

FILE NUMBER: Z0725-0406
REQUEST FOR: Zoning Change and Comprehensive Plan Amendment
CASE MANAGER: Garrett Langford, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, August 25, 2025
City Council: Monday, September 15, 2025

GENERAL INFORMATION

Applicant: KCG Companies, LLC
Requested Action(s):
1. Zoning change to Planned Development (PD) – Age Restricted Multifamily to allow 260-unit age-restricted multifamily development on an 11-acre tract.
2. Zoning change to PD – Commercial to allow a commercial development on a ~3.7-acre tract.
3. A Comprehensive Plan Amendment to change the future land use designation from Light Industrial to High Density Residential.
Location: 2210 E Sycene Rd (Attachment 1) (Future Address: 2235 East Glen Blvd)

PLANNING AND ZONING ACTION

Decision: On August 25, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 5-1, with Commissioner Walker opposed.

SITE BACKGROUND

Platting: The property is not platted.
Size: ~14 Acres
Zoning: Planned Development – Age Restricted Residential and Industrial Ordinance No. 4919
Future Land Use: Light Industrial
Zoning History: 1972: Annexed and Zoned Agricultural
1982: Rezoned to Industrial
2021: Rezoned to PD – Industrial (I) Ord. No. 4856
2021: Rezoned to PD-Age Restricted Residential and I Ord. No. 4919

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD – I Ord. No. 4856	Undeveloped
SOUTH:	General Retail	Undeveloped
EAST:	PD – I Ord. No. 4856	Warehouses under construction
WEST:	PD – I Ord. No. 4856	Undeveloped

CASE SUMMARY

The applicant is requesting a zoning change to allow the development of Avanti Hills, a four-story, 260-unit multifamily community for seniors (55+) on approximately 11 acres at the northwest corner of East Glen Blvd. and Clay Mathis Road. The project will consist of two apartment buildings with a mix of one- and two-bedroom units, an overall parking ratio of 1.25 spaces per unit, and a variety of indoor and outdoor amenities. The proposed Planned Development (PD) will meet the requirements of Section 2-501 of the Zoning Ordinance, with exceptions related to covered parking, bedroom type ratios, and gated entry.

In addition to the Avanti Hills tract (Tract 1), the applicant proposes to rezone an adjacent 3.7-acre tract (Tract 2) to PD–Commercial, bringing the total rezoning area to 14.7 acres. No concept plan has been submitted for Tract 2; any commercial development will require a future PD amendment and concept plan approval.

The property is currently zoned Planned Development–Age Restricted Residential and Industrial (Ordinance No. 4919), which allowed for a self-storage facility on two acres and a 168-unit age-restricted rental community on ~12 acres. While that project obtained site plan approval and permits, it was not constructed. The new developer, KC Companies, has placed the property under contract and is pursuing a new development plan that requires rezoning.

It should be noted that the 2025 Texas Legislative Session passed Senate Bill (SB) 840, which regulates multifamily development in cities with populations over 150,000 that are located within counties with populations greater than 300,000. The new law, which goes into effect on September 1st, will apply to the City of Mesquite, which has a population of over 157,000. SB 840 stipulates that multifamily or mixed residential developments will be permitted by right in any nonresidential zoning district, with limited exceptions. Cities may still restrict multifamily development within 1,000 feet of heavy industrial uses or airports. The bill also establishes the following maximum regulatory thresholds that cities cannot exceed:

- Density may not be limited to fewer than 36 dwelling units per acre
- Parking requirements may not exceed one space per dwelling unit
- Building height may not be restricted below 45 feet

Cities may continue to regulate landscaping, open space, amenities, unit size, bedroom/bathroom counts, and screening/fencing for multifamily developments.

MESQUITE COMPREHENSIVE PLAN

Current Future Land Use Designation: Light Industrial

The subject property is located within the Light Industrial Future Land Use designation. According to the *Mesquite Comprehensive Plan*, Light Industrial development includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities. Land use types include refining or manufacturing activities (with no outdoor activity), indoor warehouse/storage facilities and industrial business parks.

Proposed Future Land Use Designation: High Density Residential

The High Density Residential designation is intended for multifamily development. Depending on location, densities in high density residential may vary significantly. The Mesquite Comprehensive Plan offer the following strategies for High Density Residential land use designation:

- High density residential is appropriate along major collector or arterial roadways.
- High density residential should not be located along highways in order to reserve these areas for commercial development.
- High density residential serves as a buffer between commercial or retail uses and low or medium density residential areas.
- Higher densities would be more appropriate near retail centers, in downtown, or in mixed use areas.

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 are the requirements from Section 2-501 that the applicant is requesting a modification.

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 (½) 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 (½) bathrooms.

Staff Comment: The applicant proposes modifying the minimum number of one-bedroom units in the development from 50% to 49%. The applicant proposes the following unit mix:

- 129 One-bedroom Units (~49%)
- 131 Two-Bedroom Units (~51%)

The applicant also proposes modifying the bathroom requirement for a two-bedroom by having one full bathroom instead of one (1) full and one-half (½) bathrooms. The applicant stated, “Our 2 bed units in senior communities are almost universally rented by a senior couple or a single individual wanting more space, therefore the additional half bath is unnecessary. The money and square footage used to construct the additional half bath will be put into higher quality finishes of the unit interiors themselves and a more expansive floorplan.”

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 wrought-iron fence around the perimeter of the property. Masonry columns will be included in the fence along East Glen Blvd. The applicant is requesting that gates not be required. The applicant stated, “gates are more of a nuisance for senior renters than a value, as residents frequently run into them resulting in access issues for the entire community. The property will be fenced and we will have ample security cameras and controlled building access for resident security – a gate ultimately would do more harm than good for the proposed development.”

