

FILE NUMBER: Z1225-0433
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, February 9, 2026
City Council: Monday, February 16, 2026

GENERAL INFORMATION

Applicant: JPI Development
Requested: Zoning change to amend Planned Development (PD) – Multifamily,
Action(s): Ordinance No. 5110 to modify development standards.
Location: 900 and 1000 Windbell (Attachment 1)

PLANNING AND ZONING ACTION

Decision: On February 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0.

SITE BACKGROUND

Platting: Skyline Village #37 Phase 3, Block B, Portion of Lot 1 and Skyline Village #37 Phase 3, Block A, Lot 3. (Replat will be required before the issuance of a Certificate of Occupancy)
Size: 12.352 +/- acres
Zoning: Planned Development – Multifamily, Ordinance No. 5110
Future Land Use: High Density Residential
Zoning History: 1960: Annexed, zoned Residential
1965: Rezoned to General Retail and Commercial
1982: Rezoned to PD – Multifamily
1984: Rezoned to PD – Light Commercial, Ordinance No. 2102
2024: Rezoned to PD – Multifamily, Ordinance No. 5110

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C - Commercial	Shopping center and limited service hotels
SOUTH:	A-3 - Multifamily Residential	Charter school
EAST:	C - Commercial	Shopping center
WEST:	Planned Development – Mixed Use	Vacant Lot

CASE SUMMARY

The applicant is requesting a zoning change to allow the development of Torrington Creekside, a four-story, approximately 294-unit multifamily project on roughly 12 acres located along Windbell Circle. The subject property was originally rezoned in 2024 at the request of Provident Realty Advisors to allow a 280-unit multifamily development. JPI Development is now proposing to move forward with the project, renamed Torrington Creekside, with revisions that require an amendment to the existing Planned Development – Multifamily (PD-Multifamily), Ordinance No. 5110, to update the Concept Plan and modify certain Development Standards. The proposed development is working with the Mesquite Housing Finance Corporation, a city entity overseen by the City Council, enabling access to crucial state and federal funding to construct high-quality, affordable housing.

The revised development would consist of three apartment buildings featuring a mix of one-, two-, and three-bedroom units, an overall parking ratio of 1.8 spaces per unit, and a range of indoor and outdoor amenities. The proposed PD amendment includes the following modifications to PD-Multifamily, Ordinance No. 5110:

Development Standard	Existing	Proposed
Density per acre*	25	25
Number of Dwellings*	280	294
Bedroom Types		
Minimum number of One-Bedroom Units	60%	25%
Maximum number of Two-Bedroom Units	35%	55%
Maximum number of Three-Bedroom Units	N/A	35%
Open Space per unit	400 sf	300 sf
Total Open Space (not including floodplain)	112,000 sf	90,000 sf
Covered Parking	25%	25%
Parking Ratio*	1.7	1.8
Total Off-Street Parking	500	552

*It should be noted that the 2025 Texas Legislative Session passed Senate Bill (SB) 840, which regulates multifamily development in cities with populations over 150,000 that are located within counties with populations greater than 300,000. The new law, which went into effect on September 1, 2025, applies to the City of Mesquite, which has a population of over 157,000. The bill establishes the following maximum regulatory thresholds that cities cannot exceed:

- (1) proposed 25 du/acre is well below the 36 du/acre floor (allows up to 444 units);
- (2) 1.8 parking ratio exceeds the 1.0 maximum but was voluntarily retained;
- (3) 4-story/~45' height meets the minimum

Cities may continue to regulate landscaping, open space, amenities, unit size, bedroom/bathroom counts, and screening/fencing for multifamily developments.

MESQUITE COMPREHENSIVE PLAN

Future Land Use Designation: High Density Residential

The *Mesquite Comprehensive Plan* designates this area as the High Density Residential on the Future Land Use Map (see attachment 4). The vision for this designation reflects multi-family apartments ideally located along major arterial roads and highways, serving as a buffer between commercial, retail, and medium- to low-density residential areas.

STAFF COMMENTS: The PD amendment does not alter the proposed land use and does not conflict with the future land use designation.

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 promotes general welfare by providing safe, affordable housing, incorporating on-site amenities, and supporting neighborhood reinvestment that benefits the City.

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 supports infill multifamily development and expanded housing options in this area.

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 2024–2025 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 will not create zoning nonconformities. The site is undeveloped and will comply with the PD standards and the Mesquite Zoning Ordinance.

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

STAFF COMMENTS: Surrounding uses include a limited-service hotel, office, retail and personal services, and a charter school. The added residential density will support nearby commercial and institutional uses.

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, institutional, and residential uses, with limited recent redevelopment. The proposed PD reflects an infill development pattern 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 proposed use is not being changed with the proposed PD amendment. The proposed modifications to the development standards in the PD may make the property suitable for the proposed use. For example, the PD amendment will include an update concept plan that better complies with the City's adopted Fire Code.

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: Public facilities and services are adequate to support the development. An updated school impact analysis has been provided to Mesquite ISD for their review. The analysis provided by the Mesquite ISD demographer, School District Strategies, indicated that the development will produce approximately 138 students at full occupancy including 76 elementary, 29 middle and 34 high school students.

