

M E S Q U I T E

C O M P R E H E N S I V E P L A N



C O N N E C T I N G T H E C O M M U N I T Y

Joint City Council/Planning and
Zoning Commission Workshop #2
February 11, 2019

Agenda

1. Public Input Summary
2. Guiding Principles
3. Future Land Use Planning Exercise
4. Next Steps





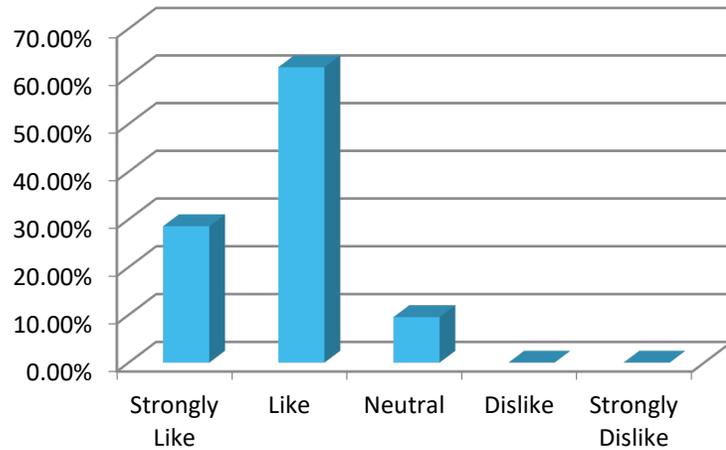
Public Input Summary

Community Meeting

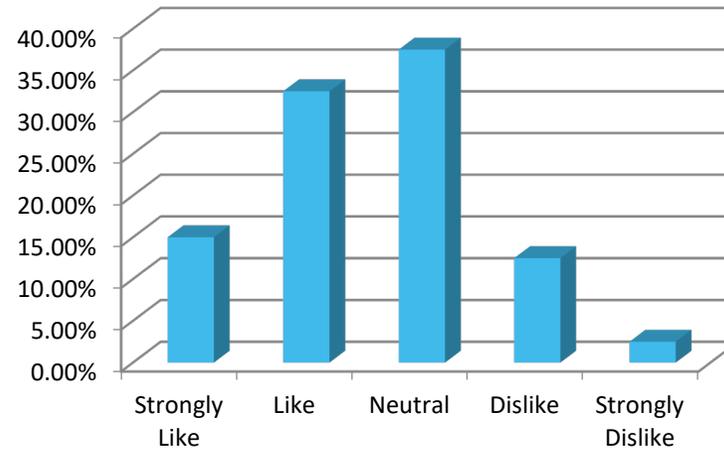
Polling Questions

1. What do you like most about living in Mesquite?

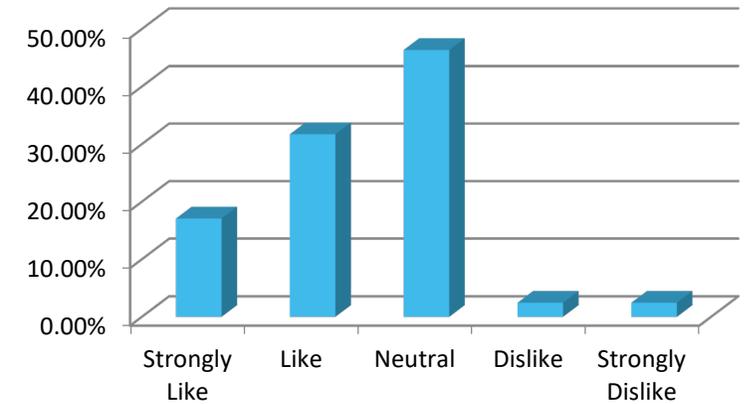
Parks



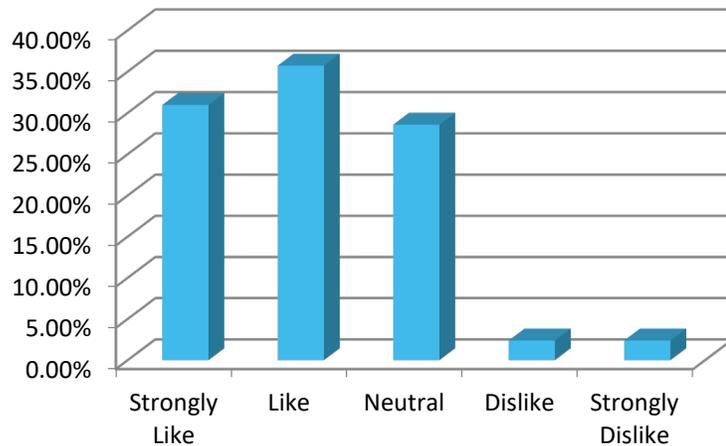
Neighborhoods



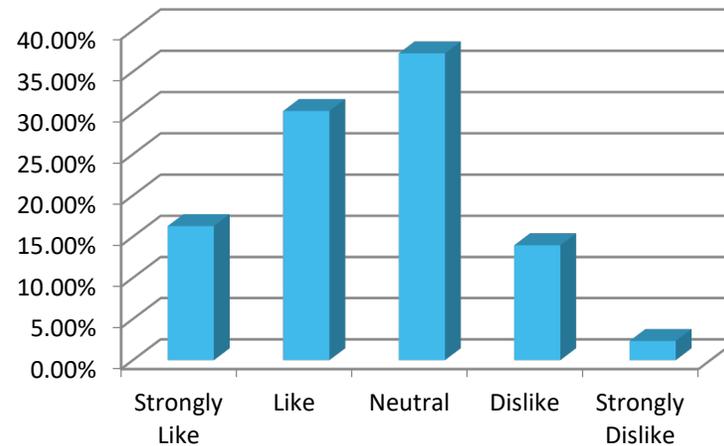
Recreation



