

ORDINANCE NO. _____
File No. Z1225-0433

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE FOR A ZONING CHANGE TO AMEND PLANNED DEVELOPMENT – MULTIFAMILY (“PD-MULTIFAMILY”) ORDINANCE NO. 5110 TO MODIFY THE DEVELOPMENT STANDARDS AND THE CONCEPT PLAN FOR THE PROPERTY LOCATED AT 900 AND 1000 WINDBELL CIRCLE; 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 two tracts totaling approximately 12.352 acres described in Exhibit A – Legal Description to Planned Development Ordinance No. 5110 incorporated herein by reference, and located at 900 and 1000 Windbell Circle, Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is hereby amended for a zoning change to amend Planned Development –Multifamily (“PD-Multifamily”) Ordinance No. 5110 to modify the development standards and the concept plan for the Property as follows:

- 2.01. Exhibit B to Ordinance No. 5110 is hereby deleted and replaced with **EXHIBIT B – PLANNED DEVELOPMENT STANDARDS**, attached hereto and incorporated herein by reference.
- 2.02. Exhibit C to Ordinance No. 5110 is hereby deleted and replaced with **EXHIBIT C – CONCEPT PLAN**, attached hereto and incorporated herein by reference.

SECTION 3. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. 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. 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 7. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. 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 16th day of February 2026.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

EXHIBIT A – LEGAL DESCRIPTION

File No. Z1225-0433

See Ordinance No. 5110

Exhibit B – Development Standards

Z1225-0433

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 A-3 zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-MF district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

A. Permitted Land Uses. The permitted uses on the Property include the permitted uses in the Multifamily (“**A**”) district as set out in the 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 “A” base zoning district, the PD-MF is subject to the following.

1. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building placement) may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance. Modifications can include the following:
 - i. The placement of the buildings may be adjusted if they meet the required setbacks.
 - ii. The total number and cumulative gross area of buildings within the PD limits may be reduced in height and square feet. An increase in the total number or cumulative gross area of buildings is not permitted without amending the Concept Plan Exhibit C.
2. Setbacks and Building Height
 - i. The minimum front setback is 25 feet.
 - ii. The minimum exterior or interior side yard setback is 15 feet.
 - iii. The minimum rear yard setback is 15 feet.
 - iv. The maximum height for the apartment buildings is 4 stories.

3. Density, Dwelling Size, Unit Number, and Type shall comply with the following:
 - i. The maximum gross density is 25 units per gross acre of the overall PD acreage (12.352 acres).
 - ii. The unit mix shall consist of the following when analyzed across the overall PD limits:
 1. Maximum number of efficiency units: Five (5) percent of the total number of dwelling units in the development.
 2. Minimum number of one-bedroom units: Twenty-five (25) percent of the total number of dwelling units in the development.
 3. Maximum number of units with two (2) bedrooms: Fifty-five (55) percent of the total number of dwelling units.
 4. Maximum number of units with three (3) bedrooms: Thirty-five (35) percent of the total number of dwelling units.
 5. Four or more bedrooms are not permitted.
 - iii. Each dwelling shall provide the Basic facilities as listed in Section 2- 501.E.5 of the MZO. Additionally, the interior hallway shall be accessed through a secure door or gate. The minimum size units are as follows:
 1. 500 square feet for efficiency units
 2. 600 square feet for one or more bedrooms
4. Parking and Stacking
 - i. Multifamily. The off-street parking requirements for the multifamily development within the PD-MF shall comply with the following.
 1. The minimum required parking ratio is 1.7 spaces per unit.
 2. Twenty-five (25) percent of the provided parking shall be covered.
 3. The minimum number of bicycle parking spaces shall be equal to 10% of the required auto spaces.
 - ii. On-street parallel parking shall be allowed.

5. Open Space, Landscaping, and Screening

i. Open Space. The amount of open space for the PD-MF shall be provided as shown on the Concept Plan.

ii. Landscape.

