

FILE NUMBER: Z0519-0093
REQUEST FOR: Change in zoning from AG, Agricultural to PD-SF, Planned Development- Single Family
CASE MANAGER: Johnna Matthews, Principal Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, September 9, 2019
City Council: Monday, October 7, 2019

GENERAL INFORMATION

Applicant: Jason Shaw, Eminence Realty Developers
Requested Action: Approval of a change in zoning from "AG," Agricultural to "PD-SF," Planned Development-Single Family, with an underlying zoning district of "R-3," Single Family Residential, to allow a 23-lot single-family subdivision
Location: 2781 Lawson Rd.

PLANNING AND ZONING ACTION

Decision: The Planning and Zoning Commission recommended approval of the request, with the following conditions:

1. Except as provided, the plat and site plan shall conform substantially to the Concept Plan and all other exhibits and regulations listed within the PD document, except as modified below.
2. Common areas, parks, and screening walls within the development shall be maintained by a mandatory Homeowner's Association. The Homeowner's Association shall be established and filed for record prior to the issuance of building permits.
3. Trees on individual lots must be setback at least ten feet from utility easements.
4. The front yard setback shall be 20 feet from the front property line, inclusive of porches, etc.
5. Sidewalks are required along both sides of all internal streets.
6. Landscape irrigation is required for all landscaped areas, including individual lots.
7. Boulders or some other protective barrier shall be provided in Park #2, at the entrance of the development, to protect the community orchard from vehicular impacts.

SITE BACKGROUND

Platting: The subject property is not platted. Final platting will be required.
 Size: 5.13 acres
 Zoning: AG, Agricultural
 Land Use: Estate Development
 Zoning History: The property was annexed into the City in 1974 and zoned AG.

SURROUNDING ZONING AND LAND USES (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTHEAST:	R-PD - Residential Planned Development	Undeveloped
SOUTHWEST:	GR - General Retail	Undeveloped
SOUTHEAST:	AG - Agricultural	City of Dallas utility easement
NORTHWEST:	AG - Agricultural	Single-family home

CASE SUMMARY

The applicant is requesting rezoning of the subject property to a Planned Development (PD) with an underlying zoning district of R-3 to allow for the development of a twenty-three lot single-family subdivision called Lawson Farms. According to the applicant, home prices will range from \$280,000 to \$350,000. As part of the request, the applicant is proposing a reduction in the ROW width from 65 feet to 50 feet. A number of amenities are proposed including two parks and various other community amenities as listed below:

Park Number 1	Park Number 2
Total Area: 0.44 acres (19,164 sf.)	Total Area: 0.10 acres (4,351 sf.)
Community garden with a gravel path	Community orchard
Sand playground	Eight trees including 6 oak trees, a pecan tree and a fruit tree
Flower garden with a gravel path	Three benches over a paved half-moon feature
Pedestrian connectivity	Pedestrian connectivity
Pergola	
Seven benches	
Five large canopy trees	
Other Community Amenities	
One large canopy tree/each single-family lot	
Pedestrian connectivity throughout the development	
Enhanced landscaping including a tree-lined approach into the subdivision and a continuation of this feature into the subdivision.	
An eight-foot pre-cast concrete wall with a natural stone finish and neighborhood identification signage integrated into the wall along the property's frontage; wood fencing along the northwest and southwest property lines, in addition to a 4-foot wrought iron fence adjacent to the community garden, identified in Park # 1, per the adjacent owner's request,	

to prevent access to an existing fishing pond; and view of the Creekside open space along the northeastern property line.

Anti-monotony regulations

The applicant held a neighborhood meeting on August 20, 2019 at the Christian Center of Mesquite located at 4401 E. Cartwright Rd. Property owners within 200 feet of the subject property were invited. One property owner attended, as well as a member of the church. The only concern raised was in reference to access to the adjacent property located northwest of the site. The property owner has a fishing pond in the front yard and was concerned about access to the fishing pond and safety issues regarding the fishing pond. The applicant addressed the property owner's concern by requiring a 4-foot wrought iron fence at the northwest corner of the site within Park #1, adjacent to Lot 13 on the Concept Plan.

