

FILE NUMBER: Z0224-0346
REQUEST FOR: Rezoning – Planned Development Multifamily
CASE MANAGER: John Cervantes, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 24, 2024
City Council: Monday, July 15, 2024

GENERAL INFORMATION

Applicant: Maxwell Fisher of Zone Dev on behalf of Palladium USA International, Inc., “Palladium”
Requested Action: Zoning Change from General Retail to Planned Development – Multifamily to allow a 133-unit age-restricted multifamily development with modifications to the development standards.
Location: 2910 Motley Dr

PLANNING AND ZONING ACTION

Decision: On June 24, 2024, the Planning and Zoning Commission voted 5-0 to recommend approval of the zoning change to PD – Multifamily with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan) as presented.

SITE BACKGROUND

Platting: Manchester Square, Block A, Lot 3R
Size: 5.841 +/- acres
Zoning: GR, General Retail
Future Land Use: Town East and Motley Special Planning Area
Zoning History: 1954: Annexed
1955: Zoned Local Retail
1965: Zoning designation changed to General Retail
1977: Rezoned from General Retail to PD – Multifamily
1994: Rezoned from PD – Multifamily to Office
1999: Rezoned from Office to General Retail

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD - R-2A, Single Family Residential	Low-Density Residential
SOUTH:	GR - General Retail	Neighborhood Retail

EAST:	GR - General Retail	Neighborhood Retail
WEST:	GR - General Retail	Neighborhood Retail

CASE SUMMARY

The applicant, Zone Dev, is requesting on behalf of the developer, Palladium, a zoning change to allow a 62 and older age-restricted multifamily development with 133 units and modifications to the multifamily development standards from the Mesquite Zoning Ordinance (MZO) Section 2-501. The PD would allow one multifamily building with two- and three-story sections. The development provides 187 parking spaces or 1.35 spaces per unit, which would satisfy the newly created parking requirements for age-restricted multifamily developments.

In 2019, the City Council passed Ordinance No. 4676, which provides supplementary development standards for all multifamily residential developments exceeding 25 dwelling units. The supplementary development standards in Section 2-501 of the Mesquite Zoning Ordinance state the minimum requirements for items such as setbacks, density, screening, security, amenities, landscaping, and parking. The proposed PD will follow all the requirements in Section 2-501 except for the requested modifications regarding unit type ratios, unit minimum size, building height, refuse container location, and tree(s).

MESQUITE COMPREHENSIVE PLAN

The intersection at North Town East Boulevard and Motley Road was previously a thriving commercial area meeting the retail needs of the surrounding neighborhood. While some of the businesses have steady patronage, the buildings continue to age, appear to lack regular maintenance, and need improvements. The vision for the Town East and Motley Special Planning Area is to once again be a thriving retail intersection with neighborhood staples to serve the surrounding area. Current uses should be evaluated to determine if they are appropriate. The intersection should continue to be developed as a retail-oriented commercial center, promoting neighborhood level retail. Strategies to achieve such a goal should include dense walkable development, streetscape renovations, and façade improvements.

STAFF COMMENTS:

The proposed PD is in line with the current future land use designation of the Town East and Motley Special Planning Area. A high-density residential development would support the existing retail-oriented commercial centers in the area and potentially increase the value of the intersection and encourage reinvestment in the area. In addition, considering the designation of the existing thoroughfares and the age-restricted nature of the multifamily complex, traffic should not be negatively impacted. The proposed planned development also supports the *Mesquite Comprehensive Plan's* implementation strategy for Housing and Neighborhoods to provide a variety of housing types and densities and meet the spirit of the Mesquite Zoning Ordinance.

MESQUITE ZONING ORDINANCE

SEC. 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 will utilize the Multifamily zoning district. All applicable uses from the Mesquite Zoning Ordinance will apply to this development.

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:

Attachment 10 (Exhibit B) provides development standards for the PD, which include modifications to the unit type ratios, unit minimum size, building height, refuse container location, and tree(s) location, which are also noted on the Concept Plan in Attachment 11 (Exhibit C).

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 11 (Exhibit C) includes the concept plan. Staff has reviewed the concept plan based upon the supplementary development standards for multifamily in Section 2-501 of the Mesquite Zoning Ordinance and the proposed PD development standards. Staff finds that all requirements are being met except those identified in the following section.

SEC. 2-501: MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The standards set out in Section 2-501 shall be required for multifamily uses in all districts and shall serve as guidelines for review of multifamily developments in PD districts. Multifamily developments or redevelopments that include more than 25 dwelling units require Planned Development district zoning.

STAFF COMMENTS:

The application proposes to meet most of the requirements within Section 2-501 of the MZO. Below is a review of the requirements from Section 2-501.

SEC. 2-501. A. Site Plan Submittal and approval of a site plan is required. The site plan shall show the proposed development, including all items on the Site Plan Review Checklist kept on file in the Planning Office and all items required by this section.

Staff Comment: If the rezoning is approved, the next step in the development process is the submission of a site plan in accordance with the above-stated requirement. The site plan will be required to show that the development will comply with Sec. 2-501 and the PD ordinance.

SEC. 2-501. B. Lot and Setback Requirements. All multifamily and permitted non-residential uses in the A districts shall comply with the following lot and setback requirements.

