



April 22,2026

Mr. Garrett Langford, AICP, CNU-A  
Assistant Director of Planning & Development Services  
City of Mesquite  
1515 N. Galloway Avenue  
Mesquite, TX 75149

RE: Parkland Dedication for Avanti Hills in Mesquite, Texas

Dear Mr. Langford,

As you know, we requested a complete waiver of the parkland dedication requirement last fall, and the Council granted a 25% reduction in the calculated fee. After the reduction, the remaining fee would still be greater than \$700,000. This fee combined with other city fees, cost increases and rising interest rates will require us to delay the project in order to reduce the site amenities. We feel like this is counterproductive since the seniors we will serve will not put any additional burden on city parks regardless of the onsite amenities and they will lose valuable recreation options.

As a reminder, Avanti Hills is a 260-unit senior housing development located at the northwest corner of East Glen Blvd and Clay Mathis Rd. This development will utilize federal tax credits that encourage high quality affordable housing and the City of Mesquite HFC will be our partner and bond issuer. If this development comes to fruition, the city of Mesquite should earn over \$10,000,000 over the life of the project while helping to supply critically needed affordable housing for our seniors.

The city ordinance No. 4829 allows the City Council to consider various factors in determining the suitability of either land or fee payment to meet these requirements. We feel like the amenities we have proposed should entitle us to a full waiver of the park fee but we also realize the city parks also need attention.

**We respectfully request the council considers a 75% reduction in the park fee. That will allow our project to move forward quickly without reducing the onsite amenities and still provide over \$200,000 to the parks department for needed upgrades.**

Sincerely,

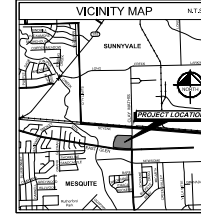
A handwritten signature in blue ink, appearing to read "Alan Naul".

Alan Naul  
The Javelin Group

SITE DATA SUMMARY TABLE	
PROPOSED USE (TRACT 1)	MULTIFAMILY SENIOR HOUSING 50+
EXISTING ZONING DISTRICT	PD 4919 - INDUSTRIAL
PROPOSED ZONING DISTRICT	PD 5138 - AGE RESTRICTED MULTIFAMILY AND COMMERCIAL
TOTAL SITE AREA	14,753 ACRES (62,000 SF)
GROSS SITE AREA (AGE RESTRICTED MULTIFAMILY)	11,000 AC (479,150 SF)
TOTAL LOT COVERAGE	83.454 SF
PROPOSED MAX BUILDING HEIGHT	52'6" 787' 4" STORIES
PROPOSED NUMBER OF UNITS	260 UNITS
IMPERVIOUS SURFACE AREA	237,563 SF
PERVIOUS SURFACE AREA	241,597 SF
REQUIRED OPEN SPACE (4 UNITS X 400 SF/UNIT)	164,000 SF
PROPOSED OPEN SPACE	113,844 SF (2.61 AC / 23,666)
DETENTION	2.4 ACDFT
TOTAL BUILDING AREA	289,914 SF
MAX DENSITY	24 UNITS PER ACRE
REQUIRED SETBACKS	FRONT: 25 FT SIDE: 25 FT REAR: 25 FT

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED (260 UNITS X 1.2)	312
TOTAL PARKING PROVIDED	280
CARPPOOL PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	31
CARPPOOL PARKING PROVIDED	30
HANDICAP PARKING REQUIRED (INCLUDING VAN)	13
HANDICAP PARKING PROVIDED (INCLUDING VAN)	10
VAN ACCESSIBLE PARKING REQUIRED	4
VAN ACCESSIBLE PARKING PROVIDED	5

Area (ac)	Area (sf)
5.67	246,986



LEGEND	
○	EXISTING MANHOLE
○	PROPOSED MANHOLE
▨	ADA STRIPING
▨	BARRIER FREE RAMP SYMBOL
▨	HANDICAP ACCESSIBLE PARKING SYMBOL
○	PROPOSED FIRE HYDRANT
○	EXISTING FIRE HYDRANT
○	PROPOSED WATER METER
○	PROPOSED CURB INLET
▨	LOADING ZONE/CROSSWALK
▨	PROPOSED WALL ZONE
▨	PROPOSED PRIVATE ADA ROUTE
▨	PROPOSED Y INLET
▨	F.A.U.E. LAND ACCESS UTILITY EASEMENT