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. A minimum of fifty (50) percent of

required parking spaces shall be covered spaces provided either in an enclosed garage, a multilevel garage, or under a carport.

Staff Comment: Per SB 840, a total of 260 parking spaces are required and the applicant is providing 286 spaces. The applicant is requesting a modification to reduce the required parking from 50% to 10%. The applicant indicated “covered parking is difficult to maintain and becomes an issue for seniors trying to park and hitting the pillars dividing spaces, ultimately it’s harder to manage long term and is not something we deem necessary for this particular market. We are proposing 10% covered parking via carports for the property.”

SEC. 5-307.M. Approval Standards. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following approval standards when reviewing major and minor Comprehensive Plan amendments. Comprehensive Plan amendments may be approved by the City Council only following a determination that:

1. The proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan; and

Staff Comments: The purpose of the Comprehensive Plan and its Future Land Use Map is to guide land use policy in a way that balances economic development with land use compatibility. The proposed amendment aligns with this intent by responding to market demands and site-specific constraints that affect the feasibility of commercial development.

2. That any one of the following criteria has been met:
 - a. There was an error in the original Comprehensive Plan adoption; or
 - b. The City Council failed to consider then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future; or
 - c. Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or
 - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary; or
 - e. Any other legally sufficient standard under Texas law

Staff Comments: The proposed amendment will update the Future Land Use designation to reflect the multifamily zoning that was established in 2021. This change ensures consistency between the *Mesquite Comprehensive Plan* and the City’s zoning map, which is necessary for effective implementation of land use

policy. Additionally, the proposal 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 MZO.

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

STAFF COMMENTS: The proposed PD promotes general welfare by allowing for a multifamily development for seniors. The project provides safe and affordable housing options, incorporates on-site amenities, and contributes to overall neighborhood reinvestment, which benefits the City as a whole.

2. The consistency of the proposed PD with the Comprehensive Plan and any other adopted land use policies.

STAFF COMMENTS: The proposed PD aligns with these policies by converting a site previously designated for industrial and age-restricted development into a new senior-focused multifamily community with modern amenities, consistent with the City's long-term planning vision. The proposed planned development also supports the *Mesquite Comprehensive Plan's* implementation strategy for Housing and Neighborhoods to provide a variety of housing types.

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

STAFF COMMENTS: The proposed PD supports the City Council's 2024-2025 Strategic Goal 2.5, which aims to "develop policies that promote well-designed residential neighborhoods with a mixture of housing options and amenities." By allowing for a variety of housing types, including workforce housing, the PD encourages diverse and inclusive residential development. Additionally, the inclusion of amenities enhances community livability and quality of life, aligning with the City's broader objective of fostering vibrant and well-planned neighborhoods.

4. The extent to which the proposed PD creates nonconformities.

STAFF COMMENTS: Not applicable. The subject property is currently vacant, and there are no existing uses or structures that would become nonconforming as a result of the proposed amendment.

5. The compatibility with the existing uses and zoning of nearby property.

STAFF COMMENTS: There are no existing uses immediately adjacent to the subject property. The property to the north is zoned Industrial, but no development plans have been submitted at this time. Tract 2 within the proposed PD will require a future PD amendment with a concept plan, which will allow staff and City Council to evaluate its compatibility with surrounding properties. Within the subject property, the proposed development will include a perimeter fence and tree line along the property boundaries to provide buffering from adjacent uses.

6. The trend of development, if any, in the general area of the property in question.

STAFF COMMENTS: To the east of Clay Mathis Road, there have been warehouse developments that have been completed in recent years. The property directly across Clay Mathis Road from the subject property is currently under construction for two warehouse buildings.

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

STAFF COMMENTS: The development envisioned under the existing PD, having not come to fruition despite its receiving site plan approval, indicates that the current zoning may not be feasible.

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

STAFF COMMENTS: Water and sewer connections will need to be extended to the site.

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

STAFF COMMENTS: The proposed PD provides a greater level of public benefit by allowing for customized development standards that address the unique challenges of the site, support high-quality development, and mitigate potential impacts on adjacent uses.

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

STAFF COMMENTS: The proposed PD, with its modifications and flexible development standards, allows for a more feasible multifamily development than what would be possible under the strict application of standard zoning.

11. Any other legally sufficient standard under Texas law.

STAFF COMMENTS: No staff comments at this time.

CONCLUSIONS

ANALYSIS

The proposed rezoning does not represent a change in land use, as the existing PD already permits age-restricted residential development. Instead, the request replaces the current concept plan and modifies the development standards to accommodate a 260-unit project, with fewer modifications than those included in the existing PD. The proposal supports the Comprehensive Plan's Housing and Neighborhoods strategy to provide a variety of housing types and densities and remains consistent with the intent of the Mesquite Zoning Ordinance. Additionally, the project will help address the undersupply of multifamily housing identified in the 2023 Housing Assessment. As a Planned Development, the Planning and Zoning Commission retains the authority to add conditions or stipulations should they choose to recommend approval of the request.

