

**FILE NUMBER:** Z0525-0400  
**REQUEST FOR:** Planned Development – Multifamily with modified development standards  
**CASE MANAGER:** Ti'Ara Clark

### **PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, November 10, 2025  
City Council: Monday, December 1, 2025

### **GENERAL INFORMATION**

Applicant: Dr. Shailesh Vora  
Requested Action: PD-MF to PD-MF with modified development standards  
Location: 4741 N Galloway Avenue

### **PLANNING AND ZONING ACTION**

Decision: On November 10, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 7-0 with Exhibits A-C as presented.

### **SITE BACKGROUND**

Platting: Faulkner Corners 2, Tract 2  
Size: 1.62 Acres / 70,450 sq. ft.  
Zoning: PD-MF – Multifamily Residential (Ord. 4344)  
Future Land Use: High Density Residential  
Zoning History: 1954: Annexed and zoned Residential  
1982: Rezoned to PD – Multifamily Residential (Ord. 1797)  
2014: Rezoned to PD – Multifamily Residential (Ord. 4344)

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>EXISTING LAND USE</b></u>
<b>NORTH:</b>	PD-Multifamily Residential (1797)	Multifamily
<b>SOUTH:</b>	PD-Multifamily Residential (1797)	Multifamily
<b>EAST:</b>	PD-Multifamily Residential (1797)	Multifamily
<b>WEST:</b>	IH 635 Frontage	Interstate Highway

## **CASE SUMMARY**

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The applicant is requesting a zoning change to allow a proposed three-story multifamily residential development on a 1.6-acre site. The project includes three buildings, each with 12 units, for a total of 36. The existing Planned Development (Ord. No. 4344), which was adopted in 2014, currently limits the site's density to 12 dwelling units per acre. However, a new state law (SB 840, adopted in 2025) now allows up to 36 units per acre without City approval. The applicant is proposing 25 units per acre, which is allowed under the new law. The zoning change is being requested only to modify one development standard regarding parking setbacks.

The proposed development will include 18 one-bedroom units and 18 two-bedroom units. Each unit will be equipped with a refrigerator, washer, and dryer hookups, microwave, oven, range, and dishwasher. The one-bedroom units will have an average size of 814 square feet, while the two-bedroom units will be approximately 1,032 square feet. A total of 64 parking spaces will be provided, exceeding the required one space per dwelling unit as established by SB 840. The proposed site plan meets all building setback, building separation, and fire lane requirements.

According to the Mesquite Zoning Ordinance (MZO), a multifamily development of this size is required to provide 14,400 square feet of open space. The proposal exceeds this requirement by providing 27,000 square feet of open space, which includes two on-site amenities—a sports court and a grilling pavilion. A six-foot-tall security/privacy fence will be installed along the southeast, northwest, and northeast property lines. All parking areas, common areas, and building entrances will have appropriate lighting and video surveillance.

The applicant is seeking a modification to allow the placement of parking spaces within the front-yard setback. The MZO prohibits parking within the front yard setback; however, due to the lot's irregular shape, the proposed design requires parking in this area to meet the minimum parking requirement. The front setback for the property is along IH-635, where there is no service road, and TxDOT has installed a noise wall providing limited visibility to the property.

As required by the MZO, the applicant obtained and submitted a School Impact Analysis from the Mesquite ISD demographer. The report estimates that the proposed 36-unit development will generate approximately 14 students within Mesquite ISD—seven elementary, three middle, and four high school students. A copy of the School Impact Analysis and concept plan has been provided to Mesquite ISD.

## **MESQUITE COMPREHENSIVE PLAN**

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The *Mesquite Comprehensive Plan* designates this area as the High Density Residential on the Future Land Use Map (see attachment 4). The vision of this designation is reflective of multifamily 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 proposed zoning change is consistent with the Future Land Use Designation.

## MESQUITE ZONING ORDINANCE

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### SECTION 5-311(N): REVIEW CRITERIA FOR PLANNED DEVELOPMENT

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 public health, safety, and welfare by encouraging infill development compatible with the surrounding area. The proposal promotes safety measures by providing lighting, video surveillance, and a six-foot security fence. It also provides new housing opportunities that align with the City's goals.

2. The consistency of the proposed amendment with the Comprehensive Plan and any other adopted land use policies.

**STAFF COMMENTS:** The proposed PD is consistent with the Comprehensive Plan, which plans for infill multifamily development and expanding housing options in this area of the City.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

**STAFF COMMENTS:** The project supports the City Council's strategic goals of developing policies and PD districts that promote well-designed residential neighborhoods with a mixture of housing options and amenities.

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

**STAFF COMMENTS:** The proposed PD will not create zoning nonconformities, as the site is currently undeveloped and will comply with the new PD standards and the Mesquite Zoning Ordinance.

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

**STAFF COMMENTS:** The proposed PD is compatible with surrounding development, as the property abuts other multifamily uses and is located near major highways.

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

**STAFF COMMENTS:** The proposed PD is consistent with current development trends favoring higher-density residential projects in this area.

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 property's current zoning limits its redevelopment potential; the proposed PD better reflects the site's size, location, and infrastructure capacity.

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:** Adequate public facilities and services are available to support the development, and the project's school impact can be accommodated within existing Mesquite ISD capacity.

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:** Multifamily developments with more than 25 units are required to have a PD zoning district. The proposed PD will comply with the standard multifamily requirements in Section 2-501 with the exception of the parking setback.

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 project incorporates a layout that responds to site constraints while complying with City's development standards with exception to parking location.

11. Any other legally sufficient standard under Texas law.

**STAFF COMMENTS:** No staff comments.

## **CONCLUSIONS**

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### **ANALYSIS**

The proposed PD to allow a multifamily development is consistent with the *Mesquite Comprehensive Plan* and meets the review criteria in Section 5-311(N.).

### **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 suggest that the proposed PD ordinance include the following exhibits.

1. Exhibit A – Legal Description
2. Exhibit B – Development Standards
3. Exhibit C – Concept Plan

Alternatively, based on the information provided at the public hearing, the P&Z may:

1. Recommend approval of the request with additional stipulations.
2. Deny the request.

### **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of November 17, 2025, Staff have not received any returned property owner notices for the request.

