

FILE NUMBER: Z0526-0452
REQUEST FOR: Conditional Use Permit
CASE MANAGER: Jennifer Horton, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 22, 2026
City Council: Monday, July 20, 2026

GENERAL INFORMATION

Applicant: Veronica Morales
Requested Action: Conditional Use Permit to allow an Accessory Dwelling Unit with modified standards
Location: 1303 Buena Vista St (NE corner of Buena Vista St and Lee St)

PLANNING AND ZONING ACTION

On June 22, 2026, the Planning and Zoning Commission voted 7-0 to approve the requested Conditional Use Permit with Staff's stipulations.

SITE BACKGROUND

Platting: Northridge Estates 1, Block 18, Lot 36
Size: ± 7,840 sq ft / 0.18 acres
Zoning: R-3, Single Family Residential
Future Land Use: Low Density Residential
Zoning History: 1951: Annexed into City of Mesquite, Zoned Residential

Surrounding Zoning and Land Uses (see Attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3, Single Family Residential	Single Family Detached Dwellings
SOUTH:	R-3, Single Family Residential	Single Family Detached Dwellings
EAST:	R-3, Single Family Residential	Single Family Detached Dwellings
WEST:	R-3, Single Family Residential	Single Family Detached Dwellings

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit (ADU) on the property located at 1303 Buena Vista Street in the Northridge Estates Subdivision. The property is located in Dallas County and is zoned R-3 Single Family Residential. Per the Mesquite Zoning Ordinance (MZO), an ADU may be considered within this district through the CUP process, provided the request meets the criteria outlined in Section 2-603.N of the MZO.

The applicant proposes to convert an existing detached garage into an ADU for occupancy by her father. The structure contains approximately 439 square feet, which complies with the maximum ADU size of 500 square feet. The proposed ADU is located behind the primary residence, meets all applicable setback requirements, will share utility connections with the primary structure, and is not intended to be rented or sold separately. The applicant is requesting the following modifications: (1) a reduction in the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and (2) a reduction in the required number of parking spaces from four to two. All other applicable ADU standards are met.

The applicant has indicated that three vehicles are regularly parked on the property. Two existing parking spaces are located adjacent to the detached garage on the corner side of the residence facing Lee St. The property also contains an approach from Lee St. that appears to have previously served a garage or carport on the side of the house that has since been converted to habitable living space. While the applicant currently parks one vehicle in this area, it cannot be counted toward required parking because parking in that location would obstruct the public sidewalk and is prohibited pursuant to Texas Transportation Code § 545.302 and Section 9-225 of the City of Mesquite Code of Ordinances.

Per Table 2-9 of the City of Mesquite Engineering Design Manual, only one street connection is permitted for the subject property, which currently exists on Lee St. However, the parking deficiency could potentially be addressed through an Engineering Variance to allow a second driveway connection along Buena Vista St. This option was discussed with the applicant during a Pre-Application Meeting, and no application fee is required for an Engineering Variance request. Traffic Engineering staff has indicated they are generally supportive of this type of request and do not anticipate significant obstacles; however, any required Engineering Design Manual Variance will be subject to separate review and approval.

MESQUITE COMPREHENSIVE PLAN

The Future Land Use designation for the subject property is Low Density Residential.

STAFF COMMENTS: Staff finds that the proposed ADU is generally compatible with the surrounding low-density residential neighborhood. The proposed unit is subordinate in size to the primary residence, is located behind the principal structure, and will not substantially alter the appearance or character of the neighborhood, thereby maintaining the property's single-family residential appearance.

MESQUITE ZONING ORDINANCE

SECTION 5-310.N: REVIEW CRITERIA FOR CONDITIONAL USE PERMITS

1. The extent to which the proposed CUP promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed ADU is intended to accommodate multigenerational living, and the conversion of the existing detached structure is not expected to adversely impact surrounding properties. However, staff has concerns regarding the requested parking reduction, as the applicant currently utilizes an area that obstructs the public sidewalk. Sidewalk obstructions can create safety and accessibility concerns for pedestrians and may adversely affect public health, safety, and welfare.