RECOMMENDATIONS

Staff recommends approval of the Comprehensive Plan amendment and zoning change to PD – Age Restricted Multifamily to allow 260-unit age restricted multifamily development on a 11 acre tract and to PD – Commercial to allow a commercial development on a ~3.8 acre tract with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

PUBLIC NOTICE

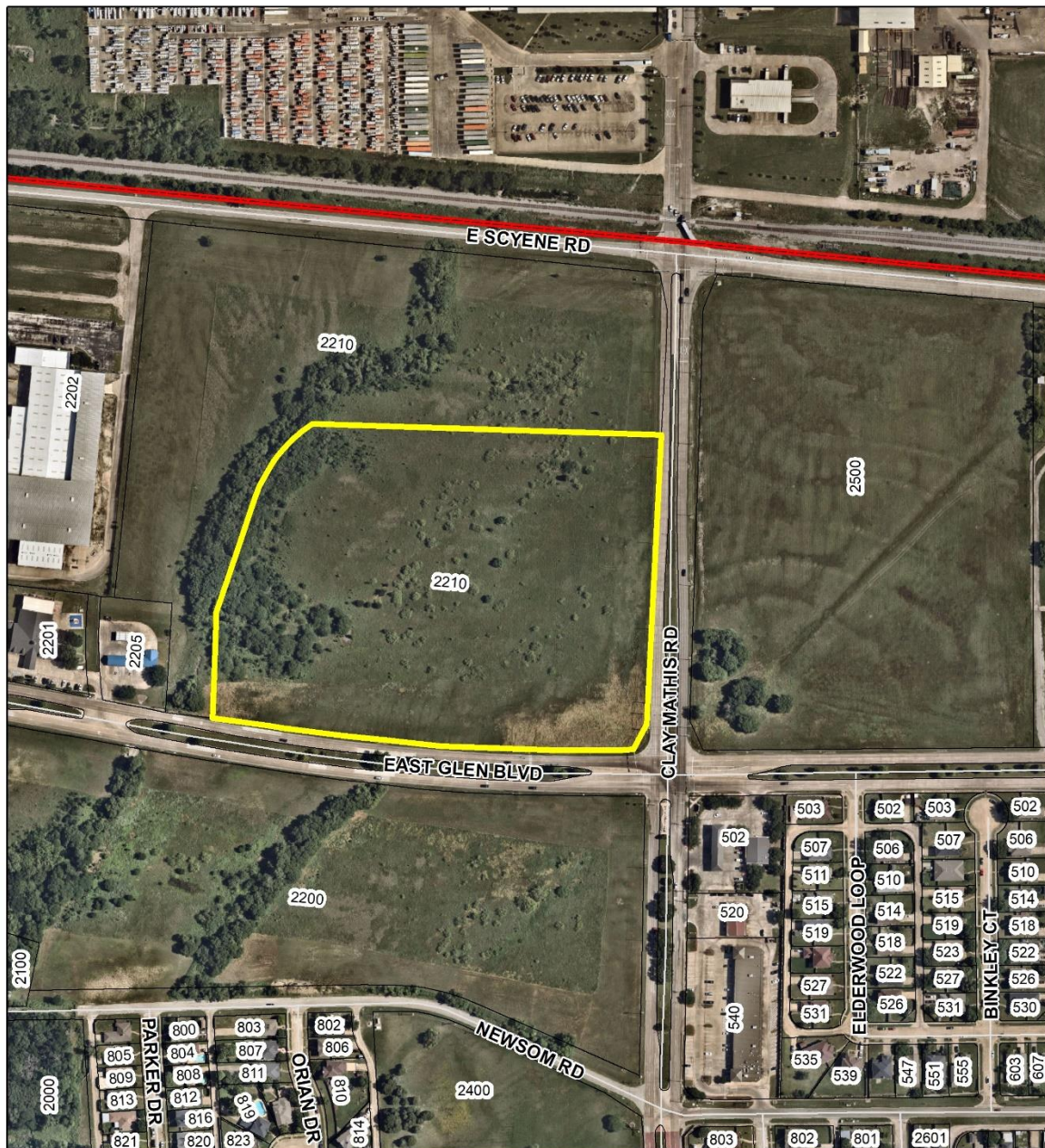
Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices within 400 feet. As of August 29, 2025, staff has not received any responses from the

statutory or courtesy notices. However, staff received 68 online comments in opposition to the request. In summary, the comments opposed the rezoning for multifamily housing, citing crime, traffic, infrastructure strain, declining property values, and erosion of single-family character.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Exhibit A – Legal Description
8. Exhibit B – Development Standards
9. Exhibit C – Concept Plan

Aerial Map



Request: Rezoning to allow a 260-unit multifamily development for 55 and up and a commercial development.

