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PLANNING AND ZONING DIVISION

FILE NUMBER: Z0223-0291
REQUEST FOR: Rezoning from Traditional Neighborhood Mixed Residential and R-3 Single Family Residential to Planned Development – Multifamily
CASE MANAGER: Garrett Langford, AICP

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, April 10, 2023 (Approved 6-1)
City Council: Monday, May 1, 2023 ([Postponed 7-0](#))
City Council: Monday, June 5, 2023

GENERAL INFORMATION

Applicant: Horrocks Engineers, on behalf of Helu Development
Requested Action: Comprehensive Plan Amendment from Medium Density Residential to High Density Residential and a Zoning Change from Traditional Neighborhood Mixed Residential and R-3 Single Family Residential to Planned Development – Multifamily to allow a 240-unit apartment complex with modifications.
Location: 1400 and 1609 Range Drive

PLANNING AND ZONING ACTION

Decision: On April 10, 2023, the Planning and Zoning Commission voted 6-1 (Rodriguez-Ross dissenting) to recommend approval to rezone the property to Planned Development – Multifamily with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan).

SITE BACKGROUND

Platting: 1400 Range Drive is platted as Range Drive, Block 1, Lot 4, while 1609 Range Drive is unplatted. If the request is approved, then 1400 and 1609 Range Drive will need to be replatted together as one lot.
Size: 10.92 +/- acres
Zoning: Traditional Neighborhood Mixed Residential and R-3 Single Family Residential
Future Land Use: Medium Density Residential
Zoning History: 1951: Annexed, zoned Residential
1969: Portion rezoned to A-1 Multifamily
1982: Portion rezoned to Planned Development - Multifamily
2010: Portion rezoned to Traditional Neighborhood Mixed Residential

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	PD - Townhomes	Single Family Residential
SOUTH:	PD - Multifamily	Heather Creek Apartments
EAST:	PD - Townhomes	Future Townhomes
WEST:	PD – Multifamily	Heather Creek Apartments

CASE SUMMARY

UPDATE – On May 1, 2023, City Council unanimously postponed the request to allow the applicant to revise their Concept Plan to address concerns regarding parking and amenities. On May 10, 2023, the applicant provided a new concept plan with the following changes, as summarized by the applicant.

1. By making all buildings three stories, we were able to revise the site plan to accommodate the required 2:1 parking ratio required by the multi-family zoning code.
2. We removed one building from the center of the site and added parking, so the remaining buildings (Buildings 2 and 3) are now further away from the alley loaded patio homes.
3. We moved Building 1 (1609 Range Drive) toward Range Drive by over 120 feet, so it is now 185 feet from the patio homes. Also, there is no longer parking between Building 1 and Range Drive, now following the associated code requirement.
4. We clustered the amenities by moving the pickleball court from its original location immediately adjacent to Range Drive to the center portion of the site along with other outdoor amenities. We still have other indoor/outdoor amenities clustered near the clubhouse.
5. We removed five refuse containers from the site, two that were within 100 feet of the patio homes and added a centralized trash compactor/recycle area in the center of the site.
6. While we are fencing almost the entire site (except for the drainage area), we do not have entry gates. However, we will install the Flock Safety camera system (or equivalent) to enhance the security of the site.
7. The mail kiosk is smartly located with room to pull-up, check mail and continue to a tenant’s residence.

The remainder of this staff report has been updated to reflect the new concept plan provided by the applicant. The updated sections are underlined.

The applicant, Horrocks Engineers, on behalf of [Helu Development](#), is requesting a zoning change from Traditional Neighborhood Mixed Residential (9.11 acres) and R-3 Single Family

Residential (1.815 acres), to develop Hidden Range Willows, a 240 dwelling unit apartment complex with indoor and outdoor amenities. The PD is proposed to have 144 one-bedroom units (60%) and 96 two-bedroom units (40%) among eight garden-style apartment buildings. Each apartment unit is designed with a balcony. A total of 480 off-street parking spaces (ratio of 2 spaces per unit) will be provided, with at least 50% of the parking covered with carports (the previous concept plan included 384 parking spaces).

The proposed development is a market-rate apartment complex with no age restrictions. The developer is not seeking tax credits through the Texas Department of Housing and Community Affairs' (TDHCA) Low Income Housing Tax Credits (LIHTCs) for this development.

In 2019, City Council passed Ordinance No. 4676, which provides supplementary development standards for all multifamily residential developments exceeding 25 dwelling units. The supplementary development standards, found in Section 2-501 of the Mesquite Zoning Ordinance, state minimum requirements for items such as setbacks, density, screening, security, amenities, landscaping, and parking. The proposed development meets all requirements in Section 2-501 except for the requested modification to allow parking to be in front of the building, allow dumpster enclosures to be placed within the setbacks, and reduce the required parking ratio.

It should be noted that the existing zoning of Traditional Neighborhood Mixed Residential permits apartment buildings by right. However, due to the 2019 ordinance noted above, the proposed development does require a PD because it has more than 25 dwelling units. If this PD request is approved, an amendment of the Mesquite Comprehensive Plan Future Land Use Map from Medium Density Residential to High Density Residential is recommended.

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the future land use of the subject properties as Medium Density Residential, which represents single family residential neighborhoods with a density of 6 – 12 units per acre that consist of single family homes, duplexes, townhomes, or patio homes.

STAFF COMMENTS:

The PD request would support the *Mesquite Comprehensive Plan* implementation strategy for Housing and Neighborhoods to provide a variety of housing types and densities to ensure diverse housing choices for a variety of income levels. However, the proposed development is not in line with the current future land use designation of Medium Density. The gross density of the proposed development is approximately 22 units per acre, making it more in line with the High Density Residential. The Future Land Use Map could be amended to change the future land use designation from Medium Density Residential to High Density Residential. The Comprehensive Plan states a high-density residential development would be appropriate land use along collectors such as Range Drive. A High Density Residential land use designation would not run counter to the future land use designations of the surrounding properties, which consist of high density residential to the west and medium density residential to the east.

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 A-3, Multifamily zoning district as its base zone to accommodate multifamily development at average to higher densities. 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 provides development standards for the PD, which include modifications to the parking requirements, number of units, open space and out door amenities, which are also noted on the Concept Plan in Attachment 11.

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 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 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 has proposed 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 submittal 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 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 meets all the lot and setback requirements above.

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: (Updated) To make room for more parking, the applicant reduced the number of buildings from eight to seven. Additionally, the four buildings located within 200 feet of the residential development to the northeast were raised from two stories to three stories.

SEC. 2-501. D. Exterior fire resistant construction requirements. All main structures shall be of fire resistant construction having at least seventy-five (75) percent of the total exterior walls, excluding doors and windows, constructed of brick or stone.

