOT 1 ACS 9.8465

ZONING: AG
 CURRENT USE: RESIDENTIAL
 FUTURE LAND USE: ESTATE RESIDENTIAL

Legal Description 1: J P ANDERSON ABST 1 PG 015
 Legal Description 2: TR 19.3 ACS

ZONING: AG
 CURRENT USE: VACANT
 FUTURE LAND USE: PASTURE/OPEN SPACE

Legal Description 1: SAMUEL A HAUGHT ABST 567 PG 698
 Legal Description 2: TR 6

ZONING: AG
 CURRENT USE: COMMERCIAL
 FUTURE LAND USE: COMMERCIAL

Lawson Road (PUBLIC)

IH 20 Frontage Road (PUBLIC)

| SITE DATA TABLE | | | | | | | | | | | | |
|-----------------|-----------|---------------|------------|-----------------|----------------------|----------------------|--------------|------------------|------------------|---------------|------------|------|
| LOT # | LOT SIZE | BUILDING AREA | COVERAGE | EXISTING ZONING | PROPOSED BASE ZONING | MAXIMUM BLDG. HEIGHT | PROPOSED USE | PARKING REQUIRED | PARKING PROVIDED | PARKING RATIO | OPEN SPACE | |
| 1 | 1.999 AC | 87,063 SF | 12,600 SF | 14% | I | GR | 35' | RETAIL | 53 | 85 | 1/149 | 0% |
| 2 | 0.828 AC | 36,050 SF | 2,385 SF | 7% | I | GR | 35' | RESTAURANT | 24 | 24 | 1/100 | 0% |
| 3 | 14.940 AC | 650,774 SF | 123,200 SF | 19% | I | GR | 35' | RETAIL | 606 | 616 | 1/200 | 0% |
| 4 | 1.130 AC | 49,237 SF | 3,500 SF | 7% | I | GR | 35' | RESTAURANT | 35 | 40 | 1/88 | 0% |
| 5 | 1.096 AC | 47,751 SF | 3,500 SF | 7% | I | GR | 35' | RESTAURANT | 35 | 43 | 1/82 | 0% |
| 6 | 0.955 AC | 41,590 SF | 4,000 SF | 10% | I | GR | 35' | RESTAURANT | 40 | 43 | 1/94 | 0% |
| 7 | 1.144 AC | 49,845 SF | 2,480 SF | 5% | I | GR | 35' | RESTAURANT | 25 | 35 | 1/71 | 0% |
| 8 | 2.231 AC | 97,194 SF | 3,530 SF | 4% | I | GR | 35' | RESTAURANT | 36 | 37 | 1/96 | 0% |
| 9 | 2.680 AC | 116,761 SF | 2,480 SF | 2% | I | GR | 35' | RESTAURANT | 25 | 128 | 1/20 | 0% |
| 10 | 8.358 AC | 364,091 SF | N/A | N/A | I | GR | 35' | VACANT | | | | 100% |

PARKING RATIOS

| | |
|------------|---|
| RESTAURANT | 1/100SF |
| RETAIL | FIRST 10K SF: 1/250SF ADDITIONAL SF: 1/200SF |

This existing Concept Plan will remain in PD - General Retail Ordinance No. 4969 as a development option.

CASE # _____

**SITE PLAN OF
 IH 20 RETAIL
 CITY OF MESQUITE
 DALLAS COUNTY, TEXAS**

SUBMITTAL DATE: 06/28/2022

4300 LAWSON RD.
 34.368 ACRES OUT OF THE
 JOHN M. HARDING SURVEY, ABSTRACT NO. 569

OWNER:
 CITY OF MESQUITE
 CONTACT: IH 20 IP, LLC
 2030 MAIN STREET, SUITE 342
 DALLAS, TEXAS 75201
 TEL: (214) 739-4200

ENGINEER/APPLICANT:
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090 EXT. 203

Winkelmänn & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090
 FAX: (972) 490-1998
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06/28/2022

