

ORDINANCE NO. 5093  
File No. Z1023-0328

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY PROVIDING A COMPREHENSIVE PLAN AMENDMENT FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – COMMERCIAL – GATEWAY WITHIN THE MESQUITE ARENA/RODEO ENTERTAINMENT OVERLAY DISTRICT (“MARE”) TO PLANNED DEVELOPMENT – MULTIFAMILY – GATEWAY WITHIN THE MARE TO ALLOW A MULTIFAMILY DEVELOPMENT WITH MODIFICATIONS AND SUBJECT TO THE PLANNED DEVELOPMENT STANDARDS AND THE CONCEPT PLAN ON PROPERTY LOCATED AT 410 RODEO CENTER BOULEVARD; 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 6.383 acres and described in Exhibit A, attached hereto and incorporated herein by reference, and located at 410 Rodeo Center Boulevard, Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is hereby amended by changing the Property’s future land use designation from Commercial to High Density Residential.

SECTION 3. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Planned Development – Commercial-Gateway within the Mesquite Arena/Rodeo Entertainment Overlay District (“**MARE**”) to Planned Development – Multifamily-Gateway within the MARE to allow a multifamily development with modifications and subject to the Planned Development Standards and the Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

Zoning / File No. Z1023-0328 / Amending Mesquite Comprehensive Plan from Commercial to High Density Residential / Amending MZO from PD Commercial – Gateway (MARE) to PD-Multifamily-Gateway (MARE)

February 5, 2024

Page 2 of 2

SECTION 4. 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 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 5th day of February 2024.

DocuSigned by:  
*Daniel Aleman Jr.*  
D999585317D142B...  
\_\_\_\_\_  
Daniel Alemán, Jr.  
Mayor

ATTEST:

DocuSigned by:  
*Sonja Land*  
C2518095973F46A...  
\_\_\_\_\_  
Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

DocuSigned by:  
*David Paschall*  
666E18891208434...  
\_\_\_\_\_  
David L. Paschall  
City Attorney

File No. Z1023-0328

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING a tract of land situated in the MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1031, City of Mesquite, Dallas County, Texas and being all of the same tract of land as described in deed to Lehmbert Singh, recorded in Instrument No. 20080102083, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "2609" found for corner, said iron rod being situated in the East right-of-way line of Rodeo Center Drive (variable width right-of-way) and also being the Southwest corner of Lot 1, Block 1, Numo Addition #3, an addition to the City of Mesquite, Dallas County, Texas, recorded in Instrument No. 201800093519, O.P.R.D.C.T.;

THENCE North 89 deg 34 min 33 sec East, departing said East right-of-way line and along the South line of said Lot 1, Block 1, a distance of 309.72 feet to a point for corner from which a 1/2" iron rod with yellow plastic cap stamped "2609" found bears North 47 deg 32 min 00 sec West, a distance of 0.83 feet, said point being situated in the Westerly right-of-way line of Interstate Highway 635 (variable width right-of-way);

THENCE South 15 deg 18 min 59 sec East, departing the South line of said Lot 1 and along said Westerly right-of-way line, a distance of 480.86 feet to a 3/4" iron rod, in concrete, found for corner;

THENCE South 22 deg 44 min 46 sec East, continuing along said Westerly right-of-way line, a distance of 239.62 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Northeast corner of a tract of land as described in deed to Emanuel and Valerie Rohan, recorded in Volume 87044, Page 1476, Deed Records, Dallas County, Texas;

THENCE South 89 deg 20 min 20 sec West, departing the Westerly right-of-way line of said Interstate Highway 635 and along the North line of said Emanuel and Valerie Rohan tract, a distance of 520.50 feet to a 1/2" iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the East right-of-way line of said Rodeo Center Boulevard;

THENCE North 00 deg 44 min 30 sec West, departing the North line of said Emanuel and Valerie Rohan tract and along said East right-of-way line, a distance of 688.53 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 6.383 acres or 278,031 square feet of land, more or less.

## EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development Multifamily-Gateway (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 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.

1. **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.
  - 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. In addition to any signage permitted through the Mesquite Sign Ordinance, one gateway sign may be permitted under Section 13-73(i) of the Mesquite City Code.
2. **Development Standards.** In addition to the requirements of the A base zoning district, the Planned Development is subject to the following.
  - a. 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 in order to comply with the Mesquite Engineering Design Manual and adopted Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.
  - b. Density, Dwelling Unit Number and Type
    - i. The maximum gross density is 35 units per acre.
    - ii. 220 dwelling units are permitted, consisting of the following:
      1. Maximum number of efficiency units: Twenty (20) percent of total number of dwelling units in the development.
      2. Minimum number of one-bedroom units: Forty (40) percent of total number of dwelling units in the development.
      3. Maximum number of units with three (3) or more bedrooms: Five (5) percent of the total number of dwelling units.

- 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.

c. Parking

- i. Off-street parking may be located between the building and a public street, as shown on Exhibit C.
- ii. The parking ratio shall be at a minimum of 1.5 parking spaces per unit. Covered parking shall be provided in accordance with Section 2-501.K. of the MZO.
- iii. If parallel or head in parking is approved by the City, then Parallel or head in parking along adjacent ROW or Fire lanes shall count towards Off-street parking requirements for the property.

d. Open Space and Landscaping

- i. A minimum of 15% of the property shall consist of open space. Open Space may consist of any pervious areas including landscape reserves, landscape islands, publicly accessible detention/drainage facilities, natural open space areas including floodplain, landscape areas and setbacks, courtyards, amenity center areas, pool and patio areas, and public or private parks and plazas.
- ii. A minimum of 15% of the property shall be landscaped in accordance with Section 1A-200 of the MZO.

e. Indoor and Outdoor Amenities

- i. Indoor and outdoor amenities shall be provided in accordance with Section 2-501 of the MZO. Parcel Pickup Location/Amazon Lockers Valet Trash Service, Yoga Studio, and Coffee Bar may count towards meeting the indoor amenities requirement. Playgrounds, Dog Park, Jogging/Walking Trail, Community Garden may count towards meeting the outdoor amenities requirement.

## EXHIBIT C – FILE NO. Z1023-0329 CONCEPT PLAN



MICHAEL F. TWICHELL, L.P.  
ARCHITECTS - PLANNING  
INTERIORS  
3621 OAK LAWN AVENUE,  
SUITE 201  
DALLAS, TEXAS 75219  
OFFICE: 214.521.1000

4 - STORY  
(220 UNITS)

PARKING:  
220 x 1.5 = 330 reqd.  
332 spaces prov.

### CONCEPT PLAN

SCALE: 1" = 40'-0"

No.	Date	Description

PROJECT NO.  
SHEET

C-1