

FILE NUMBER: Z1125-0428
REQUEST FOR: Zoning Change
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, November 24, 2025
City Council: Monday, December 15, 2025

GENERAL INFORMATION

Applicant: KCG Companies, LLC
Requested Action: Zoning change to amend Planned Development Ordinance No. 5198
Location: 2235 East Glen Blvd

PLANNING AND ZONING ACTION

Decision: On November 24, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 6-0.

SITE BACKGROUND

Platting: The property is not platted.
Size: ~14 Acres
Zoning: Planned Development – Age Restricted Residential and Industrial Ordinance No. 5198
Future Land Use: High Density Residential
Zoning History: 1972: Annexed and Zoned Agricultural
1982: Rezoned to Industrial
2021: Rezoned to PD – Industrial (I) Ord. No. 4856
2021: Rezoned to PD-Age Restricted Residential and Industrial Ord. No. 4919
2025: Rezoned to PD-Multifamily (Age Restricted) and Commercial Ord. No. 5198

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD – I Ord. No. 4856	Undeveloped
SOUTH:	General Retail	Undeveloped
EAST:	PD – I Ord. No. 4856	Warehouses under construction
WEST:	PD – I Ord. No. 4856	Undeveloped

CASE SUMMARY

The applicant is requesting a zoning change to amend Planned Development (PD) Ordinance No. 5198 to modify the approved unit mix for Avanti Hills, a four-story, 260-unit senior (55+) multifamily community on approximately 11 acres at the northwest corner of East Glen Blvd. and Clay Mathis Road. PD Ordinance No. 5198 was approved by City Council on September 15, 2025. The applicant has begun full construction design and is proceeding through the site plan review process.

During final building design, the unit mix was adjusted to increase one-bedroom units from 129 to 135 and decrease two-bedroom units from 131 to 125 to better fit the building configuration in accordance with the concept plan and City-adopted building and fire codes. The total number of units (260) remains unchanged. No other modifications to PD Ordinance No. 5198 are requested.

MESQUITE COMPREHENSIVE PLAN

Future Land Use Designation: High Density Residential

The Mesquite Comprehensive Plan designates this area as the High Density Residential on the Future Land Use Map (see attachment 4). The vision of this designation is reflective of multi-family apartments ideally located along major arterial roads and highways, serving as a buffer between commercial, retail, and medium to low-density residential areas.

STAFF COMMENTS: The PD amendment does not alter the proposed land use and does not conflict with the future land use designation.

MESQUITE ZONING ORDINANCE

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 PD amendment does not change how the development supports public welfare. The project will continue to provide safe and affordable senior housing, include on-site amenities, and contribute to neighborhood reinvestment.

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

STAFF COMMENTS: This is a minor amendment that does not alter the proposed land use or diminish the overall quality of the development.

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

STAFF COMMENTS: The amendment does not affect the project's ability to support Strategic Goal 2.5, which encourages well-designed neighborhoods with a mix of housing options and amenities.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: Not applicable. The site is vacant and no existing uses or structures would be rendered nonconforming.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: There are no existing uses immediately adjacent to the site. The property to the north is zoned Industrial, though no development plans have been submitted.

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

STAFF COMMENTS: To the east of Clay Mathis Road, several warehouse developments have been completed in recent years. Two additional warehouse buildings are currently under construction directly across Clay Mathis Road.

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 PD amendment is needed to ensure the buildings remain consistent with the previously approved concept plan and compliant with City codes.

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: Water and sewer extensions will be required to serve the site.

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 amendment does not impact the PD's ability to provide enhanced public benefits through customized development standards that address site conditions, support high-quality design, and mitigate impacts on nearby properties.

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 PD amendment does not diminish the quality of the development and is needed to maintain project feasibility while meeting City requirements and site constraints.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed amendment does not change the approved land use, as the existing PD already allows age-restricted multifamily residential development. The request solely accommodates the final distribution of one-bedroom and two-bedroom units. The project continues to support the Comprehensive Plan's goals for diverse housing types and densities and remains consistent with the intent of the Mesquite Zoning Ordinance.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the zoning change to amend PD Ordinance No. 5198 is warranted, as it is with the Mesquite Comprehensive Plan, and meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance with the following stipulation:

1. Amend Exhibit B of PD Ordinance No. 5198, Tract 1, B. 5) i.
 1. Number of one-bedroom units with 1-bathroom: ~~429~~135
 2. Number of two-bedroom units with 1-bathroom: ~~434~~125

Alternatively, based on the information provided at the public hearing, the Commission may:

