



**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS
757 North Galloway Avenue
Mesquite, Texas
March 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 February 24, 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. ZONING APPLICATION NO. Z0125-0381.

Conduct a public hearing and consider approval of Zoning Application No. Z0125-0381, submitted by Connor Osburn of Trinsic Residential Group on behalf of Mesquite Community Development LLC, for a zoning change from Planned Development – Multifamily and Light Commercial (Ordinance No. 5094) to Planned Development – Multifamily (MF) on Tract 1 and Planned Development – Light Commercial (LC) on Tract 2, and a Comprehensive Plan Amendment to adjust the boundaries of the High Density Residential and Office Future Land Use designations between

Tracts 1 and 2, to allow a 300-unit multifamily development on Tract 1 with modified development standards and light commercial uses on Tract 2, located at 5201 Northwest Drive.

DIRECTOR'S REPORT

5. DIRECTOR'S REPORT.

Receive the Director's Report on recent City Council action taken on zoning-related items at their meeting on March 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 March 10, 2025, was posted on the bulletin boards at the Municipal Center and City Hall by March 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**February 24, 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	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 2	Millie Arnold	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 3	Roger Melend	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 4	Ronnie Chenault	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 5	Rick Cumby	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 6	Jeffrey Walker	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
Position No. 7	Soira Teferi	☒ Present In-Person ☐ Absent ☐ Present by Telephone/Video
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Wana Alwalee	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)
Alternate No. 2	Debbie Screws	☐ Present In-Person ☒ Absent (* Attendance Required: ☒ No ☐ Yes)

ATTENDANCE: STAFF

Adam Bailey	Director of Planning & Development	☒ Present In-Person
Garrett Langford	Manager of Planning & Zoning	☒ Present In-Person
John Cervantes	Senior Planner	☒ Present In-Person
Ti'Ara Clark	Planner	☒ Present In-Person
Millie Laird	Planning & Development Administrative Aide	☒ Present In-Person
Karen Strand	Deputy City Attorney	☒ 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. There were no comments.

CONSENT AGENDA**3. MINUTES.**

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

ACTION

Commissioner Melend made a motion to approve the minutes; Commissioner Cumby seconded; the motion carried 7-0.

PUBLIC HEARINGS

4. ZONING APPLICATION NO. Z1024-0374. Conduct a public hearing and consider approval of Zoning Application No. Z1024-0374, submitted by Bohler Engineering TX, LLC on behalf of Lawson and Clay Properties, LLC, for a zoning change from Planned Development – Mixed Use (Ordinance No. 4038) to Planned Development – General Retail (GR) on Tract 1 and Planned Development – Townhouses on Tract 2, and a Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to Neighborhood Retail on Tract 1 and from Parks, Open Space, and Drainage to Medium Density Residential on Tract 2, to allow a retail development with contractor uses in addition to those permitted in the GR district on Tract 1 and a townhome development on Tract 2 with modified development standards, located at 2200 Lawson Road (east and south of the Lawson Road and Clay Mathis Road intersection).

PRESENTATION

Senior Planner John Cervantes presented to the Commission.

DISCUSSION

Commissioner Melend spoke about the request to allow contractor uses on Tract 1 and how that could benefit the area. Other discussions included: fencing material on Tract 2; the reduction of spacing between units on Tract 2 and the potential safety impact on residents; what type of business would possibly be located on Tract 1 behind the existing day care and would existing City ordinance disallow certain businesses within a specified distance from a school apply, vape shops were a particular concern, and whether or not the requested contractor use on Tract 1 would create a noise nuisance.

APPLICANT

Mathias Haubert, Bohler Engineering, 2600 Network Blvd, Suite 310, Frisco, TX 75034, spoke as the applicant to the Commission, addressing the Commissioner's concerns regarding the fencing material on Tract 2 and the existing fencing in the adjacent residential properties, stating further that the existing floodplain would serve as a natural buffer. Regarding the types of businesses that would be allowed on Tract 1, Mr. Haubert advised the Commission that paraphernalia shops would not be permitted in the General Retail district and that General Retail was chosen for the development due to the restrictiveness set forth by the ordinance.

DISCUSSION

Commissioner Melend asked if there were plans to develop within the green space included on Tract 1; Mr. Haubert indicated that there were none and that it would probably remain open space. Commissioner Melend suggested that the space could be utilized for picnic tables, etc., and also suggested that a dog park should be included in Tract 2. Mr. Haubert stated that a walking trail along the floodplain is included on the concept plan. There was a lengthy discussion on fencing along the adjacent residential neighborhood; concerns included future responsibility for maintaining the fence line and security and issues that may arise from the proposed site parking spaces along the existing residential fenced properties. Chairwoman Teferi inquired on whether or not there should be any concerns regarding traffic congestion due to the daycare; Haubert stated that the City of Mesquite transportation/traffic staff did not see any potential issues.

PUBLIC HEARINGS

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

Chairwoman Teferi closed the public hearing.

ACTION

A motion was made by Commissioner Melend to approve with Staff's recommendations and added stipulations to allow trade/special contractor uses on Tract 1 and to include a dog park on Tract 2. Commissioner Cumby seconded; the motion carried 6-1, with Commissioner Walker opposed.

DIRECTOR'S REPORT

5. Mr. Langford provided the Director's Report on the recent City Council action taken on a zoning-related item at their meeting on February 17, 2025:

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1024-0372, submitted by Maxwell Fisher of ZoneDev, on behalf of JPI, for a change of zoning from Planned Development - Light Commercial and Multifamily, Ordinance No. 2434, to Planned Development - Multifamily ("PD-MF") A-3 District (Tract B), to allow residential uses with modified development standards located at 23701 IH 635 (north of Dean Street and west of IH 635). (Four 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.) **Approved by Ordinance No. 5155.**

The next scheduled Planning and Zoning meeting will be on March 10, 2025.

Chairwoman Teferi adjourned the meeting at 8:06 PM.

Chairwoman Soira Teferi

FILE NUMBER: Z0125-0381
REQUEST FOR: Rezoning and Comprehensive Plan Amendment
CASE MANAGER: John Cervantes, Senior Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 10, 2025
City Council: Monday, April 7, 2025

GENERAL INFORMATION

Applicant: Connor Osburn on behalf of Mesquite Community Development LLC
Requested Action: A Zoning Change to Planned Development (PD)-MF (Tract 1) and PD-LC (Tract 2) would allow a 300-unit multifamily development on Tract 1 with modifications to the development standards and light commercial uses on Tract 2. The request would also allow a comprehensive plan amendment to adjust the boundaries of the High-Density Residential and Office future land use designations between Tract 1 and 2.
Location: 5201 Northwest Dr

SITE BACKGROUND

Platting: 5201 Northwest Dr is unplatted. The property owner will need to plat the property before any development of the subject property.
Size: 22.87 +/- acres
Zoning: PD-MF and PD-LC (Ord. 5094)
Future Land Use: High Density Residential and Office
Zoning History: 1962: Annexed
1964: Rezoned to Commercial and A-1 Multifamily
1976: Partially rezoned to A-3 Multifamily
1985: Partially rezoned to PD – LC (Ord.2124)
2006: Partially rezoned PD – Retirement Housing (Ord.3821)
2023: Rezoned to PD-MF and PD-LC (Ord. 5094)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD - Planned Development – Retirement Campus (Ord.3851)	Medium Density Residential
SOUTH:	PD - Planned Development – Industrial (Ord.4683)	Light Industrial
EAST:	SS - Service Station	Gas/Convenience Store
WEST:	PD – Light Commercial (Ord.3430)	Medium Density Residential

CASE SUMMARY

The applicant, Conor Osburn of Trinsic Residential Group, is requesting on behalf of the property owner, Mesquite Community Development, LLC, a zoning change to allow a 300-unit multifamily development with modifications to the development standards from the Mesquite Zoning Ordinance Section 2-501. City Council approved a rezoning of the property in February of 2023 to allow three multifamily buildings with 264 units and nine townhome-style buildings with 36 units. However, site challenges have motivated the applicant to make modifications to the project. According to the applicant:

The revised zoning concept plan for the Multifamily allows the site plan to create a more cohesive community on the west side of the wetland channel and better address the natural challenges of the terrain: substantial grade change and topography, floodplain and protected wetlands.

