



October 21, 2025

Mr. Garrett Langford, AICP, CNU-A
Assistant Director of Planning & Development Services
City of Mesquite
1515 N. Galloway Avenue
Mesquite, TX 75149

RE: Parkland Dedication for Avanti Hills in Mesquite, Texas

Dear Mr. Langford,

The purpose of this letter is to request that on-site private amenities be accepted to fulfill requirement of 4.73 acres of parkland dedication at Avanti Hills, a 260-unit senior housing development located at the northwest corner of East Glen Blvd and Clay Mathis Rd. The City of Mesquite requires multi-family residential developments to dedicate land for parkland space and/or pay a fee-in-lieu to obtain a building permit. Ordinance No. 4829 allows the City Council to consider various factors in determining the suitability of either land or fee payment to meet these requirements.

We request that the City Council consider our proposal of on-site private amenities in lieu of parkland dedication for the following reasons:

- **Recreational Benefit:** Avanti Hills will offer approximately 5.67 acres of open space featuring senior-oriented outdoor recreational amenities specifically designed to benefit older adults, including the following (please see Exhibits A and B for more information):
 - pickleball court
 - swimming pool
 - walking trails
 - dog park
 - community garden
 - outdoor golf putting green
 - gazebo
 - fire pit
 - grilling/picnic area

By providing an opportunity for staying active and spending time outdoors, these amenities meet one of the City's listed goals for parkland, to "promote and improve physical and psychological health" (Ordinance No. 4829).

- **Proximity to Existing Parkland:** In addition to the outdoor spaces offered on-site at Avanti Hills, there are more than 20 existing parks within a 5-mile radius of the site that can be accessed by a vehicle. East Glen Greenbelt Park (.25 mi), Indian Trails Greenbelt (.4 mi), and Alcott Station Park (.5 mi) are all within walking distance of the site.
- **Affordability:** As you know, the City of Mesquite Housing Finance Corporation has voted to partner with us on this project to help provide a “Class A” community within the budget of many Mesquite seniors on fixed incomes. With construction costs at an all-time high, the waiver will insure the project will remain financially feasible.

Equipped with these on-site outdoor recreational amenities and parks in close proximity, the residents of Avanti Hills should have a minimal impact on increasing park and recreation needs in the City.

We appreciate your consideration of our request and please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Alan Naul
The Javelin Group

Amenity Reference Photos from Developer's Comparable Communities





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