Staff Comment: This section is no longer enforceable due to state law.

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 proposed development meets the above requirements. All units will meet the basic facilities requirements listed above. The proposed development does not propose any efficiency units or units with more than two bedrooms.

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 which is not in a 100-year flood plain or will not be in the 100-year flood plain after reclamation.

Applicant Comment: “Since there are over 25 units for the entire site, code requires the PD. We propose 240 units. Gross area = 11 acres, yields 275 units. Note the expected net area, which is approximately 9.3 acres based on removing the estimated non-FEMA floodplain area, allows 233 units.”

Staff Comment: The proposed net density is 27.2 units per acre. Staff has no concerns with the proposed density as it is only slightly above the requirement in the MZO. As noted in the ordinance, a PD can allow increased density beyond what is permitted in the MZO.

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.

Applicant Comment: “Six to eight-foot wrought-iron fencing is proposed along Range Dr., covering the front of the developed site. Six to eight-foot concrete encased screening wall will be installed along all the TH zoning to the northeast of the site. An existing fence is already located between this site and the Pine Oaks Apartments to the northwest and the Heather Creek apartments to the southwest. The deviation from the code is a fully fenced and gated site, as the drainage area to the southwest is open to Range Dr.”

Staff Comment: The Engineering Design Manual does not permit fences to cross floodplains so that blockage of surface water flow does not occur.

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 2.2 acres of open space. To achieve this requirement, the applicant is installing a hiking trail within the floodplain/drainage way area.

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 four from Group A and Group B for a total of eight amenities. The applicant has rearranged the outdoor amenities to a more centralized location as shown on the revised concept plan. The applicant is proposing the following:

Group A

1. Pool
2. Playground
3. Pickleball Court
4. Dog Park
5. Hiking Trail

Group B:

1. Outdoor BBQ
2. Fire Pit Area
3. Hot Tub/Spa
4. Picnic Area
5. Yard Game Area

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.

Staff Comment: The application does not specify which indoor amenities will be provided. The applicant is not requesting any modification from this requirement. Based on the number of dwelling units, the development will be required to provide four indoor amenities. 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, shuffle board or similar game equipment
- Other amenities may be allowed as approved by the Director of Planning and Development Services

Staff Comment: The applicant will need to select at least four indoor amenities from the above list during the site plan approval process. The applicant has not requested any modifications from this section.

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 proposed concept plan shows that the development will meet the required landscaping requirements.

SEC. 2-501. K. Off-street Parking Requirements A total of two (2) off-street parking spaces shall be provided on the lot for each dwelling unit. A minimum of three (3) parking spaces shall be provided for each unit with three (3) or more bedrooms. 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. Parking structures shall provide the same exterior masonry as set out above for main buildings. Off-street parking shall be provided in accordance with the requirements set out in 2-403 and 2-404. In no case shall parking be provided between any building and any public street, nor shall parking be permitted in any front or exterior side setback.

Applicant Comment: The applicant revised the concept plan and is now able to meet the parking requirements of two off-street parking spaces for each dwelling unit. With 240 dwelling units, the revised concept plan now provides 480 parking spaces.

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

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 removed two of the three refuse containers that were located within 100 feet of a residential district. A centralized compactor will be located on-site in lieu of some of the dumpster enclosures, except for one.

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 applicant provided an initial traffic impact memo (Attachment 7). While adequate for zoning review, Traffic Engineering will require a more detailed Traffic Impact Analysis (TIA) prior to approval of the site plan. Based on the applicant's preliminary report, with 240 units, the apartments are expected to generate 96 total trips in the AM peak hour and 122 trips in the PM peak hour on Range Drive. It is expected that 70% of the trips leaving the complex will go toward Range Drive and Belt Line Road. Based on the preliminary report provided by the applicant, it is not expected that the proposed development to adversely impact the service level of the intersections of N. Galloway Ave and Range Drive and Range Drive and N. Belt Line Road.

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 letter (Attachment 8) estimating that 41 students (21 elementary, 11 middle school and 9 high school) from the new development would be added to the Mesquite ISD (MISD) system. The proposed development is in the Tisinger Elementary School, Wilkinson Middle School and Mesquite High School attendance zone. A copy of the school impact letter was provided MISD. As of April 6, 2023, MISD has not provided any comments.

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. While the subject property has a future land use designation of Medium Density Residential, a majority of the property (9.11 acres) has been zoned for multifamily since 1982 as Planned Development – Multifamily until 2010 when it was rezoned to Traditional Neighborhood Mixed Residential, which allows apartments. So changing the zoning to PD – Multifamily is not a major change in what was expected for the property since it was zoned multifamily in 1982. The undeveloped tract has a number of challenges due to the floodplain and drainage. It is staff's opinion that the proposed development offers the best opportunity to feasibly develop the property without negatively impacting the surrounding properties. 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 PD – Multifamily 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 May 18, 2023, Staff has received one public notice and one courtesy notice returned in opposition to the request.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Applicant's Letter of Intent
7. TIA Preliminary Report
8. School Impact Letter
9. Legal Description (Exhibit A)
10. Development Standards (Exhibit B)
11. Revised Concept Plan (Exhibit C)
12. Building Rendering
13. Floor Plan
14. Building Elevations
15. Illustrative Site Plan
16. Building Renderings
17. Public Notice Response