A Traffic Impact Analysis (TIA) is required as part of the site plan review process. The applicant has already provided a Traffic Impact Analysis (TIA), which is

currently under review by Traffic Engineering. The site plan will not be approved until the TIA is finalized and accepted by Public Works.

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 allows flexible development standards that enable a more feasible and higher-quality multifamily development than would be possible under standard zoning.

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, with its modifications and flexible development standards, allows for a more feasible multifamily development than what would be possible under the strict application of standard zoning.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed rezoning does not constitute a change in land use, as the existing PD already permits multifamily development. While the proposed 294 units represent an increase from the previous proposal of 280 units, the density does not exceed 36 units per acre. As noted previously, the City cannot restrict density below 36 units per acre pursuant to Senate Bill 840. The request would replace the current concept plan and modify certain development standards to accommodate the 294-unit project, with minor adjustments to the standards within the existing PD. Revisions to the concept plan were made to improve compliance with Fire Marshal requirements for fire access throughout the site by ensuring that each building is within 15 feet of a fire lane. The proposal supports the Comprehensive Plan's Housing and Neighborhoods strategy by providing a variety of housing types and densities and remains consistent with the intent of the Mesquite Zoning Ordinance. Additionally, the project would help address the undersupply of multifamily housing identified in the 2023 Housing Assessment by providing additional inventory of one-, two-, and three-bedroom units. As a Planned Development, the Planning and Zoning Commission retains the authority to impose conditions or stipulations should it choose to recommend approval of the request.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the zoning request to allow the proposed multifamily development is warranted, as it meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance. Staff suggests that the proposed ordinance amending PD Ordinance No. 5110 include the following exhibits.

1. Exhibit B – Development Standards
2. Exhibit C – Concept Plan

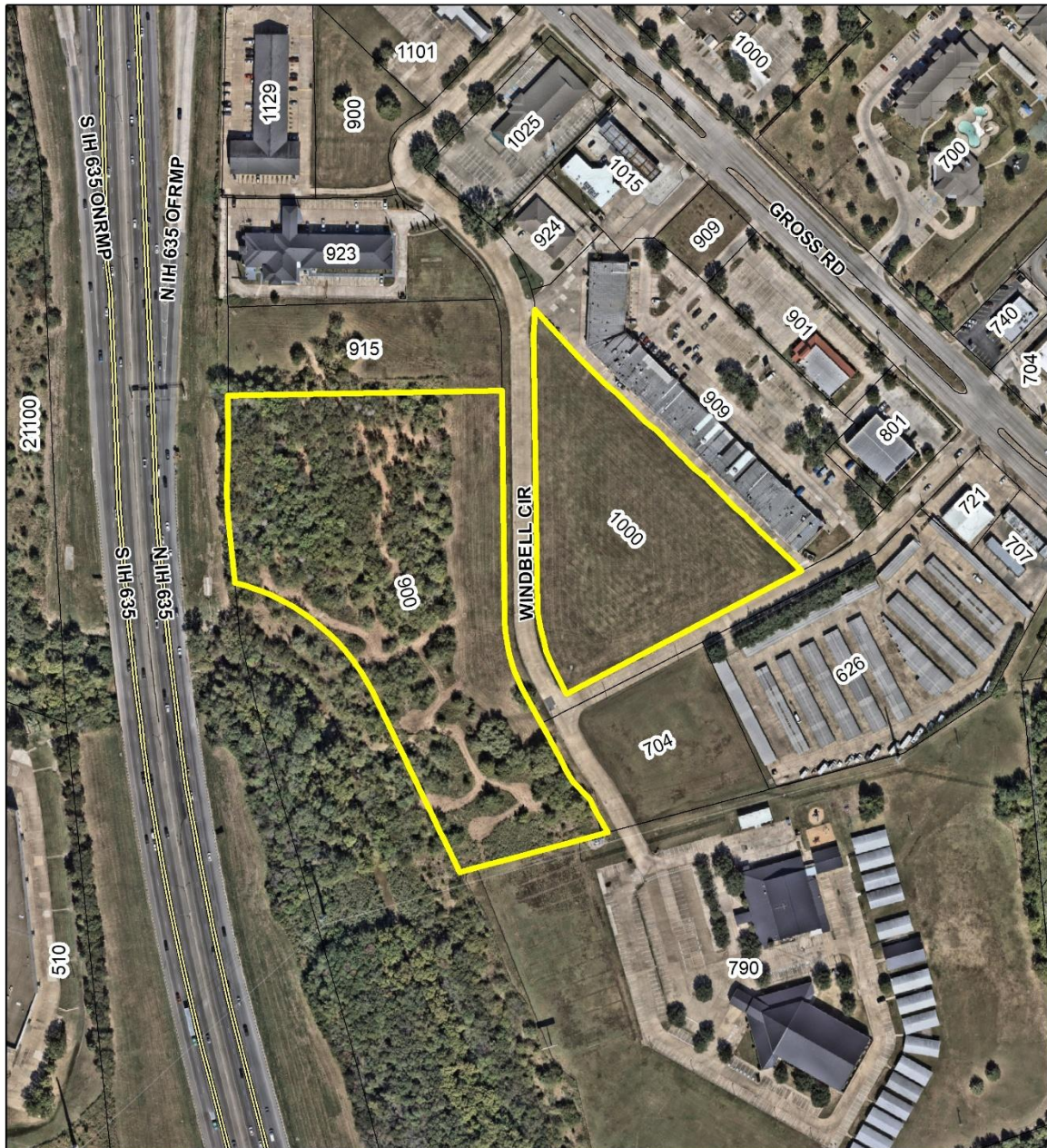
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of February 9, 2026, staff has received two responses from statutory and courtesy notices in favor of the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Exhibit A – Legal Description
8. Exhibit B – Development Standards (With Revisions)
9. Exhibit C – Concept Plan (Updated)
10. Public Notices