2. The consistency of the proposed CUP with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The request is consistent with the Plan's land use designation. However, the proposed parking arrangement is not consistent with the adopted parking standards for ADUs. The standards were established to address increasing on-street parking demands in established residential neighborhoods, many of which were originally designed to accommodate only one or two vehicles per household. The required parking standards were included to help balance housing needs with the potential impacts of additional vehicles on residential streets.

3. The extent to which the proposed CUP will support and further the City Council's strategic goals.

STAFF COMMENTS: The request is generally consistent with City Council Strategic Goal 2.5, which promotes well-designed residential neighborhoods that provide a variety of housing options and amenities. The proposed ADU helps address the growing need for housing and supports multigenerational living arrangements, including opportunities for families to care for aging relatives. However, the parking deficiency at the subject property remains a concern and should be addressed.

4. The extent to which the proposed CUP creates nonconformities.

STAFF COMMENTS: The CUP request would not create any structural nonconformities. However, approval of the requested parking reduction from four spaces to two spaces would result in a nonconforming premises with respect to off-street parking requirements.

5. The compatibility with the existing use and zoning of nearby property such that the proposed CUP will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish property values within the immediate vicinity.

STAFF COMMENTS: The proposed ADU as a use is generally compatible with the existing uses and zoning of nearby properties. Staff does not anticipate that the size, location, and proposed conversion of the existing detached garage will be injurious to the use and enjoyment of neighboring properties or substantially diminish property values within the immediate vicinity. However, staff has concerns that the requested parking reduction could adversely affect neighboring properties by increasing the potential for on-street parking and sidewalk obstructions.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: The conversion of existing garages into habitable living space, including ADUs, is a common trend in established residential neighborhoods as property owners seek additional housing opportunities. This approach is often utilized where expansion of the primary residence or construction of a new accessory structure is not feasible due to lot size or site constraints.

7. Whether adequate public facilities are available including, but not limited to, schools, parks, police, and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the CUP were adopted.

STAFF COMMENTS: Adequate public facilities and infrastructure are available to serve the proposed ADU.

8. The extent to which adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed conditional uses.

STAFF COMMENTS: The applicant currently utilizes an area that cannot be counted toward required parking because a vehicle parked there would obstruct the public sidewalk. As a result, only two legal off-street parking spaces are available, where four spaces are required.

9. Whether adequate measures have been or will be taken to prevent or control offensive lights, odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

STAFF COMMENTS: Staff does not anticipate offensive lights, odor, fumes, dust, noise, or vibration that will constitute a nuisance and/or violate the Mesquite City Code, including the MZO.

10. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

The proposed ADU is generally compatible with the surrounding neighborhood and provides housing options for multigenerational living. Staff does not anticipate adverse impacts from the requested reduction in the minimum lot size requirement, as the proposed ADU would be accommodated within an existing detached accessory structure that does not exceed the maximum allowable square footage and meets all applicable setback requirements. However, the requested reduction in off-street parking from four spaces to two would result in a parking deficiency that is inconsistent with the intent of the adopted ADU parking standards and may pose a risk to public health, safety, and welfare. Approval of the requested parking reduction is not warranted.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, staff concludes that approval of a CUP to allow an ADU with a reduction in the minimum lot size requirement from 21,780 square feet to 7,800 square feet may be warranted, subject to the following stipulations:

1. The required off-street parking is provided in full, consistent with the adopted ADU parking standards.
2. Building permits are obtained for the garage conversion and any associated site improvements.

Should the applicant wish to pursue an Engineering Variance to allow a second driveway connection along Buena Vista St. as a means of providing the required parking, that process may be pursued independently of this CUP.

Alternatively, based on the information provided at the public hearing, the Commission may recommend approval of the request with additional or modified stipulations or may recommend denial of the request.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to property owners within 400 feet. As of July 6, 2026, seven notices had been returned from within the statutory notification area and one notice had been returned from within the courtesy notification area, all in support of the proposal.