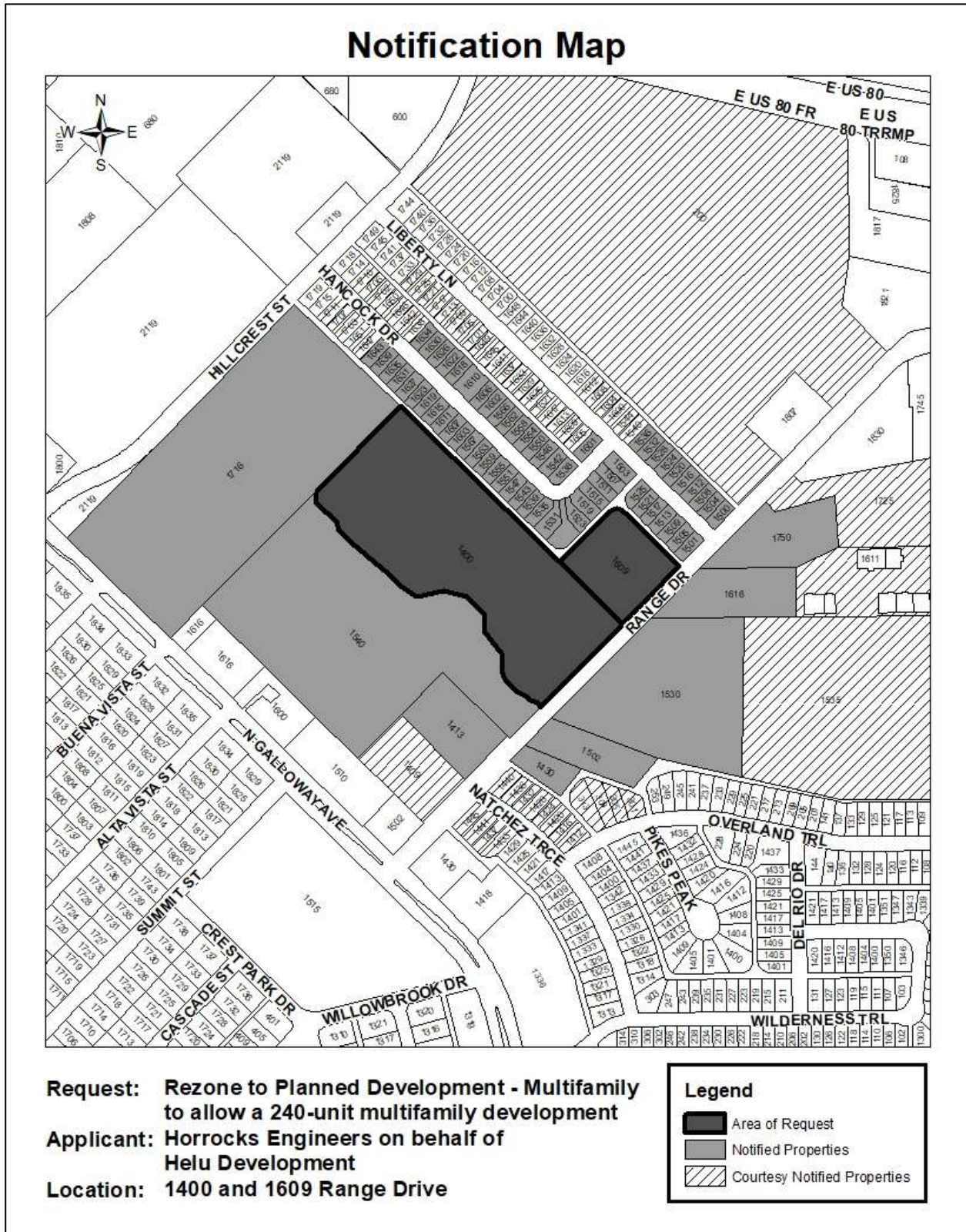
Aerial Map



Request: Rezone to Planned Development - Multifamily to allow a 240-unit multifamily development
Applicant: Horrocks Engineers on behalf of Helu Development
Location: 1400 and 1609 Range Drive

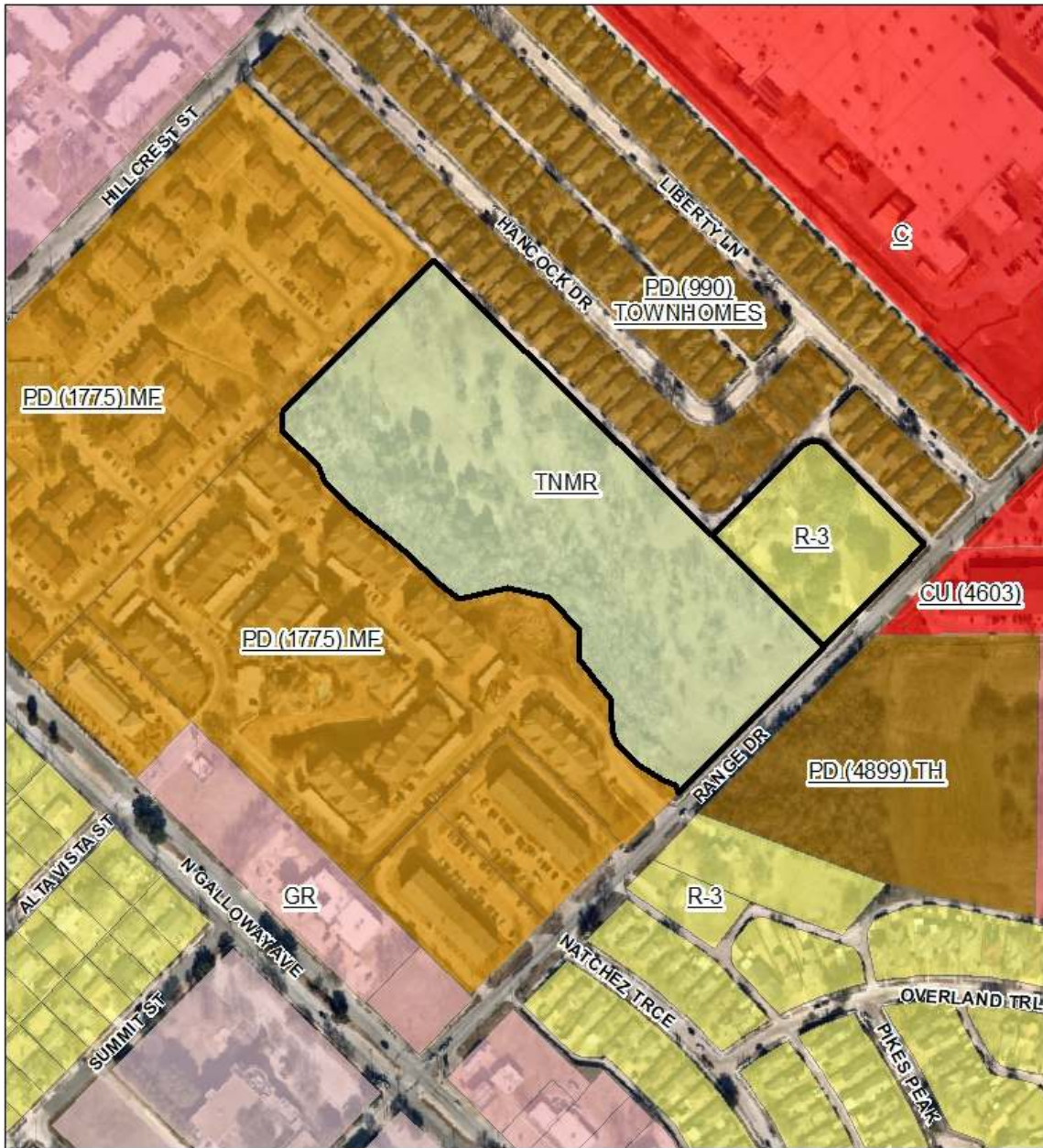
Legend
 Area of Request

ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP

Zoning Map










Legend		
	Area of Request	
	CIVIC	
	COMMERCIAL	
	GENERAL RETAIL	
	SERVICE STATION	
	SINGLE FAMILY RESIDENTIAL	
	LIGHT COMMERCIAL	
	MULTIFAMILY RESIDENTIAL	
	TRADITIONAL NEIGHBORHOOD MIXED RESIDENTIAL	
	TRUMAN HEIGHTS RESIDENTIAL	
	TOWNHOMES	

