

**FILE NUMBER:** Z0123-0285  
**REQUEST FOR:** Planned Development Zoning Change  
**CASE MANAGER:** John Cervantes, Planner

## PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 13, 2023  
 City Council: Monday, April 3, 2023

## GENERAL INFORMATION

**Applicant:** Chad Potchana, PSA Engineering  
**Requested Action:** Zoning Change from “AG”-Agriculture to Planned Development – Single Family Residential “R-2A”.  
**Location:** 2120 Cordia Dr

## PLANNING AND ZONING ACTION

**Decision:** On March 13, 2022, the Planning and Zoning Commission voted 6 – 1 to recommend approval of the zoning change to PD – Single Family Residential “R-2A”, subject to Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

## SITE BACKGROUND

**Platting:** Alma Heights Lot 9  
**Size:** +/- 4.99 Acres  
**Zoning:** AG – Agricultural  
**Future Land Use:** Low Density Residential  
**Zoning History:** 1951 – Annexed in City and zoned AG - Agricultural

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>EXISTING LAND USE</b></u>
<b>NORTH:</b>	R-3, Single Family Residential	Low Density Residential
<b>SOUTH:</b>	Agriculture	Low Density Residential
<b>EAST:</b>	R-2A, Single Family Residential	Low Density Residential
<b>WEST:</b>	R-3, Single Family Residential	Low Density Residential

## CASE SUMMARY

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The applicant is requesting to rezone the subject property to a Planned Development (PD) with an underlying zoning district of R-2A to allow for the development of a 17-lot single family subdivision. As shown on the concept plan, the proposed development will have a single point of access from Cordia Drive with a cul-de-sac street. The proposed homes will be rear entry served by alleys, including utilizing an existing alley in the adjacent subdivision to the northwest.

The proposed lot sizes and minimum living space meet the requirements of the R-2A zoning district. The proposed lot sizes are from 7,599 square feet to 10,953 square feet, with lot widths ranging from 60 feet to over 112 feet and lot depths ranging from 120 feet to over 158 feet. The proposed minimum living space of the homes is 1,700 square feet. The applicant is not requesting any deviations from the R-2A development standards.

The applicant proposes a few amenities with the development, including a shared common area with benches and playground equipment near the detention pond on lot 18, as shown on the Concept Plan. A monument sign identifying the development is also proposed at the entrance to the cul-de-sac from Cordia Drive. To ensure the upkeep of the amenities and detention pond, a homeowner's association (HOA) will be required as a part of the PD.

## MESQUITE COMPREHENSIVE PLAN

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The *Mesquite Comprehensive Plan* designates the subject property for Low Density Residential. The *Mesquite Comprehensive Plan* identifies Low Density Residential as "a traditional single family detached neighborhood where each dwelling unit is located on an individual lot. Densities may vary from one neighborhood to the next, as well as within the same subdivision to encourage diverse housing options." The *Mesquite Comprehensive Plan* identifies Low Density Residential as 3-5 units per acre.

### STAFF COMMENTS:

It is staff's opinion that the proposed Cordia Residential Development meets the intent of Low Density Residential as described by the *Mesquite Comprehensive Plan*. The Planned development will offer housing options with lot sizes in accordance with current Single Family R-2A standards. The gross density for the Planned Development is roughly 3.4 units per acre, which aligns with the density anticipated for Low Density Residential called for by the *Comprehensive Plan*. The proposed density is not out of alignment with the nearby subdivisions. The Cantura Cove subdivision to the south of Mesquite Valley has a density of 3.6 units per acre while the adjacent subdivision to the north, The Park at Creek Crossing, has a density of 4.5 units per acre.

## CONCLUSIONS

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### ANALYSIS

Staff has reviewed the proposed concept plan and development standards in the PD. The proposed development does not include any request to modify development standards in the Mesquite Zoning Ordinance. The development will offer a small open space and entry feature

that will be maintained by a homeowner's association. It is City staff's opinion that the request follows the spirit of the Mesquite Comprehensive Plan.

