



## PLANNING AND ZONING CASE SUMMARY

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### BACKGROUND

**APPLICANT:** Warren Corwin, Corwin Engineering, Inc.

**REQUESTED ACTION:** Approval of a change in zoning from “PD-O” Planned Development-Office to “PD-T” Planned Development-Townhomes

**LOCATION:** 2920 Gus Thomasson Rd.

**CASE NUMBER:** Z0518-0038

**COMMUNITY RESPONSES:** Two responses were returned; one in favor and two in opposition.

### STAFF COMMENTS AND ANALYSIS

The applicant is requesting rezoning of the subject property to a Planned Development (PD) to allow a townhome development by Historymaker Homes called Cloverleaf. A maximum density of 8.5 dwelling units per net acre is proposed, with a maximum of 227 units and a maximum of 6 units per building. The townhomes will be rear-entry, accessed by a rear alley. The Concept Plan illustrates two points of access to Gus Thomasson Rd. A minimum 38% of the gross acreage shall be maintained as open space. The proposed 38% open space will exclude lots with dwelling units and will include approximately 10.15 acres of land being dedicated to the City for creek channel and erosion control improvements. All lots with dwelling units and all rights-of-way will be landscaped with turf grass, irrigated and planted with trees in accordance with the Mesquite Zoning Ordinance (MZO).

The proposed zone change and development proposal meet the intent of the *High Amenity Residential (HA) Option* of the Comprehensive Plan by providing a housing/homeownership product that is unique to the City that provides amenity options consistent with the *HA* designation of the Comprehensive Plan.

### RECOMMENDATION

At the January 28, 2019 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed change in zoning, 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, Typical Building Landscape and the PD Development Standards of the PD Document (Attachment 5).
2. Street trees shall be installed along Gus Thomasson Rd. to establish an opaque, living



screen using evergreen trees.

3. The maximum number of dwelling units shall not exceed 227 units.
4. Interconnectivity among all open space lots is required.
5. A total of 5 amenities must be incorporated into the development from the list below.

Additional amenities not listed below may be considered:

- Dog park
- Walking paths and benches
- Plaza or other common open space with a minimum 10,000 square feet, not within the public right-of-way that is connected to the district's system of sidewalks and which is designated for walking and other passive recreation
- Community gathering area for all residents with HOA-organized events
- Picnic area
- Rock garden
- Landscape trees and beds in common areas
- Entry monuments at all entrances into development
- Multiple floor plans
- Decorative paving at key intersections
- Water features, i.e. water fountain, pond
- Historical markers