### **ATTACHMENTS**

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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
9. Exhibit C – Concept Plan

### Legend

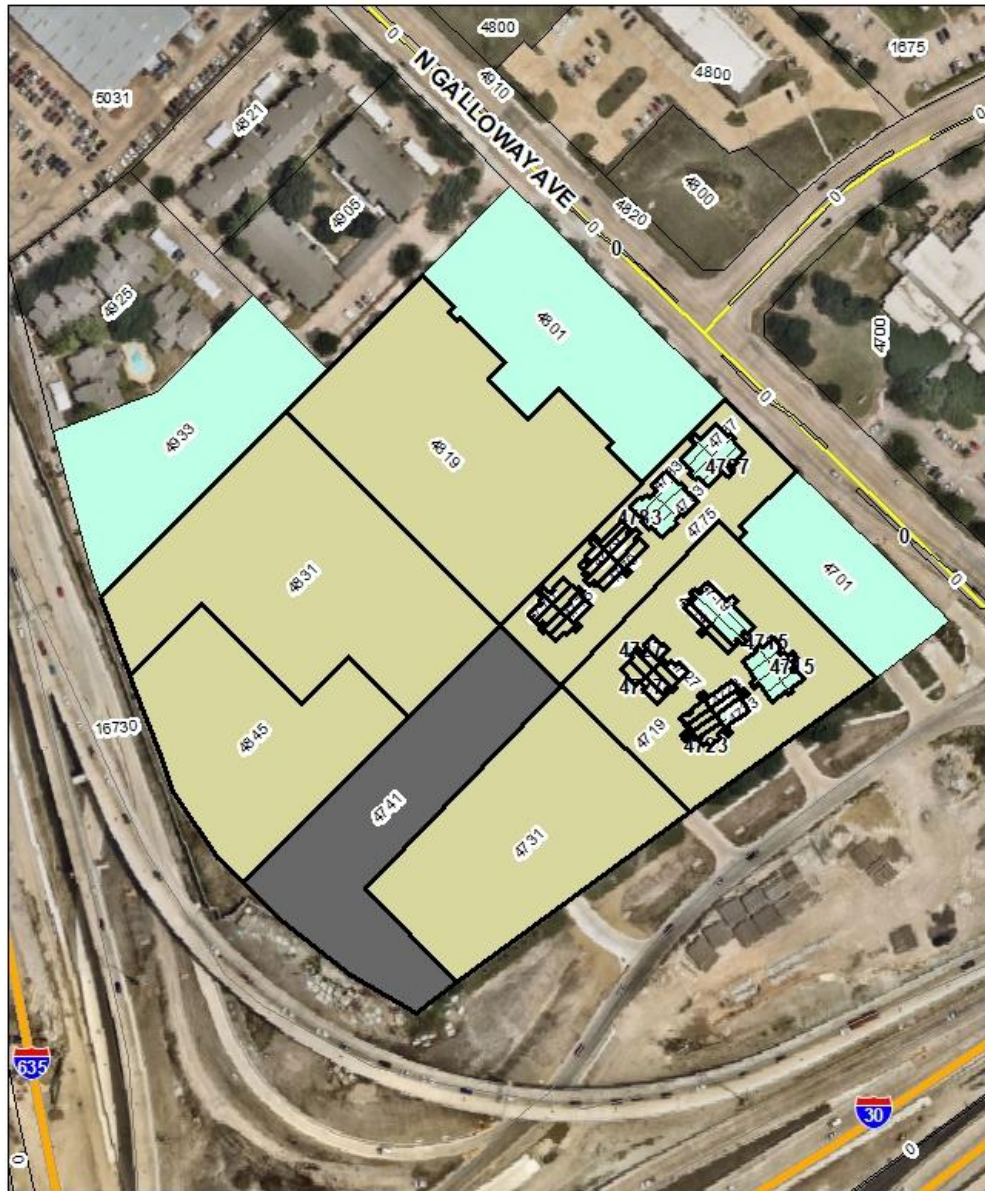


## Required Notices



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

## Notification Map



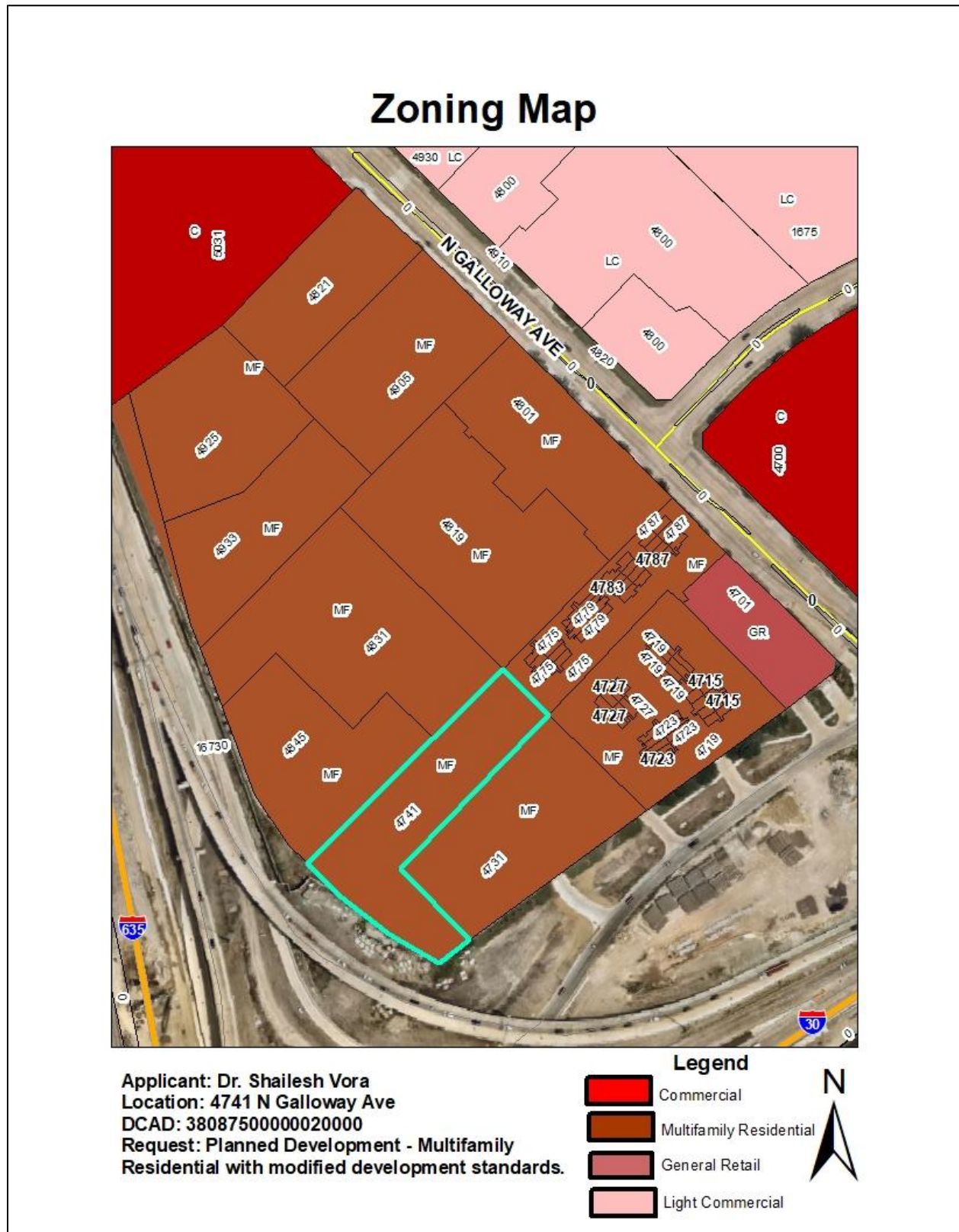
Applicant: Dr. Shailesh Vora  
Location: 4741 N Galloway Ave  
DCAD: 38087500000020000  
Request: Planned Development - Multifamily  
Residential with modified development standards.

