

FILE NUMBER: Z0521-0196
REQUEST FOR: Planned Development – Single Family Residential
CASE MANAGER: Lesley Frohberg, AICP, Senior Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, July 26, 2021
 City Council: Monday, August 16, 2021

GENERAL INFORMATION

Applicant: Lori Lusk, Kimley-Horn and Associates, Inc.
Requested Action: Zoning Change from Agriculture to Planned Development – Single-Family Residential, with an underlying zoning district of R-3 to allow a 235-lot single-family subdivision.
Location: 2400, 2402, 2404, & 2800 Mesquite Valley Road

PLANNING AND ZONING ACTION

Decision: On July 26, 2021, the Planning and Zoning Commission recommended approval of the zoning change from Agriculture to Planned Development – Single Family Residential, with an underlying zoning district of “R-3,” with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan).

SITE BACKGROUND

Platting: Not platted
Size: 51.64 acres
Zoning: AG - Agriculture
Future Land Use: Low Density Residential & Parks, Open Space, Drainage
Zoning History 1974: Annexed and zoned Agriculture

Surrounding Zoning and Land Uses (See Attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Planned Development – Single Family Residential	Single Family Residences
SOUTH	AG, Agriculture & R-3, Single Family Residential	Berry Middle School & Creek Crossing Single Family Subdivision
EAST:	AG, Agriculture	North Mesquite Creek
WEST:	AG, Agriculture & Planned Development – Single Family	BJ Smith Elementary School & Cantura Cove Single Family Subdivision

CASE SUMMARY

The applicant is requesting a rezoning of the subject properties to a Planned Development (PD) with an underlying zoning district of R-3, Single-Family Residential, to allow for the development of a 235-lot single-family subdivision with 11.32 acres of open space. The open space will be located along the eastern property boundary, adjacent to North Mesquite Creek. Amenities will include a pavilion, fire pit, benches, and trails within the open space areas. A 6-foot trail/sidewalk will be developed along Mesquite Valley Road, along the southeasterly boundary of the property, and meandering through the proposed open space along North Mesquite Creek. It is the intent of the developer to connect the trails to the trail network that will be installed with the future Copeland Park to the east. Additionally, 5-foot trail/sidewalks will be provided through the open space within the interior blocks of the development and along all right-of-ways.

Fencing will be provided around the perimeter of the development as follows:

- 4-foot wrought iron fence with landscaping will be provided along the westerly boundary open space adjacent to BJ Smith Elementary School.
- 6-foot cedar wood fence will be provided along the southwesterly property boundary, adjacent to the Cantura Cove Subdivision.
- 6-foot cedar wood fence will be provided along the southern property boundary, adjacent to the Creek Crossing Subdivision.
- 4-foot wrought iron fencing or 6-foot cedar wood fencing will be provided along the eastern boundary, abutting the floodplain and Copeland Park.

According to the Concept Plan, access into the subdivision will be from two points along Mesquite Valley Road. Entry monuments will be provided at both entrances along Mesquite Valley Road. A 40-foot landscape buffer and masonry or wrought iron fence are proposed along Mesquite Valley Road, including a minimum of two shade trees, five ornamental trees, and sixty-five shrubs or ornamental grasses for each 100 linear feet of frontage.

The minimum lot area proposed for the single-family lots is 4,400 square feet, with a minimum living area of 1,500 square feet. Lots will include a minimum lot width of 40 feet and a minimum lot depth of 110 feet, except for lots on cul-de-sacs and “eyebrows”. Within these areas, the minimum lot width will be reduced to 30 feet, with a minimum lot depth of 90 feet. The maximum lot coverage is proposed to be 60%. Each lot will be required to have one 3-inch caliper tree in the front yard. Carports are prohibited.

The applicant submitted a Traffic Impact Analysis (TIA) on Wednesday, July 21, 2021. City Staff is in the process of reviewing the TIA.

Along with rezoning, the applicant is pursuing a Development Agreement with the City to purchase 20 +/- acres of city-owned property (2800 Mesquite Valley Road). The agreement is subject to City Council approval. If approved, the agreement will detail the obligations of both the developer and the City. The agreement will specify additional standards and conditions that will govern the development. These standards and conditions will mirror those requirements in

the PD and will include additional standards. This will include architectural requirements that, due to state law, are no longer enforceable through zoning.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within the Low Density Residential and Parks, Open Space, and Drainage. The Low Density Residential land use designation represents 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.

The Parks, Open Space and Drainage land use designation is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. Preservation of these areas as public and neighborhood-oriented open spaces, incorporating trails and drainage which are left in a natural state is recommended. Active or passive recreation playing fields, recreational facilities, trails and playgrounds are recommended uses. Supporting uses include related storage of maintenance facilities.

STAFF COMMENTS:

The proposed zoning change to PD-Single Family aligns with the Low Density Residential designation of the *Mesquite Comprehensive Plan*. The property is surrounded by single-family subdivisions and schools, which are zoned residential or agricultural. The proposed development will have a gross density of 4.5 units per acre. The gross density for Cantura Cove subdivision to the west of the subject property is 3.6 units per acre, while the Indian Trails subdivision to the north is 2.2 units per acre. The density of the proposed development and its variation from adjacent subdivisions is in line with the *Mesquite Comprehensive Plan*.

A portion of the property, 11.32 acres, along the eastern property line will remain as open space. Much of this area that will remain as open space is encumbered by a 100-year floodplain. The developer is proposing a trail system and some amenities within the open spaces, which aligns with the Parks, Open Space, and Drainage land use designation of the *Mesquite Comprehensive Plan*.

MESQUITE ZONING ORDINANCE

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 residential subdivision including 235 lots, open space, and various other amenities. Any standards silent in the PD will revert to the standards of the underlying zoning district of R-3, Single Family Residential. There are no other primary uses allowed within the PD.

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 City’s standard regulations. 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

	Existing Zoning District (R-3)	Proposed PD Standards
Min. Lot Size	7,200 sq. f.	4,400 s.f.
Min. Lot Width	60 ft.	40 ft. except along cul-de-sacs and “eyebrows”, then 30 ft
Min. Lot Depth	110 ft.	110 ft. except along cul-de-sacs and “eyebrows”, then 90 ft
Min. Front Yard	25 ft.	20 ft.
Exterior Side Yard (Key Lot)	25 ft.	20 ft.
Exterior Side Yard (Not on Key Lot)	10 ft.	10 ft.
Interior Side Yard	5 ft.	5 ft.
Rear Yard	25 ft.	10 ft.
Max. Height	35 ft. or 2.5 stories	35 ft. or 2.5 stories
Min. Living Area	1,500 sq. ft.	1,500 sq. ft.