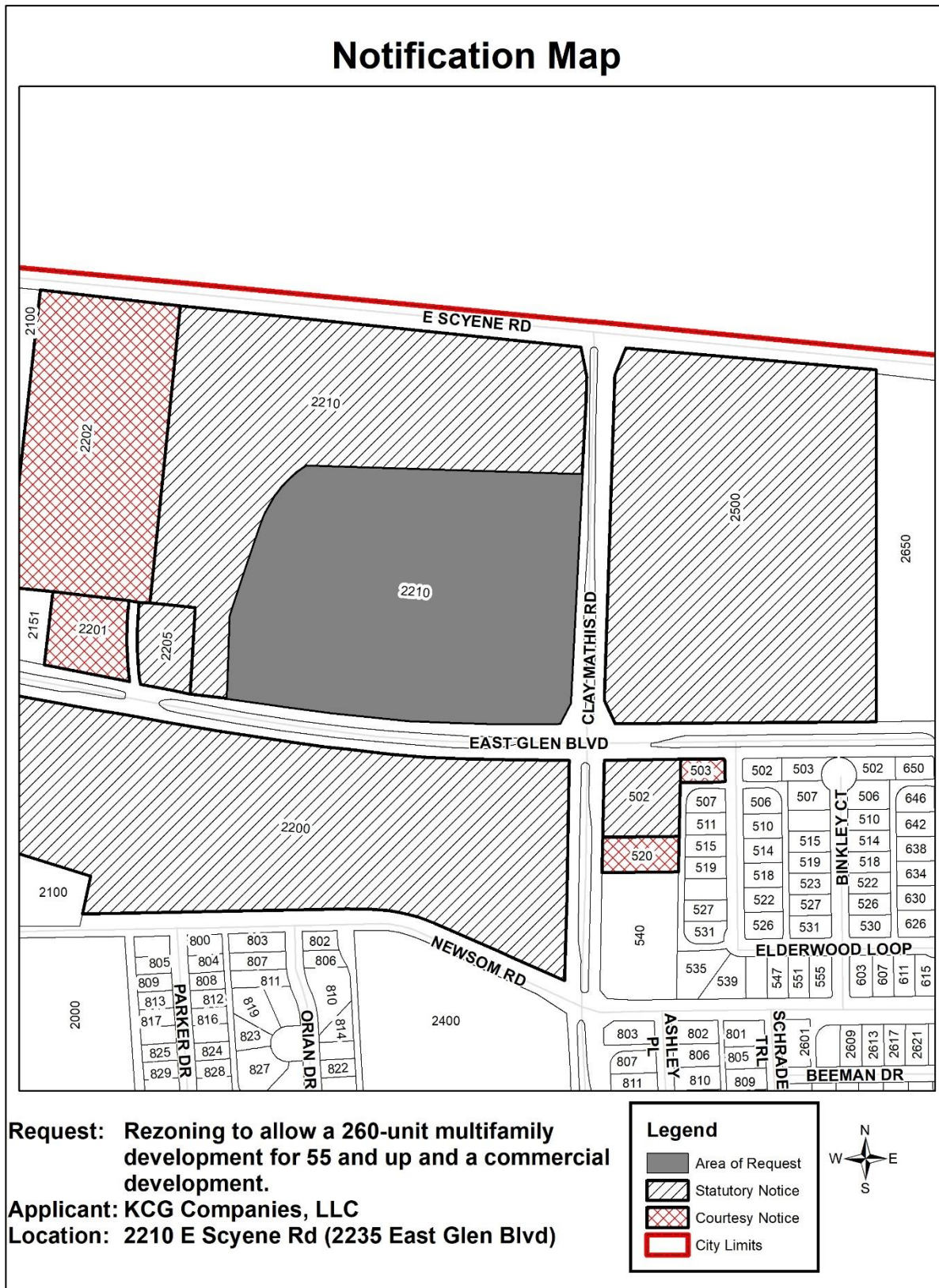
Applicant: KCG Companies, LLC

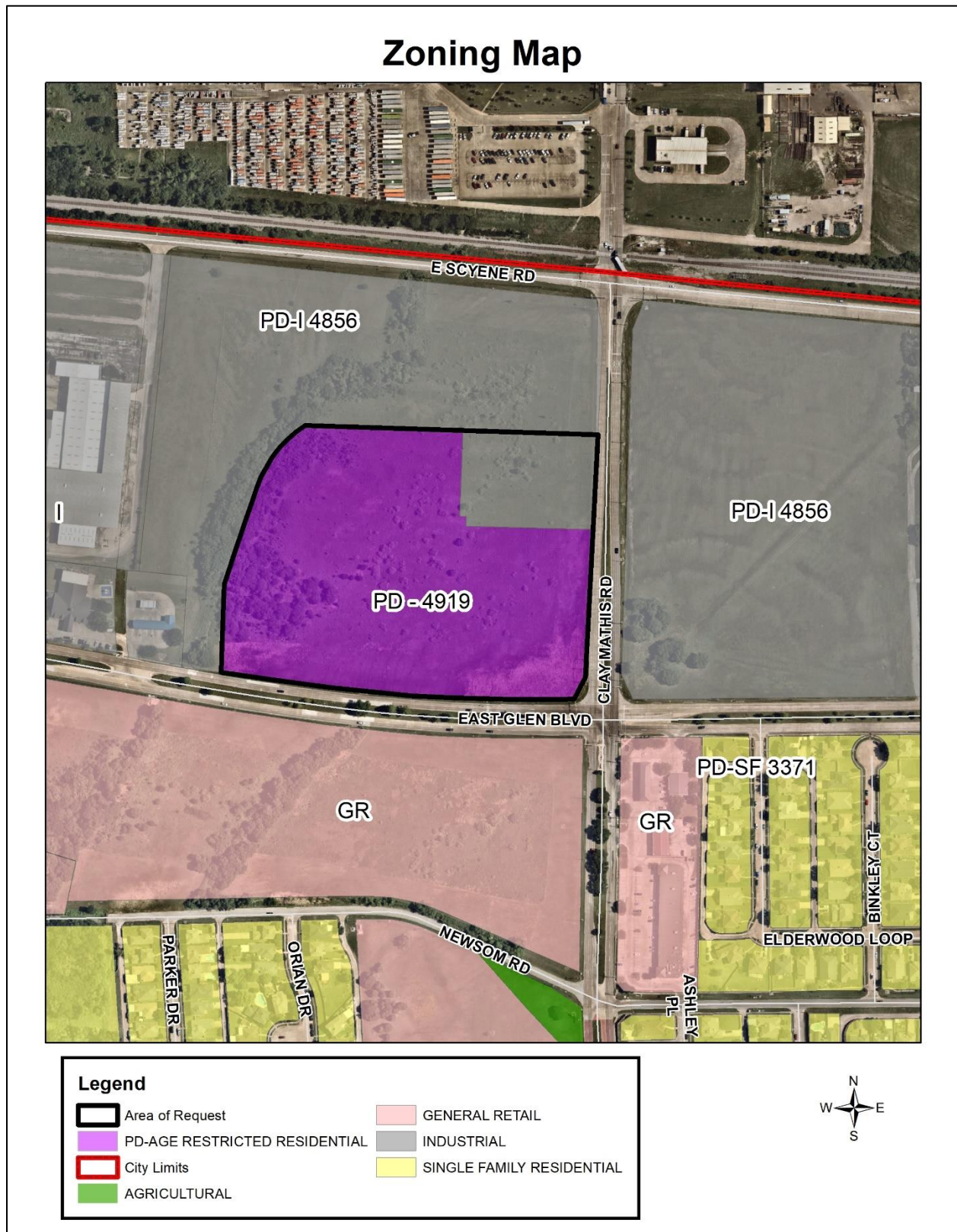
Location: 2210 E Scyene Rd (2235 East Glen Blvd)