1. Recommend approval of the request with stipulations

or

2. Recommend denial of the request.

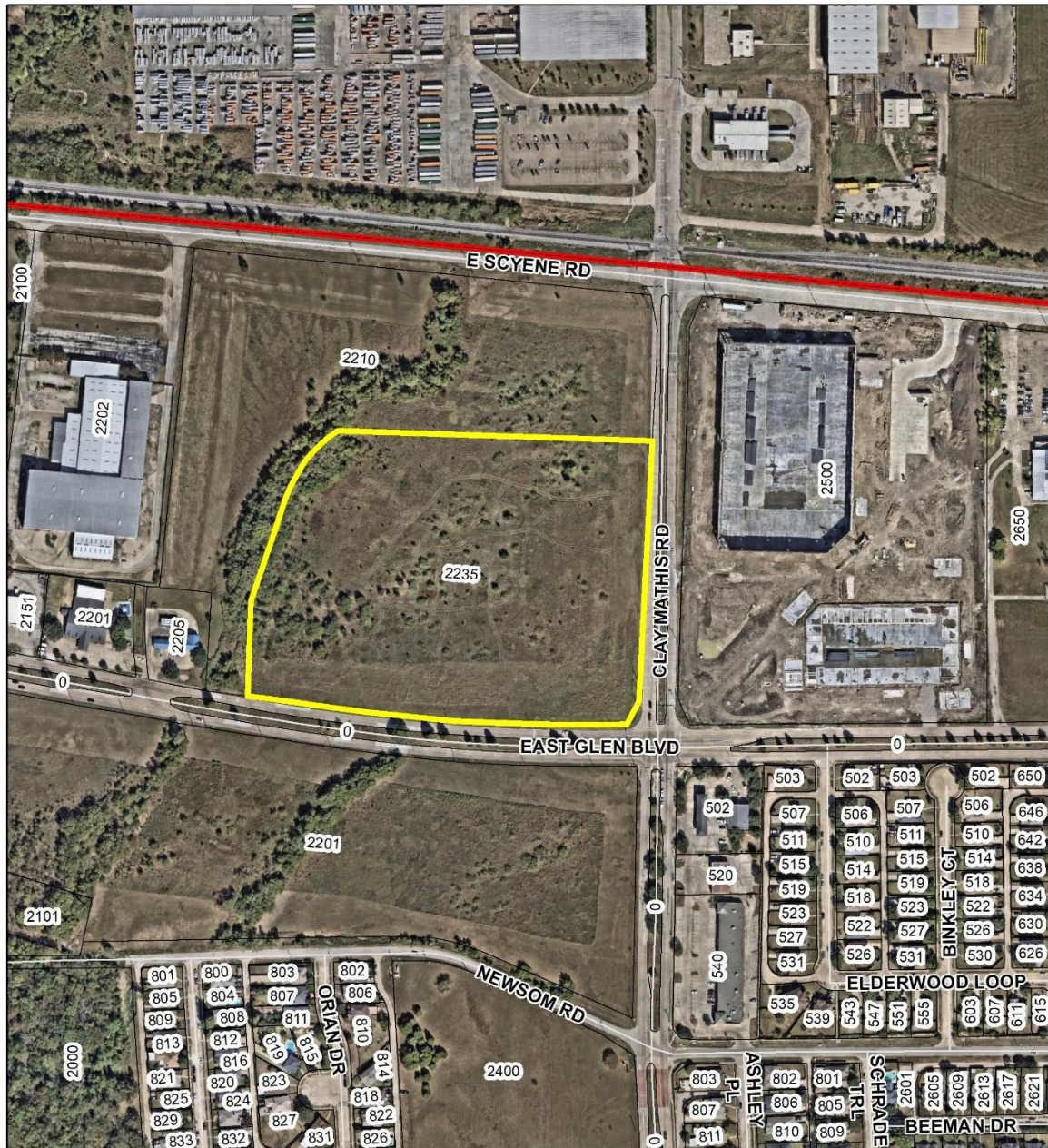
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of December 1, 2025, staff has one response from the statutory notice area in favor of the request.

