



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
February 10, 2025 - 7:00 P.M.**

AGENDA

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

CALL TO ORDER

1. ROLL CALL.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Planning and Zoning Commission or any individual wish to discuss any item, said item may be removed from the Consent Agenda upon request from a Planning and Zoning Commissioner or by request of any other individual in attendance.

3. MINUTES.

Consider approval of the minutes for the January 13, 2025, Planning and Zoning Commission meeting.

PUBLIC HEARINGS

The City Council may approve a different zoning district than the one requested, except that the different district will not: (1) have a maximum structure height or density that is higher than the one requested; or (2) change the uses to solely nonresidential uses when the request is for solely residential uses or vice versa.

4. RESIDENTIAL PLAT APPLICATION NO. PL0924-0234.

Conduct a public hearing and consider approval of Plat Application No. PL0924-0234 submitted by Chris Howard, on behalf of Ernest Medrano, for a residential replat of Part of Lot 10 of the Alma Heights Addition to subdivide the lot into two lots located at 2185 and 2231 Mesquite Valley Road.

5. ZONING APPLICATION NO. Z1024-0372.

Conduct a public hearing and consider approval of Zoning Application No. Z1024-0372 submitted by Maxwell Fisher of ZoneDev, on behalf of JPI, for a zoning change from Planned Development – A-3

Multifamily Ordinance No. 2434 to Planned Development – Light Commercial (Tract A), Multifamily A-3 (Tract B), Multifamily A-1 (Tract C), and Single Family Residential R-3 (Tract D) to allow nonresidential and residential uses with modified development standards located at 23701 IH 635, north Dean St and west of IH 635.

DIRECTOR’S REPORT

6. DIRECTOR’S REPORT.

Receive the Director’s Report on recent City Council action taken on zoning-related items at their meetings on January 21, 2025, and February 3, 2025.

At the conclusion of business, the Chair shall adjourn the meeting.

The Commission reserves the right to adjourn into a closed meeting at any time during the course of this meeting to discuss any of the matters posted on this Agenda, when such closed session is authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub- capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code any member of the public wishing to address the Planning and Zoning Commission through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Comisión través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE

I, Garrett Langford, Manager of Planning and Zoning for the City of Mesquite, Texas, hereby certify that the attached Agenda for the Planning and Zoning Commission meeting to be held on February 10, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by February 7, 2025, before 5:00 p.m. and remained so posted until after the meeting. This notice was likewise posted on the City’s website at www.cityofmesquite.com for a minimum of 72 hours prior to the meeting.



Garrett Langford, AICP
Manager of Planning and Zoning

MINUTES

January 13, 2025

**PLANNING & ZONING COMMISSION
CITY OF MESQUITE, TEXAS**

**City Hall
City Council Chambers
757 North Galloway Avenue
Mesquite, Texas**

REGULAR MEETING

ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Nellapalli Dharmarajan	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 2	Millie Arnold	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 3	Roger Melend	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 4	Ronnie Chenault	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 5	Rick Cumby	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 6	Jeffrey Walker	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
Position No. 7	Soira Teferi	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent <input type="checkbox"/> Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	<input type="checkbox"/> Present In-Person <input checked="" type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)
Alternate No. 2	Debbie Screws	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Absent (* Attendance Required: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development	<input checked="" type="checkbox"/> Present In-Person
Garrett Langford	Manager of Planning & Zoning	<input checked="" type="checkbox"/> Present In-Person
John Cervantes	Senior Planner	<input checked="" type="checkbox"/> Present In-Person
Jordan Gregory	Planner	<input checked="" type="checkbox"/> Present In-Person
Ti'Ara Clark	Planner	<input checked="" type="checkbox"/> Present In-Person
Devanee Winn	Planning & Development Administrative Aide	<input checked="" type="checkbox"/> Present In-Person
Karen Strand	Deputy City Attorney	<input checked="" type="checkbox"/> Present In-Person

CALL TO ORDER**1. ROLL CALL**

Administrative Aide Millie Laird took roll call and declared a quorum was present.

PUBLIC COMMENTS

2. Any individual desiring to address the Planning and Zoning Commission regarding any item on the AGENDA (excluding public hearing items) or any matter not listed on the Agenda shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Planning and Zoning Commission through a translator will be allowed six (6) minutes.

There were no comments.

COMMISSION BUSINESS**3. ELECTION OF COMMISSION OFFICERS.**

In accordance with Mesquite City Code, Chapter 20, Article III, Division 1, [Sec. 20-326](#), the Commission shall make nominations and vote to elect the following Commission officer positions (to serve until December 31, 2025):

- Chairperson

Commissioner Walker nominated Commissioner SoiraTeferi; Commissioner Teferi accepted the nomination. No other nominations were made. Vice-Chair Arnold made a motion to appoint Commissioner Teferi as Chair; Commissioner Chenault seconded. The motion carried 7-0.

- Vice-Chairperson

Commissioner Dharmarajan made a motion to nominate Commissioner Ronnie Chenault as Vice-Chair; Commissioner Chenault accepted the nomination. No other nominations were made; Vice-Chair Arnold made a motion to appoint Commissioner Chenault as Vice-Chair; Commissioner Walker seconded. The motion carried 7-0.

CONSENT AGENDA**4. MINUTES.**

Consider approval of the minutes for December 9, 2024, Planning and Zoning Commission.

ACTION

Commissioner Arnold made a motion to approve the minutes with an amendment to reflect the correct status of New Community Church as relocating rather than closing; Commissioner Chenault seconded; the motion carried 7-0.

PUBLIC HEARINGS**5. ZONING TEXT AMENDMENT NO. 2025-01.**

Conduct a public hearing and consider amending the Mesquite City Code by making a Mesquite Zoning Ordinance Text Amendment, ZTA No. 2025-01, thereby revising Appendix C – Zoning Ordinance, Part 4 (PD and Overlay Districts); Part 5 (Administration), repealing and replacing 5-300 to be titled (Amendments to the Comprehensive Plan, Zoning Text, and Zoning Maps; and Procedures For CUP, PD, Overlay, and Other Districts); Part 5, 5-400, Section 5-401 “Summary of Application Actions”; and Part 6 (Definitions), 6-100 (Definitions and Interpretation of Terms), Section 6-102 “Definitions” for the purpose of updating the process and procedures for amendments to the Comprehensive Plan and zoning text and zoning map amendments, and to provide for updated notice requirements to align with changes in State law, and other general updates related thereto.

PRESENTATION

Manager of Planning & Zoning Garrett Langford presented to the Commission.

DISCUSSION

There was a discussion regarding Part 5-303–Application Procedures, concerning the re-application process and clarification of the text.

Additionally, there was a discussion concerning zoning changes resulting in a conforming use of property becoming a nonconforming use and the affect on business owners.

Commissioner Melend brought up zoning notification letters to homeowners, expressing a desire to include Home Owners’ Associations, associated with potentially affected properties, in the notification process. Garrett Langford stated that the City could possibly send out courtesy notifications to HOAs.

PUBLIC HEARINGS

Chairwoman Teferi opened the public hearing; no one came forward.

ACTION

A motion was made by Commissioner Melend to approve text amendments with the specification that HOAs would be included in the notification process. Commissioner Cumby seconded; the motion carried 7-0.

DIRECTOR’S REPORT**6. STAFF UPDATES.**

Garrett Langford introduced recently appointed Director of Planning and Development Services, Adam Bailey, to the Commissioners.

7. TRAINING OPPORTUNITIES.

Mr. Langford announced the upcoming Focus North Texas planning seminar to be held on February 21, 2025, in Dallas, TX, and encouraged Commissioners to attend.

8. DIRECTOR'S REPORT.

Mr. Langford reported on recent City Council action taken on zoning-related items at their meetings on December 16, 2024, and January 6, 2025. The actions are as follow:

December 16, 2024:

Zoning Application No. Z1024-037, submitted by Spiars Engineering, on behalf of NexMetro, for a zoning change from General Retail to Planned Development (PD) - Multifamily to allow a multifamily development with 186 single-story build-to-rent dwelling units with modifications to the multifamily development standards located at 2200 Newsom Road (southwest corner of East Glen Boulevard and Clay Mathis Road). (Two responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial. The applicant requests the item be postponed.) **Postponed.**

January 6, 2025:

Zoning Application No. Z1124-0376 submitted by Vachele Franklin, representing Frog Academy, for a change of zoning to amend Planned Development - Office Ordinance No. 3961 to allow child day care services in addition to other uses permitted in the Office Zoning District at 2850 East Glen Boulevard. (One response in favor and no responses in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.) Public hearing held. **Approved by Ordinance No. 5150.**

Chairwoman Teferi adjourned the meeting at 8:02 PM.

Chairwoman Soira Teferi



PLANNING AND ZONING DIVISION

FILE NUMBER: PL0924-0234
REQUEST FOR: Residential Replat
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARING

Planning and Zoning Commission: Monday, February 10, 2025

GENERAL INFORMATION

Applicant: Chris Howard, on behalf of Ernest Medrano
Property Owner: Ernest Medrano
Requested Action: Approval of the Replat of Part of Lot 10 of the Alma Heights Addition to subdivide the lot into two lots.
Location: 2185 and 2231 Mesquite Valley Road

SITE BACKGROUND

Legal Description: Part of Lot 10 of the Alma Heights Addition
Size: 1 acre
Current Zoning: Agricultural and Planned Development (PD) Single Family Ordinance No. 3745
Existing Land Use: Single Family House
Future Land Use: Low Density Residential
Zoning History: 1974: Annexed, zoned Agricultural
 2005: Rezoned to PD – Single Family (2231 Mesquite Valley Rd)

Surrounding Zoning and Existing Land Uses:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-PD - Residential Planned Development	Undeveloped
SOUTH:	R-PD - Residential Planned Development	Single Family House
EAST:	R-PD - Residential Planned Development	Single Family House
WEST:	AG, Agricultural	Single Family House

CASE SUMMARY

The applicant proposes to replat the subject property into two lots on behalf of the property owner to correct a previous improper subdivision and align lot boundaries with recorded deeds. The property was originally subdivided incorrectly through a metes and bounds survey rather than a replat, which is required for subdivision. The replat will legalize the lots, allowing the property owner to obtain a building permit. The applicant intends to build a new home at 2231 Mesquite Valley Road. The properties at 2185 Mesquite Valley Road are zoned AG and PD – Single Family, respectively. The proposed replat meets the minimum lot size requirements for each zoning district.

