

**PLANNING AND ZONING  
CASE SUMMARY**

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**BACKGROUND**

**APPLICANT:** Petitt Barraza, LLC on behalf of DR Horton – Texas, Ltd.

**REQUESTED ACTION:** Rezoning from “A”, Agriculture to Planned Development – Single Family Residential to allow a single family subdivision.

**LOCATION:** Generally located south of IH-20, east of FM 741 and north of Heartland Parkway.

**CASE NUMBER:** Z1018-0069

**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 formerly known as *Heartland Town Center*. The Development Agreement established 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.

The City voluntarily annexed the subject property in October of this year and per the approved Development Agreement is intended for a 450-lot single-family development. The remaining 25 acres allocated for retail went through the annexation and rezoning process in August of this year.

At the October 22, 2018 Planning and Zoning Commission meeting, the Commission recommended denial of the requested rezoning out of concerns on how the proposed development will add to the existing traffic issues at the intersections of Heartland Parkway and FM 741, and FM 741 and IH-20. The Commission understood that the applicant will prepare a Traffic Impact Analysis; however, they were not willing to recommend approval without more specifics on how the applicant will address the traffic issues.

**RECOMMENDATION**

At the October 22, 2018 Planning and Zoning Commission meeting, the Planning and Zoning Commission voted unanimously to deny the request as submitted. The applicant filed an appeal with City Secretary on October 23, 2018.