The new proposal would adjust the future land use boundaries between Tract 1 and Tract 2. Currently, Tract 1 allocates 17.86 acres of land for high density residential, and under the proposed amendment it would be reduced to 12.528 acres. In addition, Tract 2's future land use designation would increase from 5 to 10.346 acres. These changes would include nine multifamily buildings, a club building, and 507 parking spaces on Tract 1. The proposed apartment complex does not contain age restrictions. Tract 2 would be developed at a later date for Light Commercial use. The second phase has no concept plan at this moment.

In 2019, the City Council passed Ordinance No. 4676, which provides supplementary development standards for all multifamily residential developments exceeding 25 dwelling units. The supplementary development standards in Section 2-501 of the Mesquite Zoning Ordinance state the minimum requirements for items such as setbacks, density, screening, security, amenities, landscaping, and parking. The proposed PD will follow all the requirements in Section 2-501 except for the requested modifications regarding open space, indoor amenities, covered parking, unit size, and unit type ratios.

MESQUITE ZONING ORDINANCE

SEC. 4-201(A): PROPOSED USES

“An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance.”

Staff Comments: *All applicable uses from the Mesquite Zoning Ordinance will apply to this development.*

SEC. 4-201(B): DEVELOPMENT REQUIREMENTS

“An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening, and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the City may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance.”

Staff Comments: *Attachment 10 (Exhibit B) provides development standards for the PD, which include modifications to the covered parking, unit size, open space, and indoor amenities.*

SEC. 4-201(C): CONCEPT PLAN

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space, and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

Staff Comments: *Attachment 11 (Exhibit C) includes the concept plan. Staff has reviewed the concept plan based upon the supplementary development standards for multifamily in Section 2-501 of the Mesquite Zoning Ordinance and the proposed PD development standards. Staff finds that all requirements are being met except those identified in the following section.*

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 proposed development is 300 dwelling units. 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 Comments: *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 non-residential 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 Comments: *Tract 1 will have a 25-ft setback on the northeast, northwest, and southeast property lines. A 15-ft setback will apply to the southwest property line. Tract 2 will have all the same setbacks except for the southwest (rear) side where the requirement is zero feet.*

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 Comments: *The proposed residential buildings are approximately 250 feet from the closest single-family zoned lot (Mesquite Golf Course), allowing up to three stories. The applicant's tallest proposed building is 3 stories and 40 feet tall, as shown on the concept plan.*

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 Comments: *The applicant proposes the following unit mix:*

- 186 One-bedroom Units (62%)
- 102 Two-Bedroom Units (34%)
- 12 Three-Bedroom Units (4%)

The PD proposes reducing the minimum dwelling size to seven hundred (700) square feet. All other requirements listed above will be met.

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 that is not in a 100-year flood plain or will not be in the 100-year flood plain after reclamation.

Staff Comments: *The proposed density is 23.95 units per acre. Staff has no concerns with the proposed density.*

Section 2-501. G.2. Security Fencing. 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 Comments: *The proposed PD does not modify the security fencing standard noted above. All mechanical units shall be screened by landscaping.*

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 Comments: *The proposed development requires 120,000 square feet of open space and the proposed is 41,933 square feet of open space.*

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 Comments: *The development requires four from Group A and Group B for a total of eight amenities. The applicant proposes eight outdoor amenities as outlined in Exhibit B – Planned Development Standards (Attachment 10).*

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 300 units, the development will be required to provide seven indoor amenities. The applicant is providing eight indoor amenities as described in Exhibit B – Planned Development Standards (Attachment 10). A modification to the amenity sizes is proposed for the club room, 900 square feet, and the fitness center, 950 square feet.*

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 Comments: *The applicant does not propose to modify the landscaping requirements. The proposed PD will require a minimum of 54,740 square feet of landscape on Tract 1, and the applicant is providing 247,740 square feet. On Tract 2, the minimum required landscape is 45,006 square feet.*

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 Comments: *The applicant meets the City's parking requirements by providing 507 parking spaces at an overall ratio of 1.69 parking spaces per unit but is requesting a modification to reduce the amount of covered parking. 279 Spaces are provided for the one-bedroom units, and 228 units are provided for units with two or more bedrooms. In addition, 75 parking spaces are covered, or 15% of the total required parking spaces.*

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 Comments: *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 Comments: *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 Comments: *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 the original Traffic Impact Analysis (TIA) from the previous zoning change, and the study's conclusions and recommendations can be found in Attachment 8. The traffic engineering division determined that a new TIA was not warranted at this time as the total number of units did not increase.*

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 the original school impact analysis letter from the previous zoning change and new findings (Attachment 7) from School District Strategies, Mesquite ISD demographer. The original findings expected a student yield of 0.30 students per unit for the apartment complex and 0.20 for the townhomes. The demographer provided their estimates based on 252 apartment units, which would result in 75 students (37 elementary, 18 middle school, and 20 high school students) from the new development being added to the Mesquite ISD (MISD) system. The 48 townhome units were estimated to result in 10 students (5 elementary, 2 middle school, 3 high school).*

The change to a garden style apartment complex in the new PD increased the projected total students to 87 and did not warrant a new letter.

The proposed development is in the Price Elementary School, Kimbrough Middle School, and Poteet High School attendance zones.

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 zoning change appears to promote public health, safety, and welfare by addressing housing needs with the development of 300 multifamily units, which can alleviate housing shortages in the area. The project also incorporates key safety features such as security fencing, sufficient parking, and landscaping, contributing to the overall well-being of residents. Furthermore, by adjusting the land use designations and providing for light commercial use in the future, the development supports the City's growth and provides more housing options near major roads, which could benefit the City's economy and infrastructure in the long term.*

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

Staff Comments: *The proposed amendment aligns with the Mesquite Comprehensive Plan, particularly the High-Density Residential designation, which supports multifamily housing near major roadways. The development's density, at 23.95 units per acre, falls within the recommended range for modern apartments, and the proposal's location between residential and commercial zones offers a transitional land use. Additionally, the proposal does not conflict with policies regarding high-density residential areas serving as buffers between commercial and lower-density residential areas.*

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

Staff Comments: *The proposed PD aligns with several of Mesquite's strategic goals. It directly supports the goal of developing well-designed residential neighborhoods with a mixture of housing options (Goal 2.5) by adding multifamily units to an area with significant potential for growth. The development also fits into the City's vision of revitalizing key areas and increasing housing density near major roadways, which can help support the broader goal of improving transportation and mobility (Goal 3.4). Additionally, by addressing infrastructure and planning concerns such as wetlands and topography, it shows a commitment to creating attractive, sustainable neighborhoods (Goal 2.3 and 2.5). Finally, with future commercial space planned, it has the potential to enhance the local economy by promoting investment in new businesses (Goal 4.1).*

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 surrounding area includes a mix of commercial, industrial, and residential properties, and the PD's design incorporates multifamily housing and commercial space with natural features of the site, including topography and wetlands, which helps ensure that it integrates smoothly nearby zoning.*

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

Staff Comments: *The subject property within the City of Mesquite has experienced limited development activity because of the challenging topography. However, the proposed PD represents a significant investment that could serve as a catalyst for future growth. By introducing new infrastructure, the project may encourage additional investment required to develop the remaining 10.346 acres designated for Light Commercial uses.*

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 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 to 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 requested changes to open space and amenities slightly deviate from typical standards, which should be considered within the context of the project's unique challenges. The PD incorporates a creative site design by addressing these challenges through improved lot configuration compared to the existing zoning.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

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 proposed planned development supports the Comprehensive Plan's implementation strategy for Housing and Neighborhoods to provide a variety of housing types and densities and meets the spirit of the Mesquite Zoning Ordinance. As a PD, the Planning and Zoning Commission has the authority to add any changes/stipulations to the development should they wish to recommend approval of the request.