Aerial Map

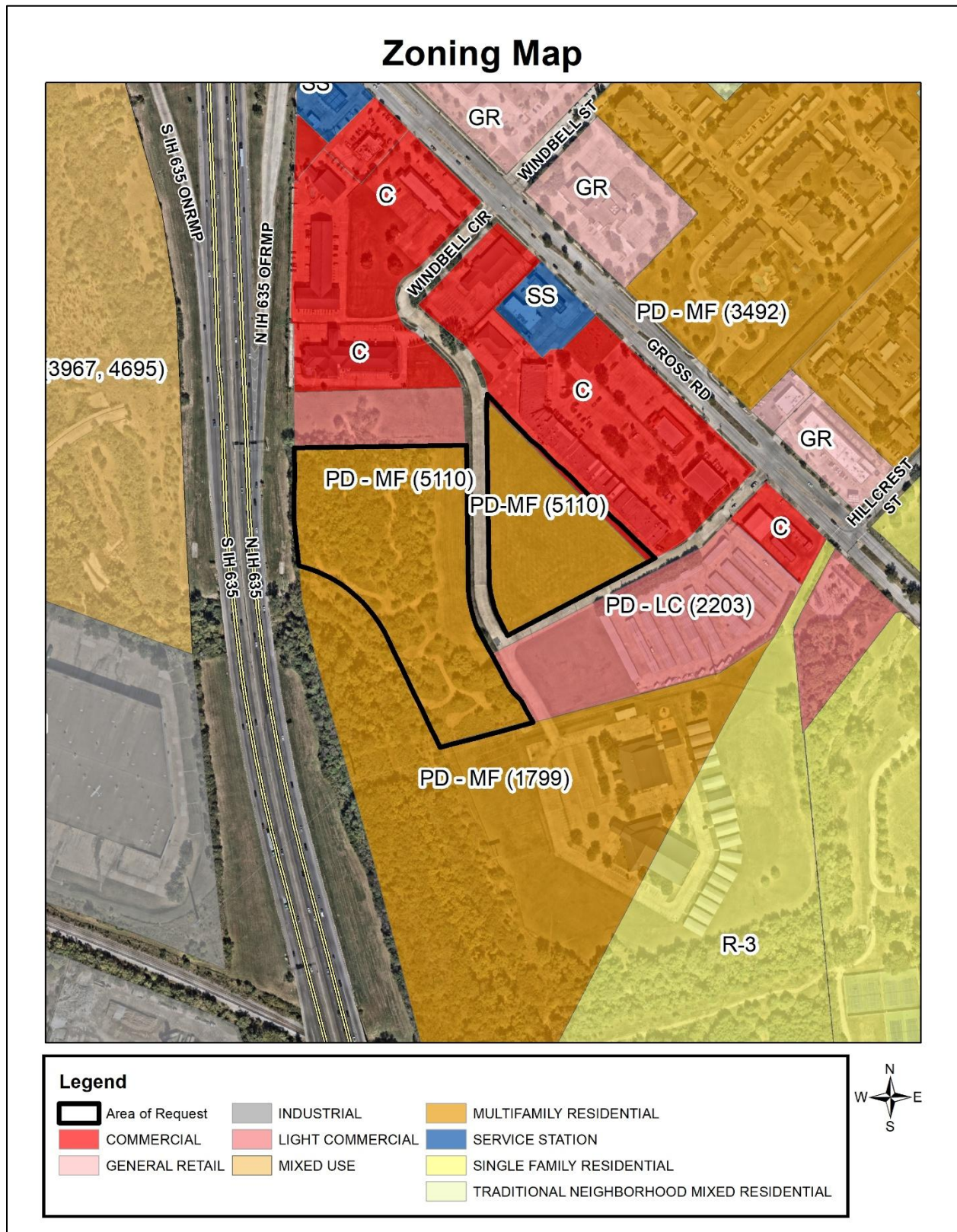


Request: Rezone to amend PD - Multifamily Ord 5110 to allow a multifamily development.
Applicant: JPI Development
Location: 900 and 1000 Windbell Circle