MESQUITE COMPREHENSIVE PLAN

The Comprehensive Plan designation for the property is *Estate Development*. It is intended to accommodate and protect residential estate development and is applied in existing areas of "acreage home," areas with limited accessibility and where estate lots can be established to provide large, private home sites. The Comprehensive Plan allows for 2 options within the Estate Development designation; *Required Standard-No Collector Street Access* and *½-Acre Lot Option-Collector Access Available*. The *Required Standard* requires the minimum lot standards of the AG zoning district to be met which requires a minimum lot size of 1 acre with a minimum lot width of 150 feet and a minimum living area of 2,500 square feet. The *½-Acre Lot Option* may be proposed, subject to the provision of a basic amenity package on tracts which have access via a collector street. Basic requirements include ½ acre lot minimum, basic amenities, a 2,500 square foot minimum home size with a 100-foot minimum lot width and lots across a non-arterial street from existing estate homes must match existing lot width.

STAFF COMMENTS:

The proposed zone change and development proposal do not meet the intent of the Estate Development designation, nor does it meet the ½-Acre Lot Option. However, the development does offer a host of amenities. The development will be surrounded by subdivisions with varying lots sizes including Falcon's Lair on the opposite side of Lawson Rd. Falcon's Lair was approved as an amended PD in 1999. The Falcon's Lair PD includes over 600 acres of land and allows for a number of diverse housing types including multi-family to allow a mixed-use development including not only multi-family, but townhomes (single-family attached) and light commercial uses. The PD for Falcon's Lair also approved single-family homes including 6,000, 7,000 and 8,000 square foot lots and amenities such as hike and bike trails, wildlife preserves, a regional park, etc. Although undeveloped, the property northeast of the site was also approved as a single-family PD in 2002. Design standards include a minimum lot size of 9,000 square feet, with an average lot size of 9,500 square feet and a minimum lot width of 75 feet; minimum house sizes of 2,500 square feet; and amenities including a hike and bike trail, decorative lighting and street signage, etc.

With the addition of Lawson Farms to the area, a range of housing options will be made available to residents of the City. By offering a diverse mix of housing costs; unit types and sizes; lot sizes, etc., the needs and preferences of many residents will be met.

PUBLIC NOTICE

Staff mailed notices to property owners within 200 feet of the subject property. As of the date of this writing, Staff received one returned notice in opposition of the request.

CODE CHECK

There are no active Code cases.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Site Photos
5. Returned Notice(s)
6. Lawson Farms Concept Plan
7. Lawson Farms PD Document

