

FILE NUMBER: Z0725-0407
REQUEST FOR: Zoning Change
CASE MANAGER: Ti'Ara Clark

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 8, 2025
 City Council: Monday, October 6, 2025

GENERAL INFORMATION

Applicant: Arcelia Cortina and Martin Flores
Requested Action: Truman Heights Neighborhood – Mandatory Retail Office Shopfront to Truman Heights Neighborhood – Single Family Residential
Location: 2031 Hillview Drive

PLANNING AND ZONING ACTION

Decision: On September 8, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0.

SITE BACKGROUND

Platting: Truman Heights, Block 2, Lot 26A
Size: 0.18 Acres / 8,075 sq. ft.
Zoning: Truman Heights Neighborhood – Mandatory Retail Office Shopfront
Future Land Use: Truman Heights Special Planning Area
Zoning History: 1951: Annexed and zoned Residential
 2007: Rezoned to Truman Heights Neighborhood – Mandatory Office Shopfront

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Electric Supply Company
SOUTH:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Vacant
EAST:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Health and Wellness Office
WEST:	Truman Heights Neighborhood – Mandatory Retail Office Shopfront	Office Warehouse

CASE SUMMARY

The applicant is requesting a zoning change to allow the development of a single-family home at 2031 Hillview Drive. The property is currently zoned Truman Heights Neighborhood with Mandatory Retail and Office Shopfront, which requires mixed-use development with retail uses on the ground floor. To remove this requirement, the applicant is requesting a rezoning that would eliminate the mandatory shopfront standard and permit the property to be developed solely as a single-family residence.

The subject property is currently improved with a one-story single-family home. The applicant proposes to replace the existing structure with a two-story single-family dwelling containing 2,809 square feet of living area and 1,584 square feet of building coverage on an 8,091 square foot lot.

All construction on the property will comply with applicable building codes.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates this area as the Truman Heights Special Planning Area on the Future Land Use Map (see attachment 4). The vision of this planning area is to "revitalize the Truman Heights Special Planning Area to become once again the main shopping area for the surrounding residential development and to provide high quality residential options...The existing character of the neighborhood should be maintained, while still allowing for new development to occur."

STAFF COMMENTS:

The proposed zoning change is consistent with the Future Land Use Designation, as the proposed development intends to revitalize an aging residential lot.

MESQUITE ZONING ORDINANCE

SECTION 5-308(N): REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

1. The extent to which the proposed amendment promotes the public health, safety, and welfare.

STAFF COMMENTS: The proposed amendment promotes public health, safety, and welfare by supporting reinvestment in the neighborhood and providing quality housing consistent with City goals.

2. The consistency of the proposed amendment with the Comprehensive Plan.

STAFF COMMENTS: The amendment is consistent with the Comprehensive Plan, which plans for revitalization of the aging neighborhood and provides high-quality residential options.

3. The consistency of the proposed amendment with any adopted land use policies.

STAFF COMMENTS: The amendment aligns with the adopted Truman Heights Neighborhood Code that encourages compatible infill housing within established neighborhoods.

4. The extent to which the proposed amendment created nonconformities.

STAFF COMMENTS: The amendment will not create nonconformities.

5. The compatibility with the existing use and zoning of nearby property.

STAFF COMMENTS: The proposed single-family zoning is compatible with surrounding residential uses and consistent with the character of the area.

6. The extent to which the proposed amendment is considered the highest and best use of the property.

STAFF COMMENTS: The amendment reflects the highest and best use of the property by allowing single-family residential development consistent with existing neighborhood patterns.

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

STAFF COMMENTS: The trend of development in the area is predominantly single-family housing, making the request consistent with nearby development.

8. 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 trend of development in the area is predominantly single-family housing, making the request consistent with nearby development.

9. The extent to which the proposed amendment will benefit the City as a whole.

STAFF COMMENTS: The amendment benefits to City as a whole by reinvesting in one of the older neighborhoods and adding to the housing supply.

10. 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: Adequate public facilities and infrastructure are in place to serve the proposed single-family use without additional burden on City services.

CONCLUSIONS

ANALYSIS

The proposed zoning change to allow a single family home is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-308(N.).