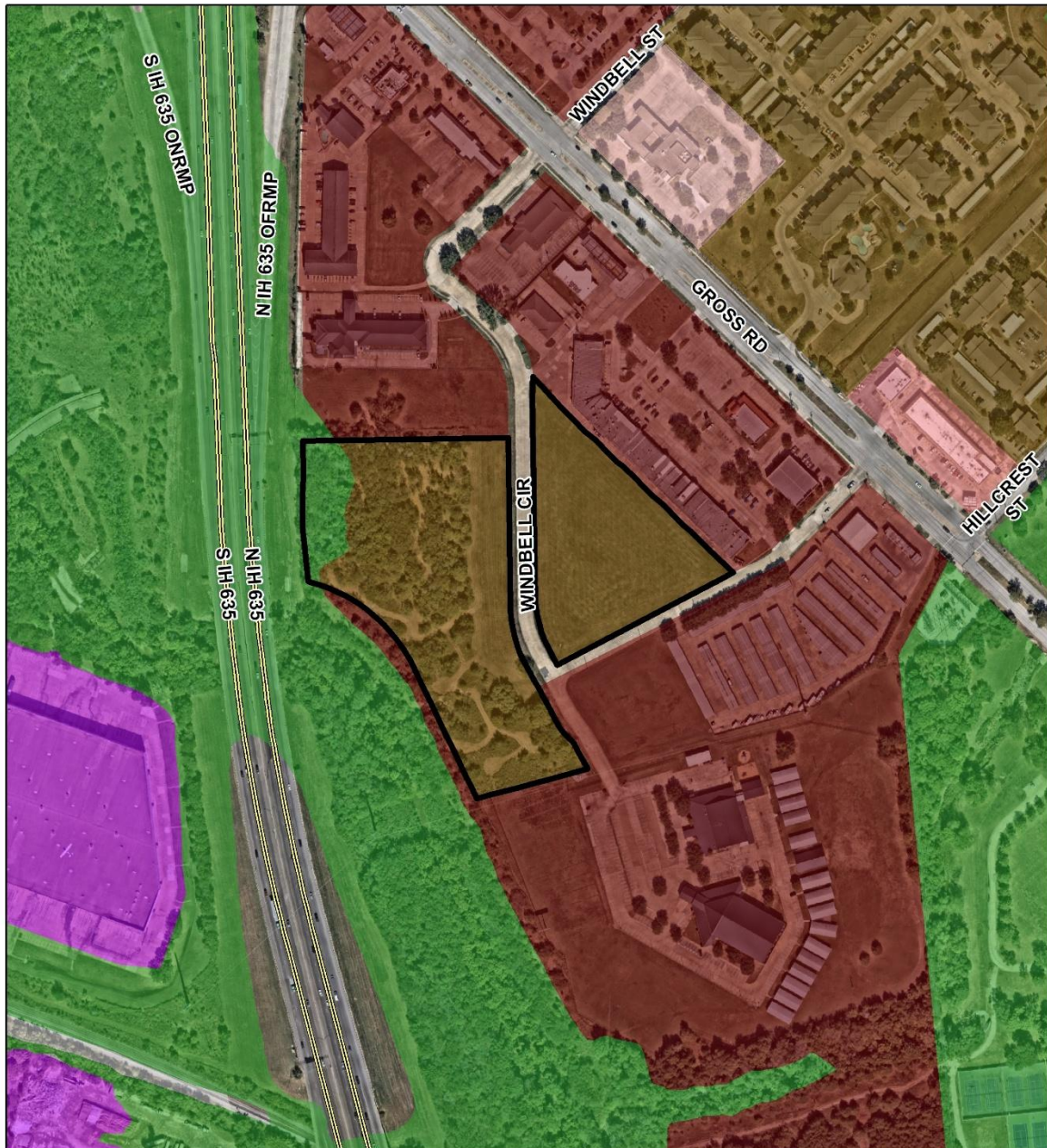
Legend
Area of Request







Future Land Use Map



Legend

Area of Request	Neighborhood Retail	Parks, Open Space, Drainage
High Density Residential	Commercial	Utilities
Office	Light Industrial	



ATTACHMENT 5 – SITE PICTURE



Picture of zoning on the subject property.

ATTACHMENT 6 – APPLICATION MATERIALS



January 23rd, 2026

City of Mesquite
757 N Galloway Ave
Mesquite, TX 75149
C/O Garrett Langford
Assistant Director of Planning &
Development Services | Planning & Zoning

Subject: Mesquite PD Application – Letter of Intent

To Whom It May Concern

The proposed minor rezoning is requested to address site constraints identified during coordination with the Mesquite Fire Department and the Texas Department of Housing and Community Affairs (TDHCA) program requirements. After further review, it was determined that the previously approved site plan could not be implemented in compliance with fire and life safety requirements, including emergency access and operational clearances.

The revised site plan reflects minimal, targeted adjustments necessary to achieve full compliance with fire and life-safety standards while maintaining the original intent, density, and overall design of the approved planned development. The State also has a program requirement under which the project is anticipated to be financed, which limits the number of one-bedroom units allowed in the development. The unit mix reflects Council Members' feedback, who expressed the desire for more three-bedroom units and no four-bedroom units. These changes ensure the project can be constructed safely while continuing to deliver a high-quality multifamily community with durable materials, thoughtful design, and amenities for residents to enjoy, all while adhering to TDHCA requirements. The requested rezoning enables these refinements, so the project remains as close as possible to the existing site plan while enhancing the long-term safety and quality of the community.

Respectfully

Bryan Grant

Vice President of Development

Bryan.Grant@jpi.com

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School District Strategies

February 3, 2026

Rusty Ross
Director, Development
JPI
9001 Cypress Waters Blvd, Ste. 2A
Dallas, Texas 75019

**RE: JPI Creekside Apartments (900 & 1000 Windbell Circle) - Mesquite ISD
Student Impact Report**

Dear Mr. Ross,

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.

