

ORDINANCE NO. \_\_\_\_\_  
File No. Z0124-0342

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM COMMERCIAL TO PLANNED DEVELOPMENT – MULTIFAMILY WITH MODIFIED PLANNED DEVELOPMENT STANDARDS TO ALLOW 135 BUILD-TO-RENT PATIO HOMES AND 142 BUILD-TO-RENT TOWNHOMES ON PROPERTY LOCATED AT 21701 IH-635; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; 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. The subject property consists of approximately 25.38 acres described in Exhibit A, attached hereto and incorporated herein by reference, and located at 21701 IH-635, Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is hereby amended by changing the Property’s future land use designation from Commercial to Medium-Density Residential.

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Commercial to Planned Development – Multifamily to allow a multifamily development with 135 build-to-rent patio homes and 142 build-to-rent townhomes subject to modified Planned Development Standards and Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

SECTION 4. All other 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 5. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 6. 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 7. Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

SECTION 8. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 9. 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 July 2024.

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Daniel Alemán, Jr.  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

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Sonja Land  
City Secretary

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David L. Paschall  
City Attorney

21701 Lyndon B. Johnson Freeway

Being all that certain Lot, tract or parcel of land situated in the McKinney and William Survey, Abstract No. 1031, same being the remainder of that tract of land conveyed to Metallic Land Company, LLC, by deed recorded in Instrument No. 201400321512, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of Numo Addition, an addition to the City of Mesquite, Dallas County, according to the Map or Plat thereof recorded in Volume 86039, Page 1136, Plat Records of Dallas County, Texas, and being along the West line of Lyndon B. Johnson Freeway (a Public right-of-way);

THENCE South 21 degrees 56 minutes 29 seconds East, along the West line of said Lyndon B. Johnson Freeway, a distance of 903.71 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of New Market/LBJ Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 93086, Page 3602, Plat Records of Dallas County, Texas;

THENCE South 89 degrees 33 minutes 26 seconds West, along the North line of said New Market/LBJ Addition, a distance of 325.66 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said New Market/LBJ Addition;

THENCE South 00 degrees 27 minutes 30 seconds West, along the West line of said New Market/LBJ Addition, a distance of 340.19 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the North line of New Market Road (a Public right-of-way);

THENCE South 89 degrees 42 minutes 00 seconds West, along the North line of said New Market Road, a distance of 916.95 feet to a "X" set for corner, said corner being at the intersection of said New Market Road and the East line of Hickory Tree Road (a variable width right-of-way);

THENCE North 00 degrees 22 minutes 26 seconds West, along the East line of said Hickory Tree Road, a distance of 385.49 feet to a point for corner;

THENCE North 05 degrees 20 minutes 12 seconds East, along the East line of said Hickory Tree Road, a distance of 201.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 00 degrees 22 minutes 26 seconds West, along the East line of said Hickory Tree Road, a distance of 100.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 06 degrees 05 minutes 04 seconds West, along the East line of said Hickory Tree Road, a distance of 178.63 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of Mesquite Fire Station No. 4, an addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20190332393, Plat Records of Dallas County, Texas;

THENCE South 89 degrees 50 minutes 24 seconds East, along the South line of said Mesquite Fire Station No. 4, a distance of 347.68 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of a tract of said Mesquite Fire Station No. 4;

THENCE North 00 degrees 14 minutes 58 seconds West, along the East line of said Mesquite Fire Station No. 4, a distance of 325.00 feet to a 5/8 inch iron rod found for corner, said corner being in the South line of said Numo Addition;

THENCE South 89 degrees 50 minutes 49 seconds East, along the South line of said Numo Addition, a distance of 564.78 feet to the POINT OF BEGINNING and containing 1,105,572 square feet or 25.38 acres of land.

## **EXHIBIT B - PLANNED DEVELOPMENT STANDARDS (File No. Z0124-0342)**

### **Planned Development Standards**

This Planned Development Multifamily (PD-MF) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (MZO), as amended, and adopts the A – Multifamily Residential zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C, and the standards as identified below, which apply to this PD-MF district. Where these regulations conflict with or overlap another ordinance or easement, this PD ordinance will control.