Legend

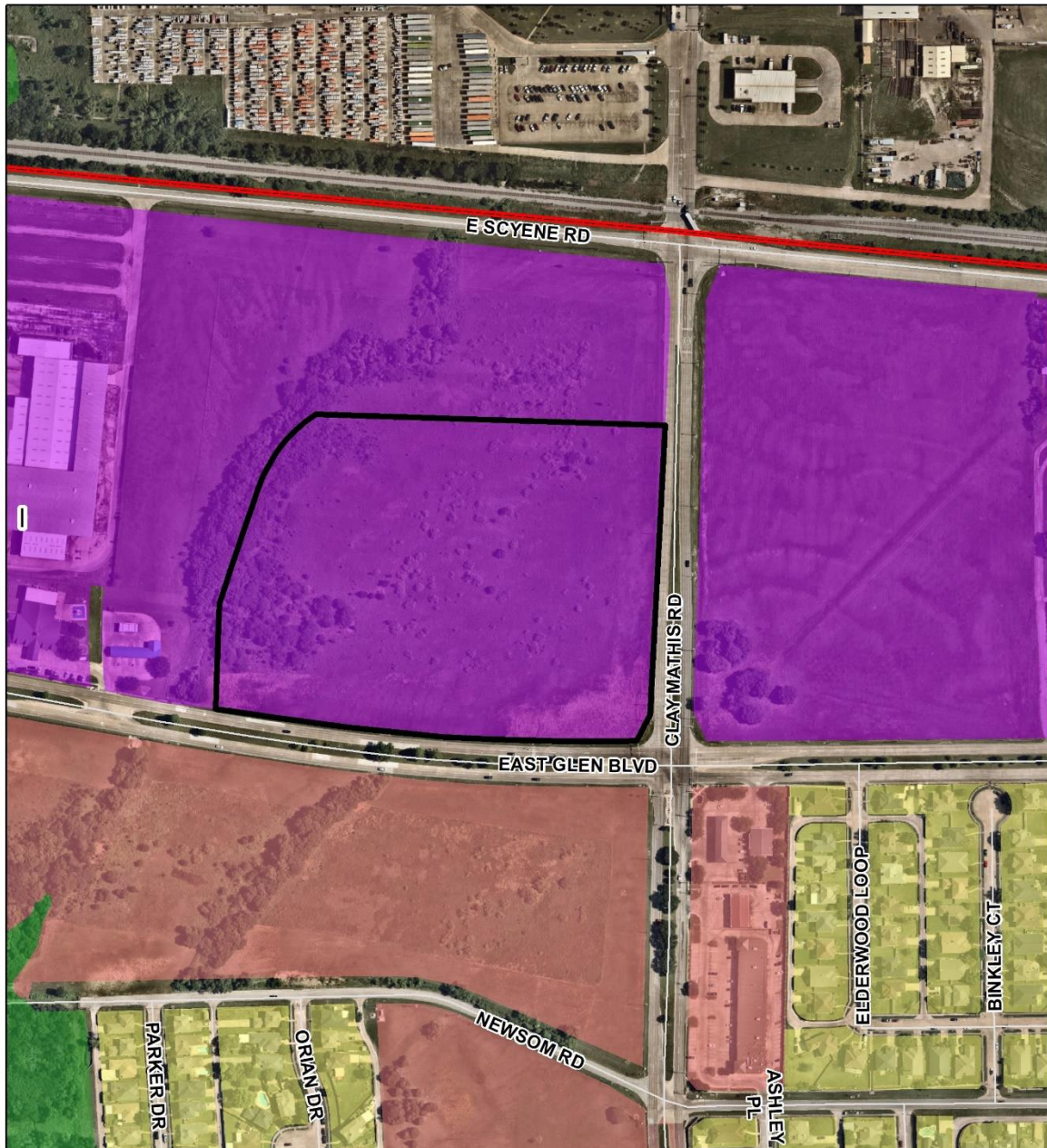
- Area of Request
- City Limits







Future Land Use Map



Legend

- | | |
|-------------------------|-----------------------------|
| Area of Request | Neighborhood Retail |
| City Limits | Light Industrial |
| Low Density Residential | Parks, Open Space, Drainage |





From East Glen Blvd facing north towards subject property



Facing west along East Glen Blvd (subject property is on the right)



Avanti Hills: Mixed Use (Senior Housing + Commercial) Development



This is a letter of intent to amend the existing PD 4919 for Parcel #65004027510030500. The site is approximately 14.753 acres located at the northwest corner of E Glen Blvd & Clay Mathis Rd. KCG is proposing to utilize Tax Credit Financing to develop an affordable "55+ seniors only" apartment community to serve the elderly population of Mesquite on fixed incomes with 11 acres of the property with the remaining acreage to be developed for "neighborhood commercial" use. The amendment to the PD is to modify the design allowed for the senior housing portion of the development and to expand the acreage set aside to serve future commercial development.