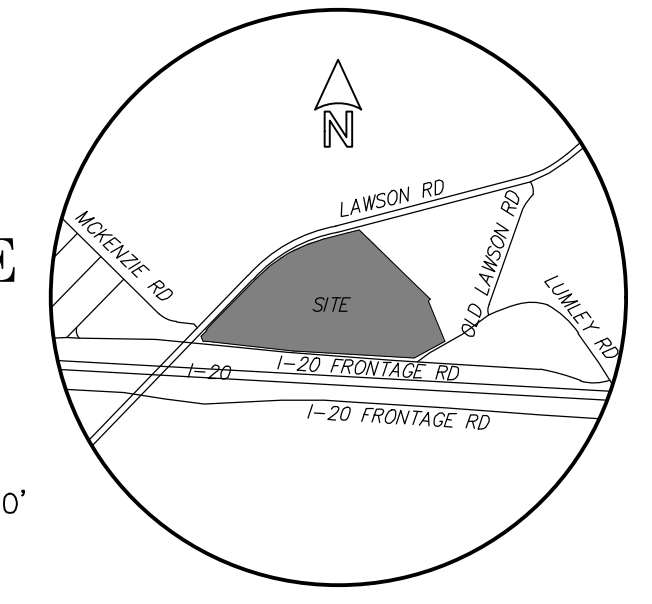
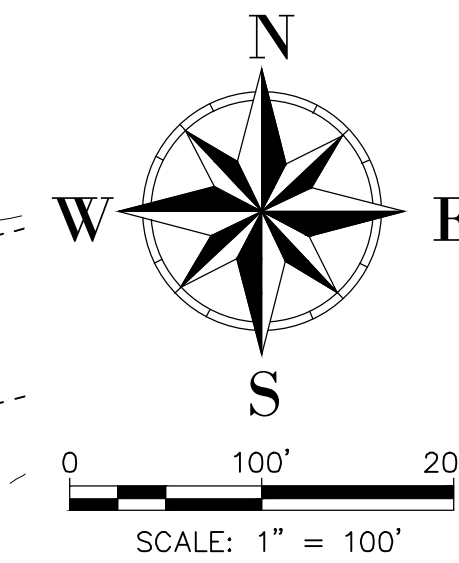
22-003 IH20 RETAIL
 EXHIBIT C - ZONING CONCEPT PLAN
 IH20 & LAWSON RD
 MESQUITE, TEXAS 75181

1 OF 1

NO. DATE REVISION APPROVAL

| SITE DATA TABLE | | | | | | | | | | | |
|-----------------|-----------|---------------|------------|-----------------|----------------------|----------------------|--------------|------------------|------------------|------------|------|
| LOT # | LOT SIZE | BUILDING AREA | COVERAGE | EXISTING ZONING | PROPOSED BASE ZONING | MAXIMUM BLDG. HEIGHT | PROPOSED USE | PARKING REQUIRED | PARKING PROVIDED | OPEN SPACE | |
| 1 | 1.997 AC | 86,983 SF | 13,530 SF | 16% | I | GR | 35' | RETAIL | 58 | 64 | 0% |
| 2 | 0.750 AC | 32,687 SF | 3,795 SF | 12% | I | GR | 35' | RESTAURANT | 38 | 17 | 0% |
| 3 | 1.002 AC | 43,631 SF | 3,923 SF | 9% | I | GR | 35' | RESTAURANT | 40 | 52 | 0% |
| 4 | 1.084 AC | 47,231 SF | 3,923 SF | 8% | I | GR | 35' | RESTAURANT | 40 | 50 | 0% |
| 5 | 1.032 AC | 44,944 SF | 3,795 SF | 8% | I | GR | 35' | RESTAURANT | 38 | 49 | 0% |
| 6 | 1.015 AC | 44,235 SF | 5,383 SF | 12% | I | GR | 35' | RESTAURANT | 54 | 55 | 0% |
| 7 | 1.166 AC | 50,807 SF | 4,815 SF | 9% | I | GR | 35' | RESTAURANT | 49 | 47 | 0% |
| 8 | 0.805 AC | 35,068 SF | 3,821 SF | 11% | I | GR | 35' | RESTAURANT | 39 | 34 | 0% |
| 9 | 0.886 AC | 38,580 SF | 4,815 SF | 12% | I | GR | 35' | RESTAURANT | 49 | 40 | 0% |
| 10 | 0.954 AC | 41,560 SF | 3,795 SF | 9% | I | GR | 35' | RESTAURANT | 38 | 38 | 0% |
| 11 | 2.159 AC | 94,061 SF | 5,600 SF | 6% | I | GR | 35' | RETAIL | 23 | 16 | 0% |
| 12 | 13.198 AC | 574,900 SF | 130,500 SF | 23% | I | GR | 35' | RETAIL | 643 | 883 | 0% |
| 13 | 9.310 AC | 405,558 SF | N/A | | I | GR | 35' | VACANT | | | 100% |

| PARKING RATIOS | |
|----------------|------------------------|
| RESTAURANT | 1/100SF |
| RETAIL | FIRST 10K SF: 1/250SF |
| | ADDITIONAL SF: 1/200SF |