### Legend

- Required Notices
- Subject Property
- Courtesy Notices

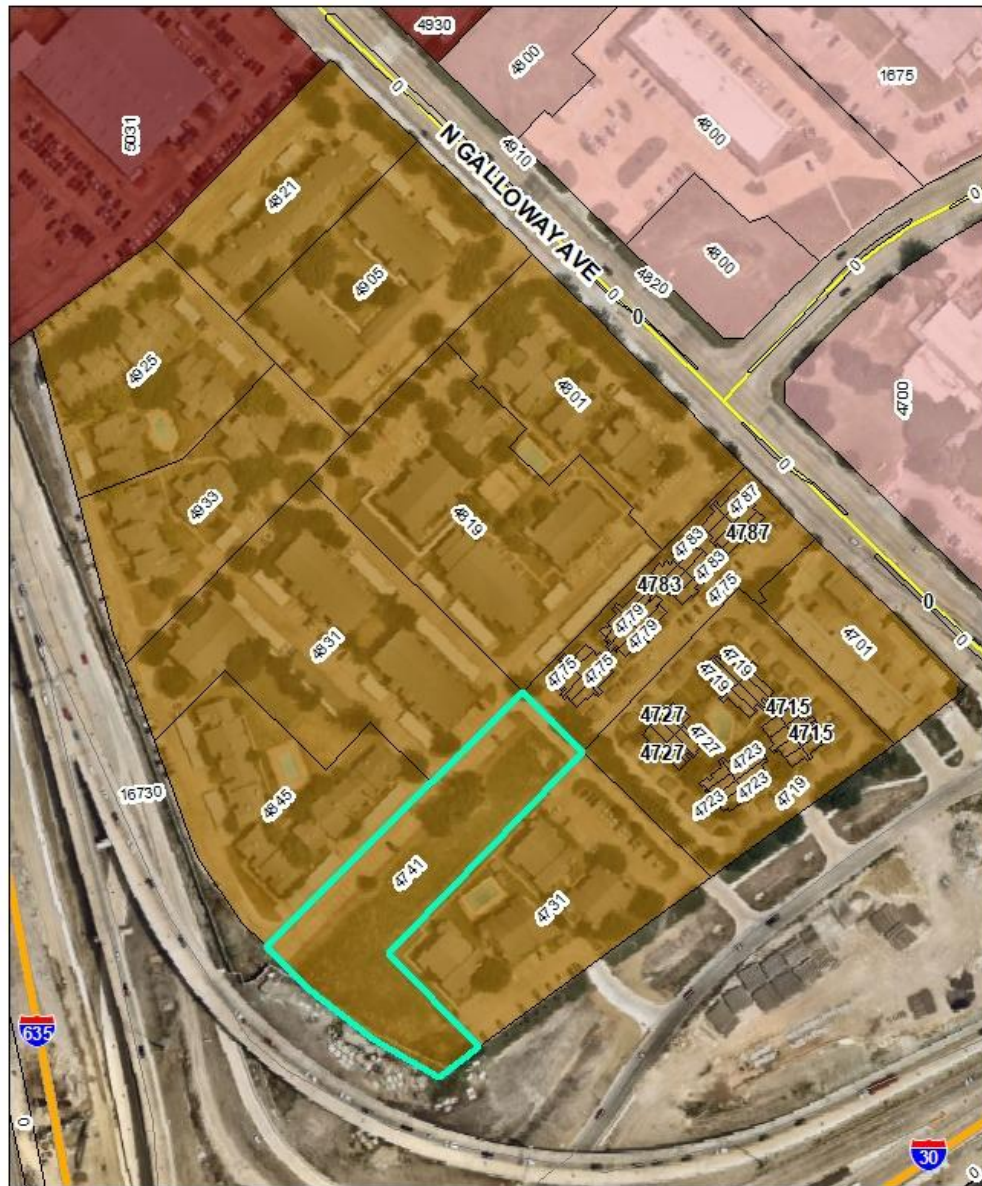


ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – FUTURE LAND USE MAP

## Future Land Use Map



Applicant: Dr. Shailesh Vora  
Location: 4741 N Galloway Ave  
DCAD: 38087500000020000  
Request: Planned Development - Multifamily  
Residential with modified development standards.