MESQUITE SUBDIVISION ORDINANCE

ARTICLE V, PART F: GENERAL REQUIREMENTS AND DESIGN STANDARDS, LOTS

The area of each platted lot must comply with the minimum regulations for the zoning district in which the lot is located. In residential zoning districts, lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its suitability for development and taking into consideration the natural topography of the ground, drainage, wastewater facilities and the proposed layout of streets.

STAFF COMMENT:

The subject property was originally platted as part of the Alma Heights Subdivision in 1946, with each lot exceeding four acres in size. Over the past few decades, several lots within the subdivision have been replatted into smaller lots, resulting in a varied lot size pattern. The proposed replat complies with all zoning requirements.

ARTICLE III, SECTION M.(2)(f): REVIEW CRITERIA

The Commission shall not approve a long form plat or replat unless it meets all of the following criteria that apply to the application. (Staff comments are provided in bold in parenthesis.)

1. The proposed development conforms with all requirements of this ordinance and other related City ordinances; **(The proposed replat conforms with all requirements.)**
2. The proposed development conforms with the City of Mesquite Comprehensive Plan and any other applicable plan documents; **(The proposed replat to create one additional lot does not significantly change the density of residential dwellings within the area and continues to conform with the low-density residential land use established by the Mesquite Comprehensive Plan.)**
3. The proposed development is in compliance with applicable zoning regulations; **(The proposed lots in the replat meet the minimum lot size, lot depth, and a lot size).**
4. The proposed development meets all the requirements or conditions of any applicable, related development approvals (such as a Regulating Plan or PD); **(The proposed replat is not located within a Regulating Plan or PD.)**
5. The proposed development conforms with the latest adopted master thoroughfare

- plan and related street standards; **(The proposed replat conforms to the master thoroughfare plan and street standards as it includes a right-of-dedication along Andrew Street.)**
6. The proposed development conforms with city and/or county regulations for the safe and adequate provision of water supply and sanitary waste collection and disposal; **(The proposed replat has access to water and sanitary sewer lines located within Mesquite Valley Road right-of-way.)**
 7. The proposed development conforms with adopted federal, state, county, and city stormwater management regulations; **(Any development of the proposed lots will be required to meet the Mesquite Engineering Design Manual.)**
 8. The proposed development conforms to the requirements of the Engineering Design Manual; **(Prior to the issuance of a building permit to build a home, the applicant will be required to obtain an Engineering Permit by submitting engineering plans in compliance with the Mesquite Engineering Design Manual.)**
 9. Required public improvements have been constructed and approved by the City; and **(Any extension of utilities will be subject to approval of the Engineering Permit.)**
 10. A dedication instrument is complete and signed. **(A dedication instrument is not needed for the proposed replat.)**

CONCLUSIONS

Chapter 212 of the Texas Local Government Code requires the Planning and Zoning Commission to approve a plat if it meets all applicable regulations, including the Mesquite Zoning and Subdivision Ordinances. The proposed replat complies with these ordinances and meets the minimum width, depth, and area standards.

RECOMMENDATIONS

Staff recommends approval of the residential replat.

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of February 7, 2025, no responses have been received.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photo
6. Proposed Replat

Aerial Map




Request: Residential replat to subdivide the lot into two lots.

Applicant: Chris Howard on behalf of Ernest Medrano

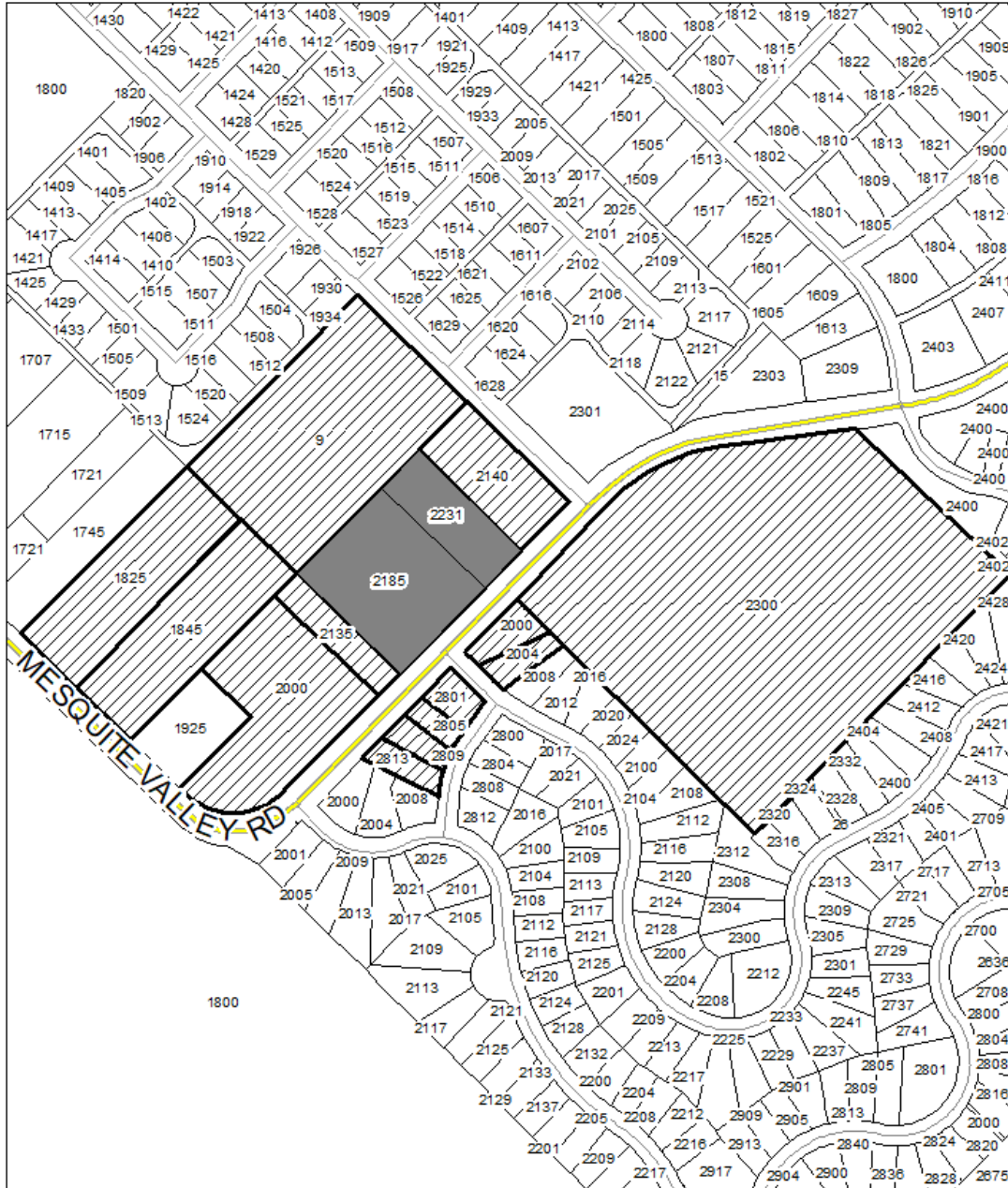
Location: 2185 and 2231 Mesquite Valley

Legend

 Area of Request





Notification Map



Request: Residential replat to subdivide the lot into two lots.

Applicant: Chris Howard on behalf of Ernest Medrano
Location: 2185 and 2231 Mesquite Valley

Legend

-  Area of Request
-  Notified Properties

N



Zoning Map



Request: Residential replat to subdivide the lot into two lots.

Applicant: Chris Howard on behalf of Ernest Medrano

Location: 2185 and 2231 Mesquite Valley

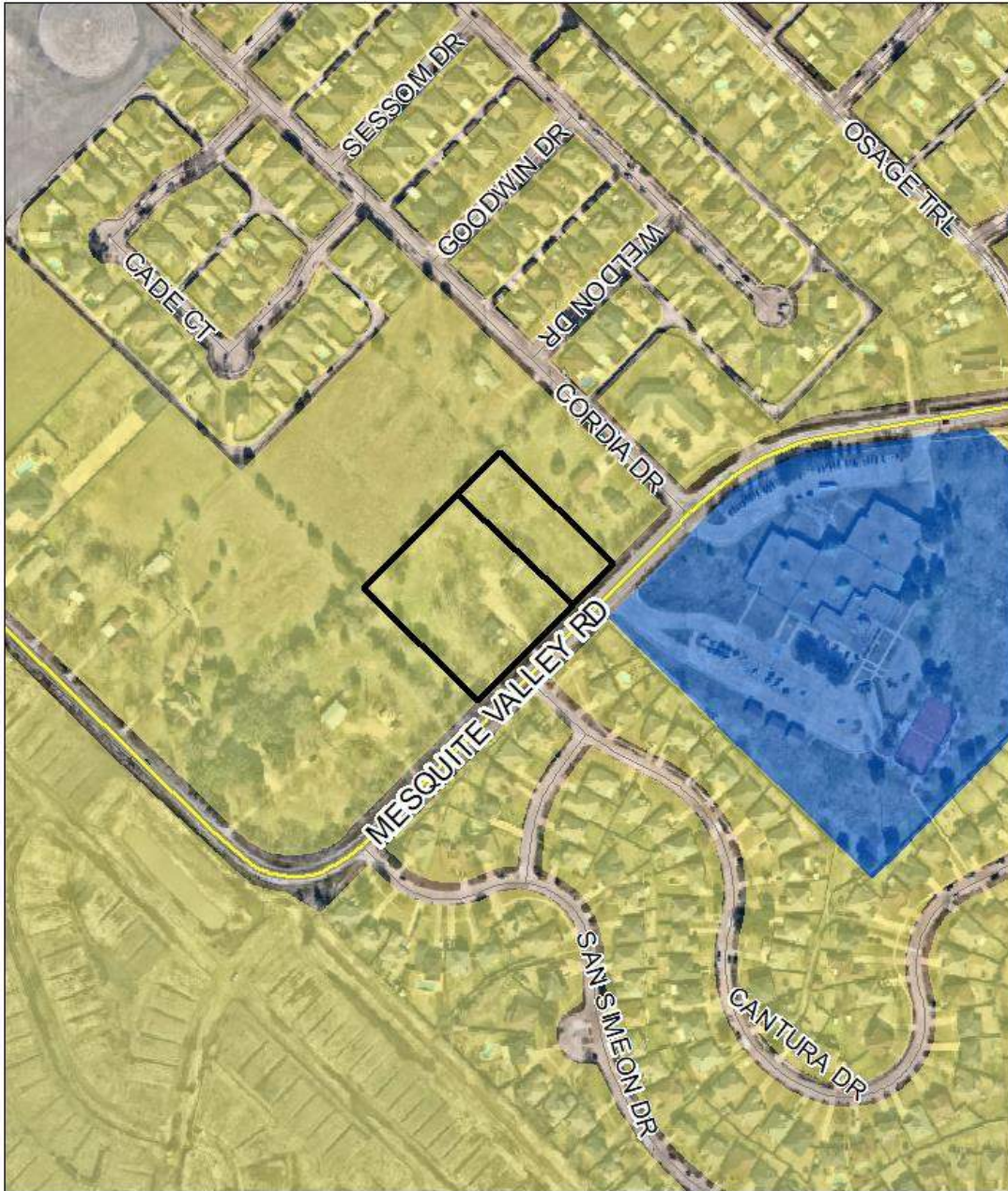
Legend

Area of Request

Zoning District

- AG
- R-2A
- R-3

Future Land Use Map



Request: Residential replat to subdivide the lot into two lots.

