

FILE NUMBER: Z0124-0342
REQUEST FOR: Rezoning – Planned Development Multifamily
CASE MANAGER: John Cervantes, Planner

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, June 10, 2024
City Council: Monday, July 1, 2024

GENERAL INFORMATION

Applicant: Marc Tolson of Arrive Architecture, LLC., on behalf of Rodeo Center Development, Ltd.
Requested Action: Zoning Change to Planned Development – Multifamily would allow 135 build-to-rent patio homes and 142 build-to-rent townhomes with modifications to the development standards and a comprehensive plan amendment to change the future land use designation from Commercial to Medium Density Residential.
Location: 21701 IH 635

PLANNING AND ZONING ACTION

Decision: On June 13, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval of the zoning change to PD – Multifamily with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan), with the following stipulations modifying the development standards:

1. A dog park shall be required on Tract 2.
2. Two electric vehicle charging stations shall be required on both Tract 1 and Tract 2.
3. An eight-foot long-span precast decorative concrete masonry screening wall shall be established and maintained along the property line abutting the single family property on the southeastern property line. (This stipulation is an existing requirement of the multifamily uses under the Zoning Ordinance Section. 1A-304.)

SITE BACKGROUND

Platting: 21701 IH 635 is unplatted. The property owner will need to plat the property before any development of the subject property.
Size: 25.38 +/- acres
Zoning: C,Commercial

Future Land Use: Commercial
Zoning History: 1951: Annexed
1964: Zoned to R-3, Single Family Residential
2006: Rezoned to C, Commercial (Ord. 842)

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	C – Commercial & C – Commercial within MARE Overlay	Fire Station No.4 & Religious Organization
SOUTH:	GR - General Retail & R-3, Single Family Residential	Religious Organization & Low Density Residential
EAST:	PD – R-3, Single Family Residential (Ord.3207)	Low Density Residential
WEST:	GR - General Retail, R-3, Single Family Residential	Retail & Low Density Residential

CASE SUMMARY

The applicant, Arrive Architecture, LLC., is requesting on behalf of the property owner, Rodeo Center Development, Ltd., a zoning change to allow a 277-unit multifamily development with modifications to the multifamily development standards from the Mesquite Zoning Ordinance (MZO) Section 2-501. The PD would allow 135 townhome-style units on the 16.048 acres of Tract 1 and 142 patio-style units on the 11.332 acres of Tract 2. All of the units on the property would be build-to-rent and will not be platted as separate lots. The complex does not contain age restrictions. If this PD request is approved, an amendment of the Mesquite Comprehensive Plan Future Land Use Map from Commercial to Medium-Density Residential is recommended.

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

MESQUITE COMPREHENSIVE PLAN

The Mesquite Comprehensive Plan designates the future land use of the subject property as Commercial and Corridor Development. The Commercial land use designation represents a broad range of goods and services for a community or region. Developments in this category are larger and more intense than those in the Neighborhood Retail category. The Corridor Development designation represents commercial development that is located along a major corridor. Developments within these corridors are highly visible and enhanced landscaping and public art are encouraged in this area. Compatible land use types for this area include retail, hotels, restaurants, big-box retailers, entertainment, and personal services.

STAFF COMMENTS:

The proposed PD is not in line with the current future land use designation of Commercial. The proposed request would change the future land use designation to Medium-Density Residential with a ratio of 10.9 units per acre. The *Mesquite Comprehensive Plan* states, density ranges for medium-density residential development should be within 6 to 12 units per acre. This land use should be buffered from roadways, but accessible to major roadway networks and commercial establishments. It is highly encouraged that medium density residential be utilized transitionally to separate higher intensity uses such as commercial, retail, and light industrial from lower intensity uses such as residential. A Medium-Density Residential land use designation would not run counter to the future land use designations of the surrounding properties as the proposed PD would buffer larger commercial development found north of the subject property near the Mesquite Rodeo.

Additionally, the proposed planned development supports the *Mesquite Comprehensive Plan's* implementation strategy for Housing and Neighborhoods to provide a variety of housing types and densities and meet the spirit of the Mesquite Zoning Ordinance. Staff believes that the proposed integration of townhomes and multifamily buildings helps establish an example that could be replicated in other areas of the City.

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-1, Multifamily zoning district as its base zone to accommodate multifamily development. 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 9 (Exhibit B) provides development standards for the PD, which include modifications to the indoor amenities and unit type ratios, which are also noted on the Concept Plan in Attachment 10 (Exhibit C).

SEC. 4-201(C): CONCEPT PLAN

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space, and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

STAFF COMMENTS:

Attachment 10 (Exhibit C) includes the concept plan. Staff has reviewed the concept plan based upon the supplementary development standards for multifamily in Section 2-501 of the Mesquite Zoning Ordinance and the proposed PD development standards. Staff finds that all requirements are being met except those identified in the following section.

SEC. 2-501: MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS

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

STAFF COMMENTS:

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

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

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

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

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

Staff Comment: Tracts 1 and 2 of the proposed development meet all the above lot and setback requirements. A 25-foot setback on the south, southeastern, and west property lines will apply. A 15-foot setback will apply to the north and east property lines.

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

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

Staff Comment: The proposed residential buildings are 25 feet on Tract 1 and 35 feet or two stories on Tract 2. All of which, meets the required maximum height requirements.

