



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

- APPLICANT:** Pat Atkins, Tack Team Investments, LLC
- REQUESTED ACTION:** Rezone from “AG,” Agricultural to “PD-SF,” Planned Development–Single Family Residential, with an underlying zoning district of R-2A, to allow a 36- lot single-family subdivision with a host of amenities.
- LOCATION:** 6401 Shannon Rd.
- CASE NUMBER:** Z0519-0096
- COMMUNITY RESPONSES:** No notices were returned.

STAFF COMMENTS AND ANALYSIS

The applicant is requesting rezoning of the subject property to Planned Development (PD) with an underlying zoning district of R2-A. The development will be named Caldwell Farms and will span across three cities; Mesquite, Dallas, and Seagoville. The homes will be 1 and 2-stories constructed with 90% masonry, front entry 2-car garages and include anti-monotony provisions.

The proposed 36-lot portion of the subdivision located within the boundaries of Mesquite will include the following amenities:

- over 3 acres of open space, including a playground;
- a 6-foot masonry wall and a 10-foot landscape buffer along Shannon Road; and
- an 8-foot wide hike and bike trail.

RECOMMENDATION

At the July 22, 2019 meeting, the Planning and Zoning Commission voted unanimously (4-0) to recommend approval of the proposed change in zoning, subject to the following conditions:

1. Except as provided herein, the plat and site plan for the property shall conform substantially to the Concept Plan.
2. The minimum living area for homes shall be 2,000 square feet.
3. A 6-foot masonry wall and a 10-foot landscape buffer shall be provided along Shannon Road
4. No home shall be of the same front elevation design as any other home within an 8-home/lot distance to each side nor across the street.