

ORDINANCE NO. _____
File No. Z0924-0369

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL ALLOWING A SINGLE FAMILY SUBDIVISION ON PROPERTY LOCATED AT 10079 SOUTH BELT LINE ROAD (ALSO ADDRESSED 2298 SOUTH 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; 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 3.5892 acres described and depicted in Exhibit A, attached hereto and incorporated herein by reference, and located at 10079 South Belt Line Road (also addressed 2298 South Belt Line Road) in Mesquite, Dallas County, Texas (the “**Property**”).

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

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Agricultural Zoning District to Planned Development - Single Family Residential allowing a single family subdivision with 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 15th day of September 2025.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

EXHIBIT A - FILE NO. Z0924-0369

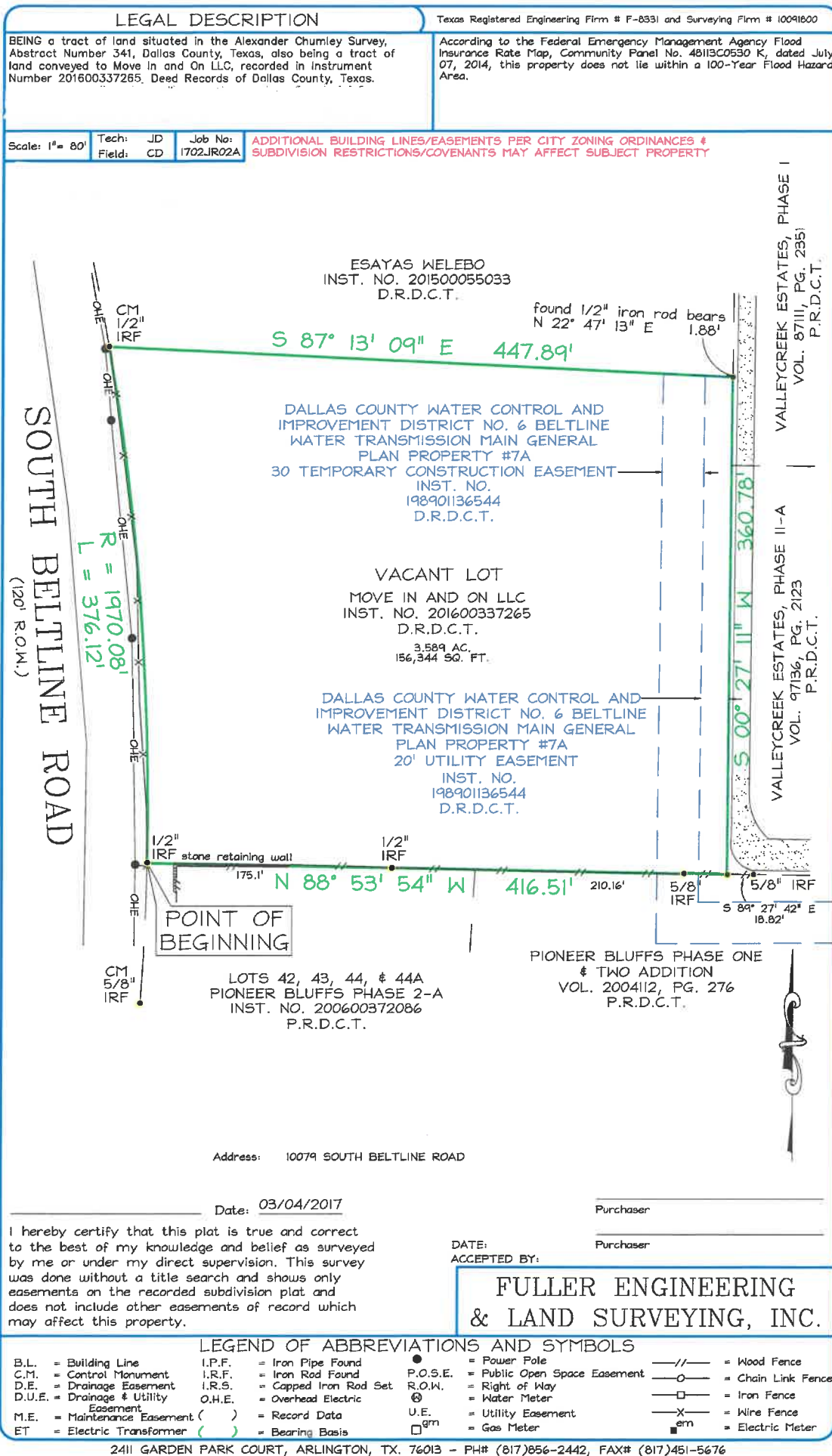


EXHIBIT B – FILE NO. Z0924-0369
PLANNED DEVELOPMENT STANDARDS

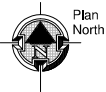
This Planned Development Single Family (“**PD-SF**”) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts R-3 Single Family Residential base district standards and the standards identified below along with the Concept Plan attached hereto and incorporated herein as Exhibit C, which apply to this PD-SF district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the R-3 Single Family District classification as set out in the Mesquite Zoning Ordinance (“**MZO**”), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

