

Please print legibly. This application can also be completed online at [LINK](#)

Application Checklist

- Completed Application Statement of Intent and Purpose Zoning Exhibits A, B, & C
 Owner Authorization (page 6) Application Fee* (\$1,250 + \$15 per acre)

**An additional fee may apply if a change to the Comprehensive Plan is required.*

Property Information

General Location: the subject property of PD 4739; undeveloped property generally located between FM 2757 and IH-20 and north of IH20 east of FM 740
Physical Address: 9850 FM 2757 City, State: Mesquite, Texas
Zip Code: 75126
Platted: Yes No (If yes, fill in the information below. If not platted, a metes and bounds description must be submitted)
Subdivision: _____ Block: _____ Lot: _____

Applicant Information – The person filling out the application

First Name: Alex Last Name: Beitler
Phone Number: 281-389-8304 Email Address: abeitler@tncdev.com
Company Name: The Nehemiah Company (Developer)

Property Owner(s) Information – The owner of the property listed as physical address

Same as Applicant: Yes No (If no, fill in the information below)
First Name: CH TNC MESQUITE OWNER LP Last Name: Porteus
Phone Number: 972-757-7586 Email Address: hporteur@tncdev.com
Mailing Address: 2201 E Lamar Blvd, STE 115 City, State: Arlington, TX
(If different from physical address)
Zip Code: 76006

Requested Action

Existing district classification: (Select all that apply)

Residential Zoning Districts

- AG – Agricultural R-1 – Single Family R-1A – Single Family R-2 – Single Family
 R-2A – Single Family R-3 – Single Family D – Duplex Multifamily (less than 25 units)
 Traditional Neighborhood Mixed Residential (TNMR)
 Other: Planned Development (Ordinance No. 4739)

Non-Residential Zoning Districts

- O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: _____

Amending Planned Development

Ordinance Number(s): 4739

Change district classification to: (Select all that apply)

Planned Development Residential Zoning Districts (Base Zoning)

- AG – Agricultural R-1 Single Family R-1A Single Family R-2 Single Family
 R-2A Single Family R-3 Single Family D – Duplex Multifamily (less than 25 dwelling units)
 Multifamily (more than 25 dwelling units) Attached Dwellings (3-plex/4-plex)
 Zero Lot Line Dwelling Townhouse Dwellings Attached Dwellings (3-plex/4-plex)
 Patio Home Mobile Home Parks Traditional Neighborhood Mixed Residential (TNMR)
 Other: _____

Planned Development Non-Residential Zoning Districts (Base Zoning)

- O – Office GR – General Retail LC – Light Commercial MU – Mixed Use
 CB – Central Business SS – Service Station C – Commercial I – Industrial
 CV – Civic
 Other: _____

Describe the proposed planned development and the purpose of the request using the space below. The following should be included:

- 1. Description of proposed uses.
- 2. Existing and proposed zoning and land use.
- 3. If the property is currently developed, list all active businesses on the property with a brief description of each.
- 4. Potential residential density if proposed zoning for residential districts.
- 5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan.

You may use separate or additional sheets

To amend the following items in Planned Development Ordinance No. 4739

Meets & Bounds - scrivener's error, update to most accurate and recent M&B survey, and updated ownership information ; see attached


Exhibit E - to add clarity and correct clerical errors; see specified items attached

Exhibit F - to allow for mews oriented lot set back as illustrated in approved concept plan and PD site plan, to remove unnecessary lot dimensions; to correct clerical errors; to amend min. sq ft for homes on 70' lots; see mark up attached

OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of taking photographs, documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Planned Development Application.

CH TNC MESQUITE OWNER LP

Property Owner: Howard Porteus Phone Number: 972-757-7586
Address: 2201 E Lamar Blvd, STE 115
Arlington, TX 76006 Email Address: hporteus@tncdev.com
Signature: 