Applicant: Chris Howard on behalf of Ernest Medrano

Location: 2185 and 2231 Mesquite Valley

Legend

-  Area of Request
-  Low Density Residential
-  Public/Semi-Public
-  Utilities



ATTACHMENT 5 – SITE PHOTOS



Street view the of the subject property on Mesquite Valley Rd.



PLANNING AND ZONING DIVISION

FILE NUMBER: Z1024-0372
REQUEST FOR: Rezoning – Multifamily Development
CASE MANAGER: Garrett Langford, Manager of Planning and Zoning

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, February 10, 2025
 City Council: Monday, February 17, 2025

GENERAL INFORMATION

Applicant: Maxwell Fisher of ZoneDev, on behalf of JPI
Requested Action: Planned Development – Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development – Light Commercial (Tract A), Multifamily A-3 (Tract B), Multifamily A-1 (Tract C), and Single Family Residential R-3 (Tract D) to allow nonresidential and residential uses with modified development standards.
Location: 23701 IH 635 (North of Dean St and West of IH-635)

SITE BACKGROUND

Platting: Unplatted; platting will be required as part of the permitting process.
Size: 38 +/- acres
Current Zoning: PD – LC and MF, Ordinance No. 2434
Future Land Use: Office, Public Space, and High Density Residential
Zoning History: 1959: Annexed, zoned Residential
 1984: Rezoned to PD-LC and Single Family
 1987: Rezoned to PD-LC and Multifamily

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	R-3 Single Family Residential	McWhorter School Park
SOUTH:	PD – LC Ordinance No. 2040	Undeveloped land and retail
EAST:	N/A	City Limit and IH-635
WEST:	R-3 Single Family Residential	Single family subdivision (Edgemont Park)

CASE SUMMARY

[JPI](#) is seeking a zoning change to facilitate the development of a 4-story multifamily project, Torrington Briarwood, on approximately 14 acres located between Edgemont Park and IH-635. The 313-unit development is a cooperative project with the Mesquite Housing Finance Corporation that will consist of four apartment buildings featuring a mix of one-, two-, three-, and four-bedroom layouts. The development will have an overall parking ratio of ~2 parking spaces per dwelling and a range of outdoor and indoor amenities. The proposed Planned Development (PD) will adhere to all requirements outlined in Section 2-501 of the Zoning Ordinance, except for the requested modifications related to building setbacks, landscaping, parking location, parking ratio, unit type ratios, minimum unit size, open space, sidewalks, and perimeter fencing.

The proposed PD will rezone not only the 14 acres designated for Torrington Briarwood (Tract B) but also an additional 24 acres, bringing the total area covered by the rezoning to approximately 38 acres. The property is currently zoned Planned Development – Light Commercial and Multifamily (Ordinance No. 2434), which allows for a self-storage facility on the southern portion and a multifamily development with up to 725 units on the northern portion. The proposed rezoning will replace the existing PD and establish four base zoning districts as outlined in Attachment 12 (Exhibit C):

- **Tract A - Light Commercial (~3 acres):** No proposed development at this time. Any future use would be permitted by right under Light Commercial zoning. Self-storage would no longer be permitted by right.
- **Tract B - Multifamily A-3 (~15 acres):** Designated for the proposed Torrington Briarwood multifamily development.
- **Tract C - Multifamily A-1 (~18 acres):** No proposed development at this time; however, any future development would require a PD amendment to establish a concept plan.
- **Tract D - Single-Family (~1 acre):** No proposed development at this time, but single-family homes would be permitted.

Attachment 13 (Exhibit D) includes the concept plan for Tract B. Tracts A, C, and D do not have a concept plan. Tracts A and D will allow uses permitted by right in their respective base zoning districts without requiring a concept plan.

The proposed PD zones Tract C for multifamily development but stipulates that a concept plan will be required. This means that any future development on Tract C must go through a PD amendment process to establish a concept plan before construction can proceed.

Staff has reviewed the Tract B Concept Plan based on the supplementary development standards for multifamily outlined in Section 2-501 of the Mesquite Zoning Ordinance, as well as the proposed PD development standards. Attachment 10 (Exhibit B) details the development

standards for the PD, including modifications to parking ratios, covered parking requirements, unit type ratios, and minimum unit sizes. The applicant has provided a summary of the requested modifications and their justifications in Attachment 8.

MESQUITE COMPREHENSIVE PLAN

The Future Land Use Map within the *Mesquite Comprehensive Plan* designates the subject property as Office, Parks, Open Space, Drainage, and High Density Residential. The High Density Residential designation is intended for multifamily development. Depending on location, densities in high density residential may vary significantly. The *Mesquite Comprehensive Plan* offer the following strategies for High Density Residential land use designation:

- High density residential is appropriate along major collector or arterial roadways.
- High density residential should not be located along highways in order to reserve these areas for commercial development.
- High density residential serves as a buffer between commercial or retail uses and low or medium density residential areas.
- Higher densities would be more appropriate near retail centers, in downtown, or in mixed use areas.

The Office designation land use generally includes office types ranging from single story professional offices to large multistory corporate structures. The *Mesquite Comprehensive Plan* offer the following strategies for Office land use designation:

- A combination of screening increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.
- Buildings are permitted to be up to two stories, however multistory structures would be permitted with appropriate buffer and setback standards.
- Office should be located at points of high visibility along arterials and major collectors.
- Office should be convenient and accessible to residential areas.
- Office should serve as a transitional land use between residential uses and higher intensity commercial land uses.
- Along highways, office uses can increase in height and density.

MESQUITE ZONING ORDINANCE

SEC. 2-501: MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The standards set out in Section 2-501 shall be required for multifamily uses in all districts and shall serve as guidelines for review of multifamily developments in PD districts. Multifamily developments or redevelopments that include more than 25 dwelling units require Planned Development district zoning.

STAFF COMMENTS:

The application has proposed to meet most of the requirements within Section 2-501 of the MZO. Below is a review of the requirements from Section 2-501.

SEC. 2-501. A. Site Plan Submittal and approval of a site plan is required. The site plan shall show the proposed development, including all items on the Site Plan Review Checklist kept on file in the Planning Office and all items required by this section.

Staff Comment: If the rezoning is approved, the next step in the development process is the submission of a site plan in accordance with the above-stated requirement. The site plan will be required to show that the development will comply with Sec. 2-501 and the PD ordinance.

SEC. 2-501. B. Lot and Setback Requirements All multifamily and permitted nonresidential uses in the A districts shall comply with the following lot and setback requirements.

1. Minimum lot size. Ten thousand (10,000) square feet.
2. Minimum lot width. Eighty (80) feet.
3. Minimum front and exterior side yards. Twenty-five (25) feet.
4. Minimum interior and rear yards. Adjacent shall mean that the building site in the A district abuts or is across an alley from a lot or tract in the specified district.
 - a. Adjacent to AG, R or D district: Twenty-five (25) feet (Also see height regulations below for setbacks required for structures taller than one (1) story).
 - b. Adjacent to A or nonresidential district: Fifteen (15) feet.

Staff Comment: The proposed development meets all the lot and setback requirements.

SEC. 2-501. C. Maximum Stories The maximum number of stories in an A district shall be:

1. Two-stories if less than two hundred (200) feet from a single-family residential zoning district.
2. Three-stories if two hundred (200)—three hundred (300) feet from a single-family residential zoning district.
3. Five-stories if more than three hundred (300) feet from a single-family residential zoning district.

Staff Comment: One (Building A) of the four apartment buildings on Tract B exceeds the height requirements noted above. The PD proposes to allow Building A as a four-story building within ~250 feet from a residential district. The other three buildings will be more than 300 feet from a residential district.

SEC. 2-501. E. Dwelling Unit Requirements

1. Minimum dwelling size. Seven hundred twenty-five (725) square feet, provided that efficiency units may be five hundred (500) square feet.
2. Maximum number of efficiency units. Five (5) percent of total number of dwelling units in the development.
3. Minimum number of one-bedroom units. Fifty (50) percent of total number of dwelling units in the development.

4. Maximum number of units with three (3) or more bedrooms. Five (5) percent of the total number of dwelling units.
5. Basic facilities.
 - a. Each dwelling unit will include the following:
Washer and dryer hookups

Security devices in accordance with the requirements of the Texas Property Code § 92.153, as amended.

The entry to all dwelling units shall be from an interior hallway of the building, provided that private patios and balconies shall have access to the unit.

- b. Bathrooms shall be required as follows:
One-bedroom and efficiency units shall have a minimum of one (1) full bathroom.

Two-bedroom units shall have a minimum of one (1) full and one-half (½) bathrooms.

Three- and four-bedroom units shall have a minimum of two (2) full bathrooms.

Five (5) or more bedroom units shall have a minimum of two (2) full and one-half (½) bathrooms.

Staff Comment: The applicant proposes modifying the minimum dwelling size from 725 to 660 square feet for one-bedroom units, which account for 10% of the units. Additionally, the applicant proposes modifying the percentages for unit type. The applicant proposes reducing the minimum number of one-bedroom units from 50% to 10% and increasing the maximum number of three-bedroom units from 5% to 35% and allowing up to 5% of the units for four-bedroom.

SEC. 2-501. F. Density - The maximum density computation indicated is based on gross site acreage. In no case shall density be permitted to exceed twenty-five (25) units per acre on the net buildable area regardless of the gross acreage density computation unless approved as part of a planned development district. Net buildable area is the acreage of the portion of a tract which is not in a 100-year flood plain or will not be in the 100-year flood plain after reclamation.