1. Minimum lot size. Ten thousand (10,000) square feet.
2. Minimum lot width. Eighty (80) feet.
3. Minimum front and exterior side yards. Twenty-five (25) feet.
4. Minimum interior and rear yards. Adjacent shall mean that the building site in the A district abuts or is across an alley from a lot or tract in the specified district.
 - a. Adjacent to AG, R or D district: Twenty-five (25) feet (Also see height regulations below for setbacks required for structures taller than one (1) story).
 - b. Adjacent to A or nonresidential district: Fifteen (15) feet.

Staff Comment: The proposed development will meet all the above lot requirements.

SEC. 2-501. C. Maximum Stories. The maximum number of stories in an A district shall be:

1. Two-stories if less than two hundred (200) feet from a single-family residential zoning district.
2. Three-stories if two hundred (200)—three hundred (300) feet from a single-family residential zoning district.
3. Five-stories if more than three hundred (300) feet from a single-family residential zoning district.

Staff Comment: The proposed residential building is roughly 50 feet from the closest single-family zoned lot to the north, allowing up to two stories. The applicant's tallest proposed building is 3 stories and roughly 41 feet tall, as shown on the concept plan. Please note the northern half of the building, closest to the residential neighborhood, is a two-story section.

SEC. 2-501. E. Dwelling Unit Requirements.

1. Minimum dwelling size. Seven hundred twenty-five (725) square feet, provided that efficiency units may be five hundred (500) square feet.
2. Maximum number of efficiency units. Five (5) percent of total number of dwelling units in the development.
3. Minimum number of one-bedroom units. Fifty (50) percent of total number of dwelling units in the development.
4. Maximum number of units with three (3) or more bedrooms. Five (5) percent of the total number of dwelling units.
5. Basic facilities.
 - a. Each dwelling unit will include the following:
Washer and dryer hookups

Security devices in accordance with the requirements of the Texas Property Code § 92.153, as amended.

The entry to all dwelling units shall be from an interior hallway of the building, provided that private patios and balconies shall have access to the unit.

- b. Bathrooms shall be required as follows:
One-bedroom and efficiency units shall have a minimum of one (1) full bathroom.

Two-bedroom units shall have a minimum of one (1) full and one-half ($\frac{1}{2}$) bathrooms.

Three- and four-bedroom units shall have a minimum of two (2) full bathrooms.

Five (5) or more bedroom units shall have a minimum of two (2) full and one-half ($\frac{1}{2}$) bathrooms.

Staff Comment:. The applicant proposes modifying the minimum number of one-bedroom units in the development from 50% to 45%. The applicant proposes the following unit mix:

- 62 One-bedroom Units (~47%)
- 71 Two-Bedroom Units (~53%)

The applicant also proposes modifying the minimum size of one-bedroom units to Seven hundred six (706) square feet from Seven hundred twenty-five (725) square feet. All other requirements listed above will be met.

SEC. 2-501. F. Density - The maximum density computation indicated is based on gross site acreage. In no case shall density be permitted to exceed twenty-five (25) units per acre on the net buildable area regardless of the gross acreage density computation unless approved as part of a planned development district. Net buildable area is the acreage of the portion of a tract that is not in a 100-year flood plain or will not be in the 100-year flood plain after reclamation.

Staff Comment: The proposed density is 22.8 units per acre. Staff has no concerns with the proposed density.

Section 2-501. G.2. Security Fencing - Multifamily developments shall be required to provide security fencing and gates adequate to regulate and control access to the complex. In order to assure emergency access, all gate installations shall be in accordance with established rules and regulations of the Mesquite Fire Department. Fencing erected pursuant to this requirement shall be six (6) to eight (8) feet in height and shall be constructed of wrought iron with a maximum picket spacing of six (6) inches, or a long-span precast concrete decorative screening wall, brick, stone or vinyl. Only fencing of a non-solid construction is permitted within the front and exterior side yard setbacks, provided that all gates must be set back from the street right-of-way a minimum of twenty-five (25) feet.

Staff Comment: The applicant proposes a modification to the requirement of an eight-foot long-span precast concrete decorative screening wall and a buffer tree line along the property line abutting the single-family district to the north. An 8-foot tall wood fence shall be provided on the northern property line abutting the residential district. A 6-foot tall wrought-iron fence shall satisfy the screening requirements along the east, west, and southern property lines.

SEC. 2-501. H.1 Open Space Any multifamily site containing more than twelve (12) dwelling units shall be required to provide a minimum of four hundred (400) square feet of open space per dwelling unit. Open spaces shall not include any area with drainage structures, floodplain, or within any required front or exterior side setback. Open spaces that count toward this requirement shall have a minimum dimension of twenty-five (25) feet and a minimum area of eight hundred (800) square feet.

Staff Comment: The proposed development requires 53,200 square feet of open space (20.89% of the lot) and the proposed area is 53,476 square feet (21.04% of the lot) of which 19,000 square feet shall meet the minimum dimensions.

