



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Trevor Kollinger

REQUESTED ACTION: Rezone from AG, Agriculture to GR, General Retail

LOCATION: Generally located at the southeast corner of IH 20 and FM 741 Rd.

CASE NUMBER: Z0718-0056

COMMUNITY RESPONSES: None

STAFF COMMENTS AND ANALYSIS

In April of this year, the City of Mesquite entered into a Development Agreement (Resolution No. 20-2018) with CADG Kaufman 146, LLC, and Kaufman County Fresh Water Supply District No. 5, regarding approximately 146.746 acres of land (including the subject property) in Mesquite's ETJ known as *Heartland Town Center*. The Development Agreement will establish a Public Improvement District that will assist with the cost of installing public infrastructure for the development. In exchange, the developer is agreeing to develop the property under the conditions established in the Development Agreement. The Development Agreement calls for a planned development district for residential uses and General Retail zoning on approximately 25 acres. In addition, deed restrictions have been filed that prohibit 30 specific uses within the retail portion.

The subject property was voluntarily annexed in July of this year and per the approved Development Agreement is intended for a general retail development during phase one. Phase two consists of the remaining 121.3 acres allocated for residential development that will go through the annexation and rezoning process at a later date when requested by the property owner.

RECOMMENDATION

At the August 13, 2018, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend to approval to rezone the subject property to General Retail.