Thoroughfare Plan and Proposed PD Comparison

	Thoroughfare Plan	Proposed PD Standards
Min. ROW Width (local streets with no alley)	65 ft.	50 ft.
Pavement Width	31 ft.	31 ft.

Tree Preservation

The City of Mesquite adopted rules and regulations that encourage the preservation and protection of significant trees while providing for the replacement and replanting of trees that are necessarily removed during construction, development, and redevelopment.

Through the PD, the applicant proposes that a tree survey is not required and all tree preservation or remediation be addressed by the planting of street trees, buffer trees, entry trees, parkway trees, and lot trees.

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 7 includes the proposed Concept Plan, which illustrates the layout of the subdivision. The site is encumbered with floodplain due to an existing, nearby creek. A portion of the existing floodplain, approximately 3.4 acres, is proposed to be reclaimed to allow development. The remainder of the floodplain and the existing creek will not be disturbed and will be used as open space.

CONCLUSIONS

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 high-quality development while maintaining safe and adequate infrastructure. It is Staff’s opinion that the proposed subdivision at this location is the highest and best use of the property and is compatible with the surrounding existing developments.

RECOMMENDATIONS

Staff recommends approval of the zoning change from Agriculture to Planned Development – Single Family Residential, with an underlying zoning district of “R-3,” to allow a 235-lot single-family subdivision with Exhibits A (Legal Description), B (Development Standards), and C (Concept Plan).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property. As of July 28, 2021, Staff received five (5) returned notices in opposition and one (1) returned notice in favor of the request.

CODE CHECK

The site has no open code cases.

ATTACHMENTS

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. Street & Utility Section (Exhibit D)
10. Application Materials
11. Traffic Impact Analysis Executive Summary
12. Returned Property Owner Notices

Aerial Map



**Request: Rezoning to allow Planned Development -
Single Family**

Applicant: Lori Lusk, Kimley-Horn

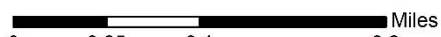
Location: 2400, 2402, 2404 & 2800 Mesquite Valley Rd

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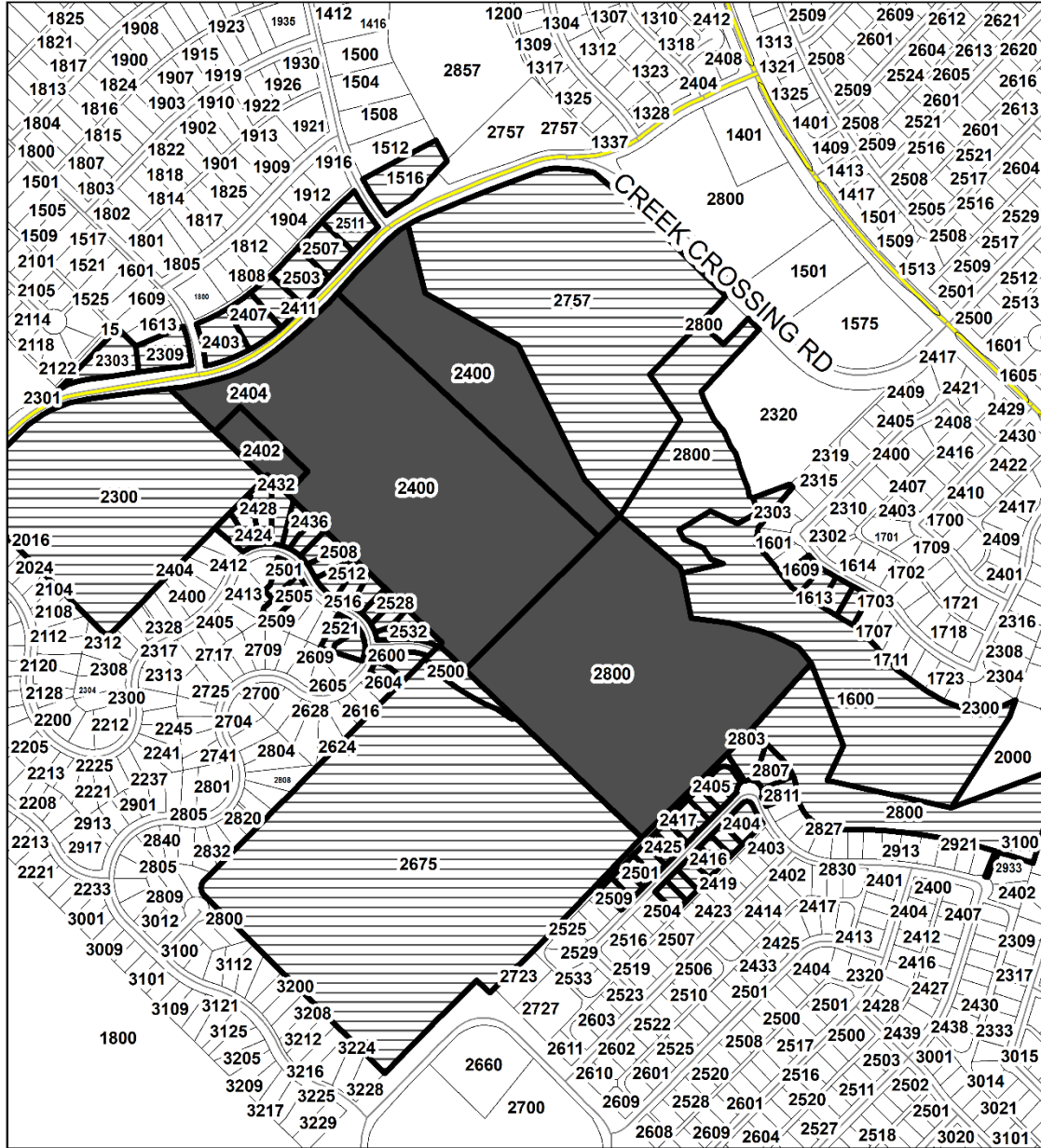
 Subject Property

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 Miles
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Notification Map



Request: Rezoning to allow Planned Development - Single Family.
Applicant: Lori Lusk, Kimley-Horn
Location: 2400, 2402, 2404 & 2800 Mesquite Valley Rd

