

**FILE NUMBER:** Z1123-0338  
**REQUEST FOR:** Planned Development - Townhome & Comprehensive Plan Amendment  
**CASE MANAGER:** Jordan Gregory

### **PUBLIC HEARINGS**

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Planning and Zoning Commission: Monday, September 23, 2024 (Approved)  
City Council 1<sup>st</sup> Meeting: Monday, October 21, 2024 (Tabled)  
City Council 2<sup>nd</sup> Meeting: Monday, April 7, 2025

### **UPDATE:**

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At the October 21, 2024, meeting, City Council postponed the request without a date certain to allow the applicant an opportunity to revise the proposal. The applicant has since submitted a revised concept plan with the following changes.

- Removed the assisted living facility
- Increased the number of dwelling units from 34 to 35
- Added a dog park, open space and pickleball court
- Included an access connection through the adjacent church property
- Added 19 guest parking spaces

### **GENERAL INFORMATION**

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**Applicant:** Jason Shaw  
**Requested Action:** Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential and a zoning change from AG – Agriculture to Planned Development – Townhomes to allow an age-restricted townhome development including 34 townhomes and an assisted living facility.  
**Location:** 2795 Clay Mathis Road

### **PLANNING AND ZONING ACTION**

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**Decision:** On September 23, 2024, the Planning and Zoning Commission voted 6-1-0 to approve the requested zoning change to Planned Development – Commercial, and the Comprehensive Plan Amendment change to Medium Density Residential with Exhibit A (Legal Description), Exhibit B (Development Standards), Exhibit C (Concept Plan), and the following conditions:

- A 6-foot masonry wall or living screen shall be erected between the assisted living facility and the adjacent townhome and single family home.
- The property lines through the shared driveways shall be clearly delineated with a median or landscape bed to separate the parking spaces between the dwelling units. This change must be shown on the approved site plan and does not require a concept plan amendment.
- Five parking spaces (approximately 1/3 of the required visitor spaces) shall be placed on the southwest portion of the parcel near the cul-de-sac. This change must be shown on the approved site plan and does not require a concept plan amendment.
- The 17 off-street visitor parking spaces shall be constructed before the final inspection of any townhome constructed after 50% of the dwelling units have been completed.
- The percentage of open space provided after development shall not be less than what is listed on the concept plan.

## SITE BACKGROUND

Platting:	Not Platted
Size:	4.2940 Acres
Land Use:	Vacant
Zoning:	AG – Agriculture
Future Land Use:	Low Density Residential
Zoning History:	1974: Annexed and zoned Agriculture

Surrounding Zoning and Land Uses (See Attachment 2):

	<u>ZONING</u>	<u>LAND USE</u>
<b>NORTH:</b>	R-PD - Residential Planned Development (Ord. 2070)	Single Family Homes
<b>SOUTH:</b>	AG – Agricultural	Cornerstone Baptist Church
<b>EAST:</b>	R-PD - Residential Planned Development (Ord. 2070)	Single Family Homes
<b>WEST:</b>	AG – Agricultural	Single Family Home, Vacant

## CASE SUMMARY

The applicant is requesting a rezoning of the subject property from AG – Agricultural to Planned Development – Townhomes. A maximum of 34 townhome units are proposed, with a gross density of 7.9 dwelling units per acre. The 34 units will be provided in two duplex structures, six triplex structures, and three quadplex structures. The lot areas for each townhome will range from approximately 2,600 – 3,800 square feet, with an anticipated living area of 1,400 square feet. The subdivision is proposed to have no alleys and all townhomes will include a front entry

one-car garage with a shared driveway between each unit. An additional 17 off-street visitor parking spaces are proposed in the commercial parking area for the assisted living facility.

The PD includes an additional permitted use for Lot 31: SIC Code 805 – Nursing and Personal Care Facilities. As part of the 55 and up age requirement, the development will also include an on-site assisted living facility, which will have a maximum of 48 beds.

Open space is proposed in two locations on the southwest portion of the parcel, near the cul-de-sac. The open space proposed on the Concept Plan (Attachment 8) equates to approximately 6% (5,556.7 square feet/2.06 acres) of the site. This is calculated using parcels on the site that do not have residential dwelling units. The PD does not stipulate any additional amenities to be included in the development.

Fencing will be provided throughout the development, including a 6-foot masonry wall along Clay Mathis Road, as well as a 6-foot wrought iron fence along the rear property line(s) of each of the townhome lots. An additional 6-foot wrought iron fence with a living screening will be constructed at the exterior of all open spaces/public areas that are adjacent to an external boundary.

As required by the Mesquite Zoning Ordinance (MZO), the PD restricts recreational vehicles, motorhomes, watercraft equipment, or other equipment greater than 6 feet in height when mounted on its transporting trailer to be parked or stored on any lot with a dwelling unit; and regardless of height, no such equipment shall be parked or stored on any street for longer than 24 hours.

A Homeowner's Association is required and will be responsible for the upkeep and maintenance of any common areas or community facilities.

## **MESQUITE COMPREHENSIVE PLAN**

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The *Mesquite Comprehensive Plan* designates the future land use of the subject property as Low Density Residential. The Low Density Residential land use designation represents a traditional single family detached neighborhood where each dwelling unit is located on an individual lot. This development type typically sees 3-5 units per acre, with supporting uses including parks, recreation facilities, schools, and neighborhood clubhouses.