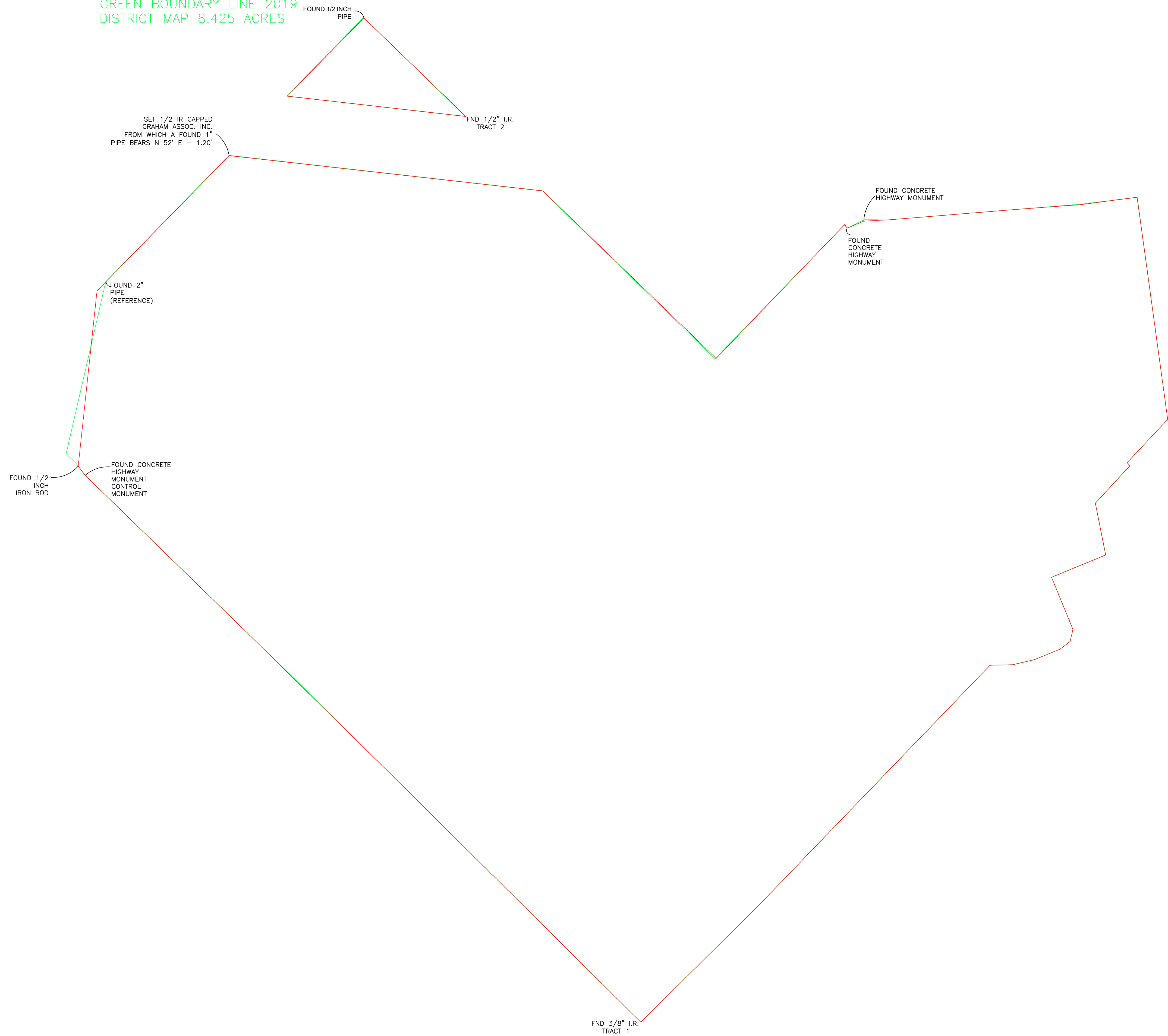
Each property owner must complete a separate authorization form

RED BOUNDARY LINE 2022
DISTRICT MAP 8.398 ACRES

GREEN BOUNDARY LINE 2019
DISTRICT MAP 8.425 ACRES

RED BOUNDARY LINE 2022
DISTRICT MAP 612.97 ACRES

GREEN BOUNDARY LINE 2019
DISTRICT MAP 613.57 ACRES



PROPERTY DESCRIPTION
TRACT 1

Being a 612.97 acre tract of land situated in the Martha Musick Survey, Abstract No.312, Kaufman County, Texas and being all of a tract of land described by deed to CH TNC Mesquite Owner, LP., and recorded in Volume 7669, Page 248, Deed Records, Kaufman County, Texas, and all of Tract 1 as described by deed to CH TNC Mesquite Investments, LP., and recorded in Volume 7669, Page 306, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, said point being the south corner of said CH TNC Mesquite Owner, LP., tract, and the northwest corner of a tract of land described by deed to Heartland First Baptist Church, as recorded in Volume 3120, Page 471, Deed Records, Kaufman County, Texas, and being in the existing east right-of-way line of F.M. Road No. 2757 (a 100 foot Right-of-way);