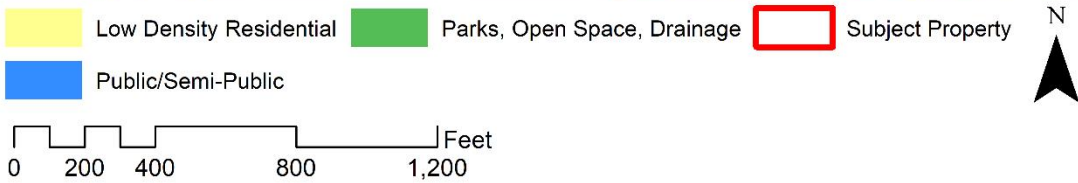
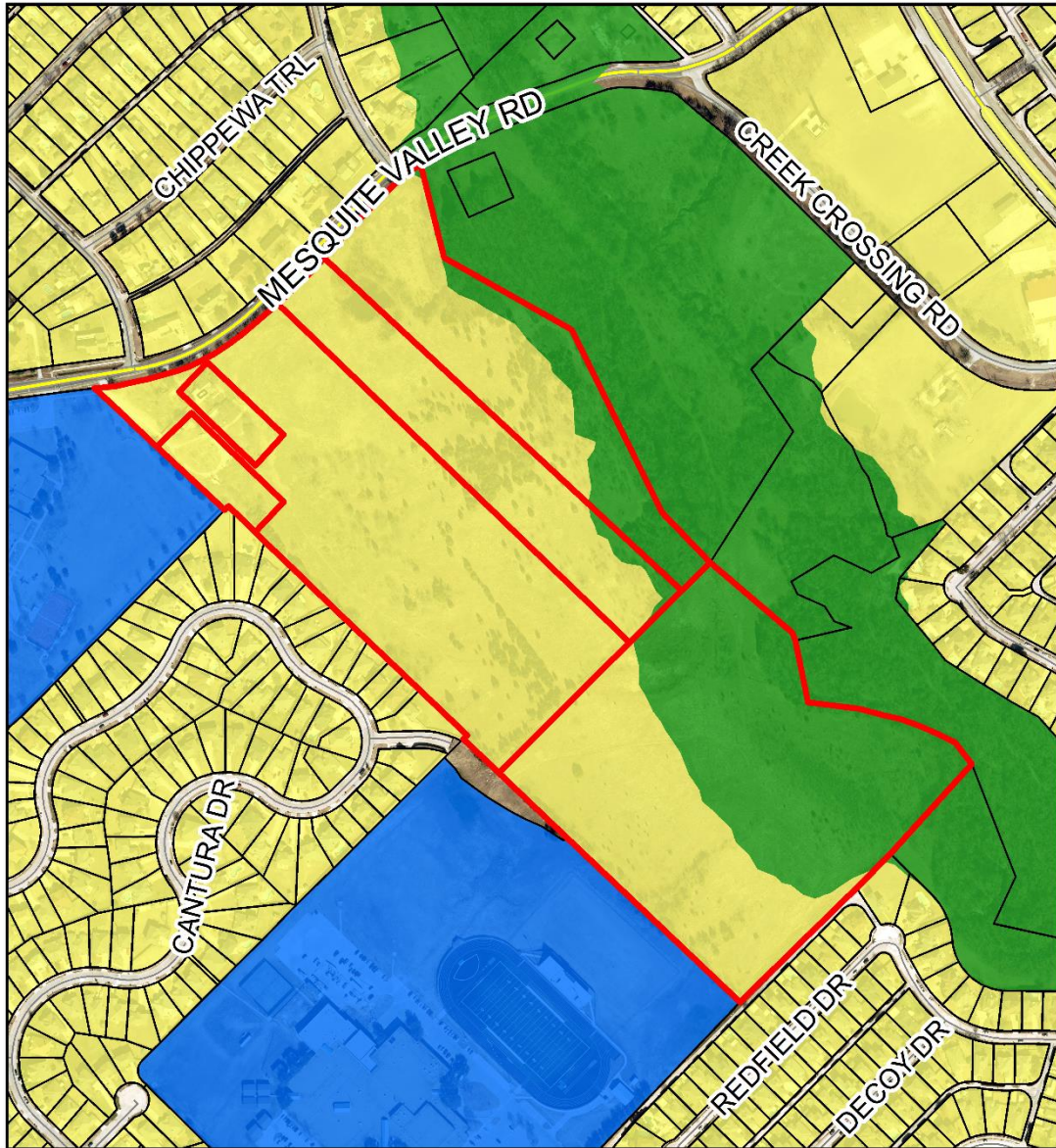
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-  Notified Properties
-  Subject Property

N 

ATTACHMENT 4 – FUTURE LAND USE MAP

Future Land Use Map



ATTACHMENT 5 – SITE PHOTOS



Subject property from across Mesquite Valley Road at Quapaw Trail, facing south.



Subject property from across Mesquite Valley Road at Osage Trail, facing southeast.

ATTACHMENT 6 – LEGAL DESCRIPTION (EXHIBIT A)

EXHIBIT “A” – TRACT 1

LEGAL DESCRIPTION - 31.6679 ACRES

BEING a tract of land situated in the John P. Anderson Survey, Abstract Number 1, City of Mesquite, Dallas County, Texas and being all that tract of land conveyed to N.E. Tittle, according to the document filed of record in Document Number 201500221896, Deed Record Dallas County, Texas (D.R.D.C.T.) said tract of land being more particularly described as follows:

BEGINNING at a 1/2” iron rod with plastic cap stamped “CLC SURVEYING” found in the southeasterly line of Mesquite Valley Road for the north corner of said Tittle tract, same being common with the west corner of that tract of land conveyed to The City of Mesquite, Texas according to the document filed of record in Document Number 201500001738 (D.R.D.C.T.) and being the common north corner of the tract described herein;

THENCE leaving said southeasterly line and with the common line of said Tittle and City of Mesquite tracts the following four (4) courses and distances;

South 14°26'52" East, a distance of 283.43 feet to a 1/2” iron rod with plastic cap stamped “CLC SURVEYING” found for a corner of this tract;

South 61°18'51" East, a distance of 406.77 feet to a 1/2” iron rod with plastic cap stamped “CLC SURVEYING” found for a corner of this tract;

South 26°50'33" East, a distance of 577.20 feet to a 1/2” iron rod with plastic cap stamped “CLC SURVEYING” found for a corner of this tract;

South 47°15'36" East, a distance of 215.34 feet to a 1/2” iron rod found for the east corner of said Tittle tract and this tract, same being common with the north corner of that tract of land conveyed to the City of Mesquite, Texas according to the document filed of record in Document Number 201500001691 (D.R.D.C.T.);

THENCE South 47°11'59" West, leaving said common corner and with the common line of said Tittle and City tract, a distance of 873.15 feet to a 1/2” iron rod with plastic cap stamped “CLC SURVEYING” found in the northeasterly line of that tract of land conveyed to the Mesquite I.S.D. according to the document filed of record in Volume 94101, Page 180 (D.R.D.C.T.) for the south corner of said Tittle tract and this tract;