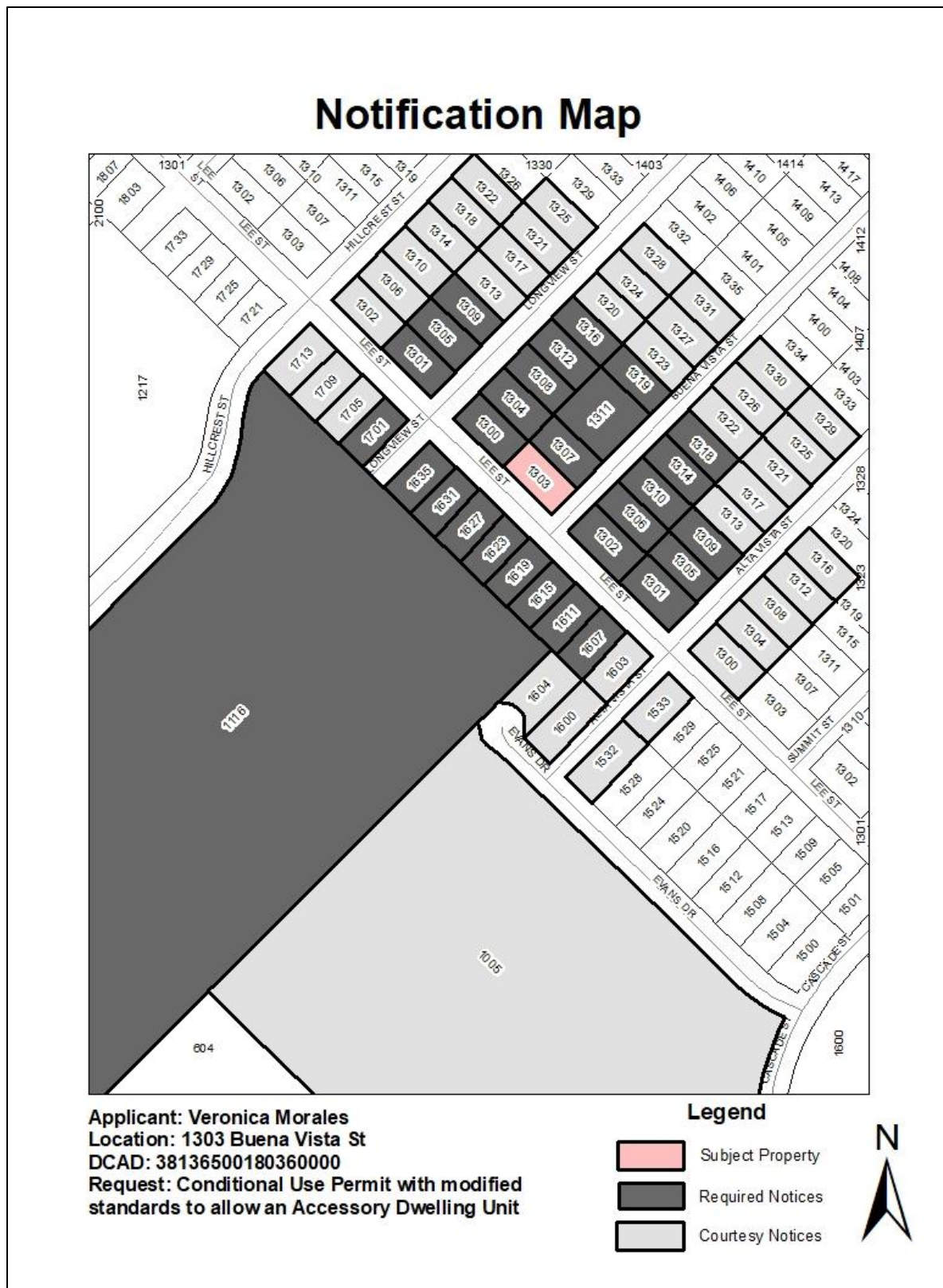
ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Site Photos
5. Application Materials
6. Concept Plan
7. Returned Notices

Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



Zoning Map



Property Address - 1303 Buena Vista St

Legend - Base Zones

-  Subject Property
-  Single Family Residential



ATTACHMENT 4 – SITE PHOTOS



BUENA VISTA ST FRONTAGE

ATTACHMENT 4 – SITE PHOTOS



LEE ST FRONTAGE



ATTACHMENT 5 – APPLICATION MATERIALS



City of Mesquite
Conditional Use Permit
Packet

Please print legibly. This application can also be completed online at [Civic Access](#).