THENCE North 45°15'08" West, along said existing east right-of-way line, a distance of 3200.34 feet to a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap;

THENCE North 45°44'58" West, continuing along said existing east right-of-way line, a distance of 2150.05 feet to a found concrete monument for corner;

THENCE North 36°42'08" West, a distance of 79.74 feet to a found 1/2 inch iron rod, said point being the southeast corner of a tract of land described by deed to Donald G, Jr and Leasa K. Davis, as recorded in Volume 3471, Page 60, Deed Records, Kaufman County, Texas;

THENCE North 06°06'39" East, along the east line of said Davis tract, a distance of 1209.99 feet to a found 1/2 inch iron rod with GAI cap;

THENCE North 44°20'33" East, a distance of 1297.95 feet to a found 1/2 inch iron rod with GAI cap from which a found one inch pipe bears North 52° East a distance of 1.20 feet, said point being in the existing south right-of-way line of State Highway I-20 (a variable width right-of-way line);

THENCE South 83°34'27" East, along said existing south right-of-way line, a distance of 2166.58 feet to a found 1/2 inch iron rod with GAI cap;

THENCE South 45°57'58" East, leaving said existing south right-of-way line, a distance of 1653.63 feet to a found 1/2 inch iron rod with GAI cap, and being the southwest corner of a tract of land described to I-20 Mesquite Limited Partnership as recorded in Volume 3326, Page 255, Deed Records, Kaufman County, Texas;

THENCE North 43°50'03" East, a distance of 1275.56 feet to a found 1/2 inch iron rod with GAI cap, said point being in the existing south right-of-way line of said State Highway I-20;

THENCE South 29°21'14" East, along said existing south right-of-way line, a distance of 30.24 feet to a found concrete monument;

THENCE North 67°03'31" East, continuing along said existing south right-of-way line, a distance of 124.28 feet to a found concrete monument;

THENCE North 87°00'49" East, a distance of 175.11 feet to a found 1/2 inch iron rod with GAI cap;

THENCE North 85°28'07" East, a distance of 1321.76 feet to a found 1/2 inch iron rod with GAI cap;

THENCE North 82°29'14" East, a distance of 387.10 feet to a found 1/2 inch iron rod with GAI cap;

THENCE South 07°49'27" East, leaving said existing south right-of-way line, a distance of 1539.16 feet to a point for corner, said point being the northeast corner of a tract of land described by deed to Maryfield, LTD, as recorded in Volume 5835, Page 580, Deed Records, Kaufman County, Texas;

THENCE South 43°06'55" West, leaving said west line, and along the north line of said Maryfield tract, a distance of 406.47 feet to a point for corner;

THENCE South 39°47'53" East, continuing along said north line, a distance of 29.09 feet to a point for corner;

THENCE South 42°47'04" West, a distance of 349.18 feet to a point for corner, said point being the northwest corner of said Maryfield tract, and the northwest corner of a tract of land described by deed to Hannover Estates, LTD, as recorded in Volume 5835, Page 570, Deed Records, Kaufman County, Texas;

THENCE South 11°18'06" East, leaving said north line, and along the west line of said Hannover tract, a distance of 362.66 feet to a point for corner, said point being the northeast corner of a tract of land described by deed to David R. and Winona Littlefield, as recorded in Volume 1190, Page 528, Deed Records, Kaufman County, Texas;

THENCE South 67°37'47" West, leaving said west line and along the north line of said Littlefield tract, a distance of 401.86 feet to a point for corner;

THENCE South 22°19'17" East, leaving said north line, and along the west line of said Littlefield tract, a distance of 387.16 feet to a point for corner;

THENCE South 13°40'28" West, continuing along said west line, a distance of 85.16 feet to a point for corner, said point being the northeast corner of a tract of land described by deed to Future Telecom, Inc., as recorded in Volume 3611, Page 280, Deed Records, Kaufman County, Texas;

THENCE South 52°37'59" West, leaving said west line, and along the north line of said Future Telecom tract, a distance of 86.93 feet to a point for corner;

THENCE South 67°41'52" West, continuing along said north line, a distance of 190.04 feet to a point for corner;

THENCE South 76°52'46" West, a distance of 152.17 feet to a point for corner;

THENCE South 88°39'03" West, a distance of 155.78 feet to a point for corner;

THENCE South 43°55'26" West, a distance of 2284.40 feet to a found 1/2 inch iron rod with (GAI) cap;

THENCE South 45°15'08" West, a distance of 1143.49 feet to the POINT OF BEGINNING and CONTAINING 26,700,964 square feet, 612.97 acres of land, more or less.