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 dwelling unit size from 725 square to 720 square feet. In addition, the number of three-bedroom units would be modified in the development from the maximum 5% to 13%. The applicant proposes the following unit mix:

- 78 One-bedroom Units (28%)
- 163 Two-Bedroom Units (59%)
- 36 Three-Bedroom Units (13%)

All other requirements listed above will be met.

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

Staff Comment: The proposed density is 10.9 units per acre.

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 proposed PD removes the security gate requirement but will continue to require fencing.

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 110,558 square feet of open space and the proposed area is 555,572 square feet.

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

Staff Comment: The development requires three from Group A and Group B for a total of six outdoor amenities. The applicant is not proposing any modifications to this requirement, as they are proposing 10 outdoor amenities.

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

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

Staff Comment: Based on 277 units, the development will be required to provide seven indoor amenities. The applicant is proposing eight.

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

Staff Comment: The applicant does not propose to modify the landscaping requirements. The proposed PD will require a minimum of 99,580 square feet of landscape.

SEC. 2-501. K. Off-street Parking Requirements The number of parking spaces for standard multifamily developments shall be provided based on the number of bedrooms in each dwelling unit as follows:

- (a) Studio/Efficiency: 1 space per unit.
- (b) One bedroom: 1.5 spaces per unit.
- (c) Two bedrooms or more: 2 spaces per unit.

The parking requirement shall be increased by ten (10) percent when both of the following are true:

- (a) the multifamily property is within three hundred (300) feet of a collector or local street where single-family homes, a school, or a public park front the collector or local street; and said single-family homes, school, or public park are also within three hundred (300) feet of the multifamily property; and
- (b) where such collector or local street and single-family homes, school, or park are not across an arterial street or freeway.

Staff Comment: Per Sec. 2-501.K.1., 567 parking spaces are required for a parking ratio of 2.04 parking spaces per unit. The applicant does not meet the City's parking requirements by providing 554 parking spaces at an overall ratio of 2.00 parking spaces per unit. The applicant proposes reducing the requirement to increase the parking by 10% to 8%. In addition, a total of 380 parking spaces are covered or roughly 69% of the total parking spaces.

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

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

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

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

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

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

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

Staff Comments: The developer has completed a Trip Generation Statement and the conclusions and recommendations of the study can be found in Attachment 11. A full Traffic Impact Analysis will be required and submitted along site plan review.

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) from School District Strategies, the Mesquite ISD demographer, who expects a student yield of 0.20 students per unit for the patio homes and 0.15 for the townhomes. The demographer provided their estimates based on 280 units, which would result in 49 students (21 elementary, 13 middle school, and 15 high school students) from the new development being added to the Mesquite ISD (MISD) system. The proposed development is in the Seabourn Elementary School, Fraiser Middle School, and West Mesquite High School attendance zones. A copy of the school impact letter was provided to MISD.

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. As a PD, the Planning and Zoning Commission has the authority to add any changes/stipulations to the development should they wish to recommend approval of the request.

RECOMMENDATIONS

Staff recommends approval of the zoning change to Planned Development – A-1, Multifamily to allow a 277-unit build-to-rent multifamily development with modifications to the development standards and with Exhibit A (Legal Description), Exhibit B (Development Standards), and Exhibit C (Concept Plan) and a Comprehensive Plan amendment to change the future land use designation from Commercial to Medium-Density Residential.

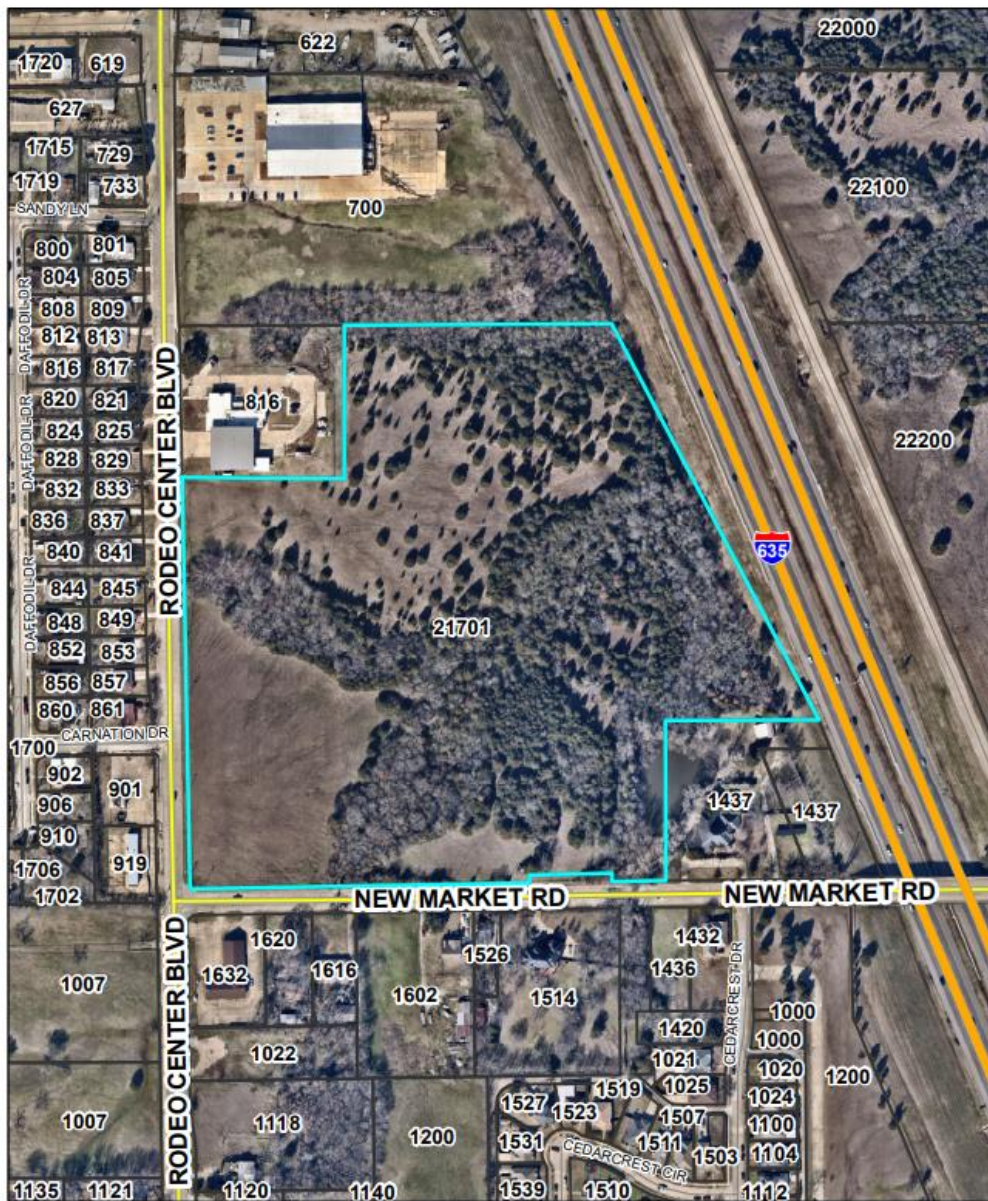
PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and a courtesy notice to all property owners within 400 feet of the subject property. As of June 13, 2024, Staff has received one public notice opposed to the project.

