

FILE NO.: Z0518-0036

P&Z HEARING DATE:
COUNCIL DATE:

August 27, 2018
September 4, 2018

GENERAL INFORMATION

APPLICANT: Travis Boghetich on behalf of Scyene Rodeo, LTD

REQUESTED ACTION: Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE).

LOCATION: Southwest corner of IH-635 and W. Scyene Road

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The approximately 56 +/- acres is undeveloped.

SURROUNDING LAND USE AND ZONING (see attached maps):

North:	Retail and Restaurant zoned General Retail and Commercial
East:	IH-635
South:	Mesquite Arena zoned PD – Light Commercial
West:	Single family homes zoned R-3, Single Family.

ZONING HISTORY:

1951:	Annexed and zoned Residential
1958:	Rezoned to Commercial, Special Use Permit
1968:	Rezoned to Commercial
1984:	Light Commercial
2005:	Rezoned to PD – Light Commercial
2006:	Rezoned to PD - Townhomes

PLATTING: Unplatted.

GENERAL: The applicant is requesting a rezoning of the subject property to allow construction of a commercial and residential development as shown on the Concept Plan (Exhibit B). The proposed development will include trails, water features and landscaping located throughout the commercial and residential portion of the development as shown on the Landscape Concept Plan (Exhibit C). In addition, the applicant as part of the Planned Development (PD) is proposing development standards as shown in Exhibit D. If approved, the proposed development will follow the standard requirements in the Mesquite Zoning Ordinance (MZO) and Mesquite City Code except for those requirements specified in the approved Development Standards and Concept Plan. The development will also continue to be governed by the MA/RE Overlay District.

The property owner is also pursuing a Development Agreement with the City in order to establish a Public Improvement District and to capture revenue generated from the Tax Increment Reinvestment Zone (TIRZ) No. 1. The property owner is requesting these financial incentives in order to alleviate the

cost of public improvements associated with the proposed project. If approved, the development agreement will detail the obligations of both the property owner and the City. The agreement will specify additional standards and conditions that will govern development of the property. These standards and conditions will mirror those requirements in the PD and will include additional standards. The developer made a presentation to City Council on August 20, 2018. This presentation can be viewed [online](#).

The commercial development will consist up to 114,000 square feet of commercial space spread out over three tracts as shown on the Concept Plan. The underlying zoning for the commercial tracts will be based on the Light Commercial zoning district with changes in allowed uses. The proposed PD would allow a bowling alley in Tract 1A. The PD would prohibit check cashing services, auto and motorcycle repair and sales, recycling kiosk, sexually oriented businesses, auto and home supply stores, fuel sales, tobacco stores, funeral services, car rental, medical equipment rental, and bail bond services. The commercial portion of the development will be required to follow the Community Appearance Manual and meet landscaping requirements for the MA/RE Overlay District which is a minimum of 15% of the site.

The residential portion of development will consist 338 dwellings of various product types that include the following:

Type	Entry	Lot Size	Dwelling Size	Number
Townhome	Rear Entry	22' by 67'	1,200 sf.	200
Zero Lot Line	Front Entry	24' by 65'	1,250 sf.	57
40' wide	Front Entry	40' by 100'	1,250 sf.	30
40' wide	Front Entry	40' by 65'	1,250 sf.	51

The residential dwellings will follow the City's masonry requirements for single-family homes which is 90% masonry. Additionally, the PD proposes the front elevation shall not be repeated within three lots for zero-lot line homes and shall not be repeated within two lots for the 40-ft wide lots.

STAFF COMMENTS

Mesquite Comprehensive Plan

The *Mesquite Comprehensive Plan* designates the subject property as part of the Rodeo Center which is described as "a regional conference and entertainment district intended to provide a concentration of recreational, entertainment and cultural uses. Development on the adjoining tracts of undeveloped land presents the opportunity to create a unique, diverse entertainment area which complements the existing conference center/exhibit hall and arena facilities." The *Plan* further described the area as follows:

Rodeo Center is the area immediately surrounding the Mesquite Arena. In the late 1980's, the Mesquite Arena-Rodeo Entertainment (MA-RE) overlay was created to encourage the regional entertainment role of the area. In the

1990's, this role was greatly expanded with the construction of the conference center and exhibit hall facilities anchored by the Hampton Inn. The area offers a unique opportunity for entertainment and/or western-theme development which may be the City's greatest opportunity to establish/retain a unique identity and image among the growing number of suburban cities in the region. Piecemeal development of business uses on smaller tracts which are not in a consistent design and not of a complimentary theme would be highly detrimental to the overall potential of the area. Development of a concept/design plan for the area could help encourage development of the desired type. Setting additional design standards for the MA-RE overlay could require any development in the area to meet basic design objectives.

Analysis

The commercial portion of the proposed PD is in keeping with the intent of the Mesquite Arena-Rodeo Entertainment Overlay district and the *Comprehensive Plan*. The commercial portion of the development will provide amenities that include trails, water features and abundance of landscaping as shown on the Concept Plan and Concept Landscape Plan. This portion of the development will provide for a unique and diverse entertainment area as envisioned by the *Comprehensive Plan*.

While the *Comprehensive Plan* did not envision a residential development within the Rodeo Center area, it is appropriate as part of an overall development plan such as the one being proposed. The additional residential density is needed in order to support the additional commercial development being proposed and to create a vibrant environment. As proposed, the mixture of commercial uses combined with different residential product types along with the proposed amenities will provide for a unique and vibrant development that will contribute to making the Mesquite Arena area a regional draw.

RECOMMENDATIONS

Staff recommends approval of the request with the following conditions.

1. Except as provided herein, the plat and site plan for the property shall conform substantially to the Concept Plan (Exhibit B), Landscape Concept Plan (Exhibit C), and PD Development Standards (Exhibit D).
2. The façade of all residential homes shall conform substantially to the Elevations presented and are to be included in the PD Ordinance as shown in Exhibit E.
3. District screening shall be provided in accordance with the PD Development Standards and as shown on the Screening Plan (Exhibit F).
4. No off-premise signs shall be permitted. Pole signs shall be prohibited. All signs shall share a common architecture in design and materials as permitted by the Mesquite Sign Ordinance.
5. A Traffic Impact Analysis (TIA) is required. As part of the TIA, recommended measures

to minimize and/or mitigate the anticipated impacts and determine the adequacy of the development's planned access points. Mitigation measures shall be acceptable to the city engineer and may include, without limitation: an access management plan; transportation demand management measures; street improvements on or off the site; placement of pedestrian, bicycle or transit facilities on or off the site; or other capital improvement projects such as traffic calming infrastructure or capacity improvements. The developer is responsible for making the improvements recommended by the TIA and approved by the City that are necessitated by and proportional to the development.

PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the property. As of the date of this writing, staff received nine returned notices from property owners within 200 feet of the subject properties. Five responses are in favor while four are in opposition to the request.