RECOMMENDATIONS

Staff recommends approval of the zoning change to Truman Heights Neighborhood – Single Family Residential at 2031 Hillview Drive.

PUBLIC NOTICE

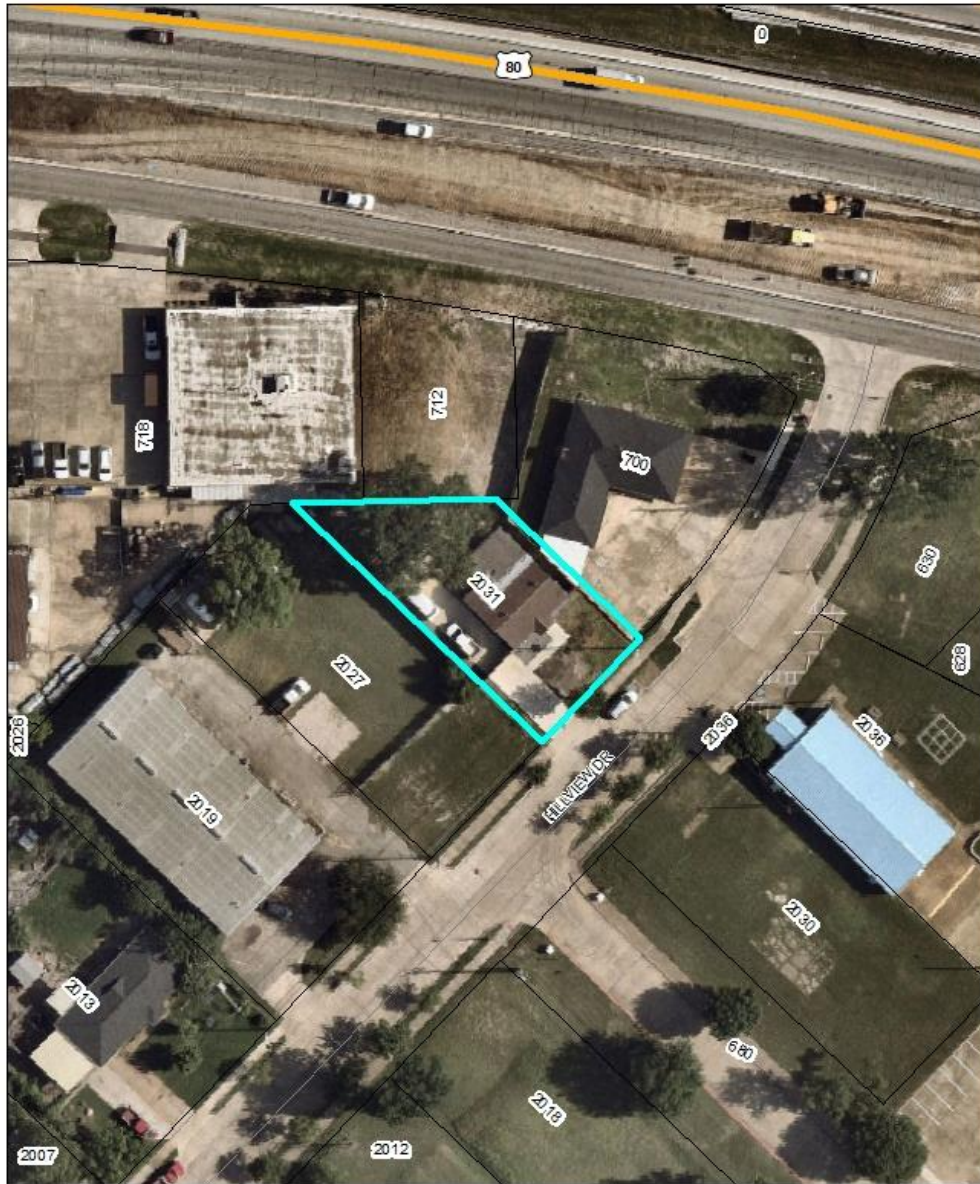
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of September 12, 2025, Staff have not received any returned property owner notices for the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Location: 2031 Hillview Drive
Request: Zoning Change