### **STAFF COMMENTS:**

The *Mesquite Comprehensive Plan* designates the future land use of the subject property as Low Density Residential, which does not align with a townhome development. In addition to the zoning request, the applicant has requested a Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential. Medium Density Residential represents single-family residential neighborhoods that have a density of 6-12 units per acre. Structure types may include single-family detached homes, townhomes, duplexes, and patio homes.

The proposed townhome development would have a gross density of 7.9 units per acre, which would align with the Medium Density Residential designation. It is Staff's opinion that the

Comprehensive Plan Amendment will still allow the intent of the *Mesquite Comprehensive Plan* to be met by filling a gap in Mesquite's housing diversity. Additionally, the townhome development is proposed to provide screening and enhanced landscaping throughout.

## **MESQUITE ZONING ORDINANCE**

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### **SECTION 4-201(A) PROPOSED USES**

"An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance."

#### **STAFF COMMENTS:**

The proposed PD is for a townhome development including 34 residential lots and an assisted living facility located on Lot 31.

### **SEC. 4-201(B) DEVELOPMENT REQUIREMENTS**

"An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include, but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening, and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the City may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance."

#### **STAFF COMMENTS:**

As part of the PD request, the applicant is proposing deviations from the recommended City standards for townhomes. The tables below illustrate the requirements and specific deviations proposed by the applicant. Any regulations not listed in the PD must comply with applicable city ordinances.

#### **Mesquite Zoning Ordinance and Proposed PD Comparison**

	<b>Townhome Standards</b>	<b>Proposed PD Standards</b>
<b>Min. Lot Size</b>	3,000 sq. ft.	2,500 sq. ft.
<b>Min. Lot Depth</b>	100 ft.	100 ft.
<b>Min. Lot Width</b>	25 ft.	25 ft.
<b>Min. Front Yard (front entry)</b>	20 ft.	20 ft.
<b>Min. Exterior Side Yard</b>	10 ft.	10 ft.
<b>Interior Side Yard</b>	Per Fire Code	Per Fire Code

<b>Min. Rear Yard (front entry)</b>	10 ft.	10 ft.
<b>Max. Height</b>	2 stories, but up to 35 ft. on interior lots	2 stories, but up to 36 ft. on interior lots
<b>Min. Living Area</b>	1,500 sq. ft.	1,400 sq. ft.
<b>Max. Density</b>	8 units per acre	8 units per acre
<b>Min. Building Separation</b>	26 ft.	10 ft.
<b>Max. # of Units per Building</b>	4 units	4 units
<b>Min. Open Space</b>	40% + 10,000 sq. ft. common space	~6% with 5,556.67sq. ft. common space
<b>Resident Parking</b>	2 covered off-street spaces per unit	1 covered off-street space per unit
<b>Visitor Parking</b>	1 space for every 2 units, in common areas	1 space for every 2 units, in common areas (17 spots)
<b>Recreational Facilities</b>	None required, but encouraged.	None proposed.
<b>Screening</b>	8-ft. long-span precast decorative wall at the perimeter	6-ft. masonry wall along Clay Mathis Road. 6-ft. wrought iron fence along rear long lines of residential units + open space.
<b>Homeowner's Association</b>	Required	Required

#### **SEC. 4-201(C) CONCEPT PLAN**

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space, and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

#### **STAFF COMMENTS:**

Attachment 8 includes the proposed Concept Plan, which illustrates the layout of the subdivision.

## **CONCLUSION**

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#### **ANALYSIS**

Staff has reviewed the proposed requirements in the PD. While the proposed standards in the PD differ from several typical City standards, it is Staff's opinion that the proposed PD will provide for a development with adequate infrastructure. Additionally, the Comprehensive Plan Amendment to Medium Density Residential will meet the intent of the Mesquite Comprehensive Plan as it provides a development that fills a gap in Mesquite's housing diversity. It is Staff's opinion that the proposed subdivision at this location is an appropriate use and is compatible with the surrounding developments; however, slight changes should be made to the overall design.

## **RECOMMENDATIONS**

Staff recommends approval of the Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential and the zoning change from AG – Agriculture to Planned Development – Townhomes, to allow a townhome development including 34 townhomes and an assisted living facility with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan), and the following conditions:

- A 6-foot masonry wall or living screen shall be erected between the assisted living facility and the adjacent townhome and single family home.
- The property lines through the shared driveways shall be clearly delineated with a median or landscape bed to separate the parking spaces between the dwelling units. This change must be shown on the approved site plan and does not require a concept plan amendment.
- Five parking spaces (approximately 1/3 of the required visitor spaces) shall be placed on the southwest portion of the parcel near the cul-de-sac. This change must be shown on the approved site plan and does not require a concept plan amendment.
- The 17 off-street visitor parking spaces shall be constructed before the final inspection of any townhome constructed after 50% of the dwelling units have been completed.
- The percentage of open space provided after development shall not be less than what is listed on the concept plan.

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property and mailed with a courtesy notice for properties within 400 feet. As of March 31, 2025, Staff has received one returned notice in support (two came from the same property) and five returned notices in opposition to the request.

## **CODE CHECK**

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The site has no open code cases.