ATTACHMENTS

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – Public Responses
- Exhibit A – Legal Descriptions (not included this report)
- Exhibit B – Concept Plan
- Exhibit C – Concept Landscape Plan
- Exhibit D – Development Standards
- Exhibit E – Residential Elevations
- Exhibit F – Screening Plan

Attachment 1 – Aerial Map



Request: Rezoning to a Planned Development Light Commercial and Residential to allow a development with residential uses and commercial uses including retail, restaurant, entertainment, and indoor recreational uses.

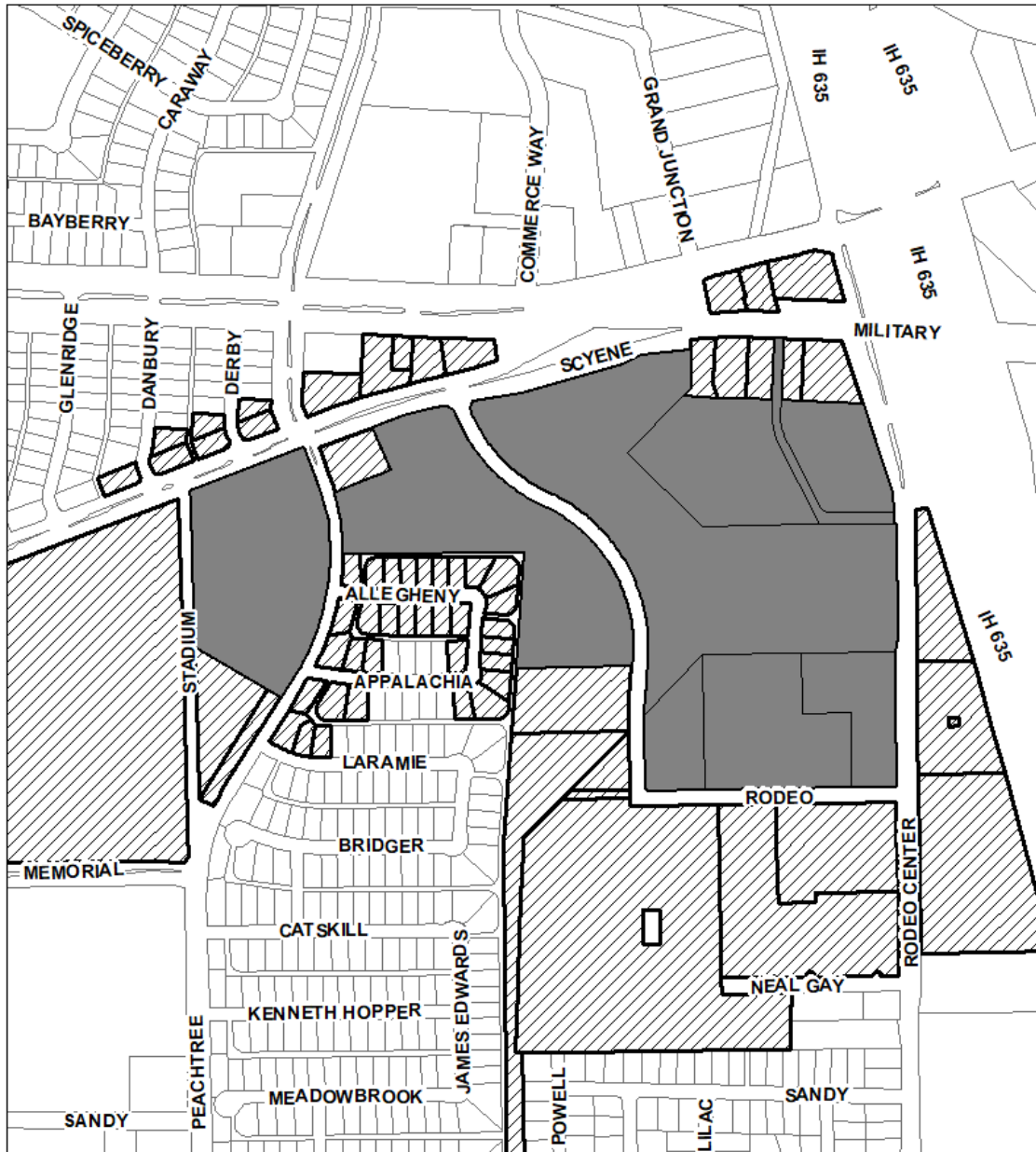
Applicant: Travis Boghetich

Legend

 Subject Properties



Attachment 2 – Notification Map



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commercial uses including retail, restaurant,
entertainment, and indoor recreational uses.
Applicant: Travis Boghetich

Legend

- Subject Properties
- Noticed Properties





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

LOCATION: 1900 and 2000 W. Scyene Road, 21713 and 21717 IH 635, 1703 and 1705 Rodeo Drive, 417 Rodeo Center Drive. (A map is attached for reference.)
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APPLICANT: Travis Boghetich on behalf of Scyene Rodeo, LTD
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LEGAL DESCRIPTION

56.11 +/- acres situated in the Daniel Tanner Survey, Abstract No. 1462 and in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **August 27, 2018**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Tuesday, **September 4, 2018**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

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

REPLY FORM

As a property owner within 200 feet of the property, you are urged to attend the public hearing to give your opinion on the zoning request. Any owner of property subject to a proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with Planning and Development Services. The protest must be received by 5 pm on **August 23rd** to be included in the Planning and Zoning Commission packet and by 5 pm on **August 28th** to be included in the City Council packet. The protest shall object to the zoning map amendment and be signed by the owner of the property. 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. This form should be returned to the Planning Division.

(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0518-0036
I am in favor of this request

Name:(required)
Address:(required)

Marshall Hervey
1619 Rodeo Dr
Mesquite, TX 75149

I am opposed to this request

Reasons (optional):

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

RECEIVED

AUG 22 2018

PLANNING AND ZONING



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I am in favor of this request

I am opposed to this request

Reasons (optional):

(Complete and return)

Do not write on the reverse side of this form.

Name:(required)
Address:(required)

1900, 2000 W. Scyene Rd.
Mesquite TX 75149

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

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(Complete and return)
Do not write on the reverse side of this form.

Zoning Case: Z0518-0036	✓	Name:(required)	<u>Galvin LaRocca</u>
I am <u>in favor</u> of this request		Address:(required)	<u>1900 Rodeo Drive</u>
I am <u>opposed</u> to this request			<u>Mesquite TX 75149</u>
Reasons (optional):			

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

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Do not write on the reverse side of this form.

