

ORDINANCE NO. \_\_\_\_\_  
File No. Z0226-0441

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM R-3, SINGLE FAMILY RESIDENTIAL TO R-3, SINGLE FAMILY RESIDENTIAL WITH A CONDITIONAL USE PERMIT TO ALLOW A NEW ELEMENTARY SCHOOL ON THE PROPERTY LOCATED AT 3719 AND 4000 MOON DRIVE; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING FOR 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 is described as being approximately 10.6 acres of land, platted as Casa View Heights 21, and located at 3719 and 4000 Moon Drive in the City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance (“**MZO**”) is amended by approving a change of zoning for the Property from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit (“**CUP**”) to allow a new elementary school on the Property subject to the Concept Plan (**EXHIBIT A**), and said exhibit is attached hereto and incorporated herein by reference.

SECTION 3. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 4. All 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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. 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 18th day of May 2026.

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Daniel Alemán, Jr.  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

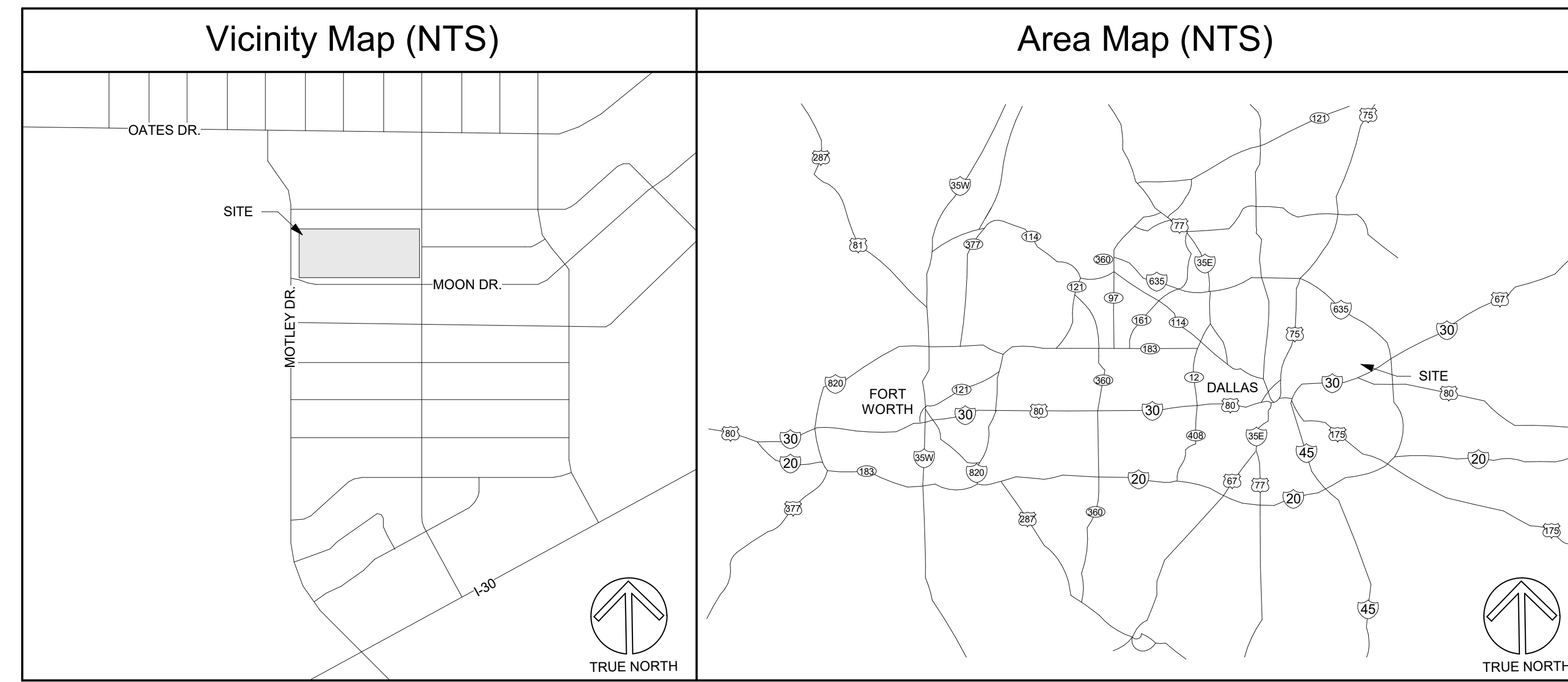
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Sonja Land  
City Secretary