Staff Comment: The proposed development meets the above density requirements. The applicant is proposing a gross density of 21 dwelling units per acre for Tract B and 24 dwelling units for Tract C.

Section 2-501. G. Screening and security

1. Screening and buffering requirements for multifamily uses are set out in 1A-304.

2. Multifamily developments shall be required to provide security fencing and gates adequate to regulate and control access to the complex. In order to assure emergency access, all gate installations shall be in accordance with established rules and regulations of the Mesquite Fire Department. Fencing erected pursuant to this requirement shall be six (6) to eight (8) feet in height and shall be constructed of wrought iron with a maximum picket spacing of six (6) inches, or a long-span precast concrete decorative screening wall, brick, stone, or vinyl. Only fencing of a non-solid construction is permitted within the front and exterior side yard setbacks, provided that all gates must be set back from the street right-of-way a minimum of twenty-five (25) feet.

Staff Comment: The proposed development meets all the screening requirements. Tract B does not share a boundary with a single family subdivision and will not require a screening wall.

SEC. 2-501. H.1 Open Space Any multifamily site containing more than twelve (12) dwelling units shall be required to provide a minimum of four hundred (400) square feet of open space per dwelling unit. Open spaces shall not include any area with drainage structures, floodplain or within any required front or exterior side setback. Open spaces that count toward this requirement shall have a minimum dimension of twenty-five (25) feet and a minimum area of eight hundred (800) square feet.

Staff Comment: The proposed PD will allow a maximum of 60% of the required on-site open space required may be in the front yard or floodplain.

SEC. 2-501. H.2 Number of Amenities Any multifamily site with twelve (12) to forty-nine (49) dwelling units shall provide a minimum of one (1) outdoor amenity from the list of Outdoor Amenities Group A and one (1) from Outdoor Amenities Group B. Multifamily sites with fifty (50) or more dwelling units shall provide a minimum of two (2) outdoor amenities from the list of Outdoor Amenities Group A and two (2) from Outdoor Amenities Group B below. For each additional seventy-five (75) dwelling units on a property, one (1) additional outdoor amenity from Group A and Group B shall be provided. All amenities shall be of quality and construction similar to the type normally used in public parks.

Staff Comment: The development requires a total of ten amenities, with five selected from both Group A and Group B. The applicant proposes 12 outdoor amenities, including six from each group. These amenities will include a pool, dog park, internal trails, cornhole areas, outdoor cooking areas, and a playground.

SEC. 2-501. I. Indoor Amenities Any multifamily site with fifty (50) or more dwelling units shall provide a minimum of two (2) indoor amenities from the list of Indoor Amenities below. For each additional fifty (50) dwelling units on a property, one (1) additional indoor amenity shall be provided. Sec. 2-501.I provides the following list of indoor amenities.

- Fitness room to include cardio and weight training equipment with a minimum area of three (3) square feet per dwelling unit.
- Indoor pool

- Indoor hot tub/spa
- Business center to include at least two (2) computer stations, a printer, scanner, and photocopying device.
- Media room with permanent television/movie viewing equipment and seating for a minimum of twenty (20) individuals
- Club room with a minimum of ten (10) square feet for each dwelling unit, but in no case less than one thousand five hundred (1,500) square feet. Club room shall include a sink, coffee bar, seating, and tables.
- Recreation room with equipment such as pool tables, ping pong, foosball, shuffleboard, or similar game equipment
- Other amenities may be allowed as approved by the Director of Planning and Development Services

Staff Comment: Based on the 313 units, the development requires seven indoor amenities, which the applicant is providing.

SEC. 2-501. J. Landscape Requirements Landscaping shall be provided for all multifamily and all permitted nonresidential uses in the A district in accordance with the requirements set out in 1A-200, Landscape Requirements; provided however, that the minimum area required to be landscaped in multifamily developments shall be all open space areas with the exception of areas where outdoor amenities are located.

Staff Comment: The proposed PD includes one modification to the landscaping requirements, reducing the requirement for 50% of the required trees to be located in front yards to 15%.

SEC. 2-501. K. Off-street Parking Requirements (REVISED 2024)

1. Calculation for number of spaces.

a. Standard multifamily developments.

(1) The number of parking spaces for standard multifamily developments shall be provided based on the number of bedrooms in each dwelling unit as follows:

- (a) Studio/Efficiency: 1 space per unit.
- (b) One bedroom: 1.5 spaces per unit.
- (c) Two bedrooms or more: 2 spaces per unit.

(2) The parking requirement shall be increased by ten (10) percent when both of the following are true:

- (a) the multifamily property is within three hundred (300) feet of a collector or local street where single-family homes, a school, or a public park front the collector or local street; and said single-family homes, school, or public park are also within three hundred (300) feet of the multifamily property; and
- (b) where such collector or local street and single-family homes, school, or park are not across an arterial street or freeway.

- b. *Age-restricted multifamily communities.* The number of parking spaces for age-restricted multifamily communities shall be 1.25 spaces per unit regardless of bedroom count.
2. *Location.* In no case shall parking be provided between any building and any public street, nor shall parking be permitted in any front or exterior side setback.
3. *Covered parking.* A minimum of fifty (50) percent of required parking spaces shall be covered spaces provided either in an enclosed garage, a multilevel garage, or under a carport.
4. *Design, layout, and construction.* All parking areas for multifamily uses shall comply with the requirements for nonresidential parking lots as set out in 3-400.

Staff Comment: Based on the current standards, the proposed development must provide 605 parking spaces, equating to a ratio of 1.93 spaces per unit. The proposed PD exceeds this requirement by providing 623 off-street parking spaces, resulting in a ratio of 1.99 spaces per dwelling unit.

SEC. 2-501. L. Projections of architectural features Cornices, eaves, chimneys, bay windows, balconies, canopies, and fire escapes may project three (3) feet into any required yard, provided that such feature does not occupy more than one third ($\frac{1}{3}$) of the length of the building wall on which it is located.

Staff Comment: The applicant is not requesting any modification from this section.

SEC. 2-501. M. Accessory structures Accessory structures shall be regulated in accordance with the requirements set out in 2-600.

Staff Comment: The applicant is not requesting any modification from this section.

SEC. 2-501. N. Refuse containers Refuse containers, compactors and similar facilities shall be located a minimum of one hundred (100) feet from any property line abutting an AG, R or D district. All refuse containers shall be enclosed as required in the City of Mesquite Engineering Design Manual.

Staff Comment: The applicant is not requesting any modification from this section.

SEC. 2-501. O. Traffic Impact Analysis The proposed construction of 50 or more multifamily dwelling units, whether a new development or expansion of an existing development, shall require a traffic impact analysis. The traffic impact analysis shall include an analysis of pedestrian facilities serving the site.

Staff Comments: The developer provided a Traffic Impact Analysis (TIA) for review, which must be accepted by the Mesquite Traffic Engineering Division before site plan approval. Additionally, the developer must coordinate with the City of Balch Springs regarding any improvements recommended by the TIA within Balch Springs' jurisdiction. The concept plan for Torrington Briarwood designates emergency access only at Avis Circle, with the primary access point through Dean Street from the south.

SEC. 2-501. P. School Impact Analysis All requests for rezoning for any development that includes 25 or more multifamily dwelling units, whether a new development or expansion of an existing development, shall require an analysis of the expected impact on the public school system. The school impact analysis shall be submitted to the Director of Planning and Development Services and the applicable school district no less than seven days prior to consideration of the zoning request by the Planning and Zoning Commission.

Staff Comments: The applicant provided a letter (Attachment 8) from Mesquite ISD school demographer, School District Strategies, indicating that based on 313 units, there will be approximately 146-156 students. The proposed development is in the McWhorter Elementary School, Frasier Middle School, and West Mesquite High School attendance zones. A copy of the school impact letter was provided to MISD.

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

Staff Comments: The proposed PD will allow for a mix of nonresidential and residential development, ensuring compatibility with adjacent properties. The inclusion of workforce housing on Tract B expands housing options, addressing affordability and accessibility for residents. Maintaining Light Commercial zoning on Tract A supports local businesses and economic growth. Additionally, requiring a PD amendment for future development on Tract C provides oversight to ensure that future projects align with community needs and infrastructure capacity, thereby promoting public welfare and responsible growth.

2. The consistency of the proposed amendment with the Comprehensive Plan and any other adopted land use policies.

Staff Comments: The proposed multifamily development is consistent with the Mesquite Comprehensive Plan's Future Land Use Map, which designates the site for High-Density Residential. This designation supports compact, higher-density housing to accommodate population growth and provide diverse housing options.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

Staff Comments: The proposed PD supports the City Council's 2024-2025 Strategic Goal 2.5, which aims to "develop policies that promote well-designed residential neighborhoods with a mixture of housing options and amenities." By allowing for a variety of housing types, including workforce housing, the PD encourages diverse and inclusive residential development. Additionally, the inclusion of amenities enhances community livability and quality of life, aligning with the City's broader objective of fostering vibrant and well-planned neighborhoods.

4. The extent to which the proposed amendment creates nonconformities.

Staff Comments: Not applicable. The subject property is currently vacant, and there are no existing uses or structures that would become nonconforming as a result of the proposed amendment.

5. The compatibility with the existing use and zoning of nearby property.

Staff Comments: The proposed PD is designed to be compatible with the existing uses and zoning of nearby properties by incorporating building height and screening requirements where adjacent to single-family homes. These requirements help mitigate potential impacts on neighboring residential areas. Additionally, any future development on Tract C, which is closest to existing single-family homes, will require a PD amendment to ensure continued compatibility with surrounding properties.

6. The trend of development, if any, in the general area of the property in question.

Staff Comments: The area surrounding the subject property within the City of Mesquite has experienced limited development activity in recent years. However, the proposed PD represents a significant investment that could serve as a catalyst for future growth and redevelopment. By introducing new residential and commercial opportunities, the project may encourage additional investment, infrastructure improvements, and economic activity in the area.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

Staff Comments: The subject property faces significant drainage challenges, as a drainage channel and floodplain traverse through the site. Developing within these constraints while complying with existing multifamily development standards—without modifications—would be difficult and less feasible. The presence of floodplain restrictions limits the buildable area, making it challenging to maximize density or meet current zoning requirements efficiently.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

Staff Comments: The applicant will be required to provide adequate utilities, access, and drainage facilities to the site as part of the development process. Existing public facilities, including roads, water and sewer infrastructure, and are available for the developer to extend through the subject property to support development.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

Staff Comments: The MZO requires multifamily developments with more than 25 dwelling units to utilize a PD District, ensuring a more customized and flexible approach to site planning. The proposed PD provides a greater public benefit than standard zoning by allowing for a more feasible multifamily development that can better address site constraints, infrastructure needs, and compatibility with adjacent uses. Additionally, the PD enables enhanced development standards, such as improved site design, screening, open space, and amenities, which contribute to a higher-quality living environment and greater long-term community value.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

Staff Comments: The proposed PD, with its modifications and flexible development standards, allows for a more feasible multifamily development than what would be possible under the strict application of standard zoning. The property has been zoned for multifamily since 1987 but has remained undeveloped due to site constraints. The PD incorporates a creative site design by addressing these challenges through improved lot configuration, tailored setbacks, and buffering measures, ensuring better integration with surrounding uses.