Zoning Case: Z0518-0036

I am in favor of this request ☒

I am opposed to this request ☐

Reasons (optional):

Name:(required)

Address:(required)

Polan Varrish, Parusit McDonalds Restaurant
2012 W. Scyene Road
Mesquite TX 75149

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

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PLANNING AND ZONING

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I am in favor of this request ✓

I am opposed to this request _____

Reasons (optional): _____

Name:(required)

Address:(required)

LEHMBER SINGH

1813 LAUREL RIDGE DR

RIVERSIDE CA 92509

Please respond by returning to: PLANNING DIVISION
Garrett Langford
CITY OF MESQUITE
PO BOX 850137
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PLANNING AND ZONING

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I am in favor of this request

I am opposed to this request

Reasons (optional):

Name:(required)

Address:(required)

Frankie Culberson + Richard
2005 Allegheny Dr.
Mesquite TX 75149

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



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JUL 13 2018

PLANNING AND ZONING

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Do not write on the reverse side of this form.

Zoning Case: Z0518-0036

I am in favor of this request

Name:(required)

Address:(required)

I am opposed to this request

Reasons (optional):

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



RECEIVED

JUL 20 2018

PLANNING AND ZONING

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

LOCATION: 1900 and 2000 W. Scyene Road, 21713 and 21717 IH 635, 1703 and 1705 Rodeo Drive, 417 Rodeo Center Drive. (A map is attached for reference.)
FILE NUMBER: Z0518-0036
APPLICANT: Travis Boghetich on behalf of Scyene Rodeo, LTD
REQUEST: From: Planned Development – Townhomes #3817; Light Commercial, Commercial, and Planned Development – Light Commercial #3753 within the Mesquite Arena Rodeo Overlay District (MA/RE)
To: Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE)

The requested Zoning Change is for a new Planned Development that would allow a development with residential uses and commercial uses including retail, restaurant, entertainment, and indoor recreational uses in addition to other uses allowed in the Light Commercial zoning district. 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

56.11 +/- acres situated in the Daniel Tanner Survey, Abstract No. 1462 and in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **July 23, 2018**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at a later date to be determined. The City will mail a separate public hearing notice for the City Council's public hearing on this request when it is scheduled.

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

REPLY FORM

As a property owner within 200 feet of the property, you are urged to attend the public hearing to give your opinion on the zoning request. Any owner of property subject to a proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with Planning and Development Services. The protest must be received by 5 pm on **July 19th** to be included in the Planning and Zoning Commission packet. However, comment forms will continue to be accepted up until the City Council meeting. The protest shall object to the zoning map amendment and be signed by the owner of the property. 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. This form should be returned to the Planning Division.

(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0518-0036

I am in favor of this request

I am opposed to this request

Reasons (optional):

Name:(required)

Address:(required)

Webb
2009 Allegheny Dr.
Mesquite 75149

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



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 1900 and 2000 W. Scyene Road, 21713 and 21717 IH 635, 1703 and 1705 Rodeo Drive, 417 Rodeo Center Drive. (A map is attached for reference.)
FILE NUMBER: Z0518-0036
APPLICANT: Travis Boghetich on behalf of Scyene Road, Ltd. C/O Synerplex #510
REQUEST: From: Planned Development – Townhomes #3817; Light Commercial, Commercial, and Planned Development – Light Commercial #3753 within the Mesquite Arena Rodeo Overlay District (MA/RE)
To: Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE)

The requested Zoning Change is for a new Planned Development that would allow a development with residential uses (townhomes and zero-lot line homes) and commercial uses including retail, restaurant, entertainment, and indoor recreational uses. In addition to other uses allowed in the Light Commercial zoning district. 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

56.11 +/- acres situated in the Daniel Tanner Survey, Abstract No. 1462 and in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **July 9, 2018**, in the City Council Chambers of City Hall located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at a later date to be determined. The City will mail a separate public hearing notice for the City Council's public hearing on this request when it is scheduled.

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

REPLY FORM

As a property owner within 200 feet of the property, you are urged to attend the public hearing to give your opinion on the zoning request. Any owner of property subject to a proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with Planning and Development Services. The protest must be received by 5 pm on **July 5th** to be included in the Planning and Zoning Commission packet. The protest shall object to the zoning map amendment and be signed by the owner of the property. 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. This form should be returned to the Planning Division.

(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: Z0518-0036

I am in favor of this request

I am opposed to this request

Reasons (optional):

Name: (required)

Address: (required)

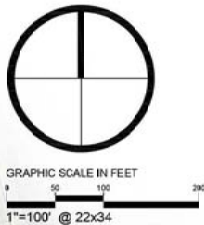
Lori Cervera
2033 Allegheny Dr.
Mesquite, TX 75149

RECEIVED

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

JUL 09 2018

PLANNING AND ZONING



LAND USE SUMMARY	
TRACT 1A	14.6 AC.
COMMERCIAL	106,800 sf.
TRACT 1B-1 - AMENITY	2.9 AC.
TRACT 1B-2 - AMENITY	1.5 AC.
TRACT 1C	15.6 AC.
VILLAS (40' x 100' TYP., FRONT ENTRY)	30 LOTS
BUNGALOWS (40' x 65' TYP., FRONT ENTRY)	27 LOTS
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	110 LOTS
TOTAL	167 LOTS
TRACT 1D	2.1 AC.
COMMERCIAL	15,250 sf.
TRACT 2A	9.2 AC.
URBAN ROW-HOMES (24' x 50' TYP., REAR ENTRY)	57 LOTS
BUNGALOWS (40' x 65' TYP., FRONT ENTRY)	24 LOTS
TOTAL	81 LOTS
TRACT 2B	1.3 AC.
COMMERCIAL	7,100 sf.
TRACT 3	8.3 AC.
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	90 LOTS
TOTAL	90 LOTS
R.O.W. DEDICATION	1.1 AC.

