



FILE NUMBER: Z0426-0449
REQUEST FOR: Amend Planned Development – Multifamily, Ordinance No. 5116
CASE MANAGER: Elizabeth Lonix, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 13, 2026
City Council: Monday, August 3, 2026

GENERAL INFORMATION

Applicant: Maxwell Fisher (ZoneDev) on behalf of Dominionium
Requested Action: Amend Planned Development – Multifamily, Ordinance No. 5116, by replacing Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan). The maximum of 277 dwelling units would remain unchanged.
Location: 21701 IH 635 (21701 LBJ Freeway) (Attachment 1 – Location Map)

PLANNING AND ZONING ACTION

On July 13, 2026, the Planning and Zoning Commission voted 7-0 to approve the requested Planned Development amendment with the stipulation that a 6-ft wrought iron fence be required along the north property line.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property (Attachment 2 – Notification Map). As of July 17, 2026, Staff has received one notice in favor of the request (Attachment 3 – Public Notice Responses).

SITE BACKGROUND

Platting: 21701 IH 635 is unplatted. The property owner will need to plat the property before any development of the subject property.
Size: 25.38 acres
Zoning: Planned Development – Multifamily, Ordinance No. 5116
Zoning History: 1951: Annexed and zoned Residential
1964: Rezoned to C, Commercial (Ord. 842)
2024: Rezoned to PD-Multifamily (Ord. 5116)

File No.: Z0426-0449
Zoning Change

Surrounding Zoning and Land Uses (Attachment 4 – Zoning Map):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C – Commercial & C – Commercial within MARE Overlay	Fire Station No.4 & Religious Organization
SOUTH:	GR - General Retail & R-3, Single Family Residential	Religious Organization & Low Density Residential
EAST:	PD – R-3, Single Family Residential (Ord. 4935)	Vacant Land
WEST:	GR - General Retail (Ord. 4042), R-3, Single Family Residential	Retail & Low Density Residential
Future Land Use: Medium Density Residential (Attachment 5 – Future Land Use Map)		
Existing Land Use: Vacant (Attachment 6 – Site Pictures)		

CASE SUMMARY

The applicant is requesting an amendment to Planned Development (PD) – Multifamily, Ordinance No. 5116, for approximately 25.3 acres located at 21701 IH 635 (Attachment 7 – Letter of Intent). The existing PD, approved by the City Council in 2024, allows a 277-unit build-for-rent residential community (Attachment 8 – Existing Concept Plan). The proposed amendment would retain the 277 dwelling units in the existing PD while revising the Concept Plan and Development Standards established by Ordinance No. 5116. The proposed modifications include changes to the site layout, unit mix, development standards, and associated site design elements (Attachment 9 – Proposed Modifications). Because the request modifies the approved Concept Plan and Development Standards, approval of a PD amendment is required per the Mesquite Zoning Ordinance (MZO) Sec. 5-311.

The existing PD permits 142 two-story townhome-style units and 135 one-story patio-style home units on a single lot under common ownership. The individual units are not located on separate lots and cannot be sold independently. The proposed PD amendment would continue the build-for-rent community model, with all units remaining under single ownership rather than being platted as individual lots. Under the proposed amendment, the development would consist of 251 two-story townhome-style units and 26 one-story multifamily-style units (Attachment 10 - Conceptual Renderings). The applicant states that the 26 proposed multifamily-style units are intended to provide ADA-accessible housing and are being designed to meet the requirements of the Americans with Disabilities Act (ADA).

The existing PD permits a mix of 78 one-bedroom, 163 two-bedroom, and 36 three-bedroom units, for a total of 512 bedrooms. The proposed amendment would eliminate the existing minimum one- and two-bedroom unit requirements established by Ordinance No. 5116 and revise the permitted unit mix to include 139 three-bedroom units and 138 four-bedroom units, for a total of 969 bedrooms. While the maximum number of dwelling units would remain unchanged at 277, the proposed amendment would increase the total number of bedrooms within the development. According to the applicant, the revised unit mix is intended to

accommodate family-oriented households better while continuing to operate as a build-for-rent community.

The existing PD provides 554 off-street parking spaces, including two-car garages, carports, and surface parking. The proposed concept plan would also provide a total of 554 off-street parking spaces within the development, consisting of 277 standard and 277 covered spaces, maintaining a parking ratio of two spaces per dwelling unit. Although the proposed unit mix shifts toward larger three- and four-bedroom units, the proposed parking supply would remain consistent with the existing PD and continue to provide two off-street spaces per dwelling unit.

The request also includes revised Development Standards and a revised Concept Plan that reorganizes the site layout, building orientation, and open space while maintaining the approved residential density. The updated plan includes a clubhouse, indoor and outdoor recreational amenities, pedestrian and vehicular connections between the northern and southern portions of the property, and architectural and site design elements intended to reflect Mesquite's rodeo heritage.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the future land use of the subject property as Medium Density Residential. The Medium Density Residential designation is intended to accommodate a range of housing types at moderate densities, including townhomes and low-rise multifamily developments with densities ranging from 6–12 dwelling units per acre (*Mesquite Comprehensive Plan*, [page 39]). This designation supports residential development that is integrated with surrounding uses and located near arterial and collector roadways, as well as commercial and institutional services.

STAFF COMMENTS:

The existing Planned Development was approved in 2024 and established a 277-unit build-for-rent residential community on the subject property. The proposed amendment maintains the approved maximum number of dwelling units and residential density while revising the Concept Plan and Development Standards to accommodate a modified site layout, unit mix, and building configuration.

DEVELOPMENT ELEMENT	EXISTING PLANNED DEVELOPMENT	PROPOSED AMENDMENT
TOTAL DWELLING UNITS	277 units	277 units
DENSITY	10.9 dwelling units per acre	10.9 dwelling units per acre
RESIDENTIAL PRODUCT	142 two-story townhome-style units and 135 one-story patio-style home units	251 two-story townhome- style units and 26 one-story multifamily-style units

BEDROOM MIX	78 one-bedroom units, 163 two-bedroom units, and 36 three-bedroom units	139 three-bedroom units and 138 four-bedroom units
PARKING	554 off-street parking spaces	554 off-street parking spaces

The proposed amendment maintains the residential character previously approved for the property while modifying the development standards and site design to create a revised build-for-rent community. The proposed townhome-style and multifamily-style residential products are consistent with the intent of the Medium Density Residential designation, which supports a variety of housing types at moderate densities.

