

FILE NO.: Z0718-0055

P&Z HEARING DATE: September 24, 2018
COUNCIL DATE: October 15, 2018

GENERAL INFORMATION

APPLICANT: Randall Wong, Skymark Development Company
Christopher Browne, EHRA Engineering

REQUESTED ACTION: Approval of a change in zoning from K-20 Floating Zone to SF-Planned Development

LOCATION: South of IH-20, west side of High Country Lane and west of the intersection of High Country Lane and Dozier Circle.

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The approximately 179.407 +/- acres is undeveloped.

SURROUNDING LAND USE AND ZONING (see attached maps):

North:	Single Family Home/ ETJ
East:	Low-density residential subdivision (Heartland) – Crandall ETJ
South:	Agricultural/ETJ
West:	Agricultural – Agricultural, K-20 Floating Zone

ZONING HISTORY:

2016:	Annexed and zoned K-20 Floating Zone
2016:	Clustered Land Development (CLD) and Regulating Plans under the K-20 Form Based Code

PLATTING: The subject property is not platted. Platting will be required prior to the issuance of building permits.

GENERAL: The applicant is requesting rezoning of the subject property to a high density Single Family (SF) - Planned Development (PD), with an underlying zoning district of R-2A, as referenced in the Mesquite Zoning Ordinance. The proposed development, called Trinity Point Village, and shown on the Concept Plan (Attachment 4) will include 540 front entry single family lots, not to exceed 600 single family lots. The current Concept Plan illustrates 272 lots with lot sizes 50' x 110' and 268 lots with lot sizes 60' x 115'. The applicant proposes approximately 19.3 acres of public open space which includes a 6-foot wide walking/biking trail system, a community pool and changing room which will connect to neighborhood trails and sidewalks, a dog park and pocket park. The 19.3 acres proposed for public open space represents 15% of the total developable land.

Of the total acreage, approximately 127.9 acres is considered developable. The remaining 51.5 acres of land is encumbered with steep topography, existing drainage courses, and floodplain. Further engineering, hydraulic and dam breach analysis and a flood study is required to determine the limits of the floodplain to ensure that fill is not placed in the floodplain. Once the

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aforementioned studies are completed additional acreage may be developable. There is also the possibility of loss of developable land area. If the boundaries of the floodplain are adjusted and the developable area is increased, the applicant requests an additional 60 single family lots for a maximum of 600 single family lots. Based on 540 single family lots and 127 acres of developable land (51.3951 hectares), a net density of 4.25 dwelling units per acre is proposed.

The Concept Plan illustrates 3 points of access which connect to existing roads; 2 on High Country Lane and 1 on Grand Rapids Drive. Adequate utilities, particularly city water, is not available to the site. The City of Mesquite has plans in the next 2 to 3 years to build the needed infrastructure by extending a 24" water main, including a pump station, to the area. Until such time, there may be an opportunity for the applicant/developer to negotiate with Heartland to provide water through a Development Agreement with the City of Mesquite, Heartland, North Texas Municipal Water District (NTMWD) and the developer. It is important to note that the City of Mesquite provides water to Heartland; however the pipes that the water flows through belong to Heartland. Sanitary sewer may be served by NTMWD. The development would need to have an agreement between the City of Mesquite and NTMWD to connect to the sewer line, and buy into the sanitary sewer main. A manhole is located at the southwest corner of the property. The construction of a metering station will be required.

The applicant proposes compliance with the City's Zoning Ordinance and Subdivision Ordinance as a basis with various deviations as identified within the following tables. Those regulations which are silent in the PD will revert to the regulations of the Mesquite Zoning and Subdivision Ordinances.

Mesquite Zoning Ordinance Comparison

	R-2A Standards	Proposed PD Standards
Minimum (Min.) Lot Size (sq. ft.)	7,200	5,500
Min. Lot Width (ft.)	60	50
Min. Lot Depth (ft.)	110	110
Min. Front Yard (ft.)	25	20
Min. Exterior Side Yard On a Key Lot (ft.)	25	unknown
Min. Exterior Side Yard Not on a Key Lot (ft.)	10	unknown
Min. Interior Side Yard Setback (ft.)	5	unknown
Min. Rear Yard Setback (ft.)	25	unknown
Maximum Height	35 ft. or 2.5 stories, whichever is less	unknown
Min. Living Area (sq. ft.)	1,700	unknown