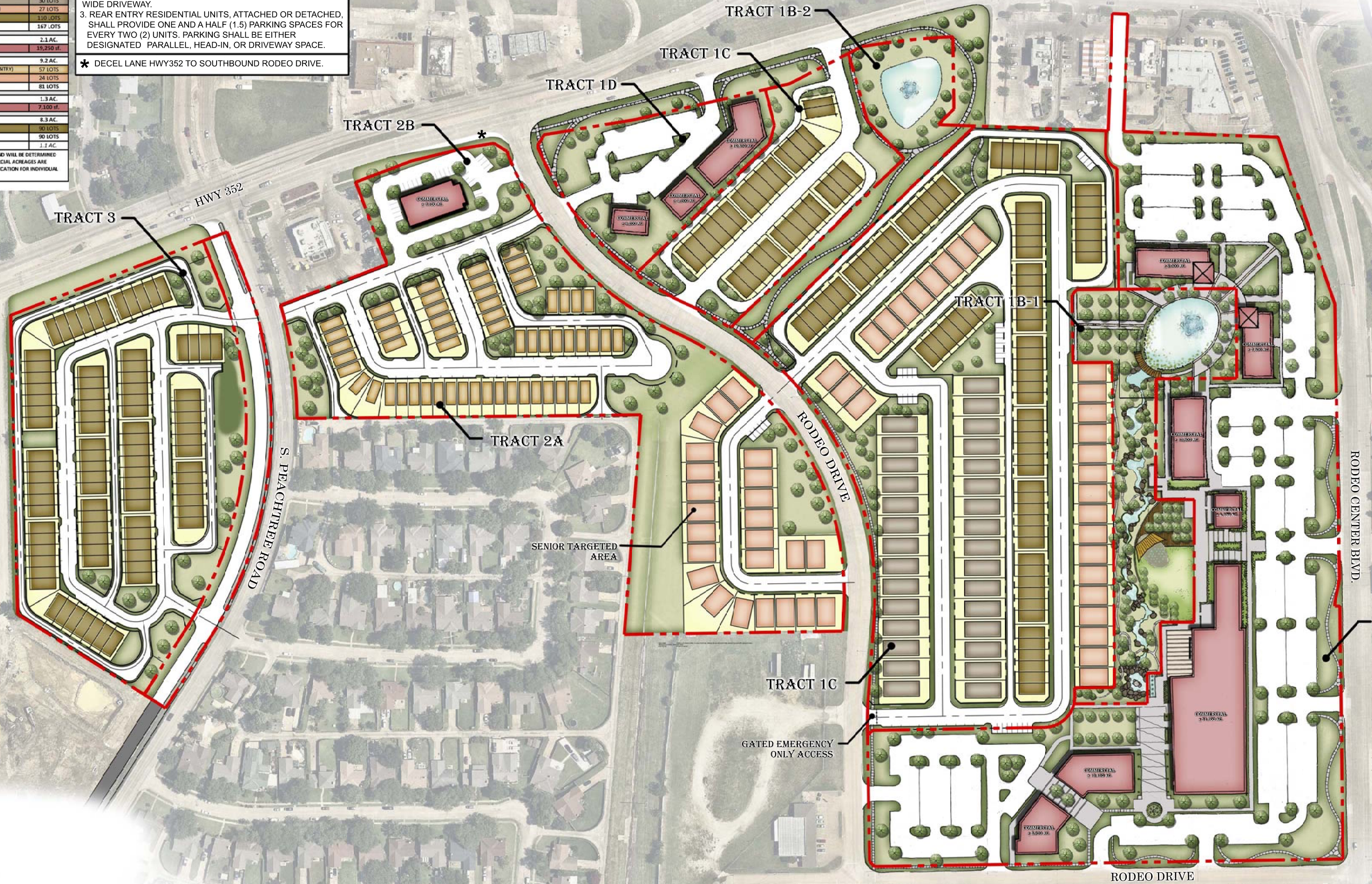
NOTES: OVERALL AREAS ARE APPROXIMATES AND WILL BE DETERMINED BASED ON PRELIMINARY AND FINAL PLAN. COMMERCIAL AREAS ARE ESTIMATES AND WILL BE BASED ON SITE PLAN APPLICATION FOR INDIVIDUAL TRACTS/BUILDINGS.

RESIDENTIAL USE PARKING NOTES:

1. ALL RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE TWO (2) GARAGE SPACES PER UNIT.
2. FRONT ENTRY RESIDENTIAL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES THROUGH USE OF A MINIMUM EIGHTEEN-FOOT (18') BY EIGHTEEN-FOOT (18') WIDE DRIVEWAY.
3. REAR ENTRY RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE ONE AND A HALF (1.5) PARKING SPACES FOR EVERY TWO (2) UNITS. PARKING SHALL BE EITHER DESIGNATED PARALLEL, HEAD-IN, OR DRIVEWAY SPACE.

* DECEL LANE HWY352 TO SOUTHBOUND RODEO DRIVE.

REQUIREMENTS FOR MAJOR TRANSPORTATION IMPROVEMENTS SHALL BE DICTATED BY THE DEVELOPER'S AGREEMENT



IRON HORSE DEVELOPMENT
CONCEPT PLAN
Mesquite, Texas
AUGUST 2018

MESQUITE CHAMPIONSHIP
RODEO

IRON HORSE VILLAGE

CENTURION AMERICAN DEVELOPMENT GROUP

1. General Landscape Requirements:
Landscape areas equal to a minimum of 10 percent of the site area shall be provided.
a) Calculation of the minimum landscape area may include internal landscaping in parking areas and a required buffer tree line. Adjacent rights-of-way shall be landscaped, but these areas shall not be included in the calculation of required area.
b) Portions of the site area planned for development as part of a later phase may be excluded from the calculation of minimum landscape area for the portion of the site area being developed as part of the current phase.
c) Adjacent rights-of-way shall be landscaped with lawn or ground cover, but these areas shall not be included in the calculation of required minimum landscape area.

2. Tree Requirement:
One shade tree, or one evergreen tree, or 3 ornamental trees shall be provided for each 500 square feet of required landscape area. Trees provided for internal parking area landscaping and trees in a required buffer tree line may be counted to fulfill this requirement, provided that at least 50% of the required trees are located between the main building and the front and/or exterior side property lines.

Tract 1B-1 = 107,710sf Total Site Area
Required: 10% of 107,710sf = 10,771sf of Landscape area Required
50% of Landscape Required to be located between main building and front or side property lines.
Provided: - Greater than 10,771sf of Landscape Provided
- Greater than 50% shown between Buildings and Property Line
- 1 Tree / 500sf = 11 Trees Required
64 Trees Provided for Tract 1B-1

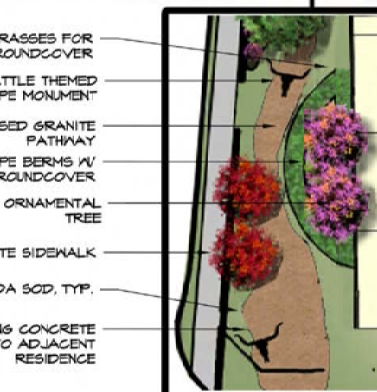
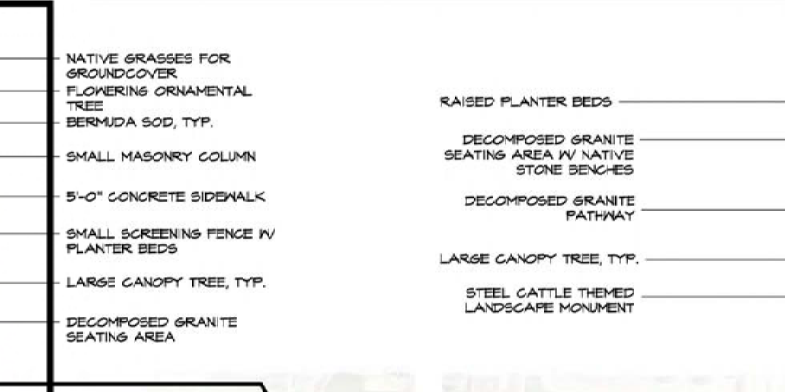
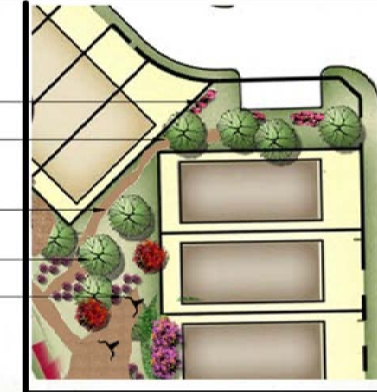
Tract 1B-2 = 78,911sf Total Site Area
Required: 10% of 78,911sf = 7,891sf of Landscape area Required
50% of Landscape Required to be located between main building and front or side property lines.
Provided: - Greater than 7,891sf of Landscape Provided
- Greater than 50% shown between Buildings and Property Line
- 1 Tree / 500sf = 8 Trees Required
8 Trees Provided for Tract 1B-2