SEC. 2-501. H.2 Number of Amenities Any multifamily site with twelve (12) to forty-nine (49) dwelling units shall provide a minimum of one (1) outdoor amenity from the list of Outdoor Amenities Group A and one (1) from Outdoor Amenities Group B. Multifamily sites with fifty (50) or more dwelling units shall provide a minimum of two (2) outdoor amenities from the list of Outdoor Amenities Group A and two (2) from Outdoor Amenities Group B below. For each additional seventy-five (75) dwelling units on a property, one (1) additional outdoor amenity from Group A and Group B shall be provided. All amenities shall be of quality and construction similar to the type normally used in public parks.

Staff Comment: The development requires three from Group A and Group B for a total of six outdoor amenities. The applicant is not proposing any modifications to this requirement, as they are proposing six outdoor amenities.

SEC. 2-501. I. Indoor Amenities Any multifamily site with fifty (50) or more dwelling units shall provide a minimum of two (2) indoor amenities from the list of Indoor Amenities below. For each additional fifty (50) dwelling units on a property, one (1) additional indoor amenity shall be provided. Sec. 2-501. I provides the following list of indoor amenities.

- Fitness room to include cardio and weight training equipment with a minimum area of three (3) square feet per dwelling unit
- Indoor pool
- Indoor hot tub/spa
- Business center to include at least two (2) computer stations, a printer, scanner, and photocopying device
- Media room with permanent television/movie viewing equipment and seating for a minimum of twenty (20) individuals
- Club room with a minimum of ten (10) square feet for each dwelling unit, but in no case less than one thousand five hundred (1,500) square feet. Club room shall include a sink, coffee bar, seating, and tables
- Recreation room with equipment such as pool tables, ping pong, foosball, shuffleboard, or similar game equipment
- Other amenities may be allowed as approved by the Director of Planning and Development Services

Staff Comment: Based on 133 units, the development will be required to provide four indoor amenities. The applicant is not requesting any modification from this requirement and shall provide five.

SEC. 2-501. J. Landscape Requirements Landscaping shall be provided for all multifamily and all permitted nonresidential uses in the A district in accordance with the requirements set out in 1A-200, Landscape Requirements; provided however, that the minimum area required to be landscaped in multifamily developments shall be all open space areas with the exception of areas where outdoor amenities are located.

Staff Comment: The applicant proposes to match the landscaped area requirement to the open space total of 53,476 square feet. In addition, the applicant proposes a minimum of 5% of the required trees to be placed between the building and the front or exterior side property lines reducing the requirement from 50%. Due to the shape of the lot and the minimal frontage along a street, it is not feasible to include 50% between the building and the front property line.

SEC. 2-501. K. Off-street Parking Requirements. Age-restricted multifamily communities. The number of parking spaces for age-restricted multifamily communities shall be 1.25 spaces per unit regardless of bedroom count.

Staff Comment: A total of 166 parking spaces are required and the applicant will meet the City's parking requirements by providing 187 parking spaces at an overall ratio of 1.35 parking

spaces per unit. In addition, a total of 78 parking spaces are covered or roughly 42% of the total parking spaces.

SEC. 2-501. L. Projections of architectural features. Cornices, eaves, chimneys, bay windows, balconies, canopies, and fire escapes may project three (3) feet into any required yard, provided that such feature does not occupy more than one-third ($\frac{1}{3}$) of the length of the building wall on which it is located.

Staff Comment: The applicant is not requesting any modification from this section.

SEC. 2-501. M. Accessory structures. Accessory structures shall be regulated in accordance with the requirements set out in 2-600.

Staff Comment: The applicant is not requesting any modification from this section.

SEC. 2-501. N. Refuse containers. Refuse containers, compactors, and similar facilities shall be located a minimum of one hundred (100) feet from any property line abutting an AG, R, or D district. All refuse containers shall be enclosed as required in the City of Mesquite Engineering Design Manual.

Applicant Comment: The applicant is requesting modify the minimum distance from any property line abutting an AG, R, or D district to 35 feet.

SEC. 2-501. O. Traffic Impact Analysis. The proposed construction of 50 or more multifamily dwelling units, whether a new development or expansion of an existing development, shall require a traffic impact analysis. The traffic impact analysis shall include an analysis of pedestrian facilities serving the site.

Staff Comments: The developer has completed a Traffic Generation Assessment and is proposing to forgo a full traffic impact analysis.

SEC. 2-501. P. School Impact Analysis. All requests for rezoning for any development that includes 25 or more multifamily dwelling units, whether a new development or expansion of an existing development, shall require an analysis of the expected impact on the public school system. The school impact analysis shall be submitted to the Director of Planning and Development Services and the applicable school district no less than seven days prior to consideration of the zoning request by the Planning and Zoning Commission.

Staff Comments: The applicant provided a school impact letter (Attachment 7). Staff has no concerns as the development shall be age-restricted.

CONCLUSIONS

ANALYSIS

The proposed planned development supports the Comprehensive Plan's implementation strategy for Housing and Neighborhoods to provide a variety of housing types and densities and meets the spirit of the Mesquite Zoning Ordinance. Additionally, the proposed development will assist in addressing an undersupply of multifamily housing as identified in the 2023 Housing Assessment. As a PD, the Planning and Zoning Commission has the authority to add any changes/stipulations to the development should they wish to recommend approval of the request.

RECOMMENDATIONS

Staff recommends approval of the zoning change to Planned Development – Multifamily to allow a 133-unit age-restricted multifamily development with modifications to the development standards with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of June 20, 2024, Staff has received one public notice opposed and one in favor of the project.