PROPERTY DESCRIPTION
TRACT 2

Being a 8.398 acre tract of land situated in the Martha Musick Survey, Abstract No. 312, Kaufman County, Texas, and being all of Tract 2 as described by deed to CH TNC Mesquite Investments, LP., and recorded in Volume 7669, Page 306, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, said point being the most southerly southwest corner of Lot 13, Lone Star Estates Addition, an addition to the City of Forney, as recorded in Volume 2, Page 516, Plat Records, Kaufman County, Texas, and being in the existing north right-of-way line of State Highway I-20 (a variable width right-of-way)

THENCE North 83°29'51" West, along said existing north right-of-way line, a distance of 1233.15 feet to a found 1/2 inch iron rod with a "Graham Assoc Inc" (GAI) cap, said point being the most southerly southeast corner of a tract of land described by deed to Beam and Sons, Inc, as recorded in Volume 839, Page 241, Deed Records, Kaufman County, Texas;

THENCE North 44°20'33" East, leaving said existing north right-of-way line, and along the east line of said Beam and Sons tract, a distance of 751.24 feet to a found 1/2 inch pipe in the west line of said Lone Star Estates Addition;

THENCE South 45°57'58" East, leaving said east line, and along said west line, a distance of 973.87 feet to the POINT OF BEGINNING and CONTAINING 365,800 square feet, 8.398 acres of land, more or less.

Proposed Amendments to PD 4739 EXHIBIT E

Reference: Page 16, Exhibit E; Section III Definitions; Item Q.

Updating definition to reflect actual meaning and intention, as illustrated in PD Site Plan.

Mews means ~~an alley that serves a residents which face directly on to a public open space and is commonly used for addressing, fire protection and mail delivery and access to parking~~ a block type in which alley-fed, single-family lots are arranged around a common green with a walkway along the green.

Reference: Page 17, Exhibit E; Section III Definitions; Item W.

Updating definition to reflect intended information and final recorded document.

PD means this Planned Development District (~~Editor's note: to be inserted upon approval as follows: PDXX-XX: Ordinance No. XX-XXXX~~ 4739, adopted ~~Month Day Year~~ November 4, 2019)

Reference: Page 20, Exhibit E; Section V, Item B. Sub-items 3 & 6

Updates allow for temporary office space for developer and builders. Allows offices to be placed on the property, not exclusively within the construction boundary/phase.

3. *Temporary Construction Field Office.* The location of a temporary office may be permitted on ~~a site for the Property which once~~ a construction permit ~~or building permit~~ has been submitted and where a pre-construction meeting has been scheduled. Such office permit may be issued for no more than one year but may be extended if the ~~developer or~~ builder maintains active and continuous construction on the site. Temporary construction office shall mean office and/or storage space related to construction activities.

Reference: Page 27, Exhibit E; Section VII, Item I

Updating mailbox standards to meet USPS requirements in new subdivisions.

- I. Other. Each single family detached home shall be serviced by a shared mailbox ~~for each two homes~~. The area where the mailbox is located shall be landscaped and the mailbox shall be ~~architecturally~~ compatible with ~~the residential structures it serves~~ the overall theme of this PD. ~~Notwithstanding the foregoing, mailboxes shall be installed in accordance with U.S. Postal Service guidelines.~~ All streets must have upgraded streetlights that are architecturally compatible with the overall theme of this PD.

Reference: Page 29, Exhibit E; Section XI, Item B

Defining specific uses that would require outdoor trash storage/screening.

- A. Trash Storage Areas. ~~Commercial, Amenity Center, and Civic~~ Outdoor trash storage areas visible from a street must be screened on three sides by a solid masonry wall. The wall must be at least eight feet in height and constructed of a material that is consistent with the exterior building material of the main building that the storage area serves. Decorative metal opaque gates shall be used to access such trash collection areas. The perimeter of screening walls shall be landscaped with a minimum 12-inch wide landscape strip containing shrubs, vines, or a combination of both.