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David L. Paschall  
City Attorney

MISD REPLACEMENT ES			
BUILDING/SITE SPECIFICATIONS			
ZONING CLASSIFICATION:		R-3, SINGLE FAMILY RESIDENTIAL	
OCCUPANCY USE:		EDUCATION GROUP-E	
APPRAISAL DISTRICT ACCOUNT #:			
STORIES (PERMITTED):	2.5	HEIGHT (PERMITTED):	75'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	34'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	N/A
BUILDING AREA - GROUND FLOOR:	70,922 SF	ACRAGE OF SITE:	9.31 ACRES
BUILDING AREA - LEVEL 2:	38,837 SF	SQUARE FOOTAGE OF SITE:	405,543 SF
TOTAL BUILDING AREA:	109,759 SF	LOT COVERAGE:	67%
FLOOR TO AREA RATIO:	.27	OPEN SPACE:	33%
IMPERVIOUS AREA:	275,729 SF	PERVIOUS AREA:	129,814 SF
SCHOOL CLASSROOM COUNT:	38	SCHOOL MAXIMUM CAPACITY:	874
PARKING SPACES REQUIRED:	91	PARKING SPACES (STANDARD):	90
PARKING SPACES PROVIDED:	110	PARKING SPACES (ACCESSIBLE):	5