The surrounding area includes a transition from higher-intensity commercial uses along IH 635 to lower-density residential neighborhoods. The property is adjacent to commercial uses, including properties within the MARE Overlay, a fire station, and a church to the north. To the south, the area includes general retail and low-density residential uses. To the east, surrounding development includes Planned Development, R-3 Single-Family Residential, and vacant land. To the west, surrounding uses include general retail, R-3 Single-Family Residential, and additional low-density residential development.

The proposed development provides a transition between surrounding land uses through the proposed site design and development standards. The two-story building height limitation, building orientation, and placement of open space and amenities contribute to a development pattern that provides an appropriate scale transition between higher-intensity commercial areas and adjacent residential neighborhoods.

The proposed amendment contributes to the City's overall housing supply by providing a build-for-rent residential community with a mix of townhome-style and multifamily-style units. According to the applicant, the revised unit mix is intended to accommodate larger household types through the inclusion of additional three- and four-bedroom units while maintaining a planned residential development pattern consistent with the Comprehensive Plan's goals related to housing diversity.

Staff finds the proposed amendment consistent with the Medium Density Residential future land use designation of the *Mesquite Comprehensive Plan*.

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District

In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

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

STAFF COMMENTS: The proposed PD amendment promotes the public health, safety, and welfare by establishing a planned residential development with enhanced site design standards, on-site amenities, and security measures that exceed the base A-1 Multifamily Residential zoning district requirements. The proposed Development Standards include illumination and operational video surveillance at key vehicular access points, parking areas, common building access points, stairwells, trash enclosures, and amenity areas, with shielded downward-facing lighting required to minimize impacts on surrounding properties. The proposed amendment also provides additional housing opportunities through a planned build-for-rent residential community while maintaining the approved maximum density and incorporating updated site design standards.

The proposed amendment benefits the City as a whole by facilitating orderly development of the property, expanding residential housing options, and establishing enhanced development standards that support a well-designed residential community.

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

STAFF COMMENTS: The proposed PD is consistent with the Comprehensive Plan, which designates the property as Medium Density Residential. The Comprehensive Plan's Housing and Neighborhoods element identifies this designation as appropriate for a mix of residential housing types, including townhomes and low-rise multifamily development, with a target density range of 6–12 dwelling units per acre. The proposed PD provides a residential density of approximately 10.9 dwelling units per acre, which is within the density range contemplated by the Comprehensive Plan.

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

STAFF COMMENTS: The proposed PD supports the City Council's 2025–2026 Strategic Goal 2.5 to promote well-designed residential neighborhoods with diverse housing options and amenities. The PD allows a range of housing types, including workforce housing, and includes amenities that enhance community livability.

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

STAFF COMMENTS: The proposed PD amendment will not create zoning nonconformities. The subject property is currently vacant and unplatted; therefore, no existing structures or uses on the property would be rendered nonconforming by the proposed PD standards. Additionally, the proposed amendment does not create any nonconforming conditions on adjacent properties. Future development of the site will be required to comply with the approved PD standards and all applicable provisions of the Mesquite Zoning Ordinance.

5. The compatibility with existing uses and zoning on nearby property

STAFF COMMENTS: The proposed 277-unit residential development is compatible with the surrounding land uses and zoning. Although the development includes multifamily residential uses, the majority of the units (251) are designed in a townhome-style configuration, providing a residential building form and scale that is compatible with adjacent single-family neighborhoods. The proposed PD establishes development standards that are intended to provide an appropriate transition between the proposed residential development and surrounding properties, including standards for site design, building configuration, and density consistent with the Comprehensive Plan's Medium Density Residential designation.

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

STAFF COMMENTS: The surrounding area includes a mix of established commercial and residential uses, with limited recent redevelopment. The proposed PD reflects an infill development opportunity within an already developed area of the City.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The property is suitable for the purposes for which it is presently zoned. The existing Planned Development Ordinance No. 5116 permits development of up to 277 residential units; therefore, the property is feasible for development under the current zoning classification. The proposed PD amendment does not change the overall residential use or maximum number of permitted units but modifies the approved development standards and residential unit mix to allow for an updated development concept consistent with the Comprehensive Plan's Medium Density Residential designation.

8. 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 amendment were adopted.

STAFF COMMENTS: Water, wastewater, fire protection, and police services are adequate to support the proposed development. A school impact analysis was provided to Mesquite ISD for review. The analysis prepared by the Mesquite ISD demographer, School District Strategies, estimates that the development will generate approximately 180 students at full occupancy, including 77 elementary, 47 middle, and 56 high school students (Attachment 11 – School Impact Letter). The demographer noted that enrollment within the S.M. Searbourn Elementary School, Larry Frasier Middle School, and West Mesquite High School attendance zones is declining; therefore, the proposed development is anticipated to be favorable to the school district.

A Traffic Impact Analysis (TIA) is required as part of the site plan review process. The applicant has submitted a TIA that concluded that the proposed development is anticipated to have adequate roadway capacity to support the proposed use (Attachment 12 – TIA Summary). City's Traffic Engineering Division reviewed the TIA and found it acceptable.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD District provides a greater level of public benefit than would otherwise be achieved through a standard zoning district by establishing a coordinated residential development with a defined development concept and site-specific development standards. The proposed PD provides a mix of housing types, including 251 townhome-style units and 26 ADA-accessible residential units, supporting a broader range of housing options consistent with the Comprehensive Plan's Medium Density Residential designation. Additionally, the PD provides a customized development framework addressing site layout, housing mix, amenities, open space, and architectural design elements that are tailored to the property and would not be specifically established through application of a standard zoning district alone.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: The proposed PD District incorporates a creative site design that achieves the purposes of the Zoning Ordinance and provides an improved development pattern compared to a strict application of standard zoning requirements. The Concept Plan demonstrates a coordinated internal north-south connection that integrates the two portions of the development, a centralized

clubhouse and amenity area, and a site layout that orients buildings toward perimeter streets while incorporating landscape areas to provide an appropriate transition to surrounding properties. The proposed development also incorporates open space areas around existing site constraints, including the sewer easement and floodplain areas, to create a cohesive residential community. Additionally, the proposed community amenities include rodeo-heritage-themed murals within common areas, as shown in the Conceptual Renderings, which contribute to the development's unique identity and sense of place.