Future Land Use Map



Legend

 Area of Request	 High Density Residential
 Truman Heights Special Planning Area	 Neighborhood Retail
 Low Density Residential	 Public/Semi-Public
 Medium Density Residential	





February 18, 2023

SUBJECT: Hidden Range Willows – Statement of Purpose and Intent (Page 3 Responses to Planned Development Application)

The following are responses to Page 3 of the Planned Development Application

1. Description of Proposed Uses - The Intent of the project is to construct a high-end multi-family property. The proposed use is only multi-family, including five types of two- and three-story buildings with breezeway access. All buildings are a mixture of one- and two-bedroom units. Amenities will include a clubhouse complex of approximately 3,000 SF, including a fitness room, business center, media room, club room, recreation room and package delivery room. Adjacent to the clubhouse are a pool and hot tub. The site will have mail kiosk(s), an outdoor pavilion with BBQ pits, a playground, dog park, pickleball court, yard game area and open space within the developed area and a large drainage area to the southwest (fire pit, open areas uses, etc., as applicable). One maintenance building is located on the site; trash enclosures are located throughout the site.

2. Existing and Proposed Zoning and Land Use: Existing zoning is Traditional Mixed Neighborhood Residential (TMNR) and Single Family Residential (R-3) currently on two separate properties. The proposed zoning is a Planned Development with a base A-3 Multifamily use (dense, and greater than twenty-five dwelling units). Land use is currently undeveloped property/single family residence, and the proposed land use is Multifamily.

3. Active Businesses: The larger property (9+ acres) has not ever been developed. The smaller property (appx. Two acres) has one single family home on the site. There are no active businesses on either site.

4. Potential Residential Density: The proposed density is up to 240 units. There are eight apartment buildings, a clubhouse and a maintenance shed. There are 144 one-bedroom and ninety-six two-bedroom units, with each bedroom size in all buildings. According to the Multi-Family code, five of the buildings, within two hundred feet of a single-family residential district, are two story buildings. The other two buildings, outside of the 200-foot limit, are three story, with two L-shaped buildings and one rectangular building.

5. Compliance with the Mesquite Comprehensive Plan: The future land use plan calls for medium density residential. In the existing condition, there are higher density, much older apartments adjacent to the subject property to the northwest and southwest. To the southeast and just northwest of the subject property area, the plan calls for commercial uses. We propose several items that will mimic the ideas presented in the plan.

- a. The proposed site layout will provide a significantly lower density multi-family development per acre immediately adjacent to the very high density and older apartment complexes.
- b. The compliance with the zoning code explained in (4) above, regarding the 200-foot, two-story limit, complies to the restriction near the adjacent patio homes. The three-story units are outside the 200-foot limit. Thus, the layout creates a step-down effect next to the less dense single-family area.

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San Antonio, TX 77256



c. Existing Mature/Mitigated/Landscaping Trees and vegetation with screen walls will also contribute to the goal of this planned development to function as a medium density environment separated from other existing medium density uses to the northeast.

d. The building elevations indicate intricate color patterns and unique facade and roof placement, using stone, wood panels and flat panels. As a result, the proposed project is a true upscale design that adds more dwelling units that market research indicates are necessary in this established general area of more dense, old single family patio homes and several aging multi-family projects. Decorative façade and general building element items unique to the City will create an inviting entrance environment that is quite different than the surrounding apartments. We will site a similarly designed clubhouse near the entrance off Range Drive.

e. The use of the natural area as open space, especially near to the front of the property will give this property the look of a medium density space directly off Range Drive.

Robert D. Leonhard, P.E., MBA
LD Director – Texas Region, Horrocks
P: 210-477-1921 | E: rob.leonhard@horrocks.com

ATTACHMENT 6 – SITE PICTURES



Subject property, facing northeast



Subject property along Range Dr., facing northwest





MEMORANDUM

TO: Rob Leonhard
FROM: Aron Baker, PE
DATE: February 16, 2023
SUBJECT: 1400 Range Drive, Mesquite Texas Traffic Impact Analysis

The purpose of this memo is to address the potential traffic impacts of 240 multifamily units being proposed at 1400 Range Drive in Mesquite, Texas. In Mesquite, a traffic impact analysis is required when the proposed development meets all of these criteria:

- 1,000 trips per average weekday (ADT);
- 100 directional trips during the peak hour of either the traffic generator or the adjacent roadway; or,
- Redevelopment, rezoning, additions, or changes of occupancy that are expected to increase trip generation by 20% or greater over existing conditions.

The proposed development on Range Drive is expected to generate 1,618 trips in a weekday, and 122 trips in PM peak hour, which meets the requirements for a traffic impact analysis. This memo will detail the number of trips that will be generated by the development, evaluate the project accesses, review traffic impacts to the adjacent intersections, and provide any recommendations to mitigate potential impacts in the area.

Figure 1 shows the location of the proposed development. The two accesses to the development will be on Range Drive, which intersects with Galloway Avenue on the southwest, and with Belt Line Road on the northeast.



Figure 1: Location of Proposed Development

There are 240 apartment units proposed on 8.9 acres. The accesses to the project are planned on Range Drive. Range Drive is a Collector road according to the *Mesquite Comprehensive Plan*. For a Collector, the *Mesquite Engineering Design Manual, 2019* requires at least 75 feet between driveways that are offset and 100 feet between full accesses.

The eastern access to the project aligns with the western-most access to Speedy's Tire and Muffler. The western access is 165 feet from the eastern access, which meets the access management standards.

Figure 2 shows the site plan for the proposed development.



Figure 2: Proposed Site Plan

With 240 units, the apartments are expected to generate 96 total trips in the AM peak hour and 122 trips in the PM peak hour. Table 1 shows the total generated trips in and out of the development for the AM and PM peak hours as well as for a weekday.

Table 1: ITE Trip Generation

ITE Land Use	Units	AM Peak Hour		PM Peak Hour		Weekday	
		IN	OUT	IN	OUT	IN	OUT
220: Multifamily Housing (Low-Rise)	240	23	73	77	45	809	809
Total		96		122		1,618	

The Texas Department of Transportation (TxDOT) provides data for average daily counts in the study area. Based on the daily traffic shown in Figure 3, it is estimated that approximately 70 percent of the traffic from the proposed development will turn left out of the development onto Range Drive and make



its way to the intersection of Range Drive and Belt Line Road. The other 30 percent will travel to and from the intersection of Galloway Avenue and Range Drive.