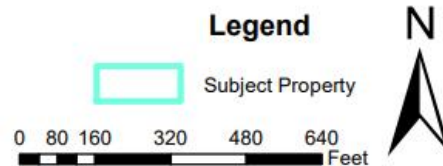
ATTACHMENTS

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

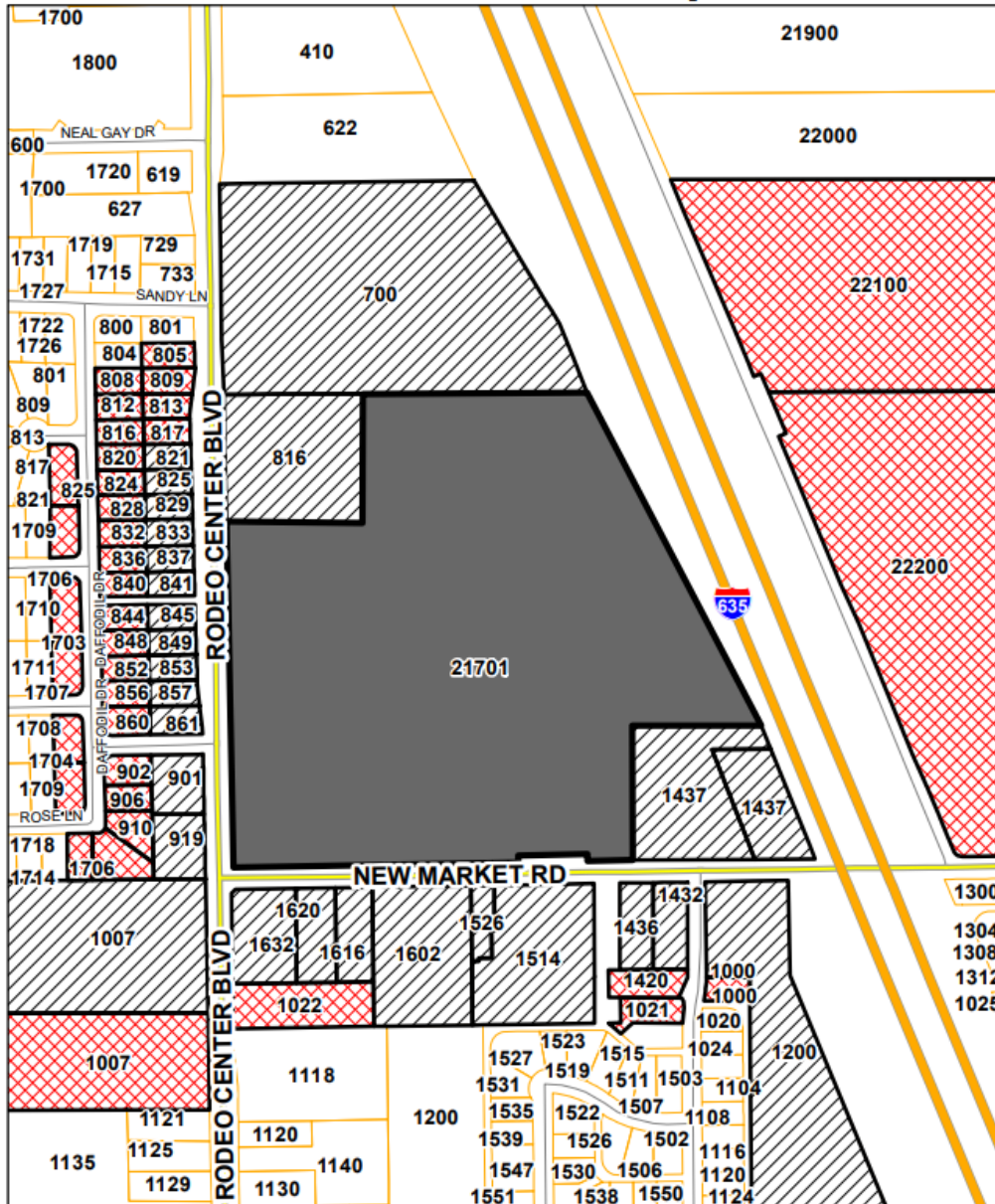
Aerial Map



Location: 21701 IH 635



Notification Map



Location: 21701 IH 635

Legend



Subject Property



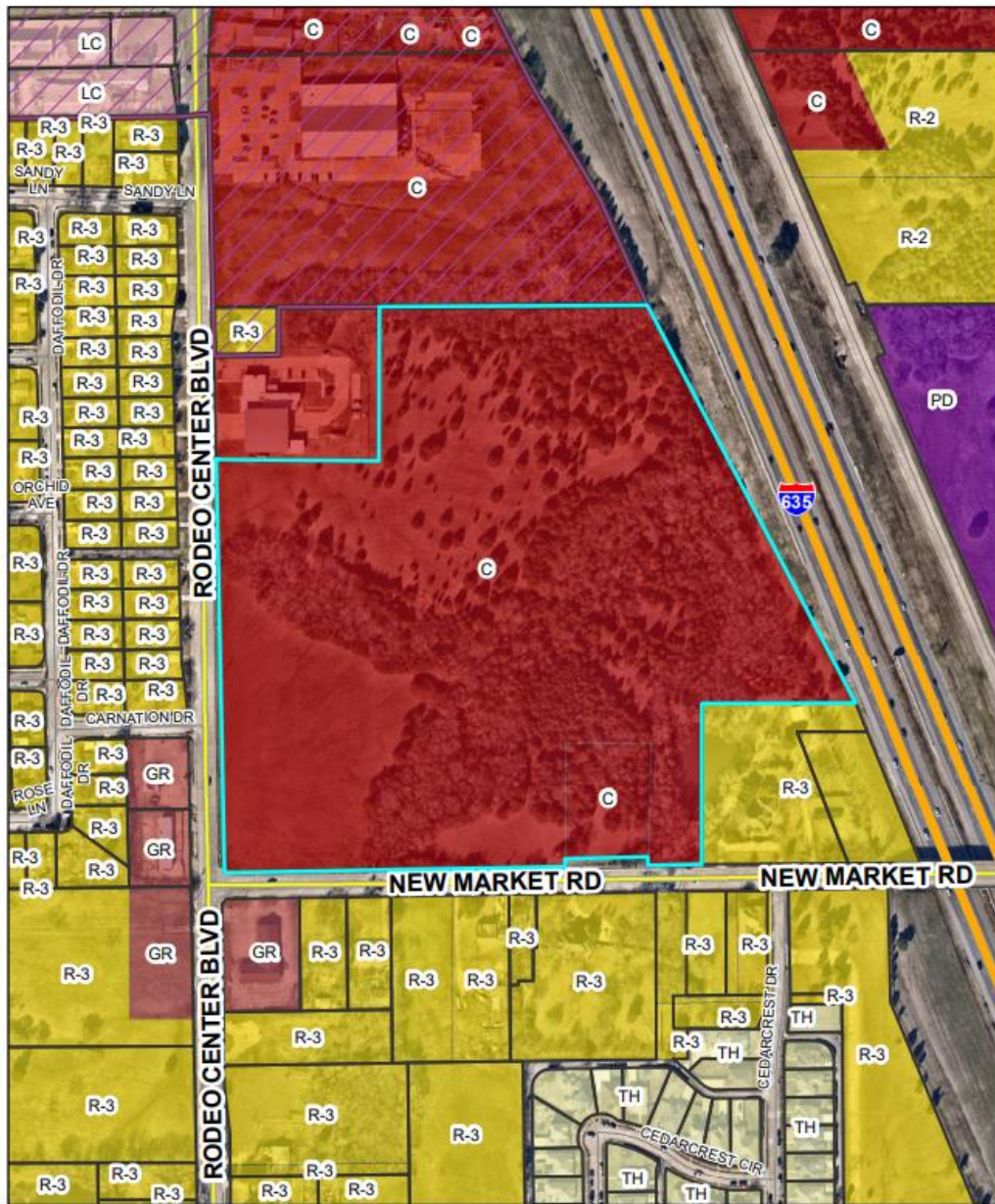
Notified Properties



Courtesy Notice Properties



Zoning Map



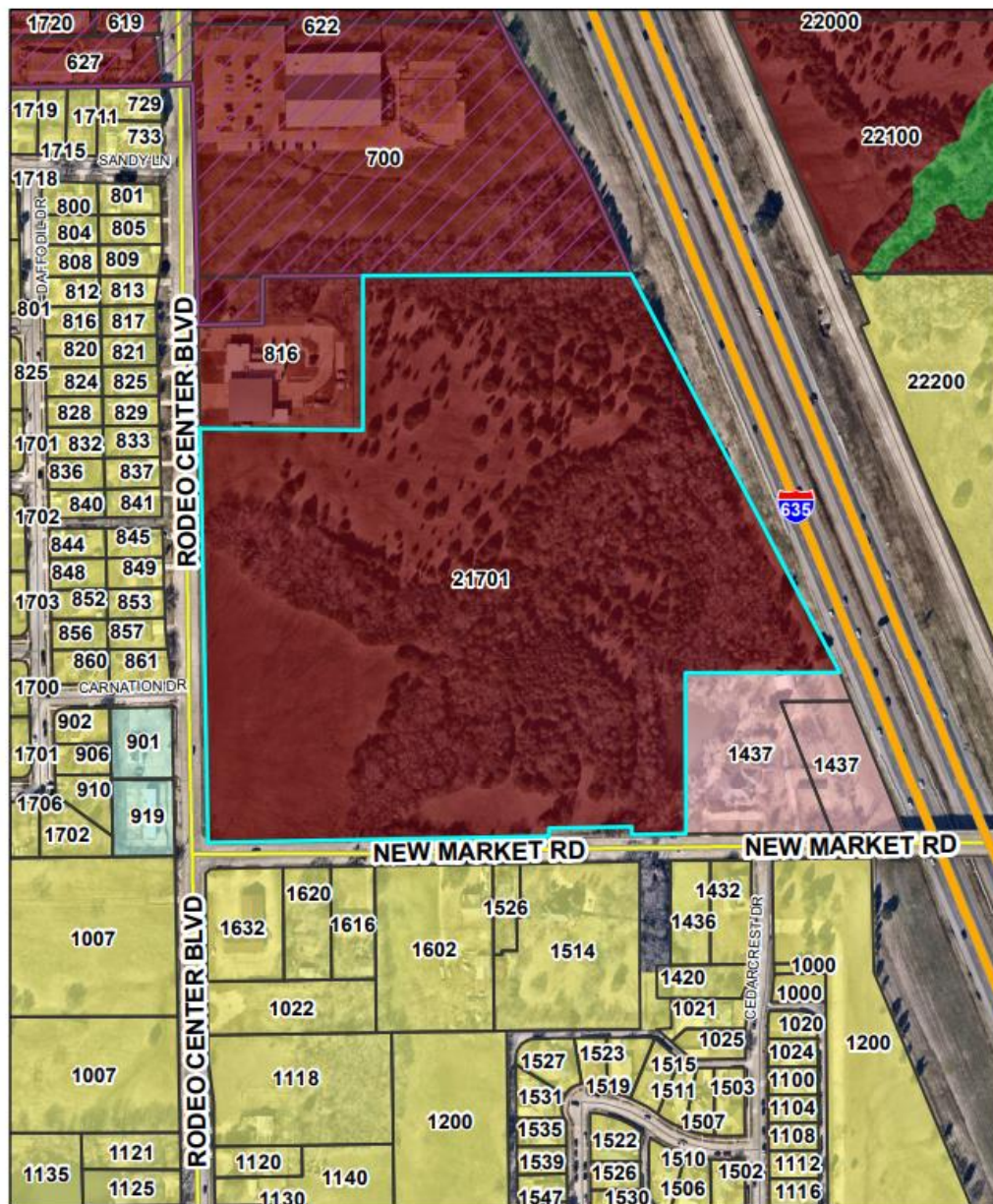
Property Address - 21701 IH 635

Legend - Base Zones

	Subject Properties		Commercial		Townhome
	Light Commercial		General Retail		SF Residential
	MARE		Planned Development		



Future Land Use Map



Address: 21701 IH 635



ATTACHMENT 5 – SITE PICTURES



Zoning sign, facing northeast.



Subject property from Rodeo Center Blvd, facing east.

ATTACHMENT 5 – SITE PICTURES



Subject property from intersection of Rodeo Center Blvd and New Market Rd, facing northeast.



Subject property from New Market Rd, facing north.

ATTACHMENT 6 – LETTER OF INTENT

Describe the proposed planned development and the purpose of the request using the space below. The following should be included:

1. Description of proposed uses.
2. Existing and proposed zoning and land use.
3. If the property is currently developed, list all active businesses on the property with a brief description of each.