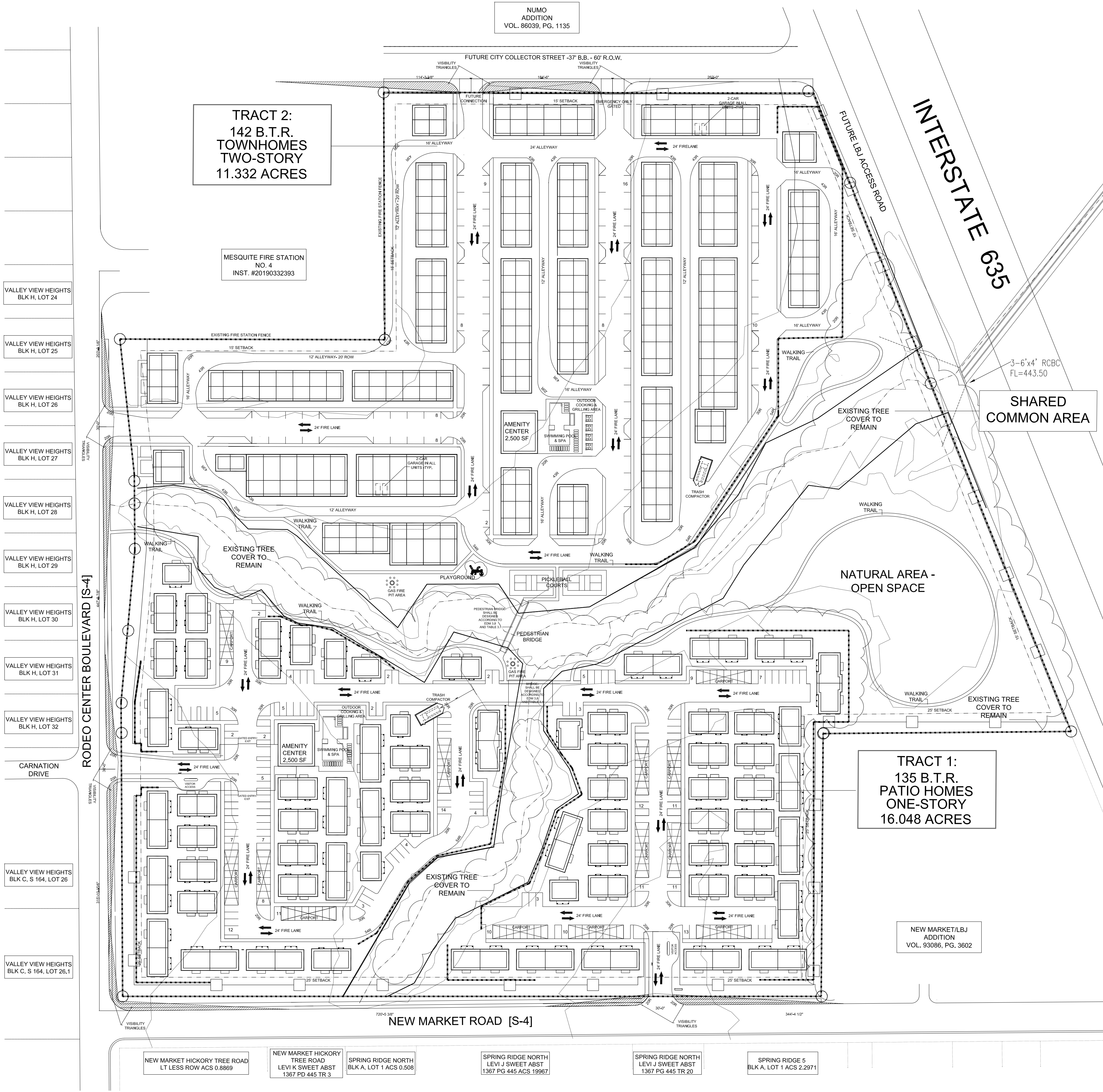
**A. Permitted Land Uses – PD-MF.** Uses in the PD-MF are limited to those permitted in the A – Multifamily Residential zoning district, as amended, and subject to the following:

- 1) Any land use requiring a Conditional Use Permit (CUP) in the A – Multifamily Residential zoning district, as amended, is also permitted in this PD-MF district only by a CUP.
- 2) Any land use prohibited in the A – Multifamily Residential zoning district, as amended, is also prohibited in this PD-MF district.

