

ORDINANCE NO. _____
File No. Z0426-0449

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE FOR A ZONING CHANGE TO AMEND PLANNED DEVELOPMENT – MULTIFAMILY (“PD-MULTIFAMILY”) ORDINANCE NO. 5116 TO MODIFY THE DEVELOPMENT STANDARDS AND THE CONCEPT PLAN FOR A 277-UNIT MULTIFAMILY DEVELOPMENT FOR THE PROPERTY LOCATED AT 21701 IH-635; 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 25.38 acres described in **EXHIBIT A**, attached hereto and incorporated herein by reference, and located at 21701 IH-635, Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is hereby amended for a zoning change to amend Planned Development – Multifamily (“PD-Multifamily”) Ordinance No. 5116 to modify the development standards and the concept plan for the Property as follows:

- 2.01. Exhibit B to Ordinance No. 5116 is hereby deleted and replaced with **EXHIBIT B – PLANNED DEVELOPMENT STANDARDS**, attached hereto and incorporated herein by reference.
- 2.02. Exhibit C to Ordinance No. 5116 is hereby deleted and replaced with **EXHIBIT C – CONCEPT PLAN**, attached hereto and incorporated herein by reference.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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 3rd day of August 2026.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

**Legal Description
21701 LBJ Freeway
Dominium Rodeo Center**

**EXHIBIT A
File No. Z0426-0449**

BEING a 25.3777 acre (1,105,452 square foot) tract of land situated in the McKinney & Williams Survey, Abstract No. 1031, Dallas County, Texas; being all of a called 25.38 acre tract of land described in Special Warranty Deed to Rodeo Center Development Ltd., recorded in Instrument Number 202100320354 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 5111" found at the most northerly northwest corner of said 25.38 acre tract, at the northeast corner of Lot 1, Block A, Mesquite Fire Station No. 4, an addition to the City of Mesquite, Dallas County, Texas recorded in Instrument Number 201900332393 of the Plat Records of Dallas County, Texas, and in the south line of Lot 1R, Block A, The Living Gospel, an addition to the City of Mesquite, Dallas County, Texas recorded in Instrument Number 202100146022 of said Plat Records;

THENCE North 89°30'36" East, with the most northerly line of said 25.38 acre tract and the south line of said The Living Gospel addition, a distance of 564.53 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the northeast corner of said 25.38 acre tract, the southeast corner of said The Living Gospel addition, in the southwest right-of-way line of Interstate Highway 635 (a variable width right-of-way), and in the southwest line of a called 11.541 acre tract of land described in Deed to the State of Texas, recorded in Volume 571, Page 1152 of the Deed Records of Dallas County, Texas;

THENCE South 22°35'55" East, with the northeast line of said 25.38 acre tract, said southwest right-of-way line of Interstate Highway 635, and said southwest line of the 11.541 acre tract, a distance of 903.63 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the most northerly southeast corner of said 25.38 acre tract, and at the northeast corner of Lot 1R, Block 1, Orr Addition, an addition to the City of Mesquite, Dallas County, Texas recorded in Instrument Number 202200179872 of said Plat Records;

THENCE South 88°53'45" West, with the most northerly south line of said 25.38 acre tract and the north line of said Orr Addition, passing a 1/2-inch iron rod (disturbed) found at a distance of 324.85 feet, and continuing for a total distance of 325.65 feet to a point for corner at the northwest corner of said Orr Addition, and at an interior corner of said 25.38 acre tract;

THENCE South 00°12'34" East, with the east line of said 25.38 acre tract, and with the west line of said Orr Addition, passing a 1/2-inch iron rod with cap stamped "B&D SURVEYING" at a distance of a 330.16 feet, and continuing for a total distance of 340.19 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the most southerly southeast corner of said 25.38 acre tract, and in the north right-of-way line of New Market Road (a variable width right-of-way);