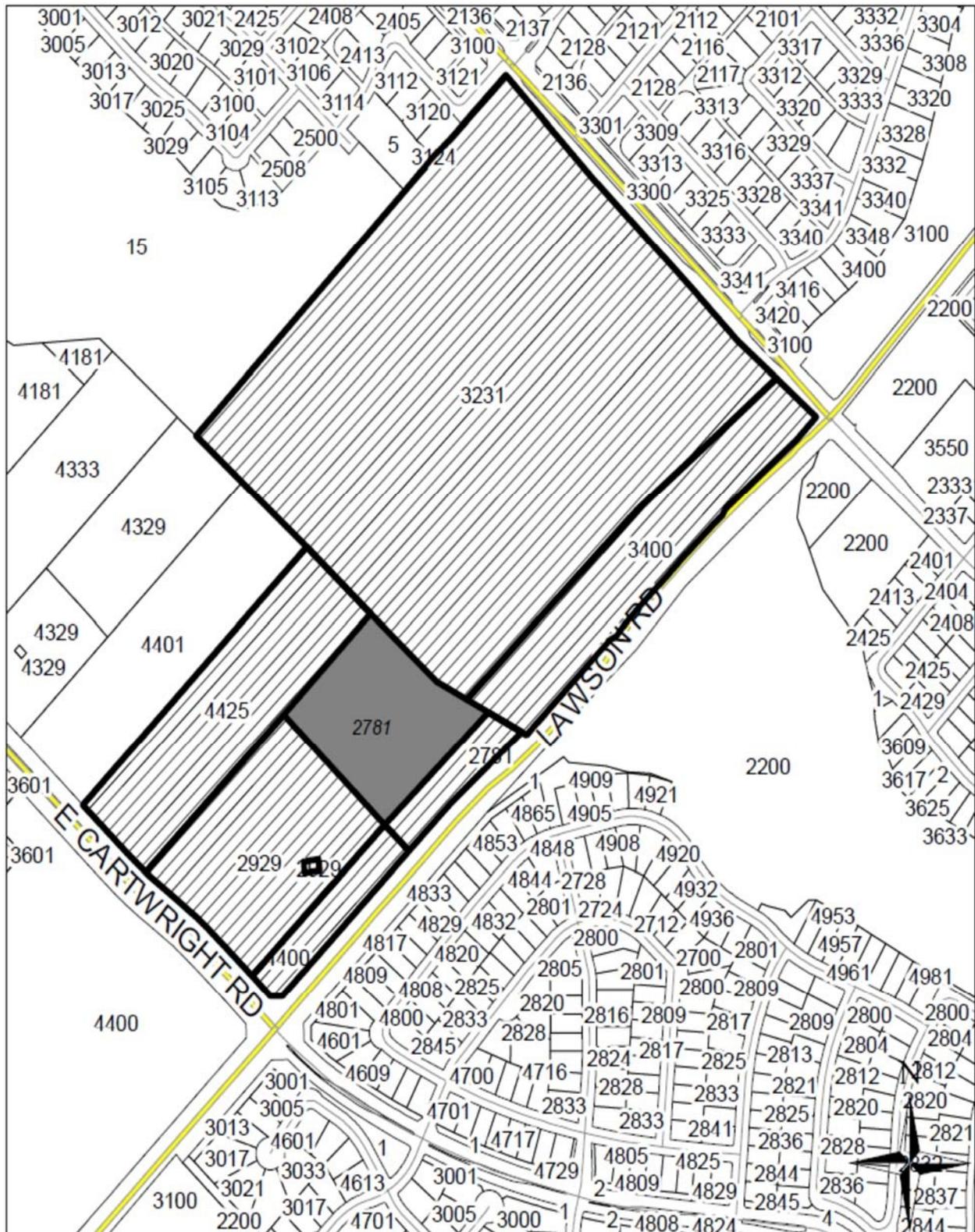




Photo taken on Lawson Rd. looking north at subject property.



Photo taken on Lawson Rd. looking east (subject property on left).



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2781 Lawson Rd.
(A map is attached for reference)

FILE NUMBER: Z0519-0093

APPLICANT: Jason Shaw, Eminence Realty Developers

REQUEST: From: "AG," Agricultural Zoning District
To: "PD-R3," Planned Development-Single Family Zoning District to allow a 23-lot single family subdivision to be called Lawson Farms, with a number of amenities including two open space elements with a community garden, orchard, play area and pavilion.

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 zoning 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 requested district is for a residential use or vice versa.

LEGAL DESCRIPTION

Being a 5.13 acre tract of land situated in the John P. Anderson Survey, Abstract No. 1.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, August 12, 2019** 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 **Tuesday, September 3, 2019** 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) 329-8523 or jmatthews@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 **August 7, 2019** to be included in the Planning and Zoning Commission packet and by 5 pm on **August 28, 2019** to 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: Z0519-0093
I am in favor of this request

Name (required)
Address (required)

DAVID BEW WHITE PROPERTY COMPANY *
P.O. Box 850172
MESQUITE, TX 75185-0172
NO. 2, LTD.