RECOMMENDATIONS

Staff recommends approval of the zoning change to PD – MF on Tract 1 and PD – LC on Tract 2, along with the Comprehensive Plan Amendment to adjust the boundaries of the Future Land Use designation of High Density Residential on Tract 1 and Office on Tract 2, with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of March 7, 2025, Staff has received one notice in favor.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Letter of Intent
7. School Impact Letter
8. Traffic Impact Analysis
9. Legal Description (Exhibit A)
10. Development Standards (Exhibit B)
11. Concept Plan (Exhibit C)
12. Returned Notice(s)

ATTACHMENT 1 – AERIAL MAP

Aerial Map



Location: 5201 Northwest Dr

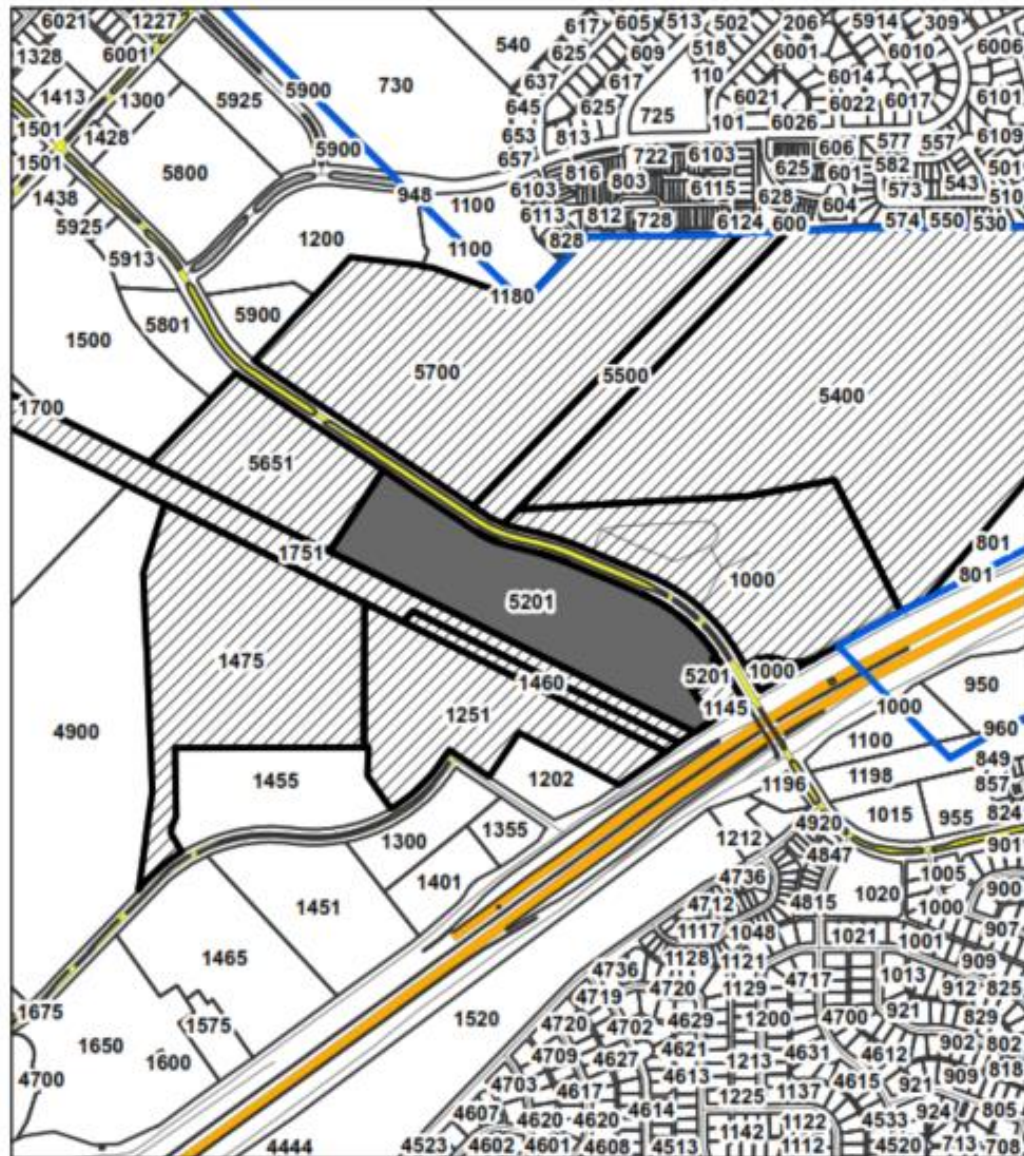
Legend

 Subject Property



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Location: 5201 Northwest Dr

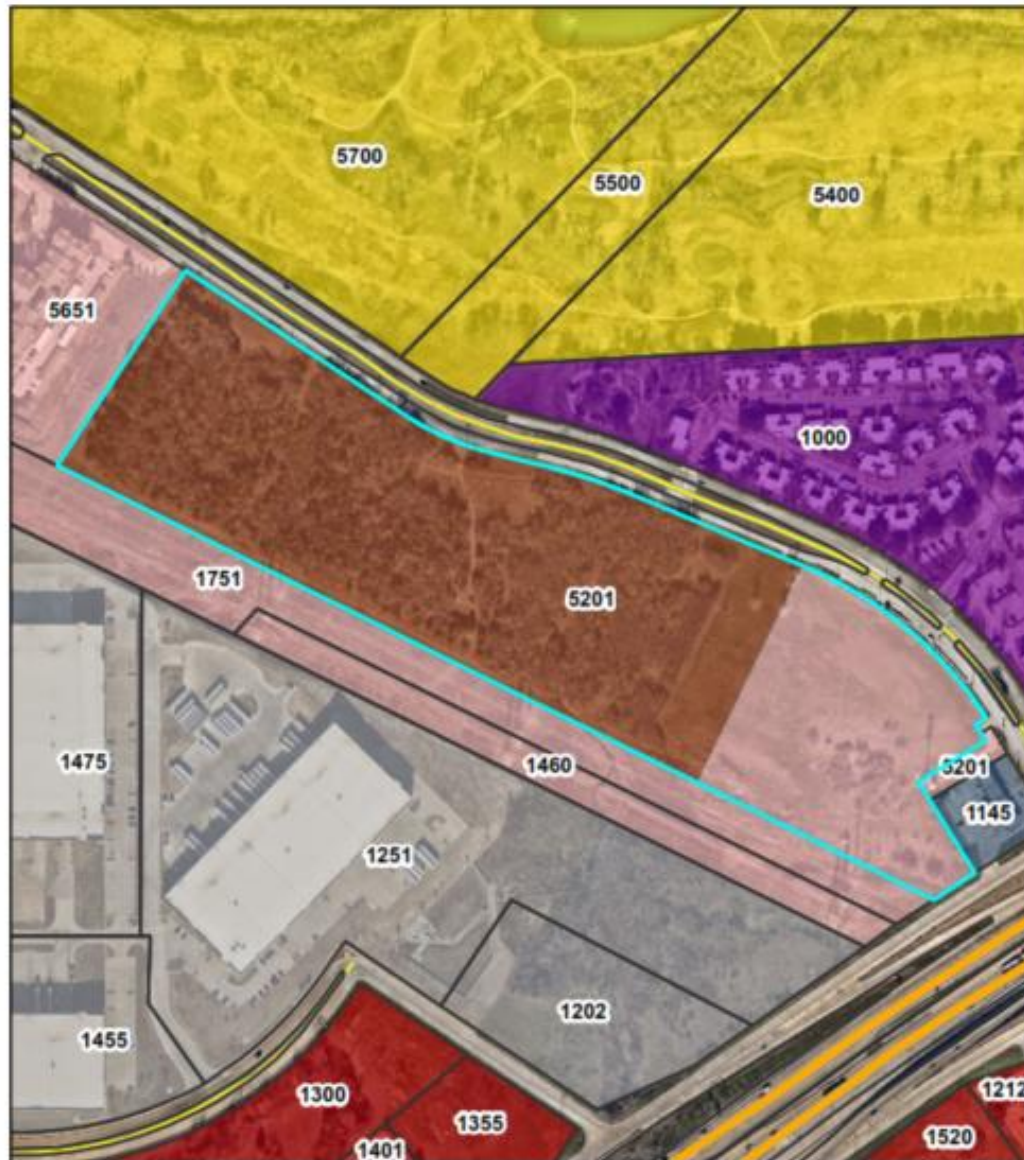
Legend

 Subject Property  Notice Area  City Limits



ATTACHMENT 3 – ZONING MAP

Zoning Map



Location: 5201 Northwest Dr



Legend

	Subject Property		Multifamily		Light Commercial
	Industrial		Commercial		Service Station
	Planned Development		Single Family Residential		

ATTACHMENT 4 – LAND USE MAP

Future Land Use Map



ATTACHMENT 5 – SITE PICTURES



Subject property from Northwest Dr and Wiggins Pkwy Intersection, facing west.



Subject property from Northwest Dr, facing southeast.

ATTACHMENT 5 – SITE PICTURES



Subject property from Northwest Dr, facing northwest.



Subject property from Northwest Dr and Howard Dr intersection, facing south.

ATTACHMENT 6 – LETTER OF INTENT

5201 Northwest Drive

Planned Development Zoning Application

Statement Of Intent and Purpose

1. Description of Proposed Uses

The current zoning (Ord 5094) is Planned Development comprised of Tract 1 for Multifamily (17.86 acres) and Tract 2 for Light Commercial (5 acres).

The new proposed zoning reduces Tract 1 from 17.86 acres to approximately 12.528 acres and maintains the Multifamily use, but updates the zoning concept plan and PD standards for the Multifamily. Tract 2 for Light Commercial is proposed to increase in size from 5.0 acres to 10.346 acres.

The revised zoning concept plan for the Multifamily allows the site plan to create a more cohesive community on the west side of the wetland channel and better address the natural challenges of the terrain: substantial grade change and topography, floodplain and protected wetlands.

The increased commercial acreage provides more flexibility for future development of commercial uses at the hard corner of Northwest Drive and Interstate 30.

2. Existing and Proposed zoning and land use

Existing Zoning:

Tract 1 – 17.86 acres – PD-MF (Multifamily)

Tract 2 – 5.0 acres – PD-LC (Light Commercial)

Proposed Zoning:

Tract 1 – 12.528 acres – PD-MF (Multifamily)

Tract 2 – 10.346 acres – PD-LC (Light Commercial)

3. If the property is currently developed, list all active business on the property with a brief description of each.

The property is currently vacant land

4. Potential residential density if proposed zoning for residential districts.

On Tract 1, propose 300 residential units (same as existing zoning) on 12.528 acres (density of 23.94 units/acre)

ATTACHMENT 6 – LETTER OF INTENT

5. Address how the requested zoning complies with the Mesquite Comprehensive Plan

Under Ordinance 5094, approved on February 5th, 2024, the Comprehensive Plan and associated Future Land Use map were amended for this site to change the use to High Density Residential on Tract 1. The proposed zoning maintains these future land uses, but reduces the overall land area zoned for Multifamily and increases the overall land area zoned for Light Commercial.