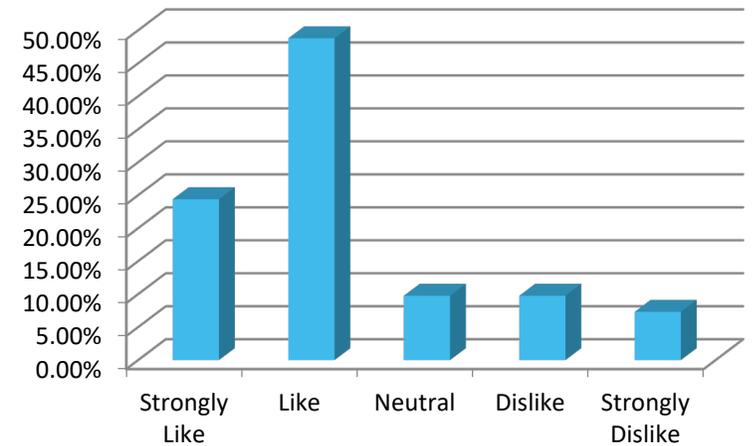
Schools



Employment



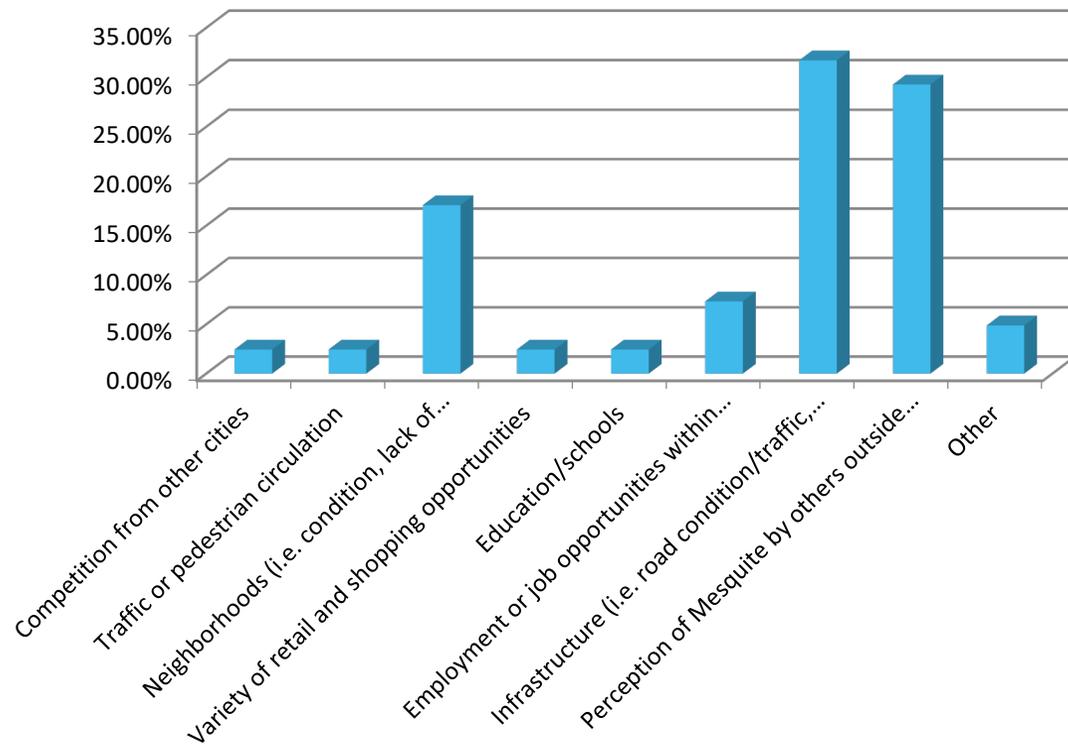
Shopping



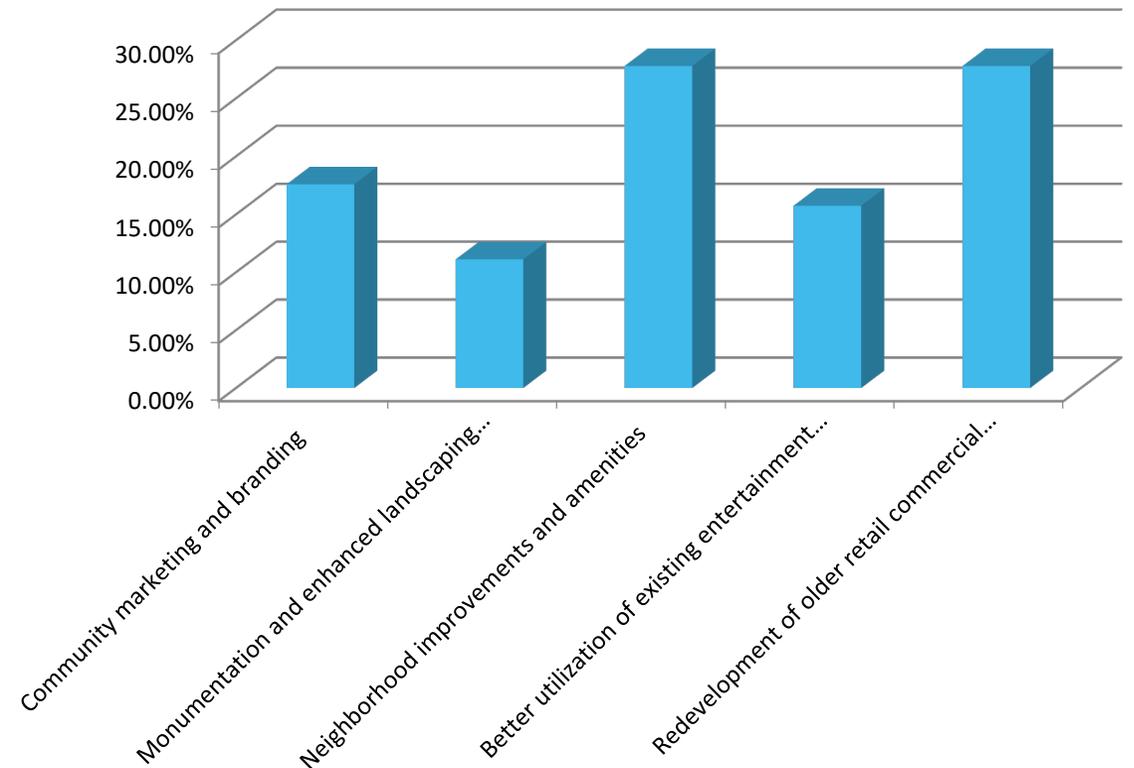
Community Meeting

Polling Questions

2. What would you consider the greatest single issue facing Mesquite today?



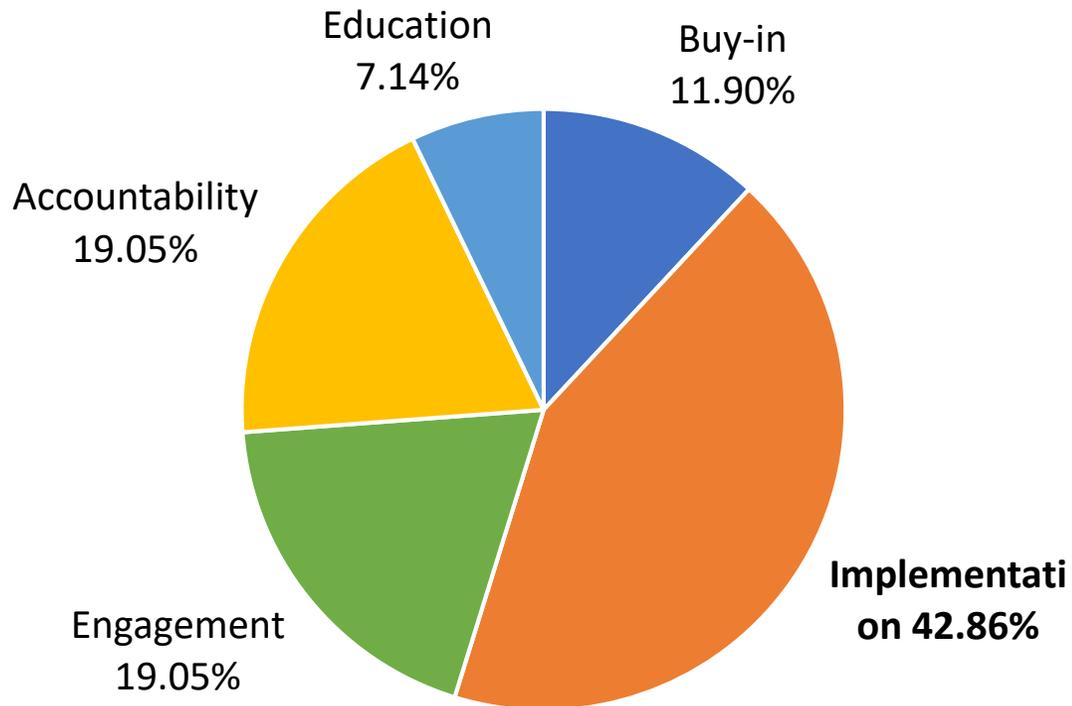
3. Which of the following do you believe would enhance the overall community character and identity? (choose all that apply)



Community Meeting

Polling Questions

4. In one word, what do you believe will make this plan most successful?



Public Input Stations

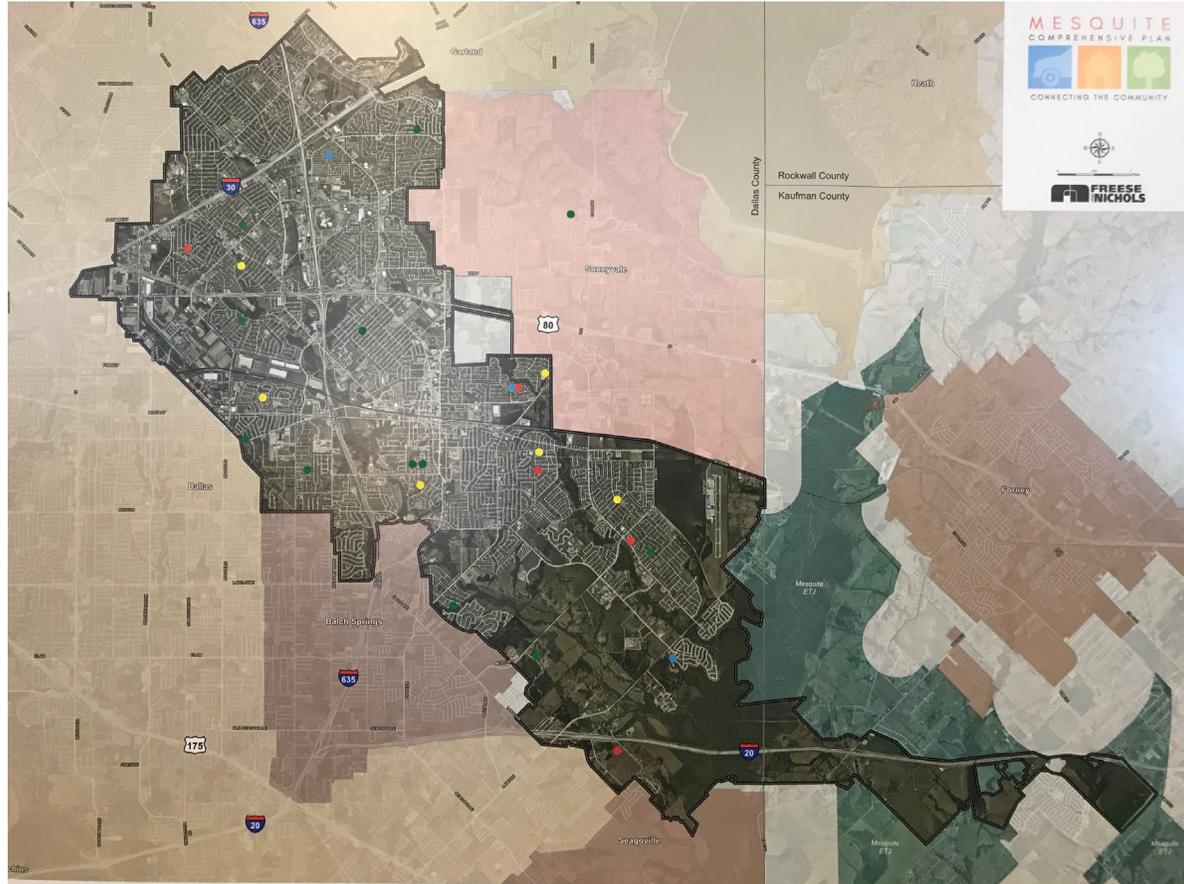
What is your favorite part of Mesquite?