Application Checklist

- ☐ Completed Application ☐ Statement of Intent and Purpose ☐ Zoning Exhibits A & B
☐ Owner Authorization (page 6) ☐ Application Fee*

*Fee will be assessed at time of application submittal (\$1,000/\$1,250).

Property Information

General Location: _____
Physical Address: 1303 Buena Vista St City, State: Mesquite, Texas
Zip Code: 75149
Platted: ☒ Yes ☐ No (If yes, fill in information below)
Subdivision: NORTHRIDGE ESTATES 1 Block: 18 Lot: 36

Applicant Information – The person filling out the application

First Name: Veronica Last Name: Morales
Phone Number: 214.283.2283 Email Address: veroayalarealtor@gmail.com
Company Name: _____

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: ☒ Yes ☐ No (If no, fill in information below)
First Name: _____ Last Name: _____
Phone Number: _____ Email Address: _____
Mailing Address: _____ City, State: _____
(If different from physical address)
Zip Code: _____

October 2024

CONTINUE TO NEXT PAGE

Page 1 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 5 – APPLICATION MATERIALS

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- ☐ AG – Agricultural ☐ R-1 – Single Family ☐ R-1A – Single Family ☐ R-2 – Single Family
☐ R-2A – Single Family ☐ R-3 – Single Family ☐ D – Duplex ☐ Multifamily (less than 25 units)
☐ Traditional Neighborhood Mixed Residential (TNMR)
☒ Other: SINGLE FAMILY RES 7.2/1.5

Non-Residential Zoning Districts

- ☐ O – Office ☐ GR – General Retail ☐ LC – Light Commercial ☐ MU – Mixed Use
☐ CB – Central Business ☐ SS – Service Station ☐ C – Commercial ☐ I – Industrial
☐ CV – Civic
☐ Other:

Describe the proposed Conditional Use Permit and the purpose of the request using the space below. You may use a separate sheet if necessary. The following should be included:

1. Description of project uses.
2. If the property is currently developed, list all active businesses on the property with a brief description of each.
3. Address how the requested conditional use permit complies with the Mesquite Comprehensive Plan.

The proposed project consist of converting an existing attached garage into living space for residential use. the converted area will include a bedroom, closet, bathroom kitchen, and washer and dryer room. The purpose of this project is to provide additional living space for my parents.

The conversion will maintain the residential character of the property and neighborhood. This property is a single family residential property and there is no active business operating from it.

The proposed project is consistent with the Mesquite comprehensive plan because it maintains residential use of the property. The project will remain compatible with the surrounding neighborhood and will not negatively impact the residential character of the area

October 2024

CONTINUE TO NEXT PAGE

Page 2 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 5 – APPLICATION MATERIALS

Address how the request meets the approval criteria in Section 5-303 of the Mesquite Zoning Ordinance, outlined below.

1. **Existing Uses:** That the Conditional Use will not be injurious to the use and enjoyment of other property in the immediate area for purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. **Vacant Properties:** That the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in area.
3. **Services:** That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. Conditional uses in residential districts shall generally require direct access to an arterial street.
4. **Parking:** That adequate measures have been or will be taken to provide sufficient off-street parking and loading spaces to serve the proposed uses.
5. **Performance Standards:** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

You may use a separate sheet if necessary.

1. The proposed garage conversion will be used as additional living space for my parents. The project will not negatively affect neighboring properties, interfere with the enjoyment of nearby homes, or diminish surrounding property values.

2. The proposed project will not impede development of surrounding properties. The conversion will improve the functionality and livability of the existing residence while maintaining compatibility with the surrounding residential neighborhood

3. The property is currently served by existing utilities, drainage, and access roads. All necessary utilities and services for the proposed conversion will be provided in accordance with applicable city requirements.