11. Any other legally sufficient standard under Texas state law.

STAFF COMMENTS: The proposed Planned Development (PD) amendment has been reviewed for compliance with applicable state law. Because Mesquite has a population greater than 150,000 and is located within a county with a population greater than 300,000, the City is subject to the requirements of Senate Bill 840 (SB 840), codified in Chapter 211 of the Texas Local Government Code.

Under SB 840, the City may not:

- Limit residential density to fewer than 36 dwelling units per acre.
- Require more than one off-street parking space per dwelling unit.
- Restrict building heights to less than 45 feet.

The City may continue to regulate other development standards, including landscaping, open space, amenities, unit size, bedroom and bathroom counts, and screening and fencing for multifamily developments.

Although SB 840 would permit a higher residential density, a lower parking ratio, and taller buildings, the applicant is voluntarily proposing a density of 10.9 dwelling units per acre, a parking ratio of two off-street parking spaces per dwelling unit, and a maximum building height of two stories.

The proposed PD amendment is subject to the applicable notice and hearing requirements established by state law and the Mesquite Zoning Ordinance. Pursuant to Texas Local Government Code Section 211.006(d), written protests submitted by the owners of 20 percent or more of the area of the lots included within a proposed zoning change or of the area of lots within 200 feet of the property subject to the zoning change require approval by a three-fourths vote of all members of City Council. As of the date of this report, no valid written protest has been received.

No other legally sufficient standards have been identified that would preclude consideration of the proposed PD amendment.

CONCLUSIONS

ANALYSIS

The proposed Planned Development amendment modifies the previously approved development standards and residential unit mix while maintaining the density of 277 dwelling units. The amendment remains consistent with the Comprehensive Plan's Housing and Neighborhoods element by providing a mix of housing types at a density appropriate for the property's Medium Density Residential future land use designation.

The primary change proposed by the amendment is the residential product and bedroom mix. While the maximum number of dwelling units remains unchanged, the proposal would replace the previously approved one-, two-, and three-bedroom unit mix with 139 three-bedroom units and 138 four-bedroom units, increasing the total bedroom count from 512 to 969. According to the applicant, the revised unit mix is intended to better accommodate family-oriented households while continuing to operate as a build-for-rent community.

Staff evaluated the proposed increase in bedroom intensity as part of its review, including consistency with the Comprehensive Plan, compatibility with surrounding development, the availability of public facilities and services, and the Planned Development approval criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. On balance, Staff finds that the proposed amendment satisfies the applicable approval criteria and supports the goals of the Comprehensive Plan.

Because this is a Planned Development amendment, the Planning and Zoning Commission may recommend, and the City Council may adopt, additional conditions or stipulations as part of the amending ordinance, if deemed appropriate.

RECOMMENDATIONS

Based on the information contained in the application and the analysis of the facts of record, Planning Staff concludes that approval of the proposed Planned Development amendment is warranted because the amendment satisfies the review criteria set forth in Section 5-311(N) of the Mesquite Zoning Ordinance.

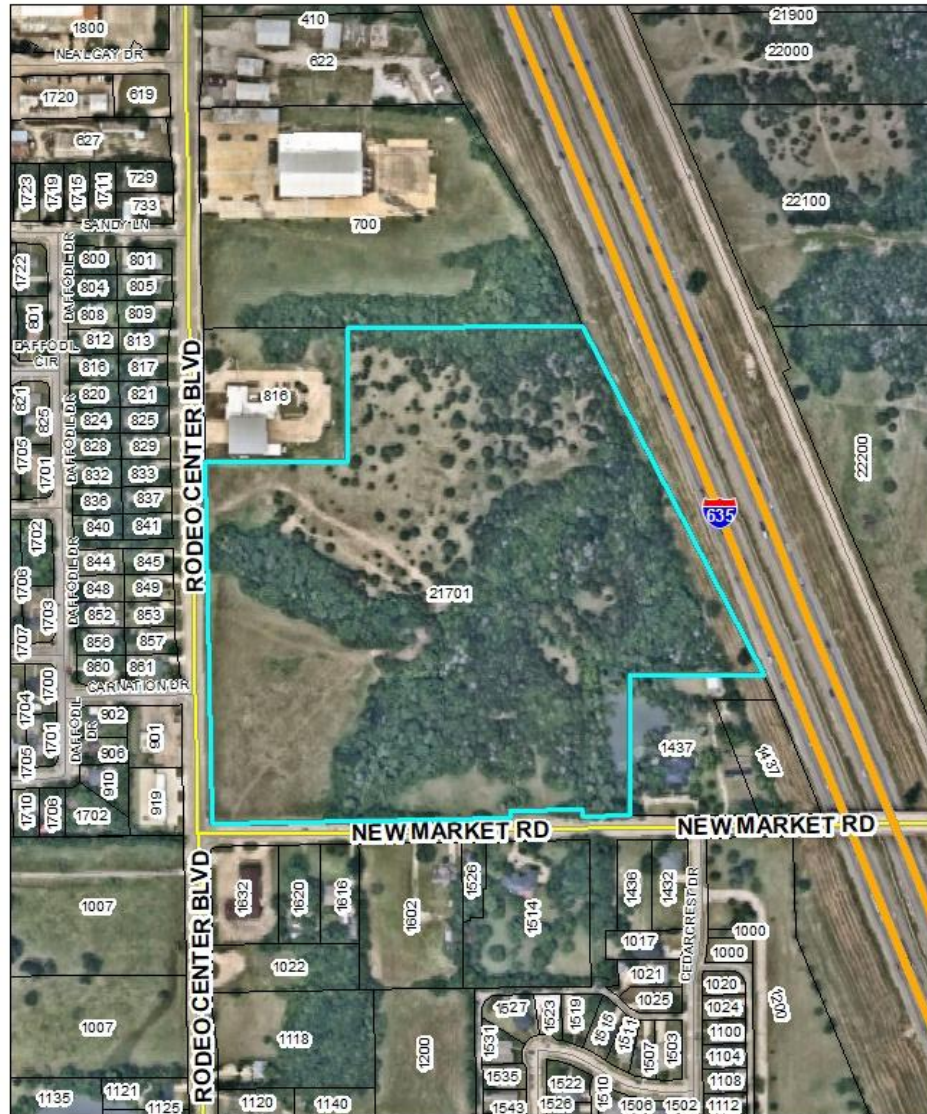
Accordingly, Staff recommends approval of the proposed ordinance amending Planned Development Ordinance No. 5116 by replacing the following exhibits:

1. Exhibit A – Legal Description
2. Exhibit B – Development Standards
3. Exhibit C – Concept Plan

ATTACHMENTS

1. Aerial Map
 2. Public Notification Map
 3. Public Notice Responses
 4. Zoning Map
 5. Future Land Use Map
 6. Site Pictures
 7. Letter of Intent
 8. Existing Concept Plan
 9. Proposed Modifications
 10. Conceptional Renderings
 11. School Impact Letter
 12. Traffic Impact Analysis (TIA) Summary
- EXHIBIT A - Legal Description
EXHIBIT B - Proposed Development Standards
EXHIBIT C - Proposed Concept Plan

Aerial Map



**Request: Rezone to amend PD- Multifamily Ord. 5116
to allow new concept and revised
development standards**

Applicant: Maxwell Fisher

Location: 21701 IH 635

Legend



Subject Property



The map displays a grid of lots along Rodeo Center Blvd and New Market Rd. Key features include:

- Streets:** Rodeo Center Blvd (vertical), New Market Rd (horizontal), and a diagonal highway labeled '635'.
- Lot Colors:**
 - Blue:** Lots 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 166



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 21701 IH 635
(See attached map for reference)
DCAD ID: 65103155010120000
FILE NUMBER: Z0426-0449
APPLICANT: Maxwell Fisher
REQUEST: Amend Planned Development – Multifamily, Ordinance No. 5116

A public hearing will be held to consider an amendment to Planned Development – Multifamily, Ordinance No. 5116, to adopt a new concept plan and revised development standards for a 277-unit multifamily development located at 21701 IH 635. The request does not increase the maximum number of dwelling units permitted under Ordinance No. 5116. Additional information about the request and approval criteria are available online at www.cityofmesquite.com/zoningcases.

LEGAL DESCRIPTION

McKinney & WMS Abstract No. 1031, Tract 12

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **July 13, 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, **August 3, 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) 329-8543 or elonix@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 **July 8th** to be included in the Planning and Zoning Commission presentation and by 5 pm on **July 23rd** 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.

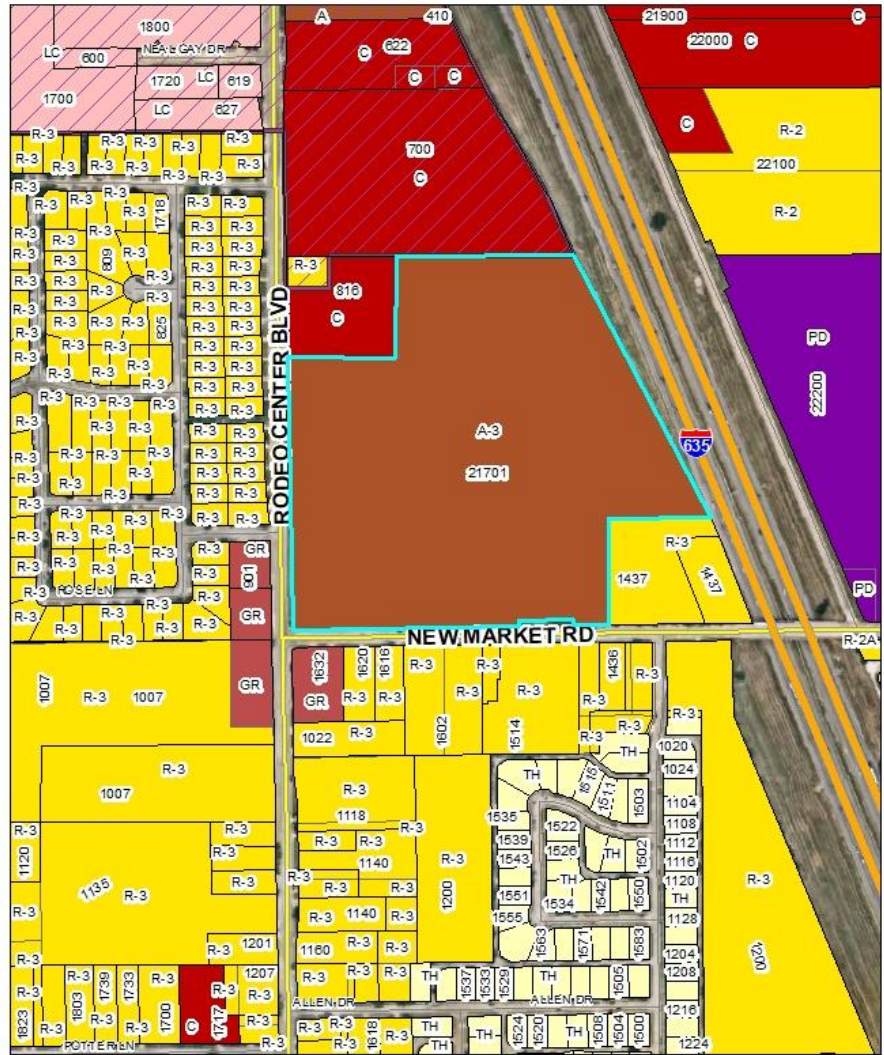
By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0426-0449		Name:(required)	Rodeo Center Development Ltd
I am <u>in favor</u> of this request	✓	Address of	105 Becker Court Ste 1080, Irving, TX 75062
I am <u>opposed</u> to this request		Noticed Property:	
		Owner Signature:	 Date: 7/8/26