1. The permitted uses requiring a conditional use permit (“**CUP**”) as set out in the MZO, also require a CUP for the use to be permitted on the Property.

B. **Development Standards.** In addition to the requirements of the R-3 base zoning district, the Planned Development is subject to the following.

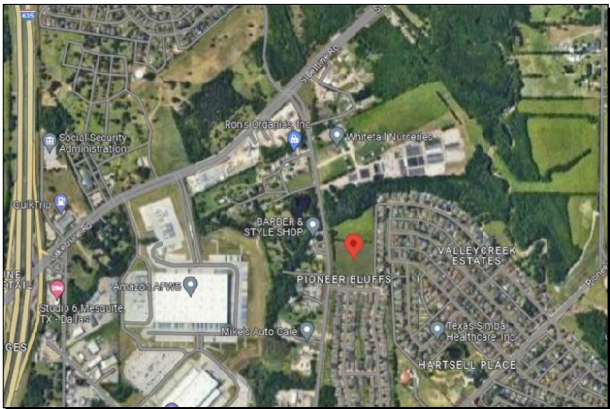
1. The plat and site plan for the Property shall conform substantially to the Concept Plan included in Exhibit C. The site plan and plat may be altered without requiring an amendment to the Concept Plan to comply with the adopted Building and Fire Codes and Mesquite Engineering Design Manual.
2. Before the issuance of a building permit, the developer/applicant shall submit to the City for review a proposed master covenant and a master HOA that assures the coordinated development and maintenance of common areas, screening walls, landscaping, detention ponds, amenities, signage, and themed features, etc. The covenants shall be recorded in Dallas County Records prior to issuance of a building permit.



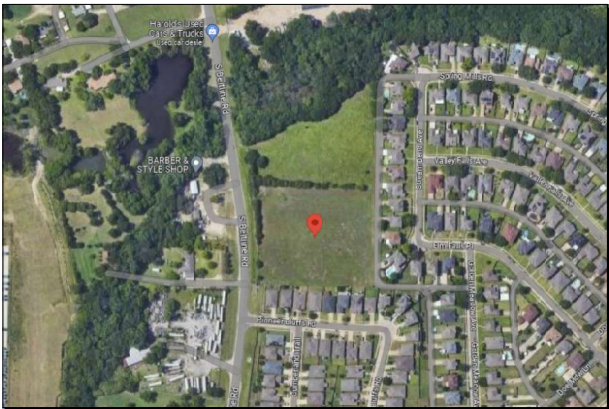
THIS PLAN IS FOR INSPIRING YOU TO GREATNESS



SQUARE FOOTAGE



02 LARGE SITE LOCATION
3" = 1'-0"



01 SMALL SITE LOCATION
3" = 1'-0"

#4 Owner, Applicant, and Surveyor

- Owner:
Inspiring You to Greatness Non-Profit Corporation
3010 Lyndon B Johnson Fwy, Suite 1210, Dallas, TX 75234
972-246-8488
- Applicant:
Tierra Carter-Simmons
9201 Warren Pkwy, Frisco, TX 75035
972-464-1792
- Surveyor:
Fuller Engineering & Land Surveying, Inc.
2411 Garden Park Ct., Arlington, TX 76013
817-856-2442