4. Potential residential density if proposed zoning for residential districts.
5. Address how the requested rezoning complies with the Mesquite Comprehensive Plan.

You may use separate or additional sheets

The proposed project is a mixed housing project on 25.38 acres. There will be 135 Build-to-Rent Patio homes on the southern end of the property. These are all single story and are parked with a combination of surface parking and carports.

Through the site runs two jurisdictional waterways and large green belt that roughly divides the site in three pieces. We propose one vehicular crossing and one pedestrian crossing across this area. This area will be left natural and contain a walking trail.

The north half of the property will have 145 Build-to-Rent Townhomes. These are two story and all have a rear alley way entered double car garages. There will two amenity clubhouses, two swimming pools and numerous site amenities shown on the site plan. The community will be lease as market rate. The residential density proposed of entire project is 11 units per acre.



School District Strategies

January 22, 2024

J. Marc Tolson
Managing Director
ARRIVE Architecture Group
2344 Highway 121, Suite 100
Bedford, Texas 76021

RE: The Ranch at Rodeo Center - Mesquite ISD Student Yields Information

Dear Mr. Tolson,

School District Strategies (SDS) provides demographic services to public school districts in Dallas-Ft. Worth (DFW) and across the state of Texas. One of the metrics that we monitor is the relationship between residential use and student yields.

As the demographer for Mesquite ISD (MISD), we have seen local apartment developments produce a wide range of student yields depending on the distinct architectural design of the units (garden-style vs. mid-rise), location, number of 1, 2, and 3-bedroom units, whether-or-not the development offers rental assistance, or if the complex has an age-restriction. Our understanding is that ARRIVE Architecture Group is planning a mixed-use development in the City of Mesquite that will include multi-family residential. The project is located west of Interstate-635 at the intersection of Rodeo Center Road and New Market Drive in the Seabourn Elementary, Frasier Middle, and West Mesquite High School attendance zones. The subject property will include 135 patio homes and 145 townhomes. All units will be rental units. Additionally, there will be no age-restriction or rental assistance.