Reasons (optional): _____

Please respond by returning to: PLANNING DIVISION
ELIZABETH LONIX
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

Zoning Map



Location: 21701 IH 635

Legend

Subject Property	MARE Overlay	Light Commercial
PD- MF (A3)	General Retail	Single Family Residential
Townhome	Commercial	Planned Development



Location 21701 IH 635

Legend



- | | | | |
|---|------------------|---|-----------------------------|
|  | Subject Property |  | Low Density Residential |
|  | MARE Overlay |  | Medium Density Residential |
|  | Commercial |  | Parks, Open Space, Drainage |
|  | Office |  | Neighborhood Retail |



Facing South along Rodeo Center Blvd



Subject property from Rodeo Center Blvd, facing East.



Subject property from Rodeo Center Blvd and New Market Rd. intersection, facing East



Subject property from New Market Rd, facing North

Applicant Narrative
Dominium Rodeo Center

On behalf of Dominium, ZoneDev requests amendment to Planned Development District (Ordinance 5116 File Z0124-0342) to develop 277 residential units on the 25.3-acre property located 21701 LBJ Freeway. Dominium is one of the nation's most innovative affordable housing development and management companies managing over 40,000 apartments in 19 states. As a 50-year old DFW based company, Dominium focuses on real results and long-term value.

Mesquite City Council approved a Planned Development District and Concept Plan for 277 build-for-rent residential units on the subject property in June of 2024. The approved concept plan allows 142, 2-story townhomes to the north, and 135, 1-story patio homes to the south. Dominium would adhere to the maximum 277 residential units approved with the current PD zoning ordinance, proposing 251 build-for-rent 2-story townhome style residences, and 26, 2-story multi-family units. All buildings would be 2-story with 3- or 4-bedrooms per unit. The 26 multi-family units added are a function of providing housing for disabled residents, complying with the American Disability Act requirements.

As a leader in the housing industry, Dominium enhances residents' quality of life through various programs and on-site amenities. Dominium awards scholarships through their Opportunity's Front Door Scholarship Program and offers a resident internship program for high schoolers. The residential community will boast significant amenities. Interior amenities will include a community room, fitness center, Amazon hub, business center, indoor play area, resident services room, yoga room and shuffleboard. The outdoor amenities are well placed for convenient access and are well distributed throughout the property. Exterior amenities include a swimming pool, playgrounds, outdoor cooking facilities, picnic areas, yard games, a dog park, and an enhanced school bus stop. Residential units will have granite countertops, walk-in closets, and stainless steel appliances.

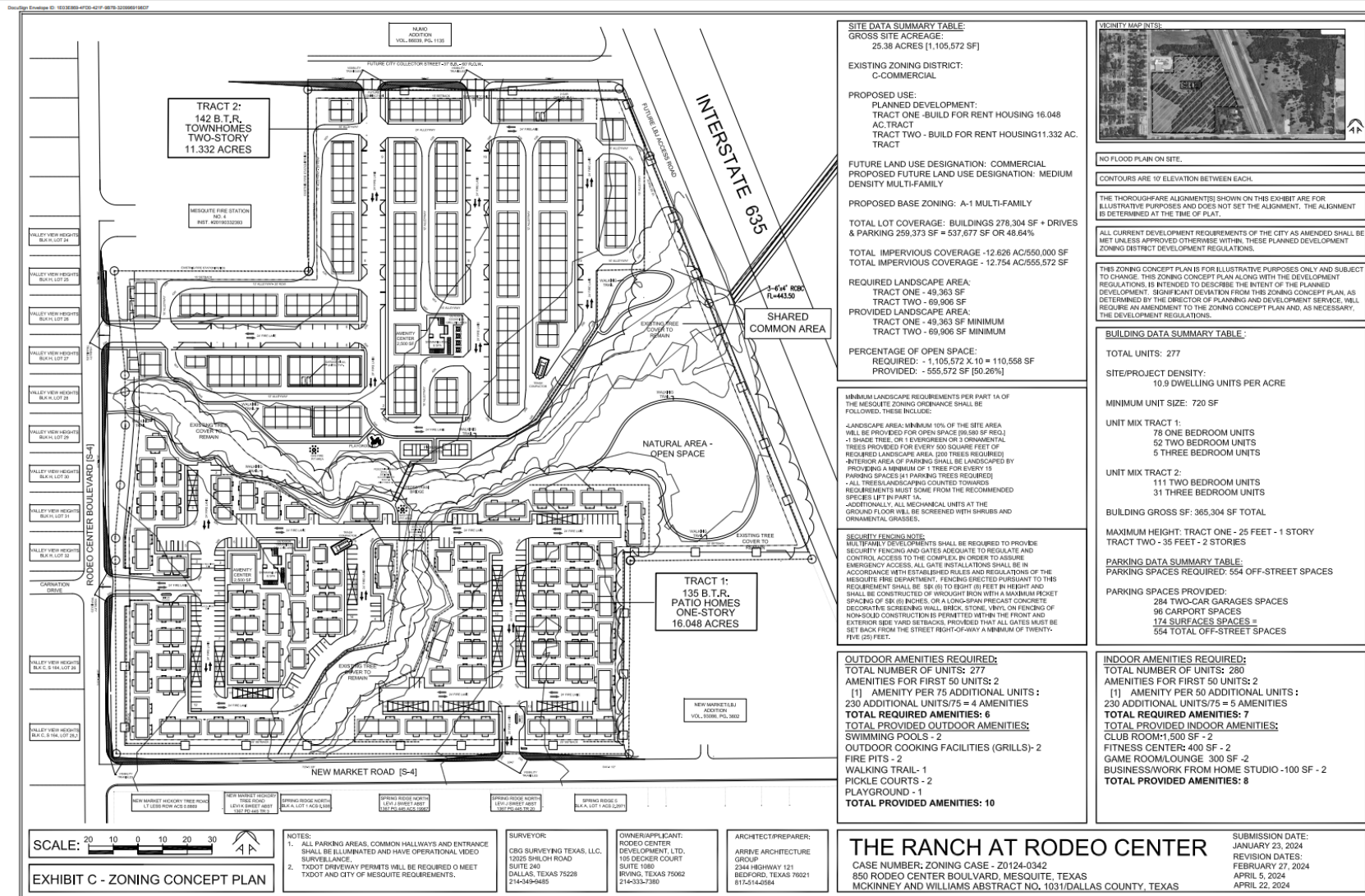
The proposal includes a revised Concept Plan. The proposed layout is superior to the approved layout in that the building orientation and scale provides for a more spacious community and better takes advantage of the natural features of the traversing creek. (The property is split by an east to west floodplain.) Open space is also better distributed throughout the development.