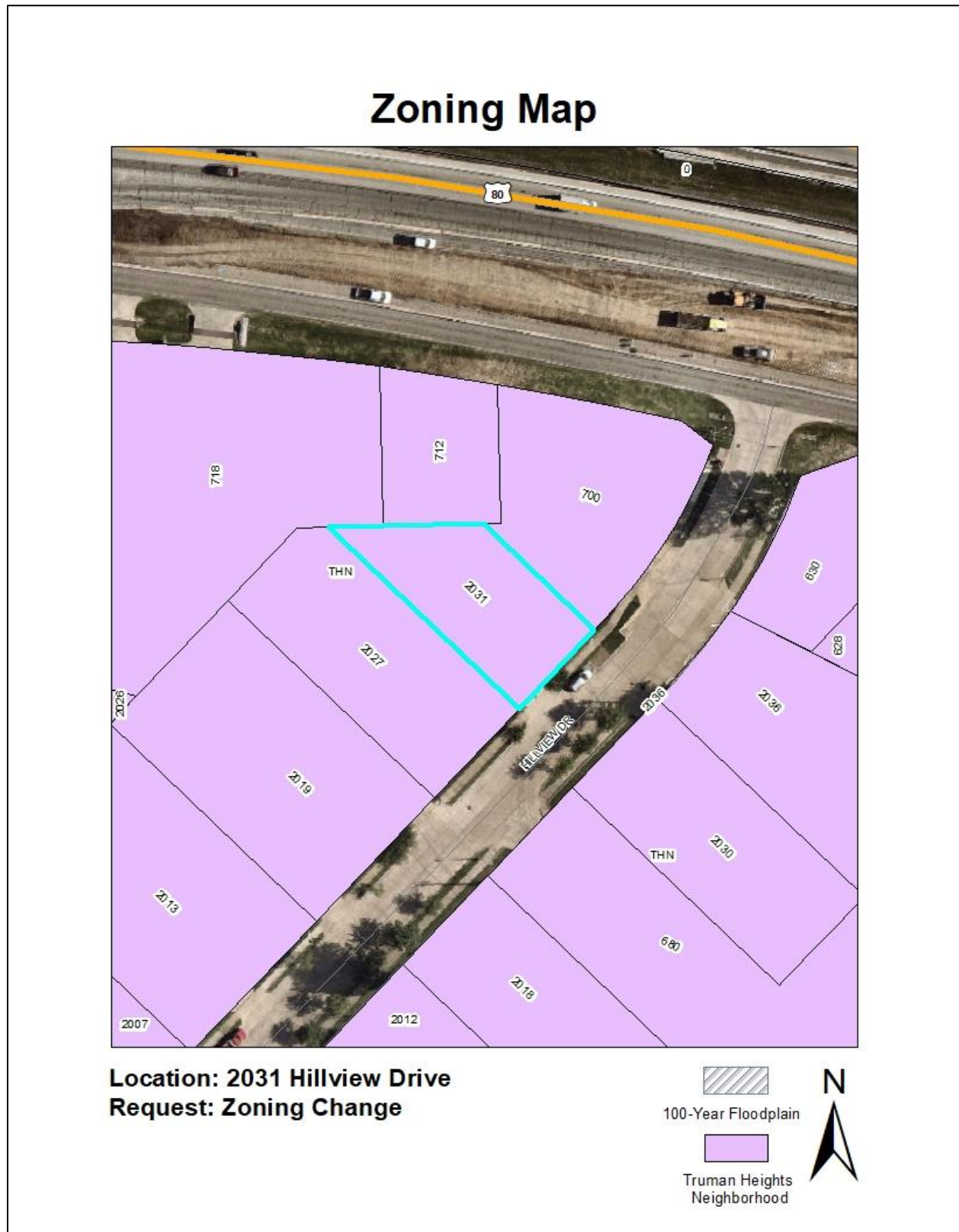


ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map

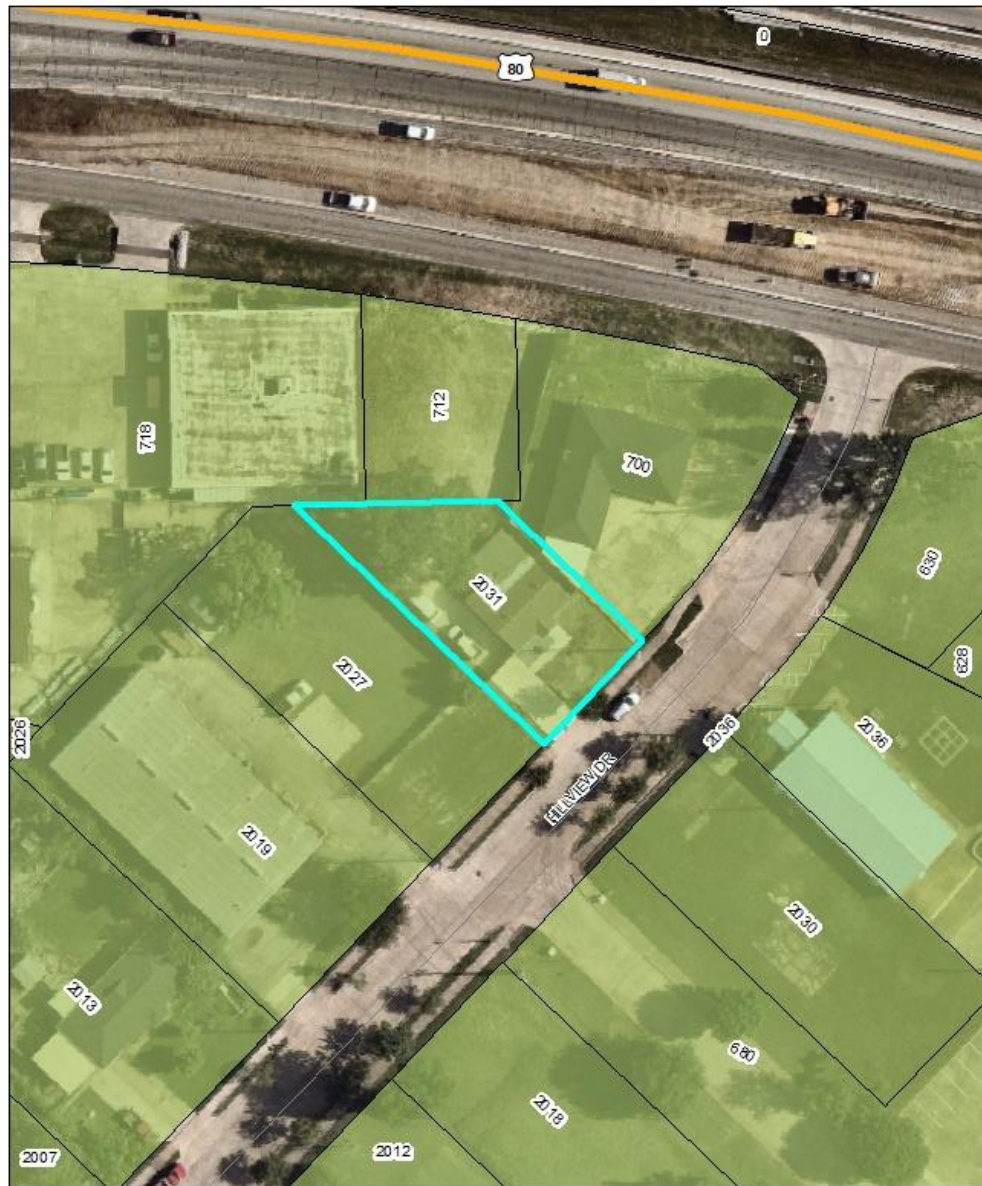


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



Location: 2031 Hillview Drive
Request: Zoning Change

 100-Year Floodplain
 Truman Heights
Special Planning
Area



ATTACHMENT 5 – SITE PHOTOS



Front view of the subject property facing northwest



Side view of subject property facing northeast

Rezoning Letter of Intent

July 6, 2025

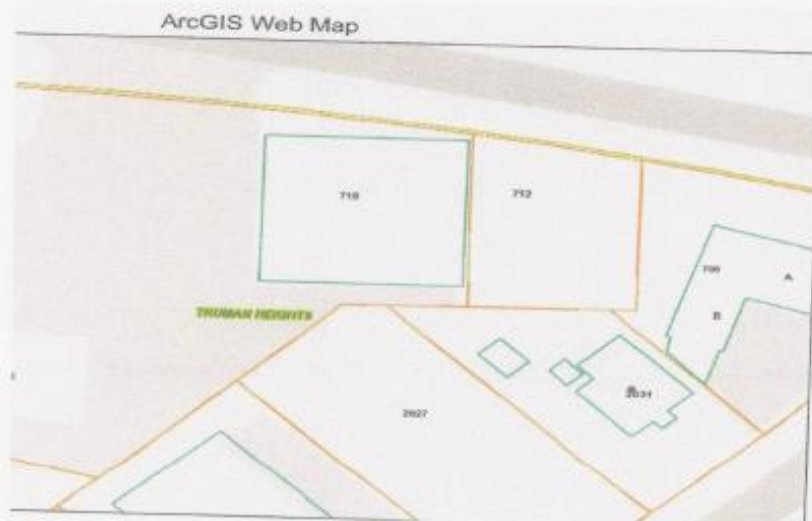
Planning Department
1515 N Galloway Avenue
Mesquite TX 75149

RE: Rezoning Letter of Intent
Proposed Traditional Truman Heights Single Family Residential

Location: Lot 26A, Block 2 of Truman Heights Addition
Existing Zoning: R (Residential)
Future Land Use: Residential two-story house