11. Any other legally sufficient standard under Texas law.

Staff Comments: There are no additional legally required standards applicable to this request beyond those already considered in this review.

CONCLUSIONS

ANALYSIS

The proposed Planned Development (PD) District balances the key approval standards outlined in Section 5-311.N by addressing public health, safety, and welfare, aligning with the Comprehensive Plan, and supporting the City Council's strategic goals. The PD ensures compatibility with adjacent properties through height and screening requirements, while also providing oversight for future development on Tract C to maintain harmony with existing single-family neighborhoods.

Although the area has seen limited development in recent years, the proposed PD represents a significant investment that could spur future growth and redevelopment. The site presents drainage challenges and floodplain constraints, making development under existing zoning less feasible. The PD designation allows for necessary modifications to facilitate a more viable and efficient development.

RECOMMENDED/DESIRED ACTION

Following the public hearing, should the Commission find the proposed land use and quality of the proposed development in conformance with the *Mesquite Comprehensive Plan* and the approval criteria in Section 5-311.N, staff recommends approving the zoning change to PD – Multifamily with Exhibit A (Legal Description), Exhibit B (Development Standards), Exhibit C (Tract Boundary), and Exhibit D (Tract B - Concept Plan).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to those within 400 feet. As of February 7, 2025, four responses in opposition have been received from the statutory notification area, and two responses—one in favor and one in opposition—have been received from the 400-foot courtesy notice area (Attachment 14)

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. School Impact Letter
7. Applicant's Letter of Intent
8. Proposed Modifications with Justification
9. TIA Executive Summary
10. Legal Description (Exhibit A)
11. Development Standards (Exhibit B)
12. Zoning Boundary (Exhibit C)
13. Tract B Concept Plan
14. Public Notice Responses

Aerial Map



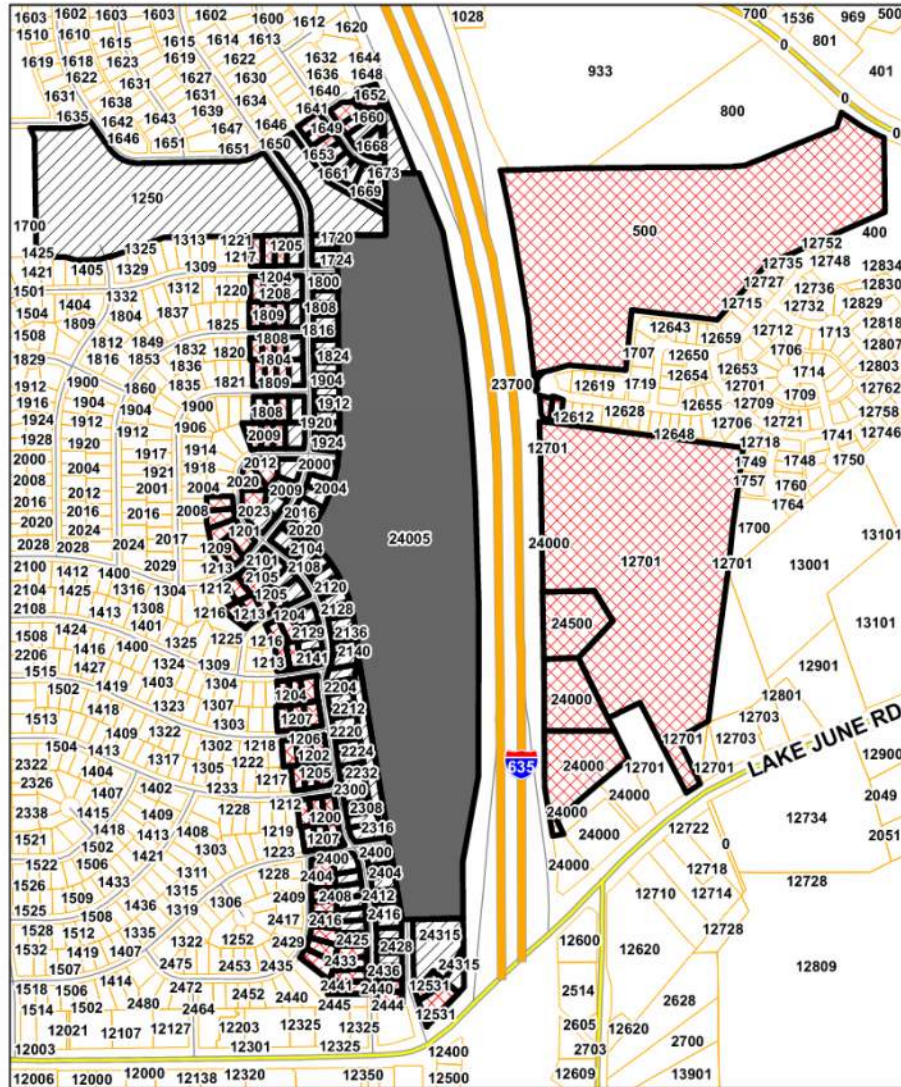
Request: Rezone to PD to allow nonresidential and multifamily developments
Applicant: JBI
Location: 23701 IH 635 (North of Dean St)

Legend

-  Area of Request
-  City Limits



Notification Map



Applicant: Maxwell Fisher on behalf of JPI

Location: 23701 IH 635

Legend

-  Notified Properties
-  Subject Property
-  Courtesy Properties



Zoning Map



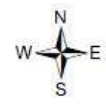
Legend	
	City Limits
	GENERAL RETAIL
	LIGHT COMMERCIAL
	MULTIFAMILY RESIDENTIAL
	SERVICE STATION
	SINGLE FAMILY RESIDENTIAL



Future Land Use Map



Legend	
	City Limits
	Low Density Residential
	High Density Residential
	Office
	Public/Semi-Public
	Parks, Open Space, Drainage
	Neighborhood Retail





Subject property, facing north from Dean St.



Subject property, facing east from Avis Cir.



Subject property, facing south from Avis Cir.



Subject property, facing north from Avis Cir.



Subject property, facing east from Woodcrest Dr



Subject property, facing east from Briarwood Dr.



Subject property, facing north from Briarwood Dr.



Subject property, facing south from Briarwood Dr.



School District Strategies

October 10, 2024

Karsten Lowe
Affordable Housing Development Manager
JPI-Central Region
9001 Cypress Waters Blvd, Ste. 2A
Dallas, Texas 75019

RE: JPI Torrington Briarwood Apartments - Mesquite ISD Student Impact Report

Dear Mr. Lowe,

School District Strategies (SDS) provides demographic services to public school districts in Dallas-Ft. Worth (DFW) and across the state of Texas. One of the metrics that we monitor is the relationship between residential use and student yields.

As the demographer for Mesquite ISD (MISD), we have seen local apartment developments produce a wide range of student yields depending on the location, distinct architectural design of the units (garden-style vs. mid-rise), number of 1, 2, and 3-bedroom units, whether-or-not the development offers rental assistance, or if the complex has an age-restriction. Our understanding is that JPI is planning a 4-story, mid-rise apartment development located in the City of Mesquite near the intersection of Interstate-635 and Lake June Road. The subject property, named Torrington Briarwood, lies within the McWhorter Elementary, Frasier Middle School, and West Mesquite High School attendance zones. Furthermore, SDS understands that Torrington Briarwood will be an income restricted development with 318-340 total units that are mostly 2 and 3-bedrooms.

SDS performed a review of apartment developments within MISD during the 2023/24 school year. Overall, apartments in the district continue produce an average of 0.35 enrolled students per unit. The proposed Torrington Briarwood development will be located in the west/southwest portion of Mesquite ISD. In this area of the district, many of the apartments offer rental assistance and a higher quantity of 3-bedroom units. Therefore, student yields have been higher than the district average, ranging from 0.23 to 0.87 students per unit. The average yield per unit in the area near Torrington Briarwood has been 0.49. SDS expects that Torrington Briarwood will produce a similar yield of MISD students.

Table 1 shows the range of projected student yields from the proposed units at the Torrington Briarwood Apartments.

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5

www.schooldistrictstrategies.com



School District Strategies

Table 1: Projected MISD Student Yields

Unit Type	Total Proposed Units	Typical Student Yield	Total MISD Students at Build-out	Elementary Students (PK-5 th)	Middle School Students (6 th -8 th)	High School Students (9 th - 12 th)
4 Story Apartments	318	0.46	146	85	29	32
	340	0.46	156	91	31	34

Summary and Conclusion

School District Strategies estimates that JBI’s proposed 318-340-unit Torrington Briarwood apartment development at Interstate-635 and Lake June Road in the City of Mesquite will produce approximately 146-156 Mesquite ISD students at full occupancy. The breakdown by attendance level is expected to be 85-91 elementary, 29-31 middle, and 32-34 high school students.

For specific inquiries regarding this information, please contact me.

Very truly yours,

Brent Alexander
 Director of Demographic Research

Disclaimer

Although School District Strategies (SDS) has used commercially reasonable efforts to obtain information from sources it believes to be reliable and accurate, SDS does not guarantee the accuracy or completeness of such information. Information presented in this report represents SDS’s estimates as of the date of the report and is subject to change without notice. This report is not intended as a recommendation or endorsement of any action taken by you or any third party in regard to the subject matter of this report or any other real estate activity. SDS WILL HAVE NO LIABILITY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING (BUT NOT LIMITED TO) LOST PROFITS, OR DIMINUTION IN VALUE OF YOUR BUSINESS OR PROPERTY, ARISING FROM OR RELATING TO SDS’S SERVICES HEREUNDER, REGARDLESS OF ANY NOTICE OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES ARE REASONABLE OR FORESEEABLE UNDER THE APPLICABLE CIRCUMSTANCES. SDS’S LIABILITY ON ANY CLAIM OF ANY KIND, INCLUDING NEGLIGENCE, FOR ANY LOSS OR DAMAGE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THIS REPORT OR THE SERVICES PROVIDED BY SDS SHALL IN NO SINGLE CASE, OR IN THE AGGREGATE, EXCEED THE AMOUNTS ACTUALLY PAID TO SDS IN CONNECTION WITH THE REPORT.