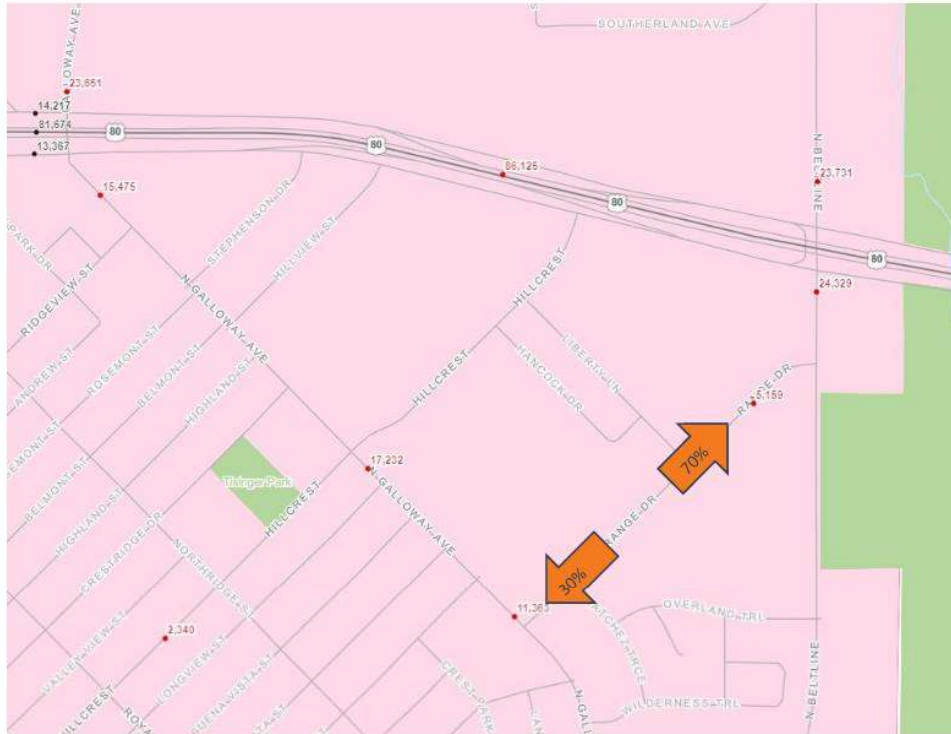


Figure 3-2019 Daily Traffic Counts from TPP District Traffic Web Viewer

With 70 percent of the proposed development traffic traveling to and from the intersection of Belt Line Road and Range Drive, it is expected that 67 trips will be added to the intersection in the AM peak hour, and 85 trips will be added in the PM peak hour.

With 30 percent of the proposed development traffic traveling to and from the intersection of Galloway Avenue and Range Drive, it is expected that 29 trips will be added to the intersection in the AM peak hour, and 37 trips will be added in the PM peak hour.

Current crash data in the area were reported from the TxDOT Crash Records Information System (CRIS) Query. The crash data includes crashes from the last 5 years, from 2018 to 2022, inclusive. Figure 4 shows a map of the crash locations surrounding the proposed development site by type of crash. None of the reported crashes occurred on Range Drive where the access to the development is proposed.

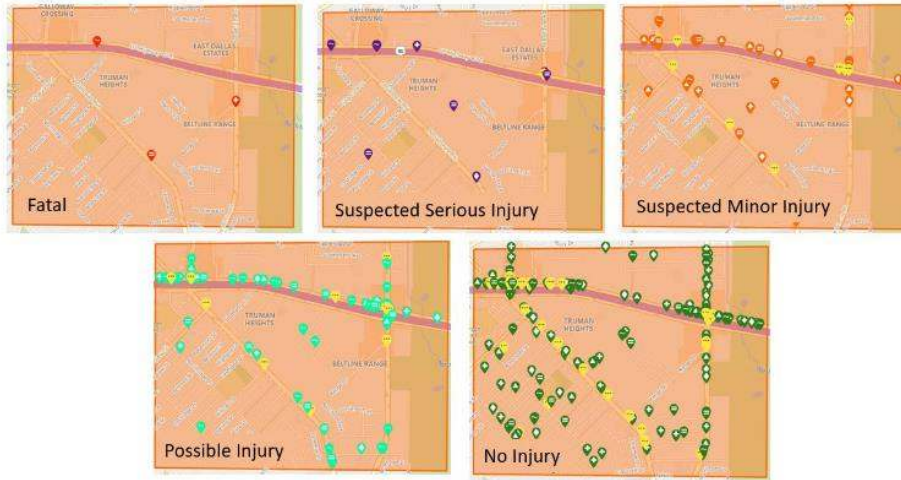


Figure 4: Crash Locations and Types 2018-2022

There are no crash trends in this area that are a cause for concern in adding additional traffic to Range Drive.

SUMMARY:

The 240 units proposed on Range Drive are expected to generate 122 trips in the PM peak hour, which is expected to increase the traffic at the intersection of Range Drive and Galloway Avenue by 37 trips and at the intersection of Range Drive and Belt Line Road by 85 trips. The project access on Range Drive is expected to meet the required access management guidelines. There have not been any crashes on Range Drive in the last five years to warrant mitigation. Additional traffic in this area is not expected to have heavy impacts on the surrounding roadways or intersections. As more development occurs on Range Drive in the future, the intersections of Range Drive and Galloway Avenue and Range Drive and Belt Line Road may need to be evaluated for improvements.

ATTACHMENT 8 – SCHOOL IMPACT LETTER



February 17, 2023

Garrett Langford, Manager of Planning and Zoning
 Planning and Zoning
 1515 N Galloway Ave
 Mesquite, TX 75149

SUBJECT: School Impact Analysis
1400 Range Drive PD Application PAM0422-0701

Dear Mr. Langford,

A 240-unit multi-family apartment project is proposed for 1400 Range Drive in the City of Mesquite. As part of the PD application reference above, it is our understanding that a School Impact Analysis is required. The analysis estimates that the following additional number of students may be expected to enroll in the appropriately assigned schools:

Assigned School*	Estimated Enrollment**	240 Units Additional Enrollment	Estimated % Increase
Tisinger Elementary	644	21	3.3%
Wilkinson Middle	806	11	1.4%
Mesquite High	2,571	9	0.4%

*School assignments per Greatschools.org

**Estimated Enrollment from USANews.com

The following methodology was utilized to estimate the additional enrollment to each School based on the proposed development:

1. Determined the proposed mix of 1-bedroom vs 2-bedroom apartment units. From the Development plans, of the 240 proposed units, 144 will be one-bedroom apartments, and the remaining 96 units will be two-bedroom apartments. It is assumed that only the 2-bedroom apartments will yield school enrollees.
2. Determined the estimated rates of enrollment based on the proposed number of one and two-bedroom apartments. Estimated student generation rates were taken from the Montgomery County School District in Maryland for the 2018/2019 school year, which rates were adjusted to appropriately reflect the number of grades per school. The adjusted rates are:

Elementary	0.212 Students / Unit
Middle	0.112 Students / Unit
High	0.084 Students / Unit

3. Applied the rates to the number of qualifying units to estimate the additional enrollment by school. One-bedroom apartments were excluded from the calculation, and the remaining units were calculated based on the above rates.