Vehicular access will be provided from one location along New Market Road and two locations from Rodeo Center Boulevard. A minimum of 2 parking spaces will be provided for each unit. A minimum of 50% of the required parking spaces will be covered, in compliance with the city's standards. The proposal includes a vehicular and pedestrian bridge that will connect residents between the northern and southern sectors of the property. Residents in the northern sector will be able to conveniently access the main clubhouse to the south and use any on-site amenities throughout.

Dominium proposes to create a development that embraces the distinct characteristics of the community. The proposed development will have a rodeo theme with a mural, and other on-site features that highlight Mesquite's world class championship rodeo. Dominium is excited about the prospect of adding a unique housing opportunity in Mesquite.

File No.: Z0426-0449
Zoning Change

ATTACHMENT 8 – EXISTING CONCEPT PLAN



ATTACHMENT 9 – PROPOSED MODIFICATIONS

DOMINIUM RODEO CENTER - PROPOSED MODIFICATIONS

#	ATTRIBUTE/CODE	REQUIREMENT	PROPOSAL	WARRANT
1	Trees, Perimeter Yard Section 1A-202 A.2	50% of required site trees in front yard	25% of required trees in front yards	Provides flexibility to place trees where appropriate and most valuable to the community. The perimeter will have significant trees.
2	Unit Type Composition Section 2-501 E.3 and 4	Minimum of 50% 1-beds; maximum of 5% of 3 beds	Minimum of 0% 1 beds; maximum of 100% of 3 and 4 beds	The proposed composition of unit type aligns with Dominium's housing program of providing attainable housing for families.
3	Access to Units Section 2-501 E.5.a	Access to units from an interior hallway	Exterior access to units	These residences are largely townhome style in design and have access directly to the exterior no different than a conventional single-family residence. The limited number of apartment units would have access via exterior stairs.
4	Security Fencing and Gates Section 2-501 G.2	Perimeter fencing and gates required	Optional	The developer proposes a more open development similar to a typical single family development. Security will be handled by operations and management.
5	Security Section 2-501 G 3	Video surveillance at every entrance, in hallways and in the parking lot	Video surveillance at key locations	There are no internal hallways with residential units or large parking fields as found with a conventional apartment complex. Key vehicular access points, parking areas, common building access points, stairwells, trash enclosures, and

DOMINIUM RODEO CENTER - PROPOSED MODIFICATIONS

				amenity areas will be illuminated and will have operational video surveillance. Lighting will be shielded, downward facing.
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School District Strategies

May 11, 2026

JT Marting
Development Analyst
Development, Central Region
Dominium
4835 Lyndon B. Johnson Fwy Suite 1000
Dallas, Texas 75244

RE: 21701 LBJ Fwy Rental Townhomes - Mesquite ISD Student Impact Report

Dear Mr. Marting,

School District Strategies (SDS) provides demographic services to public school districts in Dallas-Ft. Worth (DFW) and across the state of Texas. One of the metrics that we monitor is the relationship between residential use and student yields.

As the demographer for Mesquite ISD (MISD), we have seen local rental developments produce a wide range of student yields depending on the location, distinct architectural design of the units (garden-style, mid-rise, or townhomes), number of 1, 2, and 3-bedroom units, whether-or-not the development is receiving the State of Texas Low Income Housing Tax Credit (TDHCA), or if the complex has an age-restriction. Our understanding is that Dominium is planning a rental townhome development located in the City of Mesquite near the intersection of New Market Road and Rodeo Center Blvd. The subject property at 21701 LBJ Fwy lies within the Seabourn Elementary, Frasier Middle School, and West Mesquite High School attendance zones. Furthermore, SDS understands that this proposed rental townhome development is a TDHCA tax-credit development with approximately 277 total affordable units (100% of units at 60% or less than Area Median Income) that are all 3 and 4-bedrooms.

SDS conducted an analysis of rental housing developments within Mesquite ISD for the 2025-26 school year. Findings indicate that apartment communities across the district generate an average student yield of 0.37 enrolled students per unit. However, low-income housing developments and rental townhome communities typically produce higher yields. Given Dominium's proposed unit mix, which includes an inflated concentration of three- and four-bedroom townhomes, SDS anticipates the development will generate an above-average student yield of approximately 0.65 enrolled students per townhome unit.

Table 1 shows the projected student yields from the proposed development.