## **RECOMMENDATIONS**

Staff recommends approval of the request to rezone the subject property to Planned Development – Single Family Residential “R-2A” to allow a 17-lot single family subdivision with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan).

## **PUBLIC NOTICE**

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Notices were mailed to property owners within 200 feet of the property and mailed with a courtesy notice for properties within 400 feet. As of March 27, 2023, Staff has received five responses opposed to the request, one courtesy notice comment and one comment from outside of the notice area.

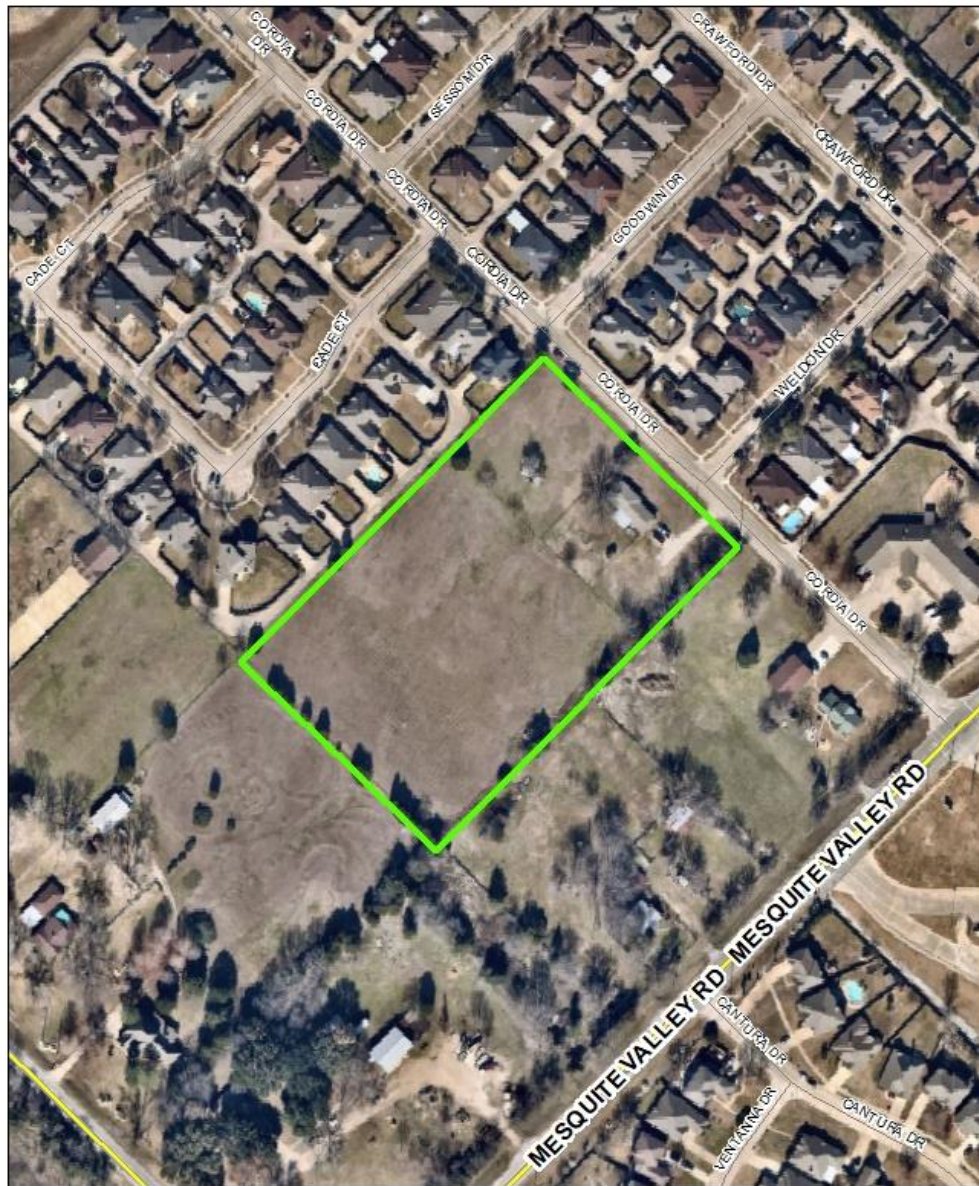
## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photo
6. Letter of Intent
7. Exhibit A – Legal Description
8. Exhibit B – Development Standards
9. Exhibit C – Concept Plan
10. Returned Notices