4. Adequate off-street parking will continue to be provided on the property. The residence currently has two existing parking spaces in front of the garage and two additional parking spaces on the side of the house, which will accommodate the residential use without creating parking issues within the neighborhood.

5. The proposed residential use will not create excessive noise, odor, fumes, dust, vibration, or other nuisances. The project will remain consistent with the character of the surrounding neighborhood and will not adversely affect adjacent properties.

October 2024

CONTINUE TO NEXT PAGE

Page 3 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 5 – APPLICATION MATERIALS

Submission of this completed form is a part of the Conditional Use Permit Application. All items must be checked off prior to submitting for review. If the applicant deems an item to be "Not Applicable" (N/A) to the proposed development, please mark N/A. Using a separate sheet, state why an item is not applicable.

EXHIBIT A – Legal Description

☒ Complete ☐ N/A Digital PDF copy of the Legal Description (metes and bounds) of the area encompassing the zoning request.

OR

Subdivision description of platted property or properties. Disclaimer: This method may not be used if the requested zoning change is for a portion of a lot, or unplatted property.

EXHIBIT B – Zoning Concept Plan

☒ Complete ☐ N/A A title block in the lower right corner that includes project name, case number, subdivision name, lot and block, or survey name, abstract number, Dallas or Kaufman County, submission date, and a log of submittal/revision dates since submitted to the City.

☒ Complete ☐ N/A 3 Names, addresses and phone numbers of owner, applicant and surveyor.

☒ Complete ☐ N/A 4 Written and bar graph scale and north arrow are indicated. (North shall be oriented to the top or left side of the sheet)

☐ Complete ☒ N/A 5 Legend, if abbreviations or symbols are used.

☐ Complete ☒ N/A 6 Location/vicinity map showing the location of the subject property. Indicate scale or not to scale (NTS) and provide north arrow.

☐ Complete ☒ N/A 7 Site boundaries, bearings and dimensions, site acreage and square footage.

☐ Complete ☒ N/A 8 Subdivision name, zoning, future land use plan designation, recording information, and land use description of property adjacent to the subject property.

☐ Complete ☒ N/A 9 Assignment of use to specific areas within the plan.

☐ Complete ☒ N/A 10 Site Data Summary Table, including:

- Proposed Use(s) (with type, number, and acreage)
- Existing Zoning District
- Gross Site Area (ac. & sq. ft.)
- Lot Coverage
- Maximum Height (in ft. & stories)
- Required Landscape Area (ac. & %)
- Provided Landscape Area (ac. & %)
- Parking Spaces Ratio by Use
- Parking Spaces Required
- Parking Spaces Provided
- Percentage of Open Space

☐ Complete ☒ N/A 11 Building sites (including maximum building size density, heights, lot coverage and use restrictions as appropriate).

October 2024

CONTINUE TO NEXT PAGE

Page 4 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 5 – APPLICATION MATERIALS

☒ Complete	☐ N/A	12	Area, use and approximate location of existing and proposed structures. Existing structures to remain should be included.
☒ Complete	☐ N/A	13	Existing streets and thoroughfares, indicate whether public or private.
☒ Complete	☐ N/A	14	Phases of development, including delineation of areas, building sites, land use and other improvements to be constructed in independent phases.
☒ Complete	☐ N/A	15	Parking areas and structures, including the number and layout of standard spaces, angle of parking if other than 90 degrees, handicap spaces, drive aisles, loading and unloading areas, the location of ramps, crosswalks, sidewalks, and barrier-free ramps.
<u>The following items may be applicable for new development or redevelopment of a property. Please confirm with the assigned Case Manager.</u>			
☐ Complete	☒ N/A	16	Natural features including tree masses, drainage ways, and creeks
☐ Complete	☒ N/A	17	Existing and proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of the lot adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site."
☐ Complete	☒ N/A	18	Proposed reclamation of floodplain area(s), if applicable, with acreage.
☐ Complete	☒ N/A	19	Proposed dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites.
☐ Complete	☒ N/A	20	Existing or proposed easements (utility, drainage, visibility and maintenance, etc.).
☐ Complete	☒ N/A	21	Proposed detention areas.
☐ Complete	☒ N/A	22	Conceptual detail of landscaping including total open space area in square feet and percentage of total site area.