THENCE North 45°53'16" West, with a portion of the northeast line of said I.S.D. tract, the northeast line of Cantura Cove Addition, an addition to the City of Mesquite, Dallas County, Texas according to the plat filed of record in Volume 2001100, Page 2739, Plat Records Dallas County, Texas, and the northeast line of that tract of land conveyed to Mesquite I.S.D. according to the document filed of record in Volume 93235, Page 2920 (D.R.D.C.T.) a distance of 1457.28 feet to a P/K Nail set in concrete for a common corner of said I.S.D. tract, Tittle tract and this tract;

ATTACHMENT 6 – LEGAL DESCRIPTION (EXHIBIT A)

EXHIBIT “A” – TRACT 1

THENCE North 51°45'09" West, continuing with the common line of said I.S.D. tract recorded in Volume 93235, Tittle tract and this tract, a distance of 123.08 feet to a 1/2" iron rod with plastic cap stamped "CLC SURVEYING" found in the above-mentioned southeasterly line of Mesquite Valley Road for the common corner of said tracts;

THENCE with said southeasterly line the following six (6) courses and distances:

North 83°06'41" East, a distance of 16.20 feet to a P/K Nail found in asphalt for a corner of this tract;

South 45°37'55" East, a distance of 14.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

North 82°07'30" East, a distance of 47.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract, at the beginning of a tangent curve to the left having a central angle of 38°26'43", a radius of 756.77 feet, a chord bearing and distance of North 62°54'09" East, 498.32 feet;

With said curve to the left, an arc distance of 507.79 feet to a 1/2" iron rod with plastic cap stamped "CLC SURVEYING" found for a corner of this tract;

North 44°06'02" East, a distance of 393.49 feet to a 1/2" iron rod with plastic cap stamped "CLC SURVEYING" found for a corner of this tract, at the beginning of a non-tangent curve to the right having a central angle of 12°05'41", a radius of 915.37 feet, a chord bearing and distance of North 49°20'40" East, 192.87 feet;

With said curve to the right, an arc distance of 193.23 feet to the **POINT OF BEGINNING** and containing 31.6679 acres or 1,379,455 square feet of land, more or less.

ATTACHMENT 6 – LEGAL DESCRIPTION (EXHIBIT A)

EXHIBIT “A” – TRACT 2

LEGAL DESCRIPTION – 19.984 ACRES

BEING all that certain, lot, tract, or parcel located in the JOHN ANDERSEN SURVEY, Abstract No. 1, City of Mesquite, Dallas County, Texas, and being the same called 20 acre tract of land described in deed to Esta Ruth Copeland, recorded in Volume 97124, Page 2892, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point in the Southeasterly line of Mesquite Valley Road, a variable width right-of-way, as established in deed to the City of Mesquite, recorded in Volume 2743, Page 383, Deed Records, Dallas County, Texas, said point being at the West corner of a tract of land described in deed to N. E. Tittle, recorded in Volume 99206, Page 2520, Deed Records, Dallas County, Texas;

THENCE South 45°50'24" East, passing at a distance of 1434.46 feet a 5/8-inch iron rod found for reference at the East corner of a CANTURA COVE ADDITION PHASE 3, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2001100, Page 2739, Map Records, Dallas County, Texas, and being the North corner of a tract of land described in deed to D. R. Horton, Ltd., recorded in Volume 99039, Page 2574, Deed Records, Dallas County, Texas, continuing a total distance of 1555.25 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of said Tittle tract, and being the PLACE OF BEGINNING of the tract described herein;

THENCE North 47°10'38" East, passing at a distance of 455.32 feet the East corner of said Tittle tract, continuing a total distance of 873.24 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Southwest line of a called 36 acre tract of land described in deed to Elouise Copeland, recorded in Volume 807, Page 389, Deed Records, Dallas County, Texas, at the East corner of a tract of land described in deed to W. K. Tittle, recorded in Volume 77168, Page 2172, Deed Records, Dallas County, Texas;

THENCE South 43°59'18" East, passing at a distance of 7.18 feet the Southerly corner of said 36 acre tract, same being the most Westerly corner of a tract of land described in deed to Ken Griffis and Ginger Griffis, recorded in Instrument No. 201300232101, Official Public Records, Dallas County, Texas, continuing a total distance of 250.17 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 63°34'52" East, a distance of 32.96 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 59°58'10" East, a distance of 50.10 feet a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the most Southwesterly corner of said Griffis tract, same being the most Westerly Northwest corner of CREEK CROSSING ESTATES NO. 4, PHASE A, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 94230, Page 1111, Map Records, Dallas County, Texas:

ATTACHMENT 6 – LEGAL DESCRIPTION (EXHIBIT A)

EXHIBIT “A” – TRACT 2

THENCE Southeasterly, along the meanders of a creek and the Southwesterly line of said CREEK CROSSING ESTATES NO. 4, PHASE A, the following five (5) courses and distances:

South 11°35'52" East, a distance of 194.62 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

South 82°43'25" East, a distance of 82.04 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

South 78°54'50" East, a distance of 187.87 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

South 64°49'58" East, passing at a distance of 160.00 feet a 1/2-inch iron rod with a yellow- plastic cap stamped "RPLS 5310" set for reference, continuing a total distance of 171.49 feet to a point for corner;

South 36°07'41" East, a distance of 92.10 feet to point at the most Northerly corner of CREEK CROSSING ESTATES NO. 7, PHASE II, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 96006, Page 4962, Map Records, Dallas County, Texas;

THENCE South 44°44'49" West, leaving said Creek, and along the Northwest line of said CREEK CROSSING ESTATES NO. 7, PHASE II, passing at a distance of 40.00 feet a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for reference, continuing a total distance of 968.80 feet to a wood post found at the South corner of said called 20 acre tract, same being the East corner of Lot 1, Block A, JUDGE FRANK BERRY MIDDLE SCHOOL ADDITION, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 200025, Page 56, Map Records, Dallas County, Texas;

THENCE North 45°50'24" West, passing at a distance of 847.30 feet the Easterly Northeast corner of said JUDGE FRANK BERRY MIDOLE SCHOOL ADDITION, same being the South corner of said D. R. HORTON, Ltd. tract, continuing a total distance of 1002.93 feet to the **PLACE OF BEGINNING** and containing 870,488 square feet or 19.984 acres of land.