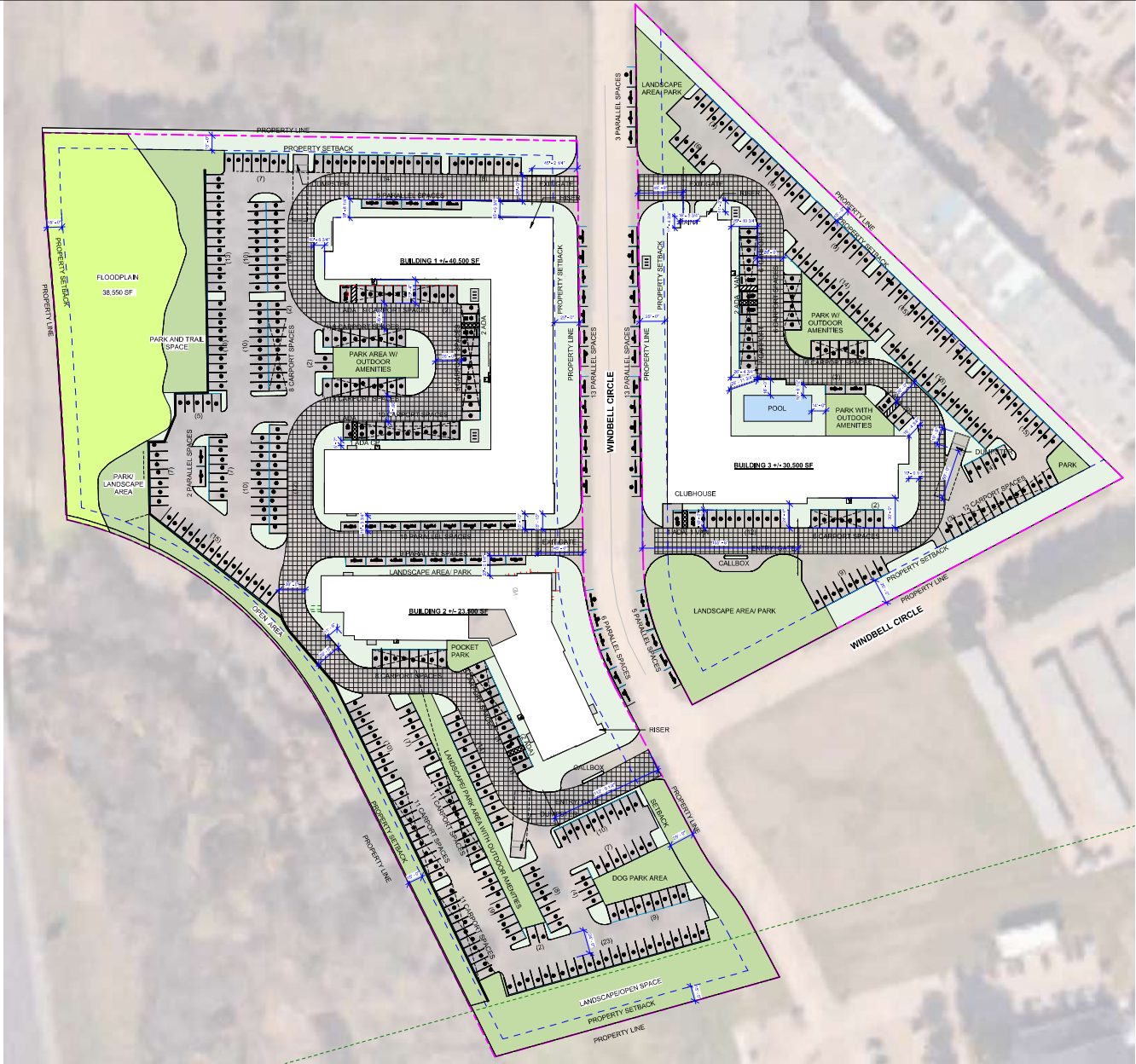
1. Multifamily. Landscaping shall comply with Section 1A-203.B. of the MZO except that the minimum width is 15'.

6. Indoor and Outdoor Amenities (Multifamily)

i. Indoor Amenities. The minimum number of indoor amenities required is five. The types of indoor amenities provided will be in accordance with Section 2-501 of the MZO.

ii. Outdoor Amenities. The minimum number of outdoor amenities required is six, three from Group A and three from Group B. The types of outdoor amenities provided will be in accordance with Section 2-501 of the MZO.

7. Multifamily Ownership and Management. The apartment buildings shown on the Concept Plan shall be owned and managed as a single development.