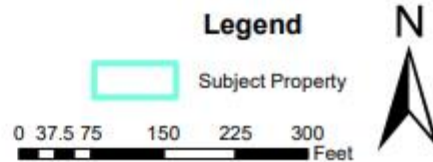
ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Letter of Intent
7. School Impact Letter
8. Traffic Impact Analysis
9. Legal Description (Exhibit A)
10. Development Standards (Exhibit B)
11. Concept Plan (Exhibit C)

Aerial Map

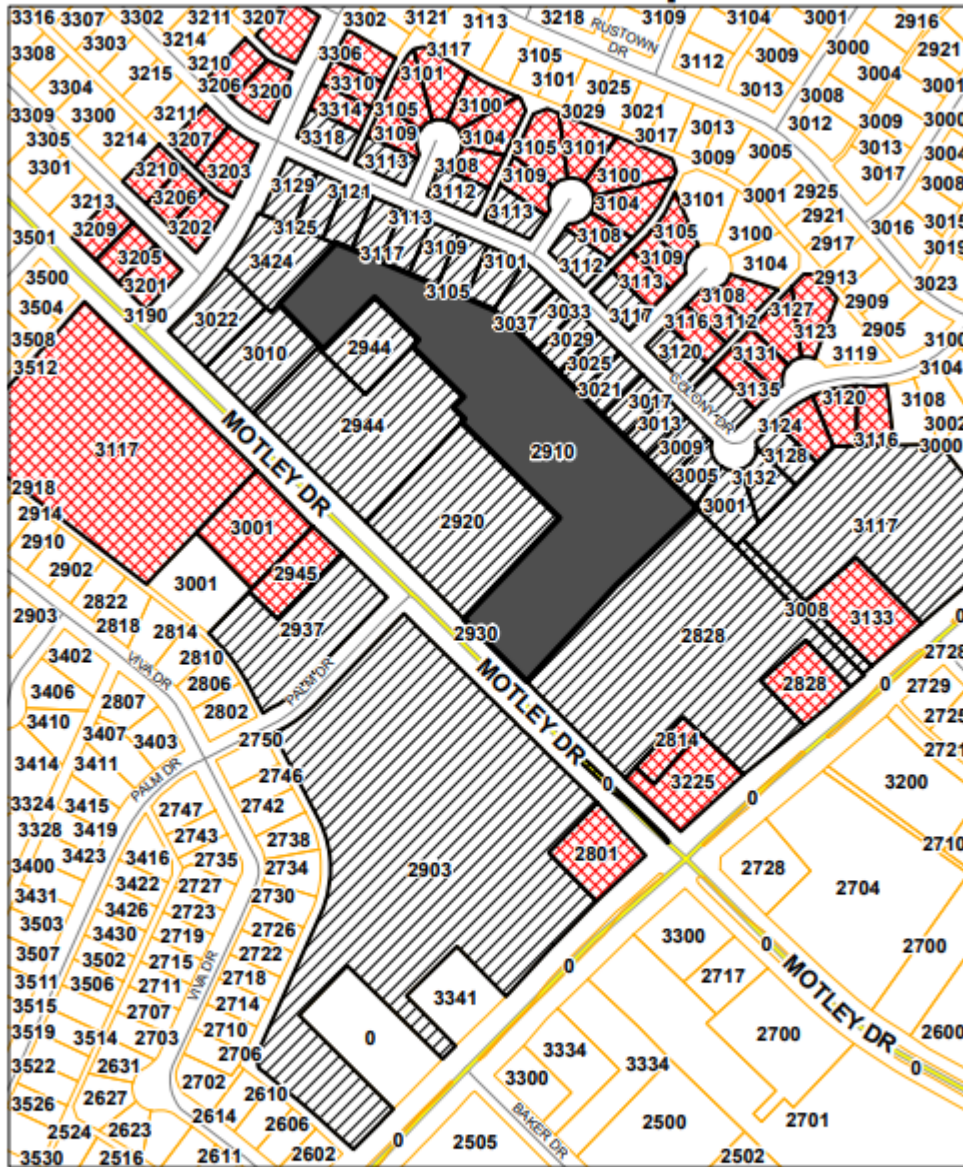


Location: 2910 Motley Dr



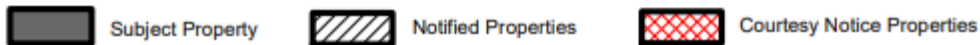
ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