### Legend

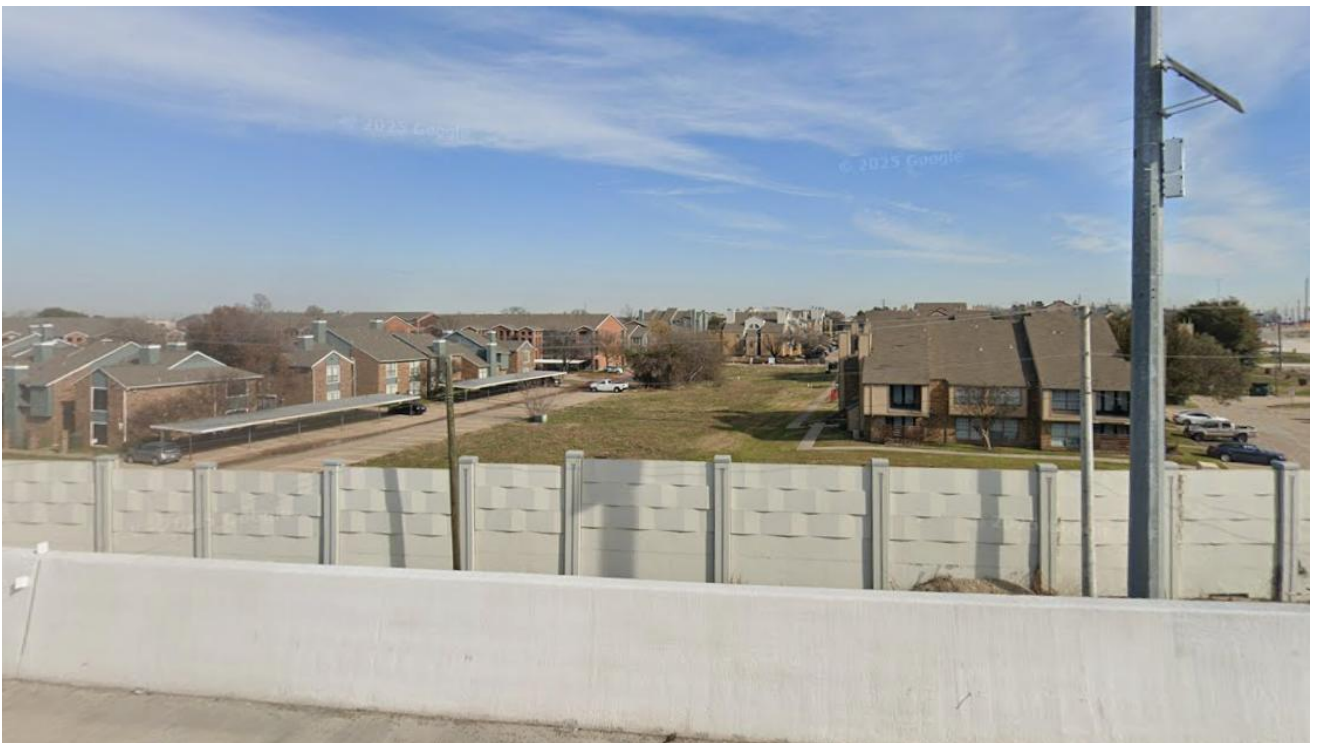
- High Density Residential
- Commercial
- Office



**ATTACHMENT 5 – SITE PHOTOS**



Facing west from the adjacent property.



Facing east from IH-635 north bound ramp.

Dear Respected Committed Member, PNZ Committee, Respected Mayor Mesquite, and Respected Councilman Mesquite,

Dr. Shailesh Vora intends to build 3 buildings, each of 3 stories and 12 residential units at 4141 North Galloway Avenue - Intersection of I35 and 635.

Dr. Vora has experience of building nice quality hotels, restaurants, and upscale homes, including Hampton Inn and Suites, Hilton Garden Inn, Comfort Suites, Candlewood Suites, and other branded high quality hotels over the last 25 years. He has also built restaurants such as Panera, Starbucks, and Olive Garden.

Here in Mesquite, we rebuilt fire lanes as required by the city and worked very well with the city officers. We got our work done very promptly.

Our current multifamily zoning allows 12 units per acre. However, in the past, 24 units per acre was allowed in the area. We request the PNZ committee and councilman to build 24 units per acre to provide a good number of units for the convenience of Mesquite residents.

We intend to provide nice, modern 1 and 2 bedroom units with a home office to meet today's work environment. Each unit will have high quality kitchen appliances and counter, flooring and bathroom appliances. Each unit will be spacious.

The complex will meet all of the safety codes by the fire department, and meet all of the city codes. It will have amenities such as a court for sports, gazebo, and others as required by city codes.

We will work with the city officials and make them aware of our development.

Akshar 15 LLC  
Dr. Shailesh Vora



City of Mesquite  
Planned Development  
Packet

Please print legibly. This application can also be completed online at the [Civic Access portal](#).

**Application Checklist**

- ☐ Completed Application      ☐ Statement of Intent and Purpose      ☐ Zoning Exhibits A, B, & C  
☐ Owner Authorization (page 6)      ☐ Application Fee\* (\$1,500 + \$15 per acre)

*\*An additional fee may apply if a change to the Comprehensive Plan is required.*

**Property Information**

General Location: 4741 N Galloway (I 30/630 intersection)  
Physical Address: 4741 N Galloway City, State: Mesquite, Texas  
Zip Code: \_\_\_\_\_  
Platted: ☐ Yes ☐ No (If yes, fill in the information below. If not platted, a metes and bounds description must be submitted)  
Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

**Applicant Information** – The person filling out the application

First Name: Shailesh Last Name: Vora  
Phone Number: 870-918-7399 Email Address: drshaileshvora@gmail.com  
Company Name: Akshar 15 LLC

**Property Owner(s) Information** – The owner of the property listed as physical address

Same as Applicant: ☐ Yes ☐ No (If no, fill in the information below)  
First Name: Shailesh Last Name: Vora  
Phone Number: 870-918-7399 Email Address: drshaileshvora@gmail.com  
Mailing Address: 2508 Sam School Road City, State: Southlake, TX  
(If different from physical address)  
Zip Code: 76092

## Requested Action

Existing district classification: (Select all that apply)

### Residential Zoning Districts

- ☐ AG – Agricultural      ☐ R-1 – Single Family    ☐ R-1A – Single Family    ☐ R-2 – Single Family  
☐ R-2A – Single Family    ☐ R-3 – Single Family    ☐ D – Duplex    ☐ Multifamily (less than 25 units)  
☐ Traditional Neighborhood Mixed Residential (TNMR)  
☐ Other: \_\_\_\_\_

### Non-Residential Zoning Districts

- ☐ O – Office                      ☐ GR – General Retail      ☐ LC – Light Commercial    ☐ MU – Mixed Use  
☐ CB – Central Business    ☐ SS – Service Station      ☐ C – Commercial            ☐ I – Industrial  
☐ CV – Civic  
☐ Other: \_\_\_\_\_

### Amending Planned Development

Ordinance Number(s): \_\_\_\_\_

Change district classification to: (Select all that apply)

### Planned Development Residential Zoning Districts (Base Zoning)

- ☐ AG – Agricultural    ☐ R-1 Single Family    ☐ R-1A Single Family    ☐ R-2 Single Family  
☐ R-2A Single Family    ☐ R-3 Single Family    ☐ D – Duplex    ☐ Multifamily (less than 25 dwelling units)  
☐ Multifamily (more than 25 dwelling units)    ☐ Attached Dwellings (3-plex/4-plex)  
☐ Zero Lot Line Dwelling    ☐ Townhouse Dwellings    ☐ Attached Dwellings (3-plex/4-plex)  
☐ Patio Home                      ☐ Mobile Home Parks    ☐ Traditional Neighborhood Mixed Residential (TNMR)  
☐ Other: \_\_\_\_\_