I am opposed to this request X

Reasons (optional):

Not enough information

Please respond by returning to:

PLANNING DIVISION
Jenna Matthews
CITY OF MESQUITE
PO BOX 850172
MESQUITE, TX 75185-0172

* OWNS CORNER OF CARTWRIGHT
& LAWSON; 2929 Lawson

RECEIVED
AUG 12 2019
PLANNING AND ZONING

ATTACHMENT 6 - CONCEPT PLAN



LAWSON FARMS
CONCEPT PLAN
 2781 Lawson Rd Mesquite, TX 75181
 223,598 SF (5.13 ACRES)





Eminence Realty Developers

Presents

LAWSON FARMS 

a Creekside Collection of Unique residences in Mesquite, Tx



LAWSON FARMS

Community Intent and Purpose

Lawson Farms is envisioned to be a unique neighborhood with a collection of exclusive Creekside homes within the Mesquite community. Created with European Inspired design elements such as large arched designs, open porches, and modern finishes, each home is designed to have a unique style of its' own (See Exhibit D). The community vision is to create a unique neighborhood while embracing time trusted design principles. These include amongst others a central connecting street with a common entry point creating a shared network for all homeowners for a fostered sense of community, a shared community pocket park/open space element, community garden and orchard, which will all be easily accessible to every home in the neighborhood, buildings in the neighborhood being placed relatively close to the street to promote social interaction between home owners, open faced covered front porches which create well-defined outdoor spaces to promote healthy resident interaction, and having immediate access to neighborhood schools so that most children can walk to and from school.

Community Amenities

The Community amenities will consist of a shared Creekside open space/pocket park feature a community play area, community orchard, a community vegetable garden, and a community screening wall cladded in natural stone for enhanced neighborhood aesthetic, and privacy. All green spaces, common areas, and other comment elements such as screening walls shall be maintained by a Mandatory Owner's Association (Lawson Farms Owner's Association) to be established by the developer.



Neighborhood Street



View of Community Creekside Pavilion and Garden

LAWSON FARMS

Project Design and Scope

This project proposes to use the City of Mesquite zoning classification of R-3 as a base zoning for development of this project. Variances to the standard are outlined in Exhibit B, entitled “Community Development Standards.” Unless otherwise specified, all other aspects of the development will conform to the base zoning district R-3. regulations

City of Mesquite and Comprehensive Plan Alignment

Located within the city of Mesquite directly on Clay Mathis Rd, the neighborhood is easily accessible and will provide its’ homeowners with easy access to several local comforts such as:

Grocery Stores: Kroger (1919 Fathon P. Lucas Blvd.) - 5 minutes

Neighborhood Schools: Thompson Elementary School - 5 min.

Terry Middle School – 1 min.

Horn High School – 5 min.

Local Major thoroughfares - US Highway 80 - 10 min.

Interstate Highway 635 – 12 min.

The City of Mesquite’s current comprehensive plan (Adopted in 2013 – section I-8) states the 5th goal within its’ strategic framework plan is to provide a “community of quality neighborhoods.” Lawson Farms seeks to satisfy several of the objectives of this goal through its’ development. For example, the community will provide a several shared community amenities to include packet parks which is in line with the city objective to provide “convenient and easy access to parks, trails, and amenities.” Lawson Farms also seeks to meet the city’s objective to promote a “reputation as a family friendly community” by its community design elements that allow for easy social interaction among its’ homeowners.



View of Community Vegetable Garden





LAWSON FARMS

Neighborhood Standards

Development shall take place according to the attached site plan.

All green space/common area noted to be maintained by a HOA to be established by the developer. (Lawson Farms Ownership Assoc.)