208-895-2520 | Horrocks.com
 2775 West Navigator Drive, Suite 210, Meridian, ID 83642

ATTACHMENT 8 – SCHOOL IMPACT LETTERS



It is my opinion that the above approach is a reasonable way to estimate the impacts of the proposed development on enrollment to the schools students will be assigned to attend.

Feel free to contact me with any questions regarding the analysis presented herein.

Sincerely,

A handwritten signature in black ink that reads "Scott Duffin".

Scott Duffin
Land Development Director, Horrocks
P: 986-226-5729 | E: scottd@horrocks.com

PLANNED DEVELOPMENT STANDARDS Z0223-0291

This Planned Development Multifamily (PD-MF) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts A-3 base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-MF district. Where these regulations conflict with or overlap another ordinance, this PD ordinance will control.

1. **Permitted Land Uses.** The permitted uses on the Property include the permitted uses in the Multifamily (“A”) as set out in the Mesquite Zoning Ordinance (MZO), and those permitted uses on the Property are subject to the same requirements as set out in the MZO.
 - a. The permitted uses requiring a conditional use permit (“CUP”) as set out in the Mesquite Zoning Ordinance (MZO), also require a CUP for the use to be permitted on the Property.

2. **Development Standards.** In addition to the requirements of the A base zoning district, the Planned Development is subject to the following.
 - a. 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 in order to comply with the Mesquite Engineering Design Manual, adopted Building and Fire Codes, as amended, provided that the development complies with all requirements of this ordinance.

 - b. Dwelling Unit Number and Type
 - i. 240 dwelling units are permitted, consisting of the following:
 1. 144 one-bedroom units
 2. 96 two-bedroom units

 - ii. Each dwelling shall provide the Basic facilities as listed in Section 2-501.E.5 of the MZO.

 - c. Parking
 - i. Off-street parking may be located between the building and a public street, as shown on Exhibit C.

 - ii. Off-street parking shall be provided at a ratio of 2 parking spaces per dwelling unit.

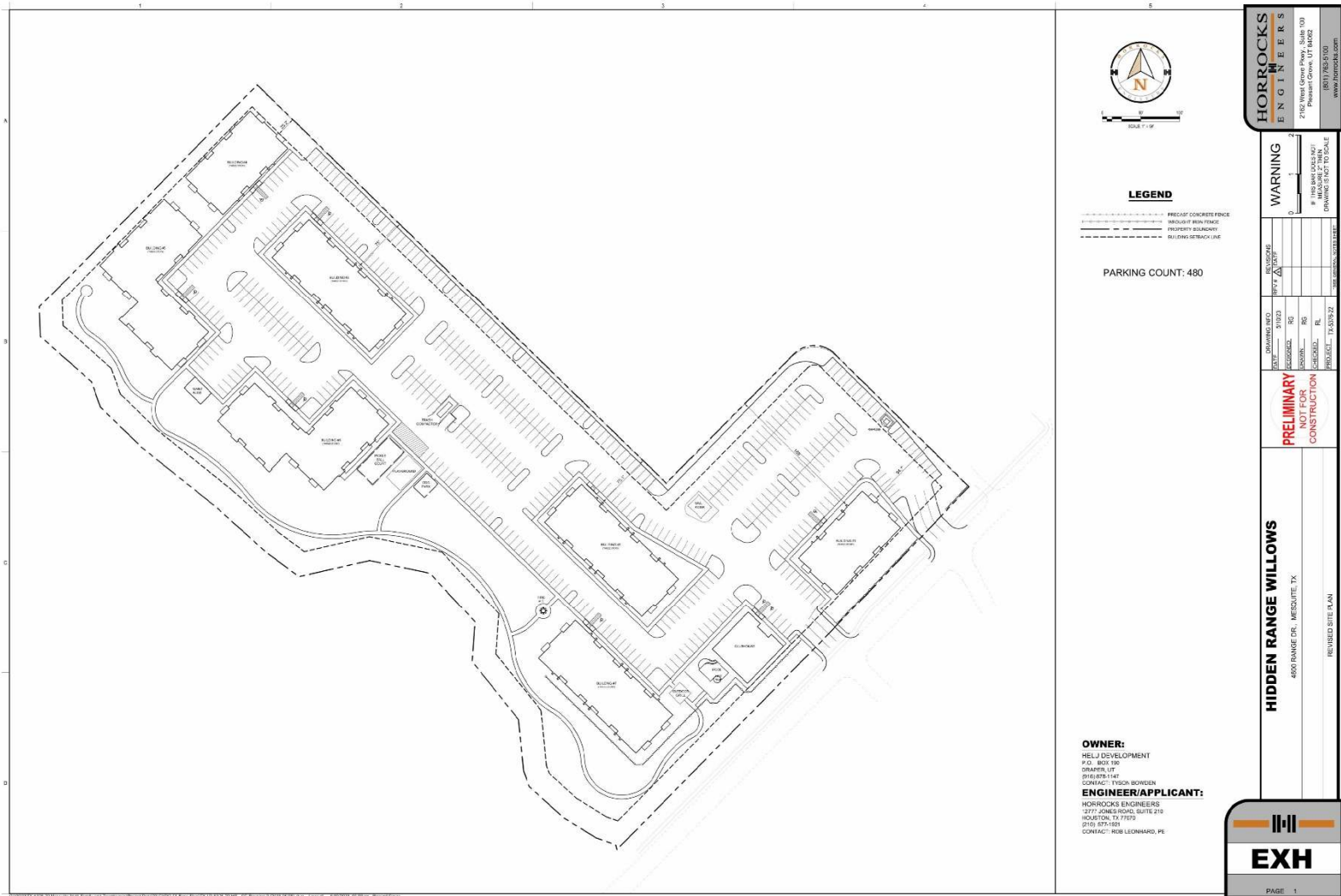
d. Open Space

- i. Open space shall be provided as shown on Exhibit C. The trail shown on the concept plan shall include at least two doggie waste stations and two benches.