Table 1: Projected MISD Student Yields

Unit Type	Total Proposed Units	Typical Student Yield	Total MISD Students at Build-out	Elementary Students (PK-5 th)	Middle School Students (6 th -8 th)	High School Students (9 th -12 th)
Low-income targeted Rental Townhomes	277	0.65	180	77	47	56

Summary and Conclusion

School District Strategies estimates that Dominion's proposed 277-unit low-income targeted rental townhome development at 21701 LBJ Fwy in the City of Mesquite will produce approximately 180 Mesquite ISD students at full occupancy. The breakdown by attendance level is expected to be 77 elementary, 47 middle, and 56 high school students. MISD enrollment in the Seabourn ES, Frasier MS, and West Mesquite HS attendance zones is declining, so the proposed development is favorable to the school district.

For specific inquiries regarding this information, please contact me.

Very truly yours,

A handwritten signature in black ink that reads 'Brent Alexander'.

Brent Alexander
Director of Demographic Research

Disclaimer

Although School District Strategies (SDS) has used commercially reasonable efforts to obtain information from sources it believes to be reliable and accurate, SDS does not guarantee the accuracy or completeness of such information. Information presented in this report represents SDS's estimates as of the date of the report and is subject to change without notice. This report is not intended as a recommendation or endorsement of any action taken by you or any third party in regard to the subject matter of this report or any other real estate activity. SDS WILL HAVE NO LIABILITY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING (BUT NOT LIMITED TO) LOST PROFITS, OR DIMINUTION IN VALUE OF YOUR BUSINESS OR PROPERTY, ARISING FROM OR RELATING TO SDS'S SERVICES HEREUNDER, REGARDLESS OF ANY NOTICE OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES ARE REASONABLE OR FORESEEABLE UNDER THE APPLICABLE CIRCUMSTANCES. SDS'S LIABILITY ON ANY CLAIM OF ANY KIND, INCLUDING NEGLIGENCE, FOR ANY LOSS OR DAMAGE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THIS REPORT OR THE SERVICES PROVIDED BY SDS SHALL IN NO SINGLE CASE, OR IN THE AGGREGATE, EXCEED THE AMOUNTS ACTUALLY PAID TO SDS IN CONNECTION WITH THE REPORT.

The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5

www.schooldistrictstrategies.com



Executive Summary

Project Description

The Ranch at Rodeo Center is a proposed residential development in Mesquite, Texas. The site is located in the northeast corner of Rodeo Center Boulevard and New Market Road.

The development will consist of 277 townhomes. The site will have two full-access driveways to Rodeo Center Boulevard, and one full-access driveway to New Market Road.

The City of Mesquite requires a TIA for this development based on the TIA methodology dated April 15, 2024. This UPDATED analysis includes a change in site plan plus new traffic counts.

Trip Generation

The proposed new development is expected to generate 1,807 daily trips, with 37 entering trips and 110 exiting trips in the AM peak hour, and 85 entering and 64 exiting trips in the PM peak hour.

Turn Lanes/Access Management

Turn lane analysis shows that no right- or left-turn lanes are required for the access driveways.

Intersection sight distance analysis indicates no obstructions to obscure the view of vehicles at any of the proposed access driveways.

Traffic Impacts

Analysis shows that the intersections and project access are projected to operate acceptably under Future Year conditions.

No improvements are recommended.

**Legal Description
21701 LBJ Freeway
Dominium Rodeo Center**

BEING a 25.3777 acre (1,105,452 square foot) tract of land situated in the McKinney & Williams Survey, Abstract No. 1031, Dallas County, Texas; being all of a called 25.38 acre tract of land described in Special Warranty Deed to Rodeo Center Development Ltd., recorded in Instrument Number 202100320354 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 5111" found at the most northerly northwest corner of said 25.38 acre tract, at the northeast corner of Lot 1, Block A, Mesquite Fire Station No. 4, an addition to the City of Mesquite, Dallas County, Texas recorded in Instrument Number 201900332393 of the Plat Records of Dallas County, Texas, and in the south line of Lot 1R, Block A, The Living Gospel, an addition to the City of Mesquite, Dallas County, Texas recorded in Instrument Number 202100146022 of said Plat Records;

THENCE North 89°30'36" East, with the most northerly line of said 25.38 acre tract and the south line of said The Living Gospel addition, a distance of 564.53 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the northeast corner of said 25.38 acre tract, the southeast corner of said The Living Gospel addition, in the southwest right-of-way line of Interstate Highway 635 (a variable width right-of-way), and in the southwest line of a called 11.541 acre tract of land described in Deed to the State of Texas, recorded in Volume 571, Page 1152 of the Deed Records of Dallas County, Texas;

THENCE South 22°35'55" East, with the northeast line of said 25.38 acre tract, said southwest right-of-way line of Interstate Highway 635, and said southwest line of the 11.541 acre tract, a distance of 903.63 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the most northerly southeast corner of said 25.38 acre tract, and at the northeast corner of Lot 1R, Block 1, Orr Addition, an addition to the City of Mesquite, Dallas County, Texas recorded in Instrument Number 202200179872 of said Plat Records;

THENCE South 88°53'45" West, with the most northerly south line of said 25.38 acre tract and the north line of said Orr Addition, passing a 1/2-inch iron rod (disturbed) found at a distance of 324.85 feet, and continuing for a total distance of 325.65 feet to a point for corner at the northwest corner of said Orr Addition, and at an interior corner of said 25.38 acre tract;

THENCE South 00°12'34" East, with the east line of said 25.38 acre tract, and with the west line of said Orr Addition, passing a 1/2-inch iron rod with cap stamped "B&D SURVEYING" at a distance of 330.16 feet, and continuing for a total distance of 340.19 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the most southerly southeast corner of said 25.38 acre tract, and in the north right-of-way line of New Market Road (a variable width right-of-way);

THENCE South 89°03'06" West, with the south line of said 25.38 acre tract and said north right-of-way line of New Market Road, a distance of 907.21 feet to a mag nail set at the southeast corner of a called 0.0011 acre tract of land described in Special Warranty Deed to the City of Mesquite, recorded in Volume 95111, Page 1964 of said Deed Records;

THENCE North 45°59'24" West, with the northeast line of said 0.0011 acre tract and said north right-of-way line of New Market Road, a distance of 14.15 feet to a 5/8-inch iron rod with "KHA"