**ATTACHMENT 1 – AERIAL MAP**

## Aerial Map



**Applicant:** Chad Potchana on behalf of PSA Engineering

**Location:** 2120 Cordia Dr

### Legend



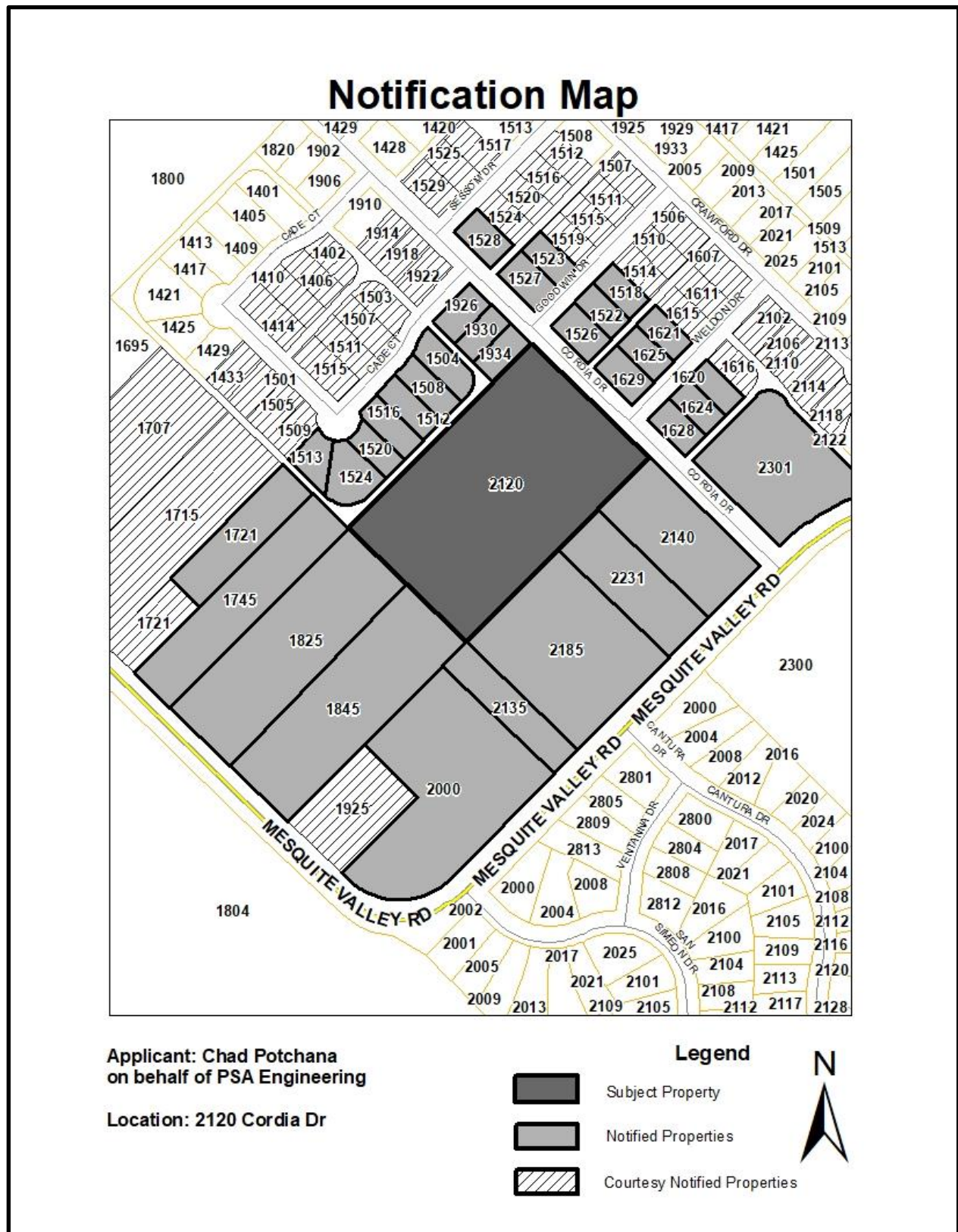
Subject Property

0 50 100 200 300 400 Feet



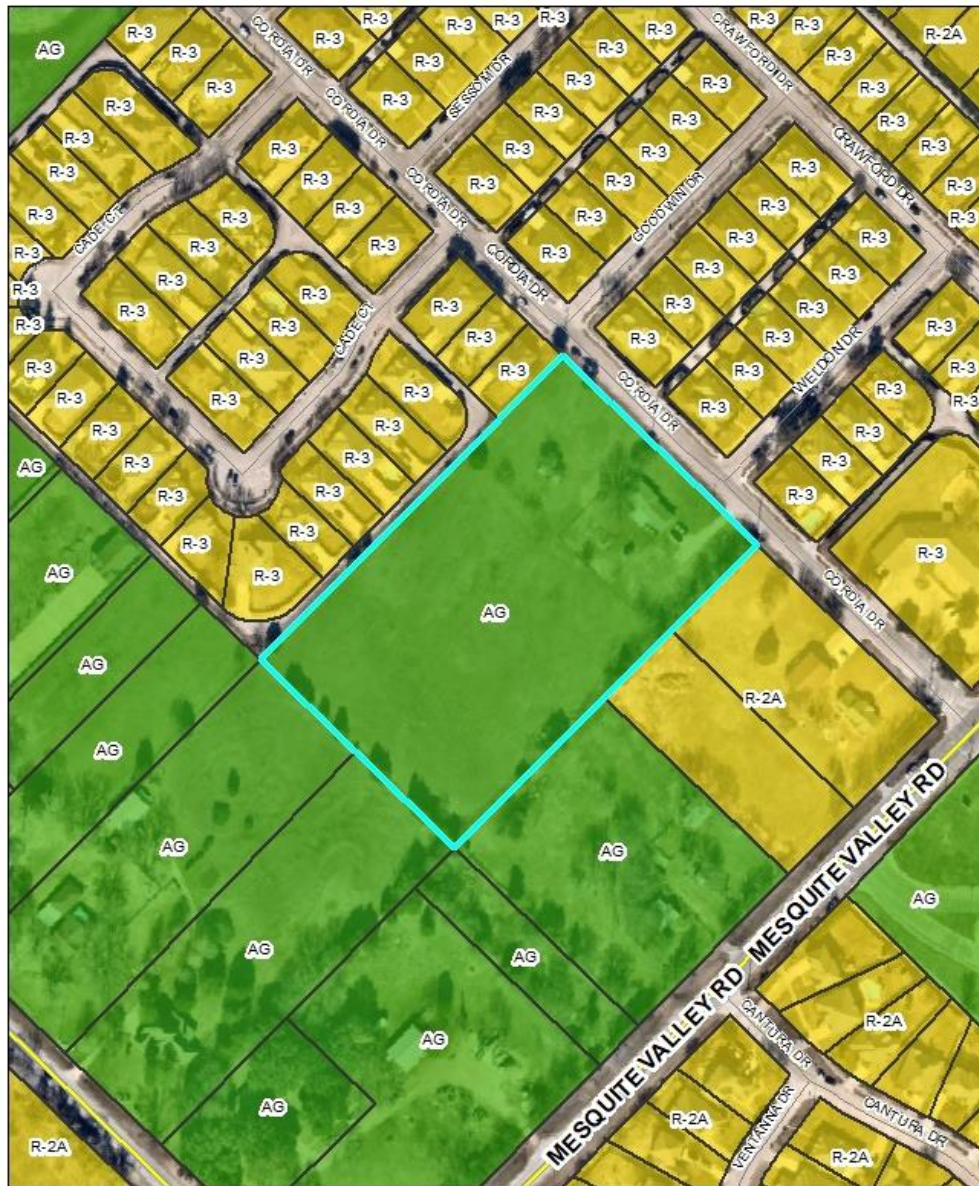


ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



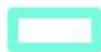
**ATTACHMENT 3 – ZONING MAP**

## Zoning Map



**Address - 2120 Cordia Dr**

### Legend - Zoning District



Subject Property



Single-Family