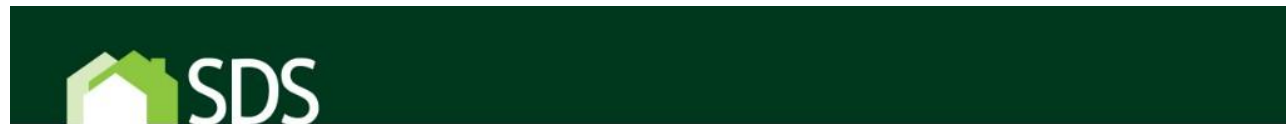
As the demographer for Mesquite ISD (MISD), we have seen local apartment developments produce a wide range of student yields depending on the location, distinct architectural design of the units (garden-style vs. mid-rise), number of 1, 2, and 3-bedroom units, whether-or-not the development is receiving the State of Texas Low Income Housing Tax Credit (TDHCA), or if the complex has an age-restriction. Our understanding is that JPI is planning a 4-story, mid-rise apartment development located in the City of Mesquite near the intersection of Gross Rd. and Windbell Circle. The subject property at 900 & 1000 Windbell Circle, named Creekside, lies within the Hanby Elementary, Wilkinson Middle School, and Mesquite High School attendance zones. Furthermore, SDS understands that Creekside is a TDHCA tax-credit development with 291 total units that are mostly 2 and 3-bedrooms.

SDS performed a review of apartment developments within MISD during the 2025/26 school year. Overall, apartments in the district produce an average of 0.37 enrolled students per unit. The proposed Creekside development will be located in the central portion of Mesquite ISD. In this area of the district, many of the apartments offer rental assistance and a higher quantity of 3-bedroom units. Therefore, student yields have typically been higher than the district average, ranging from 0.23 to 0.84 students per unit. The average yield per unit in the area near Creekside has been 0.47. SDS expects that Creekside will produce a similar yield of MISD students.

Table 1 shows the projected student yields from the proposed units at the Creekside Apartments.

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5
www.schooldistrictstrategies.com

ATTACHMENT 6 – APPLICATION MATERIALS



School District Strategies

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)
4 Story Apartments	291	0.47	138	76	29	34

Summary and Conclusion

School District Strategies estimates that JPI's proposed 291-unit Creekside apartment development at 900 & 1000 Windbell Circle in the City of Mesquite will produce approximately 138 Mesquite ISD students at full occupancy. The breakdown by attendance level is expected to be 76 elementary, 29 middle, and 34 high school students.

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.

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3.937 ACRES TRACT

All of Lot 3, Block A
Skyline Village No. 37 Phase III
Daniel Tanner Survey, Abstract No. 1462
City of Mesquite, Dallas County, Texas

DESCRIPTION, a 3.937 acre (171,494 square feet) tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas; said 3.937 acre tract being all of Lot 3, Block A, Skyline Village No. 37 Phase III, an addition to the City of Mesquite Texas according to the plat recorded in Volume 85094, Page 1333 of the Deed Records of Dallas County, Texas, said tract also being part of that certain tract of land described in Special Warranty Deed to PRS Gross 1, LP recorded in Volume 94073, Page 3131 of the said Deed records; said 3.937 acre (171,494 square feet) tract of land being more particularly described as follows;

BEGINNING, at a point for corner in the northwest right-of-way line of Windbell Circle (60-foot wide right-of-way), said point being the east corner of the said Lot 3 and the southernmost southwest corner of Lot 2F, Block A Skyline Village No. 37 Phase II according to the plat recorded in Volume 86140, Page 3641 of the said Deed Records;

THENCE, South 62 degrees, 11 minutes, 43 seconds West, along the said northwest line of Windbell Circle and the southeast line of said Lot 3, a distance of 486.81 feet to a point for corner at the intersection of said northwest line of Windbell Circle and the East right-of-way line of said Windbell Circle; said point also being the south corner of said Lot 3;

THENCE, along the east line of said Windbell Circle and the west line of said Lot 3, the following four (4) calls:

North 27 degrees, 48 minutes, 17 seconds West, a distance of 51.30 feet to a point for corner; said point being the beginning of a curve to the right; from said point a 1/2-inch iron rod bears South 44 degrees, 33 minutes, East, a distance of 0.4 feet;

In a northwesterly direction along said curve to the right, having a central angle of 27 degrees, 00 minutes, 00 seconds, a radius of 220.00 feet, a chord bearing and distance of North 14 degrees, 18 minutes, 17 seconds West, 102.72 feet, an arc distance of 103.67 feet to a point at the end of said curve; from said point a 1/2-inch iron rod bears North 63 degrees, 08 minutes, West, a distance of 0.3 feet;

North 00 degrees, 48 minutes, 17 seconds West, a distance of 524.05 feet to a point for corner: said point being the beginning of a curve to the left;

In a northwesterly direction along said curve to the left, having a central angle of 06 degrees, 54 minutes, 05 seconds, a radius of 280.00 feet, a chord bearing and distance of North 04 degrees, 15 minutes, 21 seconds West, 33.71 feet, an arc distance of 33.73 feet to a point at the end of said curve; said point being the north corner of said Lot 3 and the southwest corner of said Lot 2F;

THENCE, South 45 degrees, 51 minutes, 02 seconds East, departing the said east line of Windbell Circle, along the northeast line of said Lot 3 and the southwest line of said Lot 2F, a distance of 682.59 feet to the **POINT OF BEGINNING**;

CONTAINING, 3.937 acres or 171,494 square feet of land, more or less.