- **It's Home/My Neighborhood**
- Historic Downtown/Historic Mesquite
- Mesquite Airport
- Friendly People
- Small Town Feel
- City is willing to listen to people
- Family Activities
- **Parks, trails, and recreation opportunities**
- **Proximity to Dallas and Freeways**
- Big Skies
- City Staff and Police
- Big city amenities and restaurants
- Real. Texas. Community.
- Potential

Community Meeting

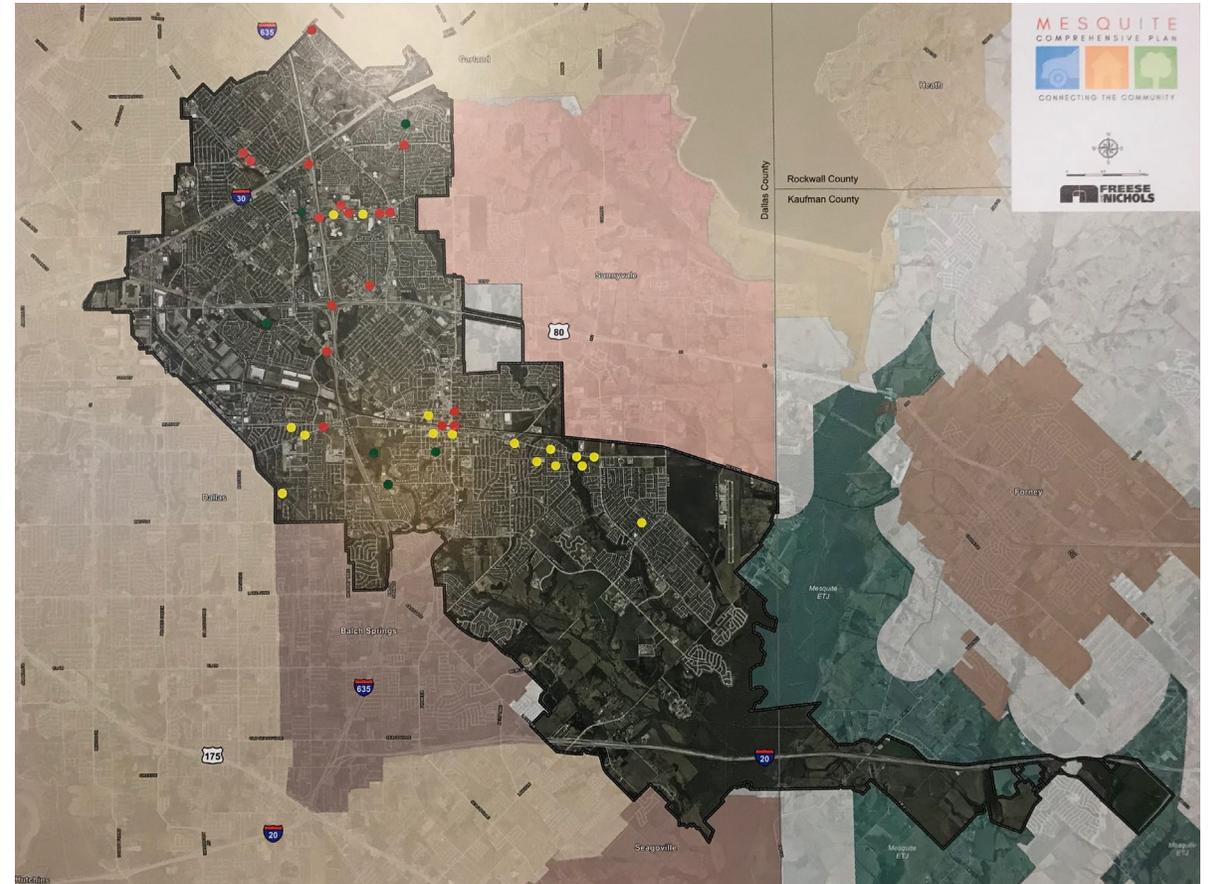
Public Input Stations

Where do you live?



Transportation and Circulation

- Sources of accidents, congestion, and/or cut-through traffic.
- Pedestrian friendly and enjoyable to walk and bike.
- Would like to be more safe and/or pedestrian-oriented.

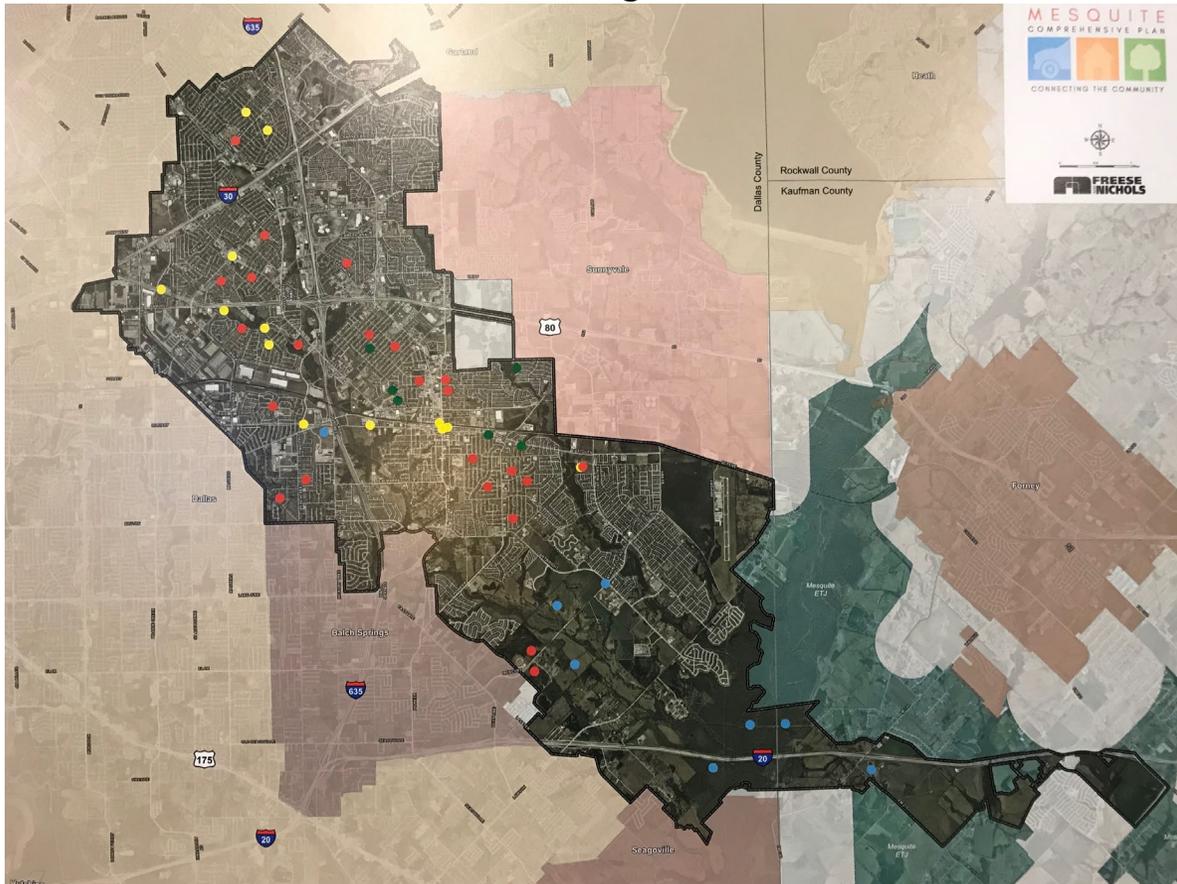


Community Meeting

Public Input Stations

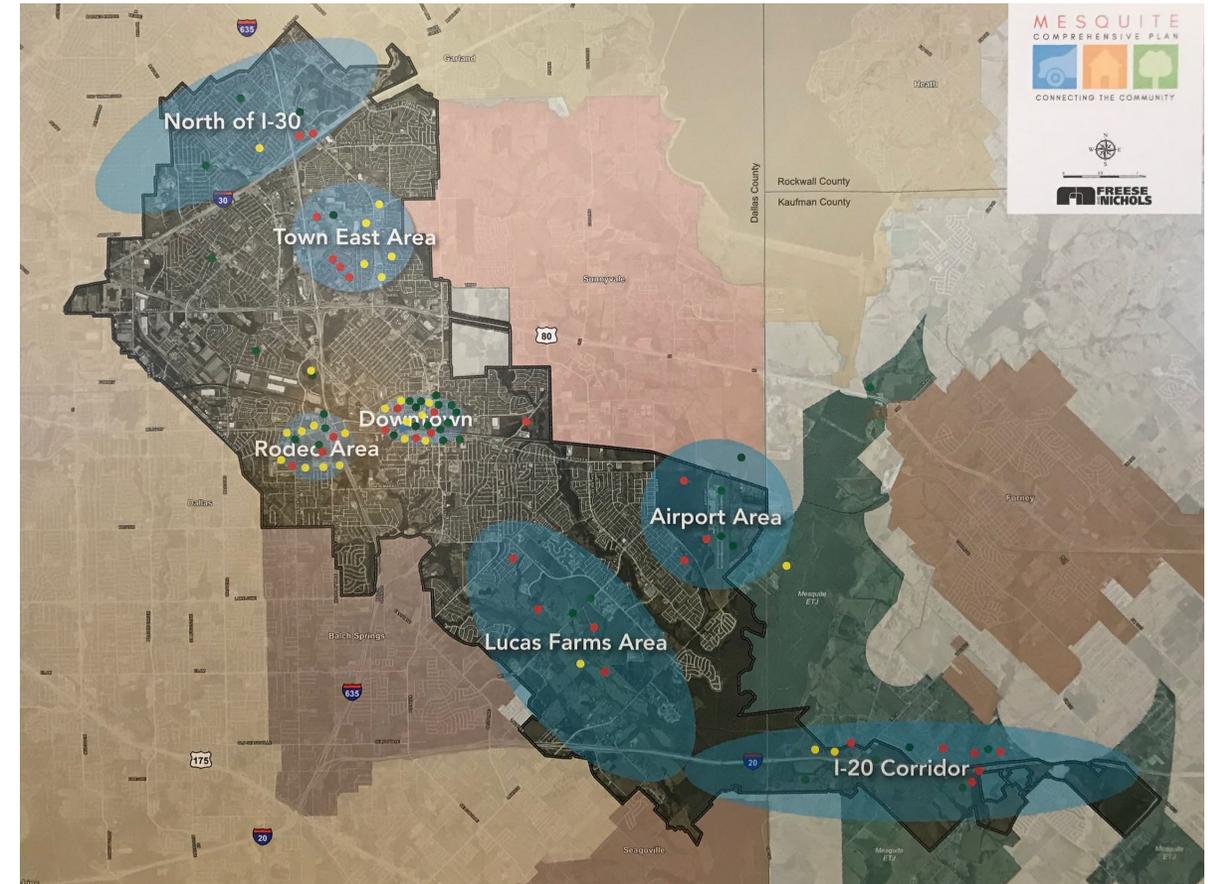
Housing and Neighborhoods

- Need additional code enforcement.
- Need additional parks and recreational programming.
- Need aesthetic improvements or enhancements.
- Need for additional/new housing.