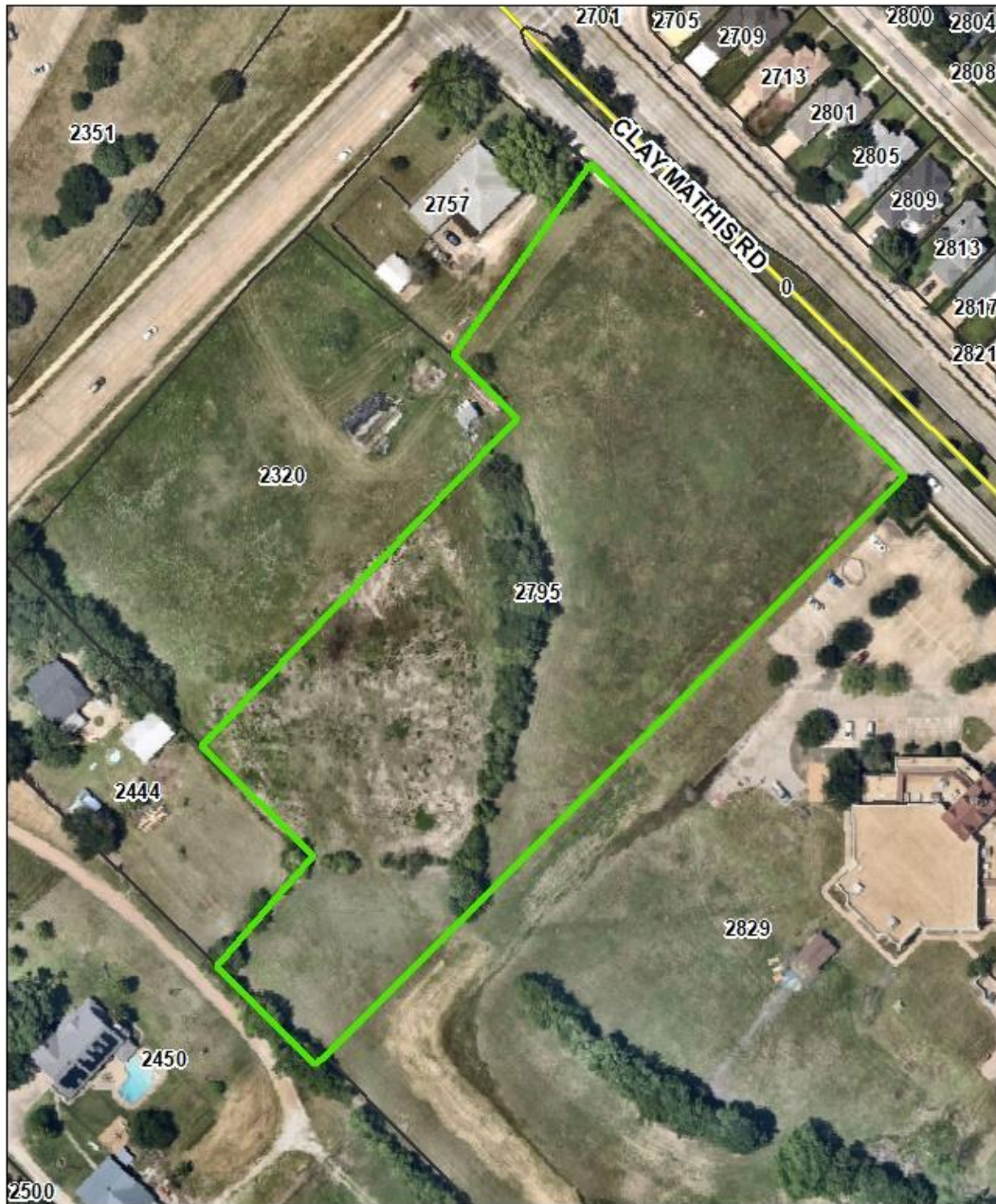
## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photos
6. Legal Description (Exhibit A)
7. Planned Development Standards (Exhibit B)
8. Concept Plan (Exhibit C)
9. Application Materials
10. Returned Notices




## Aerial Map



Applicant: Jason Shaw  
Location: 2795 Clay Mathis Road

### Legend

 Subject Property

0 30 60 120 180 240  
Feet





**Location: 2795 Clay Mathis Road**

### Legend

-  Subject Property  
 Notified Properties  
 Courtesy Properties





## Zoning Map



Property Address - 2795 Clay Mathis Road

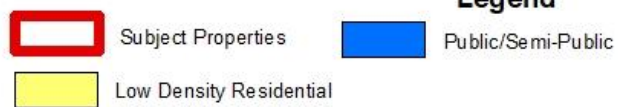
### Legend - Base Zones

- |   |                     |   |             |  |                    |
|---|---------------------|---|-------------|--|--------------------|
|  | Subject Properties  |  | Agriculture |  | R-3, Single Family |
|  | R-2A, Single Family |   |             |  |                    |

## Future Land Use Map



**Address: 2795 Clay Mathis Road**





**ATTACHMENT 5 – SITE PHOTOS**



***Subject property from Clay Mathis Road, facing southwest***



***Subject property from Clay Mathis Road, facing south***



**ATTACHMENT 5 – SITE PHOTOS**



*Subject property from the rear portion of the adjacent Church property, facing northeast*



