

FILE NUMBER: Z0924-0369
REQUEST FOR: Zoning Change to “R3” – Single Family Residential and Comprehensive Plan Amendment
CASE MANAGER: Ti’Ara Clark, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 24, 2025
City Council: Monday, April 21, 2025

GENERAL INFORMATION

Applicant: Tierra Carter-Simmons, Inspiring You to Greatness
Requested Action: Zoning Change to R-3 – Single Family Residential to allow a 12-lot single-family subdivision.
Comprehensive Plan Amendment to change the future land use designation from Commercial to Low-Density Residential.
Location: 2298 S. Belt Line Road (also addressed as 10079 S. Belt Line Road)

PLANNING AND ZONING ACTION

Decision: On March 24, 2025, the Planning and Zoning Commission voted 7-0 to approve the requested zoning change to R-3, Single Family Residential, along with the Comprehensive Plan Amendment to change the future land use designation from Commercial to Low-Density Residential.

SITE BACKGROUND

Platting: The property owner will need to plat the property before the permits can be issued for the single-family homes.
Size: 3.5892 acres
Zoning: Agricultural
Future Land Use: Commercial
Zoning History: 1984 – Annexed and zoned AG – Agricultural [with no subsequent changes]

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Agricultural	Undeveloped
SOUTH:	Outside of City Limits (Balch Springs)	Low Density Residential
EAST:	R-3, Single Family Residential	Low Density Residential
WEST:	Outside of City Limits (Balch Springs)	Low Density Residential

CASE SUMMARY

The applicant and property owner, Inspiring You to Greatness, requests a zoning change to allow a small subdivision with 12 single family lots. The applicant acquired the subject property in July 2023 to develop the property with 12 single-family homes based on the R-3 Single Family Zoning District. The proposed subdivision will adhere to the development standards for R-3, Single Family Residential zoning districts found in the Mesquite Zoning Ordinance (MZO).

The applicant proposes homes with floor plans featuring three to four bedrooms and two to three bathrooms each. The development will also include amenities such as a shared common area with playground equipment near the detention pond, as shown in the Concept Plan. If this zoning request is approved, an amendment of the Mesquite Comprehensive Plan Future Land Use Map changing the designation from Commercial to Low-Density Residential is recommended.

In January of 2024, the applicant requested a zoning change from Agricultural to PD – R3, Planned Development – Single Family Residential with modified development standards. The proposed subdivision included single-family homes with a minimum living space of 1,500 square feet and a reduced minimum lot size of 5,000 square feet, compared to the standard R-3 minimum of 7,000 square feet, along with modified setbacks. City Council denied the request by a 4-3 vote.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the future land use of the subject property as Commercial. The Commercial land use designation represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category. Compatible land use types for this area include retail, hotels, restaurants, big-box retailers, entertainment, and personal services.

STAFF COMMENTS:

The subject property is a little under 4 acres in size, while the undeveloped property to the north is almost 5 acres. These two tracts of land are zoned Agricultural and have a future land use designation of Commercial. The tracts are bounded by the floodplain to the north, the Valley Creek subdivision to the east, the Pioneer Bluff subdivision to the south, and S. Belt Line Road to the west. Given the subject property's adjacency to two single-family subdivisions to the east and south, a development with the intensity described by the Commercial future land use designation in the *Mesquite Comprehensive Plan* is less than ideal and may not be compatible with the adjacent residential subdivisions.

It is staff's opinion that the subject property and the property to the north should have a less intense future land use designation such as Neighborhood Retail. A medium or low-density residential land use designation would also be appropriate. A residential future land use designation would be compatible with the existing residential development to the east and south, while a neighborhood retail land use designation would offer retail and personal service

uses to the residents already in the area. If the proposed rezoning is approved, then the future land use designation should be changed to Low-Density Residential.

MESQUITE ZONING ORDINANCE

SEC. 5-309(N): ZONING MAP AMENDMENT

“In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval of a Zoning Map Amendment (“change of zoning classification”) 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 supports public health, safety, and welfare by introducing a low-density residential development that aligns with the character of the surrounding area. The project offers sufficient off-street and on-street parking, appropriate landscaping, and community amenities that enhance residents' quality of life. Changing the land use designation from Commercial to Residential will facilitate development that is more compatible with the surrounding properties while advancing the City's commitment to growth and expanding housing options for residents.