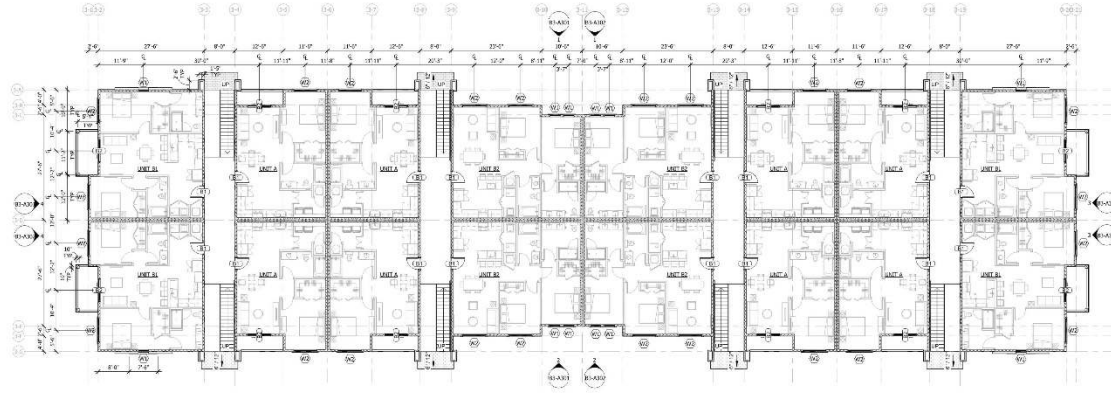
e. Outdoor Amenities

- i. The outdoor amenities shall be provided as shown in Exhibit C; however, the Director of Planning and Development Services may approve other amenities in lieu of what is shown on the Concept Plan

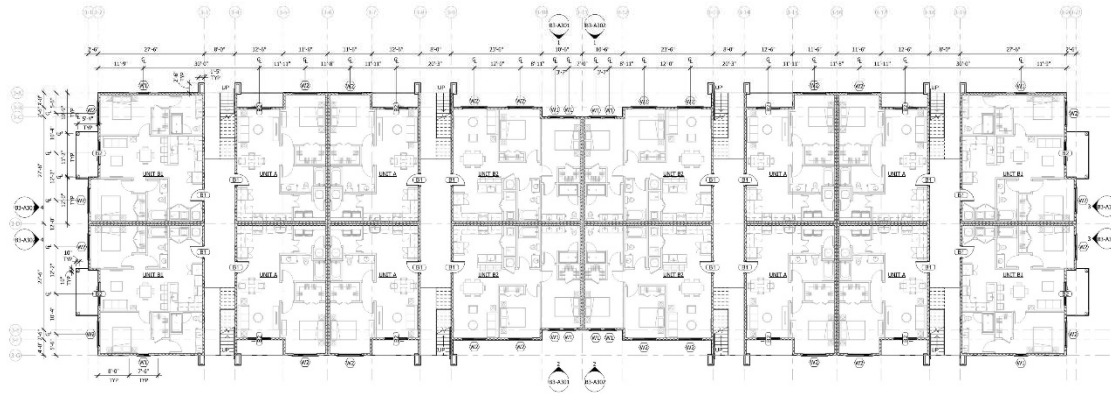
ATTACHMENT 11 – REVISED CONCEPT PLAN (EXHIBIT C)



ILLUSTRATIVE PURPOSES ONLY



2 FLOOR PLAN, LEVEL 2
SCALE: 3/32" = 1'-0"



1 FLOOR PLAN, LEVEL 1
SCALE: 3/32" = 1'-0"

SCOTT + CORMIA
ARCHITECTURE + INTERIORS
Scott + Cormia + Robinson Studio Building, LLC
431 S. Main Street, Suite 208
Ogden, Utah 84403
1-801-468-3713
1-801-468-3715
www.scottcormia.com

KEY REFERENCE SITE PLAN

FLOOR PLAN NOTES

1. THESE ARE PROVIDED BY STAFF'S DESIGN FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. REFER TO SHEET A - 101 FOR EXTERIOR FINISHES AND TO SHEET B - 101 FOR INTERIOR FINISHES.
3. COMMERCIAL OFFICE EQUIPMENT SHOULD BE SPECIFIED AND SHOWN TO BE COMPATIBLE WITH THE BUILDING SYSTEMS AND TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. DIMENSIONS AND FINISHES SHOULD BE REFERRED TO THE MANUFACTURER'S LITERATURE.
5. REFER TO SHEET B - 101 FOR INTERIOR FINISHES AND TO SHEET C - 101 FOR EXTERIOR FINISHES.

Project

KEYNOTE LEGEND

HELU - Mesquite - TX
APARTMENTS
1,400 Range Dr
Mesquite, TX

NOT FOR
BIDDING OR
CONSTRUCTION

ZONING CASE # Z0223-0291

Submissions

#	DATE	DESCRIPTION	BY
1	12/14/23	ISSUE FOR REVIEW	SC

drawing info
PROJECT # 2209
DRAWN BY COLLEEN ADKINS
CHECKED BY SCOTT CORMIA
SHEET NUMBER
PROJECT # 2209 - PROJECT # 10111111

B3-A101

IF THIS SHEET DOES NOT MEASURE TO 3/16" = 1'-0", IT HAS BEEN ENLARGED OR REDUCED. ADJUST SCALE ACCORDINGLY. THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED. ALWAYS REFER TO THE LATEST DRAWING SET. EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.

ILLUSTRATIVE PURPOSES ONLY



4 BLDG TYPE III - LEFT ELEVATION COLOR
SCALE: 3/32" = 1'-0"



3 BLDG TYPE III - RIGHT ELEVATION COLOR
SCALE: 3/32" = 1'-0"



2 BLDG TYPE III - REAR ELEVATION COLOR
SCALE: 3/32" = 1'-0"



1 BLDG TYPE III - FRONT ELEVATION COLOR
SCALE: 3/32" = 1'-0"

SCOTT + CORMIA ARCHITECTURE, INTERIORS
435 S. RIVER ROAD, SUITE 200
DALLAS, TEXAS 75201
1.409.680.3715
1.409.680.5275
www.scott+cormia.com

WOOD PANEL/STONE



SPLIT LIMESTONE
CREAM COLOR
CONCRETE



VINTAGE WOOD
CEDAR COLOR
NICHIRA

SIDING / FLAT PANEL



FEWTER TANKARD
SW-0023
SHERWIN WILLIAMS



CURIO GRAY
SW-0024
SHERWIN WILLIAMS



HIGH REFLECTIVE WHITE
SW-7757
SHERWIN WILLIAMS



WHITE DUCK
SW-7010
SHERWIN WILLIAMS

TRIM



FEWTER TANKARD
SW-0023
SHERWIN WILLIAMS



HIGH REFLECTIVE WHITE
SW-7757
SHERWIN WILLIAMS

ROOF



TIMBERLINE SHINGLES
CHARCOAL COLOR
GAF

ELEVATION NOTES

1. EXTERIOR PAINT TO INCLUDE AN ACCEPTED TO FINISH TO BE USED FOR ALL EXTERIOR SURFACES.
2. PAINT SHALL BE A HIGH QUALITY 2.0 VOLUME SOLIDS PER GALLON (VOLUME) 2.0 VOLUME SOLIDS PER GALLON (VOLUME) 2.0 VOLUME SOLIDS PER GALLON (VOLUME).
3. ALL PAINTS MUST BE APPLIED TO THE SURFACE TO BE PAINTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION AND COATINGS.
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KEYNOTE LEGEND