Tract 1C = 421,592sf Total Site Area
Required: 10% of 421,592sf = 42,159sf of Landscape area Required
50% of Landscape Required to be located between main building and front or side property lines.
Provided: - 64,985sf of Landscape Provided
- 22,628sf shown between Buildings and Property Line
- 1 Tree / 500sf = 45 Trees Required
43 Trees Provided for Tract 1C

Tract 2A = 325,354sf Total Site Area
Required: 10% of 325,354sf = 32,535sf of Landscape area Required
50% of Landscape Required to be located between main building and front or side property lines.
Provided: - 112,961sf of Landscape Provided
- 35,540sf shown between Buildings and Property Line
- 1 Tree / 500sf = 33 Trees Required
69 Trees Provided for Tract 2A

Tract 3 = 267,562sf Total Site Area
Required: 10% of 267,562sf = 26,756sf of Landscape area Required
50% of Landscape Required to be located between main building and front or side property lines.
Provided: - 103,994sf of Landscape Provided
- 31,576sf shown between Buildings and Property Line
- 1 Tree / 500sf = 27 Trees Required
31 Trees Provided for Tract 3

FOR LOTS 1A, 1D, & 2B - THESE PROPERTIES ARE SUBJECT TO COMMERCIAL PROPERTY REQUIREMENTS. LANDSCAPE REQUIREMENTS WILL BE PROVIDED BY OTHERS

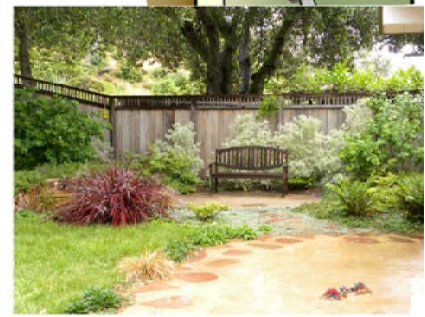


- NATIVE GRASSES FOR GROUND COVER
- FLOWERING ORNAMENTAL TREE
- BERMUDA SOD, TYP.
- SMALL MASONRY COLUMN
- 5'-0" CONCRETE SIDEWALK
- SMALL SCREENING FENCE W/ PLANTER BEDS
- LARGE CANOPY TREE, TYP.
- DECOMPOSED GRANITE SEATING AREA

- RAISED PLANTER BEDS
- DECOMPOSED GRANITE SEATING AREA W/ NATIVE STONE BENCHES
- DECOMPOSED GRANITE PATHWAY
- LARGE CANOPY TREE, TYP.
- STEEL CATTLE THEMED LANDSCAPE MONUMENT

- SCREENING SHRUBS & GROUND COVER
- LARGE CANOPY TREE, TYP.
- RAISED WATER FEATURE / MONUMENT
- DECOMPOSED GRANITE PATHWAY
- LARGE CANOPY TREE, TYP.
- PLANTER BED SEATING AREA W/ ORNAMENTAL TREES
- 6'-0" CONCRETE SIDEWALK
- BERMUDA SOD, TYP.

- NATIVE GRASSES FOR GROUND COVER
- STEEL CATTLE THEMED LANDSCAPE MONUMENT
- DECOMPOSED GRANITE PATHWAY
- LANDSCAPE BERMS W/ SHRUBS AND GROUND COVER
- FLOWERING ORNAMENTAL TREE
- 6'-0" CONCRETE SIDEWALK
- BERMUDA SOD, TYP.
- CONNECTING CONCRETE SIDEWALK TO ADJACENT RESIDENCE



Iron Horse Village Planned Development

I. Residential Development Regulations

A. Residential Lot Standards – Table 1

Lot Type	Tracts per Concept Plan	Min. Lot Size	Min. Lot Width*	Min. Lot Depth	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback (Interior Lot)	Min. Side Yard Setback (Corner Lot)	Max. Height	Max. Lot Coverage	Min. Dwelling Size	Min. Separation Between Buildings	Max. Number of Units per Building
SF Bungalows	Tract 1C, 2A	2,600 S.F.	40'	65'	8' (main structure) 20' (garage)	2'	2.5'	10'	35'	No Max.	1,250 S.F.	5'	N/A
SF Villas	Tract 1C	4,000 S.F.	40'	100'	20'	10'	5'	10'	35'	No Max.	1,250 S.F.	10'	N/A
Zero Lot Line - 2-504	Tract 2A	1,296 S.F.	24'	55'	6'	4'	0' side setback on one side, 3' side setback on the other side	10'	45'	No Max.	1,200 S.F.	N/A	N/A
Townhouse - Rear Entry 2-502	Tracts 1C, 2A, 3	1,400 S.F.	22'	65'	6'	4'	per Fire Code	10'	35'	No Max.	1,200 S.F.	10'	8
Townhouse - Front Entry 2-502	Tracts 1C, 2A, 3	1,400 S.F.	25'	85'	20'	4'	per Fire Code	10'	35'	No Max.	1,200 S.F.	10'	8
*Minimum Lot Width is measured along the front building line for all lots.													
Zero Lot Line Residential - The plat shall dedicate, a one foot (2') wide Ingress, Egress, Overhang and Drainage Easement within the three foot (3') side setback for the purpose of maintenance, repair, and/or replacement of wall, overhang, roof, and/or eaves, and drainage onto the adjacent property. A minimum of three feet (3') separation between all principal structures must be provided for Zero Lot Line Residential.													
No front elevation of a Zero Lot Line Residential shall be repeated any more often than once every 3 lots in a row. No front elevation of Villas and Bungalows Residential shall be repeated any more often than once every 2 lots in a row.													
All residential dwellings shall conform to City of Mesquite's Fire code. Depending on code and building separation, certain dwellings may need to be sprinklered and/or a higher fire wall may be required.													
Parking and Storage of Recreational Vehicles and Equipment. No recreational vehicle, motorhome, watercraft or other equipment greater than six feet (6') in height when mounted on its transporting trailer shall be parked or stored on any lot with a dwelling unit. Regardless of height, no such equipment shall be parked or stored on any street for longer than 24 hours.													
Homeowner's Association. Before the issuance of a certificate of occupancy for a project containing any common areas or community facilities, it shall be necessary to assure the City that provisions have been made for adequate upkeep and maintenance association established to maintain and manage all such common areas, residential front lawns, and community facilities. HOA shall maintain residential areas once per week. Documents creating such association shall grant the City the right to collect maintenance fees and provide maintenance in the event that the Association fails to do so.													
Primary Building Façade Materials	Front, Side and Rear elevations shall each be 90% brick or stone masonry excluding doors, windows, garage doors, and dormers; other façade materials may be Hardie-board/plank or equivalent.												
Screening and Fencing	In order to create a walkable urban environment, screening shall only be required along arterials and directly adjacent to commercial areas. Where required, screening shall be (i) precast panel wall masonry construction or (ii) masonry construction, minimum Eight feet (8') in height. Any further screening may be provided at the discretion of the developer and approved by the City of Mesquite. Wooden fencing shall never be adjacent to Right-of-Way. Wrought Iron Fencing shall be permissible as screening in certain areas given City of Mesquite Approval. Wrought Iron fencing is acceptable behind Tract 1C Lots along Rodeo Drive.												
Parking	1.) All Residential Units, attached or detached, shall provide two (2) garage Spaces per Unit. 2.) Front Entry Residential shall provide two (2) off-street parking spaces through use of a minimum eighteen foot (18') by eighteen foot (18') wide driveway and parallel or head in parking. 3.) Rear Entry Residential units, attached or detached, shall provide one and half (1.5) parking spaces for every two (2) units. Parking shall be either designated parallel, head-in, or driveway space.												
Tract 1C -Southern Egress	Second egress point at the southern border of Tract 1C shall be a gated exit per City of Mesquite's Approval.												
Phasing	Development may be constructed in phases.												

