



STAFF REPORT

MEETING DATE:	October 20, 2025
MEETING TYPE:	City Council
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Discuss and consider rezoning by Mario Salinas of MDB and Celeste Madrigal who are the owners of A 36.75 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NUMBER 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NUMBER 989 DALLAS COUNTY, TEXAS AND BEING PART OF THAT 39.82 TRACT OF LAND CONVEYED TO ELENO MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST UNDER INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Presented by: Blake Moore

Background Information

Mario Salinas of MDB has submitted a rezoning application of a 36.75-acre tract of land which is zoned Town Center (TC). The reason for the rezoning is for the development of land for the new construction of homes ranging from 1800Sqft to 2200 Sqft. Mario Salinas has requested it to be rezoned to Single Family Residential 7,000 (SF-7).

Staff has reviewed the RE Zoning Application and all corrections requested have been made. This project complies with the future land use map and comprehensive plan.

The Planning & Zoning Commission met on September 22, 2025, and voted 5-0 to approve for recommendation to City Council for this item.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends Approval

Supporting Documentation and Attachments