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

STAFF COMMENTS: The proposed zoning change aligns with the Mesquite Comprehensive Plan, particularly the Low-Density Residential designation, which supports traditional single family detached housing. The development's density of roughly 3 units per acre falls within the recommended range for low-density housing, and the property's location surrounding other low-density residential zones shows compatibility with the surrounding area. With Belt Line Road west of the proposed subdivision, staff recommends adequate buffering along the arterial road.

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

STAFF COMMENTS: The proposed zoning change aligns with the City's strategic goals of expanding housing options and promoting compatible development in established areas.

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

STAFF COMMENTS: Not applicable. The subject property is currently vacant, and there will be no existing uses or structures that would become nonconforming because of the proposed amendment.

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

STAFF COMMENTS: The surrounding area includes low-density residential properties particularly to the east (Valley Creek subdivision) and south (Pioneer Bluff subdivision), which makes this development compatible with the neighborhood.

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

STAFF COMMENTS: The subject property in the City of Mesquite has seen limited development due to restricted access to public utilities such as water and sewer lines. However, the applicant is working in cooperation with the City to expand utility access while preserving any existing easements on the site.

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 challenges in accessing public utilities, as the nearest water and sewer lines are located along Stream Bend Avenue, north of the residential properties. Extending these utility lines would require significant costs for the developer, making the development less feasible.

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 responsible for providing adequate utilities, access, and drainage facilities as part of the development process. Existing public infrastructure, including roads, water, and sewer systems, are available for extension through the subject property to support the development.

9. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments.

CONCLUSIONS

ANALYSIS

It is staff's opinion that a low-density residential subdivision is an appropriate use for the subject property and would be a continuation of the existing development pattern to the east and south. The proposed subdivision meets the intent of Low-Density Residential as described by the Mesquite Comprehensive Plan. The proposed development will offer housing options with house sizes in accordance with current Single-Family R-3 standards. The gross density for the

ATTACHMENT 1 – AERIAL MAP

proposed development is roughly 3.4 units per acre, which is consistent with the density range of 3 to 5 units per acre for Low-Density Residential. The proposed density is not out of alignment with the nearby subdivisions. The Valley Creek subdivision east of the subject property has a density of 4.2 units per acre.

RECOMMENDATIONS

Staff recommends approval of the request to rezone the subject property to R-3, Single Family Residential, and Comprehensive Plan Amendment to change the future land use designation from Commercial to Low-Density Residential.