### Planned Development Non-Residential Zoning Districts (Base Zoning)

- ☐ O – Office                      ☐ GR – General Retail      ☐ LC – Light Commercial    ☐ MU – Mixed Use  
☐ CB – Central Business    ☐ SS – Service Station      ☐ C – Commercial            ☐ I – Industrial  
☐ CV – Civic  
☐ Other: \_\_\_\_\_

April 2020

CONTINUE TO NEXT PAGE

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P.O. Box 850137 • Mesquite, Texas 75185-0137 • [www.cityofmesquite.com](http://www.cityofmesquite.com)

Describe the proposed planned development and the purpose of the request using the space below. The following should be included:

1. Description of proposed uses.
2. Existing and proposed zoning and land use.
3. If the property is currently developed, list all active businesses on the property with a brief description of each.
4. Potential residential density if proposed zoning for residential districts.
5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan.

\*You may use separate or additional sheets\*

Land: 1.6 acres

Current zone: multifamily

Total units allowed: 19

We request total units: 36

3 buildings, each of 3 stories with 12 units

50% 1 bedroom

50% 2 bedrooms

We will meet ALL requirements by city

We will meet city requirements for fire lane and amenities as well

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## OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 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 taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Planned Development Application.

"Dr. Vora"

Property Owner: Shailesh Vora Phone Number: 870-918-7399

Address: 2508 Sam School Road

870-918-7399 Email Address: drshaileshvora@gmail.com

Signature: SCVora

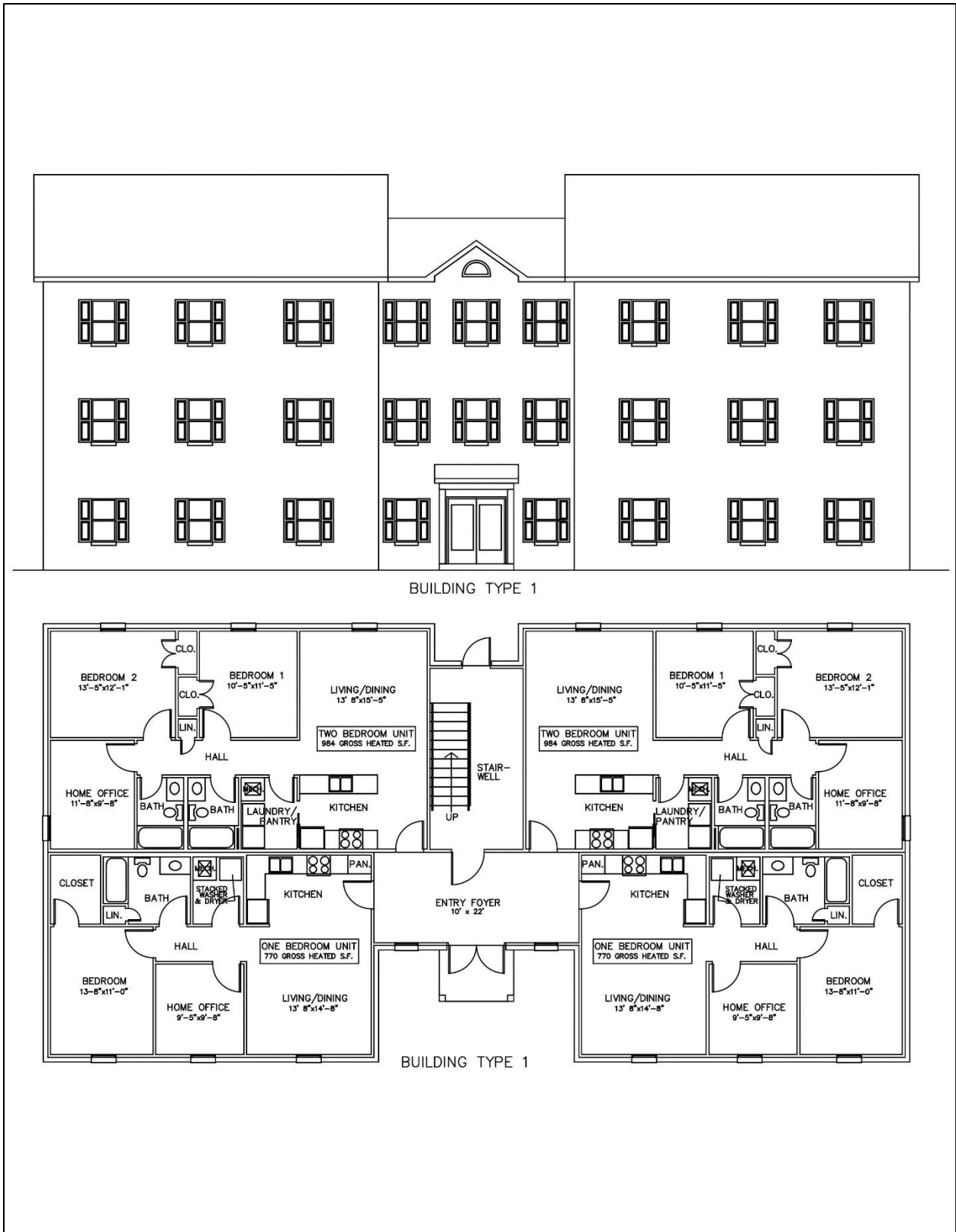
Each property owner must complete a separate authorization form

April 2020

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October 17, 2025

Dr. Shailesh Vora  
Akshar 15, LLC  
2508 Sam School Road  
Southlake, Texas 76092

**RE: 4741 N. Galloway Apartments - Mesquite ISD Student Impact Report**

Dear Dr. Vora,

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 offers rental assistance, or if the complex has an age-restriction. Our understanding is that Akshar 15, LLC is planning a 3-story, apartment development located in the City of Mesquite at 4741 North Galloway Avenue. The subject property lies within the Florence Elementary, Vanston Middle School, and North Mesquite High School attendance zones. Furthermore, SDS understands that the proposed development will not be income restricted and will consist of 36 total units that are an equal mix of 1 and 2-bedrooms.

SDS performed a review of apartment developments within MISD during the 2024/25 school year. Overall, apartments in the district produced an average of 0.37 enrolled students per unit. The proposed 4741 N. Galloway development will be located in the north central portion of Mesquite ISD. In this area of the district, many of the existing apartments are market rate with no rental assistance and produce an average yield near the district average. SDS expects that 4741 N. Galloway will produce a similar yield of MISD students at 0.38 students per unit.

Table 1 shows the range of projected student yields from the proposed units at the 4741 N. Galloway Apartments.

**Table 1: Projected MISD Student Yields**

Unit Type	Total Proposed Units	Typical Student Yield	Total MISD Students at Build-out	Elementary Students (PK-5 <sup>th</sup> )	Middle School Students (6 <sup>th</sup> -8 <sup>th</sup> )	High School Students (9 <sup>th</sup> - 12 <sup>th</sup> )
3 Story Apartments	36	0.38	14	7	3	4

16980 Dallas Parkway, Suite 101    Dallas, Texas 75248    972-381-1400 x5  
[www.schooldistrictstrategies.com](http://www.schooldistrictstrategies.com)



School District Strategies

### *Summary and Conclusion*

School District Strategies estimates that Akshar 15 LLC's proposed 36-unit apartment development at 4741 N. Galloway in the City of Mesquite will produce approximately 14 Mesquite ISD students at full occupancy. The breakdown by attendance level is expected to be 7 elementary, 3 middle, and 4 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*

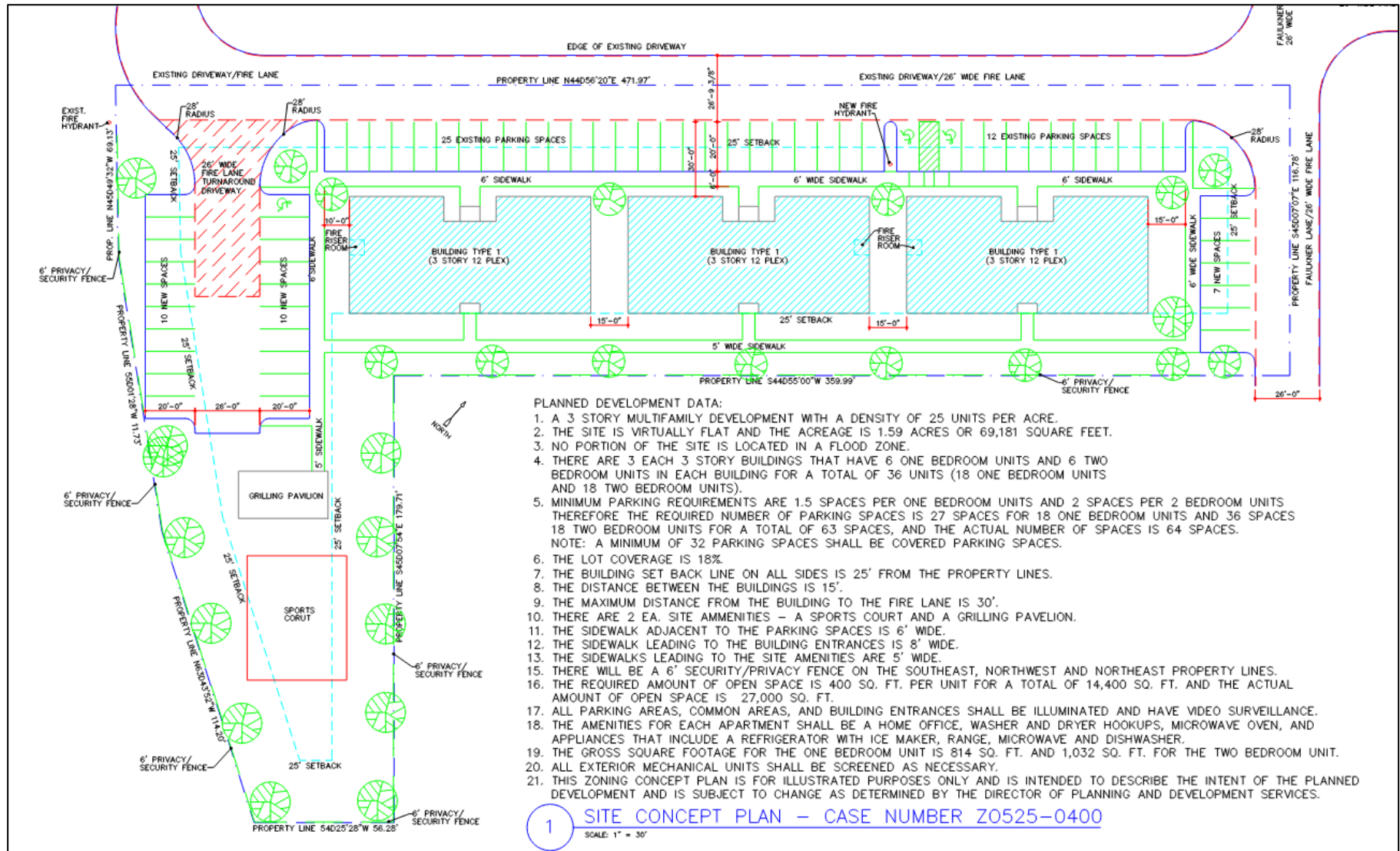
Although School District Strategies (SDS) has used commercially reasonable efforts to obtain information from sources it believes to be reliable and accurate, SDS does not guarantee the accuracy or completeness of such information. Information presented in this report represents SDS's estimates as of 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.