SCOTT + CORMIA
ARCHITECTURE, INTERIORS
435 S. RIVER ROAD, SUITE 200
DALLAS, TEXAS 75201
1.409.680.3715
1.409.680.5275
www.scott+cormia.com

project
HELU - Mesquite - TX
APARTMENTS
1,400 Range Dr
Mesquite, TX

NOT FOR BIDDING OR CONSTRUCTION

ZONING CASE # Z0223-0291

Submissions

#	DATE	DESCRIPTION
1	1/23/24	ISSUED FOR CONSTRUCTION

drawing info
PROJECT # 13078
DRAWN BY COLLEEN JOYNT
CHECKED BY HFC
SHEET NUMBER
BLDG TYPE III - EXTERIOR ELEVATIONS
COLORED

B3-A302

IF THIS SHEET DOES NOT MEASURE TO 3/16" = 1'-0", IT HAS BEEN ENLARGED OR REDUCED. ADJUST SCALE ACCORDINGLY. THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED. ALWAYS REFER TO THE LATEST DRAWING SET. EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.

ATTACHMENT 14 – ILLUSTRATIVE SITE PLAN



HIDDEN RANGE WILLOWS
 1400 RANGE DRIVE, MESQUITE, TX
 04/10/2023

PRELIMINARY SITE PLAN



ATTACHMENT 15 – BUILDING RENDERINGS

ILLUSTRATIVE PURPOSES ONLY



AERIAL VIEW



HELU - MESQUITE - TX
CURRENT RENDERINGS

Ray Address: Gunther
P.O. Box 30000
Dallas, Texas 75230

SCOTT + CORNIA
Architecture and Interiors, LLC
P.O. Box 385028
239 South Major Street, Suite 200
Orlando, Florida 32803
407.662.756
scottcornia.com

Drawn by: JX
Reviewed by: JX

#REDU#2023
2023 - APR. 04

ATTACHMENT 15 – BUILDING RENDERINGS

ILLUSTRATIVE PURPOSES ONLY



BUILDING III EXTERIOR PERSPECTIVE

"When I design buildings, I think of the overall composition, much as the parts of a body would fit together. On top of that, I think about how people will approach the building and experience that space."

- Tadao Ando

BUILDING V EXTERIOR PERSPECTIVE



The image to the right exhibits the overall intent in material composition. In a similar way, the rendering above showcases the distribution of materials and how they differ between two different building types.



HELU - MESQUITE - TX
 CURRENT RENDERINGS

Plot Address: Queen Hill
 241 West 34th St
 Dallas, TX 75219
 SCOTT + CORNELL ARCHITECTURE AND INTERIORS, LLC
 Plot #: AA-26502980
 200 South Main Street, Suite 200
 Irving, Texas 75039
 409.862.7156
 scottcornell.com
 Drawn by: JX
 Reviewed by: JX
 4/20/23
 2023 - APR. 04

ATTACHMENT 15 – BUILDING RENDERINGS

ILLUSTRATIVE PURPOSES ONLY



CLUBHOUSE



HELU - MESQUITE - TX
CURRENT RENDERINGS

Plot Address: Queen View
7761 Sings Road
Sarasota, FL 34231
SCOTT + CORNISH
ARCHITECTURE AND INTERIORS, LLC
Plot: A124502980
129 South Walker Street, Box 200
Orlando, Florida 32813
407.666.0716
scottcornish.com
Drawn By: JCC
Reviewed By: JCC
FILE #22025
2023 - AUG, 04



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1400 and 1609 Range Drive
(See attached map for reference)
FILE NUMBER: Z0223-0291
APPLICANT: Horrocks Engineers, on behalf of Helu Development
REQUEST: From: Traditional Neighborhood Mixed Residential and R-3, Single Family
To: Planned Development – Multifamily

A public hearing will be held to consider a zoning change from Traditional Neighborhood Mixed Residential and R-3, Single Family to Planned Development – Multifamily to allow a 240-unit 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

Range Drive, Block 1, Lot 4 and Tract 6 (1.8115 acres) in the McKinney and Williams Survey, Abstract No. 1028

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, April 10, 2023**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on **Monday, May 1, 2023**, located at 757 N. Galloway Ave.

Questions may be directed to the Planning Division at (972) 216-6343 or glangford@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 April 5, 2023, to be included in the Planning and Zoning Commission packet and, by April 14, 2023, 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.

Zoning Case: Z0223-0291
I am in favor of this request
I am opposed to this request
Name:(required) Ms. Jodi L. Hacker
Address of Noticed Property: 1524 Liberty Lane
Mesquite, TX 75149
Owner Signature: *Jodi Hacker* Date: 4-3-23

Reasons (optional):

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

RECEIVED
APR 10 2023
PLANNING AND ZONING



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
COURTESY NOTICE OF PUBLIC HEARING

LOCATION: 1400 and 1609 Range Drive
(See attached map for reference)
FILE NUMBER: Z0223-0291
APPLICANT: Horrocks Engineers, on behalf of Helu Development
REQUEST: From: Traditional Neighborhood Mixed Residential and R-3, Single Family
To: Planned Development – Multifamily

A public hearing will be held to consider a zoning change from Traditional Neighborhood Mixed Residential and R-3, Single Family to Planned Development – Multifamily to allow a 240-unit multifamily development with modifications to the development standards. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

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Questions may be directed to the Planning Division at (972) 216-6343 or glangford@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. This courtesy notice is for property owners greater than 200 feet, up to 400 feet from the proposed zoning change. For this reason, we are sending you this courtesy notice. As a property owner within the courtesy notice area, you are invited to provide comments on the request by attending the public hearing or by completing the form below or both. 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 April 5, 2023, to be included in the Planning and Zoning Commission packet and by April 14, 2023, 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.

Zoning Case: Z0223-0291
I am in favor of this request _____
I am opposed to this request
Name: (required) JOSY THOMAS
Address of Noticed Property: 1420 NATCHEZ TRACE
Owner Signature: [Signature] Date: 4/4/23

Reasons (optional): INFRASTRUCTURE (one lane Range Dr) IS NOT READY FOR ALL THAT EXTRA TRAFFIC. CONCERNED FOR MY PROPERTY VALUE DIMINISHING WITH A MULTIFAMILY NEARBY

RECEIVED

APR 10 2023

PLANNING AND ZONING

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

RECEIVED

APR 10 23

PLANNING AND ZONING