*Subject property from Edwards Church Road, facing southeast*



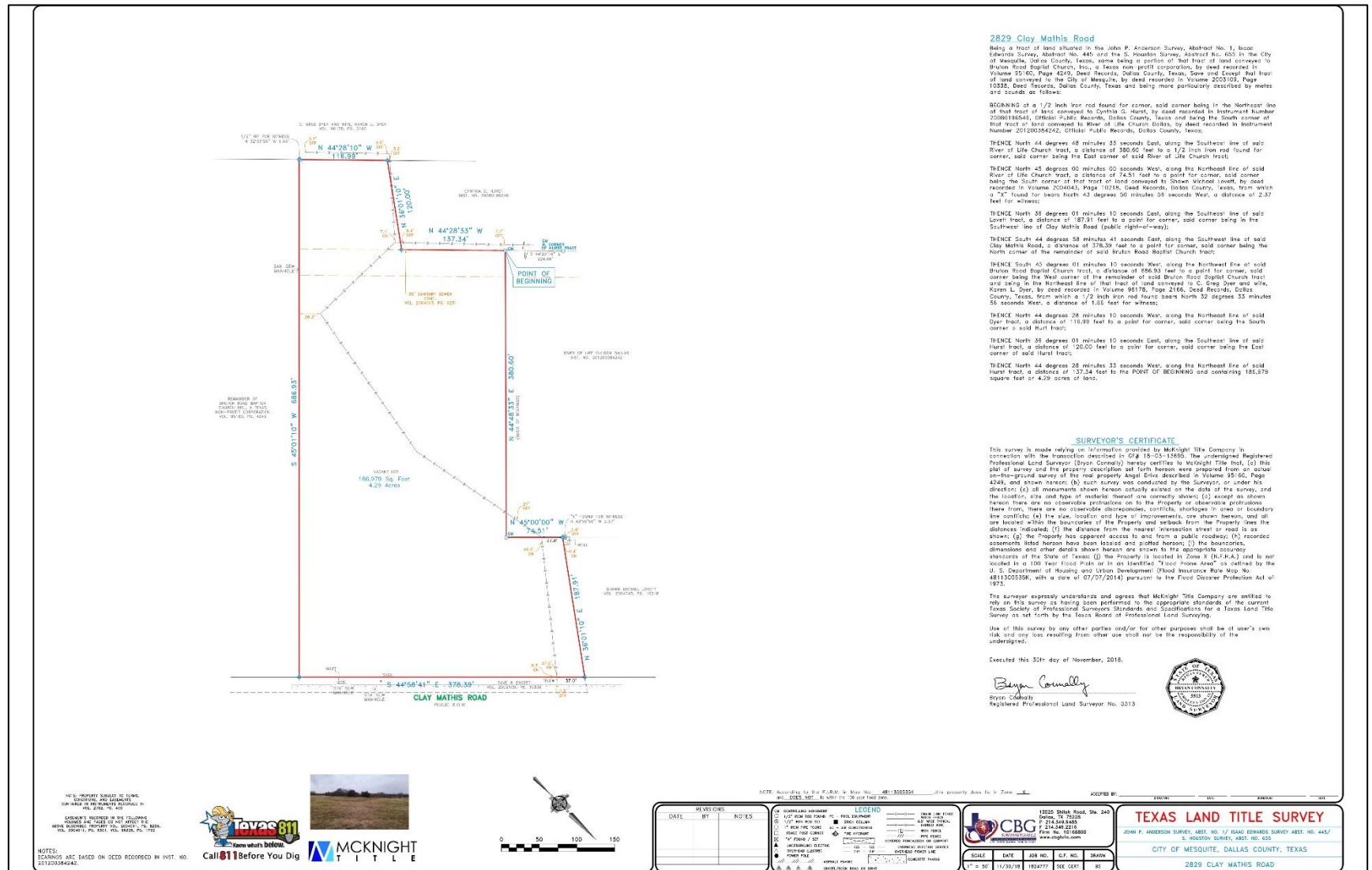


Exhibit "B"  
Z1123-0338

**Planned Development Standards**

This Planned Development Townhome (PD-TH) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts the Townhome zoning district as the 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-TH district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

**General:**

1. Development shall be in general conformance with the following exhibits:
  - a. Concept Plan as shown on Exhibit C;
2. Changes may be made to the concept plan during the formal site plan process per the Engineering Design Manual and International Fire Code requirements.
3. All uses permitted in the Townhome District are allowed on the Property except as modified in Subsections "a" of this paragraph. The uses permitted in the Townhome District are subject to the same requirements applicable to the uses in the Townhome District, as set out in the Mesquite Zoning Ordinance.
  - a. The following use is permitted by right on Lot 31:
    - i. SIC 805 – Nursing & Personal Care Facilities
4. Development on Lot 31 shall conform with the landscaping requirements found in the Mesquite Zoning Ordinance 1A-200
5. Before issuance of building permits for a project containing and common areas or community facilities, it shall be necessary to assure the city that provisions have been made for adequate upkeep and maintenance of such area and facilities through the creation of a homeowners or maintenance association established to maintain and manage all such common areas and community facilities. Documents creating such association shall grant the City the right to collect maintenance fees and provide maintenance in the even that the association fails to do so.
6. The development shall have an ownership age restriction of 55 and older for all residential units. This restriction shall be implemented and governed by the HOA.
7. All common areas and community features noted in the concept plan shall be maintained by the HOA.
8. All green space/common areas noted in the concept plan on lots 1A and 1B shall be constructed prior to the issuance of building permits.
9. An entry feature/monument sign shall be erected and maintained along Clay Mathis Road.
10. The required one car enclosed garage may not be converted into living space.
11. No recreation vehicle, motorhome, watercraft, or other equipment greater than six (6) feet in height when mounted on its transporting trailer shall be parked or stored on any lot with a dwelling unit. Regardless of height, no such equipment shall be parked or stored on any street for longer than twenty-four (24) hours.
12. Five parking spaces (approximately 1/3 of the required visitor spaces) shall be placed on the southwest portion of the parcel near the cul-de-sac. This change must be shown on the approved site plan and does not require a concept plan amendment.