Neighborhood screening along Lawson Rd. shall comply with the City of Mesquite Screening and Buffering Requirements Section IA-300 as applicable for residential development. **Special Note: The Screening wall fronting Lawson Rd. shall be 8 ft in height and made of a Pre-Cast concrete material with a natural stone appearance/finish and will be supplied by a city approved vendor.**

Proposed Street Right of Way: 55' **Special Note: The development proposes a variance of the standard street ROW from 65' to 55'.**

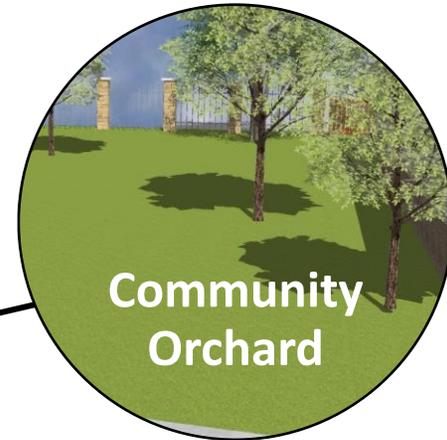
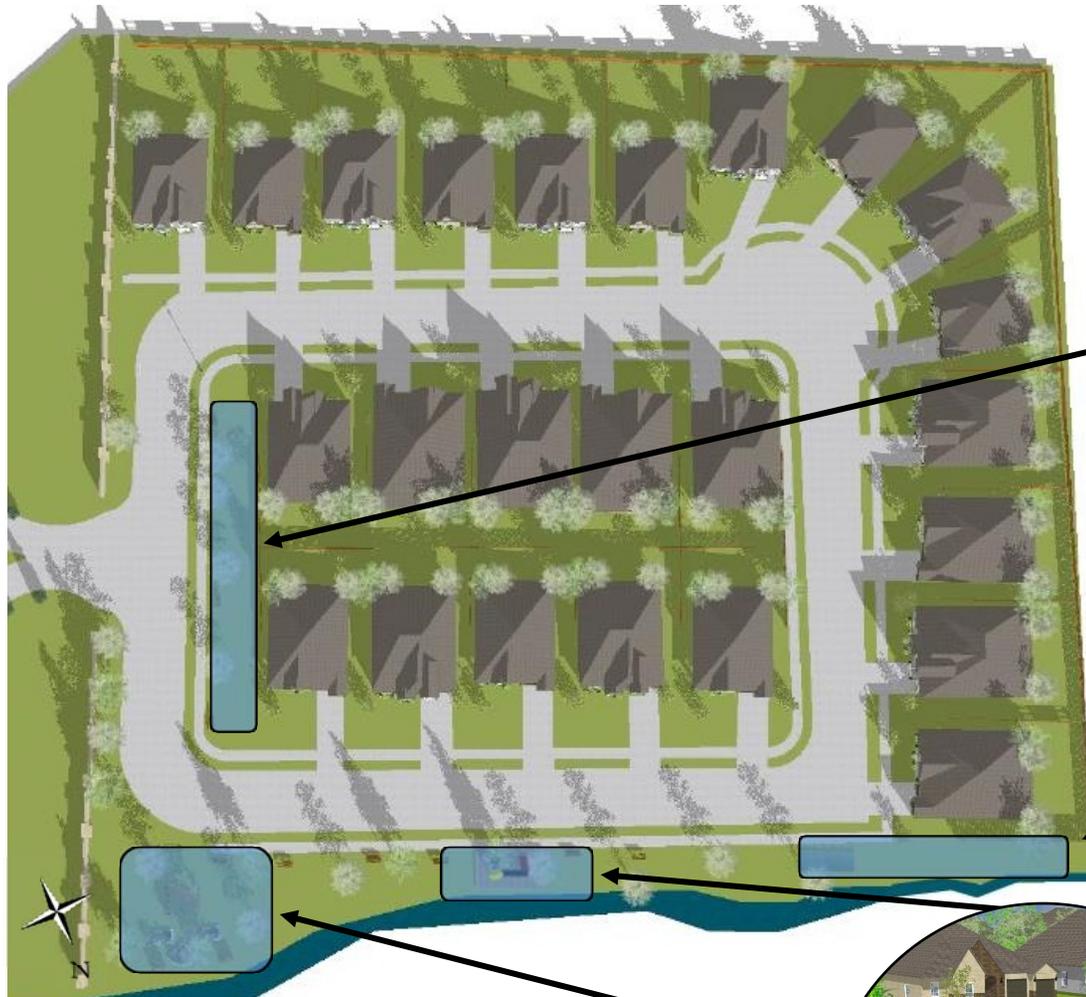
Dimensional and Architectural Standards