**B. Development Standards.** In addition to the requirements of the A – Multifamily Residential zoning district, this PD-MF district is subject to the following:

- 1) The maximum number of stories is two.
- 2) The minimum dwelling size is seven hundred twenty (720) square feet.
- 3) The maximum number of units with three (3) or more bedrooms is twelve (12) percent of the total number of dwelling units.
- 4) A dog park shall be provided on Tract 2.
- 5) Tracts 1 and 2 shall each be equipped with a minimum of two electric vehicle charging stations.
- 6) A minimum of five-hundred fifty-five (554) parking spaces shall be provided.





SCALE: 20 10 0 10 20 30

EXHIBIT C - ZONING CONCEPT PLAN

NOTES:

- ALL PARKING AREAS, COMMON HALLWAYS AND ENTRANCE SHALL BE ILLUMINATED AND HAVE OPERATIONAL VIDEO SURVEILLANCE.
- TXDOT DRIVEWAY PERMITS WILL BE REQUIRED O MEET TXDOT AND CITY OF MESQUITE REQUIREMENTS.

SURVEYOR:

CBG SURVEYING TEXAS, LLC.  
12025 SHILOH ROAD  
SUITE 240  
DALLAS, TEXAS 75228  
214-349-9485

OWNER/APPLICANT:

RODEO CENTER DEVELOPMENT, LTD.  
105 DECKER COURT  
SUITE 1080  
IRVING, TEXAS 75062  
214-333-7380

ARCHITECT/PREPARER:

ARRIVE ARCHITECTURE GROUP  
2344 HIGHWAY 121  
BEDFORD, TEXAS 76021  
817-514-0584



VICINITY MAP [NTS]:

NO FLOOD PLAIN ON SITE.

CONTOURS ARE 10' ELEVATION BETWEEN EACH.

THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.

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

THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN ALONG WITH THE DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATION 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.

BUILDING DATA SUMMARY TABLE :	
TOTAL UNITS:	277
SITE/PROJECT DENSITY:	10.9 DWELLING UNITS PER ACRE
MINIMUM UNIT SIZE:	720 SF
UNIT MIX TRACT 1:	78 ONE BEDROOM UNITS 52 TWO BEDROOM UNITS 5 THREE BEDROOM UNITS
UNIT MIX TRACT 2:	111 TWO BEDROOM UNITS 31 THREE BEDROOM UNITS
BUILDING GROSS SF:	365,304 SF TOTAL
MAXIMUM HEIGHT:	TRACT ONE - 25 FEET - 1 STORY TRACT TWO - 35 FEET - 2 STORIES
PARKING DATA SUMMARY TABLE:	
PARKING SPACES REQUIRED:	554 OFF-STREET SPACES
PARKING SPACES PROVIDED:	284 TWO-CAR GARAGES SPACES 96 CARPORT SPACES 174 SURFACES SPACES = 554 TOTAL OFF-STREET SPACES

INDOOR AMENITIES REQUIRED:

TOTAL NUMBER OF UNITS: 280

AMENITIES FOR FIRST 50 UNITS: 2

[1] AMENITY PER 50 ADDITIONAL UNITS : 230 ADDITIONAL UNITS/75 = 5 AMENITIES

**TOTAL REQUIRED AMENITIES: 7**

TOTAL PROVIDED INDOOR AMENITIES:

CLUB ROOM:1,500 SF - 2

FITNESS CENTER: 400 SF - 2

GAME ROOM/LOUNGE 300 SF -2

BUSINESS/WORK FROM HOME STUDIO -100 SF - 2

**TOTAL PROVIDED AMENITIES: 8**

SITE DATA SUMMARY TABLE:

GROSS SITE ACREAGE:  
25.38 ACRES [1,105,572 SF]

EXISTING ZONING DISTRICT:  
C-COMMERCIAL

PROPOSED USE:  
PLANNED DEVELOPMENT:  
TRACT ONE -BUILD FOR RENT HOUSING 16.048 AC.TRACT  
TRACT TWO - BUILD FOR RENT HOUSING11.332 AC. TRACT