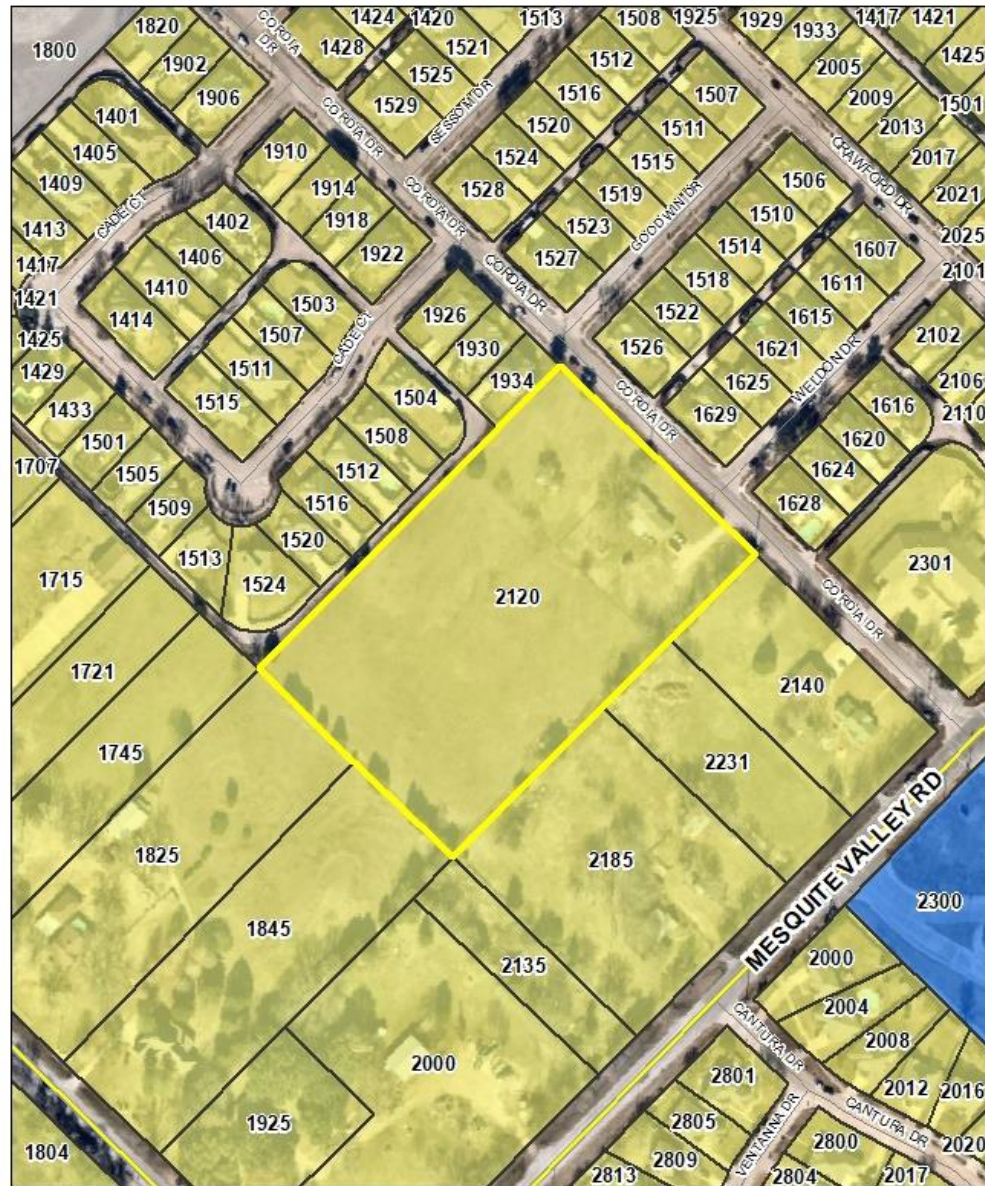
Agriculture





ATTACHMENT 4 – FUTURE LAND USE MAP

## Future Land Use Map



Address: 2120 Cordia Dr

### Legend

-  Subject Property
-  Public/Semi-Public
-  SF Residential





**ATTACHMENT 5 – SITE PHOTOS**



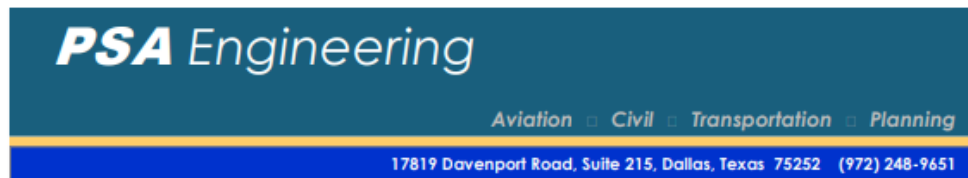
Subject Property from Cordia Dr, facing Southwest



Existing home on subject property, facing Southwest



ATTACHMENT 6 – LETTER OF INTENT



February 23, 2023

To: John Cervantes

Planner | Planning and Zoning  
1515 N Galloway Ave | Mesquite, TX 75149

Subject: Letter of Intent for Development on 2120 Cordia Drive – Case No. Z0123-0285  
(Revised per 2<sup>nd</sup> Review)

Dear Mr. Cervantes,

This letter is the intent of Shirley Roberts Real Estate to submit an application and request City of Mesquite's approval of a proposed zoning change **from Agricultural (AG) to Planned Development (PD) with Single-Family R-2A** standards. The proposed development is located on Lot 9 of Alma Heights Addition, a 4.99 acre tract of land, (to be known as **Cordia Residential Development** project), at 2120 Cordia Drive in the City of Mesquite, Dallas County, Texas.

The proposed development is to have 17 residential lots and one detention pond lot dedicated to a homeowner's association (HOA). The HOA is to assure coordinated development and maintenance of common areas, landscaping, detention ponds, amenities, signage, and themed features.

Should you have any questions or need additional information, please contact me at (972) 248-9651 Ext. 22 or [chadp@psaenqr.com](mailto:chadp@psaenqr.com).