The site is bordered by High Density Residential uses to the north and west, and industrial commercial uses to the south. The increased Light Commercial land area at the corner provides greater flexibility for attracting future commercial development.

6. Traffic Impact Analysis

A traffic impact analysis was completed on November 2, 2023 and submitted with the original rezoning (Ordinance 5094). City of Mesquite traffic department has advised that no update of the TIA is needed because the multifamily unit count is remaining at 300-unit and the proposed number and location of driveways is not materially different with the updated concept plan. The TIA is attached.

7. School Impact Analysis

A school impact analysis was completed on July 27, 2023 by School District Strategies to forecast the student yield from a 300-unit apartment development. Given the number of units remains at 300, the estimate of additional Mesquite ISD students yielded from this development should remain as anticipated.

ATTACHMENT 7 – SCHOOL IMPACT LETTER



July 27, 2023

Karl Crawley
Executive Director - Texas
Masterplan
2201 Main Street, Suite 1280
Dallas, Texas 75201

RE: Northwest Drive Tract/Apartments Development - Mesquite ISD Student Yields Information

Dear Mr. Crawley,

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 distinct architectural design of the units (garden-style vs. mid-rise), location, 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 Masterplan is planning an apartment development located in the City of Mesquite at the intersection of Northwest Drive and Interstate 30, and the subject property will include 300 total units with 49% being 1-bedroom units. Additionally, there will be no age-restriction and the development will contain a mix of 2-3 story attached townhome style (48 total) and higher density units (252 total).

SDS performed a review of apartment and for-sale attached townhome developments within MISD during the 2022/23 school year. Overall, for-rent apartment developments in MISD are yielding 0.35 enrolled students per unit. The proposed development is located in the North/Northeast portion of Mesquite ISD. In this area of the district, yields have been lower than the district average, typically near 0.30 students per unit.

SDS assumes that Masterplan's for-rent townhome style units will produce a similar yield to those offered in the traditional for-sale, single-family market. In this area of Mesquite and Garland, that yield is typically near 0.20 students per unit. Table 1 shows the breakdown of projected yields from the proposed development at Northwest Drive & I-30.

Table 1: Projected 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)
Standard High Density	252	0.29	75	37	18	20
Townhome Style	48	0.20	10	5	2	3

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5
www.schooldistrictstrategies.com

ATTACHMENT 7 – SCHOOL IMPACT LETTER



Summary and Conclusion

School District Strategies estimates that Masterplan's proposed 300-unit apartment development at Northwest Drive and I-30 will produce approximately 85 Mesquite ISD students at build-out.

For specific inquiries regarding this information, please contact me.

Very truly yours,

A handwritten signature in black ink that reads 'Brent Alexander'.

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.

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5
www.schooldistrictstrategies.com

ATTACHMENT 8 – TRAFFIC IMPACT ANALYSIS

Mesquite, TX

5201 Northwest Drive Development Traffic Impact Analysis

5.0 Conclusions and Recommendations

The following conclusions and recommendations have been made for this analysis:

Intersection Capacity Analysis

2026 and 2028 Opening Year

Intersection capacity analysis indicates that all intersections will operate with acceptable levels of service in all scenarios. No mitigation plan is recommended at this time.