The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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Statement of Intent and Purpose
JPI - Torrington

On behalf of JPI, Maxwell Fisher of ZoneDev, requests approval of an amendment of Planned Development District Ordinance 2434 (File No. 93-3) and a concept plan for an approximate 313-unit, 4-story multi-family development. The current zoning, amended over 37 years ago in June of 1987, allows commercial on the southern end and multi-family up to a density of 24 units per acre, or a maximum of 755 residential units. The western section adjacent to the single family neighborhood allows multi-family or single-family with a maximum height of two stories.

The PD amendment includes establishing four development tracts that carry forward the spirit and intent of the established Planned Development:

Tract A – LC - Light Commercial; Tract B – A-3 Multi-Family; Tract C – Residential (MF or SF); and Tract D – Single Family

The only specific development and Concept Plan requested under this application is for Tract B. On the overall 38-acre PD area, JPI proposes four multi-family buildings on a 14.84-acre, Tract B located along IH635. The proposed multi-family development of 313 units would yield a density of approximately 21 units per acre, less than the maximum 24 units per acre cited in the established PD.

JPI is a DFW based Class A, multi-family developer with a mission of enhancing communities and improving lives. JPI has a proven track record of building first class communities in DFW and throughout Texas. JPI would bring the same standard of excellence to this community by providing programmed open space, both exterior and interior amenities, and a high degree of architectural appeal and aesthetics. JPI would partner with the Mesquite Housing Finance Corporation and the City of Mesquite to provide attainable housing for families. As such, the residential mix would range from 1- to 4-bedroom units to accommodate the intended community.

The proposal will be sensitive to the single-family neighborhood to the west. The buildings have been placed on the east side of the property giving as much spacing as possible from the single family to the west. Moreover, in addition to the intervening Tract C, western portions of the existing tree line would remain as additional screening and buffering. Only the western end of the most western residential building would fall within 300 feet (greater than 220 feet) of the western property line. The other three buildings are 400 feet or more away from the single-family neighborhood. All buildings are much greater than the standard 3-to-1 distance to building height ratio commonly accepted in zoning BMPs.

Tract C, as an intervening and transitioning parcel, would be designated for housing not to exceed two stories in height, carrying forward the stipulations of the established PD.

Regarding access to Tract B, there would be no direct traffic impacts to the neighborhood as the single vehicular access point is from the south via Dean Street that connects to the major collector, Lake June Road. The proposal also aligns with the city's Future Land Use Map of the Comprehensive Plan, "High Density" or multi-family development designation for the northern section and Commercial for the southern end.

Tract D is being created to allow single-family only as a practical extension of the single-family on Poplar Drive and a buffer from higher density residential to the south.

ATTACHMENT 8 – PROPOSED MODIFICATIONS WITH JUSTIFICATION

#	ATTRIBUTE/CODE	REQUIREMENT	PROPOSAL	WARRANT
1	Building Setback, Section 2-501 C.3	Maximum building height of three stories if building is 200 to 300 feet from single family residential district	Most western portion of 4-story Building A would be approximately 225 feet from single family residential district. Buildings B, C and D will all comply.	Only a small portion of the end of Building A encroaches into the setback. The minimal portion of Building A that is less than 300 feet away would still be 45 feet farther away than an industry standard 3 to 1, distance to height slope. Moreover, the wooded area along the western boundary will remain, providing a natural buffer between properties. The majority of Building A with balconies, and all of Buildings B, C and D will be at least 300 to 400 feet from the single family residential boundary.
2	Trees, Front Yard Section 1A-202 A.2	50% of required site trees in front yard	15% of required trees in front yards	Provides flexibility to place trees where appropriate and most valuable to the community. This site possesses only one front yard along IH 635. JPI would plant a row of canopy trees across the duration of IH 635 front yard.
3	Floor Area Section 2-501 E	725 square feet	A minimum floor area of 660 square feet for 1-bedroom units.	A reduction in unit size for one-bedroom units provides a greater attainability and better aligns with market demand and complies with bond application requirements.
4	Unit Type Composition Section 2-501 E.1	Minimum of 50% 1-beds; maximum of 5% of 3 beds+	Minimum of 10% - 1 beds; maximum of 35% - 3 beds; and maximum of 5% 4 beds	The composition of unit types caters to the projected resident demand and are required to comply with bond application requirements.
5	Carport Columns, Masonry Cladding Section 2-501 K.2	Carports must have masonry cladding	No masonry cladding	The masonry cladding creates encumbrance for motorists, resulting in damaged vehicles.

File No.: Z1024-0372
Zoning Change

6	Vehicular Access, Tract B	Multi-family must take direct access from an arterial	Vehicular access would be via a shared access easement connected to Dean Street	There is no service road along IH 635. TXDOT prohibits direct access to the highway. The only feasible access point is to Dean Street which would serve as an extension of the private drive providing access to the arterial, Lake June Road. A platted public access easement will ensure access to a public street.
7	Vehicular Access, Tract C	Multi-family must take direct access from an arterial	Direct access to Avis Circle and Woodcrest Drive	Tract C has no direct access to an arterial or collector. Tract C will be developed with a maximum of a 2-story development that will either be single family, townhomes, or town house style multi-family with characteristics similar to conventional single family.
8	Public Sidewalks Article V C	6-foot-wide sidewalks along IH 635	No sidewalk along IH 635	There is no service road or public sidewalk infrastructure in either direction along this section of IH 635.
9	Open Space Section 2-501 H 1	A minimum of 400 square feet of on-site open space (required trees based on required open space)	A maximum of 60% of the required on-site open space required may be in the front yard or floodplain.	The landscaped front yard and wooded floodplain will contribute to the on-site open space.
10	Perimeter Fencing, Location Light Commercial Tract Section 2-501 G.2	Masonry wall along the property line.	Masonry wall or ornamental metal fencing if minimum 40-foot wooded area remains. Flexible fencing location to avoid trees.	Provides flexibility to avoid potential conflict with the floodplain and trees along the western boundary.



February 5, 2025

EXECUTIVE SUMMARY

The services of **Westwood Professional Services** (“Westwood”) were retained by **JPI, Inc.** to prepare a Traffic Impact Analysis (TIA) for the proposed multifamily development generally located at 24001 Lyndon B Johnson Freeway in the City of Mesquite, Dallas County, Texas. The Project is referred to herein as *Torrington Briarwood*. A reference copy of the proposed site plan—prepared by **The Preston Partnership, LLC** and provided to Westwood for use in the study—and a site location map are included on the following pages.

The purpose of this report is to estimate the incremental impact on the background traffic operational conditions caused by the proposed development within a specific study area as determined by standardized engineering analyses. The multifamily use is on a portion of the property that is proposed to be rezoned. The other parcels within the subject property are not proposed for development at this time but have been considered in this analysis. The study parameters used in this TIA are based upon the requirements of Approving Agency and were discussed with the Staff at the initiation of the study.

Based upon the analyses performed herein, Westwood developed the following findings and recommendations.

FINDING: The proposed development is expected to consist of approximately 333 multifamily dwelling units, which are projected to generate approximately 1,512 daily trip ends, including 123 trip ends during the weekday AM peak hour and 130 trip ends during the weekday PM peak hour. The development is anticipated to be completed in 2027. Other undeveloped property on surrounding tracts is not planned to be developed imminently. However, the property is assumed to ultimately contain single-family, attached residences (i.e., townhomes) and up to 475,000 square feet of self-storage. The other land uses are projected to generate an additional 1,294 daily trip ends, including 83 trip ends during the weekday AM peak hour and 119 trip ends during the weekday PM peak hour.

FINDING: The proposed development considered in this analysis will access the surrounding roadway network via a planned extension of Dean Street. Dean Street intersects Lake June Road, a six-lane, median-divided major arterial. Lake June Road is within the city limits of Balch Springs. Emergency-only vehicular access will tie into existing residential streets to the west; however, no day-to-day vehicular access to the neighborhood is proposed.

FINDING: For Stop-sign-controlled (i.e., unsignalized) intersections, the Level of Service is based on the average delay of motorists entering an intersection at maneuvers that must stop or yield right of way—motorists at maneuvers *with* right of way have no delay, so Level of Service is not calculated for those maneuvers. The Level of Service for stop or yield maneuvers on low-volume intersections, such as at neighborhood streets, typically have little delay and good Levels of Service. However, stop or yield maneuvers for streets and driveways intersecting major thoroughfares often have high delays—regardless of the volume—due to the lack of acceptable gaps in opposing traffic, often resulting in poor Levels of Service. These poor Levels of Service for the minor approaches on major thoroughfares are commonplace and cannot be mitigated by adding roadway capacity.

Westwood

February 5, 2025

For the neighborhood street intersections, existing peak hour Levels of Service are very good. No background traffic growth or traffic from the proposed development is anticipated to impact these operations, so no changes in Levels of Service are expected.

For the unsignalized intersections on Lake June Road and Bruton Road, the calculated average delays on the minor street approaches are high, as expected, resulting in Levels of Service ranging from below average to poor. The addition of traffic from the proposed development will increase the average delays at Dean Street, but the poor Levels of Service are pre-existing.

- ❖ **RECOMMENDATION:** The intersection of Dean Street and Lake June Road is currently Stop-controlled (on Dean Street) and aligns with an existing, full median opening. Left-turn maneuvers, particularly left turns from Dean Street onto Lake June Road, experience high delays during periods of heavy traffic volume on Lake June Road, which can lead to hasty traffic maneuvers. Although no significant visibility obstruction exists that would hinder the sight distance, the intersection is located on the inside of a curve, which can make visibility difficult for some motorists. In order to enhance safety at the intersection, the installation of a raised, channelization device on southbound Dean Street at Lake June Road, accompanied by a southbound, left-turn restriction (with traffic sign), is recommended (see Exhibit 2). [NOTE: Since Lake June Road is located within the City of Balch Springs, any modifications within public right-of-way will require the approval of Balch Springs.]