What are the Focus Areas?

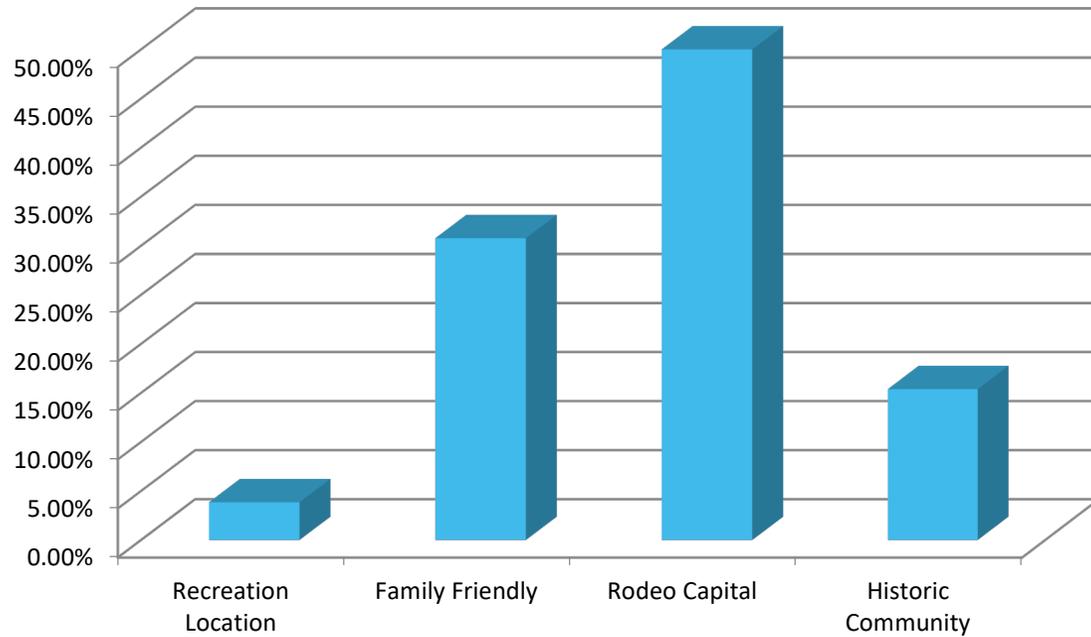
- First, ● Second, ● Third



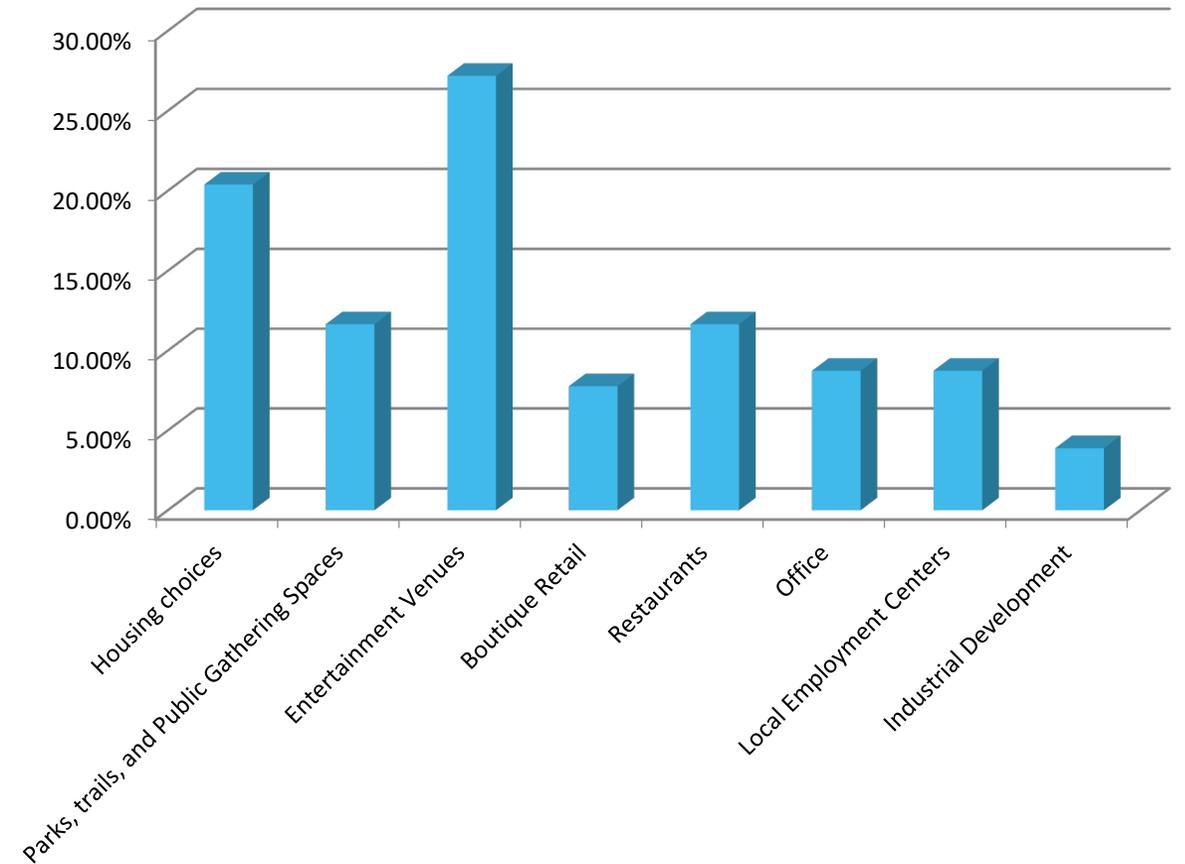
Community Meeting

Public Input Stations

What's Mesquite's Identity?

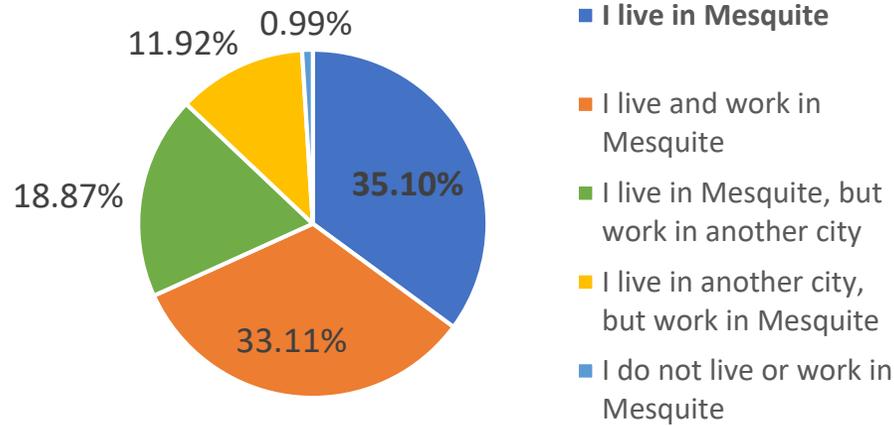


What's Missing in Mesquite?

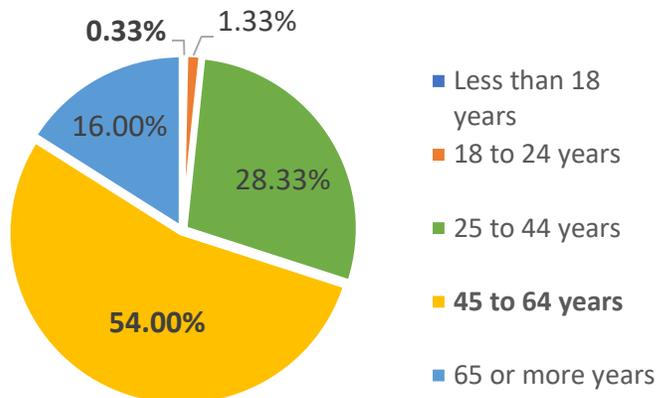


Online Survey

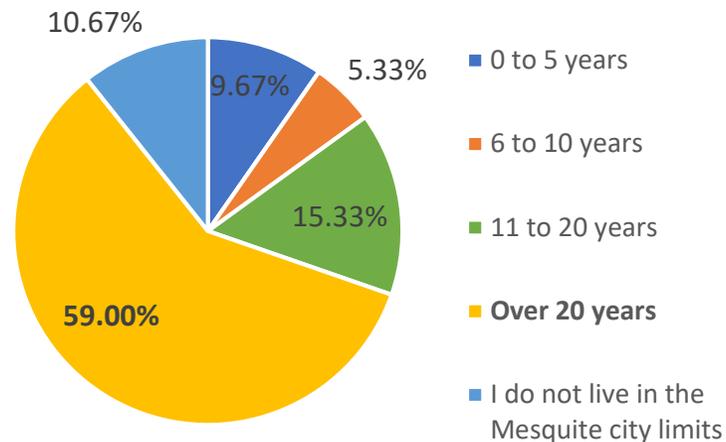
Which best describes you?