To Whom It May Concern,

I am requesting zoning change of lot 26A, 2031 Hillview Dr, located between Us Hwy 80 and



Hillview

in the

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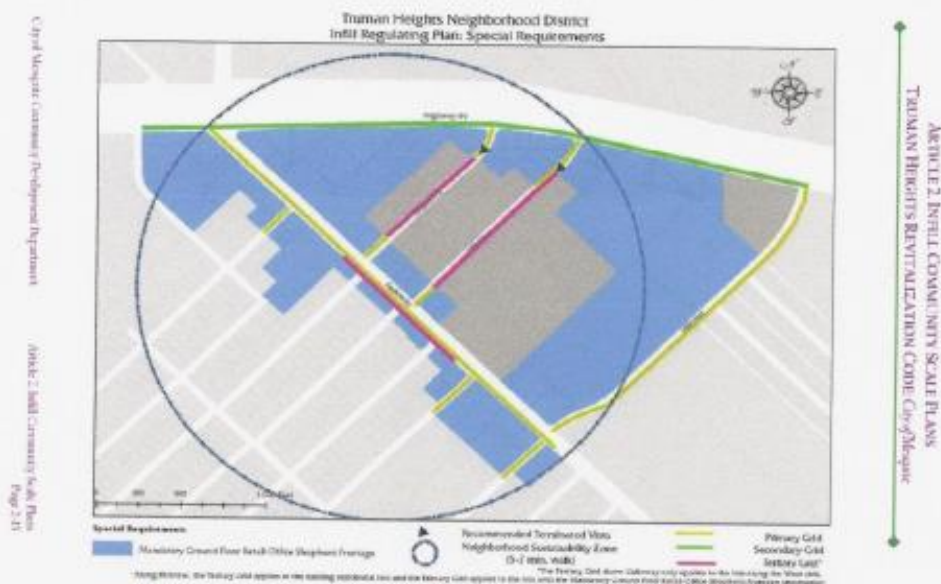
ATTACHMENT 6 – APPLICATION MATERIALS

Truman Heights Area from Truman Heights Residential to Traditional Truman Heights Single Family Residential.

The future land use is a two-story single family residential only.

I am proposing with this project to change the lot from Truman Heights Residential to Traditional Truman Heights Family Residential removing the requirement of the Mesquite Truman Heights Revitalization Code for the mandatory ground floor retail-office shopfront frontage.

If this rezoning request is approved this currently proposes a two-story residential dwelling with a total of 2,809 sq ft living area and a house coverage of 1,584 sq ft, the lot size is 8,091 sq ft.



The lot is currently a one-story single family residence, with plan to develop a two-story single family house.

Rezoning Criteria:

The city council shall consider the following approval criteria for zoning changes:

- a) The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final approval.
- b) The zoning change is consistent with the Comprehensive plan; zoning is change to Traditional Truman Heights Family Residential per future land use and the comprehensive plan.
- c) The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
- d) The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment. I need to have the lot rezoned from Truman Heights Residential to Traditional Truman Heights Single Family Residential.