THENCE South 89°03'06" West, with the south line of said 25.38 acre tract and said north right-of-way line of New Market Road, a distance of 907.21 feet to a mag nail set at the southeast corner of a called 0.0011 acre tract of land described in Special Warranty Deed to the City of Mesquite, recorded in Volume 95111, Page 1964 of said Deed Records;

THENCE North 45°59'24" West, with the northeast line of said 0.0011 acre tract and said north right-of-way line of New Market Road, a distance of 14.15 feet to a 5/8-inch iron rod with "KHA"

**Legal Description
21701 LBJ Freeway
Dominium Rodeo Center**

cap set in the most westerly line of said 25.38 acre tract and at the intersection of the north right-of-way line of said New Market Road with the east right-of-way line of Rodeo Center Boulevard (a variable width right-of-way);

THENCE with said east right-of-way line of Rodeo Center Boulevard and said west line of the 25.38 acre tract, the following four (4) calls:

North 01°00'31" West, a distance of 375.49 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING";

North 04°42'07" East, a distance of 201.17 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING";

North 01°00'31" West, a distance of 99.65 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING";

North 06°43'09" West, a distance of 178.80 feet to a 1/2-inch iron rod found with cap stamped "CBG SURVEYING" at the most southerly northwest corner of said 25.38 acre tract and at the southwest corner of said Mesquite Fire Station No. 4 addition;

THENCE North 89°30'36" East, with the south line of said Mesquite Fire Station No. 4 addition, a distance of 347.76 feet to a 5/8-inch iron rod with cap stamped "RPLS 5111" found for the southeast corner of said Mesquite Fire Station No. 4 addition;

THENCE North 00°53'58" West, with the east line of said Mesquite Fire Station No. 4 addition, a distance of 325.00 feet to the **POINT OF BEGINNING** and containing 1,105,452 square feet or 25.3777 acres of land, more or less.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS Z0426-0449

This Planned Development Multifamily (“**PD-MF**”) district must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the A-1 zoning district as the base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C, and the standards as identified below, which apply to this PD-MF district. Where these regulations conflict with or overlap with another ordinance, this PD ordinance will control. In the event of a conflict between the PD conditions herein, and Exhibit C, the PD conditions control.

A. **Permitted Land Uses.** The Uses in the PD-MF are limited to those permitted in the Multifamily (“**A**”) district, as amended, and subject to the following.

1. Any land use requiring a Conditional Use Permit (“**CUP**”) in the A zoning district, as amended, is only allowed if a CUP is issued for the use.
2. Any land use prohibited in the A zoning district, as amended, is also prohibited.

B. **Development Standards.** Development is subject to the A-1 based zoning district, except as provided in this article below:

1. The site plan shall be consistent with the Concept Plan as shown in Exhibit C and shall comply with the applicable development regulations in the MZO and Mesquite Code of Ordinances. Deviations from the Concept Plan 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.
2. The maximum number of stories is two.
3. A minimum of 25% of the required trees in MZO Section 1A-202.A.2 must be placed between the building and the front or exterior side property lines.
4. Parking: 2 spaces per unit
5. The maximum number of residential units allowed is 277. All units may be three- or four-bedroom units, provided that no more than 50% of the total number of units are four-bedroom.
6. Access to the dwelling units is not required from an interior hallway.