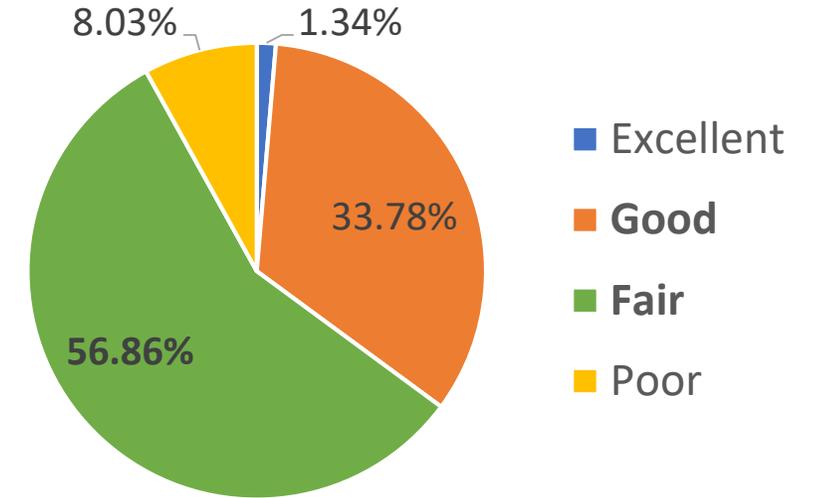
Which of the following age groups do you belong?



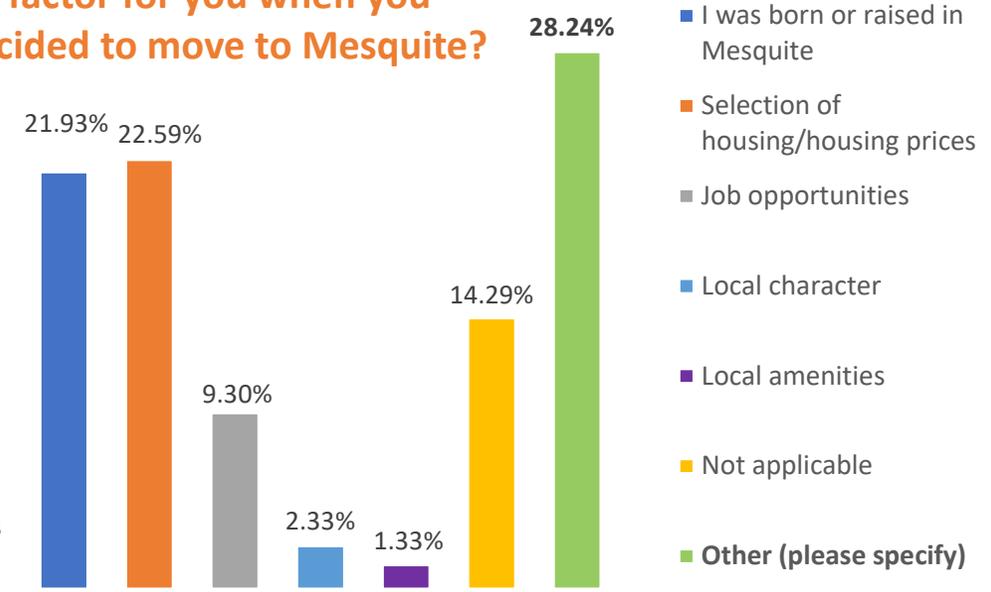
How long have you lived in the City of Mesquite?



How would you rate Mesquite in terms of overall appearance?



What was the most important factor for you when you decided to move to Mesquite?



Online Survey

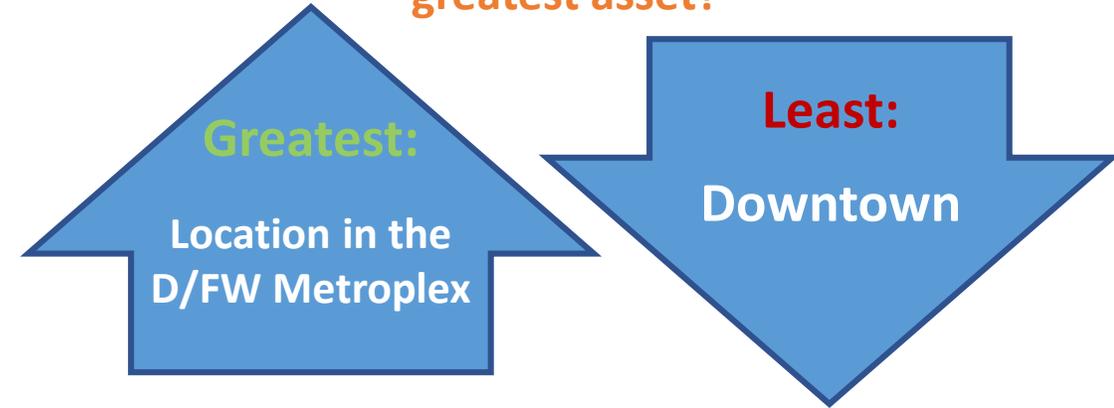
What new development types are needed most in Mesquite?

-  Entertainment (49.49%)
-  Restaurants (35.49%)
-  Open Space and Parks (33.79%)

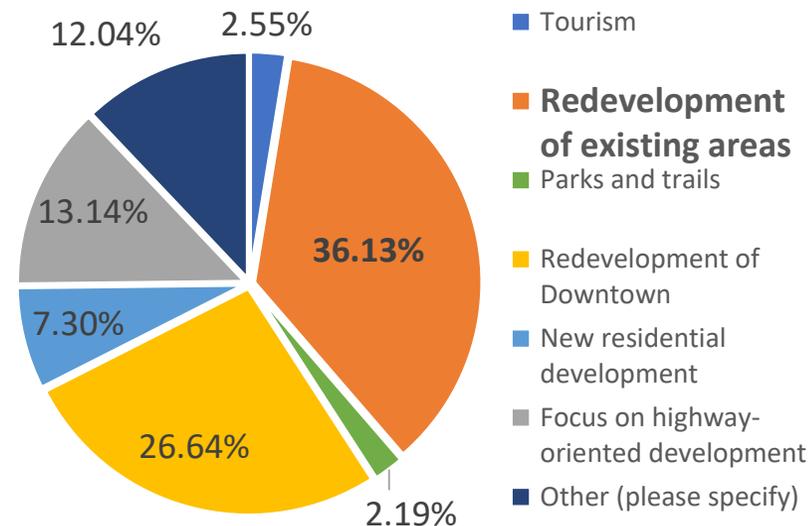
What would you consider the greatest single issue facing Mesquite today?

-  Perception of Mesquite by Others Outside of the City (28.57%)
-  Infrastructure (23.59%)
-  Other (14.62%)

What would you consider to be Mesquite's greatest asset?



What would you consider to be Mesquite's greatest opportunity for future improvements?

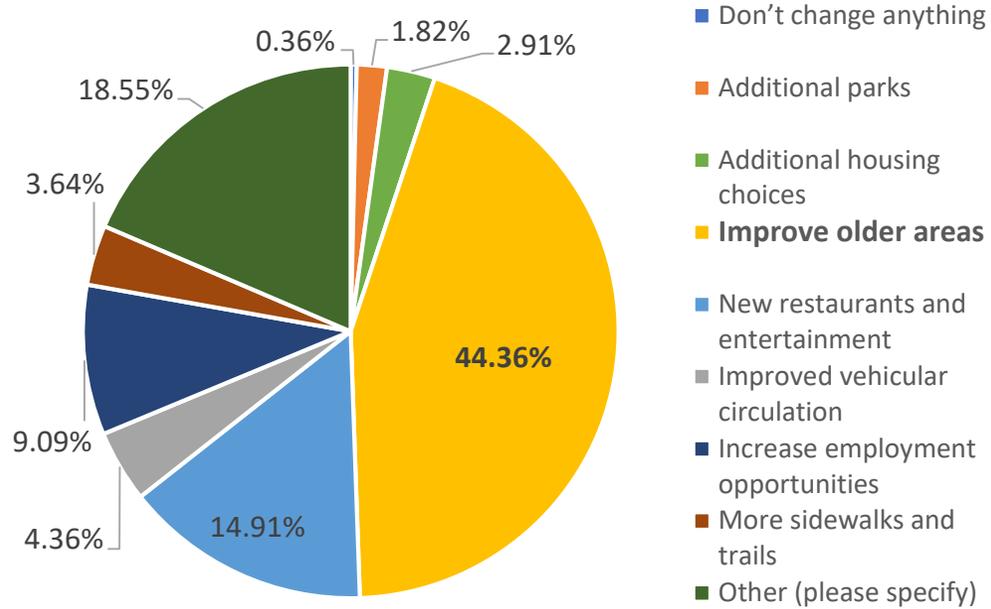


What would you consider to be the greatest threat to your vision for Mesquite?