FUTURE LAND USE DESIGNATION: COMMERCIAL  
PROPOSED FUTURE LAND USE DESIGNATION: MEDIUM DENSITY MULTI-FAMILY

PROPOSED BASE ZONING: A-1 MULTI-FAMILY

TOTAL LOT COVERAGE: BUILDINGS 278,304 SF + DRIVES & PARKING 259,373 SF = 537,677 SF OR 48.64%

TOTAL IMPERVIOUS COVERAGE -12.626 AC/550,000 SF  
TOTAL IMPERVIOUS COVERAGE - 12.754 AC/555,572 SF

REQUIRED LANDSCAPE AREA:  
TRACT ONE - 49,363 SF  
TRACT TWO - 69,906 SF  
PROVIDED LANDSCAPE AREA:  
TRACT ONE - 49,363 SF MINIMUM  
TRACT TWO - 69,906 SF MINIMUM

PERCENTAGE OF OPEN SPACE:  
REQUIRED: - 1,105,572 X.10 = 110,558 SF  
PROVIDED: - 555,572 SF [50.26%]

MINIMUM LANDSCAPE REQUIREMENTS PER PART 1A OF THE MESQUITE ZONING ORDINANCE SHALL BE FOLLOWED. THESE INCLUDE:

-LANDSCAPE AREA: MINIMUM 10% OF THE SITE AREA WILL BE PROVIDED FOR OPEN SPACE [99,580 SF REQ.]  
-1 SHADE TREE, OR 1 EVERGREEN OR 3 ORNAMENTAL TREES PROVIDED FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA. [200 TREES REQUIRED]  
-INTERIOR AREA OF PARKING SHALL BE LANDSCAPED BY PROVIDING A MINIMUM OF 1 TREE FOR EVERY 15 PARKING SPACES [41 PARKING TREES REQUIRED]  
- ALL TREES/LANDSCAPING COUNTED TOWARDS REQUIREMENTS MUST SOME FROM THE RECOMMENDED SPECIES LIST IN PART 1A.  
-ADDITIONALLY, ALL MECHANICAL UNITS AT THE GROUND FLOOR WILL BE SCREENED WITH SHRUBS AND ORNAMENTAL GRASSES.

SECURITY FENCING NOTE:  
MULTIFAMILY DEVELOPMENTS SHALL BE REQUIRED TO PROVIDE SECURITY FENCING AND GATES ADEQUATE TO REGULATE AND CONTROL ACCESS TO THE COMPLEX. IN ORDER TO ASSURE EMERGENCY ACCESS, ALL GATE INSTALLATIONS SHALL BE IN ACCORDANCE WITH ESTABLISHED RULES AND REGULATIONS OF THE MESQUITE FIRE DEPARTMENT. FENCING ERCTED PURSUANT TO THIS REQUIREMENT SHALL BE SIX (6) TO EIGHT (8) FEET IN HEIGHT AND SHALL BE CONSTRUCTED OF WROUGHT IRON WITH A MAXIMUM PICKET SPACING OF SIX (6) INCHES, OR A LONG-SPAN PRECAST CONCRETE DECORATIVE SCREENING WALL. BRICK, STONE, VINYL ON FENCING OF NON-SOLID CONSTRUCTION IS PERMITTED WITHIN THE FRONT AND EXTERIOR SIDE YARD SETBACKS, PROVIDED THAT ALL GATES MUST BE SET BACK FROM THE STREET RIGHT-OF-WAY A MINIMUM OF TWENTY-FIVE (25) FEET.

OUTDOOR AMENITIES REQUIRED:

TOTAL NUMBER OF UNITS: 277

AMENITIES FOR FIRST 50 UNITS: 2

[1] AMENITY PER 75 ADDITIONAL UNITS : 230 ADDITIONAL UNITS/75 = 4 AMENITIES

**TOTAL REQUIRED AMENITIES: 6**

TOTAL PROVIDED OUTDOOR AMENITIES:

SWIMMING POOLS - 2

OUTDOOR COOKING FACILITIES (GRILLS)- 2

FIRE PITS - 2

WALKING TRAIL- 1

PICKLE COURTS - 2

PLAYGROUND - 1

**TOTAL PROVIDED AMENITIES: 10**

SUBMISSION DATE:  
JANUARY 23, 2024

REVISION DATES:  
FEBRUARY 27, 2024  
APRIL 5, 2024  
APRIL 22, 2024