## ATTACHMENT 7 – DEVELOPMENT STANDARDS (EXHIBIT B)

Exhibit "B"  
Z1123-0338

13. The 17 off-street visitor parking spaces shall be constructed before the final inspection of any townhome constructed after 50% of the dwelling units have been completed.
14. The percentage of open space provided after development shall not be less than what is listed on the concept plan.

### Lots and Homes:

1. Development Standards:

<b>Minimum Lot Area</b>	2,500 sq. ft.
<b>Minimum Lot Depth</b>	100 ft.
<b>Minimum Lot Width</b>	25 ft.
<b>Minimum Front Yard Setback</b>	20 ft.
<b>Minimum Exterior Side Yard Setback</b>	10 ft.
<b>Minimum Interior Side Yard</b>	Per Fire Code
<b>Minimum Rear Yard</b>	10 ft.
<b>Maximum Density</b>	2 stories, but up to 36 ft. on interior lots
<b>Minimum Living Area</b>	1,400 sq. ft.
<b>Maximum Height</b>	8 units per acre
<b>Maximum Separation Between Buildings</b>	10 ft.
<b>Maximum Number of Units per Building</b>	4 units
<b>Minimum Open Space</b>	~6% with 5,556.67sq. ft. common space
<b>Resident Parking Requirement</b>	1 covered off-street space per unit
<b>Visitor Parking Requirement</b>	1 space for every 2 units, in common areas (17 spots)

2. Anti-Monotony:

- a. The developer will limit any one elevation design to be duplicated on a lot for a maximum of five times within the development. In addition, an elevation will not be permitted to be duplicated within two lots from one another.

### Amenities:

1. Landscaping:

- a. All lots with dwelling units, and each five hundred (500) square feet of open space, including rights-of-way, shall be landscaped with turf grass, irrigated, and planted with trees in accordance with 1A-203(A). Not less than twenty (20) percent of the required open space and pervious of each lot with a dwelling unit shall be improved with landscape beds.
- b. The developer shall provide a minimum of 1 tree per individual lot from the approved list of tree species in section 1A-500.
- c. The property lines through the shared driveways shall be clearly delineated with a median or landscape bed to separate the parking spaces between the dwelling units. This change must be shown on the approved site plan and does not require a concept plan amendment.

2. Screening:

- a. A 6-foot masonry wall shall be provided and maintained along Clay Mathis Road.