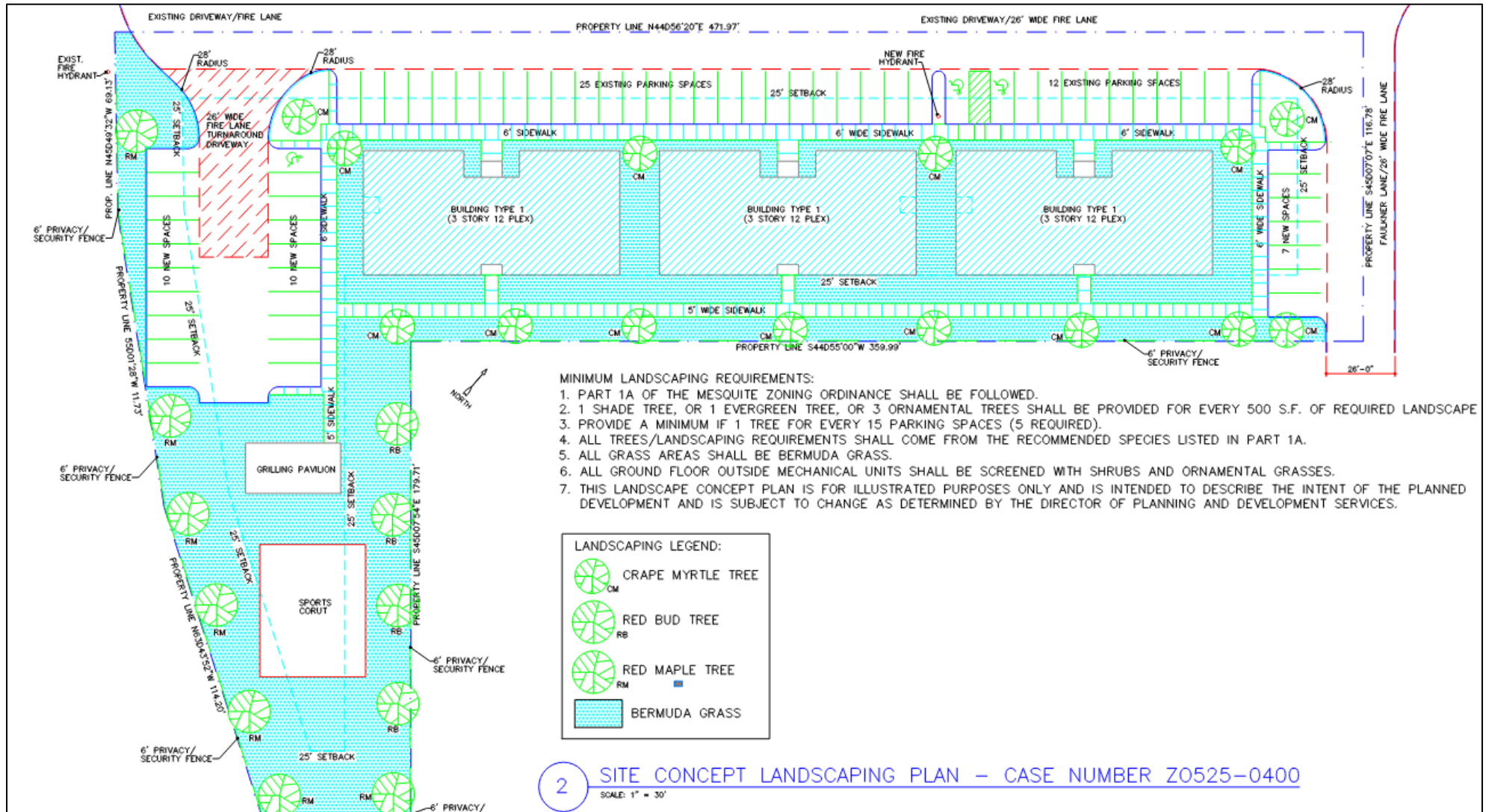
The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation 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.

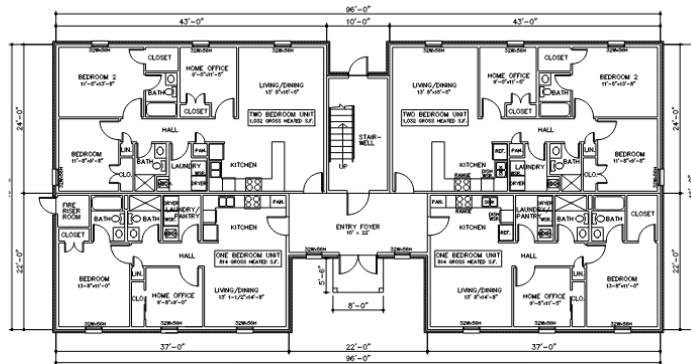
16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5

[www.schooldistrictstrategies.com](http://www.schooldistrictstrategies.com)

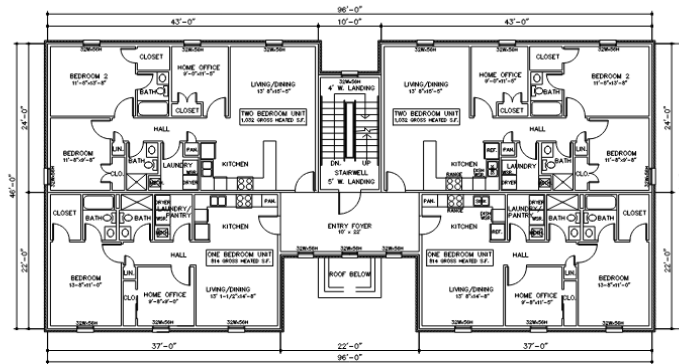
## ATTACHMENT 6 – APPLICATION MATERIALS



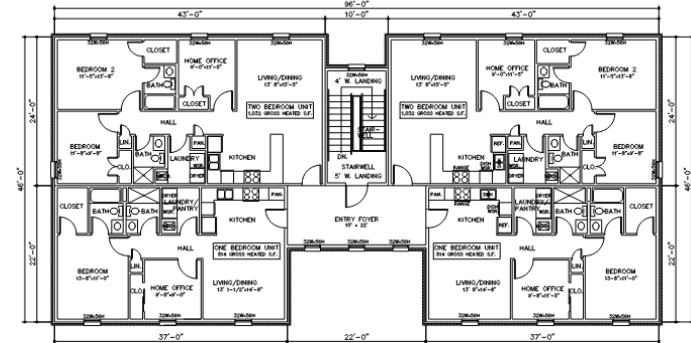




1 FIRST FLOOR CONCEPT FLOOR PLAN – CASE NUMBER Z0525-0400  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR CONCEPT FLOOR PLAN – CASE NUMBER Z0525-0400  
SCALE: 1/8" = 1'-0"



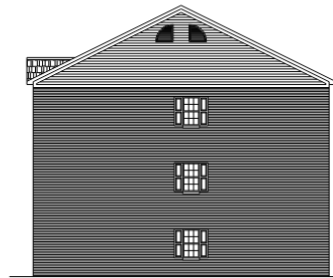
3 THIRD FLOOR CONCEPT FLOOR PLAN – CASE NUMBER Z0525-0400  
SCALE: 1/8" = 1'-0"



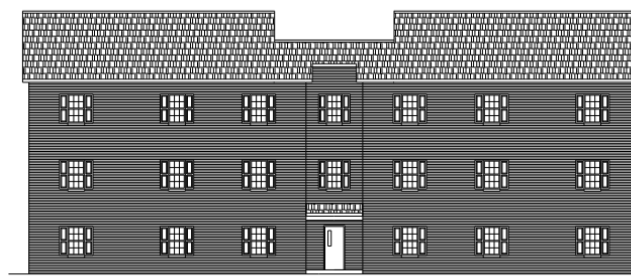
4 CONCEPT FRONT ELEVATION – CASE NUMBER Z0525-0400  
SCALE: 1/8" = 1'-0"