October 2024

CONTINUE TO NEXT PAGE

Page 5 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

ATTACHMENT 5 – APPLICATION MATERIALS

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Conditional Use Permit Application.

Property Owner: Veronica Morales Phone Number: 214.283.2283

Address: 1303 Buena Vista ST

214.283.2283

Email Address: veroayalarealtor@gmail.com

Signature: Veronica Morales

Each property owner must complete a separate authorization form

October 2024

CONTINUE TO NEXT PAGE

Page 7 of 8

P.O. Box 850137 • Mesquite, Texas 75185-0137 • www.cityofmesquite.com

LETTER OF INTENT

Date: May 14, 2026

To Whom It May Concern:

I am requesting approval of a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) through the conversion of an existing detached garage located at 1303 Buena Vista ST, Mesquite, Texas 75149.

The proposed conversion is intended to provide additional living accommodations for family occupancy while maintaining the residential character of the property. Existing parking will remain available on site and exterior modifications will be minimal.

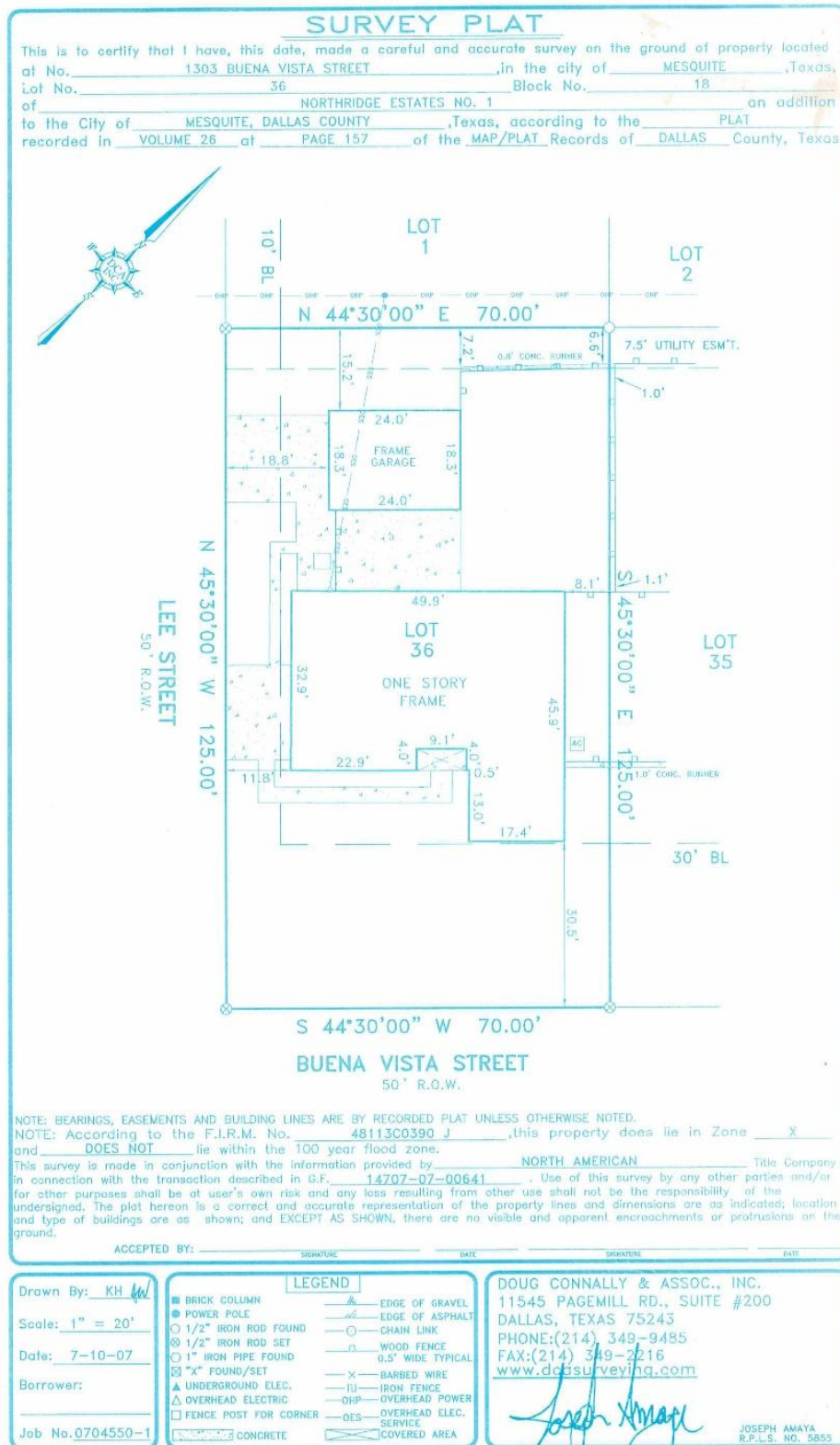
The proposed conversion will remain within the existing structure footprint and will include living, bathroom, and kitchenette areas.