SDS performed a review of attached townhome and patio home developments within MISD during the 2022/23 school year. SDS assumes the townhome units will produce a similar yield to those offered in the traditional for-sale, single-family market. In this area of Mesquite, that yield is typically near 0.15 students per unit.

Patio homes typically produce students yields that range from 0.10-0.40 per unit. SDS estimates that the proposed development will yield close to 0.20 students per unit.

Table 1 shows the breakdown of projected student yields from the proposed units at The Ranch at Rodeo Center.

16980 Dallas Parkway, Suite 101 Dallas, Texas 75248 972-381-1400 x5
www.schooldistrictstrategies.com

ATTACHMENT 7 – SCHOOL IMPACT LETTERS



Table 1: Projected MISD Student Yields

Unit Type	Total Proposed Units	Typical Student Yield	Total MISD Students at Build-out	Elementary Students (PK-5 th)	Middle School Students (6 th -8 th)	High School Students (9 th -12 th)
Patio Homes	135	0.20	27	13	7	7
Townhomes	145	0.15	22	8	6	8

Summary and Conclusion

School District Strategies estimates that the residential components of ARRIVE Architecture Group's proposed mixed-use development at Rodeo Center Road and New Market Drive will produce approximately 49 Mesquite ISD students at build-out.

For specific inquiries regarding this information, please contact me.

Very truly yours,

A handwritten signature in black ink, reading 'Brent Alexander'.

Brent Alexander
Director of Demographic Research

Disclaimer

Although School District Strategies (SDS) has used commercially reasonable efforts to obtain information from sources it believes to be reliable and accurate, SDS does not guarantee the accuracy or completeness of such information. Information presented in this report represents SDS's estimates as of the date of the report and is subject to change without notice. This report is not intended as a recommendation or endorsement of any action taken by you or any third party in regard to the subject matter of this report or any other real estate activity. SDS WILL HAVE NO LIABILITY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING (BUT NOT LIMITED TO) LOST PROFITS, OR DIMINUTION IN VALUE OF YOUR BUSINESS OR PROPERTY, ARISING FROM OR RELATING TO SDS'S SERVICES HEREUNDER, REGARDLESS OF ANY NOTICE OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES ARE REASONABLE OR FORESEEABLE UNDER THE APPLICABLE CIRCUMSTANCES. SDS'S LIABILITY ON ANY CLAIM OF ANY KIND, INCLUDING NEGLIGENCE, FOR ANY LOSS OR DAMAGE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THIS REPORT OR THE SERVICES PROVIDED BY SDS SHALL IN NO SINGLE CASE, OR IN THE AGGREGATE, EXCEED THE AMOUNTS ACTUALLY PAID TO SDS IN CONNECTION WITH THE REPORT.

The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume: that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report; that general population levels will continue to increase at or above the rate forecast; that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes; the proposed real estate development projects described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

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ATTACHMENT 8 – LEGAL DESCRIPTION (EXHBIT A)

21701 Lyndon B. Johnson Freeway

Being all that certain Lot, tract or parcel of land situated in the McKinney and William Survey, Abstract No. 1031, same being the remainder of that tract of land conveyed to Metallic Land Company, LLC, by deed recorded in Instrument No. 201400321512, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of Numa Addition, an addition to the City of Mesquite, Dallas County, according to the Map or Plat thereof recorded in Volume 86039, Page 1136, Plat Records of Dallas County, Texas, and being along the West line of Lyndon B. Johnson Freeway (a Public right-of-way);

THENCE South 21 degrees 56 minutes 29 seconds East, along the West line of said Lyndon B. Johnson Freeway, a distance of 903.71 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of New Market/LBJ Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 93086, Page 3602, Plat Records of Dallas County, Texas;

THENCE South 89 degrees 33 minutes 26 seconds West, along the North line of said New Market/LBJ Addition, a distance of 325.66 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said New Market/LBJ Addition;

THENCE South 00 degrees 27 minutes 30 seconds West, along the West line of said New Market/LBJ Addition, a distance of 340.19 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the North line of New Market Road (a Public right-of-way);

THENCE South 89 degrees 42 minutes 00 seconds West, along the North line of said New Market Road, a distance of 916.95 feet to a "X" set for corner, said corner being at the intersection of said New Market Road and the East line of Hickory Tree Road (a variable width right-of-way);

THENCE North 00 degrees 22 minutes 26 seconds West, along the East line of said Hickory Tree Road, a distance of 385.49 feet to a point for corner;

THENCE North 05 degrees 20 minutes 12 seconds East, along the East line of said Hickory Tree Road, a distance of 201.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 00 degrees 22 minutes 26 seconds West, along the East line of said Hickory Tree Road, a distance of 100.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 06 degrees 05 minutes 04 seconds West, along the East line of said Hickory Tree Road, a distance of 178.63 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of Mesquite Fire Station No. 4, an addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20190332393, Plat Records of Dallas County, Texas;

THENCE South 89 degrees 50 minutes 24 seconds East, along the South line of said Mesquite Fire Station No. 4, a distance of 347.68 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of a tract of said Mesquite Fire Station No. 4;

THENCE North 00 degrees 14 minutes 58 seconds West, along the East line of said Mesquite Fire Station No. 4, a distance of 325.00 feet to a 5/8 inch iron rod found for corner, said corner being in the South line of said Numa Addition;

THENCE South 89 degrees 50 minutes 49 seconds East, along the South line of said Numa Addition, a distance of 564.76 feet to the POINT OF BEGINNING and containing 1,105,572 square feet or 25.38 acres of land.