#6, 9, & 11 Zoning Concept Notes

- #6 - No Legend Required
- #9 - No natural features including tree masses, drainage ways, and creeks
- #11 - Team assuming this does not apply to residential developments

#12 Subdivision Information

- Name:** Serenity Estates of Mesquite
- Zoning:** Currently AG and requesting update to R-3 Single Family Residential
- Future Land Use Plan Designation:** Will build 15 single family residential homes.
- Land Use Description of Property Adjacent to Subject Property:** The property to the north of the property is vacant and currently zoned for AG. To the east and south of the property there are single family residential homes. To the west of the property are commercial buildings.

#13 Phases of Development

- Will include 3 homes with the below floorplans.
 - Two Homes x 1556 – 3 bedroom & 2 bathrooms
 - 1684 – 3 bedroom & 2 bathrooms
- Will include 3 homes with the below floorplans.
 - 1556 – 3 bedroom & 2 bathrooms
 - 1684 – 3 bedroom & 2 bathrooms
 - 1886 – 4 bedroom & 2 bathrooms
- Will include 3 homes with the below floorplans
 - Three Homes x 1884 – 4 bedroom & 2 bathrooms
- Will include 3 homes with the below floorplans
 - Three Homes x 1686 – 3 bedroom & 2 bathrooms

#14 Site Data Summary Table

Site Data	Currently
Proposed Uses w/ type, number, acreage	Residential, R-3, 3.96 acres
Existing Zoning District	AG to R-3
Gross Site Area (ac. & sq ft)	3.96 acres & 172,497.6 sq ft
Lot Coverage	7200 sq ft
Maximum Height (in ft & stories)	15 ft & 1 story
Required Landscape Area	1300 sq ft
Provided Landscape Area	3300 sq ft
Parking Spaces Ratio by Use	2 per unit
Parking Spaces Required	2 per unit
Parking Spaces Provided	2 per unit
Percentage of Open Space	5% Open Space

#15-17 Zoning Concept Notes

- 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.
- 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 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 Services, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations

#21-25 & #28-31 Zoning Concept Information

- #21 - No 100-year floodplain exists on the site.
- #22 - No floodplains N/A
- #23 - Inspiring You to Greatness will be donating a section of land to the public as parkland.
- #24 - Will be requesting an easement for utility on adjacent property
- #25 - There will be no detention areas on property
- #28 - #31 - There will be no water/fire features, trails, or outdoor seating or enhanced landscaping

#27 Park Dedication

- Inspiring You to Greatness will pay the parkland dedication fee in lieu of providing a park

ADDITIONAL PLANNING NOTES:

- All homes will have front entry garages.
- No trees will be removed from site.
- Screening will consist of 8'-10' masonry or pre-cast wall material.
- Concept plan will include space for 16 visitor's parking spaces.

Amenities in development will include public park with gazebo sitting area,
Square Footage of Amenities area is 3,420.
Square Footage of Detention Pond area is 6,800.

SHEET LIST	
Sheet Name	Sheet #
COVER SHEET	A0.00
CONCEPT PLAN	A1.10

Serenity Estates of Mesquite

10079 Belt Line Rd
ABST 341 PG 562 TR 7

COVER SHEET

Submital	
No.	Date.
1	08/07/2023

A0.00

Scale 3" = 1'-0"

7/22/2023 3:41:08 AM



THE INFORMATION WAS OBTAINED BY :