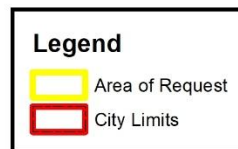
ATTACHMENTS

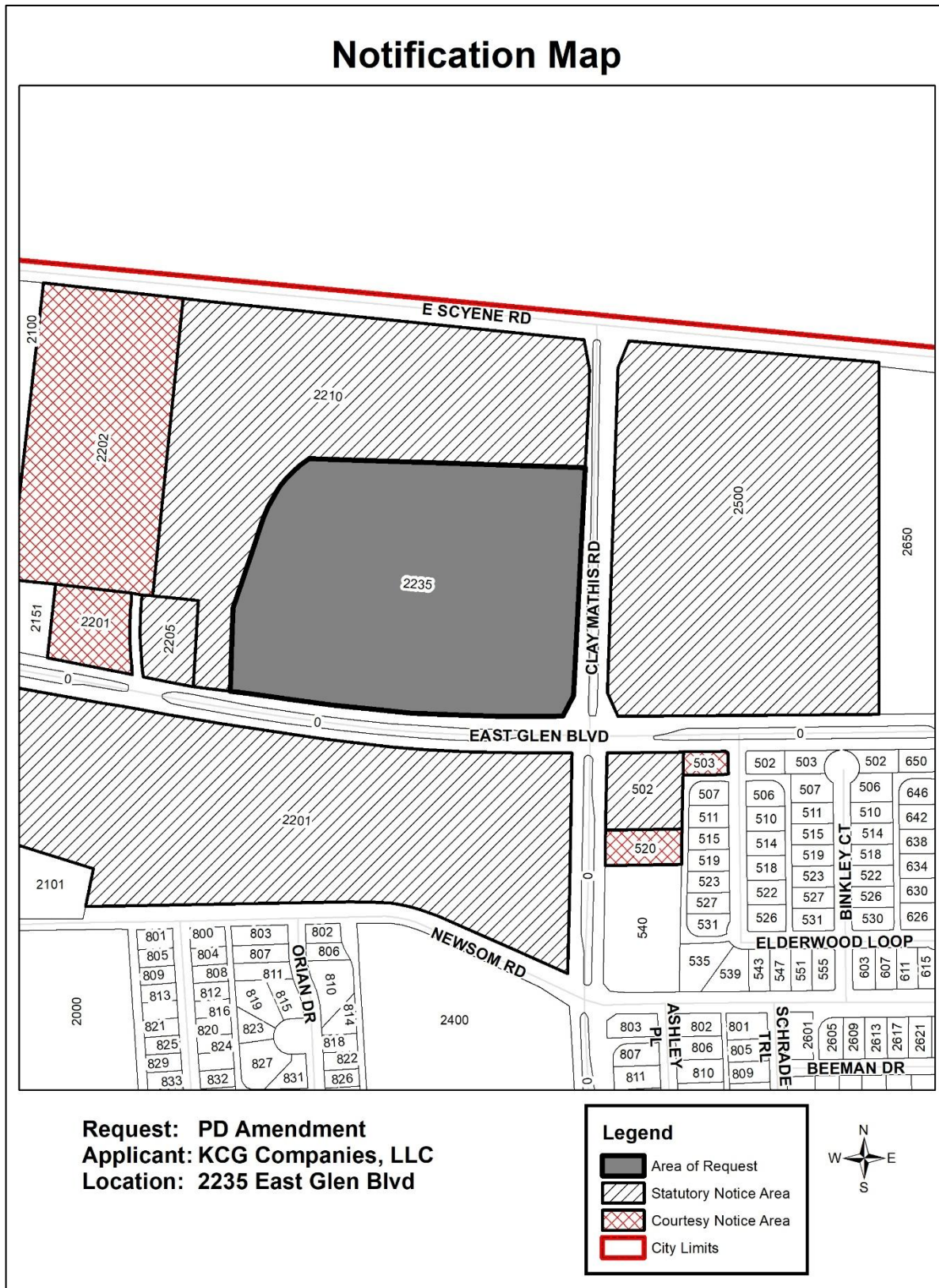
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Public Response