Driveway and Turn Lane Analysis

The results of the right turn lane analysis determine that a right turn deceleration lane is not warranted for the proposed site driveway at Howard Drive along Northwest Drive, but is warranted at Wiggins Parkway. It is recommended to include a right turn deceleration lane at this intersection by 2028.

The result of the left turn lane analysis determine that left turn auxiliary lanes are warranted for both proposed site access points at Howard Drive and at Wiggins Parkway along Northwest Drive. It is recommended to include a left turn lane at the intersection of Northwest Drive and Howard Drive by 2026 and the intersection of Northwest Drive and Wiggins Parkway by 2028.

Intersection Sight Distance Analysis

All proposed intersections were found to have sufficient intersection sight distance. As development and construction for the site continues, these distances should be maintained with appropriate landscaping and construction of landmarks.

Driveway Spacing Analysis

The Engineering Design Manual from the City of Mesquite list minimum driveway spacing requirements. For multi-family residential/commercial use, the spacing from one driveway to another has to be a minimum of 150 feet apart. All three proposed driveways meet the minimum requirement based on the City of Mesquite.

ATTACHMENT 9 – LEGAL DESCRIPTION

Exhibit A
Tract 1 - Legal Description
12.528 Acre Tract

Being all that certain 12.528 acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, being a portion of that certain tract of land conveyed to Mesquite Community Development, LLC, by General Warranty Deed recorded in Document Number 202200309721, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow "Bury & Partners" plastic cap found for the north corner of said Mesquite Community tract, same being the east corner of Lot 1, Block A, Mesquite Senior's Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2004209, Page 4, Official Public Records, Dallas County, Texas, same being in the southwesterly right-of-way line of Northwest Drive (a 100 foot right-of-way);

THENCE along the common line of said Mesquite Community tract and said Northwest Drive as follows:

South 56 deg. 40 min. 17 sec. East, a distance of 572.21 feet to a 1/2 inch iron rod with yellow "Pacheco Koch" plastic cap found for the beginning of a curve to the left, having a radius of 628.44 feet, a central angle of 19 deg. 40 min. 11 sec., and a chord bearing and distance of South 66 deg. 20 min. 52 sec. East, 214.69 feet;

Along said curve to the left, an arc distance of 215.74 feet to a 1/2 inch iron rod found for angle point;

South 76 deg. 09 min. 44 sec. East, a distance of 125.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the right, having a radius of 1220.62 feet, a central angle of 08 deg. 57 min. 11 sec., and a chord bearing and distance of South 71 deg. 57 min. 05 sec. East, 190.54 feet;

ATTACHMENT 9 – LEGAL DESCRIPTION

Along said curve to the right, an arc distance of 190.73 feet to an 'X' cut set on a headwall for the northeast corner of the herein described tract;

THENCE southerly, through the interior of said Mesquite Community tract, and generally along the centerline of a creek the following 26 calls:

South 17 deg. 30 min. 34 sec. West, a distance of 19.41 feet to an angle point;
South 21 deg. 36 min. 19 sec. West, a distance of 28.37 feet to an angle point;
South 35 deg. 27 min. 54 sec. West, a distance of 48.76 feet to an angle point;
South 17 deg. 36 min. 44 sec. West, a distance of 27.38 feet to an angle point;
South 55 deg. 47 min. 59 sec. West, a distance of 19.94 feet to an angle point;
South 24 deg. 05 min. 03 sec. East, a distance of 22.36 feet to an angle point;
South 71 deg. 40 min. 48 sec. East, a distance of 58.97 feet to an angle point;
South 28 deg. 41 min. 06 sec. East, a distance of 10.30 feet to an angle point;
South 22 deg. 17 min. 37 sec. West, a distance of 14.12 feet to an angle point;
South 41 deg. 40 min. 02 sec. West, a distance of 40.14 feet to an angle point;
North 74 deg. 36 min. 17 sec. West, a distance of 16.29 feet to an angle point;
South 55 deg. 36 min. 09 sec. West, a distance of 27.74 feet to an angle point;
South 05 deg. 04 min. 12 sec. West, a distance of 30.58 feet to an angle point;
South 22 deg. 22 min. 48 sec. East, a distance of 4.16 feet to an angle point;
South 75 deg. 14 min. 52 sec. West, a distance of 6.74 feet to an angle point;
North 58 deg. 32 min. 51 sec. West, a distance of 15.05 feet to an angle point;
South 21 deg. 08 min. 47 sec. West, a distance of 11.18 feet to an angle point;
South 53 deg. 27 min. 46 sec. West, a distance of 19.12 feet to an angle point;
South 11 deg. 21 min. 22 sec. West, a distance of 62.77 feet to an angle point;
South 19 deg. 46 min. 28 sec. West, a distance of 19.86 feet to an angle point;
South 05 deg. 12 min. 37 sec. West, a distance of 33.51 feet to an angle point;

ATTACHMENT 9 – LEGAL DESCRIPTION

North 85 deg. 49 min. 34 sec. West, a distance of 10.97 feet to an angle point;

South 15 deg. 46 min. 26 sec. West, a distance of 62.55 feet to an angle point;

South 18 deg. 36 min. 54 sec. East, a distance of 17.20 feet to an angle point;

South 49 deg. 57 min. 13 sec. East, a distance of 33.87 feet to an angle point;

South 34 deg. 45 min. 46 sec. East, a distance of 24.31 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in the southwest line of said Mesquite Community tract, same being in the northeast line of that certain tract of land conveyed to Dallas Power & Light Co., by deed recorded in Volume 5458, Page 216, Deed Records, Dallas County, Texas;

THENCE North 63 deg. 37 min. 49 sec. West, along the common line of said Mesquite Community tract and said Dallas Power & Light Co. (Volume 5458, Page 216), passing the north corner of said Dallas Power & Light Co. (Volume 5458, Page 216), same being the east corner of that certain tract of land conveyed to Dallas Power & Light Co., by deed recorded in Volume 5458, Page 218, Deed Records, Dallas County, Texas, and continuing along the common line of said Mesquite Community tract and said Dallas Power & Light Co. (Volume 5458, Page 218), a total distance of 1276.92 feet to a 5/8 inch iron rod with yellow "Bury & Partners" plastic cap found for the west corner of said Mesquite Community tract, same being the south corner of aforesaid Lot 1;

THENCE North 33 deg. 20 min. 37 sec. East, along the common line of said Mesquite Community tract and said Lot 1, a distance of 511.89 feet to the POINT OF BEGINNING and containing 545,737 square feet or 12.528 acres of computed land, more or less.