Reference: Page 40, Exhibit E; Section XV, Item A Sub-Items 1a-m

Adjusting capitalization to match defined terms, correction of clerical errors.

Removal of fencing requirement for Pocket Parks, which are less than 1 Acre in size.

A. Open space amenities shall be provided as follows:

1. The developer shall, at a minimum, construct the following amenities within open space by the time the Building Inspector approves the final inspection or the certificate of occupancy for the 700th dwelling unit located outside Town Center areas as shown on the Master Plan:
 - a. One recreational facility (may be an amenity center).
 - ~~b. A swimming pool complex.~~
 - c. Three play structures (such as climbers, jungle gyms, spinners, or hangers).
 - d. One shade structure for each ~~a~~Active ~~p~~Park.
 - e. Two park benches for each ~~a~~Active ~~p~~Park.
 - f. Three dog clean-up stations.
 - ~~Fencing for each pocket park.~~
 - g. ~~h.~~ Community ~~D~~dog park.
 - h. ~~i.~~ Shared use with the ~~S~~school play yard.
 - i. ~~j.~~ Water ~~F~~fountains at major parks.
 - j. ~~k.~~ Pocket ~~p~~Park.
 - k. ~~l.~~ Gas Barbeque grills in ~~a~~Amenity ~~e~~Center; and
 - l. ~~m.~~ Park signage.

EXHIBIT F

BUILDING SETBACK, AREA, AND BULK REQUIREMENTS FOR RESIDENTIAL

Residential Type	Example of Residential Type	Minimum Lot Area (SF)	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Stories	Garage Orientation	Density Range (number of units per acre)	Minimum Front Yard Setback (ft)	Min. Interior Side Yard Setback (ft)	Min. Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Min. Dwelling Unit Size (sf)	Special Conditions
SF-A	Single Family Attached	1,540	22'	70'	3	Alley	20-25	16	0	15	5	80%	1,100	Attached Garage Product
SF-D	Single Family Detached	1,540	22'	70'	3	Alley	20-25	16	0 5	15	5	80%	1,100	Detached Garage Product
SF-D	Single Family Detached	1,760	22'	80'	3	Alley	16-24	16	0	15	5	80%	1,100	Detached Garage Product
SF-A	Single Family Attached	1,540	22'	70'	3	Alley/Mews	20-25	3	0	15	5	80%	1,100	
SF-D	Single Family Detached	1,540	22'	70'	3	Alley/Mews	20-25	3	5	15	5	80%	1,100	
SF-A	Single Family Attached	1,980	30'	66'	3	Alley/Mews	8-13	3	3	15	5	80%	1,200	-
SF-D	Single Family Detached	1,980	30'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	-
SF-A	Single Family Attached	2,178	33'	66'	3	Alley	8-13	13 16	5 0	15	5	80%	1,200	
SF-D	Single Family Detached	2,178	33'	66'	3	Alley/Mews	8-13	13 16	3 5	15	5	80%	1,200	
SF-A	Single Family Attached	2,178	33'	66'	3	Alley/Mews	8-13	3	0	15	5	80%	1,200	-
SF-D	Single Family Detached	2,178	33'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	-
SF-A	Single Family Attached	3,150	35'	90'	3	Alley	8-13	19	5	15	5	80%	1,250	-
SF-D	Single Family Detached	3,150	35'	90'	3	Alley	8-13	19 20	3	15	5	80%	1,250	
SF-D	Single Family Detached	3,150	35'	90'	3	Alley/Mews	8-13	3	3	15	5	80%	1,250	-