ATTACHMENT 7 – PLANNED DEVELOPMENT STANDARDS (EXHIBIT B)

EXHIBIT B
PLANNED DEVELOPMENT STANDARDS
PAGE 1 of 3

The property shall be developed as single-family detached lots in accordance with the land uses and development standards for the (R-3) Single-Family District base zoning district with the following exceptions, special conditions, restrictions and regulations:

General:

1. Development shall be in general conformance with the following exhibits:
 - a. Concept Plan as shown on Exhibit C;
 - b. Typical Street & Utilities Section shown on Exhibit D.
2. A homeowner's association (HOA) shall be established prior to recording the final plat for the development.
3. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities dedicated to the HOA.
4. No detailed tree survey shall be required. A tree exhibit showing existing tree canopies and the areas that are proposed to be removed and the areas proposed to remain shall be provided at the site plan stage. All tree preservation or remediation shall be addressed by the planting of street trees, buffer trees within the Mesquite Valley Road buffer area, entry trees, parkway trees, homebuilding planted trees on lots, etc.
5. Section D107 of the 2018 International Fire Code must be met. Deviations to the Concept Plan to comply with International Fire Code are permitted provided all other development standards are met.

Streets and Utility Improvements:

1. Streets shall be designed with a 50-foot wide street right-of-way, a 31-foot "back-to-back" pavement cross section and a 5-foot utility easement on either side of the street right-of-way for franchise utilities in accordance with Exhibit D.
2. Alleys are not required.
3. Water and Sanitary Sewer mains shall be located in the parkway between the back of curb and right-of-way line. Storm sewer mains shall be located in the center of the pavement.

Lots and Homes:

The development shall include 2 separate lot Types as shown on the Concept Plan:

1. Minimum lot area:
 - a. Type 1 Lots – 4,400 square feet;
 - b. Type 2 Lots – 5,500 square feet;
2. Minimum floor area of homes:
 - a. Type 1 Lots – 1,500 square feet;
 - b. Type 2 Lots – 1,700 square feet;
3. Maximum building coverage, excluding lead walks, driveways, patios, and other flatwork;
 - a. Type 1 and Type 2 Lots: 60%
4. Minimum lot width (measured along the front building line):
 - a. Type 1 Lots – 40 feet;
 - b. Type 2 Lots – 50 feet;

ATTACHMENT 7 – PLANNED DEVELOPMENT STANDARDS (EXHIBIT B)

EXHIBIT B
PLANNED DEVELOPMENT STANDARDS
PAGE 2 of 3

- c. For all lots on cul-de-sacs and around “eyebrows” the minimum frontage of the lot shall be 30 feet measured along the right-of-way;
5. Minimum lot depth (Type 1 and Type 2 Lots):
 - a. 110 feet;
 - b. For all lots on cul-de-sacs and around “eyebrows” the minimum lot depth shall be 90 feet;
6. Minimum Setbacks (Type 1 and Type 2 Lots):
 - a. Minimum front yard setback shall be 20 feet;
 - b. Minimum interior side yard setback shall be 5 feet;
 - c. Minimum street side yard setback shall be 10 feet on standard lots and 20 feet on key lots;
 - d. Minimum rear yard setback shall be 10 feet;
 - e. On corner lots, the “corner clips/right-of-way radii” shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
7. Carports are prohibited.
8. Front-entry garages are permitted.
9. Driveways on corner lots shall be located a minimum of 30 feet from the back of curb on the adjacent side street to the edge of the driveway at the right-of-way.
10. At the time of home construction, homebuilders shall plant a minimum of one 3” caliper tree in the front yard for every lot.

Amenities:

1. Open Space/Parkland:

Open Space or Parkland shall be provided in general conformance with Exhibit C and shall include the following:

 - a. A minimum 40-foot wide landscape buffer will be provided along Mesquite Valley Road;
 - b. Open Space/Parkland will be provided along the easterly boundary adjacent to the existing North Mesquite Creek. Passive park improvements shall be provided in the Open Space/Parkland;
 - c. Open Space shall be provided for the sidewalk/trail linkage in the interior block of the development;
 - d. No Parkland dedication or fees-in-lieu-of land shall be required for the project in consideration fo the Open Space/Parkland provided.
2. Landscaping:

The landscape buffer along Mesquite Valley Road shall include the following:

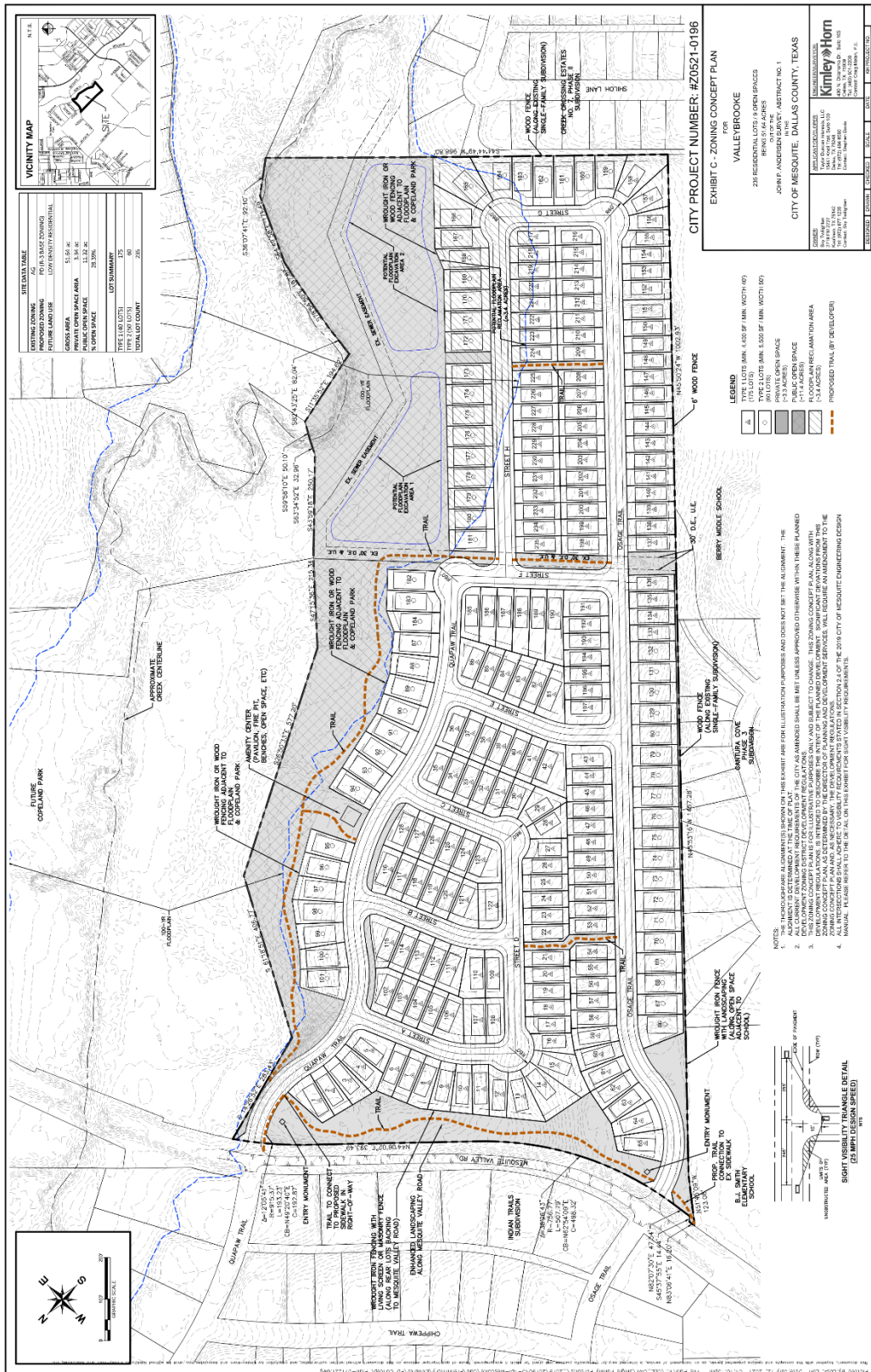
 - a. A minimum of two shade trees for each 100 feet or fraction thereof, five ornamental trees for each 100 linear feet or fraction thereof, and 65 shrubs or ornamental grasses for each 100 linear feet or fraction thereof.