Thank you for your consideration.

Sincerely,

Veronica Morales
214.283.2283
veroayalarealtor@gmail.com

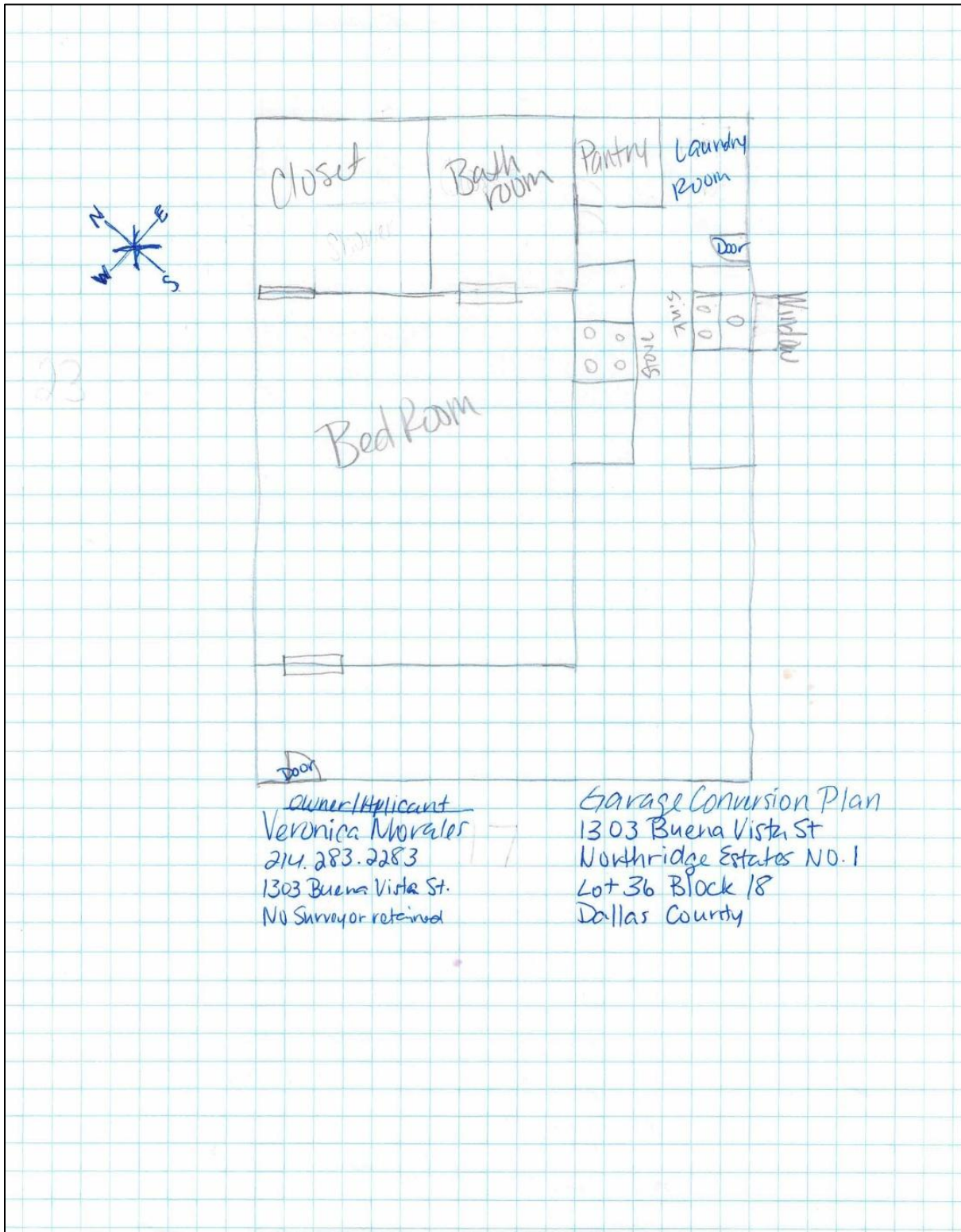
ATTACHMENT 5 – APPLICATION MATERIALS



ATTACHMENT 6 – CONCEPT PLAN



ATTACHMENT 6 – CONCEPT PLAN



ATTACHMENT 7 – RETURNED NOTICES



RECEIVED

JUN 23 2026

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
COURTESY NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452
I am in favor of this request ☒
I am opposed to this request ☐
Name:(required) LISA WICKERSHAM
Address of
Noticed Property: 1323 BUENA VISTA
Owner Signature: LISA WICKERSHAM Date: 6-15-26

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Judy Le Vasseur
1303 Buena Vista St
Judy Le Vasseur Date: *6-22-2026*

Reasons (optional):

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452
I am in favor of this request ☒ Name:(required) YADIRA AGUILAR
I am opposed to this request ☐ Address of 1305 LONGVIEW ST.
Noticed Property: YADIRA AGUILAR Date: 6/21/26
Owner Signature: _____

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452
I am in favor of this request ☒ Name: (required) Hugo Hernandez
I am opposed to this request ☐ Address of 1308 Longview St.
Noticed Property: Hugo Hernandez Date: 6/21/26
Owner Signature:

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452
I am in favor of this request ☒
I am opposed to this request ☐
Name: (required) Nohemi Saucedo
Address of 1306 Buena Vista St.
Noticed Property:
Owner Signature: [Signature] Date: June 21-26

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452
I am in favor of this request ☒ Name:(required) Lorena Rangel
I am opposed to this request ☐ Address of 1314 Buena Vista St.
Noticed Property: Lorena Rangel Date: 06/21/2026
Owner Signature:

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452