Visitor Perception, Identity

Online Survey

What is your number one desire for Mesquite?



What transportation/mobility improvements should be considered?

-  Condition of Roadways
-  Local and Regional Transit Options
-  Sidewalks, Bike Lanes, Trails

Greatest Percentage of Responses	Do you believe Mesquite has adequate access to the following health resources?
Agree	Parks
Somewhat Agree	Trails
Agree	Athletic Fields
Agree	Grocery Stores
Somewhat Disagree	Fresh Foods
Somewhat Agree	Hospitals
Somewhat Agree	Emergency Care
Agree	Medical Office

Imagine Mesquite as you want it to look/appear in 10 – 15 years.

-  Unique Character/Identity
-  Improved Roadways and Mobility Options
-  Improved Sense of Safety
-  Entertainment and Retail Variety
-  Variety of Housing Options
-  Parks and Trails
-  Improvements to Older Neighborhoods

Vision Board

Entertainment Venues
for Various Ages

Expand Community Services

Fix Roads and Infrastructure

New Commercial Development

Healthy Food Options

Revitalize Downtown

Restaurants

More Parks
and Trails

Revitalization of Residential and Commercial

More Housing
Options

Employment
Opportunities

Mobility Options

Improve Aesthetics



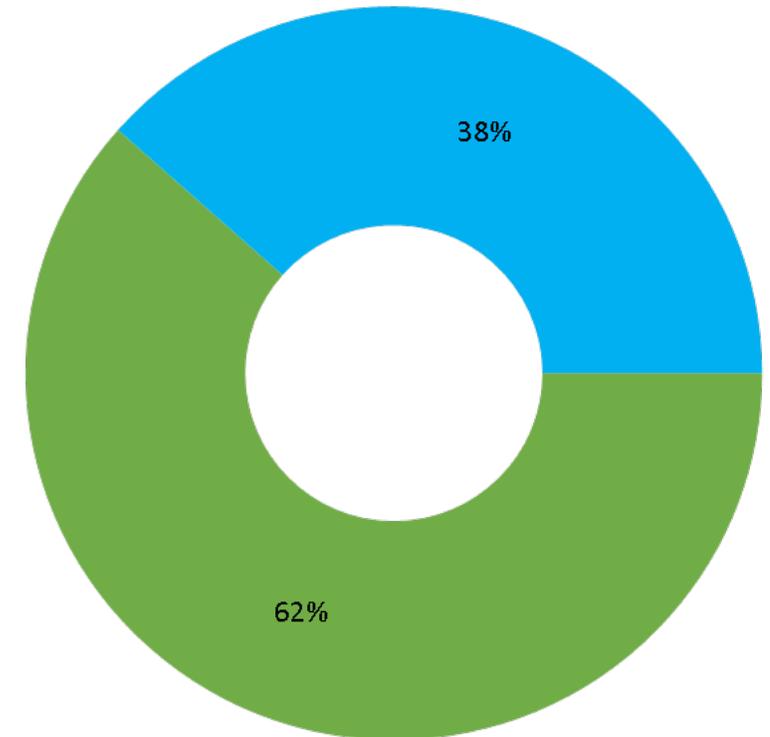
Guiding Principles

Guiding Principles

Theme	Guiding Principle
Identity	Establish a unique identity that reflects Mesquite’s character and enhances its aesthetics through sustainable development, urban design and historic preservation.
Safety	Promote community safety and crime prevention through environmental design and public safety initiatives.
Housing	Encourage a variety of quality residential development that meets the current and future housing needs of the community.
Infrastructure	Maintain and build quality infrastructure and roads to attract and support existing and new development.
Connectivity	Provide safe, multimodal mobility options to connect people to employment, amenities, and neighborhoods both locally and regionally.
Redevelopment	Develop strategies to encourage revitalization in older residential and commercial areas.
Entertainment	Create and/or encourage a variety of destination entertainment venues and events in Mesquite.

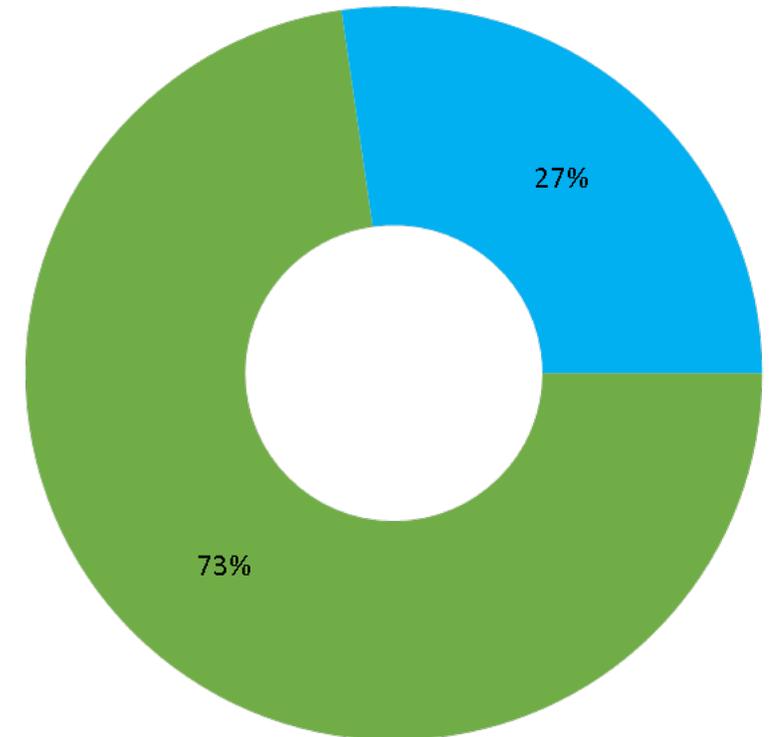
Establish a unique identity that reflects Mesquite's character and enhances its aesthetics through sustainable development, urban design and historic preservation.

- A. Good, as is
- B. Not good, start over
- C. Okay, but needs work



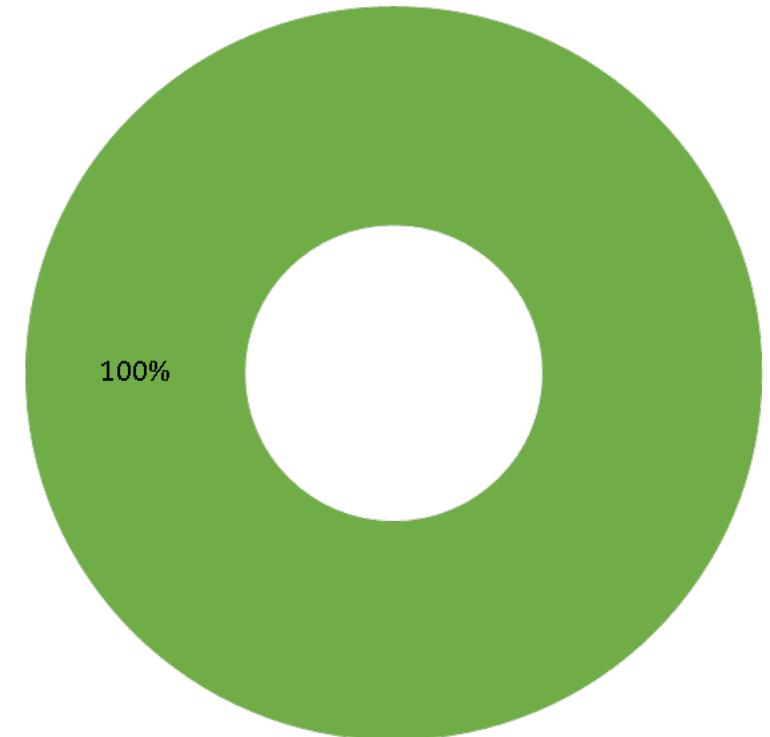
Promote community safety and crime prevention through environmental design and public safety initiatives.

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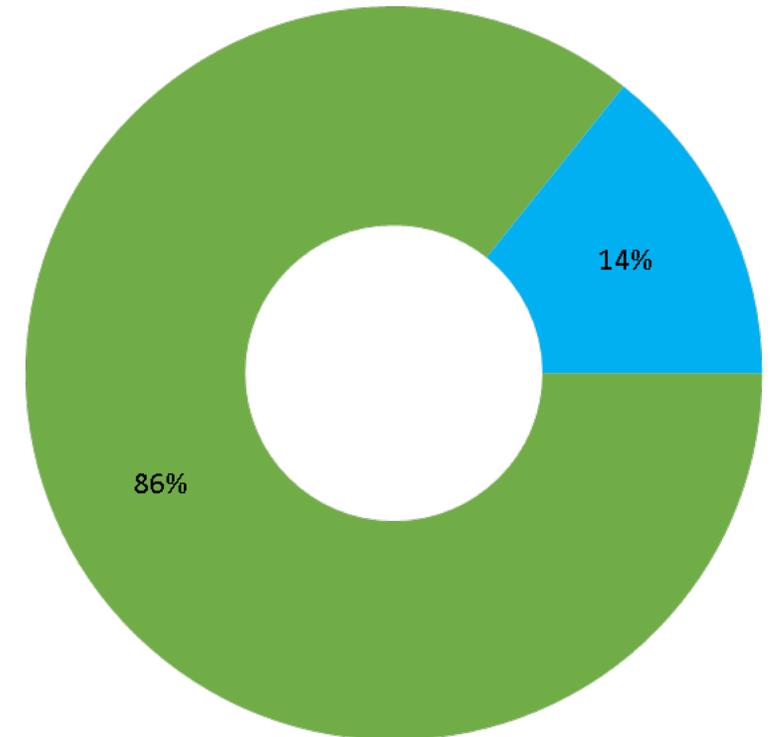
Encourage a variety of quality residential development that meets the current and future housing needs of the community.