Location: 2910 Motley Dr

Legend



Zoning Map



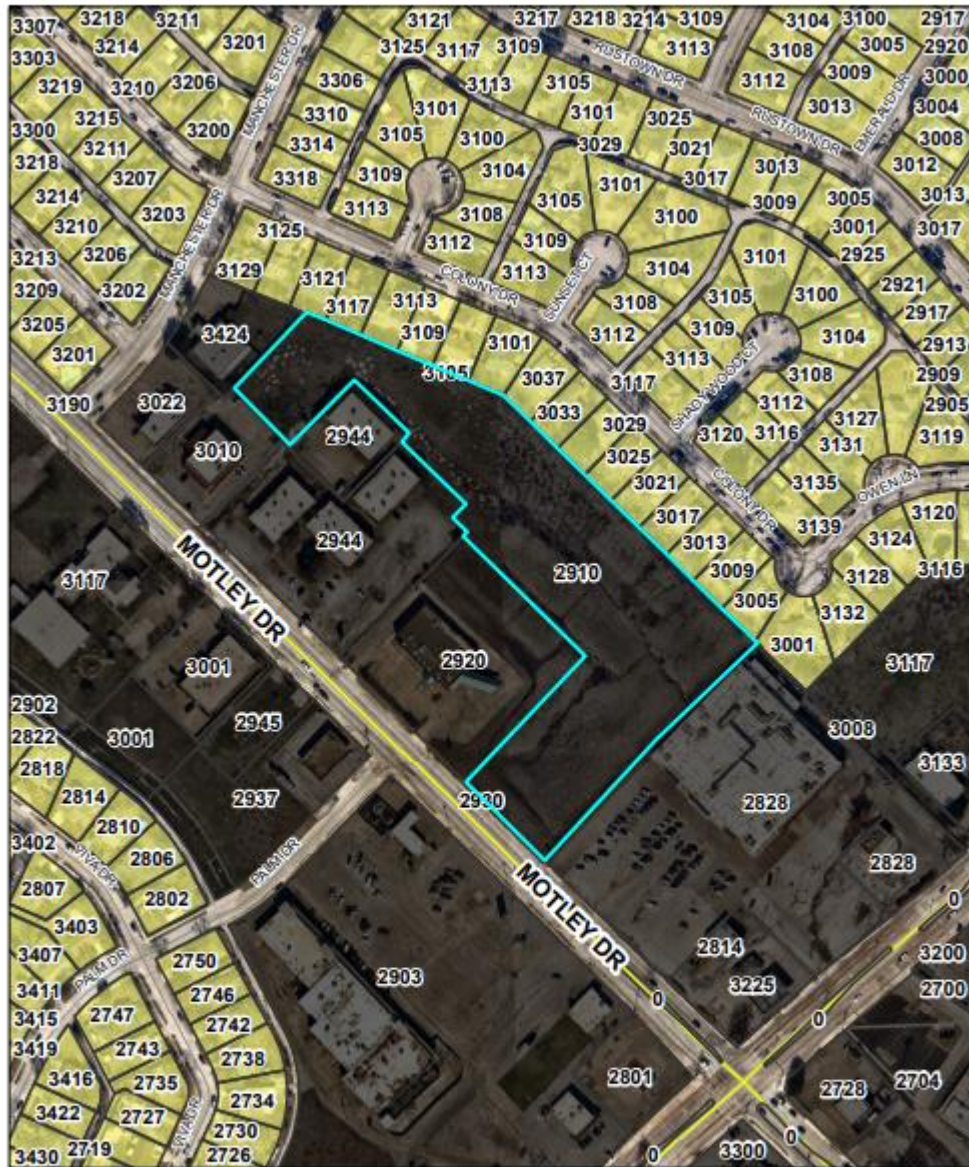
Property Address - 2910 Motley Dr

Legend - Base Zones

	Subject Properties		General Retail		SF Residential
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




Future Land Use Map



Address: 2901 Motley Dr

Legend

-  Subject Properties
-  Town East and Motley Special Planning Area
-  Low Density Residential



ATTACHMENT 5 – SITE PICTURES



Zoning sign from Motley Dr, facing east.



Zoning sign from Motley Dr, facing north.

ATTACHMENT 5 – SITE PICTURES



Subject property from Motley Dr, facing north.



Subject property from Motley Dr, facing northeast.

ATTACHMENT 6 – LETTER OF INTENT

Description of Request 2910 Motley Senior Living

On behalf of Palladium USA International, Inc., Maxwell Fisher of ZoneDev, requests approval of a change of zoning from General Retail GR District to a Planned Development District based on the Apartment A-3 District on a 5.841-acre site located at 2910 Motley Drive. Palladium proposes a high-quality senior living community comprised of a single, two- and three-story building with 133 living units, or 22.77 units per gross acre.

Palladium, as a developer of high-quality residential communities, has an excellent reputation for delivering best in class living communities. Palladium's developments bring a range of both interior and exterior amenities, as well as several programs designed to enhance the lives of their residents. Palladium is a leader in residential facility management as well. Unlike from most developers, Palladium is a long-term owner of their communities, which allows them to become a true community fixture. Palladium is an active partner in the community, regularly providing services and participating in meaningful activities that enrich the lives of their residents and others in the community.

The proposed community will be age restricted to 62 years and older. With age restricted living, there is much less traffic impact to the area as many residents are retired. Also, the size of households is smaller with more singles and no children living on the property. As such, these communities are less intense and have a relatively lower impact than conventional residential communities. The proposed property is an infill parcel largely located behind existing retail. Additional retail development is unlikely, or if built, would likely struggle, or become vacant, in the absence of re-developing the entire shopping center. A residential infill development makes much more sense for the long-term viability of the property. Moreover, adding residents will bolster the existing retail and provide services for residents within walking distance. These improvements align with the Town East and Motley Special Planning Area

ATTACHMENT 7 – SCHOOL IMPACT LETTERS



February 10, 2024

Mayor Alemán Jr. and Mesquite City Council
757 N. Galloway Ave
Mesquite, TX 75149

RE: 2910 Motley Senior Living, to be located at 2910 Motley Drive, Mesquite, TX:
Student Impact

Dear Mayor Aleman and Mesquite Councilmembers,

2910 Motley Senior Living is proposed to be a strictly senior housing development located at 2910 Motley Drive in Mesquite, Texas. The proposed community would be restricted to residents 62 years of age and older. The development will add no additional school children to the Mesquite Independent School District.

