

June 10, 2024

Mr. Garrett Langford, AICP, CNU-A  
Manager of Planning & Zoning  
City of Mesquite  
1515 N Galloway Ave  
Mesquite, TX 75149

**SUBJECT: Hidden Range Willows – Parkland Fee-in-Lieu**

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 Hidden Range Willows, a 240-unit apartment community located at 1555 Range Drive. Horrocks, in partnership with Helu Capital, 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.

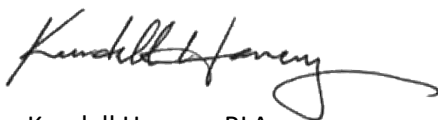
We request the Council to consider our fee-in-lieu proposal for the following reasons:

- **Design Matches Approved PD:** The site design is consistent with the standards and referenced exhibit in the Council-approved PD (Ordinance No. 5027).
- **Limited Land Availability:** The development site is only 10.89 acres. Dedicating the required amount of land (4.36 acres, approximately 40% of the site) would necessitate reducing the planned housing units.
- **On-Site Amenities:** The development will offer private recreational facilities for residents, including a pool and spa, playground, dog park, pickleball court, outdoor firepit, pavilion with barbecue, and picnic and yard game area.
- **Preservation of Mature, Protected, Shade Trees:** The site is currently undeveloped, and includes a drainage channel with a concentration of large shade trees and vegetation. The site design implements the preservation of many of these mature, protected trees, while providing a new, paved trail with native wildflowers and grasses.

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.

Please do not hesitate to contact me if you have any questions. Thank you for your consideration.

Sincerely,



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