We feel that the proximity to downtown Mesquite, nearby grocery stores, restaurants, community parks/facilities, and health care facilities will offer excellent amenities for senior residents of Mesquite.

The following locations are all within a 5-minute drive of site:

- Downtown Mesquite
- Baylor Scott & White Medical Center
- East Glen Greenbelt Park
- Rutherford Senior Citizen Center
- Lakeside Activity Center

KCG Companies
9333 N. Meridian Street, Suite 230 | Indianapolis, IN | 46260 | (317) 708-6519
www.kcgcompanies.com

ATTACHMENT 6 – APPLICATION MATERIALS

Exhibit B – Proposed Base Zoning & Proposed Variances

Avanti Hills is a proposed independent senior living development to be zoned via Planned Development (PD), with a base zoning district of Multifamily (MF). This development will be completed in accordance with the City of Mesquite planned development standards and generally following the Multifamily residential development standards (Section 2-501 of Mesquite Code of Ordinances). Below is a list of the proposed variances with the full base zoning listed thereafter.

- Stone/brick coverage requirement of 75% → proposing 25%
 - *This allows for a more dynamic variety of exterior materials and a more aesthetically pleasing finished product, “vinyl” will not be used as an exterior material*
- Covered parking requirements of 50% → proposing 10%
 - *Covered parking is difficult to maintain and becomes an issue for seniors trying to park and hitting the pillars dividing spaces, ultimately it’s harder to manage long term and is not something we deem necessary for this particular market. We are proposing 10% covered parking via carports for the property*
- 2 Bedroom Units required to have 1.5BA → proposing 1.0BA
 - *Our 2 bed units in senior communities are almost universally rented by a senior couple or a single individual wanting more space, therefore the additional half bath is unnecessary. The money and square footage used to construct the additional half bath will be put into higher quality finishes of the unit interiors themselves and a more expansive floorplan*
- Requirement of perimeter fencing and gates → proposing aluminum or wrought iron perimeter fencing only, no gates
 - *Gates are more of a nuisance for senior renters than a value, as residents frequently run into them resulting in access issues for the entire community. The property will be fenced and we will have ample security cameras and controlled building access for resident security – a gate ultimately would do more harm than good for the proposed development*

Proposed Amenities

Group A Amenities

- Swimming Pool
- Sport Court (pickleball)
- Playground
- Walking Trails
- Outdoor golf putting green

Group B Amenities


- Fire Pit
- Grilling Area
- Picnic Area
- Raised Garden Beds
- Gazebo

Indoor Amenities

- Fitness Room
- Business Center

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- 
- Club Room
 - Recreational Room (to host resident programs and activities)
 - Arts & Crafts
 - Library

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**DESCRIPTION OF
11.000 ACRES OR 479,150 SQ. FT.**

BEING A 11.000 ACRE OR 479,150 SQUARE FEET TRACT OF LAND SITUATED IN THE SAMUEL ANDREWS SURVEY, ABSTRACT NUMBER (NO.) 40, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.753 ACRE TRACT OF LAND DESCRIBED TO S16 TEXAS HOLD-EM MESQUITE, LLC, IN DEED RECORDED IN DOCUMENT (DOC.) NO. 201900350539, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH RED CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 14.753 ACRE TRACT AND LYING ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF EAST GLEN BOULEVARD (CALLED 100' PUBLIC ROW);

THENCE, DEPARTING THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, WITH THE WEST LINES OF SAID 14.753 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEG. 54 MIN. 21 SEC. EAST, A DISTANCE OF 221.72 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR CORNER;

NORTH 18 DEG. 37 MIN. 02 SEC. EAST, A DISTANCE OF 272.23 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 38 DEG. 10 MIN. 58 SEC., AN ARC LENGTH OF 216.59 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 42 MIN. 31 SEC. EAST, - 212.60 FEET TO A 1/2-INCH RED CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 14.753 ACRE TRACT;

THENCE, SOUTH 88 DEG. 05 MIN. 38 SEC. EAST, WITH THE NORTH LINE OF SAID 14.753 ACRE TRACT, A DISTANCE OF 533.66 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 20 MIN. 29 SEC. WEST, OVER AND ACROSS SAID 14.753 ACRE TRACT, A DISTANCE OF 707.70 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD AND BEING THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, ALONG THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, HAVING A RADIUS OF 4,950.00 FEET, A CENTRAL ANGLE OF 07 DEG. 51 MIN. 47 SEC., AN ARC LENGTH OF 679.32 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEG. 26 MIN. 54 SEC. WEST, - 678.79 FEET TO A POINT FOR CORNER;

THENCE, NORTH 79 DEG. 46 MIN. 34 SEC. WEST, CONTINUING WITH THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, A DISTANCE OF 66.57 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 11.000 ACRES OR 479,150 SQUARE FEET OF LAND, MORE OR LESS,