Thank you and sincerely yours,

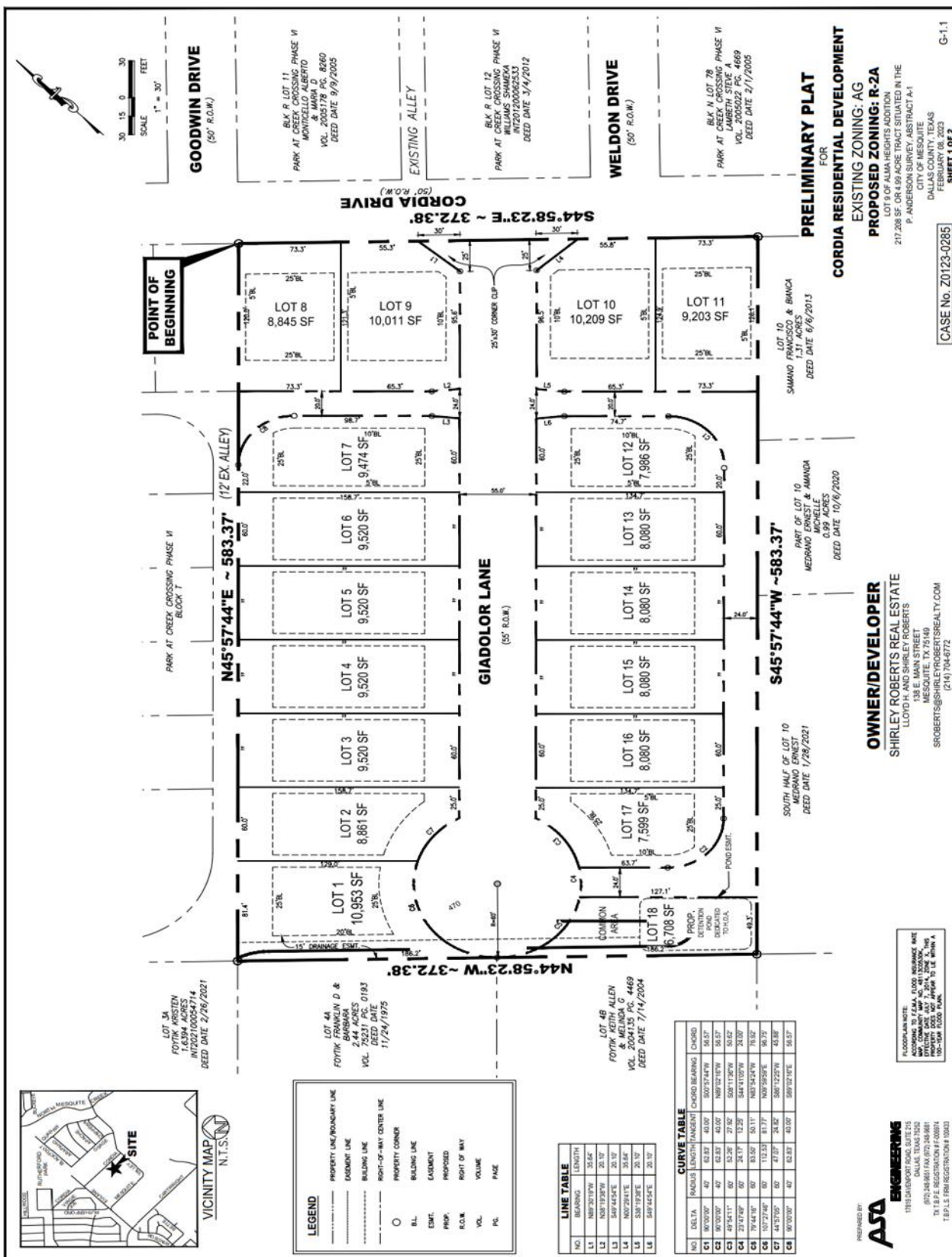
**Chad Potchana**

Project Coordinator/Designer

**PSA Engineering**

17819 Davenport Road, Ste 215  
Dallas, TX 75252

## ATTACHMENT 7 – EXHIBIT A – LEGAL DESCRIPTION





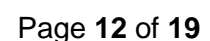
## ATTACHMENT 8 – EXHIBIT B – DEVELOPMENT STANDARDS

EXHIBIT B  
Page 1 of 1

### PLANNED DEVELOPMENT STANDARDS

This Planned Development Single Family (PD-SF) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts R-2A base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-SF district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

1. **Development Standards.** In addition to the requirements of the R-2A base zoning district, the Planned Development is subject to the following.
  - a. The minimum home living area shall be 1,700 square feet in accordance with the Single-Family R-2A standards.
  - b. No front elevation of a single-family structure, including its mirror image, shall be repeated more often than once every 4 lots. Nor shall a front elevation be repeated directly on the opposite side of the public right of way.
  - c. A monument sign is required at the entrance of the newly proposed cul-de-sac that will adhere to the Sign Ordinance (City Code Chapter 5, Article V).
  - d. The common area amenities shall include a playground with a minimum of five (5) pieces of equipment and at least one thousand (1,000) square feet of area.
  - e. The applicant shall submit with the PD-Site Plan a proposed master covenant and a master HOA that assures the coordinated development and maintenance of common areas, landscaping, detention ponds, amenities, signage, and themed features.
  - f. The plat and site plan for the property shall conform substantially to the Concept Plan included in Exhibit C.





ATTACHMENT 10 – RETURNED NOTICES

MESQUITE

T E X A S  
Real. Texas. Service.

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

**LOCATION:** 2120 Cordia Dr, Mesquite, TX 75149  
(See attached map for reference)

**FILE NUMBER:** Z0123-0285

**APPLICANT:** Chad Potchana, PSA Engineering

**REQUEST:** From: "AG"-Agriculture  
To: Planned Development – Single Family Residential "R-2A"

A public hearing will be held to consider a zoning change from "AG"-Agriculture to Planned Development – Single Family Residential "R-2A" that will include 17 homes.

