

ORDINANCE NO. 5230  
File No. Z1225-0433

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. 5110 TO MODIFY THE DEVELOPMENT STANDARDS AND THE CONCEPT PLAN FOR THE PROPERTY LOCATED AT 900 AND 1000 WINDBELL CIRCLE; 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 two tracts totaling approximately 12.352 acres described in Exhibit A – Legal Description to Planned Development Ordinance No. 5110 incorporated herein by reference, and located at 900 and 1000 Windbell Circle, 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. 5110 to modify the development standards and the concept plan for the Property as follows:

- 2.01. Exhibit B to Ordinance No. 5110 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. 5110 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

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February 16, 2026

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**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 16th day of February 2026.

Signed by:

*Daniel Alemán, Jr.*  
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Daniel Alemán, Jr.  
Mayor

ATTEST:

DocuSigned by:

*Sonja Land*  
C2518095973F46A...

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Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

*David L. Paschall*  
666E18891208434...

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David L. Paschall  
City Attorney

**EXHIBIT A – LEGAL DESCRIPTION**

**File No. Z1225-0433**

**See Ordinance No. 5110**

**Exhibit B – Development Standards**  
**Z1225-0433**

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 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 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 of buildings within the PD limits may be reduced in height and square feet. An increase in the total number or cumulative gross area 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. 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: Twenty-five (25) percent of the total number of dwelling units in the development.
    3. Maximum number of units with two (2) bedrooms: Fifty-five (55) percent of the total number of dwelling units.
    4. 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.

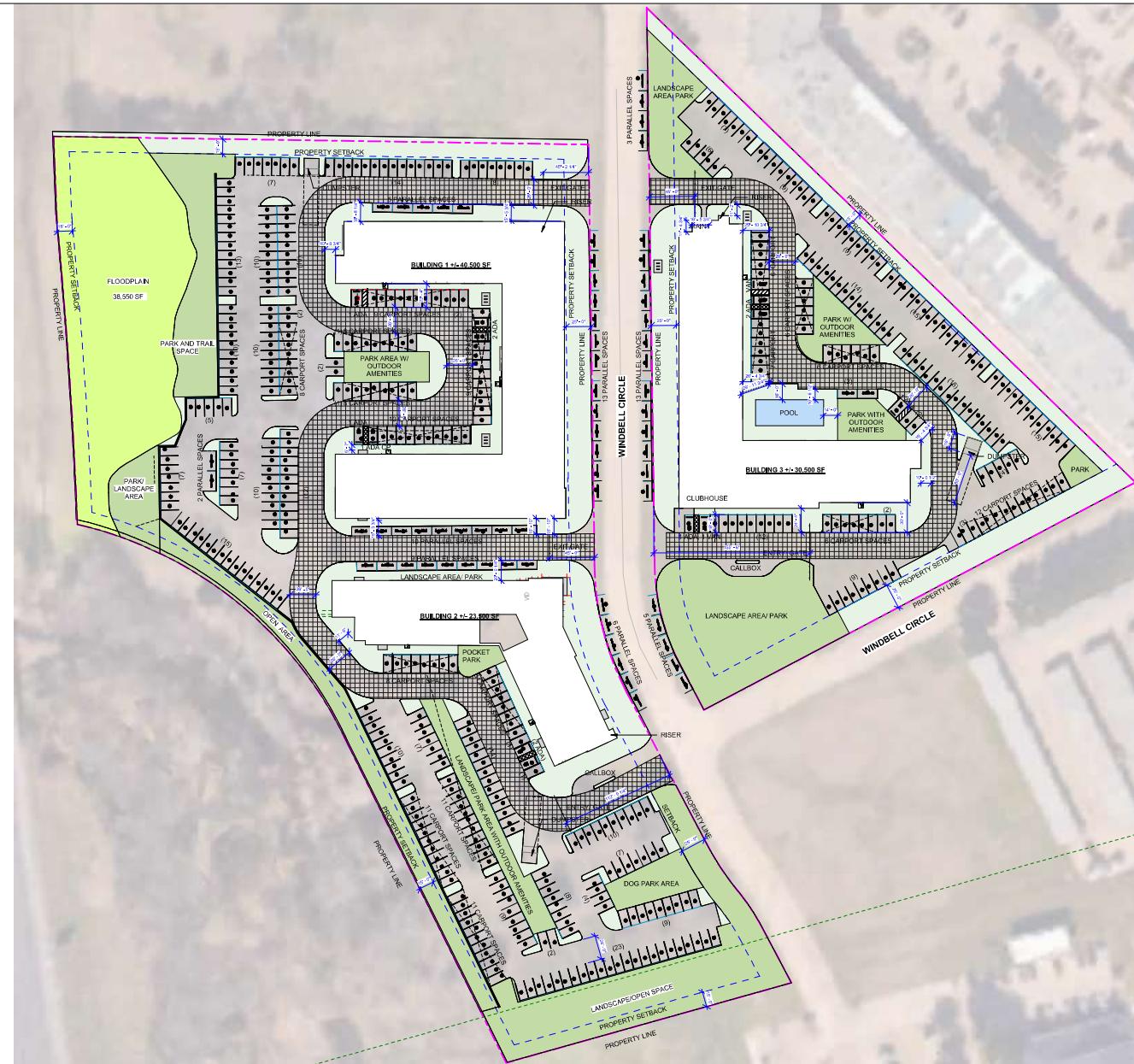
5. Open Space, Landscaping, and Screening

- 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'.