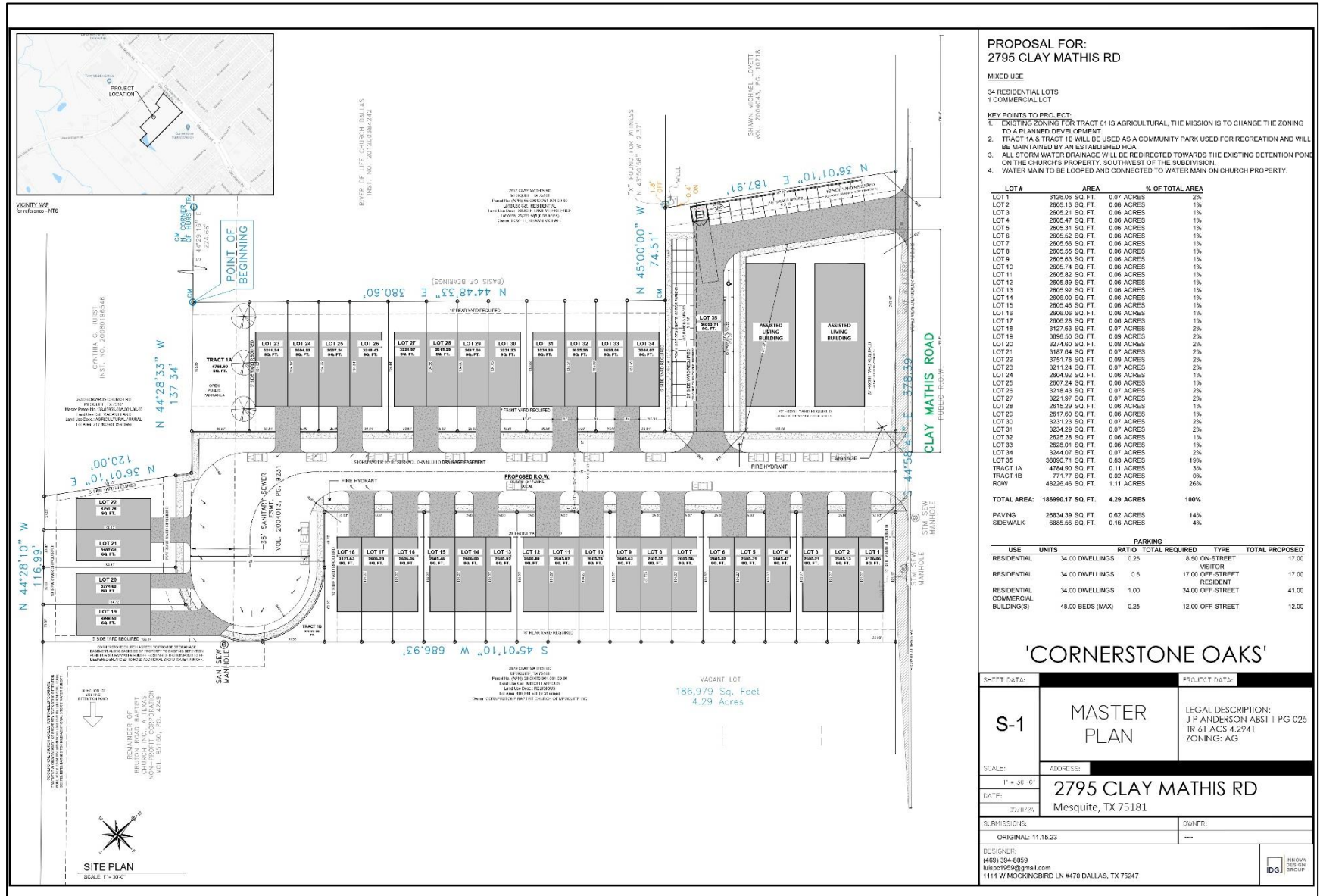
**ATTACHMENT 7 – DEVELOPMENT STANDARDS (EXHIBIT B)**

Exhibit "B"  
Z1123-0338

- b. A 6-foot wrought iron fence shall be provided and maintained along the rear property line of all townhome lots, which are adjacent to the external boundary of the subdivision.
- c. A 6-foot wrought iron fence and living screen shall be provided and maintained at the exterior of all open space/public areas that are adjacent to an external property line.
- d. A 6-foot masonry wall or living screen shall be erected between the assisted living facility and the adjacent townhome and single-family home.
- e. No screening or fencing shall be erected as to obstruct vehicle visibility.



ATTACHMENT 8 – CONCEPT PLAN (EXHIBIT C)



**Consent Form**

Project Name: Cornerstone Oaks Submittal Date: 11/20/23

Application Type (check all that apply)

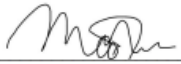
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Rezoning                       | <input type="checkbox"/> Site Plan             | <input type="checkbox"/> Residential Replat |
| <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat      | <input type="checkbox"/> Amending Plat      |
| <input type="checkbox"/> Regulating Plan                | <input type="checkbox"/> Short Form Final Plat | <input type="checkbox"/> Variance           |
| <input type="checkbox"/> Conditional Use Permit (CUP)   | <input type="checkbox"/> Final Plat            | <input type="checkbox"/> Special Exception  |

I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. I hereby give CONSENT to Jason Shaw, Eminence Realty Developers (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Mesquite, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.

**Current Property Owner Information**

Name: Serenity Senior Living I, LLC Signature: 

Address: 1025 Cavern Dr. City, State, ZIP: Mesquite, Tx 75150

**Agent/Representative Information**

Name: Jason Shaw

Address: 3349 Interstate 30 City, State, ZIP: Mesquite, Tx 75150

## ATTACHMENT 9 – APPLICATION MATERIALS



### 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

Local Major thoroughfares - US Highway 80 - 10 minutes

Interstate Highway 635 – 12 minutes

The City of Mesquite's current comprehensive plan (Adopted in 2013 – section I-8) states the 5<sup>th</sup> goal within its' strategic framework plan is to provide a "community of quality neighborhoods." Cornerstone Oaks seeks to satisfy several of the objectives of this goal through its' development. For example, the community will provide a shared open space which is in line with the city objective to provide "convenient and easy access to parks, trails, and amenities." Cornerstone Oaks 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.

Cornerstone Oaks – Community Design Proposal (11-11-2023)– 3 of 7





## Cornerstone Oaks | 2829 Clay Mathis Rd.

### Statement of Intent

Cornerstone Oaks is envisioned to be a unique active adult community where vibrant living meets the tranquility of age. A collection of classic style residences for the Mesquite community, **Cornerstone Oaks** desires to be a premier 55+ neighborhood dedicated to fostering a close-knit environment for active adults, providing a haven of comfort, social engagement, and tailored amenities. Created with traditional design elements such as large open windows, open porches, and modern finishes, each home is designed to have a unique style of its' own. The community vision is to create a unique neighborhood while embracing time trusted design principles.





## Cornerstone Oaks

### Community Layout & Design Features



Cornerstone Oaks – Community Design Proposal (11-11-2023)– 5 of 7

### Community Intent and Purpose

Cornerstone Oaks is envisioned to be a unique active adult community where vibrant living meets the tranquility of age. A collection of classic style residences for the Mesquite community, Cornerstone Oaks desires to be a premier 55+ neighborhood dedicated to fostering a close-knit environment for active adults, providing a haven of comfort, social engagement, and tailored amenities. Created with traditional design elements such as large open windows, open porches, and modern finishes, each home is designed to have a unique style of its' own. The community vision is to create a unique neighborhood while embracing time trusted design principles. These include amongst others a central street/cul de sac 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 which will 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 shops and amenities.





# MESQUITE

T E X A S  
Real. Texas. Service.