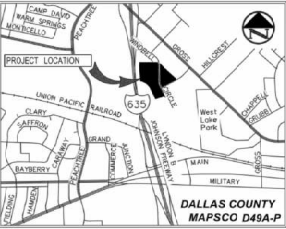


TOTAL PROJECT DATA					
SITE AREA	ALLOWABLE DENSITY: UP TO 25 UNITS/ACRE	GROSS AREA OF SITE INCLUDING FLOODPLAIN 12.352 ACRES MAX 308 UNITS ALLOWED			
		SITE TOTALS LOT 1 AS SHOWN: 8.615 ACRES 208 UNITS LOT 2 AS SHOWN: 3.637 ACRES 88 UNITS TOTALS AS SHOWN: 12.352 ACRES 294 UNITS			
OPEN AREA	REQUIRED 300SF/UNIT	SITE TOTALS LOT 1 AS SHOWN: +/- 51,000 SF OPEN PARK, AND LANDSCAPE AREA LOT 2 AS SHOWN: +/- 29,500 SF OPEN PARK, AND LANDSCAPE AREA TOTAL: +/- 80,500 (307 SF/UNIT) (AREAS INCLUDED IN CALC INDICATED IN DARK GREEN)			
PARKING BREAKDOWN	REQUIRED PD REQ. 17/UNIT MIN. 25% CARPORT	LOT 1 AS SHOWN 105 CARPORT 280 SURFACE TOTAL: 385 SPACES (1,459 UNIT) ON STREET PARKING EXCLUDED FROM CALCULATION: 33 SPACES		LOT 2 AS SHOWN 46 CARPORT 121 SURFACE TOTAL: 167 SPACES (1,944 UNIT) ON STREET PARKING EXCLUDED FROM CALCULATION: 8 SPACES	
		CARPORT PARKING LOT 1: 101 3 ADA 1 VAN LOT 2: 43 2 ADA 1 VAN TOTAL: 151		TOTAL PROVIDED SURFACE+ PARALLEL SURFACE+ CARPORT: 512 PARALLEL: 27 ADA: 10 VAN: 3 TOTAL: 552 TOTAL WITH ON STREET PARKING: 593	
BUILDING AREAS	BUILDING ID	BUILDING FOOTPRINT	# OF FLOORS		
	BUILDING 1	40,500 SF	4		
	BUILDING 2	23,500 SF	4		
	BUILDING 3	30,500 SF	4		
AMENITIES	INDOOR	1. Fitness Room with cardio and weight training equipment with a minimum area of three (3) square feet per dwelling unit. 2. Building 3 Business center to include at least two (2) computer stations, a printer, scanner, and a photocopying device. 3. Club room with a minimum of ten (10) SF for each dwelling unit, but in no case less than one thousand five hundred (1,500) SF. Club room shall include a sink, coffee bar, seating and tables. 4. Recreation room with equipment such as pool tables, ping pong, foosball, shuffle board or similar game equipment. 5. Building 1 Business center to include at least two (2) computer stations, a printer, scanner, and a photocopying device.	OUTDOOR Group A: 1. Swimming Pool 2. One Full-size pickleball court. (Sports Court) 3. Dog Park Group B: 1. Fire Pits at various park locations 2. 5 Bird stations 3. 5 Picnic Areas		

CITY OF MESQUITE NOTES

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

2. THE 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.



ARCHITECT: JPI DESIGN
9001 CYPRESS WATERS BLVD, SUITE 2A
DALLAS, TEXAS 75019
CONTACT: ASHLEY JOHNSTON (PROJECT MANAGER)
TEL: (214) 807-8396

CLIENT: JPI DEVELOPMENT
9001 CYPRESS WATERS BLVD, SUITE 2A
COPPELL, TX 75019
CONTACT: WILL QUINTANILLA
TEL: (972) 556-1700

CIVIL ENGINEER: WESTWOOD ENGINEERING
7507 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
CONTACT: ALEX LAMB, P.E.
TEL: (972) 235-3031

09/23/25

CONCEPT SITE PLAN
1" = 50'-0"

9001 Cypress Waters Blvd, Ste. 2A
Dallas, TX 75019

CREEKSIDE

CASE NUMBER: Z1225-0433 ZONING CONCEPT PLAN
As indicated
A005