Please do not hesitate to contact me should you need any additional information or have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kim Parker".

Kim Parker

Executive Director
Palladium USA International, Inc.
13335 Noel Road, Suite 400
Dallas, TX 75240
214-405-3507
kparker@palladiumusa.com

TWO GALLERIA TOWER | 13455 NOEL RD, SUITE 400 | DALLAS, TX 75240 |

ATTACHMENT 8 – TRIP GENERATION ASSESSMENT

		Rates								
Land Use	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
		T=2.89(X)+24.82			T = 0.19(x) + 0.90			T = 0.25(x) + 0.07		
Senior Adult Housing	252									
		Direction Split								
		Average Weekday			AM Peak Hour			PM Peak Hour		
		50/50			34/66			56/44		
		Average Weekday			AM Peak Hour			PM Peak Hour		
	Units	Total	In	Out	Total	In	Out	Total	In	Out
Senior Adult Housing	133	410	205	205	27	9	18	34	19	15

ATTACHMENT 9 – LEGAL DESCRIPTION (EXHBIT A)

LEGAL DESCRIPTION

SITUATED in the City of Mesquite, in the T.D. Sackett Survey, Abstract No. 1362 of Dallas County, Texas and being a part of Lot 3R, Block A of Manchester Square Addition, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 94209, Page 4551, Deed Records, Dallas County, Texas (D.R.D.C.T.) and further described in a Special Warranty Deed to Ink & Sons, LLC, dated December 11, 2017 and recorded in Instrument No. 201700346577, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and said partial being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "JACOBS", found for the most easterly corner of the above described Lot 3R, Block A and same being the northern corner of Skaggs-Albertson Addition, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 73058, Page 691, D.R.D.C.T. and same being on the southwesterly line of Block V of Eastwood Estates – Phase II, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 83174, Page 18, D.R.D.C.T.

THENCE: South 45 deg. 00 min. 00 sec. West, along the common line of said Lot 3R and Skaggs-Albertsons Addition, a distance of 523.63 feet to a 1/2 inch iron rod found on the northeasterly right-of-way line of Motley Drive (80' wide public right-of-way) for the most southerly corner of said Lot 3R and the most westerly corner of said Skaggs-Albertsons Addition;

THENCE: North 45 deg. 00 min. 00 sec. West, along the common line said Lot 3R and said Motley Drive, a distance of 211.20 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southerly southwest corner of said Lot 3R and the southern corner of Lot 1R, Block A of said Manchester Square Addition (Vol. 94209, Pg. 4551);

THENCE: North 45 deg. 00 min. 00 sec. East, departing from said Motley Drive, along the common line of said Lot 3R and said Lot 1R, Block A, a distance of 300.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "capped iron rod") found for an inside ell corner of said Lot 3R and the most easterly corner of said Lot 1R;

THENCE: North 45 deg. 00 min. 00 sec. West, continuing along said common line, a distance of 297.00 feet to a mag nail with a steel washer, stamped "RPLS 4701", found in asphalt for the north corner of said Lot 1R and said point being on the southeasterly line of Lot 2, Block A of Manchester Square Addition, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 78085, Page 4, D.R.D.C.T.;

THENCE: North 45 deg. 00 min. 00 sec. East, along the common line of said Lot 3R and said Lot 2, a distance of 11.00 feet to a mag nail with a steel washer, stamped "RPLS 4701", found in asphalt for an inside ell corner of said Lot 3R;

THENCE: North 45 deg. 00 min. 00 sec. West, continuing along said common line, a distance of 35.00 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 2;

ATTACHMENT 9 – LEGAL DESCRIPTION (EXHBIT A)

THENCE: North 45 deg. 00 min. 00 sec. East, continuing along said common line, a distance of 31.00 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 3R;

THENCE: North 45 deg. 00 min. 00 sec. West, continuing along said common line, a distance of 155.00 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 2;

THENCE: North 45 deg. 00 min. 00 sec. East, continuing along said common line, a distance of 20.00 feet to a capped iron rod found for an inside ell corner of said Lot 3R;

THENCE: North 45 deg. 00 min. 00 sec. West, continuing along said common line, a distance of 135.00 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 3R and the most northern corner of said Lot 2;

THENCE: South 45 deg. 00 min. 00 sec. West, continuing along said common line, a distance of 110.00 feet to a capped iron rod found for an inside ell corner of said Lot 2;

THENCE: North 45 deg. 00 min. 00 sec. West, continuing along said common line, a distance of 11.66 feet to a capped iron rod found next to a concrete trash dumpster pad for an inside ell corner of said Lot 3R;