ATTACHMENT 9 – LEGAL DESCRIPTION

Exhibit A
Tract 2 - Legal Description
10.346 Acre Tract

Being all that certain 10.346 acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, being a portion of that certain tract of land conveyed to Mesquite Community Development, LLC, by General Warranty Deed recorded in Document Number 202200309721, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with yellow "Bury & Partners" plastic cap found for the north corner of said Mesquite Community tract, same being the east corner of Lot 1, Block A, Mesquite Senior's Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2004209, Page 4, Official Public Records, Dallas County, Texas, same being in the southwesterly right-of-way line of Northwest Drive (a 100 foot right-of-way);

THENCE along the common line of said Mesquite Community tract and said Northwest Drive as follows:

South 56 deg. 40 min. 17 sec. East, a distance of 572.21 feet to a 1/2 inch iron rod with yellow "Pacheco Koch" plastic cap found for the beginning of a curve to the left, having a radius of 628.44 feet, a central angle of 19 deg. 40 min. 11 sec., and a chord bearing and distance of South 66 deg. 20 min. 52 sec. East, 214.69 feet;

Along said curve to the left, an arc distance of 215.74 feet to a 1/2 inch iron rod found for angle point;

South 76 deg. 09 min. 44 sec. East, a distance of 125.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the right, having a radius of 1220.62 feet, a central angle of 08 deg. 57 min. 11 sec., and a chord bearing and distance of South 71 deg. 57 min. 05 sec. East, 190.54 feet;

ATTACHMENT 9 – LEGAL DESCRIPTION

Along said curve to the right, an arc distance of 190.73 feet to an 'X' cut set on a headwall for the northwest corner of the herein described tract, same being the POINT OF BEGINNING;

South 67 deg. 16 min. 14 sec. East, a distance of 410.30 feet to the beginning of a curve to the right, having a radius of 880.21 feet, a central angle of 34 deg. 30 min. 07 sec., and a chord bearing and distance of South 50 deg. 00 min. 16 sec. East, 522.07 feet;

Along said curve to the right, an arc distance of 530.04 feet for the most easterly corner of said Mesquite Community tract, same being the north corner of that certain tract of land conveyed to Audubon Partners, LTD., by deed recorded in Volume 94033, Page 2414, Deed Records, Dallas County, Texas;

THENCE along the common line of said Mesquite Community tract and said Audubon tract as follows:

South 58 deg. 31 min. 13 sec. West, a distance of 26.56 feet to internal corner;

South 31 deg. 28 min. 47 sec. East, a distance of 23.00 feet to corner;

South 58 deg. 31 min. 13 sec. West, a distance of 173.00 feet to an internal corner of the herein described tract, same being the west corner of said Audubon tract;

South 31 deg. 28 min. 47 sec. East, passing the south corner of said Audubon tract, same being the west corner of Lot 1, Block 1, Prairie Hills Retail Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 88121, Page 1483, Deed Records, Dallas County, Texas, and continuing along the common line of said Mesquite Community tract and said Lot 1, Block 1, Prairie Hills Retail Addition, a total distance of 252.31 feet to a southeast corner of said Mesquite Community tract, same being the south corner of said Lot 1, Block 1, Prairie Hills Retail Addition, same being in the

ATTACHMENT 9 – LEGAL DESCRIPTION

northwesterly right-of-way line of I.H. 30 – U.S. Highway 67 (a variable width right-of-way west bound service road), same being the beginning of a non-tangent curve to the right, having a radius of 11773.93 feet, a central angle of 00 deg. 31 min. 10 sec., and a chord bearing and distance of South 57 deg. 36 min. 55 sec. West, 106.74;

THENCE along said non-tangent curve to the right, along the common line of said Mesquite Community tract and said I.H. 30, an arc distance of 106.74 feet to a ½ inch iron rod found for the most southerly corner of said Mesquite Community tract, same being the east corner of that certain tract of land conveyed to Dallas Power & Light Co., by deed recorded in Volume 5458, Page 216, Deed Records, Dallas County, Texas;

THENCE North 63 deg. 37 min. 49 sec. West, along the common line of said Mesquite Community tract and said Dallas Power & Light Co. (Volume 5458, Page 216), a distance of 866.61 feet to a 1/2 inch iron rod with red "Peiser & Mankin SURV" plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the west corner of the herein described tract;

THENCE northerly, through the interior of said Mesquite Community tract, and generally along the centerline of a creek the following 26 calls:

North 34 deg. 45 min. 46 sec. West, a distance of 24.31 feet to an angle point;
North 49 deg. 57 min. 13 sec. West, a distance of 33.87 feet to an angle point;
North 18 deg. 36 min. 54 sec. West, a distance of 17.20 feet to an angle point;
North 15 deg. 46 min. 26 sec. East, a distance of 62.55 feet to an angle point;
South 85 deg. 49 min. 34 sec. East, a distance of 10.97 feet to an angle point;
North 05 deg. 12 min. 37 sec. East, a distance of 33.51 feet to an angle point;
North 19 deg. 46 min. 28 sec. East, a distance of 19.86 feet to an angle point;
North 11 deg. 21 min. 22 sec. East, a distance of 62.77 feet to an angle point;
North 53 deg. 27 min. 46 sec. East, a distance of 19.12 feet to an angle point;
North 21 deg. 08 min. 47 sec. East, a distance of 11.18 feet to an angle point;

ATTACHMENT 9 – LEGAL DESCRIPTION

South 58 deg. 32 min. 51 sec. East, a distance of 15.05 feet to an angle point;
North 75 deg. 14 min. 52 sec. East, a distance of 6.74 feet to an angle point;
North 22 deg. 22 min. 48 sec. West, a distance of 4.16 feet to an angle point;
North 05 deg. 04 min. 12 sec. East, a distance of 30.58 feet to an angle point;
North 55 deg. 36 min. 09 sec. East, a distance of 27.74 feet to an angle point;
South 74 deg. 36 min. 17 sec. East, a distance of 16.29 feet to an angle point;
North 41 deg. 40 min. 02 sec. East, a distance of 40.14 feet to an angle point;
North 22 deg. 17 min. 37 sec. East, a distance of 14.12 feet to an angle point;
North 28 deg. 41 min. 06 sec. West, a distance of 10.30 feet to an angle point;
North 71 deg. 40 min. 48 sec. West, a distance of 58.97 feet to angle point;
North 24 deg. 05 min. 03 sec. West, a distance of 22.36 feet to an angle point;
North 55 deg. 47 min. 59 sec. East, a distance of 19.94 feet to an angle point;
North 17 deg. 36 min. 44 sec. East, a distance of 27.38 feet to an angle point;
North 35 deg. 27 min. 54 sec. East, a distance of 48.76 feet to an angle point;
North 21 deg. 36 min. 19 sec. East, a distance of 28.37 feet to an angle point;
North 17 deg. 30 min. 34 sec. East, a distance of 19.41 feet to the POINT OF BEGINNING
and containing 10.346 acres of computed land, more or less.

ATTACHMENT 10 – DEVELOPMENT STANDARDS

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

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 Multifamily (“MF”) for Tract 1 and Light Commercial (“LC”) for Tract 2, 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 1

Except as provided herein, the portion of this PD for MF (12.528 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 1 include the permitted uses in the MF 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 MF zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the MF zoning district, as amended, is also prohibited.

B. **Development Standards.** In addition to the requirements of the MF base zoning district, Tract 1 is subject to the following:

- 1) The site plan shall comply with the Concept Plan as shown in Exhibit C. Deviations from the Concept Plan 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. Placement of the buildings provided that the required setbacks are met.
 - ii. Placement of driveways or thoroughfares provided that required parking is met.
- 2) Landscaping and Fencing
 - i. All mechanical units on the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees.

3) Open Space and Amenities

- i. Open Space provided shall not be less than 35,000 square feet
- ii. The permitted outdoor and indoor amenities are listed on the concept plan (Exhibit C) and as follows:

Outdoor:

1. Swimming Pool
2. Dog Park
3. Grill in Pool Courtyard
4. Picnic / Shade Structure in Pool Courtyard
5. Fire Pit in Social Courtyard
6. Grill in Social Courtyard
7. Picnic Seating in Social Courtyard
8. Nature Viewing Area

Indoor:

1. Club Room – Minimum size of 900 square feet
2. Fitness Center – Minimum size of 950 square feet
3. Conference Room
4. Business Center
5. Private 'Zoom' Pods
6. Parcel Management Room
7. Clubhouse Covered Pool Porch
8. Dog Wash

4) Dwelling Unit Requirements

- i. Minimum one-bedroom unit size of seven hundred (700) square feet.

5) Covered Parking

- i. The minimum number of covered parking spaces (either in an enclosed garage or under a carport) shall be equal to 15% of the required parking.