Exterior Materials	90% masonry	unknown
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Mesquite Subdivision Ordinance Comparison

	Subdivision Ordinance	Proposed PD Standards
Min. ROW Width (ft.)	65 with no alley access *** Alleys are required for new single family subdivisions. Applicant does not propose alley access. ***	50
Min. Pavement Width (ft.)	31	31
Min. Alley Width (ft.)	18	n/a
Min. Alley Pavement Width (ft.)	12	n/a
Max. Cul-De-Sac Length (ft.)	600	Not dimensioned

STAFF COMMENTS**Mesquite Comprehensive Plan for the Extraterritorial Jurisdiction**

In 2016 the Comprehensive Plan designation for the subject 179 acres was changed from O-2, Reserved Open Space to the G-1, Restricted Growth Sector. The ETJ Plan defines G-1 sector as being “areas which are rural in nature and consist of open space, but is neither permanently protected from, nor could be permanently protected from development.” The goal of the G-1 designation is to preserve existing character and development patterns with the use of development agreements.

Staff Comment

The site is encumbered with site constraints, including steep slopes, floodplain, existing drainage courses, etc. However, the site includes developable land. The actual acreage is unknown at this time, as the results of a flood study may alter the available developable land. The applicant proposes open space that is consistent with recommendations from the Comprehensive Plan. The existing floodplain can also be used as open space with amenities.

RECOMMENDATIONS

Staff recommends approval of the request, subject to the following conditions.

1. Except as provided herein, the plat and site plan for the property shall conform substantially to the Concept Plan included in the PD Development Standards (Attachment 4).
2. The maximum number of lots shall be 540.
3. The floodplain area shall serve as an amenity/usable open space to the development with outdoor seating, playground equipment, etc.
 - a) Extend trails throughout floodplain area.
4. A detailed landscape plan is required which clearly dimensions all proposed landscaping, including perimeter landscape buffer, amenity site, parks and all open space areas including floodplain.
5. No front elevation, including its mirror image shall be repeated more than once per 8

- lots; and in no case more than twice in one block.
6. A long-span precast concrete decorative screening wall, eight (8) feet in height, in earthtone colors, shall be erected on the street right-of-way line along arterial streets. Color, texture, and materials shall be uniform/compatible on both sides along High Country Lane. As an alternative, a wrought iron fence, six (6) to eight (8) feet in height, with evergreen trees selected from Section 1A-500 of the Mesquite Zoning Ordinance shall be installed at intervals to effectively create a visual screen. At the time of planting, the trees must, at a minimum, be the height of the wrought iron fence.
 7. All fences abutting public open space shall be constructed of wrought iron.
 8. 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 subject to approval 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.
 9. A flood study is required pursuant to the City's Drainage Ordinance. The flood study will need to determine limits of the flood plain based on fully developed conditions. Drainage Improvements recommended by the flood study are subject to approval by the City Engineer. The developer is responsible for making the improvements recommended by the Flood Study and approved by the City.
 10. A dam breach analysis for the existing pond adjacent to the site will be required. The breach analysis will need to include measures to ensure stability of the pond. Mitigation measures shall be subject to approval by the City Engineer. The developer is responsible for making the improvements recommended by the analysis and approved by the City.
 11. Verification if the pond is a wetland is required.
 12. Offset front entry with the garage door set back at least five feet behind the front building face.
 13. Minimum Number of Design Elements. A minimum of three of the following elements must be incorporated into the design of each dwelling unit:
 - a. Multiple pane windows featuring either divided light or simulated divided light;
 - b. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
 - c. Gable(s) with window(s);
 - d. Dormer(s);
 - e. Bay windows with a minimum projection of twenty-four inches;
 - f. Minimum 8:12 roof pitch;
 - g. Split garage doors with a separate door for each vehicle bay;
 - h. Or front covered porch with at least forty square feet of useable space, and a minimum depth of five feet.
 14. Prior to the final inspection of a house, the builder shall plant two canopy trees in the front yard. Trees to be planted shall be selected from the approved plant list in Section

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1A-500 of the Mesquite Zoning Ordinance.

15. All single family lots, landscape areas and open space shall be provided with an adequate, inconspicuous, and complete-coverage automatic irrigation system according to the following standards:
 - a) All planted areas shall be irrigated.
 - b) Irrigation systems shall be calibrated and designed to provide the appropriate amount of water that relates to the plant species, and shall not overwater.
 - c) All irrigation systems shall be equipped with functioning rain and freeze sensors and shall comply with backflow and cross-connection regulations.
 - d) Drip or soaker irrigation shall be used in all vegetated areas exclusive of turf grass areas.

PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the property. As of the date of this writing, staff has not received any returned notices.

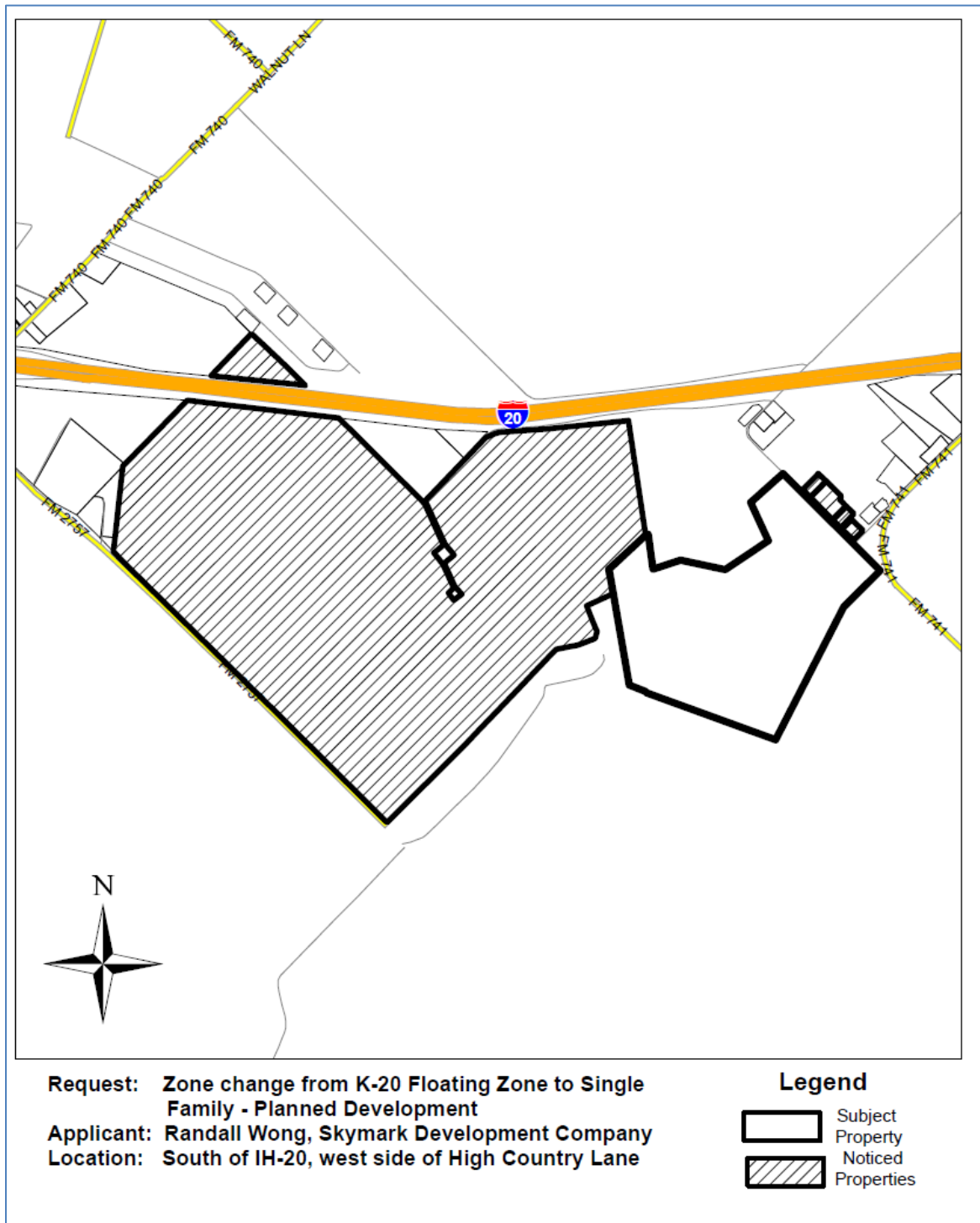
ATTACHMENTS

- 1 – Aerial Map
- 2 – Public Notification Map
- 3 – Zoning Map
- 4 – PD Standards and Exhibits

ATTACHMENT 1 – AERIAL MAP



ATTACHMENT 2 – NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP