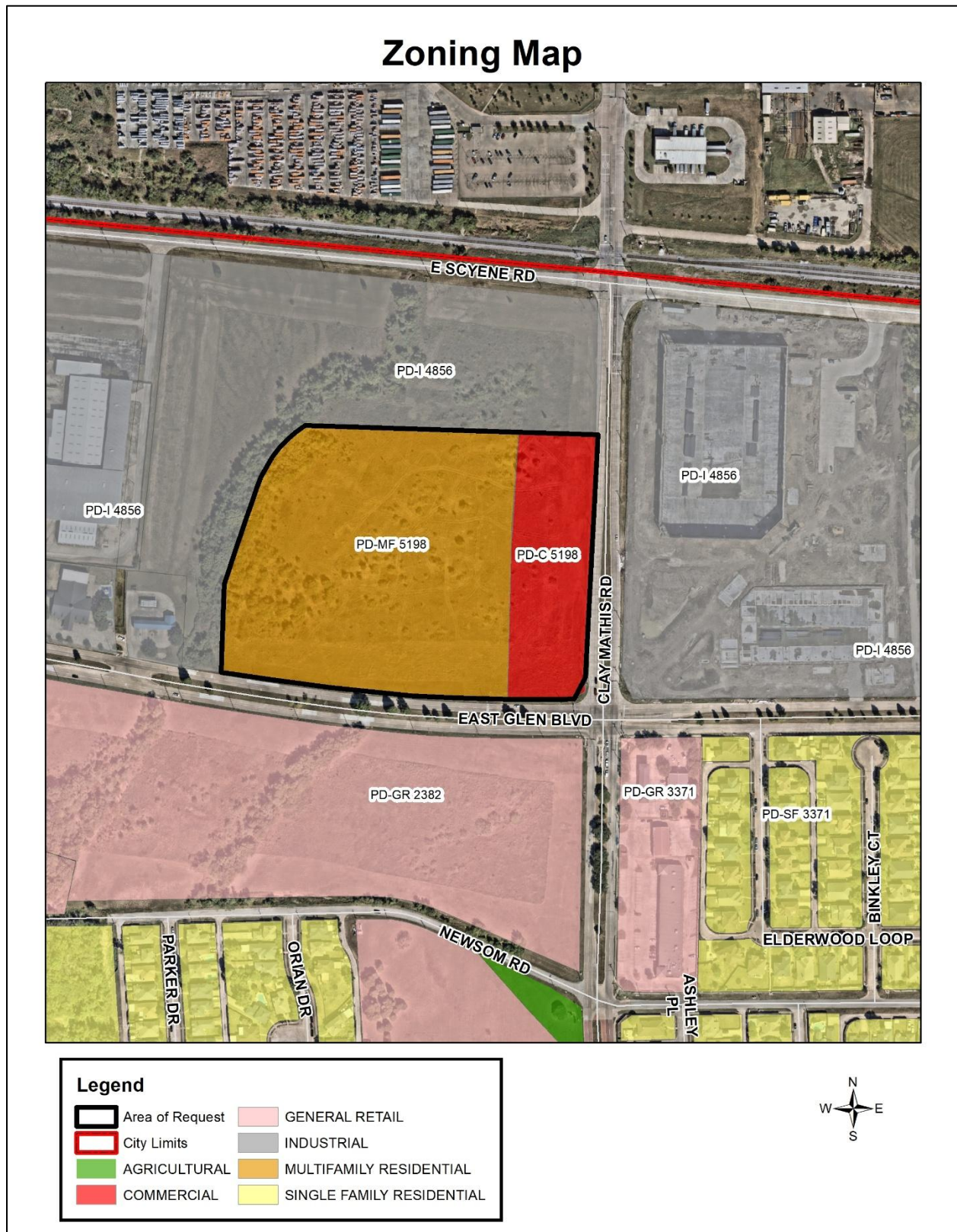
Aerial Map



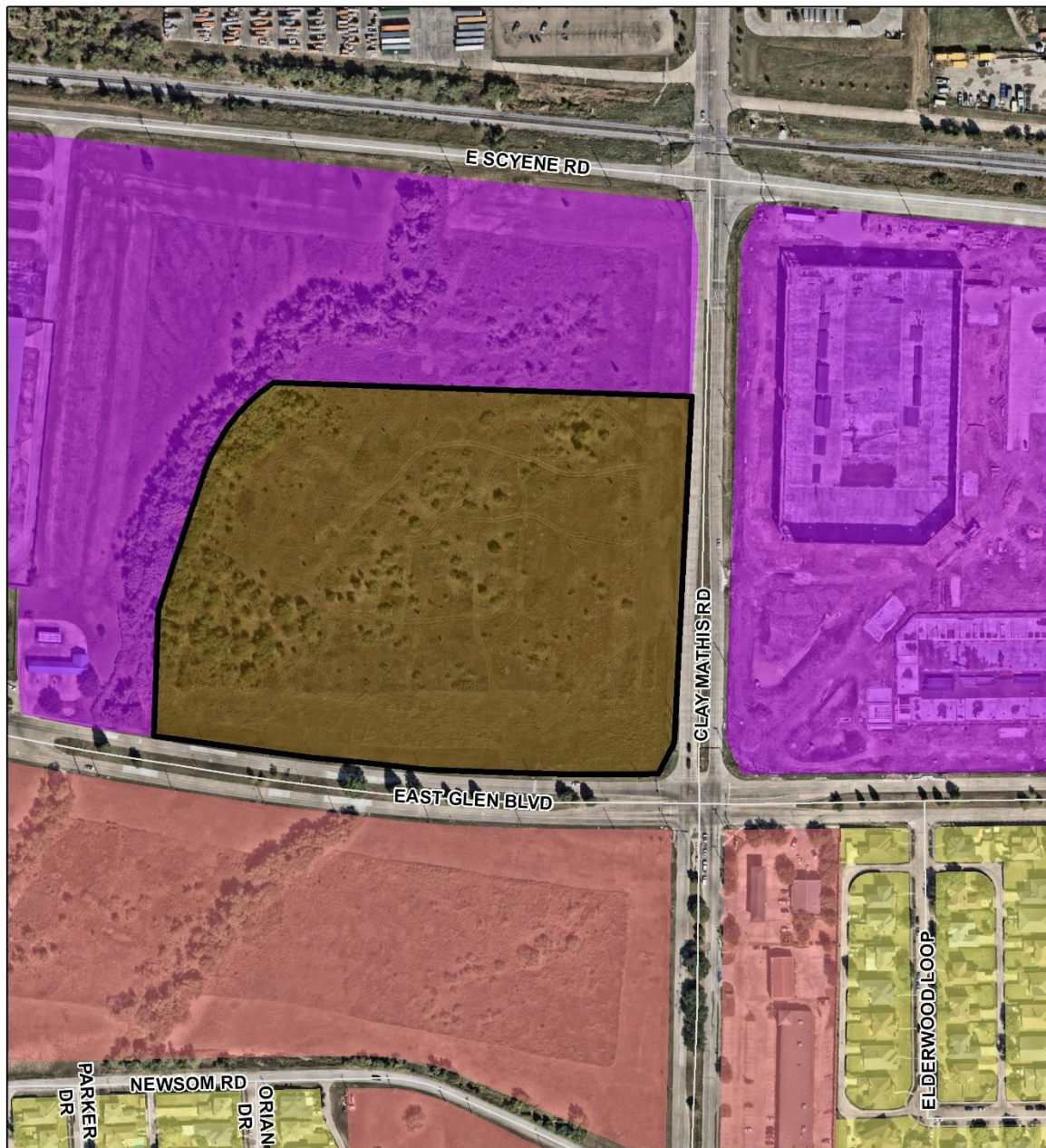
Request: PD Amendment
Applicant: KCG Companies, LLC
Location: 2235 East Glen Blvd








Future Land Use Map



Legend

- | | |
|--|---|
|  Area of Request |  Neighborhood Retail |
|  Low Density Residential |  Light Industrial |
|  High Density Residential | |





From East Glen Blvd facing north towards subject property

NEEDS TO BE UPDATED

Facing west along East Glen Blvd (subject property is on the right)



**Avanti Hills: Mixed Use (Senior Housing + Commercial) Development
Amendment to PD 5198**



This is a letter of intent for a minor amendment to PD 5198 for Parcel #65004027510030500. The requested amendment to the PD is to modify the unit mix from the previously approved mixed of 129 1-bedrooms and 131 2-bedrooms to 135 1-bedrooms and 125 2-bedrooms. The modification is a result of the building layout being fully flushed out after the architect, civil engineer and city staff worked together to determine how to best fit the overall 260 units allowed on the site. This revised mixed allows for a more efficient building design and better compliance with local zoning code.

No other changes are being requested to the PD and the overall development plan remains unchanged aside from this slight modification in the unit mix.

KCG Companies
9311 N. Meridian Street, Suite 230 | Indianapolis, IN | 46260 | (317) 502-9239
www.kcgcompanies.com



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2235 East Glen Blvd (Northwest corner of East Glen Blvd and Clay Mathis Road)
DCAD ID: 65004027510030500
FILE NUMBER: Z1125-0428
APPLICANT: KCG Companies, LLC
REQUEST: Amend Planned Development Ordinance No. 4919

The requested zoning change would amend Planned Development Ordinance No. 4919 to adjust the unit mix for the senior living multifamily development by increasing the number of one-bedroom units from 129 to 135 and reducing the number of two-bedroom units from 131 to 125. The maximum number of units will remain unchanged at 260. Additional information about the request and concept plan 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 14.753-acre tract in Samuel Andrews Survey, Abstract No. 40

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **November 24, 2025**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **December 15, 2025**, in the City Council Chambers located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6343 or glangford@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 pm on **November 18th** be included in the Planning and Zoning Commission packet and by 5 pm on **November 25th** to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to the Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: **Z1125-0428**

I am in favor of this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Michael Turner, G.P. of Tomaxino Ppties, LP
2200 Newson Rd

[Signature] Date: 11/22/25

Reasons (optional):

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