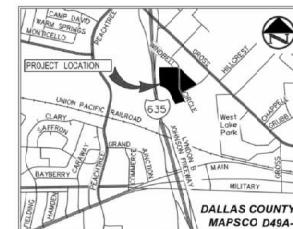
6. Indoor and Outdoor Amenities (Multifamily)

- 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.



TOTAL PROJECT DATA									
SITE AREA	GROSS AREA OF SITE INCLUDING FLOODPLAIN	SITE TOTALS							
ALLOWABLE DENSITY: UP TO 25 UNITS/ACRE	13.352 ACRES MAX 308 UNITS ALLOWED	<b>LOT 1 AS SHOWN:</b> 8.415 ACRES 206 UNITS  <b>LOT 2 AS SHOWN:</b> 3.674 ACRES 96 UNITS  <b>TOTALS AS SHOWN:</b> 12.352 ACRES 294 UNITS							
OPEN AREA	REQUIRED	SITE TOTALS							
	300SF/UNIT	<b>LOT 1 AS SHOWN:</b> ~1/61,000 SF OPEN PARK, AND LANDSCAPE AREA  <b>LOT 2 AS SHOWN:</b> ~1/29,500 SF OPEN PARK, AND LANDSCAPE AREA  <b>TOTAL:</b> ~1/90,500 (307 SF/UNIT) (AREAS INCLUDED IN CALC INDICATED IN DARK GREEN)							
PASSING BREAKDOWN	REQUIRED PER BLDG. 170 UNIT MIN. 25% CARPORT	LOT 1 AS SHOWN	LOT 2 AS SHOWN	CARPORT PARKING	TOTAL PROVIDED SURFACE PARALLEL SURFACE+ CARPORT: 512 PARALLEL: 27 ADA: 10 VAN: 3  TOTAL: 552  TOTAL WITH ON STREET PARKING: 933				
		105 CARPORT 280 SURFACE TOTAL: 385 SPACES 15.5% EXCLUDED ON STREET PARKING EXCLUDED FROM CALCULATION: 33 SPACES	46 CARPORT 121 SURFACE TOTAL: 167 SPACES 15.5% EXCLUDED ON STREET PARKING EXCLUDED FROM CALCULATION: 8 SPACES	LOT 1: 101 3 ADA 1 VAN  LOT 2: 43 2 ADA 1 VAN  TOTAL: 151					
BUILDING AREAS	BUILDING ID	BUILDING EQUIPMENT	# OF FLOORS						
	BUILDING 1	40,500 SF	4						
	BUILDING 2	23,500 SF	4						
	BUILDING 3	30,500 SF CLUB/AMENITIES RESIDENTIAL +48,500 SF +42,200 SF	4 1 4						
AMENITIES	INDOOR								
	1. Fitness Room with cardio and weight training equipment with a minimum area of three (3) square feet per development unit 2. Building 3 Business center to include at least two (2) computer stations, a printer, scanner, and a photocopying device 3. Club room with a minimum of ten (10) SF for each dwelling unit, but in no case less than one thousand five hundred (1,500) SF. Club room shall include a sink, a bar, seating and tables. 4. Recreational room with a minimum of two (2) pool tables, ping pong, pool table, shuffle board or similar game equipment 5. Building 1 Business center to include at least two (2) computer stations, a printer, scanner, and a photocopying device								
OUTDOOR									
		Group A: 1. Swimming Pool 2. One full-size pickleball court, (Sports Court) 3. Dog Park							
		Group B: 1. Fire Pits at various park locations 2. BBQ stations 3. Picnic Areas							
CITY OF MESQUITE NOTES									
1. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT REGULATIONS.									
2. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS WELL AS ANY PLANNED DEVELOPMENT, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.									



**VICINITY MAP**  
(NOT TO SCALE)

ARCHITECT

#### CLIENT

CIVIL ENGINEER

JPI DESIGN  
9001 CYPRESS WATERS E  
DALLAS, TEXAS 75019  
CONTACT: ASHLEY JOHN  
MANAGER)

2A JPI DEVELOPMENT  
9001 CYPRESS WATER BLVD, SUITE 2  
COPPELL, TX 75019  
ECT CONTACT: WILL QUINTANILLA  
TEL: (972) 556-1700

A WESTWOOD ENGINEERING  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231  
CONTACT: ALEX LAMB, P.E.  
TEL: (972) 235-3031