214.217.2544 | 1955 LAKEWAY DRIVE STE 220, LEWISVILLE, TX 75057



**DESCRIPTION OF
3.753 ACRES OR 163,481 SQ. FT.**

BEING A 3.753 ACRE OR 163,481 SQUARE FEET TRACT OF LAND SITUATED IN THE SAMUEL ANDREWS SURVEY, ABSTRACT NUMBER (NO.) 40, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.753 ACRE TRACT OF LAND DESCRIBED TO S16 TEXAS HOLD-EM MESQUITE, LLC, IN DEED RECORDED IN DOCUMENT (DOC.) NO. 201900350539, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE SOUTHEAST CORNER OF SAID 14.753 ACRE TRACT, LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF EAST GLEN BOULEVARD (CALLED 100' PUBLIC ROW) AND THE WEST ROW LINE OF CLAY MATHIS ROAD (CALLED VARIABLE WIDTH PUBLIC ROW) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, ALONG THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, HAVING A RADIUS OF 4,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 09 MIN. 30 SEC., AN ARC LENGTH OF 186.46 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 27 MIN. 33 SEC. WEST, - 186.45 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 20 MIN. 29 SEC. EAST, DEPARTING THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, OVER AND ACROSS SAID 14.753 ACRE TRACT, A DISTANCE OF 707.70 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID 14.753 ACRE TRACT;

THENCE, SOUTH 88 DEG. 05 MIN. 38 SEC. EAST, WITH THE NORTH LINE OF SAID 14.753 ACRE TRACT, A DISTANCE OF 230.90 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "ONEAL" FOR THE NORTHEAST CORNER OF SAID 14.753 ACRE TRACT, SAID POINT LYING ON THE WEST ROW LINE OF SAID CLAY MATHIS ROAD;

THENCE, WITH THE EAST LINES OF SAID 14.753 ACRE TRACT AND THE WEST ROW LINES OF SAID CLAY MATHIS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEG. 21 MIN. 24 SEC. WEST, A DISTANCE OF 167.37 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 01 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 438.45 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 00 DEG. 15 MIN. 58 SEC. WEST, A DISTANCE OF 44.99 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE BEGINNING OF A CORNER CLIP;

THENCE SOUTH 44 DEG. 08 MIN. 02 SEC. WEST, WITH SAID CORNER CLIP, A DISTANCE OF 70.92 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 3.753 ACRES OR 163,481 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development (“PD”) district must comply with all applicable provisions of the Mesquite Code of Ordinances, including, but not limited to, the Mesquite Zoning Ordinance (“MZO”), as amended. The adopted base zoning districts are A-3 Multifamily (“MF”) District for Tract 1 and Commercial (“C”) for Tract 2, as shown on Exhibit C. The base district standards, along with the additional standards outlined below, shall apply. In the event of a conflict between this PD ordinance and any other ordinance, the provisions of this PD ordinance shall prevail.

TRACT 1

Except as provided herein, the portion of this PD for MF (11 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to, the MZO.

A. **Permitted Land Uses.** The permitted uses on Tract 1 include the permitted uses in the A-zoning district as set out in MZO, Section 2-203 (Residential Districts: Schedule of permitted uses), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.

- 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) Multifamily developments will remain age restricted, and occupants shall be limited to individuals 55 years of age or older.

B. **Development Standards.** In addition to the requirements of the MZO, Section 2-501 (Multifamily residential development standards), the Planned Development is subject to the following:

- 1) Site Plan. The site plan shall comply with the Concept Plan as shown in **EXHIBIT C**. Deviations from the Concept Plan (such as building placement) may be permitted to ensure compliance with the Mesquite Engineering Design Manual, as well as Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance. Modifications may include the following:
 - i. Placement of the buildings, provided that the required setbacks are met.
 - ii. Placement of driveways or thoroughfares, provided that required parking is met.

2) Fencing

- i. An 8-ft wrought-iron/ornamental metal perimeter fence shall be provided. An 8-ft masonry column shall be provided 35 feet on center along East Glen Blvd.
- ii. A gated entryway will not be required.

3) Landscaping and Buffer

i. Along East Glen Blvd and Clay Mathis Road:

1. A 13-foot wide landscape buffer (the 13 Foot Landscape Buffer) shall be established along the property line parallel to the street. A buffer tree line shall be established in the 13 Foot Landscape Buffer.
2. Within the 13-foot Landscape Buffer, or the green space within the immediately adjacent right of way, one tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).
3. Trees in the 13 Foot Landscape Buffer shall be selected from the following Approved Shade Trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees.

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

4. Trees required for screening or buffering may be located in green space within the immediately adjacent right-of-way.
5. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right of way, or the easement may be used to fulfill the tree requirement in MZO Section 1A-203.B or in other documents. The minimum

installation size of each tree shall be a minimum of 3 caliper-inches. The maintenance and replacement of trees and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.

4) Open Space and Amenities

i. The permitted outdoor and indoor amenities are listed on the concept plan (Exhibit C) and as follows:

a) Outdoor:

- Swimming Pool
- Sport Court (pickleball)
- Playground
- Walking Trails
- Outdoor golf putting green
- Fire Pit
- Grilling Area
- Picnic Area
- Raised Garden Beds
- Gazebo
- Alternative outdoor amenities may be approved by Director of Planning and Development Services.

b) Indoor:

- Community Room – Minimum size of 2,600 square feet
- Fitness Center – Minimum size of 780 square feet
- Art and Craft Room – Minimum size of 600 square feet
- Business Center – 2 stations minimum
- Recreation Room for foosball, shuffle ball, similar game table – Minimum size of 800 square feet
- Library – Minimum size of 600 sq ft
- Alternative indoor amenities may be approved by Director of Planning and Development Services.

4) Building Height and Setback

i. Minimum building setback is 25 feet.

ii. Maximum building height is 4 four stories or 49 feet.

5) Density, Dwelling Size, Unit Number, and Type.