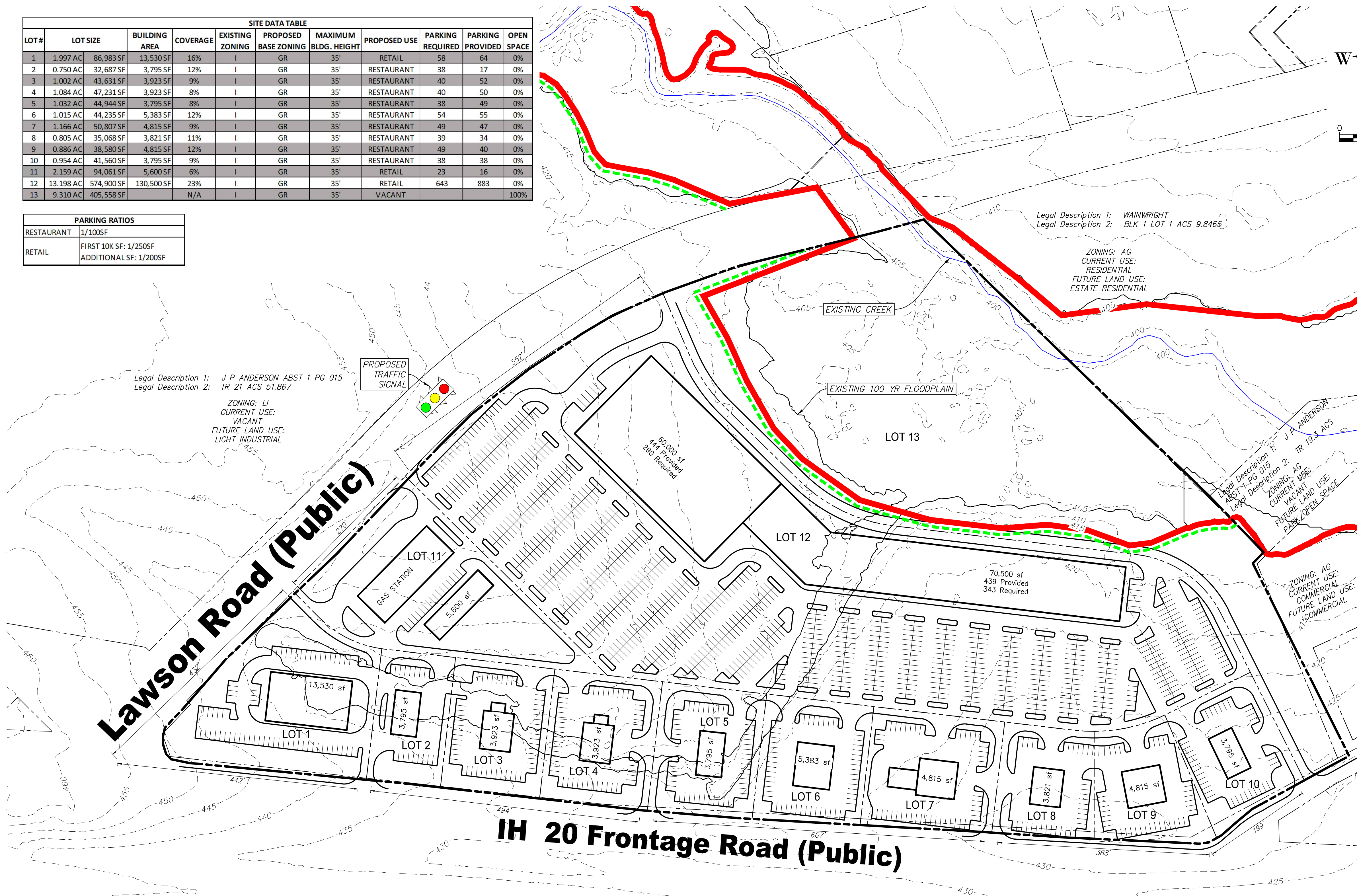


LEGEND

- BOUNDARY
- ADJACENT PROPERTY LINES
- LOT LINES
- STREAM CENTERLINE
- ULTIMATE FLOODPLAIN BASED ON WINKELMANN'S STUDY
- 12' DRAINAGE BUFFER
- EXISTING CONTOURS

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CASE # _____

SITE PLAN OF
IH 20 RETAIL
CITY OF MESQUITE
DALLAS COUNTY, TEXAS
SUBMITTAL DATE: 06/28/2022

4300 LAWSON RD.
34.366 ACRES OUT OF THE
JOHN M. HARDING SURVEY, ABSTRACT NO. 569

OWNER:
City of Mesquite

ENGINEER:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090 EXT. 203

LAST SAVED BY: SARINUS June 29, 2022

| No. | DATE | REVISION | APPROVAL |
|-----|------|----------|----------|
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Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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DALLAS, TEXAS 75230
TEL: (972) 490-7090
FAX: (972) 490-7099
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06/29/2022

22-004 IH20 INDUSTRIAL
EXHIBIT C - ZONING CONCEPT PLAN
IH20 & LAWSON RD
MESQUITE, TEXAS 75181

1 OF 1

G:\781\04\04_120\ENGINEERING\Exhibits\22-001 and 22-002 Retail\78104_0A - 022-004
Retail Site Plan - Exhibiting