## CITY OF MESQUITE PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

**LOCATION:** 2795 Clay Mathis Road  
(See attached map for reference)  
**FILE NUMBER:** Z1123-0338  
**APPLICANT:** Jason Shaw  
**REQUEST:** From: "AG" – Agricultural  
To: "PD-TH" – Planned Development – Townhomes

Conduct a public hearing and consider a zoning change from AG – Agricultural to Planned Development – Townhomes to allow an age restricted townhome development with an assisted living facility at 2795 Clay Mathis Road. Additional Information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](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

Approximately +/- 4.2940-acre tract in J P Anderson Abstract 1 PG 025

### PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **September 23, 2024**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **October 21, 2024**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 329-8543 or [jgregory@cityofmesquite.com](mailto:jgregory@cityofmesquite.com).

### REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. As a property owner within the notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. 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 **September 18<sup>th</sup>, 2024**, to be included in the Planning and Zoning Commission packet and by **September 27<sup>th</sup>, 2024**, 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: Z1123-0338

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

LIANG DONG

2811 Clearwater dr.

2811 Clearwater dr.

2811 Clearwater dr.

Date: 9.16.2024

Reasons (optional):

too many people, over crowded

more traffic & noise to community

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

# MESQUITE

T E X A S  
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## CITY OF MESQUITE PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

RECEIVED

SEP 23 2024

PLANNING AND ZONING

**LOCATION:** 2795 Clay Mathis Road  
(See attached map for reference)  
**FILE NUMBER:** Z1123-0338  
**APPLICANT:** Jason Shaw  
**REQUEST:** From: "AG" – Agricultural  
To: "PD-TH" – Planned Development – Townhomes

Conduct a public hearing and consider a zoning change from AG – Agricultural to Planned Development – Townhomes to allow an age restricted townhome development with an assisted living facility at 2795 Clay Mathis Road. Additional Information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](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

Approximately +/- 4.2940-acre tract in J P Anderson Abstract 1 PG 025

### PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **September 23, 2024**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **October 21, 2024**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 329-8543 or [jgregory@cityofmesquite.com](mailto:jgregory@cityofmesquite.com).

### REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. As a property owner within the notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. 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 **September 18<sup>th</sup>, 2024**, to be included in the Planning and Zoning Commission packet and by **September 27<sup>th</sup>, 2024**, 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: Z1123-0338

I am in favor of this request X

I am opposed to this request \_\_\_\_\_

Name: (required) Dean Brewer (Pastor)

Address of

Noticed Property: 2829 Clay Mathis (Cornerstone Baptist Church)

Owner Signature: Dean Brewer

Date: 9-16-24

Reasons (optional):

We need more assisted living facilities in this area. I have many members wanting to be a part of this development

Please respond by returning to:

PLANNING DIVISION  
JORDAN GREGORY  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137



**MESQUITE**

T E X A S  
Real. Texas. Service.

CITY OF MESQUITE  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING

RECEIVED

SEP 23 2024

PLANNING AND ZONING

**LOCATION:** 2795 Clay Mathis Road  
(See attached map for reference)  
**FILE NUMBER:** Z1123-0338  
**APPLICANT:** Jason Shaw  
**REQUEST:** From: "AG" – Agricultural  
To: "PD-TH" – Planned Development – Townhomes

Conduct a public hearing and consider a zoning change from AG – Agricultural to Planned Development – Townhomes to allow an age restricted townhome development with an assisted living facility at 2795 Clay Mathis Road. Additional Information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](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**

Approximately +/- 4.2940-acre tract in J P Anderson Abstract 1 PG 025

**PUBLIC HEARINGS**

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The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, October 21, 2024, located at 757 N. Galloway Ave.

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**REPLY FORM**

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(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:** Z1123-0338

I am in favor of this request

I am opposed to this request

Name: (required)

Address of

Noticed Property:

Owner Signature:

Karen L Dyer

2450 Edwards Church Mesquite TX 75181

Karen L Dyer

Date: 9.23.24

Reasons (optional):

Too dense. How will the 55+ age requirement be monitored & enforced. How do you keep it from becoming rental prop - which can lead to major issues. I am not opposed to Memory Car

Please respond by returning to:

Access for emergency vehicles?

PLANNING DIVISION  
JORDAN GREGORY  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137



ATTACHMENT 10 – RETURNED NOTICES

9/23/24, 4:21 PM		Mesquite Zoning Case Comment Form	
<p>View results</p>			
Respondent		14:06	
108	Anonymous	Time to complete	
<p>1. Case Number *</p>			
<input type="text" value="Z1123-0338"/>			
<p>2. Please provide your first name. *</p>			
<input type="text" value="Shawn"/>			
<p>3. Please provide your last name. *</p>			
<input type="text" value="Lovett"/>			
<p>4. Please provide your address. *</p>			
<input type="text" value="2757 Clay Mathis Road, Mesquite Texas 75181"/>			
<p>5. Please provide your comments on the proposed request. *</p>			
<div>I am against the rezoning of this request as it appears to be more of a multi-family style housing. This type of housing I feel will bring the pricing of not just the surrounding single family homes but also outside of those areas. Also these will built on a dead end street with a cul-de-sac which will affect emergency response vehicles accessing the homes and leaving. There is also the location of the rubbish containers for the two (each) assisted living buildings that will be around 100 feet south to southwest from our bedroom window. The prevailing winds will blow the smell directly towards our house.</div>			
<p>RECEIVED SEP 23 2024 PLANNING AND ZONING</p>			
<p><a href="https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&amp;subpage=design&amp;id=7iSbVhg8yEOJ1ASZPHwitk4FqVYw0bxOlrUYC6FV...">https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&amp;subpage=design&amp;id=7iSbVhg8yEOJ1ASZPHwitk4FqVYw0bxOlrUYC6FV...</a> 1/2</p>			