PUBLIC NOTICE

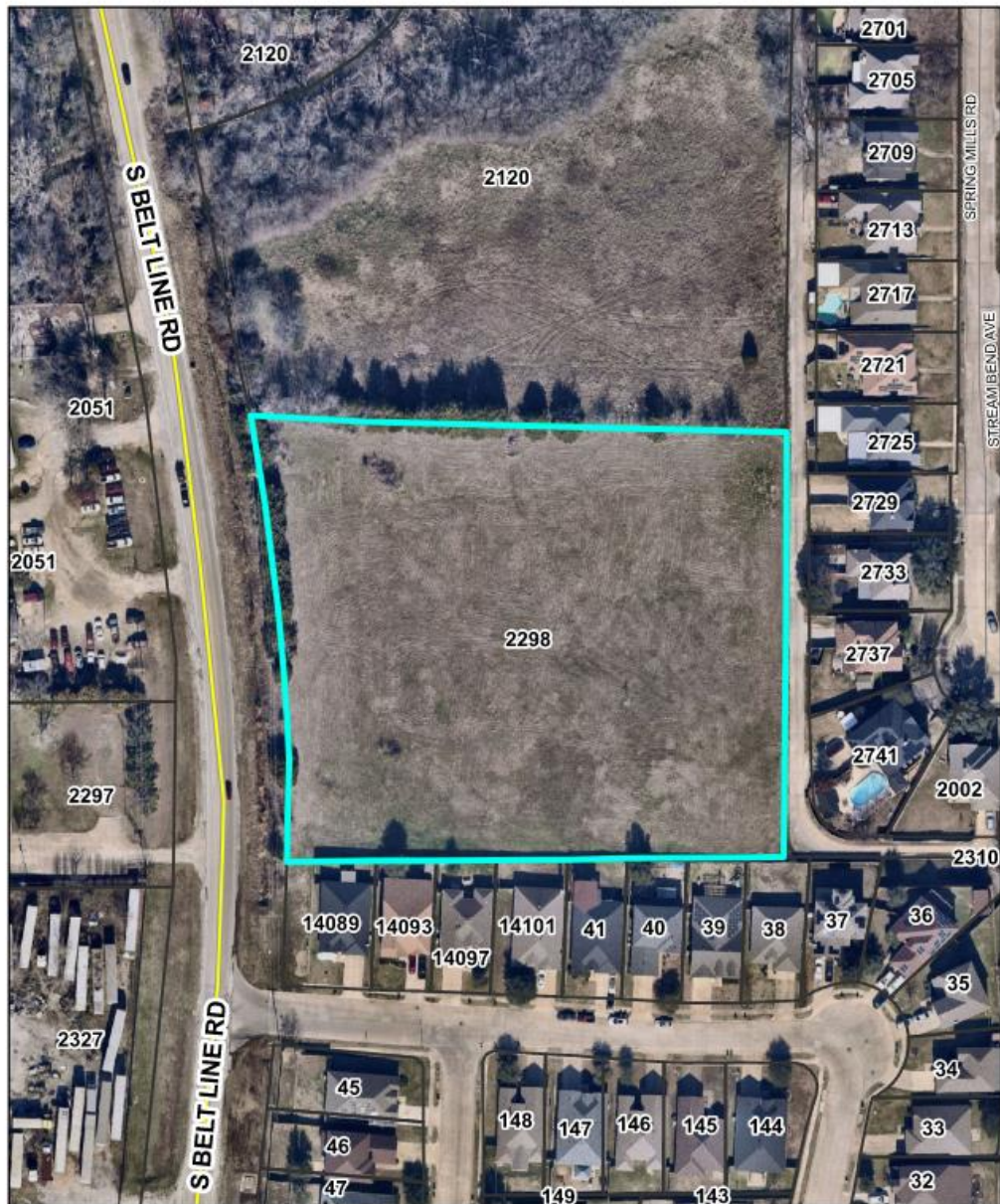
Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of April 1, 2025, Staff has received one notice in opposition to the request. Staff has not received any online comments.

ATTACHMENTS

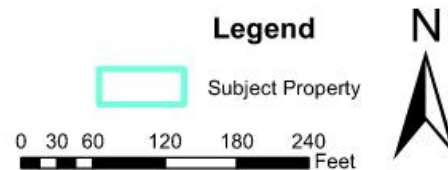
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Concept Plan
7. Returned Notices

