

ORDINANCE NO. 5267
File No. Z0526-0452

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM R-3 SINGLE FAMILY RESIDENTIAL TO R-3 SINGLE FAMILY RESIDENTIAL WITH A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY DWELLING UNIT WITH MODIFICATIONS TO REDUCE THE MINIMUM LOT SIZE REQUIREMENT FROM 21,780 SQUARE FEET TO 7,800 SQUARE FEET ON THE PROPERTY LOCATED AT 1303 BUENA VISTA STREET SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING FOR 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 described as being approximately 0.18 acres, platted as Northridge Estates 1, Block 18, Lot 36, and located at 1303 Buena Vista Street (northeast corner of Buena Vista Street and Lee Street) in the City of Mesquite, Dallas County, Texas (the “Property”).

SECTION 2. The Mesquite Zoning Ordinance (“MZO”) is amended by approving a change of zoning for the Property from R-3 Single Family Residential to R-3 Single Family Residential with a Conditional Use Permit (“CUP”) to allow an accessory dwelling unit (“ADU”) with modifications to reduce the minimum lot size requirement from 21,780 square feet to 7,800 square feet subject to the following stipulations:

- 2.01. The required off-street parking is provided in full, consistent with the adopted ADU parking standards in MZO, Section 2.603 (Permitted modifications—Specific structures), N. (Accessory Dwelling Units), by providing off-street parking access from Buena Vista Street, subject to approval by the City Engineer.
- 2.02. Building permits are obtained for the garage conversion and any associated site improvements.

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SECTION 3. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

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; otherwise, they shall remain in full force and effect.

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 17th day of August 2026.

Signed by:

Kenny Green

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Kenny Green
Mayor Pro Tem

ATTEST:

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Sonja Land

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Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:

David L. Paschall

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David L. Paschall
City Attorney