I am in favor of this request ☒

I am opposed to this request ☐

Name:(required)

Address of

Noticed Property:

Owner Signature:

RONNIE L. MAYO

1301 ALTA VISTA ST. - MESQUITE TX 75149

Ronnie Mayo

Date: 6-21-2026

Reasons (optional):

I DON'T CARE WHAT OTHER FOLKS DO
ON THEIR OWN PROPERTY!

Please respond by returning to:

PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1303 Buena Vista St
DCAD ID: 38136500180360000
FILE NUMBER: Z0526-0452
APPLICANT: Veronica Morales
REQUEST: From: R-3 Single Family Residential
To: R-3 Single Family Residential with a Conditional Use Permit with modified standards

The requested zoning change from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit is to allow an Accessory Dwelling Unit with the following modifications: Reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet, and reduce the required number of parking spaces from four parking spaces to two parking spaces on ~0.18 acres at 1303 Buena Vista St. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Northridge Estates 1, Block 18, Lot 36

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **June 22, 2026**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **July 20, 2026**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or jhorton@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 pm on **June 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **July 3rd** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0526-0452
I am in favor of this request ☒
I am opposed to this request ☐
Name:(required) Jose Hernandez
Address of 1303 Buena Vista St.
Noticed Property:
Owner Signature: Jose Hernandez Date: 6/21/26

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
JENNIFER HORTON
CITY OF MESQUITE
PO BOX 850137
MESQUITE, TX 75185-0137