- A. Good, as is
- B. Not good, start over
- C. Okay, but needs work



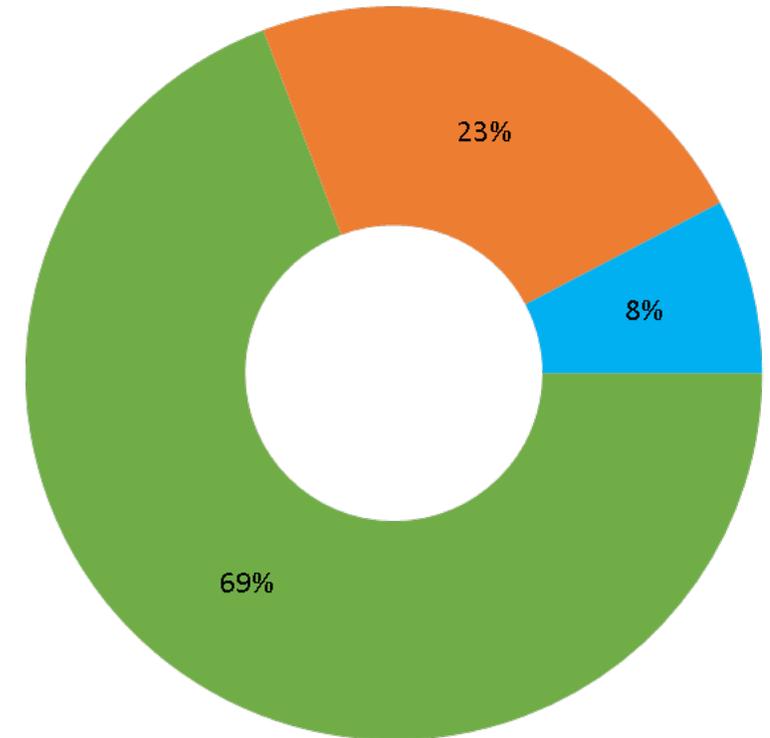
Maintain and build quality infrastructure and roads to attract and support existing and new development.

- A. Good, as is
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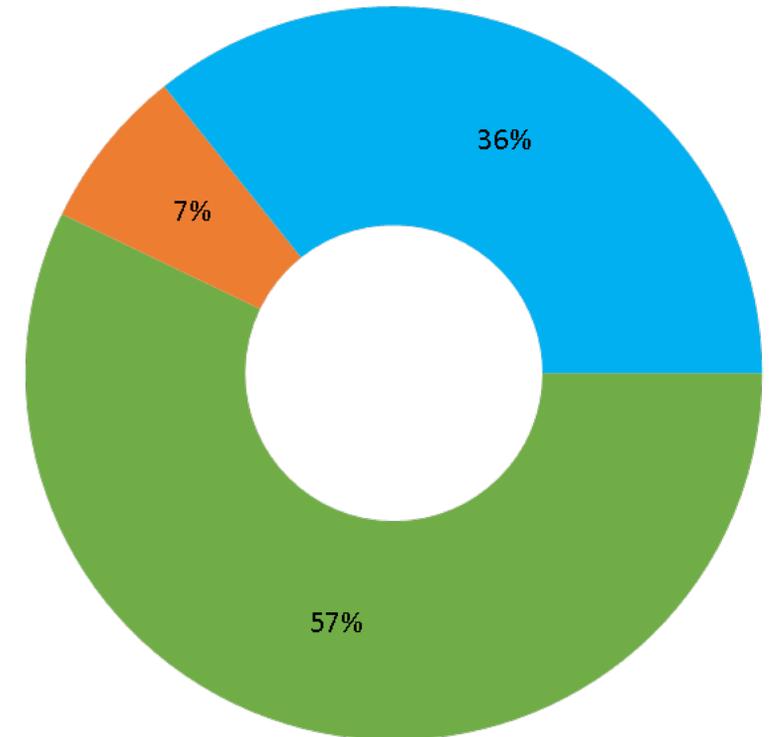
Provide safe, multimodal mobility options to connect people to employment, amenities, and neighborhoods both locally and regionally.

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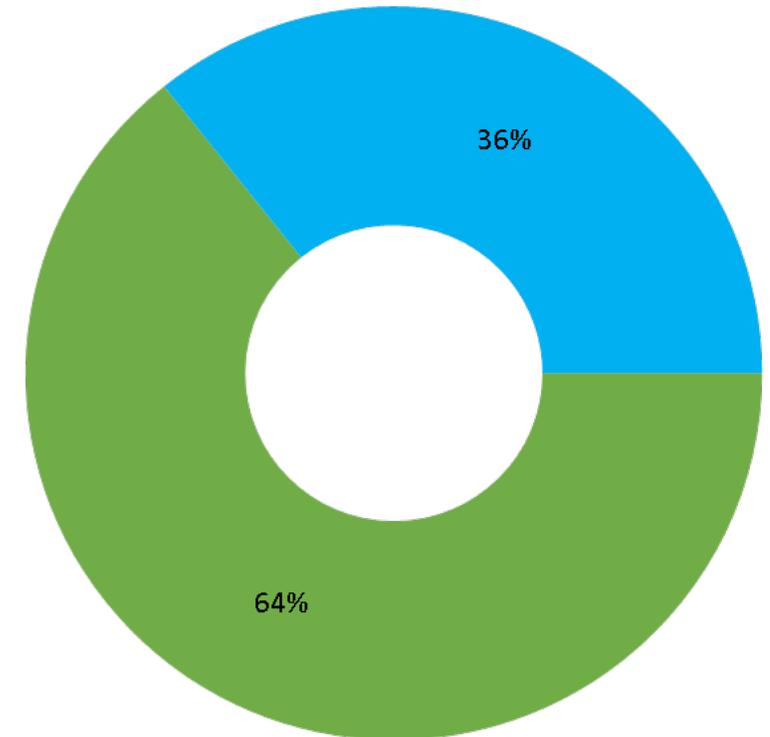
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Create and/or encourage a variety of destination entertainment venues and events in Mesquite.

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Future Land Use Planning Exercise

What is Future Land Use Planning?

Future land use planning is the identification of land uses for certain areas within the city. Each land use designation envisions how property could potentially be developed in the future.

Why is this important?

- ❖ Helps to keep development organized
- ❖ Assists with annual budgeting
- ❖ Allows for sustainable growth



Map 4. Future Land Use Map



Future Land Use

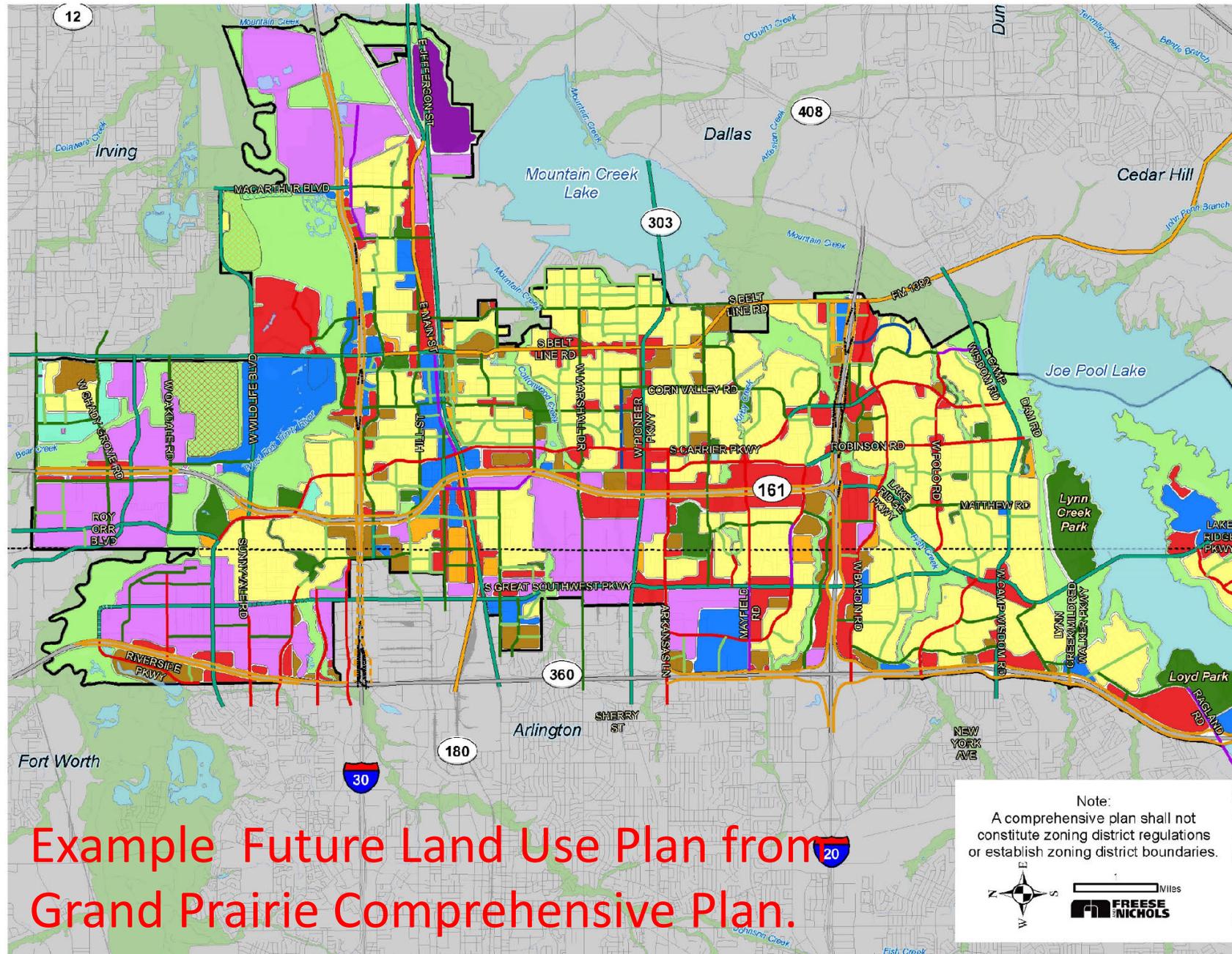
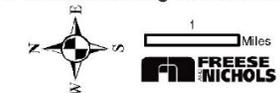
Land Uses