7. Carport columns shall be painted to match and be complementary to the primary residential building color scheme.
8. The site area with the 20 foot sanitary sewer easement that falls outside the floodplain contributes toward the minimum open space requirements.
9. Pervious grass areas at the back of townhome-style residential units contribute to the minimum on-site usable open space requirement, irrespective of the minimum dimensional requirements of MZO Section 2-501 H.1.
10. In addition to the amenities listed in MZO Section 2-501 H.2, the following amenities count toward the minimum outdoor amenity requirement of Group A: dog parks; Group B: cornhole or similar yard game.
11. In addition to the amenities listed in MZO Section 2-501 I., the following amenities count toward the minimum indoor amenity requirement: Yoga room, and a support services room (as defined below).
 - i. Support Service Room is defined as an interior room or suite within a multifamily development, accessible to residents, that is designed and used to provide on-site supportive services to residents, including but not limited to social services coordination, health and wellness screening, case management, educational or job-training programming, or similar resident support programming. A support service room does not include leasing or management offices, maintenance or custodial space, mechanical or utility rooms, storage areas, or corridors and lobbies not otherwise designed for programmed use.
12. The Director shall have the authority to determine whether a proposed room or space qualifies as a support service room and shall likewise determine whether other proposed outdoor and indoor amenities satisfy the multifamily amenity requirements of this ordinance.
13. Security fencing and gates are not required but are permitted per MZO Section 2-501 G.2.
14. Security. Key vehicular access points and parking areas, common building access points, stairwells, trash enclosures, and amenity areas will be illuminated and will have operational video surveillance. Lighting shall be shielded, downward facing.

15. Exposed mechanical units visible from a public street shall be screened with either 1) a solid wood fence with planting shrubs or ornamental grasses, or 2) a living screen consisting of a combination of shrubs, or ornamental or evergreen trees and ornamental grasses.
16. All fencing shall be maintained in a like-new manner, meaning any portion of fencing showing signs of deterioration, broken or missing panels, or that creates a safety hazard, shall be replaced.
17. A 6-ft wrought iron fence shall be installed along the northern property line adjacent the lot known as Lot 1R, Block A, The Living Gospel.

© 2025 Smith Gee Studio, LLC. # 25049.00

SITE DATA		PROP. LOT 1, BLOCK A	
Existing Zoning		PD-MF	
Proposed Zoning		PD-MF	
Proposed Use		MF Residential	
Lot Area: Gross Area		25.38 Acres (1,105,452 sf)	
Buildings		No. Units	Bldg. Area (min.)
Type			
Clubhouse		1	7,350 sf
3 Bedroom Townhome		127	1,250 sf
3 Bedroom Flat		12	950 sf
4 Bedroom Townhome		124	1,480 sf
4 Bedroom Flat		14	1,350 sf
Total:		277	379,920 sf
Maximum Height (Stories)		2 Stories in 30 feet	
Lot Coverage		50.0%	
Density		10.9 units/ Acres	
Parking Required		Sp./Unit	Spaces
3 Bedroom Units = 139 Units		2.0	278
4 Bedroom Units = 138 Units		2.0	276
Total:			554
Parking Provided		Spaces	
Standard Spaces		277	
Covered Spaces		277 (50%)	
Total:		554	
Total Impervious Surface		590,645 sq.ft.	
Total Pervious Surface			
Usable Open Space		115,200 sq.ft.	
Drainage Area		197,700 sq.ft.	
Landscape Area		334,800 sq.ft.	
Setbacks		105,528 sq.ft.	
Total:		753,228 sq.ft.	
Required Open Space		400 sf x 277 units = 110,800 sq.ft.	
Proposed Open Space		115,200 sq.ft.	



Vicinity Map



EXHIBIT C - CONCEPT PLAN

Indoor Amenities Required	
Total number of units	277
Amenities for first 50 units	2
Amenities per each additional 75 units	227 additional units /75 = 4
Total Required:	6
Indoor Amenities Provided	
Clubroom	1
Business Center	1
Fitness Room	1
Indoor Play Area	1
Resident Services Room	1
Yoga Room	1
Shuffleboard Table	1
Total Provided:	7
Outdoor Amenities Required	
Total number of units	277
Amenities for first 50 units	4
Amenities per each additional 75 units	227 additional units /75 = 8
Group A:	6
Group B:	6
Total Required:	12
Outdoor Amenities Provided	
Group A - Swimming Pool	1
Group A - Play Ground	2
Group A - Dog Park	2
Group A - Amazon Hub	1
Group A - Enhanced School Bus Stop	1
Subtotal Group A:	7
Group B - Outdoor Cooking Facilities	2
Group B - Picnic Area	2
Group B - Cornhole / Yard Game	2
Subtotal Group B:	6
Total Provided:	13