B. Residential Landscape, Open Space, and Screening as shown on Landscape Concept Plan.

1. General Landscape Requirements

- Landscape areas equal to a minimum of 10 percent of the site area shall be provided.
- Calculation of the minimum landscape area may include internal landscaping in parking areas and a required buffer tree line. Adjacent rights-of-way shall

be landscaped, but these areas shall not be included in the calculation of required area.

- c. Portions of the site area planned for development as part of a later phase may be excluded from the calculation of minimum landscape area for the portion of the site area being developed as part of the current phase.
- d. Adjacent rights-of-ways shall be landscaped with lawn or groundcover, but these areas shall not be included in the calculation of required minimum landscape area.

2. Tree Requirement

- a. One shade tree, or one evergreen tree, or 3 ornamental trees shall be provided for each 500 square feet of required landscape area. Trees provided for internal parking area landscaping and trees in a required buffer tree line may be counted to fulfill this requirement, provided that at least 50% of the required trees are located between the main building and the front and/or exterior side property lines.

3. Individual Lot Landscape Standards

- a. For each single family residential lot - a minimum of one shade tree, or one evergreen tree, or 3 small ornamental trees in the front yard of each dwelling unit; and one gallon shrubs, planted no more than 3 feet on center, along the front of the structure. Plant material to be selected at a later date, by lot builder, and shall satisfy the City of Mesquite required plant schedule outlined by table 1A-500.

4. Tract 1B-1, 1B-2, 1C, 2A, and 3

- a. Required: 10% of total Site Area
- b. 50% of the above landscape requirement to be located between main building and front or side property lines.
- c. 1 tree / 500 sf within a required landscape area

5. Tract 1C (Rodeo Drive) – 6' concrete sidewalk. Outside of ROW landscaping area will include flowering ornamental trees and landscape berms with shrubs/groundcover where a decomposed granite pathway shall lie. The landscaping will also consist of native grasses for groundcover, Bermuda sod, and a steel cattle themed landscape monument.

6. Tract 2A (Rodeo Drive) – 6' concrete sidewalk along tract 2A. Outside of ROW landscaping area will include steel cattle themed landscape monuments, a decomposed granite pathway, and a raised water feature. Large canopy trees, planter bed seating area surrounded by ornamental trees, Bermuda sod, and screening shrubs/groundcover.

7. **Tract 3 (Peachtree Road)** –5’ concrete sidewalk. Flowering ornamental tree that will bring color to the area and large canopy trees with seating area. The landscaping will also consist of native grasses used for groundcover, Bermuda sod, and a small screening fence with planter beds.

II. Non-Residential Development Regulations - The permitted uses and standards must be in accordance with the Light Commercial zoning districts, unless otherwise specified herein:

Commercial per Concept Plan	Tract	Land Uses	Min. Front Yard Setback (Primary Use Structure)	Min. Front Yard Setback (Accessory Use Structure)	Max. Height	Max. Lot Coverage			
Zoning Tract 1A (Light Commercial)	Tract 1A	LC	Per City Code						
Zoning Tract 1D (Light Commercial)	Tract 1D	LC	Per City Code						
Zoning Tract 2B (Light Commercial)	Tract 2B	LC	25'	10'	Per City Code	Per City Code			
* Tract 2B	1. The primary use within a platted lot shall be considered to be the structure within which the primary business is conducted on the property. All other improvements, excluding signage, within a platted lot shall be considered accessory uses. Primary uses shall be subject to a 25 foot front yard setback. Accessory uses shall be subject to a 10 foot front yard setback. For non-residential uses within Tract 2B, only frontage on Scyene shall be considered to be the front yard, all other street frontage shall be considered to be side or rear yards. There is no rear or side yard setback for non-residential uses in Tract 2B.								
	2. If developer is required to construct a right turn decel lane at the intersection of Scyene Road and Rodeo Drive, no greater than a five (5) foot sidewalk shall be required along Scyene Road for Tract 2B.								
	3. Sign Regulations. For the purposes of this subsection, Tract 2B (as shown on the concept plan) shall be considered on premise and as such, Tract 2B shall be permitted to erect one sign, not located on the platted lot for which the sign is servicing. Such off-lot sign shall not prohibit the construction of any on-lot signage on the platted lot which the referenced sign is servicing. All signage must be compliant with the standards of Chapter 13.								

1. Bowling Center/Indoor Recreational Facility permitted by right on Tract 1A.
2. Prohibited Uses:
 - a. Check Cashing Services
 - b. Motorcycle Sales and Repair
 - c. Recycling Kiosk
 - d. Sexually Oriented Businesses
 - e. Limited Fuel Sales
 - f. Automotive Dealers
 - g. Auto and Home Supply Store
 - h. Tobacco Stores
 - i. Funeral Services, Crematories
 - j. Medical Equipment Rental
 - k. Bail Bond Services

- l. Passenger Car Rental
 - m. Automotive Repair Shops
 - n. Automotive Parking (Principle Use)
 - o. Automotive Diagnostic, Inspection Services
 - p. Hotels, Camps, Other Lodging Places
 - q. Repair Services
2. Nonresidential Architectural Standards shall be governed by the POA's CCR's. Architectural Standards for all Light Commercial shall resemble the architectural standards set forth by the Residential HOA. Architectural Standards shall meet or exceed the City of Mesquite's Community Appearance Manual. Nonresidential Developments shall have the opportunity for alternate standards given City approval.
3. Nonresidential Tracts 1A, 1D, and 2B (per concept plan) are subject to City of Mesquite Commercial Property Landscape Standards.