ATTACHMENT 7 – PLANNED DEVELOPMENT STANDARDS (EXHIBIT B)

EXHIBIT B
PLANNED DEVELOPMENT STANDARDS
PAGE 3 of 3

3. Sidewalks/Trails:
 - a. The developer shall construct the following sidewalks/trails:
 - i. 6' sidewalk/trail generally meandering through the Open Space along Mesquite Valley Road;
 - ii. 6' sidewalk/trail generally meandering through the Open Space along the existing North Mesquite Creek on the east side of the development;
 - iii. 6' sidewalk/trail along the southeasterly boundary of the project;
 - iv. 5' sidewalk/trail through the Open Space in the interior block of the development;
 - v. 5' sidewalks within right-of-way adjacent to any Open Space that does not include a sidewalk/trail noted in the previous items above;
 - b. Homebuilders shall construct 5' sidewalks along the entire frontage of each individual lot within the right-of-way (including side of the lot for corner lots) at the time the home is constructed. Sidewalks shall be constructed in the public right-of-way and located at the back of the right-of-way line per Exhibit D.
 - c. Sidewalks/trails shall be constructed of concrete or other material approved by the City.
 - d. No additional sidewalks or trails, other than those identified on the Exhibit C Zoning Concept Plan will be required within the boundary of the development. The trails shown on Exhibit C provide connection to the trail network for Copeland Park.
4. Walls and Fencing:
 - a. A masonry fence or a wrought iron fence with living screen shall be provided along the rear lot line for the lots backing to Mesquite Valley Road.
 - b. Along the westerly boundary open space that is adjacent to the existing BJ Smith Elementary School property, there will be a 48" wrought iron fencing with landscaping.
 - c. A minimum of 6-feet in height, cedar wood fence shall be provided along the southwesterly property boundary adjacent to the Cantura Cover Subdivision within a 5' open space maintained by the HOA.
 - d. A minimum of 6-feet in height, cedar wood fence shall be provided along the southern property boundary adjacent to the Creek Crossing Estates Subdivision.
 - e. A 48" wrought iron fence or a 6' height cedar wood fence shall be provided along the eastern boundary abutting the floodplain and Copeland Park.
 - f. No additional perimeter walls or fencing will be required.

ATTACHMENT 8 – CONCEPT PLAN (EXHIBIT C)



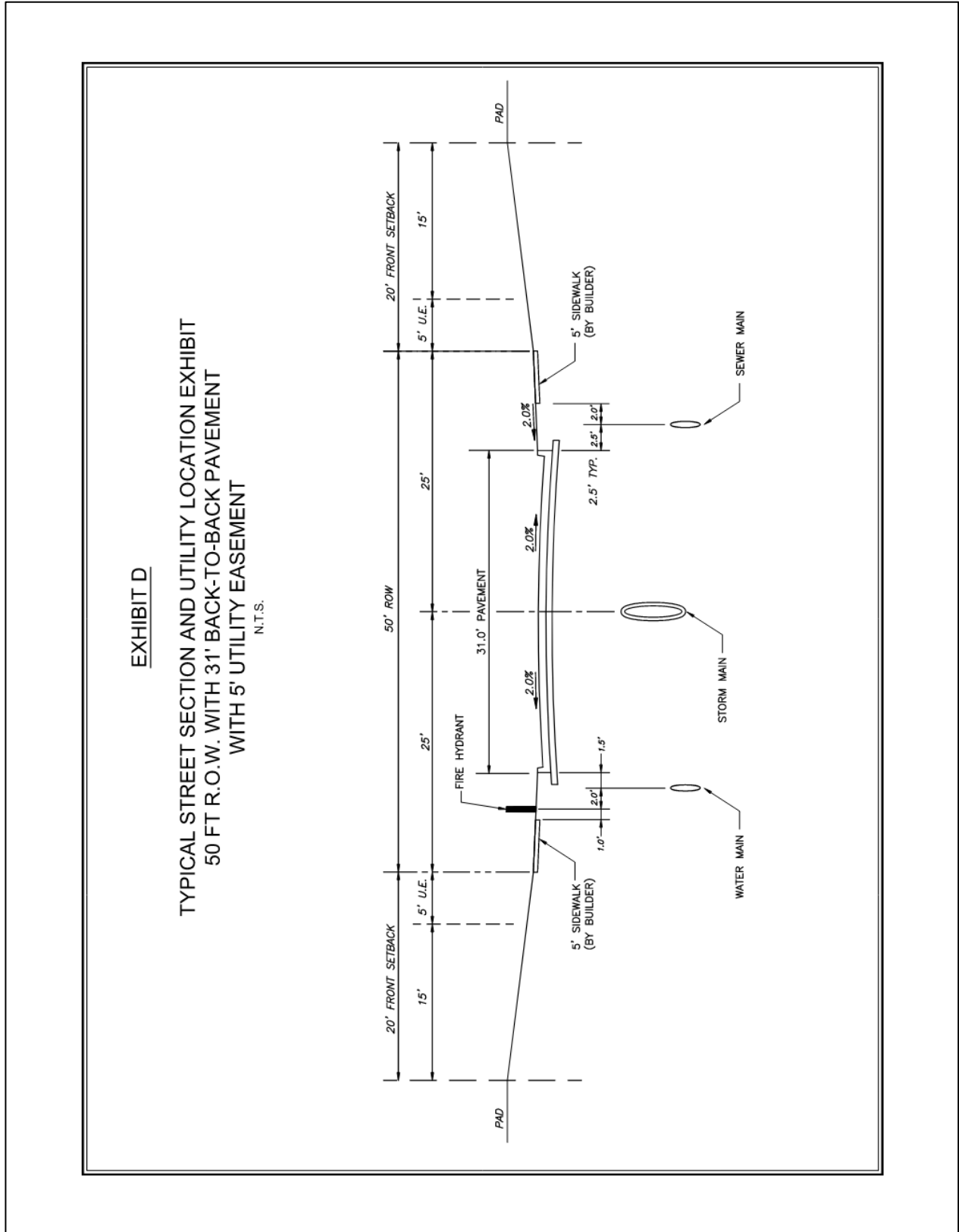
ATTACHMENT 8 – CONCEPT PLAN (EXHIBIT C)