ATTACHMENT 9 – DEVELOPMENT STANDARDS (EXHBIT B)

Planned Development Standards The Ranch at Rodeo Center

- A. *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.
- B. *Maximum stories.* The maximum number of stories in this district shall be:
1. Two-stories.
- C. All buildings, residential and non-residential on Northern townhome tract will have an approved fire sprinkler system per 903.3.1.2.
- D. *Dwelling unit requirements.*
1. *Minimum dwelling size.* Seven hundred twenty (720) 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.* Thirteen (13) 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.
- E. *Density.* In the district specified, multifamily development shall not exceed the density specified below, provided that a planned development district may be granted to allow densities exceeding the maximums specified below.

District	Maximum Density (Units/Acre)
A-1	12*
A-3	25*

F. *Screening and security.*

1. *Screening.* Screening and buffering requirements for multifamily uses are set out in 1A-304.
2. *Security fencing.* Multifamily developments shall be required to provide security fencing around property with no security gates. 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. An eight-foot long-span precast concrete decorative screening wall shall be established and maintained along the property line abutting the southeastern property line along the single family residential district.
3. *Site security.* All parking areas, common hallways and entrances shall be illuminated and have operational video surveillance.

G. *Open space and outdoor amenities.* Open space and outdoor amenities shall be provided as follows for the use and enjoyment of the residents.

1. *Open space requirement.* 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.
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.

Outdoor Amenities—Group A

Swimming pool

Splash pad

Sports courts—Regulation sized (such as basketball, volleyball, tennis)

Playgrounds with a minimum of five (5) pieces of equipment and one thousand (1,000) square feet of area.

Other amenities may be allowed as approved by the Director of Planning and Development Services.

Outdoor Amenities—Group B

Fire pit

Outdoor cooking facilities

Picnic areas to include dining tables and permanent shade structures

Hot tub/spa

3. Additional Amenities. A dog park shall be provided on Tract 2. Tracts 1 and 2 shall each be equipped with two electric vehicle charging stations. Other amenities may be allowed as approved by the Director of Planning and Development Services.

- H. *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.

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

- I. *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.

- J. *Off-street parking requirements.*

1. Calculation for number of spaces.

- a. Standard multifamily developments.

- (1) The number of parking spaces for standard multifamily developments shall be provided based on the number of bedrooms in each dwelling unit as follows:

- (a) Studio/Efficiency: 1 space per unit.
 - (b) One bedroom: 1.5 spaces per unit.
 - (c) Two bedrooms or more: 2 spaces per unit.

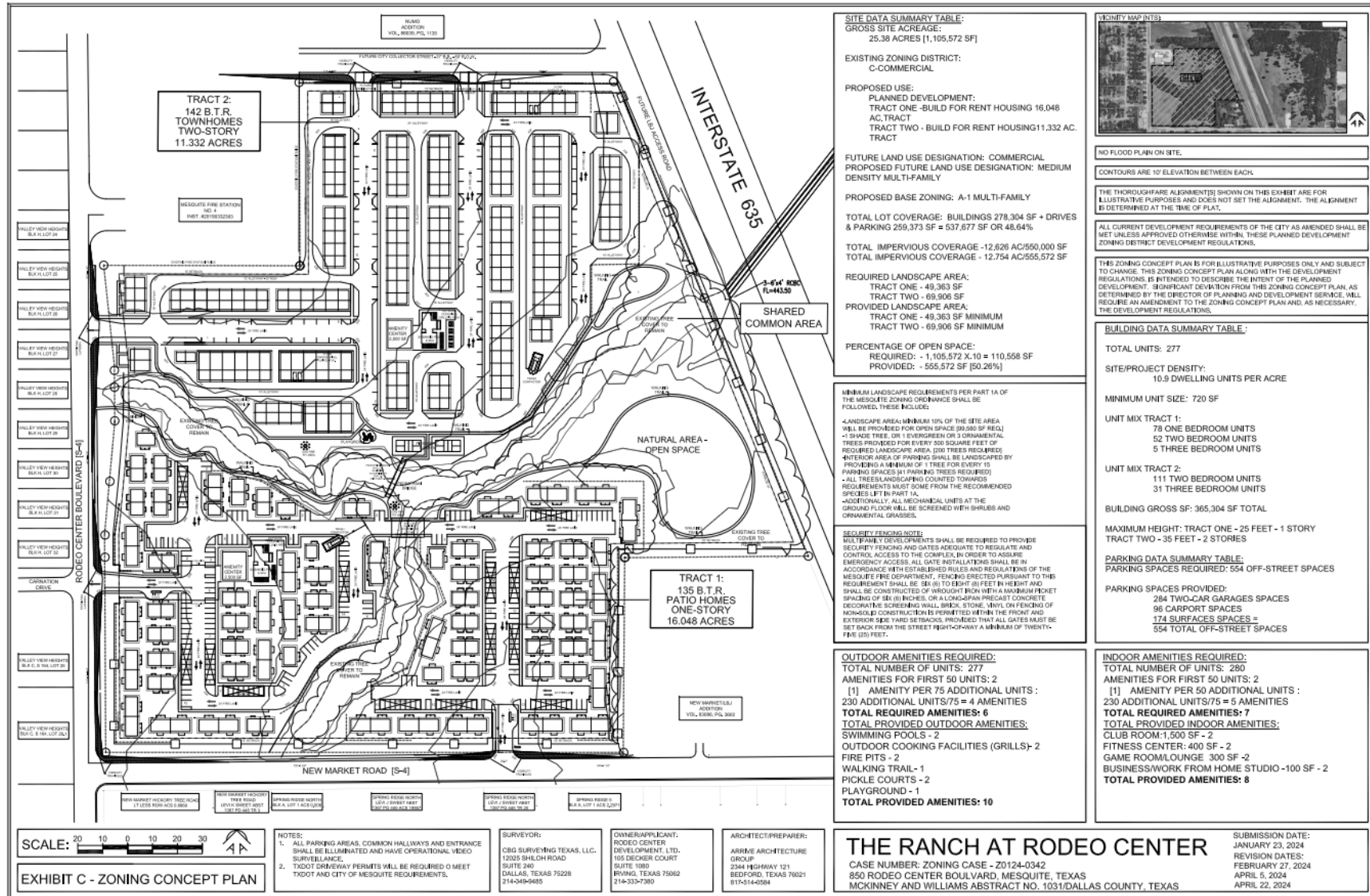
- (2) The parking requirement shall be increased by eight (8) percent when both of the following are true:

- (a) the multifamily property is within three hundred (300) feet of a collector or local street where single-family homes, a school, or a public park front the collector or local street; and said single-family homes, school, or public park are also within three hundred (300) feet of the multifamily property; and
- (b) where such collector or local street and single-family homes, school, or park are not across an arterial street or freeway.
 - b. 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.
- 2. Location. 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.
- 3. Covered parking. 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.
- 4. Design, layout, and construction. All parking areas for multifamily uses shall comply with the requirements for nonresidential parking lots as set out in 3-400.
- K. *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.
- L. *Accessory structures.* Accessory structures shall be regulated in accordance with the requirements set out in 2-600.
- M. *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.
- N. *Traffic impact analysis.* The proposed construction of fifty (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.
- O. *School impact analysis.* All requests for rezoning for any development that includes twenty-five (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 (7) days prior to consideration of the zoning request by the Planning and Zoning Commission.
- P. Project will pay all park and dedication fee(s) due for the project.

(Ord. No. 2669, 4-16-90; Ord. No. 2969, § 1, 5-2-94; Ord. No. 3343, § 1(4), 11-15-99; Ord. No. 3438, § 1, 8-20-01; Ord. No. 4398, § 1(9), 11-2-15; Ord. No. 4676, § 1(Exh. A(5)), 5-20-19)

Cross reference(s)—Fire prevention and protection, Ch. 6.

ATTACHMENT 10 – CONCEPT PLAN (EXHIBIT C)



ATTACHMENT 11 – TRIP GENERATION STATEMENT



TO: Jeff Linder, Bannister Engineering

FROM: Scott Israelson

DATE: 16 January 2024

RE: Trip Generation Statement
The Ranch at Rodeo Center
Mesquite, TX

Introduction

Traffic Impact Group, LLC has been retained to prepare this trip generation statement for the proposed Ranch at Rodeo Center development. The site is located in the northwest corner of IH-635 & New Market Road.

The development will consist of 135 patio homes and 145 townhomes. The site will have two full-access driveways to Rodeo Center Boulevard, one full-access driveway to New Market Road, and three driveways to a future city street that will connect to the southbound IH-635 frontage road..

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Table 1 summarizes the trip generation estimates for the proposed addition.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise)	220	280	Dwelling Units	1887	27	85	90	53

Please contact me at scott@traffic-impact.com or 972.358.6383 with any questions or comments.

ATTACHMENT 12 – RETURNED NOTICE(S)



CITY OF MESQUITE PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

LOCATION: 21701 IH 635
(See attached map for reference)
FILE NUMBER: Z0124-0342
APPLICANT: Marc Tolson of Arrive Architect Group, LLC., on behalf of Rodeo Center Development, Ltd.
REQUEST: From: C, Commercial
To: Planned Development – Multifamily

The requested Zoning Change to Planned Development – Multifamily would allow a 135 build-to-rent patio homes and 142 build-to-rent townhomes with modifications to the development standards and a comprehensive plan amendment to change the future land use designation from Commercial to Medium Density Residential. Additional information about the request is available online at www.cityofmesquite.com/zoningcases.

A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1250/Zoning-Ordinance. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Being 25.3789 acres in the McKinney & William Survey, Abstract No. 1031, Page 550

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on **Monday, June 10, 2024**, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on **Monday, July 1, 2024**, located at 757 N. Galloway Ave.

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

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on **June 6, 2024**, to be included in the Planning and Zoning Commission packet and, by **June 14, 2024**, be included in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0124-0342

I am in favor of this request

I am opposed to this request

Name (required)

Address of

Noticed Property:

Owner Signature:

Christopher and Claudia ORR
1437 New Market Rd
mesquite, TX 75149
Claudia ORR

Date: 6/3/24

Reasons (optional):

1. Unwanted/increased traffic and neighbors.
2. Loss of trees and natural land
3. Wildlife being pushed on to our property due to their homes being destroyed (snakes, rats/mice, raccoons, etc.)

Please respond by returning to:

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

RECEIVED

JUN 6 2024

PLANNING AND ZONING

All which can cause major issues and safety on our property.