3. Public Streets and Sidewalks

1. **Public Streets.** The street system is intended to create an urban feel and pedestrian friendly environment with easy and convenient access to community open spaces and amenities, some of which are shared with the adjacent commercial/retail. Streets shall be classified and constructed as follows:
 - a) Urban Residential Type 1 (Front Entry, Tract 1) –
 - a. Right-of-Way shall be fifty-feet (50') wide;
 - b. Pavement shall be thirty-one feet (31') wide from back of curb to back of curb;
 - c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
 - b) Urban Residential Type 2 (Front Entry, Tract 2 and Tract 3) –
 - a. Right-of-Way shall be forty-two feet (42') wide;
 - b. Pavement shall be thirty-one feet (31') wide from back of curb to back of curb;
 - c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
 - c) Urban Residential Type 3 (Parallel Street Parking) –
 - a. Right-of-Way shall be forty-two feet (42') wide;
 - b. Pavement width shall be increased by a minimum of two-feet (2') in width on the side of the street with rear entry residential. If rear entry residential is provided on one side of the street then the paving shall be a minimum of thirty-two and a half feet (32.5') wide from back of curb to back of curb. If rear entry residential is provided on both sides of the street then the paving shall be a minimum of thirty-four feet (34') wide from back of curb to back of curb. Trees wells can be provided to define parking areas and provide landscaping. Where tree wells are provided, a minimum of twenty-four feet (24') clear paving shall be provided;

- c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- d) Alley Entry (Standard) –
 - a. Right-of-Way shall be eighteen feet (18') wide;
 - b. Right-of-Way shall transition from eighteen feet (18') wide at its typical section to twenty-two feet (22') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20');
 - c. Alley pavement shall be twelve feet (12') wide from edge of alley to edge of alley;
 - d. Alley pavement shall transition from twelve (12') wide at its typical section to sixteen feet (16') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20').
 - e. Pavement shall be a minimum of eight-inch (8") thick at the edge and five-inch (5") thick at the invert, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- e) Alley Entry (Fire/EMS Access) –
 - a. Right-of-Way shall be twenty-four feet (24') wide;
 - b. Right-of-Way shall transition from twenty-four feet (24') wide at its typical section to twenty-eight feet (28') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20');
 - c. Alley pavement shall be twenty feet (20') wide from edge of alley to edge of alley;
 - d. Alley pavement shall transition from twenty (20') wide at its typical section to twenty-four feet (24') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20').
 - e. Pavement shall be a minimum of eight-inch (8") thick at the edge and five-inch (5") thick at the invert, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- f) Ingress and Egress Easement, Volume 85144, Page 375 and Utility and Drainage Easement, Volume 85186, Page 5465 adjacent to Lot 1, Block A, The Landmark Addition, Volume 85135, Page 3484. Development Road connecting Peach Tree Road and Rodeo Drive as shown on the Concept Plan.
 - a. Residential development shall be allowed to connect to the existing access and utility easement.
 - b. Developer may dedicate this as an Urban Residential street as long as the improvements are reconstructed to the standards established herein.
 - c. Regardless of whether the improvements are public or private, access shall be allowed to serve both the residential or commercial use. If the improvements are to remain private, then a property owner's association or homeowner's association must be established for the inspection and maintenance of said improvements. Documents creating such association shall grant the City the right

to collect maintenance fees and provide maintenance in the event that the Association fails to do so.

- g) **Horizontal Geometry** –
 - a. **Urban Residential** – The minimum center line horizontal radius shall be fifty feet (50’).
 - b. **Alley Streets** – The minimum center line horizontal radius shall be fifty feet (50’).
 - c. **Curb Returns** –
 - i. **Urban Residential to Urban Residential** – minimum curb return shall be twenty feet (20’) radius;
 - ii. **Urban Residential to Collector** – minimum curb return shall be twenty feet (20’) radius;
 - iii. **Urban Residential to Arterial** – minimum curb return shall be twenty feet (20’) radius;
- 2. **Curbs.** All curbs shall be standard six-inch with the exception that mountable curbs will be allowed adjacent to front entry townhomes (Lot Type: Townhouse – Front Entry 2-502).
- 3. **Signage.** The developer shall provide signage that designates no parking areas along Urban Residential Streets as determined and directed by the City Engineer. All signage requirements will be determined during the preliminary platting and final platting processes.
- 4. **Public Sidewalks.** The sidewalk system is intended to create walkability within this urban mix use development easy and convenient access to community open spaces, amenities, commercial/retail businesses. Sidewalks shall be constructed as follows:
 - a. **Along Urban Residential** – shall be five feet (5’) wide and located adjacent to the back of curb.
 - b. **Along Rodeo Drive** – shall be six feet (6’) wide and located one foot (1’) inside the right-of-way line.
 - c. **Along Hwy 352** – shall be ten feet (10’) wide per the trail plan and located within the right-of-way on the right-of-way line.
 - d. **Along Rodeo Center Boulevard** – Shall be six feet (6’) wide and located one foot (1’) inside the right-of-way line.

Developer may meander the sidewalk within the development up to eight feet (8’) as long as a sidewalk maintenance easement is provided.

- 5. **Residential Mailboxes.** Cluster boxes shall be provided as required by the US Postal Service. Cluster boxes shall be limited to eight units per box unless otherwise directed by the US Postal Service. The developer shall provide a preliminary cluster box layout for the City’s review with the preliminary plat submittal.



Zero Lot Line Elevations



35' 1866 BUNGALOW- ELEVATION



35' 1261 BUNGALOW- ELEVATION



35' 1261 BUNGALOW- ELEVATION



35' 1866 BUNGALOW- ELEVATION

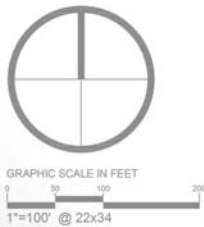


30' 2554 VILLA- ELEVATION



30' 2554 VILLA- ELEVATION





LAND USE SUMMARY	
TRACT 1A	14.6 AC.
COMMERCIAL	106,800 sf.
TRACT 1B-1 - AMENITY	2.9 AC.
TRACT 1B-2 - AMENITY	1.5 AC.
TRACT 1C	15.6 AC.
VILLAS (40' x 100' TYP., FRONT ENTRY)	30 LOTS
BUNGALOWS (40' x 65' TYP., FRONT ENTRY)	27 LOTS
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	130 LOTS
TOTAL	167 LOTS
TRACT 1D	2.1 AC.
COMMERCIAL	19,250 sf.
TRACT 2A	9.2 AC.
URBAN ROW-HOMES (24' x 56' TYP., REAR ENTRY)	57 LOTS
BUNGALOWS (40' x 65' TYP., FRONT ENTRY)	24 LOTS
TOTAL	81 LOTS
TRACT 2B	1.3 AC.
COMMERCIAL	7,100 sf.
TRACT 3	8.3 AC.
TOWNHOMES (22' x 67' TYP., ALLEY ENTRY)	90 LOTS
TOTAL	90 LOTS
R.O.W. DEDICATION	1.1 AC.