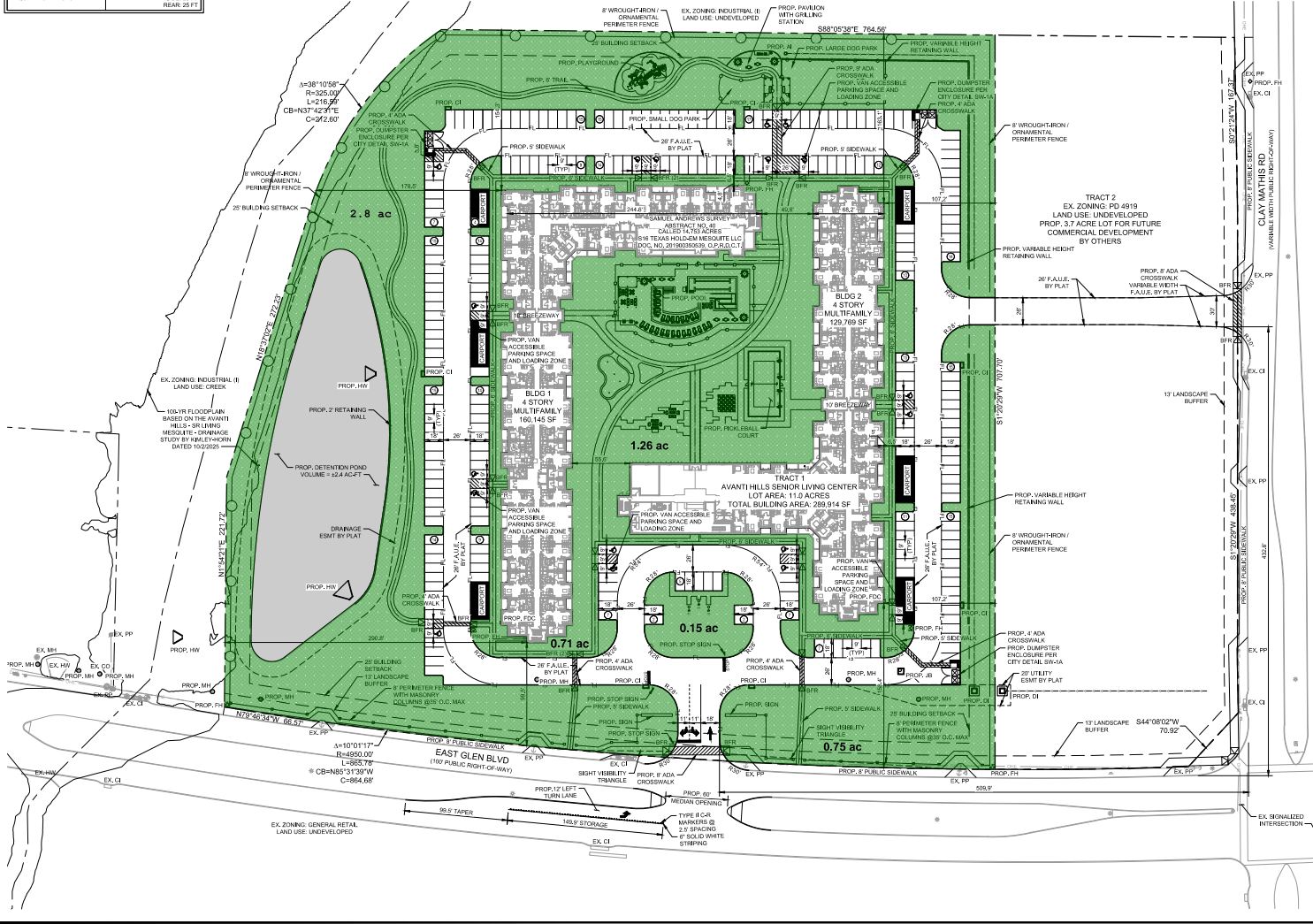
- ### NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL CURB RAIM ARE 2' UNLESS DIMENSIONED OTHERWISE.
  3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
  4. ALL PROPOSED FIRE HYDRANTS ARE DEDICATED BY A 5'X3' WATER EASEMENT UNLESS NOTED OTHERWISE.
  5. PER FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 48130200K DATED 7/7/2014 AND 48130200K DATED 7/7/2014 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) THE PROPERTY IS IN A FLOOD HAZARD AREA.
  6. PROPOSED FLOOD MITIGATION MUST COMPLY WITH DRAINAGE STUDY APPROVED BY THE CITY WITH THIS SITE PLAN.
  7. REFER TO ARCHITECTURE PLANS FOR BUILDING DIMENSIONS.
  8. COORDINATES SHOWN FOR BUILDING CORNERS, IN SOME CASES, REPRESENT THE OUTER BUILDING ENVELOPE PROTECTED BY THE OUTERMOST BUILDING FACADE. THEY DO NOT ALWAYS REPRESENT THE ACTUAL BUILDING CORNER. CONTRACTOR SHALL REFER TO BUILDING SLAB PLANS FOR SPECIFIC DIMENSIONS AND BUILDING CORNER LOCATIONS.
  9. NORTHING EASTING COORDINATES OF THE BUILDING AND OUTLIED CORNERS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE BASED ON INFORMATION PROVIDED BY THE ARCHITECT. AS THE BUILDING MAY HAVE CHANGED AFTER THE PLAN WAS PREPARED, THE CONTRACTOR IS SPECIFICALLY CAUTIONED TO CHECK THESE COORDINATES CAREFULLY AGAINST THE APPROVED AND CURRENT ARCHITECTURAL PLANS TO ENSURE THEY MATCH BEFORE ANY CONSTRUCTION COMMENCES.