TRACT 2

Except as provided herein, the portion of this PD for LC (10.346 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to the MZO.

- A. **Permitted Land Uses.** Uses are limited to those permitted in the LC base zoning district, as amended, and are subject to the following.

- 1) Any land use requiring a 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 zoning district, this Planned Development is subject to the following:

- 1) Landscaping and Fencing
 - i. All mechanical units on the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees.

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF DANNY P. BAKER, TEXAS REGISTRATION #21401 AND IS CONSIDERED TO BE

INCOMPLETE

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

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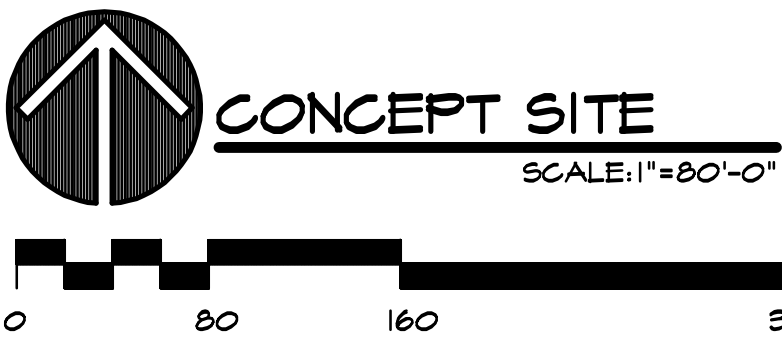
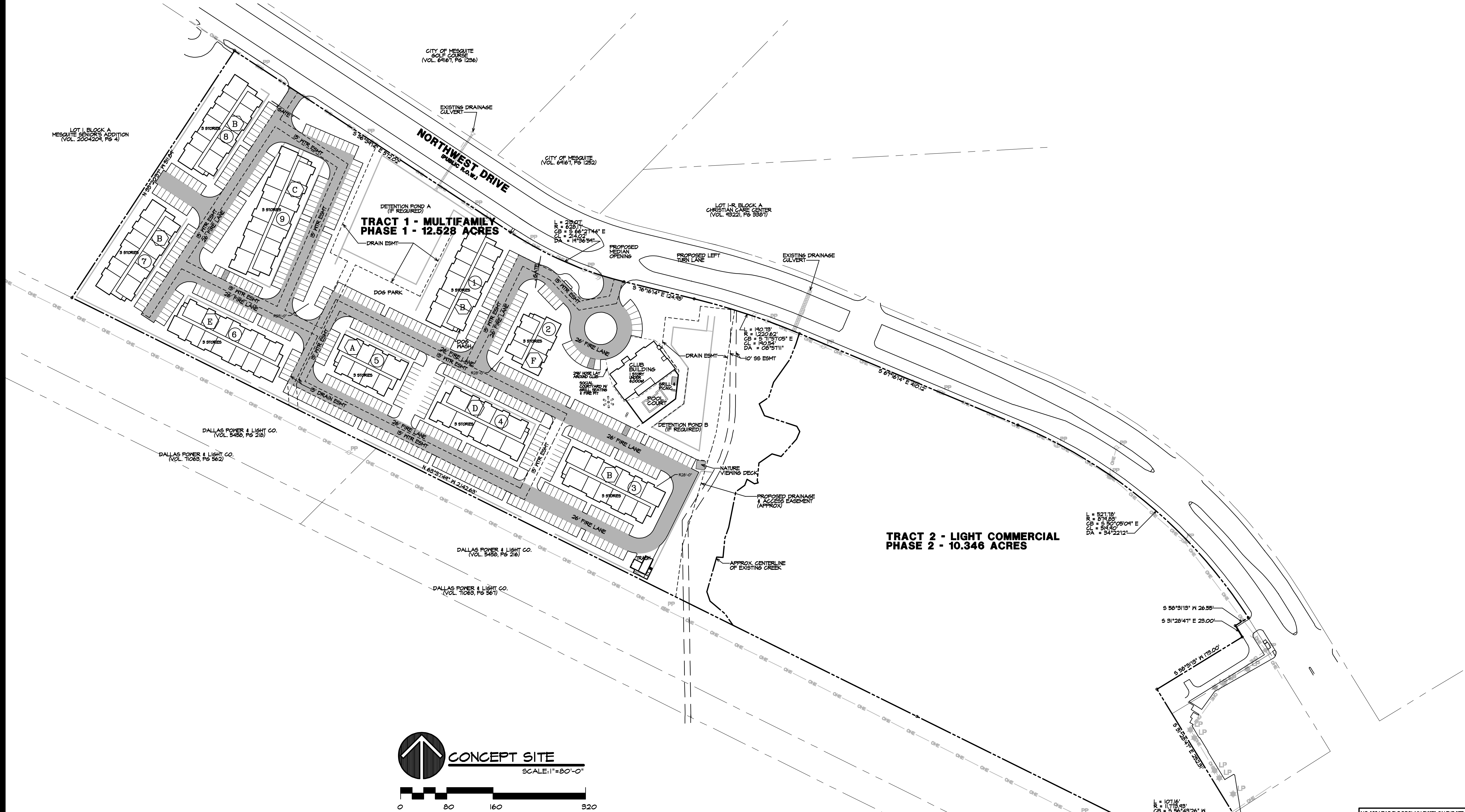
Project No. 24017
Drawn By: DFB
3/1/2025
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:
Revisions:

TRG MESQUITE
MESQUITE, TEXAS
TRG TRINISIC
RESIDENTIAL GROUP

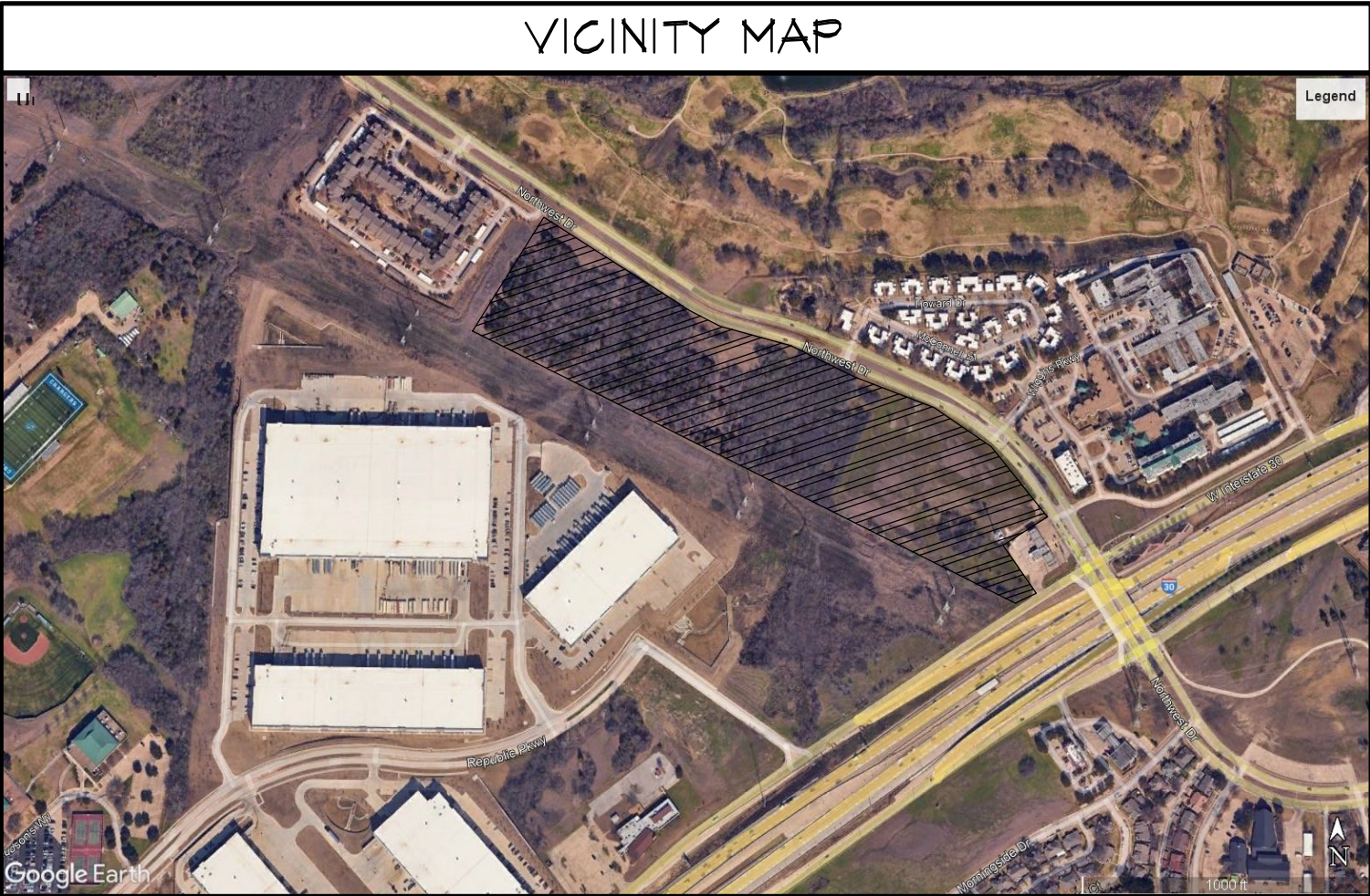
Womack + Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave., Suite 50
Dallas, Texas 75201
Phone: (214) 252-8000
Fax: (214) 252-0680