General note: The community proposes to use the City of Mesquite zoning classification of R-3 with the following proposed variances

Minimum lot Area	5,000 square feet
Minimum Lot Depth	100 feet
Minimum Lot Width	50 feet. Note: The required minimum lot width may be reduced when a lot fronts on a curvilinear street and cul-de-sac, provided that the average width of the lot is equal to or greater than the required minimum lot width and that a functional lot is provided.
Minimum Front Yard(Setback)	20 feet Front Entry.
Minimum Exterior Side Yard (Setback)	10 feet (when facing a public or private, street drive, or alley)
Minimum Interior Side Yard(Setback)	5 feet
Minimum Rear Yard(Setback)	10 feet
Minimum Living Square feet per dwelling	1700 sqft
Parking	A minimum 2 car attached garage is required. All garage structures will be front loading.
Landscaping	Landscaping will comply with applicable section IA-200 guidelines within the City of Mesquite Landscaping Requirements. Special Note: The developer shall provide a minimum of 1 trees per individual lot from the approved list of tree species in section IA-500.
Other Specific Community Design Criteria	The developer will limit any one design elevation to be duplicated on a lot for a maximum of 5 times within the development. In addition, an elevation will not be permitted to be duplicated within 2 lots from one another.

LAWSON FARMS

Community Layout & Design Features



Open Space	Amenities	Area
Park 1	Community Orchard	4,351.59
Park 2	Community Garden, Play area, Pavilion	19,033.59

LAWSON FARMS

Exhibit D

Community Layout & Sample Elevation



Elevation Features

- European Inspired Designs
- 100% Masonry/Fire resistant material exteriors
- Covered front porch/Outdoor Living space



Two Story Elevations

LAWSON FARMS

Development Team



Eminence Realty Developers (E.R.G.) is a full service real estate development firm. Based in the Dallas/Fort Worth metroplex, Eminence Realty Developers provides real estate design consultation, residential and commercial construction management, Real Estate Project development, investor project placement, and a host of other real estate development services. Over the past two fiscal years E.R.G. has coordinated the development of multiple million dollars in residential and commercial real estate. It's current projects range from multi-million dollar single family residential real estate to multi-family/commercial properties within the Dallas/Fort Worth metroplex. It's principal managers consist of Jason Shaw, an active Texas Real Estate broker with over a decade of experience in the Dallas/Ft Worth real estate market and Malcolm Milam, an active Texas real estate agent with over 20years experience in marketing and strategic communications systems.



ARTEC Integrated Solutions, LLC (ARTEC) is a professional engineering and architectural firm offering land development, architecture, engineering, program management and construction management services. Professional services have been provided since ARTEC was founded in 1988. With project experience across the United States and North America, we bring specialized knowledge and international experience to your needs. ARTEC's success grows from an interdisciplinary approach

to creativity and problem solving that enables the ARTEC team to realize the full potential of every project. ARTEC is centrally located to represent its clients throughout the United States and internationally. Dallas/Fort Worth Airport provides ready access to cities throughout the United States and all global destinations. ARTEC management consists of Jordan Rey, PE and David Rey, AIA, NCRAB.



Innova Construction & Design is an integrated design firm that unites a dynamic team of architects, designers, planners, builders driven by a singular goal — to create great spaces through innovation and design ingenuity. A Dallas based design firm, Innova Construction & Designs specializes in creating modern spaces with urban design elements.