If you have any questions or concerns, please do not hesitate to reach out.
Thanks for your time,



Martin Jorge Flores Pacifico
(214) 916-9264
nitramsolutiongroup@gmail.com

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2209885
Tract One:

Being part of Lot 26A, Block 2, of TRUMAN HEIGHTS ADDITION, an addition in the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 13, Page 351, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Rocio Cuevas, recorded in Volume 2004021, Page 4248, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set in the Northwest line of Hillview Drive, at the common Southerly corner of Lot 26, and said Lot 26A, Block 2;

THENCE North 46°04'27" West, a distance of 157.00' to a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set in the South line of a tract of land described in deed to Temple Highway 80 Investments, LLC, recorded in Instrument No. 202100297298, Official Public Records, Dallas County, Texas, at the common Northerly corner of said Lots 26 and 26A, Block 2;

THENCE North 88°33'11" East, a distance of 90.76' to a 5/8" iron rod found in the South line of Lot 23, Block 2, at the West corner of a tract of land described in deed to Renown Weight Loss Marketing, LLC, recorded in Instrument No. 202300243022, Official Public Records, Dallas County, Texas, and being the Northeast corner of said Lot 26A;

THENCE South 46°12'39" East, a distance of 93.20' to a 1/2" pipe found in the said Northwest line of Hillview Drive, at the South corner of said Renown Weight Loss Marketing, LLC tract, and being the East corner of said Lot 26A;

THENCE South 43°53'06" West, with said Northwest line, a distance of 64.81' to the PLACE OF BEGINNING and containing 8,090 square feet or 0.186 of an acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

AND

Tract Two:

Being part of Lot 23, Block 2, of TRUMAN HEIGHTS ADDITION, an addition in the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 13, Page 351, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Rocio Cuevas, recorded in Volume 2004023, Page 3365, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Southerly line of U.S. Highway No. 80, at the Northwest corner of a tract of land described in deed to Renown Weight Loss Marketing, LLC, recorded in Instrument No. 202300243022, Official Public Records, Dallas County, Texas;

THENCE South 01°04'22" East, a distance of 79.80' to a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set at the Westerly Interior 'ell' corner of said Renown Weight Loss Marketing, LLC tract, and being the Southeast corner of said Lot 23, Block 2;

THENCE South 88°33'11" West, a distance of 70.00' to a 1/2" iron rod with a blue plastic cap stamped "Texas Elite Surveying" set in the Northerly line of Lot 26A, of said Block 2, at the Southeast corner of a tract of land described in deed to Temple Highway 80 Investments, LLC, recorded in Instrument No. 202100297298, Official Public Records, Dallas County, Texas, and being the Southwest corner of said Lot 23;

THENCE North 01°03'15" West, a distance of 92.24' to an "X" found in the said Southerly line of U.S. Highway No. 80, at the Northeast corner of said Temple Highway 80 Investments, LLC tract, and being at the beginning of a non-tangent curve to the right, having a central angle of 01°11'32", a radius of 3411.81', and a chord bearing and distance of South 81°21'16" East, 70.99';

THENCE Southeasterly, with said Southerly line and said curve to the right, an arc distance of 70.99' to the PLACE OF BEGINNING and containing 6,029 square feet or 0.138 of an acre of land.

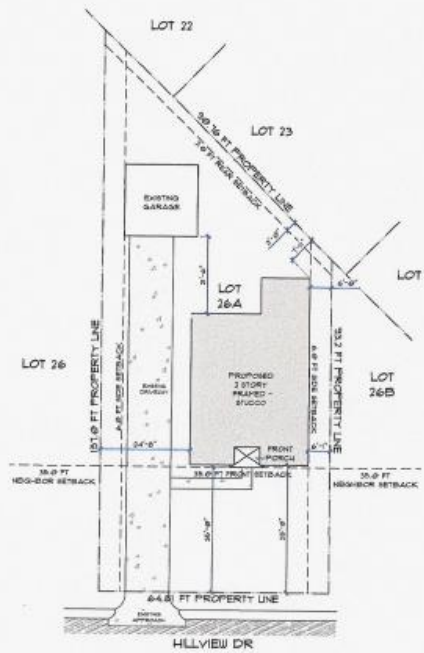
NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

