

ORDINANCE NO. \_\_\_\_\_

File No. Z1125-0428

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE PLANNED DEVELOPMENT ORDINANCE NO. 5198 TO ADJUST THE UNIT MIX FOR THE SENIOR LIVING MULTIFAMILY DEVELOPMENT BY INCREASING THE NUMBER OF ONE-BEDROOM UNITS FROM 129 TO 135 AND REDUCING THE NUMBER OF TWO-BEDROOM UNITS FROM 131 TO 125 ON PROPERTY LOCATED AT 2235 EAST GLEN BOULEVARD; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING PUBLICATION OF THE CAPTION HEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. The subject properties consist of an 11-acre tract (Tract 1) and a 3.753-acre tract (Tract 2), both properties described in Exhibit A and depicted in Exhibit C to Planned Development Ordinance No. 5198 incorporated herein by reference, and located at 2235 East Glen Boulevard (former address was 2210 East Scylene Road) in Mesquite, Dallas County, Texas (together, the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is amended to adjust the unit mix for the age restricted multifamily development allowed on the Property under Ordinance No. 5198 to increase the number of one-bedroom units from 129 to 135 and to reduce the number of two-bedroom units from 131 to 125. Accordingly, section B.5) titled Density, Dwelling Size, Unity Number, and Type, of the Tract 1 portion of Exhibit B attached to Ordinance No. 5198 is hereby repealed in its entirety and replaced with the following so that said section now reads as follows:

5) Density, Dwelling Size, Unit Number, and Type.

- i. 260 dwelling units are permitted, consisting of the following:
  1. Number of one-bedroom units with 1-bathroom: 135.
  2. Number of two-bedroom units with 1-bathroom: 125.

SECTION 3. All other ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. Should any word, sentence, clause, paragraph, or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 6. Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

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

SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 15th day of December 2025.

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Daniel Alemán, Jr.  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

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Sonja Land  
City Secretary

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David L. Paschall  
City Attorney