NOTES: OVERALL AREAS ARE APPROXIMATES AND WILL BE DETERMINED BASED ON PRELIMINARY AND FINAL PLAN. COMMERCIAL AREAS ARE ESTIMATES AND WILL BE BASED ON SITE PLAN APPLICATION FOR INDIVIDUAL TRACTS/BUILDINGS.

RESIDENTIAL USE PARKING NOTES:

1. ALL RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE TWO (2) GARAGE SPACES PER UNIT.
2. FRONT ENTRY RESIDENTIAL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES THROUGH USE OF A MINIMUM EIGHTEEN-FOOT (18') BY EIGHTEEN-FOOT (18') WIDE DRIVEWAY.
3. REAR ENTRY RESIDENTIAL UNITS, ATTACHED OR DETACHED, SHALL PROVIDE ONE AND A HALF (1.5) PARKING SPACES FOR EVERY TWO (2) UNITS. PARKING SHALL BE EITHER DESIGNATED PARALLEL, HEAD-IN, OR DRIVEWAY SPACE.

* DECEL LANE HWY352 TO SOUTHBOUND RODEO DRIVE.

REQUIREMENTS FOR MAJOR TRANSPORTATION IMPROVEMENTS SHALL BE DICTATED BY THE DEVELOPER'S AGREEMENT

8' MASONRY FENCE

TRACT 2B

TRACT 1D

TRACT 1C

TRACT 1B-2

8' MASONRY FENCE

8' MASONRY FENCE

WROUGHT IRON/
TUBULAR STEEL

TRACT 2A

WROUGHT IRON/
TUBULAR STEEL

WROUGHT IRON/
TUBULAR STEEL

TRACT 1B-1

WROUGHT IRON/
TUBULAR STEEL

RODEO CENTER BLVD.

TRACT 1A

TRACT 1C

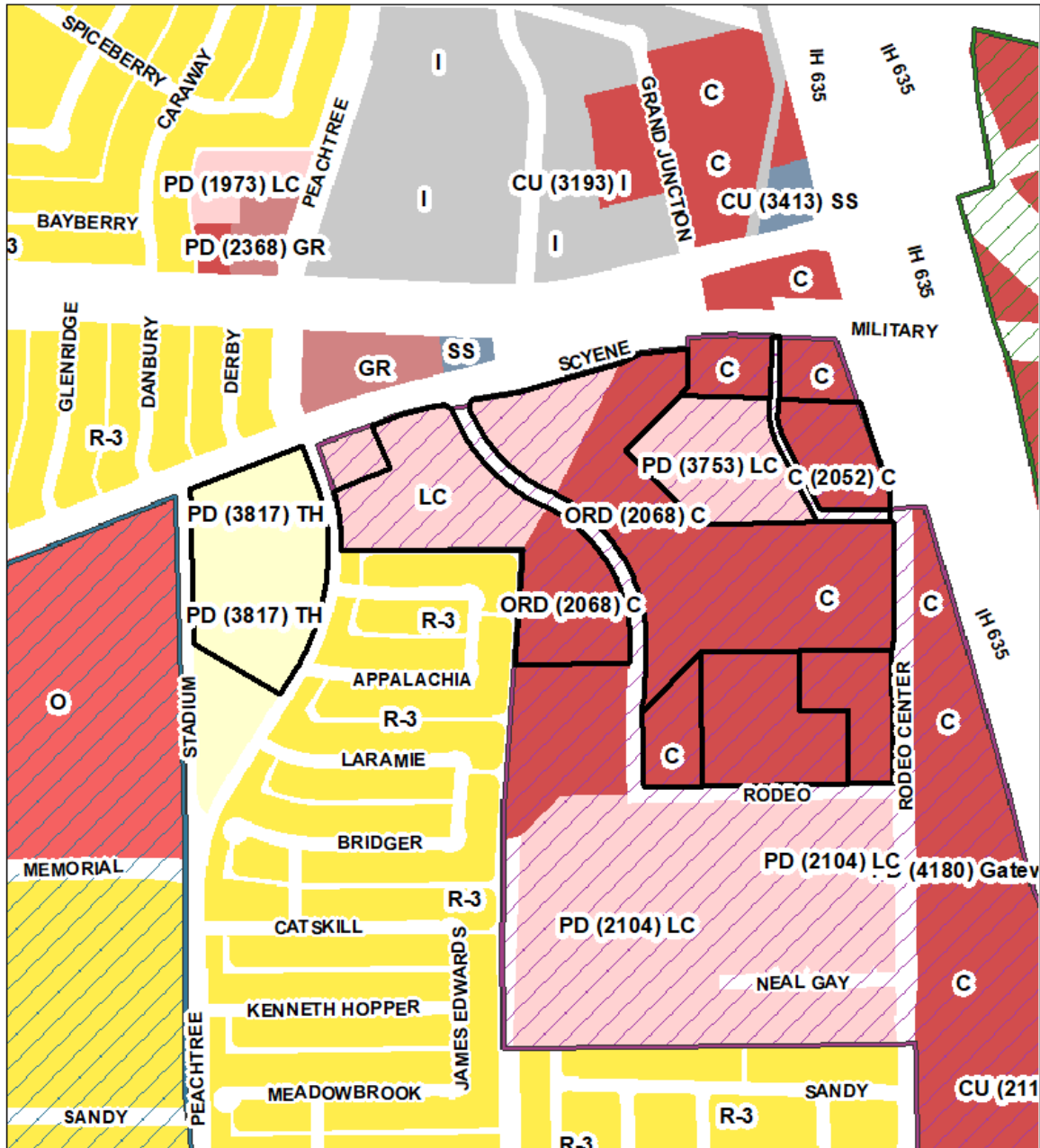
GATED EMERGENCY
ONLY ACCESS

RODEO DRIVE

MESQUITE CHAMPIONSHIP
RODEO

IRON HORSE DEVELOPMENT
CONCEPT PLAN
Mesquite, Texas
AUGUST 2018


Attachment 3 – Zoning Map



Request: Rezoning to a Planned Development Light Commercial and Residential to allow a development with residential uses and commercial uses including retail, restaurant, entertainment, and indoor recreational uses.

Applicant: Travis Boghetich

Legend

 Subject Properties