6 CONCEPT LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"  
(CASE NUMBER Z0525-0400)



6 CONCEPT RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"  
(CASE NUMBER Z0525-0400)



5 CONCEPT REAR ELEVATION – CASE NUMBER Z0525-0400  
SCALE: 1/8" = 1'-0"

**TWIN RIVERS ARCHITECTURE, P.A.**  
511 SOUTH SEVENTH ST. ARKADDELLPHIA, AR 71923  
TEL: 870.246.3500 E-MAIL: tr@tradr.com WEBSITE: www.tradr.com

A NEW PLANNED MULTIFAMILY DEVELOPMENT  
LOCATED AT 4741 GALLOWAY AVE., MESQUITE, TEXAS

DATE	BY	REVISION
10-1-2010	TR	1.00
10-1-2010	TR	1.01
10-1-2010	TR	1.02
10-1-2010	TR	1.03
10-1-2010	TR	1.04
10-1-2010	TR	1.05
10-1-2010	TR	1.06
10-1-2010	TR	1.07
10-1-2010	TR	1.08
10-1-2010	TR	1.09
10-1-2010	TR	1.10
10-1-2010	TR	1.11
10-1-2010	TR	1.12
10-1-2010	TR	1.13
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10-1-2010	TR	1.15
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10-1-2010	TR	1.24
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10-1-2010	TR	1.26
10-1-2010	TR	1.27
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10-1-2010	TR	1.32
10-1-2010	TR	1.33
10-1-2010	TR	1.34
10-1-2010	TR	1.35
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10-1-2010	TR	1.60
10-1-2010	TR	1.61
10-1-2010	TR	1.62
10-1-2010	TR	1.63
10-1-2010	TR	1.64
10-1-2010	TR	1.65
10-1-2010	TR	1.66
10-1-2010	TR	1.67
10-1-2010	TR	1.68
10-1-2010	TR	1.69
10-1-2010	TR	1.70
10-1-2010	TR	1.71
10-1-2010	TR	1.72
10-1-2010	TR	1.73
10-1-2010	TR	1.74
10-1-2010	TR	1.75
10-1-2010	TR	1.76
10-1-2010	TR	1.77
10-1-2010	TR	1.78
10-1-2010	TR	1.79
10-1-2010	TR	1.80
10-1-2010	TR	1.81
10-1-2010	TR	1.82
10-1-2010	TR	1.83
10-1-2010	TR	1.84
10-1-2010	TR	1.85
10-1-2010	TR	1.86
10-1-2010	TR	1.87
10-1-2010	TR	1.88
10-1-2010	TR	1.89
10-1-2010	TR	1.90
10-1-2010	TR	1.91
10-1-2010	TR	1.92
10-1-2010	TR	1.93
10-1-2010	TR	1.94
10-1-2010	TR	1.95
10-1-2010	TR	1.96
10-1-2010	TR	1.97
10-1-2010	TR	1.98
10-1-2010	TR	1.99
10-1-2010	TR	2.00

BCP

**LEGAL DESCRIPTION**

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE THEOPHALS SURVEY, ABSTRACT NO. 1461, IN THE CITY OF Mesquite, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF FAULKNER CORNERS NO. 2, AN ADDITION TO THE THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83007, PAGE 2365 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF A TRACT OF LAND CONVEYED TO ASHIQ A. KANJI BY DEED RECORDED IN VOLUME 94116, PAGE 03046 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARITY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO COWGIRL RODEO, LP BY DEED RECORDED IN VOLUME 2005171, PAGE 7923, DEED RECORDS, DALLAS COUNTY, TEXAS ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, U.S. HIGHWAY NO. 67, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 54 DEGREES 25 MINUTES 28 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 56.28 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30, WITH THE NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635;

THENCE NORTH 63 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG SAID NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635, A DISTANCE OF 114.20 FEET TO A POINT FOR CORNER;

THENCE NORTH 55 DEGREES 01 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635, A DISTANCE OF 111.73 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEGREES 49 MINUTES 32 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE OF INTERSTATE HIGHWAY NO. 635, A DISTANCE OF 69.13 FEET TO A POINT FOR CORNER ON THE SOUTHEAST LINE OF LOT 3A AND LOT 3B, BLOCK 1 OF FAULKNER CORNERS, NO. 1, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94143, PAGE 3979 OF DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 56 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHEAST LINE OF LOT 3A AND LOT 3B, BLOCK 1 OF FAULKNER CORNERS, NO. 1, A DISTANCE OF 471.97 FEET TO AN "X" FOUND AT THE WEST CORNER OF FAULKNER CORNERS, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84024, PAGE 1446 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 07 MINUTES 07 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID FAULKNER CORNERS, NO. 1, A DISTANCE OF 116.78 FEET TO AN "X" FOUND AT THE NORTH CORNER OF AFOREMENTIONED COWGIRL RODEO, LP TRACT;

THENCE SOUTH 44 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID COWGIRL RODEO, LP TRACT, A DISTANCE OF 359.99 FEET TO A 5/8 INCH IRON ROD FOUND AT WEST CORNER OF SAID COWGIRL RODEO, LP TRACT;

THENCE SOUTH 45 DEGREES 07 MINUTES 54 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID COWGIRL RODEO, LP TRACT, A DISTANCE OF 179.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 69,181 SQUARE FEET OR 1.59 ACRES OF LAND.

## EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development - Multifamily (“**PD-MF**”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts the base zoning districts is A-3 Multifamily (“**MF**”) District base district standards and the standards identified below along with the Concept Plan attached hereto and incorporated herein as **Exhibit C**, which apply to this PD-SF district. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

A. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the A-zoning district as set out in MZO, Section 2-203 (Residential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 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.** In addition to the requirements of the MZO, Section 2-501 (Multifamily residential development standards), the Planned Development is subject to the following:

- 1) Site Plan. 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 ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications may include the following:
  - i. Placement of the buildings, provided that the required setbacks are met.
- 2) Dwelling Number and Type.
  - i. 36 dwelling units are permitted, consisting of the following:
    1. Number of one-bedroom units: 18
    2. Number of two-bedroom units: 18

3) Parking

- i. Parking in the front setback is permitted as shown on the Concept Plan.