### SITE PLAN NOTES

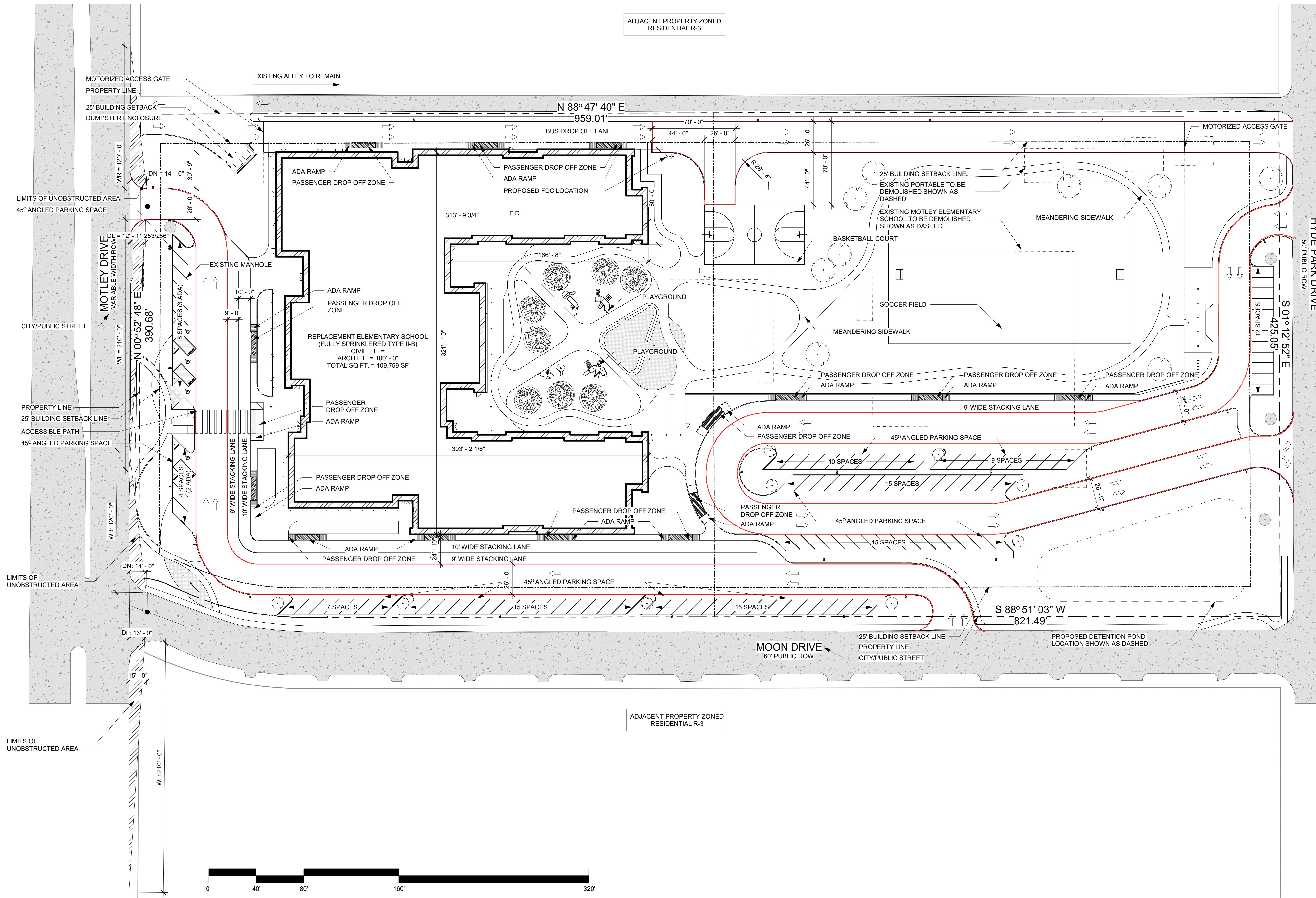
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND MAY REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND ENGINEERING DESIGN MANUAL.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE MESQUITE ZONING ORDINANCE.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), TEXAS ACCESSIBILITY STANDARDS AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION /PERMIT BY THE BUILDING OFFICIAL OR DESIGNER.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL OR DESIGNER.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.
- ALL NEW UTILITY LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND COMMUNITY APPEARANCE MANUAL.

### SITE PLAN LEGEND

- ACCESSIBLE PATH
- 1 HR RATED WALL
- 2 HR RATED WALL
- (E) BUILDING EXIT
- EXISTING CONCRETE PAVING
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING TREE
- NEW TREE

**Mesquite Fire Department** has no comment regarding Zoning. Official comments regarding site plans will be given during the official Site Plan review process. Any comments given are not to be considered complete, but a courtesy.

04/13/2026  
FYI - Correct address will be 4050 Motley.



**2** Conditional Use Plan Submittal  
1" = 40'-0"

**OWNER:**  
Don Pool  
800 E Kearney Street Mesquite, TX 75251  
972-882-7419

**APPLICANT:**  
Kenny Gilbert  
6000 Headquarters Dr, Suite 600  
Plano, TX, 75024

**SURVEYOR:**  
RLK Engineering, Inc.  
111 West Main, Allen, Tx 75013  
972-359-1733

PROJECT NAME:	MISD REPLACEMENT ES
CASE NUMBER:	Z0226-0441
SUBDIVISION NAME:	MOTLEY ELEMENTARY
LOT AND BLOCK:	CASA VIEW HEIGHTS 21
ABSTRACT NUMBER:	
COUNTY:	DALLAS COUNTY
SUBMISSION DATE:	04/01/2026



**WRA Architects, Inc.**  
6000 Headquarters Drive  
Suite 600  
Plano, TX 75024  
214-750-0077  
www.wraarchitects.com

PROJECT NAME  
**MISD Replacement ES**  
PROJECT ADDRESS  
**4000 Moon Drive, Mesquite, Texas 75150**

REVISIONS:		
No.	Name	Date

JOB NO. 2549  
DATE: 06/11/2026  
Conditional Use Plan Submittal  
**Z100.2**  
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