FINDING: The intersection of Lake June Road and the Walmart driveway is controlled by an existing traffic signal. Currently, the intersection operates at an overall Level of Service *B* during the AM peak hour and *C* during the weekday PM peak hour. With implementation of the recommended turn restrictions at Dean Street as described previously, eastbound motorists (from Dean Street) would be required to make a U-turn on Lake June Road at the Wal-Mart driveway. The six-lane cross-section can accommodate eastbound U-turn maneuvers. In fact, some U-turns already occur at the intersection. The intersection was reanalyzed with the estimated background traffic growth and traffic added by the proposed development. With the projected increase in traffic from the multifamily development, the average delays are projected to slightly increase resulting in a Level of Service *D* during the PM peak hour. With the additional traffic from the remaining future uses and additional background traffic growth, the increase in average delay per vehicle will also be slight; however, nor further changes to Level of Service are anticipated. [NOTE: Level of Service *D* during peak hours is generally considered to be acceptable in urban conditions.]

END

Exhibit A – Legal Description

BEING a 14.848 acre tract of land situated in the S. H. Miller Survey, Abstract No. 969 and W. H. Bennett, City of Mesquite, Dallas County, Texas, and being all of a tract of land conveyed to Wave Properties, LLC by deed of record in Instrument No. 200600159654, of the Official Public Records of Dallas County, Texas; said 14.848 acre tract being more particularly described as follows:

COMMENCING at a concrete monument found in the west right-of-way line of LBJ Freeway (Highway No. 635), a variable width right-of-way and being at the northeast corner of said Wave Properties, LLC tract;

THENCE along the said west right-of-way line and the east line of said Wave Properties, LLC tract the following courses of distances:

South 19 degrees 43 minutes 26 seconds East, along said west right-of-way line and the east line of said Wave Properties, LLC tract, a distance of 426.59 feet to a 5/8" iron rod found for an angle point;

South 11 degrees 44 minutes 24 seconds East, a distance of 309.66 feet to a concrete monument found for the **POINT OF BEGINNING**;

South 08 degrees 43 minutes 22 seconds East, a distance of 330.34 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

South 03 degrees 25 minutes 31 seconds East, a distance of 667.12 feet to a concrete monument found at an angle point;

South 00 degrees 35 minutes 24 seconds East, a distance of 868.85 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for corner;

THENCE, departing the said west right-of-way line and the east line of said Wave Properties, LLC tract, over and across said Wave Properties, LLC tract the following courses and distances:

South 88 degrees 54 minutes 30 seconds West, a distance of 517.95 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for corner;

North 5 degrees 30 minutes 28 seconds East, a distance of 83.74 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

North 9 degrees 46 minutes 15 seconds East, a distance of 415.65 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

North 24 degrees 31 minutes 9 seconds East, a distance of 152.92 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

North 0 degrees 0 minutes 0 seconds East, a distance of 363.49 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

North 25 degrees 24 minutes 8 seconds West, a distance of 100.86 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

ATTACHMENT 10 – LEGAL DESCRIPTION

North 2 degrees 58 minutes 57 seconds West, a distance of 52.73 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

North 21 degrees 20 minutes 36 seconds East, a distance of 359.33 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

North 6 degrees 47 minutes 23 seconds East, a distance of 152.78 feet to a 5/8" inch capped iron rod stamped "WESTWOOD" set for an angle point;

North 35 degrees 21 **minutes** 18 seconds East, a distance of 300.85 feet to the **POINT-OF-BEGINNING**, containing **646,794 square feet or 14.848 acres of land**.

**EXHIBIT B - PLANNED DEVELOPMENT STANDARDS
Z1024-0372**

This Planned Development (“PD”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“MZO”), as amended. The adopted base zoning districts are Light Commercial (“LC”) for Tract A, Multifamily A-3 for Tract B, Multifamily A-1 for Tract C, and Single-Family R-3 for Tract D, as shown on Exhibit C. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

TRACT A

Except as provided herein, the portion of this PD for LC (3.02 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

A. **Permitted Land Uses.** The permitted uses on Tract A include the permitted uses in the LC 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. Any land use requiring a Conditional Use Permit (“**CUP**”) in the LC zoning district, as amended, is only allowed if a CUP is issued for the use.
2. Any land use prohibited in the LC zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the LC base zoning district, Tract A is subject to the following.

1. Screening. Screening along the western property line of Tract A may be satisfied by one of the following:
 - i. A minimum 6-foot-tall masonry wall.
 - ii. A 6-foot-tall ornamental metal decorative fence satisfies the screening requirements if at least a 40-ft wide wooded area remains along the length of the property line between Tract A and the Single Family R-3 zoning district to the west.
2. All mechanical units at the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees, unless located in a private fenced backyard.

3. All fencing shall be maintained in a like-new manner meaning, any portion of fencing that shows signs of deterioration, has broken or missing panels, or creates a safety hazard, shall be replaced.

TRACT B

Except as provided herein, the portion of this PD for MF, A-3 (14.84 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

A. **Permitted Land Uses.** The permitted uses on Tract B 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. Any land use requiring a Conditional Use Permit (“**CUP**”) in the A zoning district, as amended, is only allowed if a CUP is issued for the use.
2. Any land use prohibited in the A zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the A-3 base zoning district, the Planned Development is subject to the following.

1. The site plan shall comply with the Concept Plan as shown in Exhibit D. Deviations from the Concept Plan (such as building placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet 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. An increase in the number of dwelling units, number of buildings, or height of buildings is not permitted without amending the Concept Plan Exhibit C.

2. Setbacks and Building Height.

- i. The maximum number of stories is four.
- ii. The following is the minimum building setback from the R-3 Single Family residential zoning district west of the PD.

1. Building A – 200 feet

2. Building B – 400 feet
 3. Building C – 400 feet
 4. Building D – 400 feet
3. Density, Dwelling Size, Unit Number, and Type.
- i. 313 dwelling units are permitted, consisting of the following:
 1. Minimum number of one-bedroom units: Ten percent (10%) of the total number of dwelling units in the development.
 2. Maximum number of three-bedroom units: Thirty-five percent (35%) of the total number of dwelling units.
 3. Maximum number of four-bedroom units: Five percent (5%) of the total number of dwelling units.
 - ii. Each dwelling shall provide the Basic facilities as listed in Section 2-501.E.5 of the MZO.
 - iii. The minimum floor area for one-bedroom units is 660 square feet.
4. Open Space, Landscaping, Fencing, and Screening.
- i. Open Space. A maximum of 60% of the minimum amount of on-site open space required may be located in the front setback and the floodplain areas. Preserved trees of quality may contribute toward the site tree requirement upon approval from the Director of Planning.
 - ii. Landscaping. A minimum of 15% of the required trees are required to be placed between the building and the front or exterior side property lines.
 - iii. All mechanical units at the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees, unless located in a private fenced backyard.
 - iv. All fencing shall be maintained in a like-new manner meaning, any portion of fencing that shows signs of deterioration, has broken or missing panels, or creates a safety hazard, shall be replaced.
5. Sidewalks. A public sidewalk is not required along IH-635, where a service/frontage road is absent.

6. Carports. Masonry cladding is not required on carport support columns.
7. Access.
 - i. A Traffic Impact Analysis (“TIA”) is required at Site Plan application.
 - ii. A shared access easement connected to Dean Street is permitted for the multi-family development. The Director of Public Works may approve additional access points.
 - iii. The vehicular access point located at the northwest corner of Tract B is for emergency vehicle access only. The driveway terminus shall remain gated and locked except for emergencies.

TRACT C

Except as provided herein, the portion of this PD for MF, A-1 (18.35 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO. Future development on Tract C is subject to approval of an amended PD and a Concept Plan.

A. Permitted Land Uses. The permitted uses on Tract C 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. Any land use requiring a Conditional Use Permit (“**CUP**”) in the A zoning district, as amended, is only allowed if a CUP is issued for the use.
2. Any land use prohibited in the A zoning district, as amended, is also prohibited.
3. The following additional uses are permitted by right:
 - a. Townhouses dwellings/Single family attached dwellings
 - b. Zero lot line dwellings
 - c. Patio homes

B. Development Standards. In addition to the requirements of the A-1 base zoning district, the Planned Development is subject to the following.

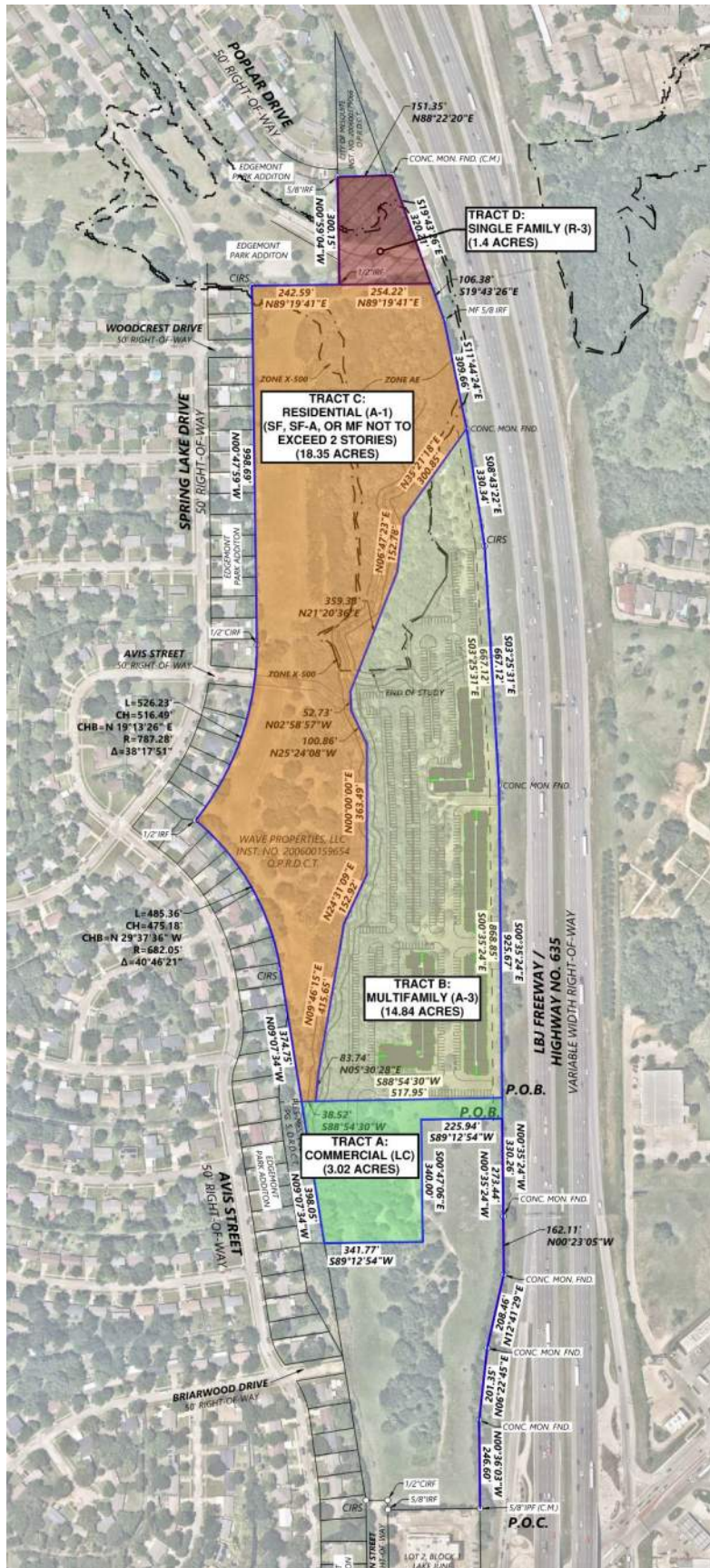
1. The maximum number of stories allowed is two.
2. The maximum density allowed is 24 dwelling units per acre.