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Residential
- Mixed Use
- Commercial/Retail/Office
- Heavy Industrial
- Light Industrial
- Parks and Recreation
- Open Space/Drainage

Potential Floodplain Reclamation Subcategories

- Medium Density Residential
- Mixed Use
- Commercial/Retail/Office
- Grand Prairie City Limits
- County
- Waterbodies
- 1-Percent Flood Risk Zones (FEMA)
- Railroads
- River/Creeks

Note:
A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.



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Example Future Land Use Plan from Grand Prairie Comprehensive Plan.

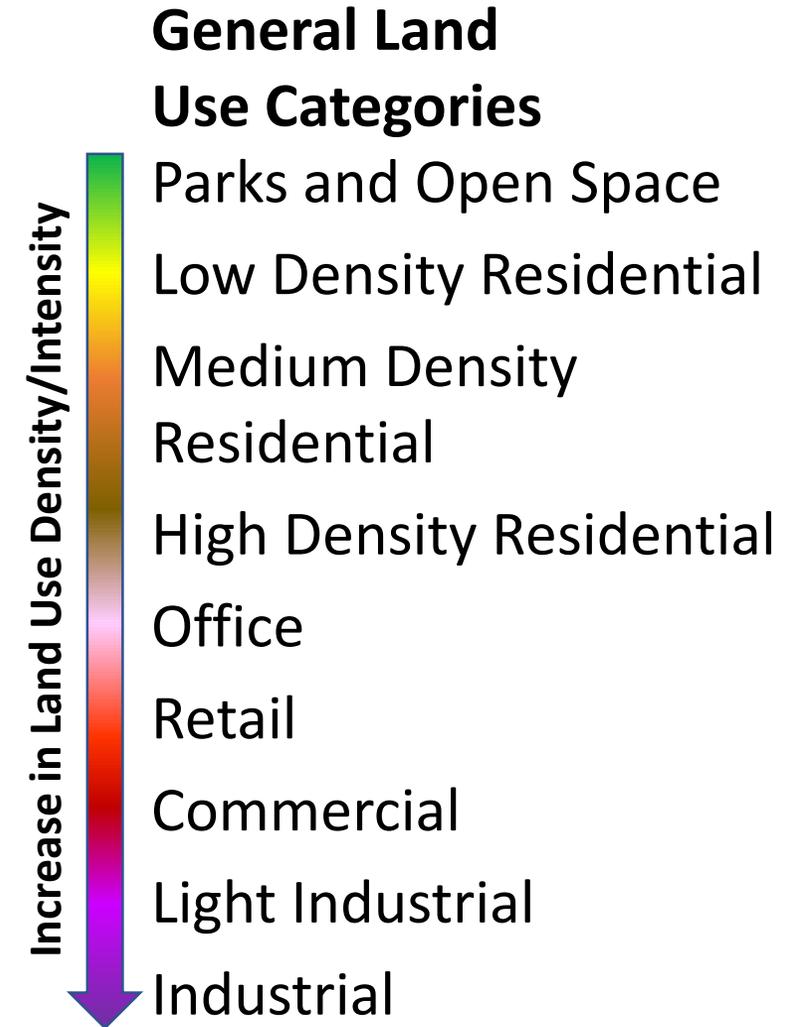
Mapping Exercise

Identify the following:

- ❖ Future land uses for undeveloped areas
- ❖ Areas that should change from the current land use
- ❖ Potential redevelopment areas
- ❖ Focus Areas and Boundaries

Basic Considerations:

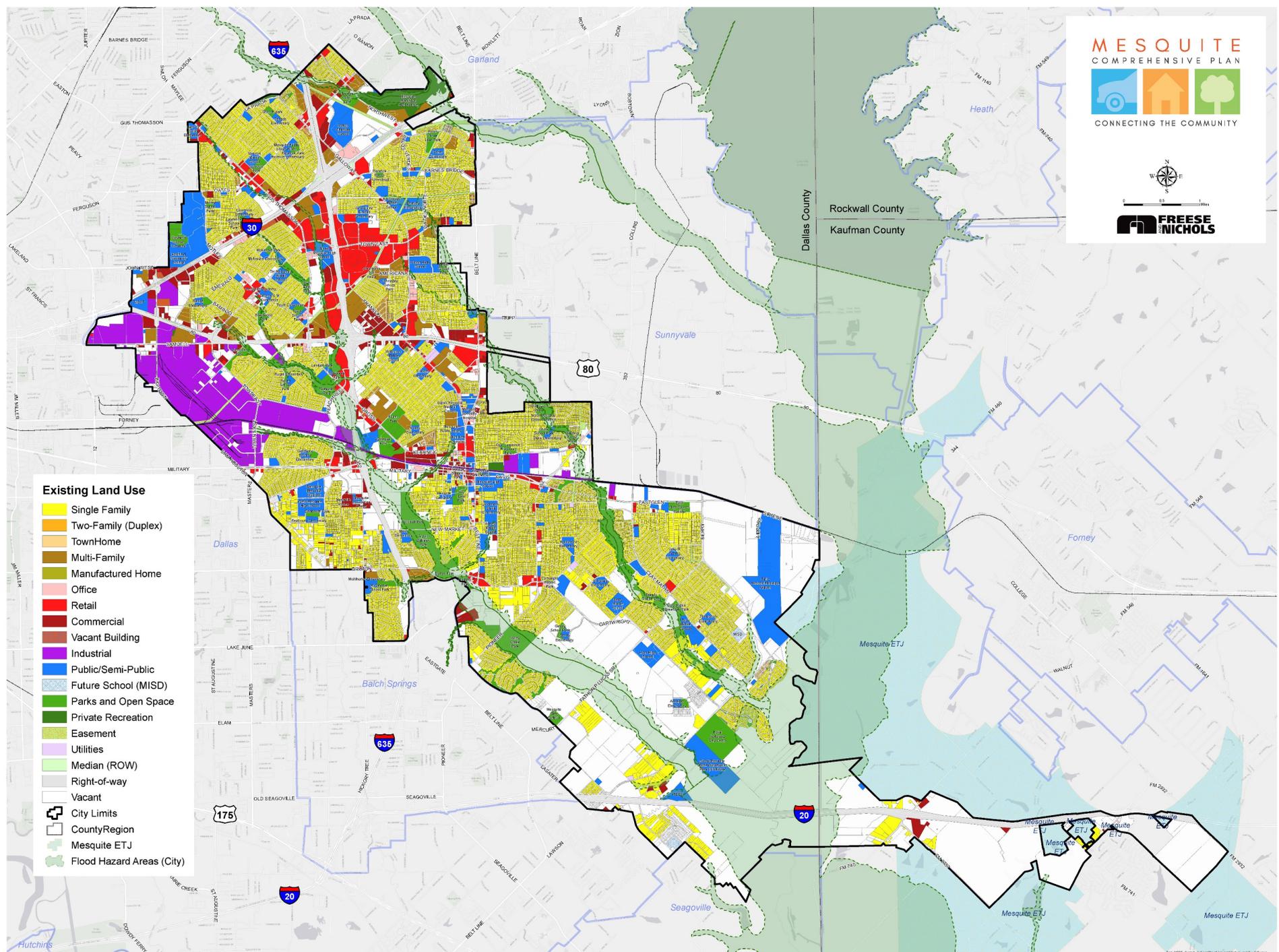
1. Some land uses are very likely to not change like residential neighborhoods and public facilities.
2. Land use designations are general. Similar, accessory, or complimentary uses are permitted within a single designation.
3. Floodplain is more suitable for open space than developed.
4. Consider mobility opportunities related to land use.





Existing Land Use

- Single Family
- Two-Family (Duplex)
- TownHome
- Multi-Family
- Manufactured Home
- Office
- Retail
- Commercial
- Vacant Building
- Industrial
- Public/Semi-Public
- Future School (MISD)
- Parks and Open Space
- Private Recreation
- Easement
- Utilities
- Median (ROW)
- Right-of-way
- Vacant
- City Limits
- County/Region
- Mesquite ETJ
- Flood Hazard Areas (City)



MESQUITE
COMPREHENSIVE PLAN

CONNECTING THE COMMUNITY

FREESE NICHOLS

Next Steps

- ❖ Develop Draft of Future Land Use Plan
- ❖ Begin Drafting Report
- ❖ Present Draft Recommendations in May