Sheet Number:



AMENITIES	
OUTDOOR AMENITIES PROPOSED	
1. SWIMMING POOL	
2. DOG PARK	
3. GRILL AREA IN POOL COURT	
4. PICNIC / SHADE STRUCT. IN POOL COURT	
5. FIRE PIT IN SOCIAL COURT	
6. GRILL AREA IN SOCIAL COURT	
7. PICNIC SEATING IN SOCIAL COURT	
8. NATURE VIEWING AREA	
INDOOR AMENITIES PROPOSED	
1. CLUB ROOM - 400 SF	
2. FITNESS CENTER - 450 SF	
3. CONFERENCE ROOM	
4. BUSINESS CENTER	
5. PRIVATE ZOOM PODS	
6. PARCEL MANAGEMENT ROOM	
7. POOL PORCH	
8. DOG WASH	



SITE DATA	
ZONING (PD-XXV)	TOTAL
PROPOSED USE	MULTIFAMILY & LIGHT COMMERCIAL
EXISTING ZONING	PD R-3 MULTIFAMILY & LIGHT COMMERCIAL (ORD. 30948)
PROPOSED BASE ZONING	PD R-3 MULTIFAMILY & LIGHT COMMERCIAL
GROSS SITE AREA	496,381 SF / 12.81 ACRES
TRACT 1 - MULTIFAMILY	545,120 SF / 12,528 ACRES
TRACT 2 - LIGHT COMMERCIAL	480,671 SF / 10,346 ACRES
LOT COVERAGE - MF TRACT	241,680 SF / 54.60%
BUILDINGS	107,003 SF
DRIVES AND PARKING	30,961 SF
MAXIMUM HEIGHT - MF TRACT	40' / 3 STORIES
REQUIRED LANDSCAPE AREA	54,812 SF
TRACT 1 - MULTIFAMILY	45,067 SF
TRACT 2 - LIGHT COMMERCIAL	
PROVIDED LANDSCAPE AREA	241,140 SF
TRACT 1 - MULTIFAMILY LANDSCAPE AREA	14,818 SF
TRACT 1 - MULTIFAMILY OPEN SPACE	
TRACT 2 - LIGHT COMMERCIAL	NOT YET DETERMINED
MULTIFAMILY DWELLING UNITS (844 SF AY/G)	300 UNITS
ONE BEDROOM UNITS (700 SF MIN)	86 UNITS
TWO BEDROOM UNITS (1,050 SF MIN)	102 UNITS
THREE BEDROOM UNITS (1,150 SF MIN)	112 UNITS
REQUIRED PARKING SUMMARY - TRACT 1	300 UNITS
TRACT 1 - MULTIFAMILY	501 SPACES
TRACT 1 - MULTIFAMILY LANDSCAPE AREA	215 SPACES
TRACT 1 - MULTIFAMILY OPEN SPACE	215 SPACES
TRACT 2 - LIGHT COMMERCIAL	215 SPACES
PROVIDED PARKING SUMMARY - TRACT 1	501 SPACES
TRACT 1 - MULTIFAMILY	454 SPACES
TRACT 1 - MULTIFAMILY LANDSCAPE AREA	15 SPACES
TRACT 1 - MULTIFAMILY OPEN SPACE	
TRACT 2 - LIGHT COMMERCIAL	
PROVIDED OPEN SPACE AREA	

MESQUITE ZONING PLAN NOTES

-THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.

-ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

-THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

TRG MESQUITE
ZONING CASE NO. Z0125-381
MIXED USE CAMPUS
22.86 ACRES
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
THEOPHILUS THOMAS SURVEY, ABSTRACT NO. 1461
PREPARED FEBRUARY 19, 2025

OWNER/APPLICANT:
CONNOR OSBURN
TRINISIC ACQUISITION COMPANY, LLC
8235 DOUGLAS AVENUE, STE 950
DALLAS, TX 75205
(214)462-7190

ARCHITECT:
DANNY BAKER
WOMACK+HAMPTON ARCHITECTS, LLC
4311 OAK LAWN AVENUE, SUITE 50
DALLAS, TX 75219
(214)252-8000

SURVEYOR:
JESSICA WESTER
PESSER & MANKIN SURVEYING, LLC
1612 HART STREET, STE 201
SOUTH LAKE, TX 76092
(817)461-1806

ATTACHMENT 12 – RETURNED NOTICE(S)



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 5201 Northwest Dr
(See attached map for reference)
PROPERTY ID: DCAD: 65146127610270000
CASE NUMBER: Z0125-0381
APPLICANT: Connor Osburn of Trinsic Residential Group on behalf of Mesquite Community Development LLC
REQUEST: From: Planned Development (PD) – Multifamily (MF) and PD – Light Commercial (LC) (Ord No.5094)
To: PD – MF (Tract 1) and PD – LC (Tract 2)

The requested Zoning Change to PD-MF and PD-LC would allow a 300-unit multifamily development on Tract 1 with modifications to the development standards and light commercial uses on Tract 2. The request would also allow a comprehensive plan amendment to adjust the boundaries of the High Density Residential and Office future land use designations between Tract 1 and 2. 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

Being 22.869 acres in the Theophalus Survey, Abstract No. 1461

PUBLIC HEARINGS

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

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

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. 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 **March 6, 2025**, to be included in the Planning and Zoning Commission packet and, by **March 14, 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.

Zoning Case: Z0125-0381
I am in favor of this request X
I am opposed to this request _____

Name:(required) Mesquite Community Development, LLC
Address of 5201 Northwest Drive, Mesquite, TX 75150
Noticed Property: _____
Owner Signature: [Signature] Date: 03/05/25

Reasons (optional): _____

NT Manager, Manager
By: John E. McMullan, Manager

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