File No.: 2209885

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ATTACHMENT 6 – APPLICATION MATERIALS

Consent Form		
Project Name: <u>2031 Hillview Dr</u>		Submittal Date: _____
Application Type (check all that apply)		
☒ Rezoning	☐ Site Plan	☐ Residential Replat
☐ Planned Development	☐ Preliminary Plat	☐ Amending Plat
☐ Regulating Plan	☐ Short Form Final Plat	☐ Variance
☐ Conditional Use Permit (CUP)	☐ Final Plat	☐ Special Exception
I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. I hereby give CONSENT to <u>Arcelia Cortina</u> (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application. I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Mesquite, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to <u>all</u> terms and conditions, which may be imposed as part of the approval of this application. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) 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 the erecting, maintaining, or removal of said signs or the taking of said photographs.		
Current Property Owner Information		
Name: <u>Martin Jorge Flores Pacifico</u>		Signature: _____
Address: <u>2031 Hillview St</u>		City, State, ZIP: <u>Mesquite TX 75149</u>
Agent/Representative Information		
Name: <u>Arcelia Cortina</u>		
Address: <u>2414 US Hwy 80 E Ste 205</u>		City, State, ZIP: <u>Mesquite TX 75149</u>

SITE PLAN
SCALE: 1 TO 20

REFERENCE MAP



SQUARE FOOTAGE

LEGAL DESCRIPTION: TRUMAN HEIGHTS BLK 2 LT 26A	
PROPOSED 1ST STORY LIVING AREA	1,541 SQ FT
PROPOSED 2ND STORY LIVING AREA	1,248 SQ FT
PROPOSED FRONT PORCH	43 SQ FT
EXISTING GARAGE	460 SQ FT
TOTAL LIVING AREA	2,809 SQ FT
HOUSE COVERAGE	1,584 SQ FT
TOTAL FOUNDATION COVERAGE	1,984 SQ FT
% LOT COVERAGE	24.5 %
ZONING (THN) TRUMAN HEIGHTS RESIDENTIAL	
MAX COVERAGE 30%	
LOT SIZE	9,091 SQ FT

DOCUMENT INDEX

SHEET 1	A-001	SITE PLAN
SHEET 2	A-001	FLOOR PLAN
SHEET 3	A-002	DOOR AND WINDOW SCHEDULE
SHEET 4	A-003	ELEVATIONS
SHEET 5	A-004	ELEVATIONS
SHEET 6	A-005	ROOF
SHEET 7	S-001	FOUNDATION
SHEET 8	S-002	FOUNDATION FORMS
SHEET 9	S-003	ROOF FRAME
SHEET 10	S-004	CEILING FRAME
SHEET 11	S-005	SHEAR WALL
SHEET 12	S-006	SHEAR WALL DETAILS
SHEET 13	E-001	ELECTRICAL PLAN
SHEET 14	P-001	PLUMBING PLAN
SHEET 15	M-001	MECHANICAL PLAN

GRADING TYPE

CITY OF MESQUITE, TX. CODE COMPLIANCE

CODES:
EFFECTIVE FOR ALL PERMITS ISSUED ON OR AFTER
FEBRUARY 1, 2023, ALL INSPECTIONS WILL BE MADE
BASED ON THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2023 NATIONAL ELECTRICAL CODE (NEC)

PROJECT: 2031 Hillview Dr,
Mesquite, TX 75149

SCALE: 1 TO 20
DATE: 02/10/2025
SCOPE OF WORK: NEW CONSTRUCTION

crafting services 4u

Cell: 469 479 73 66
Email: draftings4u@outlook.com

SHEET: A-001
PAGE: 1 OF 15

THE SET OF PLANS HAVE BEEN DEVELOPED IN ACCORDANCE WITH CURRENT CODES AND REGULATIONS ESTABLISHED IN THE JURISDICTION OF THE CITY OF MESQUITE, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ADJACENT PROPERTY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ADJACENT PROPERTY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ADJACENT PROPERTY OWNERS.