8.415 ACRES TRACT

Part of Lot 1, Block B
Skyline Village No. 37 Phase III
Daniel Tanner Survey, Abstract No. 1462
City of Mesquite, Dallas County, Texas

DESCRIPTION, a 8.415 acre (366,554 square feet) tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas; said 8.415 acre tract being part of Lot 1, Block B, Skyline Village No. 37 Phase III, an addition to the City of Mesquite Texas according to the plat recorded in Volume 85094, Page 1333 of the Deed Records of Dallas County, Texas, said tract also being part of that certain tract of land described in Special Warranty Deed to PRS Gross 1, LP recorded in Volume 94073, Page 3131 of the said Deed records; said 8.415 acre (366,554 square feet) tract of land being more particularly described as follows;

BEGINNING, at 1/2-inch iron rod found in the west right-of-way line of Windbell Circle (60-foot wide right-of-way), said point being in the southeast corner of Lot 1R-B, Block B, of Skyline Village No. 37, Phase III, Block B, Lot 1R-B, a Replat of a Portion of Lot 1, Block B, an addition to the City of Mesquite, Texas according to the Plat recorded in Volume 97042, Page 4776 of the said Deed Records;

THENCE, along the said west line of Windbell Circle and the east line of said Lot 1, the following three (3) calls:

South 00 degrees, 48 minutes, 17 seconds East, at a distance of 420.23 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the left;

In a southeasterly direction along said curve to the left, having a central angle of 27 degrees, 00 minutes, 00 seconds, a radius of 280.00 feet, a chord bearing and distance of South 14 degrees, 18 minutes, 17 seconds East, 130.73 feet, an arc distance of 131.95 feet to a point for corner at the end of said curve; from said point a 1/2-inch iron rod bears South 82 degrees, 08 minutes, West, a distance of 0.2 feet;

South 27 degrees, 48 minutes, 17 seconds East, a distance of 111.30 feet to a point for corner at the intersection of the said west line of Windbell Circle and the southeast right-of-way line of said Windbell Circle; said point being the west corner of Lot 3, Block B Skyline Village No. 37 Phase III, an addition to the City of Mesquite, Texas according to the plat recorded in Volume 97194, Page 2658 of said Deed Records; from said point a 1/2-inch iron rod bears South 38 degrees, 32 minutes, East, a distance of 0.4 feet;

THENCE, departing said south line of Windbell Circle, along the southwest line of said Lot 3, into and across said Lot 1, LP tract the following four (4) calls:

South 27 degrees, 48 minutes, 17 seconds East, a distance of 60.00 feet to a point for corner; said point being the beginning of a tangent curve to the left; from said point a 1/2-inch iron rod bears South 20 degrees, 23 minutes, West, a distance of 0.4 feet;

In a southeasterly direction along said curve to the left, having a central angle of 11 degrees, 29 minutes, 33 seconds, a radius of 280.17 feet, a chord bearing and distance of South 33 degrees, 33 minutes, 10 seconds East, 56.10 feet, an arc distance of 56.20 feet to a 1/2-inch iron rod found for corner at the end of said curve; said point being the beginning of a reverse curve to the right;

In a southeasterly direction along said curve to the right, having a central angle of 11 degrees, 29 minutes, 28 seconds, a radius of 220.17 feet, a chord bearing and distance of South 33 degrees, 33 minutes, 10 seconds East, 44.08 feet, an arc distance of 44.16 feet to a point for corner at the end of said curve;

South 27 degrees, 48 minutes, 17 seconds East, a distance of 62.01 feet to a point for corner; said point being the south corner of said Lot 3; from said point a 1/2-inch iron rod bears South 71 degrees, 27 minutes, East, a distance of 0.5 feet;

8.415 ACRES TRACT

(Continued)

THENCE, Continuing into and across the said Lot 1, the following three (3) calls:

South 74 degrees, 21 minutes, 48 seconds West, a distance of 295.67 feet to a point for corner;

North 26 degrees, 26 minutes, 08 seconds West, a distance of 354.41 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction along said curve to the left, having a central angle of 52 degrees, 20 minutes, 19 seconds, a radius of 395.00 feet, a chord bearing and distance of North 50 degrees, 50 minutes, 32 seconds West, 348.41 feet, an arc distance of 360.83 feet to a point for corner at the end of said curve; said point being on a non-tangent curve to the left; said point being in the east right-of-way line of Interstate Highway No. 635 (a variable width right-of-way) and the west line of said Lot 1;

THENCE, along the said east line of Interstate Highway No. 635, the said west line of Lot 3 the following two (2) calls:

In a northwesterly direction along said curve to the left, having a central angle of 03 degrees, 08 minutes, 44 seconds, a radius of 5,564.58 feet, a chord bearing and distance of North 03 degrees, 50 minutes, 55 seconds West, 305.45 feet, an arc distance of 305.49 feet to a point for corner at the end of said curve; from said point a 3-inch aluminum disk with "TEXAS HIGHWAY DEPARTMENT R.O.W.-NO." bears North 38 degrees, 32 minutes, East, a distance of 1.1 feet;

North 02 degrees, 16 minutes, 33 seconds West, a distance of 82.44 feet to a point for corner at the southwest corner of said Lot 1R-B,

THENCE, South 89 degrees, 08 minutes, 02 seconds East, departing the said west line of Interstate Highway No. 635 and along the south line of the said Lot 1R-B, a distance of 534.11 feet to the **POINT OF BEGINNING**;

CONTAINING, 8.415 acres or 366,554 square feet of land, more or less.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development Multifamily district (“PD-MF”) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts A-3 zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-MF district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the Multifamily (“A”) district as set out in the Mesquite Zoning Ordinance (MZO), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

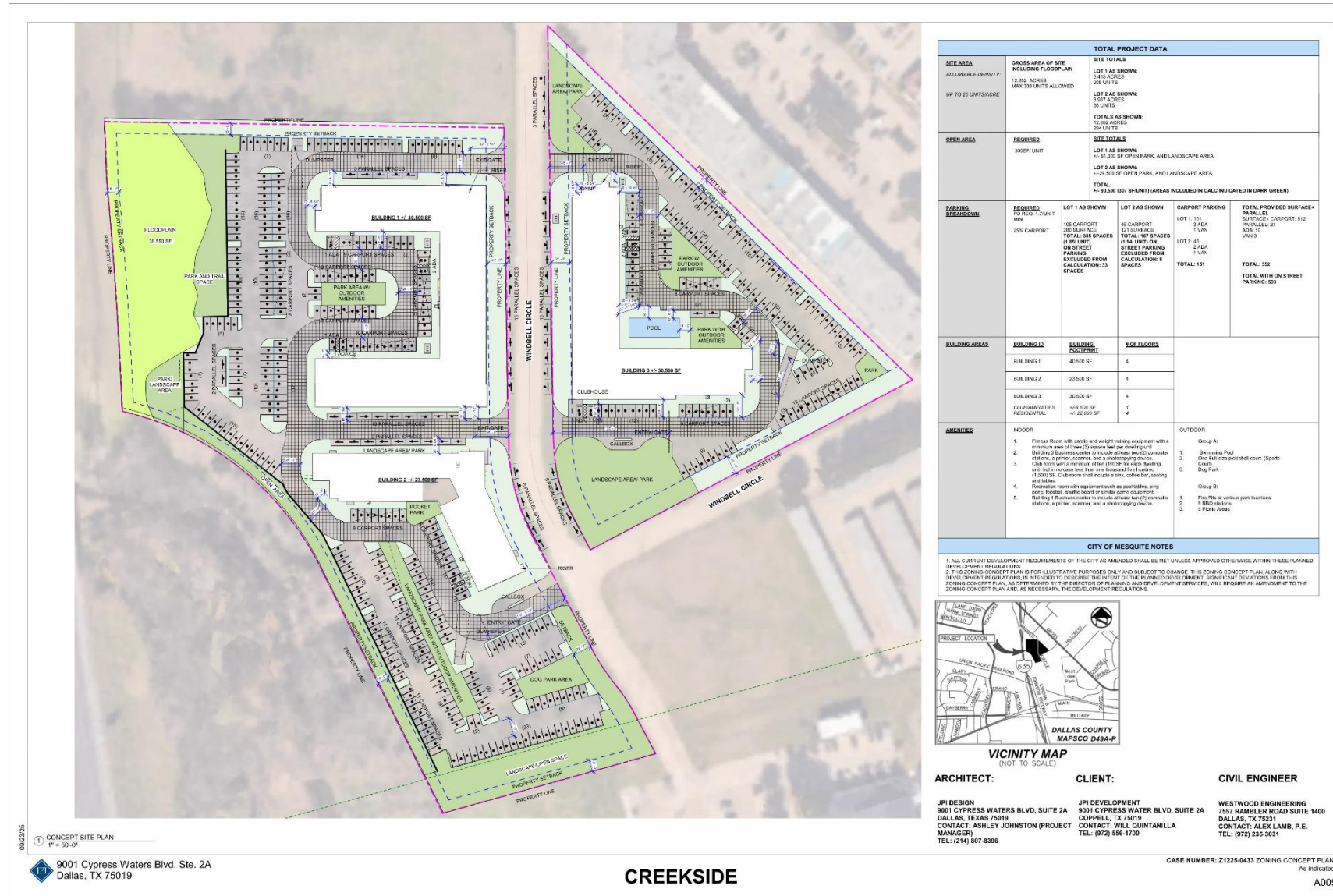
1. The permitted uses requiring a conditional use permit (“CUP”), as set out in the MZO, also require a CUP for the use to be permitted on the Property.

B. **Development Standards.** In addition to the requirements of the “A” base zoning district, the PD-MF is subject to the following.

