



June 16, 2025

Mr. Garrett Langford  
Assistant Director of Planning & Development Services  
City of Mesquite  
1515 N Galloway Ave  
Mesquite, TX 75149

**SUBJECT: Aura Fairways Multifamily – Parkland Fee-in-Lieu & Parkland Dedication Credit**

Dear Mr. Langford,

We are writing to request the option to provide a fee-in-lieu of land dedication for park purposes in the development of Aura Fairways, a 300-unit apartment community located at 5201 Northwest Drive. Trinsic Residential Group is pursuing this project.

Prior to the issuance of a building permit, the City of Mesquite requires multifamily developments to either dedicate land for park space or make a fee-in-lieu payment. Ordinance No. 4829 allows the City Council, upon recommendation by the City Manager, to approve payments in lieu of land dedication.

We request the Council to consider our fee-in-lieu proposal for the following reasons:

- **Design Matches Approved PD:** The site design is consistent with the standards and referenced exhibit in the Council-approved PD (Ordinance No. 5159).
- **Limited Land Availability:** The development site is only 12.53 acres. Dedicating the required amount of land (5.45 acres, approximately 43% of the site) would necessitate reducing the planned housing units.
- **On-Site Amenities:** The development will offer private recreational facilities for residents, including a full resort-style pool, grilling area in the pool courtyard, outdoor firepit and grilling area in the social courtyard, dog park, nature viewing deck, and picnic and yard game area in the social courtyard.
- **Open Green Space:** The development includes ~87,600 square feet of green space that resides inside drainage easements.
- **Mediocre Parkland Location:** Previous feedback from city staff indicated a lack of desire for city-owned parkland at this location given the limited number of residents in the vicinity.

By accepting a fee-in-lieu payment, the City can use the funds to create a new park, expand existing facilities, or enhance park amenities in areas deemed most beneficial.



Additionally, we request the Council consider providing private amenity credit for the required parkland dedication acreage based on the development's 48,251 square feet of open space and 83,214 square feet of additional green space as well as the private amenity offering below:

- Social Courtyard: 2,199 square feet
  - Includes: outdoor firepit, cornhole, expansive turf area, grilling station, and picnic tables
- Pool Courtyard: 3,410 square feet
  - Includes: resort-style pool, lounging chairs, grilling area with picnic tables, shaded relaxation area with loungers
- Dog Park: 1,602 square feet
  - Includes: full dog park with play features, sitting area and water fountain
- Nature Viewing Area: 425 square feet
  - Includes: shaded nature viewing area with views of the creek and greenery to the south of the development
- In addition to the above amenities, the development includes ~83,214 square feet of green space that resides inside drainage easements that will offer residents the ability to connect with nature

In conclusion, in offering the above 131,465 square feet of private amenity and green space we request the maximum parkland dedication amenity credit of 2.725 acres (50% of the required dedication acreage).

Please feel free to reach out if you have any questions on the request or development.

Sincerely,

Cole Murphy  
Development Associate, Trinsic Residential Group  
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