THENCE: South 45 deg. 00 min. 00 sec. West, continuing along said common line, a distance of 47.00 feet to a mag nail with a steel washer, stamped "RPLS 4701", found for the westerly south corner of said Lot 3R and same being the easterly corner of Lot 5, Block A of Manchester Square Addition, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 76137, Page 15, D.R.D.C.T.;

THENCE: North 45 deg. 00 min. 00 sec. West, along the common line of said Lot 3R and said Lot 5, a distance of 127.00 feet to a capped iron rod found for the most westerly corner of said Lot 3R and the most northerly corner of said Lot 5 and said point being on the southeastern line of Lot 4, Block A of Manchester Square Addition, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 73205, Page 400, D.R.D.C.T.;

THENCE: North 45 deg. 00 min. 00 sec. East, along the common line of said Lot 3R and said Lot 4, a distance of 182.00 feet to a 1/2 inch iron rod found for the most northern corner of said Lot 3R and the most eastern corner of said Lot 4 and said point being on the southwestern line of the above described Block V of Eastwood Estates, Phase II;

THENCE: South 66 deg. 33 min. 00 sec. East, along the common line of said Lot 3R and said Eastwood Estates, Phase II, a distance of 372.00 feet to a capped iron rod found for an angle corner;

THENCE: South 44 deg. 59 min. 55 sec. East, continuing along said common line, a distance of 625.86 feet to the POINT OF BEGINNING and containing 254,424 square feet or 5.841 acres of land.

ATTACHMENT 10 – DEVELOPMENT STANDARDS (EXHIBIT B)

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS (Z0224-0346)

This Planned Development Multifamily (PD-MF) must adhere to all conditions of the Mesquite Code of Ordinances, as amended, and adopted base district standards corresponding with the Concept Plan attached hereto and incorporated herein as Exhibit C and as identified below. The following regulations must be specific to the PD-MF District. Where these regulations conflict with or overlap another ordinance or easement, the more stringent restriction will prevail.

A. **Permitted Land Uses – PD-MF.** Uses in the PD-MF are limited to those permitted in the A – Multifamily Residential zoning district, as amended, and subject to the following.

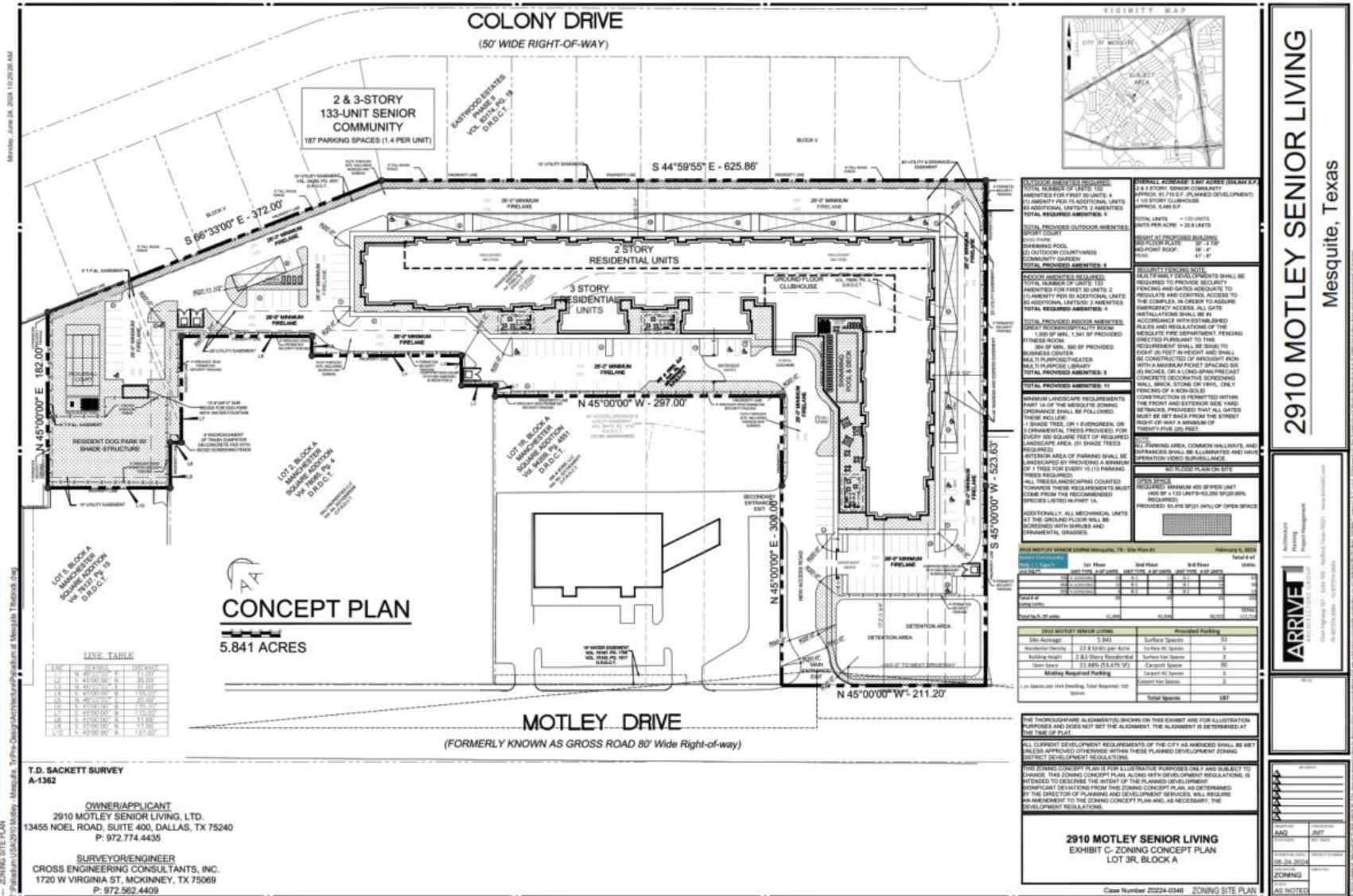
- 1) Any land use requiring a Conditional Use Permit (CUP) in the A zoning district, as amended, is only allowed if a CUP is issued for the use.
- 2) Any land use prohibited in the A zoning district, as amended, is also prohibited.
- 3) All residents of any multifamily residential land use must be at least 62 years of age or greater.