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Residential Type	Example of Residential Type	Minimum Lot Area (SF)	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Stories	Garage Orientation	Density Range (number of units per acre)	Minimum Front Yard Setback (ft)	Min. Interior Side Yard Setback (ft)	Min. Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Min. Dwelling Unit Size (sf)	Special Conditions
SF-A	Single Family Attached	4,000	40'	100'	3	Alley	7-9	20	50	15	5	80%	1,600	
SF-D	Single Family Detached	4,000	40'	100'	3	Alley	7-9	20	35	15	5	80%	1,600	
<u>SF-A</u>	<u>Single Family Attached</u>	<u>4,000</u>	<u>40'</u>	<u>100'</u>	<u>3</u>	<u>Alley</u>	<u>7-9</u>	<u>3</u>	<u>0</u>	<u>15</u>	<u>5</u>	<u>80%</u>	<u>1,600</u>	
<u>SF-D</u>	<u>Single Family Detached</u>	<u>4,000</u>	<u>40'</u>	<u>100'</u>	<u>3</u>	<u>Alley</u>	<u>7-9</u>	<u>3</u>	<u>5</u>	<u>15</u>	<u>5</u>	<u>80%</u>	<u>1,600</u>	
SF-A	Single Family Attached	4,500	45'	100'	3	Alley/Mews	7-9	3	50	15	5	80%	1,600	-
SF-D	Single Family Detached	4,500	45'	100'	3	Alley/Mews	7-9	3	5	15	5	80%	1,600	-
SF-A	Single Family Attached	4,500	45'	100'	3	Alley	7-9	13	5	15	5	80%	1,600	-
SF-D	Single Family Detached	4,500	45'	100'	3	Alley	7-9	13	3	15	5	80%	1,600	-
SF-A	Single Family Attached	5,000	50'	100'	3	Front, Side or Alley/Mews	9-10	4520	50	15	5	80%	2,000	
SF-D	Single Family Detached	5,000	50'	100'	3	Front, Side or Alley/Mews	9-10	4520	5	15	5	80%	2,000	
<u>SF-A</u>	<u>Single Family Attached</u>	<u>5,000</u>	<u>50'</u>	<u>100'</u>	<u>3</u>	<u>Alley/Mews</u>	<u>9-10</u>	<u>3</u>	<u>0</u>	<u>15</u>	<u>5</u>	<u>80%</u>	<u>2,000</u>	-
<u>SF-D</u>	<u>Single Family Detached</u>	<u>5,000</u>	<u>50'</u>	<u>100'</u>	<u>3</u>	<u>Alley/Mews</u>	<u>9-10</u>	<u>3</u>	<u>5</u>	<u>15</u>	<u>5</u>	<u>80%</u>	<u>2,000</u>	-
SF-A	Single Family Attached	5,500-6,000	55'-60'	100'	3	Front, Alley or Side	5-9	20	100	15	5	75%	2,500	
SF-D	Single Family Detached	5,500-6,000	55'-60'	100'	3	Front, Alley or Side	5-9	20	5	15	5	75%	2,500	
<u>SF-A</u>	<u>Single Family Attached</u>	<u>6,000</u>	<u>60'</u>	<u>100'</u>	<u>3</u>	<u>Alley/Mews</u>	<u>5-9</u>	<u>3</u>	<u>0</u>	<u>15</u>	<u>5</u>	<u>75%</u>	<u>2,500</u>	-
<u>SF-D</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>60'</u>	<u>100'</u>	<u>3</u>	<u>Alley/Mews</u>	<u>5-9</u>	<u>3</u>	<u>5</u>	<u>15</u>	<u>5</u>	<u>75%</u>	<u>2,500</u>	-

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Residential Type	Example of Residential Type	Minimum Lot Area (SF)	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Stories	Garage Orientation	Density Range (number of units per acre)	Minimum Front Yard Setback (ft)	Min. Interior Side Yard Setback (ft)	Min. Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Min. Dwelling Unit Size (sf)	Special Conditions
SF-A	Single Family Attached	6,500-7,000	65'-70'	100'	3	Front, Alley or Side	4-6	20	5-0	15	5	75%	3,000-2,700*	
SF-D	Single Family Detached	6,500-7,000	65'-70'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	3,000-2,700*	
SF-A	Single Family Attached	7,000	70'	100'	3	Alley/Mews	4-6	3	0	15	5	75%	2,700*	-
SF-D	Single Family Detached	7,000	70'	100'	3	Alley/Mews	4-6	3	5	15	5	75%	2,700*	-
SF-A	Single Family Attached	7,500	75'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	3,000	-
SF-D	Single Family Detached	7,500	75'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	3,000	-
SF-A	Single Family Attached	10,400	80'	130'	3	Front, Alley or Side	3-5	24	7.5-0	15	5	75%	3,500	
SF-D	Single Family Detached	10,400	80'	130'	3	Front, Alley or Side	3-5	24	7.5	15	5	75%	3,500	

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LEGEND (Residential Type) SF-A = Single Family Attached. SF-D = Single Family Detached.

NOTES: Front and corner setbacks are measured ~~from~~ from back of the curb or property line.

*No more than 15% of homes constructed on 70' lots shall have dwelling unit size less than 3,000 square feet