FULLER ENGINEERING & LAND SURVEYING, INC.
2411 GARDEN PARK CT.
ARLINGTON, TX 76013
PH : 817.856.2442
FAX: 817.451.5676

DATED : 03.04.2017
JOB # : 1702JR02A



SQUARE FOOTAGE

Serenity Estates of Mesquite

10079 Belt Line Rd
ABST 341 PG 562 TR 7

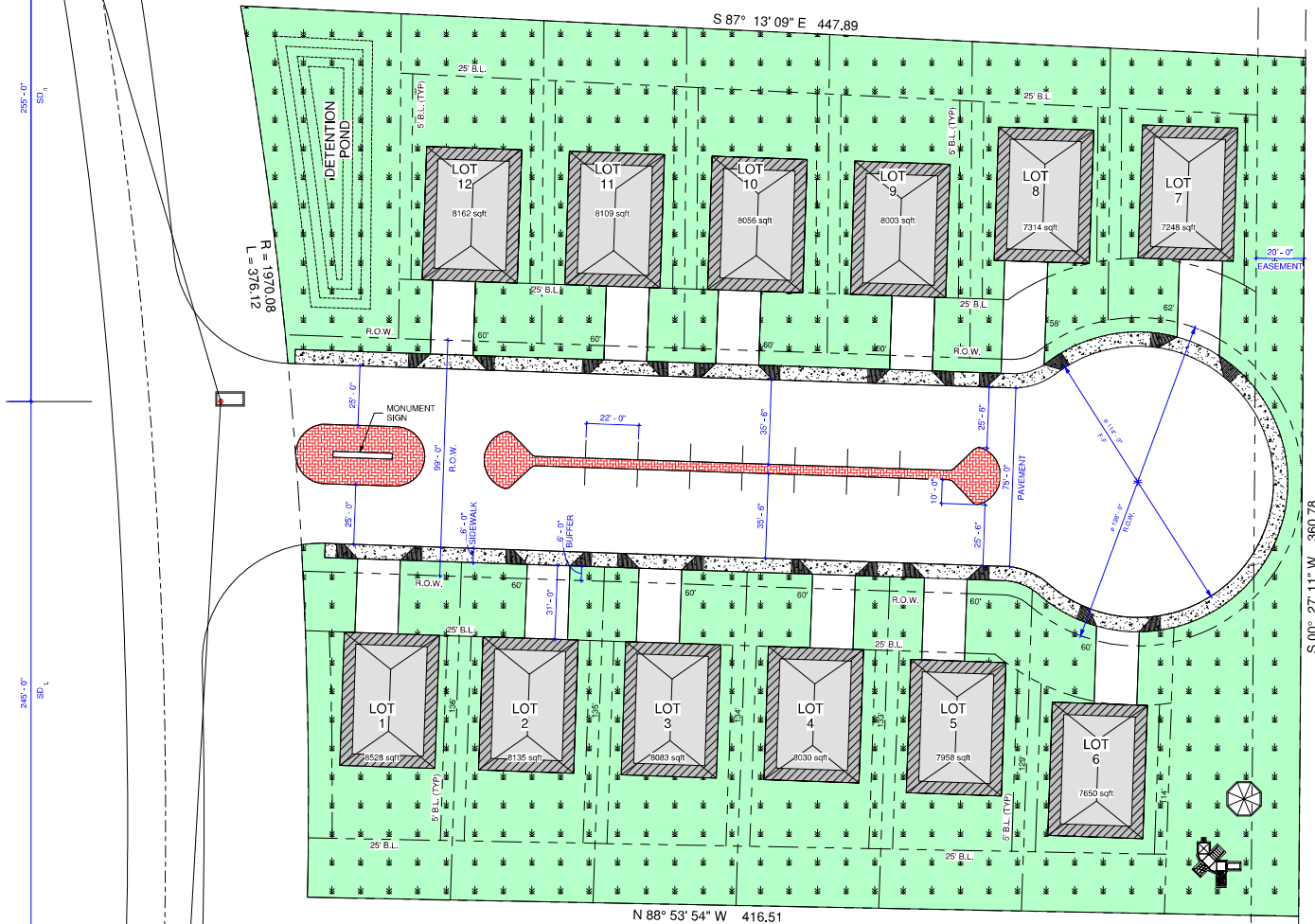
CONCEPT PLAN

Submittal	
No.	Date.
1	08/07/2023

A1.10

Scale As indicated

7/22/2023 3:41:08 PM



1 CONCEPT PLAN
1" = 20'-0"