

ORDINANCE NO. 5092
File No. Z1023-0329

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REPEALING ORDINANCE NO. 1434 IN ITS ENTIRETY AND AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT ORDINANCE NO. 1434 TO PLANNED DEVELOPMENT – GENERAL RETAIL ON PROPERTY LOCATED AT 1412 SOUTH BELT LINE ROAD TO ALLOW ELEMENTARY, SECONDARY SCHOOLS (SIC CODE 821) AND CHILD DAY CARE SERVICES (SIC CODE 825) SUBJECT TO THE DEVELOPMENT STANDARDS AND THE CONCEPT PLAN; 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 is approximately 3.428 acres, platted as Spring Creek Replat, Block 3, Lot 18 R, and described in Exhibit A, attached hereto and incorporated herein by reference, and located at 1412 South Belt Line Road, City of Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. Ordinance No. 1434, approved by Council on June 19, 1978, is hereby repealed.

SECTION 3. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Planned Development Ordinance No. 1434 to Planned Development – General Retail to allow Elementary, Secondary Schools (SIC Code 821) and Child Day Care Services (SIC Code 825) subject to the Development Standards and the Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed, including but not limited to Ordinance No. 1434; otherwise, they shall remain in full force and effect.

Zoning / Repealing Ord No. 1434 / File No. Z1023-0329 / PD Ord No. 1434 to PD-GR

January 16, 2024

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SECTION 5. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 6. Should any word, sentence, clause, paragraph, or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 7. Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

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

SECTION 9. This Ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 16th day of January 2024.

DocuSigned by:

Daniel Aleman Jr.

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Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

DocuSigned by:

Sonja Land

C2518095973F46A...

Sonja Land
City Secretary

DocuSigned by:

David Paschall

666E18891208434...

David L. Paschall
City Attorney

EXHIBIT A – FILE NO. Z1023-0329 LEGAL DESCRIPTION

Commercial Account #381985000318R0000

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#) [Building Footprint](#) [History](#)

Location (Current 2024)

Address: 1412 S BELT LINE RD
Market Area: 0
Mapsc0: 60-A (DALLAS)

[DCAD Property Map](#)

[View Photo](#)

[Electronic Documents \(ENS\)](#)



[Print Homestead Exemption Form](#)

Owner (Current 2024)

SSS EDUCATION FOUNDATION
 1412 S BELTLINE RD
 MESQUITE, TEXAS 751490000

Multi-Owner (Current 2024)

Owner Name	Ownership %
SSS EDUCATION FOUNDATION	100%

Legal Desc (Current 2024)

- 1: SPRING CREEK REP
 - 2: BLK 3 LOT 18R ACS 3.428
 - 3:
 - 4: INT202200250063 DD09192022 CO-DC
 - 5: 1985000318R00 3CM19850003
- Deed Transfer Date:** 9/20/2022

Value

2023 Certified Values	
Improvement:	N/A
Land:	+ N/A
Market Value:	= N/A
Revaluation Year:	N/A
Previous Revaluation Year:	N/A

EXHIBIT B – FILE NO. Z1023-0329 DEVELOPMENT STANDARDS

This Planned Development Commercial (PD-GR) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts GR 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-GR district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the General Retail (“GR”) 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. In addition, the following uses are allowed.
 - a. 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. The following uses are permitted on the Property:

SIC Code:

821: Elementary, Secondary Schools

825: Child Day Care Services

EXHIBIT C – FILE NO. Z1023-0329 CONCEPT PLAN