1. The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan (such as building placement) may be permitted to comply with the Mesquite Engineering Design Manual, Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance. Modifications can include the following:
 - i. The placement of the buildings may be adjusted if they meet the required setbacks.
 - ii. The total number and cumulative gross area ~~size~~ of buildings within the PD limits may be reduced in height and square feet. An increase in the total number or cumulative gross area ~~size~~ of buildings is not permitted without amending the Concept Plan Exhibit C.
2. Setbacks and Building Height
 - i. The minimum front setback is 25 feet.
 - ii. The minimum exterior or interior side yard setback is 15 feet.
 - iii. The minimum rear yard setback is 15 feet.
 - iv. The maximum height for the apartment buildings is 4 stories.

3. Density, Dwelling Size, Unit Number, and Type shall comply with the following:
 - i. The maximum gross density is 25 units per gross acre of the overall PD acreage (12.352 acres).
 - ii. ~~280 dwelling units are permitted, consisting of the following:~~ The unit mix shall consist of the following when analyzed across the overall PD limits:
 1. Maximum number of efficiency units: Five (5) percent of the total number of dwelling units in the development.
 2. Minimum number of one-bedroom units: ~~Sixty~~ Twenty-five (25) percent of the total number of dwelling units in the development.
 3. Maximum number of units with two (2) bedrooms: ~~Thirty-five (35)~~ Fifty-five (55) percent of the total number of dwelling units.
 4. ~~Three or more bedrooms are not permitted.~~ Maximum number of units with three (3) bedrooms: Thirty-five (35) percent of the total number of dwelling units.
 5. Four or more bedrooms are not permitted.
 - iii. Each dwelling shall provide the Basic facilities as listed in Section 2- 501.E.5 of the MZO. Additionally, the interior hallway shall be accessed through a secure door or gate. The minimum size units are as follows:
 1. 500 square feet for efficiency units
 2. 600 square feet for one or more bedrooms
4. Parking and Stacking
 - i. Multifamily. The off-street parking requirements for the multifamily development within the PD-MF shall comply with the following.
 1. The minimum required parking ratio is 1.7 spaces per unit.
 2. Twenty-five (25) percent of the provided parking shall be covered.
 3. The minimum number of bicycle parking spaces shall be equal to 10% of the required auto spaces.

- ii. On-street parallel parking shall be allowed.
- 5. Open Space, Landscaping, and Screening
 - i. Open Space. The amount of open space for the PD-MF shall be provided as shown on the Concept Plan.
 - ii. Landscape.
 - 1. Multifamily. Landscaping shall comply with Section 1A-203.B. of the MZO except that the minimum width is 15’.
- 6. Indoor and Outdoor Amenities (Multifamily)
 - i. Indoor Amenities. The minimum number of indoor amenities required is five. The types of indoor amenities provided will be in accordance with Section 2-501 of the MZO.
 - ii. Outdoor Amenities. The minimum number of outdoor amenities required is six, three from Group A and three from Group B. The types of outdoor amenities provided will be in accordance with Section 2-501 of the MZO.
- 7. Multifamily Ownership and Management. The apartment buildings shown on the Concept Plan shall be owned and managed as a single development.





CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED
JAN 23 2026
PLANNING AND ZONING

LOCATION: 900 and 1000 Windbell Circle
DCAD ID: 381932700A0030000 and 381932700B0010000
FILE NUMBER: Z1225-0433
APPLICANT: JPI Development
REQUEST: Amend Planned Development – Multifamily, Ordinance No. 5110

The requested zoning change would amend Planned Development – Multifamily, Ordinance No. 5110, to allow a multifamily development with +/- 294 units with modified development standards. Additional information about the request and concept plan is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Skyline Village #37 Phase 3, Block B, Portion of Lot 1 and Skyline Village #37 Phase 3, Block A, Lot 3

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **January 26, 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, **February 16, 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) 216-6343 or glangford@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 **January 21st** to be included in the Planning and Zoning Commission packet and by 5 pm on **January 30th** 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: Z1225-0433
I am in favor of this request ☒
I am opposed to this request ☐
Name:(required) RICHARD D. SQUIRES
Address of 3825 MAPLE AVE SUITE 220
Noticed Property: 900 & 1000 WINDBELL CIRCLE
Owner Signature: [Signature] Date: 1-20-26

Reasons (optional): THIS IS A TERRIFIC USE OF THIS PROPERTY!

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



RECEIVED

JAN 23 2026

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
COURTESY NOTICE OF PUBLIC HEARING

LOCATION: 900 and 1000 Windbell Circle
DCAD ID: 381932700A0030000 and 381932700B0010000
FILE NUMBER: Z1225-0433
APPLICANT: JPI Development
REQUEST: Amend Planned Development – Multifamily, Ordinance No. 5110

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LEGAL DESCRIPTION

Skyline Village #37 Phase 3, Block B, Portion of Lot 1 and Skyline Village #37 Phase 3, Block A, Lot 3

PUBLIC HEARINGS

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The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 16, 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) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **January 30th** to be included in the Planning and Zoning Commission packet and by **January 21st**, to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to 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: Z1225-0433

More information is available at:

www.cityofmesquite.com/ZoningCases

Name:(required)

Address of

Noticed Property:

Owner Signature:

Richard D. Squires

900 & 1000 Windbell Circle

[Signature]

Date: 1-20-26

Comments:

This is a terrific use of this property!

Please respond by returning to:

PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137