3. Balconies are prohibited on the second story on any elevation that faces west toward the single family neighborhood.
4. All mechanical units at the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees, unless located in a private fenced backyard.
5. All fencing shall be maintained in a like-new manner meaning, any portion of fencing showing signs of deterioration, broken or missing panels, or creates a safety hazard, shall be replaced.

TRACT D

Except as provided herein, the portion of this PD for SF R-3 (1.4 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

- A. **Permitted Land Uses.** The permitted uses on Tract D include the permitted uses in the R-3 zoning 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. Any land use requiring a Conditional Use Permit (“**CUP**”) in the LC zoning district, as amended, is only allowed if a CUP is issued for the use.
 2. Any land use prohibited in the R-3 zoning district, as amended, is also prohibited.
- B. **Development Standards.** In addition to the requirements of the R-3 base zoning district, the Planned Development is subject to the following.
 1. All mechanical units at the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees, unless they are located in a private fenced backyard.
 2. All fencing shall be maintained in a like-new manner meaning, any portion of fencing that shows signs of deterioration, has broken or missing panels, or creates a safety hazard, shall be replaced.





RECEIVED

FEB 05 2025

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 23701 IH 635
(See attached map for reference)
FILE NUMBER: Z1024-0372
APPLICANT: Maxwell Fisher on behalf of JPI
REQUEST: From: "PD-MF" – Planned Development – A-3 Multifamily (Ordinance No. 2434)
To: "PD-LC" – Planned Development – Light Commercial, "PD-MF" – Planned Development – Multifamily A-3, "PD-MF" – Planned Development – Multifamily A-1, "PD-R-3" – Planned Development – Single Family Residential R-3

Conduct a public hearing and for a zoning change from Planned Development – Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development – Light Commercial (Tract A), Multifamily A-3 (Tract B), Multifamily A-1 (Tract C), and Single Family Residential R-3 (Tract D) to allow nonresidential and residential uses with modified development standards located at 23701 IH 635. Additional Information about the request is available online at www.cityofmesquite.com/zoningcases. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Approximately +/- 14.848 acre tract of land situated in the S. H. Miller Survey, Abstract No. 969 and W. H. Bennett

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **February 10, 2025**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 17, 2025**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. As a property owner within the notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **February 5th, 2025**, to be included in the Planning and Zoning Commission packet and by **February 11th, 2025**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z1024-0372 Name:(required) RICHARD HUCKABY
I am in favor of this request Address of 2300 AVIS ST. MESQUITE, TX 75149
I am opposed to this request Noticed Property: _____
Owner Signature: R.P. Huckaby Date: 5 FEB 2025

Reasons (optional): THIS AREA IS A FLOOD PLAIN. 2) REMOVING ALL THE TREES WILL ALLOW 635 TRAFFIC NOISE, REDUCE OXYGEN LEVELS & PRODUCE MORE POLLUTION. 3) THE ADDRESSES DO NOT MATCH THE ONLINE MAP & THE PAPER MAP.

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

ATTACHMENT 14 – PUBLIC NOTICES



RECEIVED

FEB 03 2025

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 23701 IH 635
(See attached map for reference)
FILE NUMBER: Z1024-0372
APPLICANT: Maxwell Fisher on behalf of JPI
REQUEST: From: "PD-MF" – Planned Development – A-3 Multifamily (Ordinance No. 2434)
To: "PD-LC" – Planned Development – Light Commercial, "PD-MF" – Planned
Development – Multifamily A-3, "PD-MF" – Planned Development – Multifamily A-1, "PD-R-3" – Planned Development – Single Family Residential R-3

Conduct a public hearing and for a zoning change from Planned Development – Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development – Light Commercial (Tract A), Multifamily A-3 (Tract B), Multifamily A-1 (Tract C), and Single Family Residential R-3 (Tract D) to allow nonresidential and residential uses with modified development standards located at 23701 IH 635. Additional Information about the request is available online at www.cityofmesquite.com/zoningcases. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Approximately +/- 14.848 acre tract of land situated in the S. H. Miller Survey, Abstract No. 969 and W. H. Bennett

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **February 10, 2025**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 17, 2025**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. As a property owner within the notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **February 5th, 2025**, to be included in the Planning and Zoning Commission packet and by **February 11th, 2025**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z1024-0372 Name:(required) Konnie Ramsey KONNIE RAMSEY
I am in favor of this request Address of Noticed Property: 2012 SPRING LAKE DR MESQUITE
I am opposed to this request Owner Signature: Konnie Ramsey Date: 2-1-2025

Reasons (optional): THIS IS THE LARGEST STAND OF TREES WITHIN THIS SUBDEVISION; AND LARGEST INSIDE 635 FOR 3 MILES OR MORE. WE NEED THESE TREES TO OFFSET AT LEAST SOME EMISSIONS FROM 635. WHAT ABOUT THE WILDLIFE.

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137



RECEIVED
FEB 13 2025
PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 23701 IH 635
(See attached map for reference)
FILE NUMBER: Z1024-0372
APPLICANT: Maxwell Fisher on behalf of JPI
REQUEST: From: "PD-MF" – Planned Development – A-3 Multifamily (Ordinance No. 2434)
To: "PD-LC" – Planned Development – Light Commercial, "PD-MF" – Planned Development – Multifamily A-3, "PD-MF" – Planned Development – Multifamily A-1, "PD-R-3" – Planned Development – Single Family Residential R-3

Conduct a public hearing and for a zoning change from Planned Development – Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development – Light Commercial (Tract A), Multifamily A-3 (Tract B), Multifamily A-1 (Tract C), and Single Family Residential R-3 (Tract D) to allow nonresidential and residential uses with modified development standards located at 23701 IH 635. Additional Information about the request is available online at www.cityofmesquite.com/zoningcases. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Approximately +/- 14.848 acre tract of land situated in the S. H. Miller Survey, Abstract No. 969 and W. H. Bennett

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **February 10, 2025**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 17, 2025**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. As a property owner within the notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **February 5th, 2025**, to be included in the Planning and Zoning Commission packet and by **February 11th, 2025**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z1024-0372
I am in favor of this request
I am opposed to this request
Name: (required) Cynthia Aguilar
Address of Noticed Property: 2004 SPRING LAKE DR., Mesquite, TX 75149
Owner Signature: Cynthia Aguilar Date: 2/3/2025
2025

Reasons (optional): Increased crime rate, more animals displaced will be pushed into our neighborhood

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

2/7/25, 2:53 PM

Mesquite Zoning Case Comment Form Z1024-0372

View results

Respondent

1 Anonymous

24:10

Time to complete

1. Case Number *

Z1024-0372

2. Please provide your first name. *

Frank

3. Please provide your last name. *

Cantrell

4. Please provide your address. *

1824 Spring Lake dr.

5. Please provide your comments on the proposed request. *

"Opposed", Traffic on Spring Lake is already out of control with speeding, failure to obey Stop signs and excessive street parking. It appears most traffic exiting the apartment to get too northbound IH 635 will use Spring Lake, not sit through the long traffic signal at Lake June rd. to make a U-turn to get too northbound 635. Four stories? No privacy!

Within the statutory
notice area

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwitlHd4sbGuJ5FoogkMuT6K...> 1/2



RECEIVED

FEB 05 2025

PLANNING AND ZONING

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
COURTESY NOTICE OF PUBLIC HEARING

LOCATION: 23701 IH 635
(See attached map for reference)
FILE NUMBER: Z1024-0372
APPLICANT: Maxwell Fisher on behalf of JPI
REQUEST: From: "PD-MF" – Planned Development – A-3 Multifamily (Ordinance No. 2434)
To: "PD-LC" – Planned Development – Light Commercial, "PD-MF" – Planned Development – Multifamily A-3, "PD-MF" – Planned Development – Multifamily A-1, "PD-R-3" – Planned Development – Single Family Residential R-3

Conduct a public hearing and for a zoning change from Planned Development – Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development – Light Commercial (Tract A), Multifamily A-3 (Tract B), Multifamily A-1 (Tract C), and Single Family Residential R-3 (Tract D) to allow nonresidential and residential uses with modified development standards located at 23701 IH 635. Additional information about the request is available online at www.cityofmesquite.com/zoningcases. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Approximately +/- 14.848 acre tract of land situated in the S. H. Miller Survey, Abstract No. 969 and W. H. Bennett

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **February 10, 2025**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **February 17, 2025**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **February 5th, 2025**, to be included in the Planning and Zoning Commission packet and by **February 11th, 2025**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z1024-0372 Name:(required) RAY BOYER
More information is available at: www.cityofmesquite.com/ZoningCases Address of 2437 AUIS ST MESQUITE TX 75149
Noticed Property: Owner Signature: Ray Boyer Date: 2-2-25

Comments: I OPPOSE - DO NOT REZONE

Please respond by returning to: PLANNING DIVISION
GARRETT LANGFORD
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

2/7/25, 2:53 PM

Mesquite Zoning Case Comment Form Z1024-0372

View results

Respondent

2 Anonymous

22:04

Time to complete

1. Case Number *

Z1024-0372

2. Please provide your first name. *

Jairo

3. Please provide your last name. *

Munoz

4. Please provide your address. *

1804 Mount Pleasant Drive

5. Please provide your comments on the proposed request. *

I like the idea of proving what looks like quality apartments. There are too many run down places nearby.
I want to put into consideration that the Edgemont Park neighborhood should also be rezoned to allow an individual to build on their property for multi family.

Within the courtesy
notice area