

ORDINANCE NO. _____
File No. Z0525-0400

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – MULTIFAMILY ORDINANCE NO. 4344 TO PLANNED DEVELOPMENT – MULTIFAMILY (“PD-MF”) WITH MODIFIED DEVELOPMENT STANDARDS TO ALLOW A 36-UNIT MULTIFAMILY DEVELOPMENT ON PROPERTY LOCATED AT 4741 NORTH GALLOWAY AVENUE; PROVIDING A REPEALER CLAUSE; 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 is approximately 1.62 acres described in **EXHIBIT A**, attached hereto and incorporated herein by reference, and located at 4741 North Galloway Avenue in the City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is amended by approving a change of zoning for the Property from Planned Development – Multifamily Ordinance No. 4344 to Planned Development – Multifamily to allow a 36-unit multifamily development subject to modified Planned Development Standards (**EXHIBIT B**) and the Concept Plan (**EXHIBIT C**), and said exhibits are attached hereto and incorporated herein by reference.

SECTION 3. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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. 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 1st day of December 2025.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE THEOPHALS SURVEY, ABSTRACT NO. 1461, IN THE CITY OF Mesquite, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF FAULKNER CORNERS NO. 2, AN ADDITION TO THE THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83007, PAGE 2365 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF A TRACT OF LAND CONVEYED TO ASHIQ A. KANJI BY DEED RECORDED IN VOLUME 94116, PAGE 03046 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARITY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO COWGIRL RODEO, LP BY DEED RECORDED IN VOLUME 2005171, PAGE 7923, DEED RECORDS, DALLAS COUNTY, TEXAS ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, U.S. HIGHWAY NO. 67, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 54 DEGREES 25 MINUTES 28 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 56.28 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, WITH THE NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635;

THENCE NORTH 63 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG SAID NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635, A DISTANCE OF 114.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 55 DEGREES 01 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635, A DISTANCE OF 111.73 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 49 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635, A DISTANCE OF 69.13 FEET TO A POINT FOR CORNER ON THE SOUTHEAST LINE OF LOT 3A AND LOT 3B, BLOCK 1 OF FAULKNER CORNERS, NO. 1, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94143, PAGE 3979 OF DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 56 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHEAST LINE OF LOT 3A AND LOT 3B, BLOCK 1 OF FAULKNER CORNERS, NO. 1, A DISTANCE OF 471.97 FEET TO AN "X" FOUND AT THE WEST CORNER OF FAULKNER CORNERS, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84024, PAGE 1446 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 07 MINUTES 07 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID FAULKNER CORNERS, NO. 1, A DISTANCE OF 116.78 FEET TO AN "X" FOUND AT THE NORTH CORNER OF AFOREMENTIONED COWGIRL RODEO, LP TRACT;

THENCE SOUTH 44 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID COWGIRL RODEO, LP TRACT, A DISTANCE OF 359.99 FEET TO A 5/8 INCH IRON ROD FOUND AT WEST CORNER OF SAID COWGIRL RODEO, LP TRACT;

THENCE SOUTH 45 DEGREES 07 MINUTES 54 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID COWGIRL RODEO, LP TRACT, A DISTANCE OF 179.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 69,181 SQUARE FEET OR 1.59 ACRES OF LAND.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development - Multifamily (“**PD-MF**”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the base zoning districts is A-3 Multifamily (“**MF**”) District 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. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the A-zoning district as set out in MZO, Section 2-203 (Residential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 1) Any land use requiring a Conditional Use Permit (“**CUP**”) in the A zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the A zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the MZO, Section 2-501 (Multifamily residential development standards), the Planned Development is subject to the following:

- 1) Site Plan. 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 ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications may include the following:
 - i. Placement of the buildings, provided that the required setbacks are met.
- 2) Dwelling Number, and Type.
 - i. 36 dwelling units are permitted, consisting of the following:
 1. Number of one-bedroom units: 18
 2. Number of two-bedroom units: 18

3) Parking

- i. Parking in the front setback is permitted as shown on the Concept Plan.
- ii. Covered parking is not required.