B. **Development Standards.** In addition to the requirements of the PD-MF zoning district, this Planned Development is subject to the following:

- 1) A minimum of 70 parking spaces shall be covered by carports.
- 2) The maximum number of stories is three.
- 3) The maximum number of residential units allowed is 133. The minimum percentage of one bedroom units allowed is 45%.
- 4) The minimum amount of accessible open space required is 19,000 square feet.
- 5) Parking is permitted between the building and Motley Drive provided it is located a minimum of 70 feet from the right-of-way.
- 6) A minimum of 5% of the total required trees are required to be placed between the building and the front or exterior side property lines.
- 7) The minimum floor area for one-bedroom units is 706 square feet.

- 8) Refuse containers shall be located a minimum of 35 feet from the residential district to the northeast.
- 9) A traffic memorandum with estimated daily and peak hour trips will satisfy the traffic impact analysis requirement.
- 10) A minimum 8-foot-tall board-on-board wooden is required along the perimeter adjacent to the single family residential district as generally shown on the zoning exhibit C.
- 11) A minimum 6-foot-tall decorative metal “wrought iron” fence shall be provided in the front yard and along the other property boundaries as generally shown on the zoning exhibit C.
- 12) All mechanical units at the ground floor shall be screened with shrubs, ornamental grassed, ornamental trees, or evergreen trees.

ATTACHMENT 11 – CONCEPT PLAN (EXHIBIT C)



ATTACHMENT 12 – RETURNED NOTICE(S)

June 20, 2024


Council Member Kenny Green
Council District 2 (via email: district2@cityofmesquite.com)
City of Mesquite
757 N. Galloway Ave.
Mesquite, Texas 75149

RE: Support for Zoning Case Z0224-0346 - 2910 Motley Senior Living by Palladium

Dear Council Member Green:

I am in full support of the proposed 2910 Motley Senior Living development by Palladium USA, a 133-unit mixed-income development geared toward active seniors looking to remain in Mesquite as they age out of their homes. I am impressed with the developer's track record, the robust amenities they offer, and their commitment to keeping housing affordable for our Mesquite seniors.

Sincerely


Name: Maria A. Hernandez
Address: 3016 Kirktown Rd
Mesq TX 75149

CC: Kim Parker (kparker@palladiumusa.com)



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2910 Motley Dr
(See attached map for reference)
FILE NUMBER: Z0224-0346
APPLICANT: Maxwell Fisher of ZoneDev, on behalf of Palladium USA International, Inc.
REQUEST: From: GR, General Retail
To: Planned Development – Multifamily

A public hearing will be held to consider a zoning change from GR, General Retail to Planned Development – Multifamily to allow a 133-unit age restricted multifamily development with modifications to the development standards. Additional information about the request is available online at 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. 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 a part of Lot 3R, Block A of Manchester Square Addition, 5.841 acres

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, June 24, 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, July 15, 2024**, located at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6344 or jcervantes@cityofmesquite.com

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 p.m. on **June 20, 2024**, to be included in the Planning and Zoning Commission packet and, by **June 28, 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.

Zoning Case: Z0224-0346

I am in favor of this request

I am opposed to this request ☒

Name (required)

Address of

Noticed Property:

Owner Signature:

John Mangham

3101 Colony Drive

John Mangham

Date: 6/18/24

Reasons (optional):

What is being taken away from

See attached

Please respond by returning to:

PLANNING DIVISION
John Cervantes
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED

JUN 20 2024

PLANNING AND ZONING

Property value how will it change?

Parking spaces are close to homeowners' property line back fence. Will there be a 2nd fence on the facility property or homeowners only?

How will this affect utility lines and existing trees? Will the existing trees be cut down and smaller ones planted?

Would like to see how the back will look facing homeowners' property. The facility and parking spaces. How close will the parking be to the homeowners' property?

Noise, there will be a lot of construction. What effect will it have on the homeowners?

Motely and traffic, no problem, correct?

Who will maintain the property? Trash cans in the corner could have an effect with smell, things thrown out, piling up, maybe it won't happen there.

Construction noise.....there will be noise, time line start to finish. Time it starts as in 7am to 5pm, Monday through Friday?

How much taller will it be to our homes?

What benefits will having the community have for the area?

Is this going to be a minimum age community? (55+)