ATTACHMENT 1 – AERIAL MAP

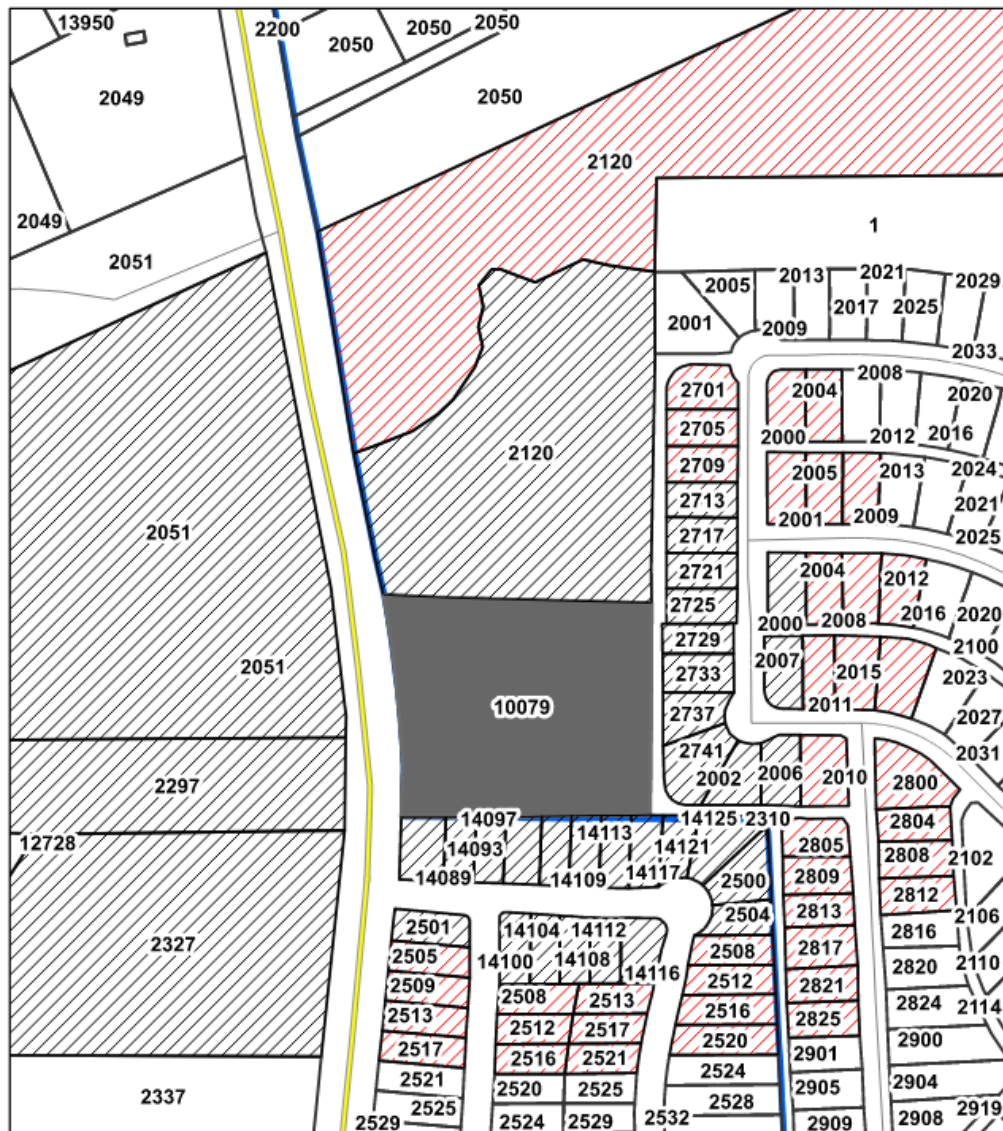
Aerial Map



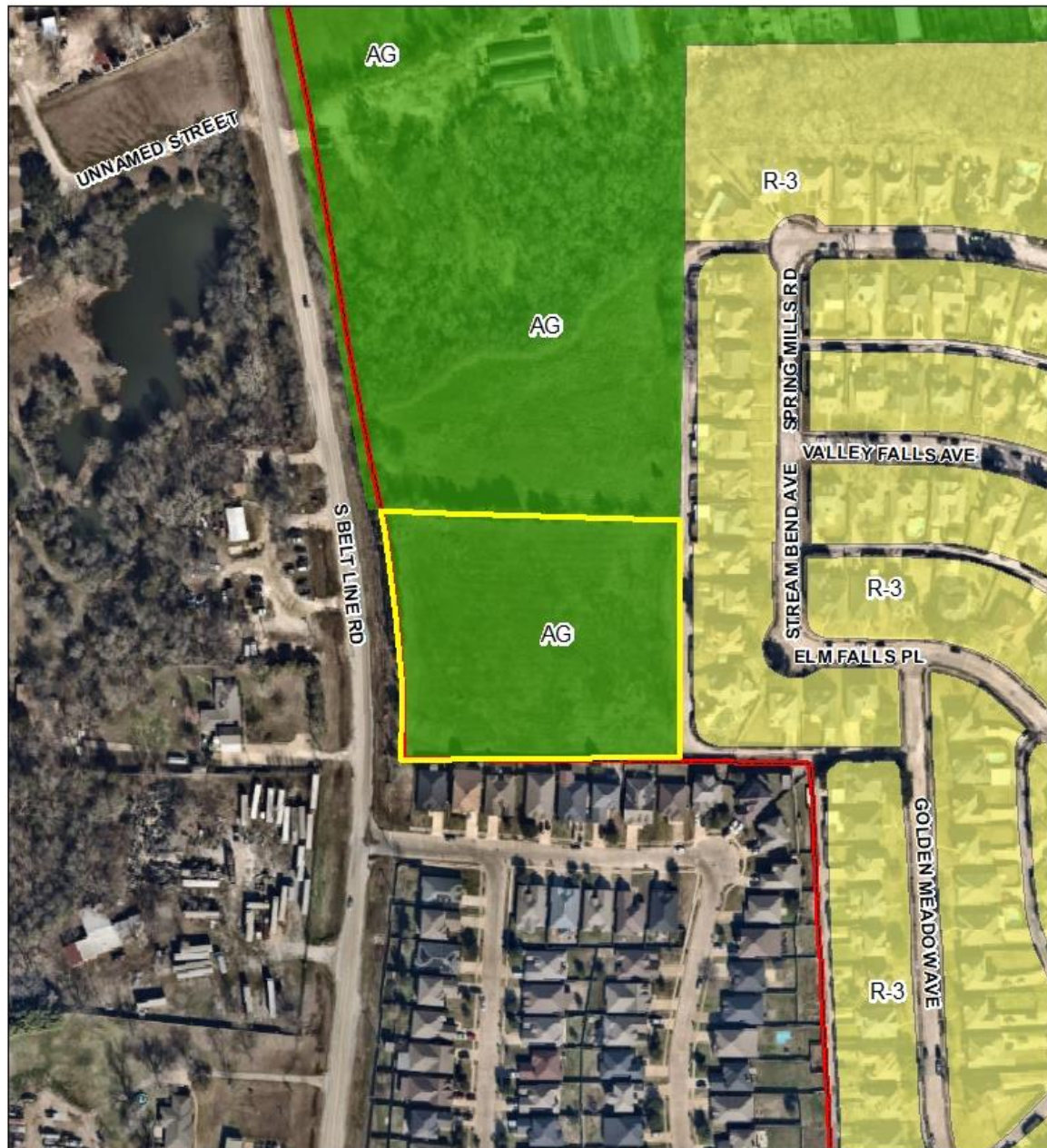
Location: 2298 S. Belt Line Road



Notification Map

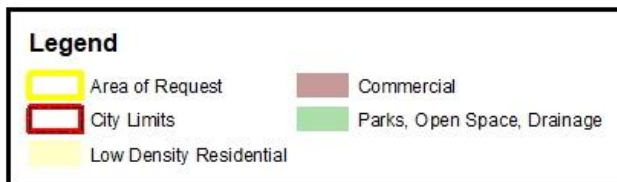


Zoning Map



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map





Facing north from the southeast corner of the property.



Facing northwest from the southeast corner of the property.

ATTACHMENT 5 – SITE PICTURES



Facing west from the southeast corner of the property.



Facing east along S. Belt Line Road



Facing north along S. Belt Line Road



ATTACHMENT 7 – RETURNED NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED

MAR 19 2025

PLANNING AND ZONING

LOCATION: 10079 S Belt Line Road
(See attached map for reference)
DCAD: 65034156210070000
FILE NUMBER: Z0924-0369
APPLICANT: Tierra Carter-Simmons - Inspiring You to Greatness
REQUEST: From: Agricultural
To: R3 – Single Family Residential

The requested zoning change from Agricultural to R3 – Single Family Residential to allow a single family subdivision in addition to other uses permitted by right in the R3 – Single Family Residential zoning districts and a comprehensive plan amendment to change the future land use designation from Commercial to Low-Density Residential.

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 approximately 3.5892 acres in the Alexander Chumley Survey, Abstract No. 341

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, March 24, 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 21, 2024**, located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 329-8523 or tclark@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 20, 2024**, to be included in the Planning and Zoning Commission packet and, by **March 28, 2024**, 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.

Zoning Case: Z0924-0369

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

William + Sonya Stokes

12717 Stream Bend Ave Mesquite, Tx 75181

[Signature] + Sonya Stokes

Date: 3/17/2025

Reasons (optional):

too congested already - NO !!

Please respond by returning to: PLANNING DIVISION
Ti'Ara Clark
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137