- ### CITY OF MESQUITE NOTES
1. ANY REMARK TO THIS PLAN WILL REQUIRE CITY APPROVAL AND MAY REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
  2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND ENGINEERING DESIGN MANUAL.
  3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE MESQUITE ZONING ORDINANCE.
  4. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
  5. SPEED BUMPS/RAISERS ARE NOT PERMITTED WITHIN A FIRE LANE.
  6. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT, ADA, TEXAS ACCESSIBILITY STANDARDS AND WITH THE REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODE.
  7. ANTI-GLARE BONDAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION PERMIT BY THE BUILDING OFFICE, OR OTHERWISE.
  8. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  9. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADES/ELEVATION PLAN.
  10. ALL NEW UTILITY LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  11. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND COMMUNITY APPEARANCE MANUAL.

FILE NO. XXXX-XXXX		
REVISIONS		
REV. NO.	DATE	DESCRIPTION

**AVANTI HILLS - SENIOR LIVING**  
11,000 ACRE TRACT OF LAND  
BEING A PORTION OF 14,753 ACRES  
S16 TEXAS HOLD-EM MESQUITE, L.L.C.  
DOC. NO. 201900350539 O.P.R.D.C.T.  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

<b>OWNER:</b> S16 TEXAS HOLD-EM MESQUITE, L.L.C. PO BOX 27 BOBE, ID 83707-0027	<b>DEVELOPER:</b> KCG COMPANIES, LLC 801 N MERIDIAN STREET IRVING, TX 75039 PHONE: 972-216-4816 CONTACT: CI LINNER	<b>ENGINEER/SURVEYOR:</b> KIMLEY-HORN AND ASSOCIATES, INC. 2600 N. CENTRAL EXPRESSWAY RICHMOND, TX 75080 PHONE: 281-424-2600 CONTACT: BLAZE BOWND, P.E.
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NO.	REVISIONS	DATE

**Kimley-Horn**  
2600 N. CENTRAL EXPRESSWAY, SUITE 400  
RICHMOND, TX 75080  
WWW.KIMLEY-HORN.COM TX F-2298  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

THIS SITE PLAN FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AVANTI HILLS - SENIOR LIVING	10/02/2025	AS SHOWN	BLAZE BOWND	BLAZE BOWND	BLAZE BOWND

**AVANTI HILLS - SENIOR LIVING**  
PREPARED FOR  
**KCG COMPANIES, LLC**  
CITY OF MESQUITE, TEXAS

**SITE PLAN**

SHEET NUMBER  
**SP-1.0**