Taylor Duncan
 Kimley-Horn
 Mesquite, Texas July 12, 2021

VALLEYBROOKE COMMUNITY MASTER PLAN

ATTACHMENT 9 – STREET & UTILITY SECTION (EXHIBIT D)



**PURPOSE STATEMENT
VALLEYBROOKE**

The proposed project includes a total of 51.64 acres of land along Mesquite Valley Road, including a 31.66 acre tract and an adjacent 19.98 acre tract of land that are currently zoned Agricultural and are undeveloped vacant properties. The property will be a master-planned, single-family residential community developed as a Planned Development with a base zoning of R-3 with deed restrictions and design guidelines providing high quality building standards for the neighborhood. The Concept Plan for the community includes a total of 235 residential lots for a density of ~4.5 units/acre. Additionally, the project will dedicate ~15-acres of land for public parks and/or private open spaces to provide a cohesive linkage to the future Copeland Park on the easterly boundary and the existing elementary and middle schools on the westerly boundary. The proposed development is compatible with the surrounding subdivisions and is consistent with and meets the goals of the City's Comprehensive Plan by providing a residential community and additional park land for the surrounding neighborhoods.

ATTACHMENT 10 – APPLICATION MATERIALS

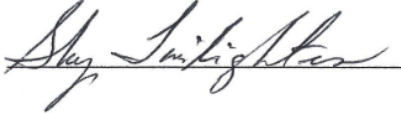
OWNER AUTHORIZATION

1. I hereby certify that I am the owner of the subject property or the duly authorized agent of the owner of the subject property for the purpose of this application.
2. I hereby designate the person named as the applicant on page 1 of this application, if other than myself, to file this application and to act as the principal contact person with the City of Mesquite.
3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 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 taking of said photographs.
4. I have read and understand the information contained in the City of Mesquite Planned Development Application.

Property Owner: Sky Twilighen Phone Number: 972.877.1235

Address: 3719 FM 2727

Kaufman Texas 75142 Email Address: twilightensky@gmail.com

Signature: 

Each property owner must complete a separate authorization form

ATTACHMENT 11 – TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This report documents a traffic impact analysis (TIA) performed for the proposed ValleyBrooke development located south of Mesquite Valley Road and west of Clay Mathis Road in the City of Mesquite, Texas. The proposed development is anticipated to include 235 lots of single-family detached housing. The development is anticipated to have two access points along Mesquite Valley. The project is anticipated to be built-out by 2023.

Traffic was evaluated for three scenarios for which the Weekday AM and PM peak hour level of service analysis was performed. Analysis procedures consisted of intersection capacity analysis, auxiliary lane analysis, and sight distance analysis. These scenarios are presented in **Table A**.

Table A. Analysis Scenario Summary Table

Scenario	Roadway Conditions	Development Assumptions	Traffic Volumes
Existing (2021)	Existing	Existing	Existing
Buildout (2023) Background	Existing	Existing	Existing + 2 years of growth at 4% per year
Buildout (2023)	Existing + Site Drives	Existing + ValleyBrooke development	Existing + 2 years of growth at 4% per year + Buildout (2023) Site Traffic

Based on the analyses performed, we offer the following conclusions and recommendations:

Intersection Capacity Analysis

Based on the intersection capacity analysis, the ValleyBrooke development is anticipated to have a marginal impact on the existing traffic operations. All study area intersections are projected to operate at LOS C or better through the Buildout (2023) scenario with the existing geometry and traffic control.

Auxiliary Lane Analysis

Based on the auxiliary lane analysis of the development through Buildout (2023) conditions according to the City of Mesquite *Engineering Design Manual* and TxDOT *Access Management Manual*, no additional auxiliary lanes are warranted for either of the proposed site driveways.

Sight Distance Analysis

Based on the sight distance analysis for the site access drives in accordance with the City of Mesquite *Engineering Design Manual*, the following observations are made:

- For a design speed of 40 mph, the required intersection sight distance to the left is required to be a minimum of 480 feet; sight distance to the right is required to be a minimum of 545 feet.
- Drive 1 provides adequate sight distance, but the sight distance to the right at Drive 2 does not meet City standards.
 - **Recommendation:** It is recommended that the City prune back or remove a portion of existing vegetation east of Drive 2, which is currently limiting available sight distance.

ATTACHMENT 12 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED
JUL 21 2021
PLANNING AND ZONING

LOCATION: 2400, 2402, 2404 & 2800 Mesquite Valley Road
(See attached map for reference)
CASE NUMBER: Z0521-0196
APPLICANT: Lori Lusk, Kimley-Horn
REQUEST: From: AG, Agriculture
To: PD-SF, Planned Development – Single Family Residential

The requested zoning change is for a new Planned Development that would allow a single-family residential subdivision that would provide development standards and allow approximately 235 dwelling units, on the subject property. Development standards may include, but are not limited to density, lot size, unit size, setbacks, screening, and other requirements or standards as the City Council may deem appropriate. A list of permitted uses for each zoning district is available on the City's website at 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

Being 51.64 +/- acres in the John P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **July 26, 2021**, 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, **August 16, 2021**, at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6346 or lfrohberg@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 5:00 pm on **July 21st** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **July 28th** 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.