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:** 2795 Clay Mathis Road  
(See attached map for reference)  
**FILE NUMBER:** Z1123-0338  
**APPLICANT:** Jason Shaw  
**REQUEST:** From: "AG" – Agricultural  
To: "PD-TH" – Planned Development – Townhomes

Conduct a public hearing and consider a zoning change from AG – Agricultural to Planned Development – Townhomes to allow an age restricted townhome development with an assisted living facility at 2795 Clay Mathis Road. Additional Information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](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**

Approximately +/- 4.2940-acre tract in J P Anderson Abstract 1 PG 025

**PUBLIC HEARINGS**

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **September 23, 2024**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, **October 21, 2024**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 329-8543 or [jgregory@cityofmesquite.com](mailto:jgregory@cityofmesquite.com).

**REPLY FORM**

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. As a property owner within the notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. 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 **September 18<sup>th</sup>, 2024**, to be included in the Planning and Zoning Commission packet and by **September 27<sup>th</sup>, 2024**, 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:** Z1123-0338

I am in favor of this request

I am opposed to this request

Name:(required)

Address of

Noticed Property:

Owner Signature:

Mrs. Kelly Pratt

2805 Cleburne Dr.

Kelly Pratt

Date: 9/21/24

Reasons (optional):

I think 4.2 acres is not sufficient for townhomes AND an assisted living facility - doesn't specify how many townhomes -

Please respond by returning to:

PLANNING DIVISION  
JORDAN GREGORY  
CITY OF MESQUITE  
PO BOX 850137  
MESQUITE TX 75185-0137

my Turner

andres Navarro

my Neighbors on either side  
also vehemently oppose.

ATTACHMENT 10 – RETURNED NOTICES



CITY OF MESQUITE  
CITY COUNCIL  
NOTICE OF PUBLIC HEARING

RECEIVED  
MAR 27 2025  
PLANNING AND ZONING

**LOCATION:** 2795 Clay Mathis Road  
(See attached map for reference)  
**DCAD NUMBER:** 65000102510610000  
**FILE NUMBER:** Z1123-0338  
**APPLICANT:** Jason Shaw  
**REQUEST:** From: "AG" – Agricultural  
To: "PD-TH" – Planned Development – Townhomes

Conduct a public hearing to consider approving a request for a Comprehensive Plan Amendment to change the future land use designation from Low Density Residential to Medium Density Residential and for a zoning change from Agricultural to Planned Development – Townhomes with modified development standards to allow an age-restricted townhome development located at 2795 Clay Mathis Road. Additional information about the request is available online at [www.cityofmesquite.com/zoningcases](http://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](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**

Approximately +/- 4.2940-acre tract in J P Anderson Abstract 1 PG 025

**PUBLIC HEARINGS**

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, April 7, 2025, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6343 or [glangford@cityofmesquite.com](mailto:glangford@cityofmesquite.com).

**REPLY FORM**

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. As a property owner within the notice area, you are invited to provide comments on the request by attending the public hearing, completing the form below, or both. 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 28, 2025, to be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to 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: Z1123-0338  
I am in favor of this request ☒ Name:(required) Dan Brewer - Pastor Cornerstone Baptist Mesquite  
Address of 2829 Clay Mathis Rd  
Noticed Property: On Brown Date: 3-21-25  
I am opposed to this request ☐ Owner Signature:

Reasons (optional):

More of these age-restricted communities are needed & desired in this area of our city. There are many local residents looking to down-size into this type of a like-minded community.

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





CITY OF MESQUITE  
CITY COUNCIL  
NOTICE OF PUBLIC HEARING

RECEIVED  
MAR 24 2025  
PLANNING AND ZONING

**LOCATION:** 2795 Clay Mathis Road  
(See attached map for reference)  
**DCAD NUMBER:** 65000102510610000  
**FILE NUMBER:** Z1123-0338  
**APPLICANT:** Jason Shaw  
**REQUEST:** From: "AG" – Agricultural  
To: "PD-TH" – Planned Development – Townhomes

Conduct a public hearing to consider approving a request for a Comprehensive Plan Amendment to change the future land use designation from Low Density Residential to Medium Density Residential and for a zoning change from Agricultural to Planned Development – Townhomes with modified development standards to allow an age-restricted townhome development located at 2795 Clay Mathis Road. Additional information about the request is available online at [www.cityofmesquite.com/zoningcases](http://www.cityofmesquite.com/zoningcases).

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(Complete and return)

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Zoning Case: **Z1123-0338** Name:(required) MATTHEW TRAN  
I am in favor of this request Address of 2705 CLEARWATER MESQUITE, TX 75181  
I am opposed to this request ☒ Noticed Property: Matthew Tran Date: 3-21-25  
Owner Signature:

Reasons (optional):

We want less dense population in this neighborhood  
and reserve some green spaces left, and less  
traffic and noise in this neighborhood.

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