A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://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**

Alma Heights, Lot 9, Acs. 4.99

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **March 13, 2023**, 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, **April 6, 2023**, 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) 216-6344 or [jcervantes@cityofmesquite.com](mailto:jcervantes@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 **March 9<sup>th</sup>** to be included in the Planning and Zoning Commission packet and by 5 pm on **March 17<sup>th</sup>** 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.

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

**Zoning Case:** Z0123-0285

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Jordan Nguyen

1518 Goodwin Drive

Jordan Nguyen

Date: 3/7/2023

Reasons (optional):

Two new densely populated development (Solterra and Valleybrooke) off of Mesquite Valley Road. Appreciate the breaks with AG zoning and want to keep

RECEIVED

MAR 07 2023

PLANNING AND ZONING

Please respond by returning to:

PLANNING DIVISION  
JOHN CERVANTES  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137



CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
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I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property

Owner Signature:

Date: 3/7/2023

Reasons (optional):

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**MAR 07 2023**

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PLANNING DIVISION  
JOHN CERVANTES  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137





CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
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I am in favor of this request

I am opposed to this request

Reasons (optional):

Name:(required)

Address of

Noticed Property:

Owner Signature:

Date:

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PLANNING DIVISION  
JOHN CERVANTES  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

P.S. How about

looking at more food establishments off

Countryway to eat he what that? I intend going to

Batch Springs. or near Town Eastside home to far to travel ok



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PLANNING AND ZONING COMMISSION  
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I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Javier Dominguez

1520 Cade Ct. Mesquite, TX 75149

Javier Dominguez

Date: 3/07/2023

Reasons (optional):

I am against this proposal due to the chance of increase in crime and more noise. I chose to live in this address due to being at the end of the neighborhood with no neighbors at the rear of my property.

Please respond by returning to:

PLANNING DIVISION  
JOHN CERVANTES  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

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**MAR 09 2023**

**PLANNING AND ZONING**



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Zoning Case: Z0123-0285

I am in favor of this request

I am opposed to this request

Name (required)

Address of

Noticed Property:

Owner Signature:

Lewis Michael Singleton

1925 Mesquite Valley Rd

Lewis Singleton

Date: 3/7/2023

Reasons (optional):

Too many houses with inadequate parking  
17 houses will result in a min of over 30 cars that will  
have many cars parking on the rd.

Please respond by returning to:

PLANNING DIVISION  
JOHN CERVANTES  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

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MAR 09 2023

PLANNING AND ZONING



**File No.: Z0123-0285**  
**Zoning Change**

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Zoning Case: **Z0123-0285**  
More information is available at:  
<https://www.cityofmesquite.com/ZoningCases>

Name (required): Lisa Durham  
Address of: 1433 Gade Court  
Noticed Property: Lisa Durham  
Owner Signature: Lisa Durham Date: 3/6/23

Comments: It takes away our field. ~~space~~  
17 homes is far too many for that  
space & will make it crowded.

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

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**MAR 09 2023**  
**PLANNING AND ZONING**

3/23/23, 9:55 AM

Microsoft Forms

View results

**RECEIVED**  
MAR 08 2023  
PLANNING AND ZONING

Respondent

3 Anonymous

12:25  
Time to complete

1. Case Number \*

Z0123-0285

2. Please provide your comments on the proposed request. \*

I am opposed to the zoning change. The local schools are overloaded and we don't need more houses with more people, and more cars. There is already another housing development going in on the other side of BJ Smith Elementary. Traffic is already so stressful before and after school and it doesn't seem to be getting better anytime soon with the way the road is laid out there isn't much room for expansion and a lot of kids walk to school and home everyday.

3. Please provide your name and address. \*

Erika Tate  
2122 Crawford Drive  
75149

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=7iSbVhg8yEOJ1ASZPHwitlHd4sbGuJ5FoogkMuT6...> 1/1