Case Number: Z0521-0196

Name:(required)

NEIL & PAULA CHILVERS

I am in favor of this request

Address of Noticed Property:

2528 CANTURA DRIVE, MESQUITE

I am opposed to this request

Owner Signature:

NTL

Date: 7/21/21

Reasons (optional):

① TREES ALONG MY FENCE LINE WHICH GIVES US NATURE (BIRDS LIVING IN TREES), GREEN SPACE (WHICH SEEMS TO BE DECLINING IN MESQUITE), PRIVACY & SECURITY & QUIET

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

(NO ONE LOOKING INTO OUR HOME)

② SEE ATTACHMENT

ATTACHMENT 12 - RETURNED PROPERTY OWNER NOTICES

- ② Will THESE HOMES BE SUBSIDIZED / LOW INCOME?
OUR COMMUNITY (CANTURA COVE) ALREADY HAVE
PEOPLE MOVING INTO OUR COMMUNITY (HOA ARE
LETTING THEM, EVEN THOUGH ITS NOT ALLOWED IN
OUR COVENANTS) AND BRINGING THE KERB APPEAL
OF OUR HOMES DOWN.
- ③ Will THE DEAD END ROAD BETWEEN 2532 &
2600 CANTURA DRIVE BE OPENED UP TO ALLOW
TRAFFIC ACCESS TO THE DEVELOPMENT?
ROAD NOT DESIGNED FOR EXCESS TRAFFIC. ALREADY
TOO MANY CARS PARKED ON THE ROAD. SAFETY
CONCERN.
- ④ MESQUITE VALLEY ROAD NOT SUBSTANTIAL TO
ACCOMMODATE EXTRA TRAFFIC.
ROAD REPEATEDLY HAS POT HOLES
TRAFFIC ALREADY BACKS UP WHEN THE SCHOOL
TURNS OUT AT END OF THE DAY. ENTRANCE TO
CANTURA DRIVE GETS BLOCKED. WILL TRAFFIC GET
WORSE?
- ⑤ Will MORE SCHOOLS GET BUILT TO ACCOMMODATE
EXTRA CHILDREN?
HIGHER TAXES WHICH ANNOYS US AS WE HAVE
NEVER HAD CHILDREN SO WILL REALLY UPSET US
(BEING POLITE!) IF OUR TAXES GO UP TO PAY FOR
MORE SCHOOLS.
- ⑥ DURING & AFTER POSSIBLE CONSTRUCTION, OUR PEACE
& QUIET WILL BE DISTURBED, WHICH WE HAVE
ENJOYED FOR THE LAST 20 YEARS.

ATTACHMENT 12 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED

JUL 21 2021

PLANNING AND ZONING

LOCATION: 2400, 2402, 2404 & 2800 Mesquite Valley Road
(See attached map for reference)
CASE NUMBER: Z0521-0196
APPLICANT: Lori Lusk, Kimley-Horn
REQUEST: From: AG, Agriculture
To: PD-SF, Planned Development – Single Family Residential

The requested zoning change is for a new Planned Development that would allow a single-family residential subdivision that would provide development standards and allow approximately 235 dwelling units, on the subject property. Development standards may include, but are not limited to density, lot size, unit size, setbacks, screening, and other requirements or standards as the City Council may deem appropriate. A list of permitted uses for each zoning district is available on the City's website at 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

Being 51.64 +/- acres in the John P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **July 26, 2021**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

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Questions pertaining to this case may be directed to the Planning Division at (972) 216-6346 or lfrohberg@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 5:00 pm on **July 21st** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **July 28th** 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.

Case Number: Z0521-0196 Name:(required) NORMAN LIND MAYBERRY

I am in favor of this request Address of Noticed Property: 2303 MESQUITE VALLEY RD

I am opposed to this request Owner Signature: [Signature] Date: 7/20/21

Reasons (optional): OPPOSED DEPENDING ON TRAFFIC ROUTING/FLOW MESQUITE VALLEY RD WOULD BE OVERWHELMED IF MOST/ALL ROUTED TO M.V.R.

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

ATTACHMENT 12 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2400, 2402, 2404 & 2800 Mesquite Valley Road
(See attached map for reference)
CASE NUMBER: Z0521-0196
APPLICANT: Lori Lusk, Kimley-Horn
REQUEST: From: AG, Agriculture
To: PD-SF, Planned Development – Single Family Residential

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(Complete and return)

Do not write on the reverse side of this form.

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Case Number: Z0521-0196 Name:(required) Tony Douglas
I am in favor of this request Address of 2500 Cantura Drive
Noticed Property:
I am opposed to this request Owner Signature: Tony Douglas Date: 7/19/2021

Reasons (optional):

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

ATTACHMENT 12 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

RECEIVED
JUL 21 2021
PLANNING AND ZONING

LOCATION: 2400, 2402, 2404 & 2800 Mesquite Valley Road
(See attached map for reference)
CASE NUMBER: Z0521-0196
APPLICANT: Lori Lusk, Kimley-Horn
REQUEST: From: AG, Agriculture
To: PD-SF, Planned Development – Single Family Residential

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Case Number: Z0521-0196 Name:(required) Oluwahunkele Ogunlana
I am in favor of this request Address of Noticed Property: 2436 Cantura Drive
I am opposed to this request Owner Signature: [Signature] Date: 7-19-2021

Reasons (optional): I am concern this development will decrease the property value of my home. This letter does not provide details of possible price range of these single family homes.

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

ATTACHMENT 12 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
 PLANNING AND ZONING COMMISSION
 NOTICE OF PUBLIC HEARING

RECEIVED
JUL 27 2021
PLANNING AND ZONING

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 (See attached map for reference)
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Case Number: **Z0521-0196** Name:(required) LORI THOMPSON
 I am in favor of this request Address of 2405 REDFIELD DR MESQUITE, TX 75181
 I am opposed to this request Noticed Property: Jessie Thompson Date: 7/27/21
 Owner Signature:

Reasons (optional): THE FOREST AREA BEHIND MY HOUSE IS SO BEAUTIFUL ? I HAVE ENJOYED IT THE LAST 3 YEARS I'VE LIVED HERE. I REALLY HATE THIS IT WILL BE REPLACED BY HOUSES.

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

ATTACHMENT 12 – RETURNED PROPERTY OWNER NOTICES



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

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To: PD-SF, Planned Development – Single Family Residential

RECEIVED
JUL 28 2021
PLANNING AND ZONING

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(Complete and return)

Do not write on the reverse side of this form.

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Case Number: Z0521-0196 Name:(required) Dr. Angel Rivera
I am in favor of this request X Address of Noticed Property: 2300 Mesquite Valley Road Mesquite, TX 75149
I am opposed to this request _____ Owner Signature: [Signature] Date: 7/25/21

Reasons (optional):

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