**Legal Description
21701 LBJ Freeway
Dominium Rodeo Center**

cap set in the most westerly line of said 25.38 acre tract and at the intersection of the north right-of-way line of said New Market Road with the east right-of-way line of Rodeo Center Boulevard (a variable width right-of-way);

THENCE with said east right-of-way line of Rodeo Center Boulevard and said west line of the 25.38 acre tract, the following four (4) calls:

North 01°00'31" West, a distance of 375.49 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING";

North 04°42'07" East, a distance of 201.17 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING";

North 01°00'31" West, a distance of 99.65 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING";

North 06°43'09" West, a distance of 178.80 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING" at the most southerly northwest corner of said 25.38 acre tract and at the southwest corner of said Mesquite Fire Station No. 4 addition;

THENCE North 89°30'36" East, with the south line of said Mesquite Fire Station No. 4 addition, a distance of 347.76 feet to a 5/8-inch iron rod with cap stamped "RPLS 5111" found for the southeast corner of said Mesquite Fire Station No. 4 addition;

THENCE North 00°53'58" West, with the east line of said Mesquite Fire Station No. 4 addition, a distance of 325.00 feet to the **POINT OF BEGINNING** and containing 1,105,452 square feet or 25.3777 acres of land, more or less.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS
Z0426-0449

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-1 – 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 with another ordinance, this PD ordinance will control. In the event of a conflict between the PD conditions herein, and Exhibit C, the PD conditions control.

- A. **Permitted Land Uses.** The Uses in the PD-MF are limited to those permitted in the A-1 – Multifamily Residential zoning district, as amended, and subject to the following.
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.** Development is subject to the A-1 based zoning district, except as provided in this article below:
1. The maximum number of stories is two.
 2. A minimum of 25% of the required trees are required to be placed between the building and the front or exterior side property lines.
 3. Parking: 2 spaces per unit
 4. The maximum number of residential units allowed is 277. The minimum percentage of one bedroom units allowed is 0%. All units are permitted to be three- or four-bedroom units, provided that no more than 50% of the total number of units are four-bedroom.
 5. Access to the dwelling units is not required from an interior hallway.
 6. Carport columns shall be painted to match and be complementary to the primary residential building color scheme.
 7. The site area with the sanitary sewer-20 foot sanitary sewer easement that falls outside the floodplain contributes toward the minimum open space requirements.

8. Pervious grass areas at the back of townhome-style residential units contribute to the minimum on-site usable open space requirement, irrespective of the minimum dimensional requirements of Section 2-501 H.1.
9. In addition to the amenities listed in Section 2-501 H. 2, the following amenities count toward the minimum outdoor amenity requirement of Group A: dog parks; Group B: cornhole or similar yard game.
10. In addition to the amenities listed in Section 2-501 I, the following amenities count toward the minimum indoor amenity requirement: Yoga room, and a support services room.
11. Security fencing and gates are not required but are permitted per Section 2-501 G 2.
12. Security. Key vehicular access points and parking areas, common building access points, stairwells, trash enclosures, and amenity areas will be illuminated and will have operational video surveillance. Lighting shall be shielded, downward facing.
13. Exposed mechanical units visible from a public street shall be screened with either 1) a solid wood fence with planting shrubs or ornamental grasses, or 2) a living screen consisting of a combination of shrubs, or ornamental or evergreen trees and ornamental grasses.
14. All fencing shall be maintained in a like-new manner meaning, any portion of fencing showing signs of deterioration, broken or missing panels, or creates a safety hazard, shall be replaced.

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SITE DATA		PROJ LOT 1, BLOCK A	
Existing Zoning	PD-MF		
Proposed Zoning	PD-MF		
Proposed Use	MF Residential		
Lot Area: Gross Area	25.38 Acres (1,105,452 sf)		
Buildings			
Type	No. Units	Bldg. Area (min.)	
Clubhouse	1	7,350 sf	
3 Bedroom Townhome	127	1,250 sf	
3 Bedroom Flat	12	950 sf	
4 Bedroom Townhome	124	1,480 sf	
4 Bedroom Flat	14	1,350 sf	
Total:	277	379,920 sf	
Maximum Height (Stories)		2 Stories no greater than 30 feet	
Lot Coverage		50.0%	
Density		10.9 units/ Acres	
Parking Required		Sp./Unit	Spaces
3 Bedroom Units = 139 Units		2.0	278
4 Bedroom Units = 138 Units		2.0	276
Total:			554
Parking Provided		Spaces	
Standard Spaces		277	
Covered Spaces		277 (50%)	
Total:		554	
Total Impervious Surface		590,645 sq.ft.	
Total Pervious Surface			
Usable Open Space		115,200 sq.ft.	
Drainage Area		197,700 sq.ft.	
Landscape Area		334,800 sq.ft.	
Setbacks		105,528 sq.ft.	
Total:		753,228 sq.ft.	
Required Open Space		400 sf x 277 units = 110,800 sq.ft.	
Proposed Open Space		115,200 sq.ft.	



Vicinity Map



Indoor Amenities Required	
Total number of units	277
Amenities for first 50 units	2
Amenities per each additional 75 units	227 additional units / 75 = 4
Total Required:	6
Indoor Amenities Provided	
Clubroom	1
Business Center	1
Fitness Room	1
Indoor Play Area	1
Resident Services Room	1
Yoga Room	1
Shuffleboard Table	1
Total Provided:	7
Outdoor Amenities Required	
Total number of units	277
Amenities for first 50 units	4
Amenities per each additional 75 units	227 additional units / 75 = 8
Group A:	6
Group B:	6
Total Required:	12
Outdoor Amenities Provided	
Group A - Swimming Pool	1
Group A - Play Ground	2
Group A - Dog Park	2
Group A - Ride Share Pavilion	1
Subtotal Group A:	6
Group B - Outdoor Cooking Facilities	2
Group B - Picnic Area	2
Group B - Cornhole / Yard Game	2
Subtotal Group B:	6
Total Provided:	12