- i. 260 dwelling units are permitted, consisting of the following:
 - 1. Number of one-bedroom units with 1-bathroom: 129
 - 2. Number of two-bedroom units with 1-bathroom: 131
 - ii. Each dwelling unit shall provide the Basic facilities as listed in Section 2-501.E.5 of the MZO.
- 5) Covered Parking
- ii. The minimum number of covered parking spaces (either in an enclosed garage or under a carport) shall be equal to 10% of the required parking.
- 5) At a minimum, an 8-foot wide concrete trail shall be installed along the right-of-way. When the trail is located on private Property, a pedestrian easement shall be provided on the plat.

TRACT 2

Except as provided herein, the portion of this PD for C (3.7 acres) must adhere to all conditions of the Mesquite Code of Ordinances, including, but not limited to, the MZO.

- A. **Concept Plan.** Future development on Tract 2 is subject to approval of an amended PD and a Concept Plan.
- B. **Permitted Land Uses.** Uses are limited to those permitted in the C base zoning district, as amended, and are subject to the following.
 - 1) Any land use requiring a CUP in the C zoning district, as amended, is only allowed if a CUP is issued for the use.
 - 2) Any land use prohibited in the C zoning district, as amended, is also prohibited.
- C. **Development Standards.** In addition to the requirements of the C zoning district, this Planned Development is subject to the following:
 - 1) Fire access will be permitted through the property for Tract 1 to satisfy Fire Code requirements. A screening wall is waived for the gated access.
 - 2) At a minimum, an 8-foot wide concrete trail shall be installed along the adjacent right-of-way. When the trail is located on private Property, a pedestrian easement shall be provided on the plat.

3) Landscaping and Buffer

i. Along East Glen Blvd and Clay Mathis Road:

1. A 13-foot-wide landscape buffer (the 13 Foot Landscape Buffer) shall be established along the property line parallel to the street. A buffer tree line shall be established in the 13 Foot Landscape Buffer.
2. Within the 13-foot Landscape Buffer, or the green space within the immediately adjacent right of way, one tree shall be provided for each 35 linear feet and trees shall be planted no more than 35 feet apart (on center).
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Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

4. Trees required for screening or buffering may be located in green space within the immediately adjacent right-of-way.
5. Trees and landscaping installed in the Landscape Buffers or the green space within the immediately adjacent right of way, or the easement may be used to fulfill the tree requirement in MZO's Section 1A-203.B or in other documents. The minimum installation size of each tree shall be a minimum of 3 caliper-inches. The maintenance and replacement of trees and landscaping installed in the right-of-way are the responsibility of the adjacent property owner.



PROJECT CONTACT INFORMATION

OWNER
CLAY MATHIS RESOLUTE LAND, LLC
10111 N. MERIDIAN ST., SUITE 100
INDIANAPOLIS, IN 46260
CONTACT: MATHISRESOLUTE@GMAIL.COM
817-484-1131

APPLICANT
KCG COMPANIES, LLC
8011 N. MERIDIAN ST., SUITE 100
INDIANAPOLIS, IN 46260
CONTACT: JILL MATHIS
317-423-6239
KCGCOMPANIES@GMAIL.COM

SURVEYOR
STELLA SURVEYING CO.
3111 COLLEGE, STE. 100
DALLAS, TX 75204
CONTACT: DANIEL ONEAL
DANIEL.ONEAL@STELLASURVEYING.COM

CITY OF MESQUITE, TX - SITE DATA SUMMARY

REQUIREMENT	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	1.8 ACRES	YES
MINIMUM LOT WIDTH	100 FEET	YES
MINIMUM LOT DEPTH	100 FEET	YES
MINIMUM LOT AREA	1.8 ACRES	YES
MINIMUM LOT WIDTH	100 FEET	YES
MINIMUM LOT DEPTH	100 FEET	YES
MINIMUM LOT AREA	1.8 ACRES	YES
MINIMUM LOT WIDTH	100 FEET	YES
MINIMUM LOT DEPTH	100 FEET	YES

UNIT MIX TABULATION (SENIOR HOUSING 55+)

REQUIREMENT	PROPOSED	COMPLIANCE
MINIMUM UNIT MIX	100%	YES
MINIMUM UNIT MIX	100%	YES
MINIMUM UNIT MIX	100%	YES

PARKING CALCULATIONS

CATEGORY	REQUIREMENT	PROPOSED	COMPLIANCE
TOTAL PARKING	100	100	YES
MINIMUM PARKING	100	100	YES
MINIMUM PARKING	100	100	YES

AMENITY REQUIREMENTS

REQUIREMENT	PROPOSED	COMPLIANCE
OUTDOOR AMENITIES	YES	YES
INDOOR AMENITIES	YES	YES
OUTDOOR AMENITIES	YES	YES
INDOOR AMENITIES	YES	YES

INDOOR AMENITIES

REQUIREMENT	PROPOSED	COMPLIANCE
INDOOR AMENITIES	YES	YES
INDOOR AMENITIES	YES	YES
INDOOR AMENITIES	YES	YES



DEVELOPER
KCG
DESIGN SERVICES
KCG Companies, LLC
9311 N. MERIDIAN ST.
SUITE 100
INDIANAPOLIS, IN 46260
PROJECT TITLE

AVANTI HILLS
CLAY MATHIS RD
MESQUITE, TX 75181

NOT FOR CONSTRUCTION

REVISIONS	DATE
REVISION 1	06/11/2025
REVISION 2	06/11/2025
REVISION 3	06/11/2025
REVISION 4	06/11/2025
REVISION 5	06/11/2025

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

Date: 06/11/2025
Drawn By: PPS
Checked By: PPS
SHEET TITLE
CONCEPT PLAN
SHEET NUMBER
EXHIBIT C