

ORDINANCE NO. \_\_\_\_\_  
File No. Z0924-0369

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY CHANGING THE ZONING FROM AGRICULTURAL ZONING DISTRICT TO R-3, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT ON PROPERTY LOCATED AT 10079 SOUTH BELT LINE ROAD (ALSO ADDRESSED 2298 SOUTH BELT LINE ROAD); 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 property consists of approximately 3.5892 acres described and depicted in Exhibit A, attached hereto and incorporated herein by reference, and located at 10079 South Belt Line Road (also addressed 2298 South Belt Line Road) in Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is amended by changing the Property’s future land use designation from Commercial to Low Density Residential.

SECTION 3. The Mesquite Zoning Ordinance is amended by changing the zoning for the Property from Agricultural Zoning District to R-3, Single Family Residential Zoning District.

SECTION 4. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 5. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 6. 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 7. 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 8. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 9. 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 21st day of April 2025.

---

Daniel Alemán, Jr.  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

---

Sonja Land  
City Secretary

---

David L. Paschall  
City Attorney

# EXHIBIT A - FILE NO. Z0924-0369

LEGAL DESCRIPTION			Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091600
<p>BEING a tract of land situated in the Alexander Chumley Survey, Abstract Number 341, Dallas County, Texas, also being a tract of land conveyed to Move In and On LLC, recorded in Instrument Number 201600337265, Deed Records of Dallas County, Texas.</p>			<p>According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0530 K, dated July 07, 2014, this property does not lie within a 100-Year Flood Hazard Area.</p>
Scale: 1" = 80'	Tech: JD Field: CD	Job No: 1702JIR02A	<p><b>ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES &amp; SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY</b></p>

  

ESAYAS WELEBO  
INST. NO. 201500055033  
D.R.D.C.T.

found 1/2" iron rod bears  
N 22° 47' 13" E 1.88'

S 87° 13' 09" E 447.89'

DALLAS COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 6 BELTLINE  
WATER TRANSMISSION MAIN GENERAL  
PLAN PROPERTY #7A  
30 TEMPORARY CONSTRUCTION EASEMENT  
INST. NO.  
198901136544  
D.R.D.C.T.

VACANT LOT  
MOVE IN AND ON LLC  
INST. NO. 201600337265  
D.R.D.C.T.  
3.589 AC.  
156,344 SQ. FT.

DALLAS COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 6 BELTLINE  
WATER TRANSMISSION MAIN GENERAL  
PLAN PROPERTY #7A  
20' UTILITY EASEMENT  
INST. NO.  
198901136544  
D.R.D.C.T.

1/2" IRF stone retaining wall 175.1'

POINT OF BEGINNING

LOTS 42, 43, 44, & 44A  
PIONEER BLUFFS PHASE 2-A  
INST. NO. 200600372086  
P.R.D.C.T.

SOUTH BELTLINE ROAD  
(120' R.O.W.)

VALLEYCREEK ESTATES, PHASE I  
VOL. 8711, PG. 2351  
P.R.D.C.T.

VALLEYCREEK ESTATES, PHASE II-A  
VOL. 97136, PG. 2123  
P.R.D.C.T.

PIONEER BLUFFS PHASE ONE  
& TWO ADDITION  
VOL. 2004112, PG. 276  
P.R.D.C.T.

  

Address: 10079 SOUTH BELTLINE ROAD

Date: 03/04/2017

I hereby certify that this plat is true and correct to the best of my knowledge and belief as surveyed by me or under my direct supervision. This survey was done without a title search and shows only easements on the recorded subdivision plat and does not include other easements of record which may affect this property.

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

FULLER ENGINEERING  
& LAND SURVEYING, INC.

  

LEGEND OF ABBREVIATIONS AND SYMBOLS			
<p>B.L. = Building Line</p> <p>C.M. = Control Monument</p> <p>D.E. = Drainage Easement</p> <p>D.U.E. = Drainage &amp; Utility Easement</p> <p>M.E. = Maintenance Easement ( )</p> <p>ET = Electric Transformer ( )</p>	<p>I.P.F. = Iron Pipe Found</p> <p>I.R.F. = Iron Rod Found</p> <p>I.R.S. = Capped Iron Rod Set</p> <p>O.H.E. = Overhead Electric</p> <p>( ) = Record Data</p> <p>( ) = Bearing Basis</p>	<p>● = Power Pole</p> <p>P.O.S.E. = Public Open Space Easement</p> <p>R.O.W. = Right of Way</p> <p>⊗ = Water Meter</p> <p>U.E. = Utility Easement</p> <p>⊕ = Gas Meter</p>	<p>—//— = Wood Fence</p> <p>—○— = Chain Link Fence</p> <p>—□— = Iron Fence</p> <p>—X— = Wire Fence</p> <p>■ = Electric Meter</p>

2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676