

FILE NO.: Z0518-0038

P&Z HEARING DATE: January 28, 2019

COUNCIL DATE: February 4, 2019

GENERAL INFORMATION

APPLICANT: Warren Corwin, Corwin Engineering, Inc.

REQUESTED ACTION: Approval of a change in zoning from Planned Development – Office (PD-O) to Planned Development - Townhomes

LOCATION: 2920 Gus Thomasson Rd.

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The approximately 36.466 +/- acres is developed with a parking lot and a small building that was constructed as part of a previously approved development for a driving range, golf course and office uses; approved in 1993. Approximately 10.15 acres will be dedicated to the City for creek channel and erosion control improvements.

SURROUNDING LAND USE AND ZONING (see attached maps):

North:	Palomino Place Skilled Nursing Center and City-owned property identified as an unbuildable drainage channel/O-PD
East:	MISD owned properties and facilities, automobile dealership, shopping center/C-Terra Overlay
South:	Undeveloped land/GR and C
West:	Gus Thomasson Rd., Town East Park and Eastridge Park 8, single family subdivision/R-2 and R-3

ZONING HISTORY:

1954:	Annexed
1955:	Zoned Residential
1963:	Rezoned to R-2 Residential
1969:	Rezoned to A-Apartments
1973:	Rezoned to A-1 Apartments
1993:	Rezoned to PD-Office

PLATTING: The subject property includes a remainder of Triangle East Addition Block 2, Lots 3 and 4. Replatting of the property will be required.

GENERAL: 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. According to the PD

Standards (Attachment 5, PD Exhibit A), 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 rights-of-way will be landscaped with turf grass, irrigated and planted with trees in accordance with the Mesquite Zoning Ordinance (MZO).

In addition to a minimum 40% open space, defined as that portion of a site which is not occupied by structures, parking or drives; Section 2-502.B (Recreational Facilities) of the MZO requires consideration of recreational and community facilities including community buildings, swimming pools and playground areas, for townhome developments. The PD lists a number of amenities to be considered including decorative paving at key intersections, community gathering and recreational areas, benches and walkability throughout the site, close proximity to a city park which will provide residents easy access from their dwelling units, landscaping beds, entry monuments, etc. A detailed landscape and amenity plan will be provided at the time of site plan review.

Wrought iron fencing with a living screen a minimum of 6 ft. in height is proposed along Gus Thomasson Rd., provided that such fence shall not be required to extend into a required front or exterior side yard and shall not be erected to obstruct traffic visibility at the alley, street or drive intersections.

As required by the MZO, the PD restricts recreational vehicles, motorhomes, watercraft equipment or other equipment greater than 6 feet in height when mounted on its transporting trailer to be parked or stored on any lot with a dwelling unit; and regardless of height, no such equipment shall be parked or stored on any street for longer than 24 hours.

Of the 36.466 +/- acres, approximately 10.15 acres; much of which is encumbered with floodplain, is being dedicated to the City for creek dedication and corridor channel improvements for a project entitled South Mesquite Creek Channel and Erosion Control Improvements. In cooperation with the City of Mesquite, Mesquite Independent School District, Denali Properties (Project Stallion) and Historymaker Homes, the project will include improvements on South Mesquite Creek, between Town East Blvd. and Towne Centre Dr., to reduce erosion and flooding. The project scope includes removal and replacement of the bridge on North Mesquite Dr. for improved flood capacity and reduction in erosion; drainage channel improvements between Town East Blvd. and North Mesquite Dr. to reduce erosion and flooding of MISD facilities; drainage channel improvements between North Mesquite Dr. and Towne Centre Dr. to reduce erosion, increase stream valley storage and improve maintenance access and characteristics.

The applicant proposes a number of deviations from the MZO regarding

standards established for review of townhome developments within a PD. It is important to note; however, that modifications may be approved as part of a PD and Concept Plan in order to provide design flexibility which allows for innovative and creative developments. Those standards which are silent in the PD will revert to the standards within the MZO. The applicant is also proposing deviations from the Thoroughfare Plan.

The following tables illustrate requirements and specific deviations proposed by the applicant:

Mesquite Zoning Ordinance and Proposed PD Comparison

	MZO PD-Townhome Standards	Proposed PD Standards
Min. Lot Area	3,000 sq. ft.	1,870 sq. ft.
Min. Lot Depth	100 ft.	85 ft.
Min. Lot Width	25 ft.	22 ft.
Min. Front Yard	20 ft. – if front entry 15 ft. – if rear entry	10 ft. – rear entry proposed
Min. Exterior Side Yard (from any public/private street, drive or alley)	10 ft.	10 ft.
Min. Interior Side Yard	5 ft., Per Fire Code	5 ft., Per Fire Code
Min. Rear Yard	10 ft. – if front entry 20 ft. – if rear entry	20 ft. – rear entry proposed
Max. Density	8 units/ gross acre	8.5 units/net acre
Min. Living Area	1,500 sq. ft.	1,400 sq. ft.
Max. Height	2 stories, but up to 35 ft. on interior lots	2 stories, but up to 35 ft. on interior lots
Min. Masonry	90% of the total exterior wall/100% of the façade facing a public street	90% of the total exterior wall/100% of the façade facing Gus Thomasson Rd.
Min. Separation Between Buildings	26 ft.	20 ft.
Max. Number of Units Per Building	4	6
Min. Open Space	40%, excluding lots with dwelling units The district shall include a plaza or other common space with a min. of 10,000 sq. ft. not within public ROW	38% of gross acreage, excluding lots with dwelling units and including 10.15 acres being dedicated to the City

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	connected to the district's sidewalks designed for walking and other passive recreation.	
Landscaping	All lots with dwelling units, and each 500 sq. ft. of open space, including ROW shall be landscaped, irrigated and planted with trees in accordance with 1A-203(A). Not less than 20% of the required open space and pervious area of each lot shall be improved with landscape beds.	All lots with dwelling units, and each 500 sq. ft. of open space, including ROW shall be landscaped, irrigated and planted with trees in accordance with 1A-203(A).
Resident Parking	2 covered off-street spaces/ unit	2 car garage/unit
Visitor Parking	1 space/every 2 units, off-street in a common area	2 tandem drive-way spaces/unit
Recreational Facility	Recreational and community facilities, including community buildings, swimming pools and playgrounds shall be considered.	Recreational and community facilities, including community buildings, swimming pools and playgrounds shall be considered. PD lists a number of amenities to be considered and will be detailed at the time of site plan review.
Screening	8 ft. long-span precast concrete decorative screening wall at the perimeter of the district	6 ft. wrought iron fence with living screen at the perimeter of the district along Gus Thomasson Rd.
Homeowner's Association	Required	Required

Mesquite Thoroughfare Plan and Proposed PD Comparison

	Thoroughfare Plan	Proposed PD Standards
Min. ROW Width	55 ft.	50 ft.
Drivable Pavement Width	31 ft.	31 ft.

STAFF COMMENTS**Mesquite Comprehensive Plan**

The Comprehensive Plan designation for the property is *High Amenity Residential Option (HA)*, which allows conversion of a designated site to a residential use subject to application of the “amenity option.” These standards offer guidelines for the creation of unique neighborhoods of great quality and viability. It further states that this option will only be approved when the proposal achieves the goal of providing a housing product which has not been generally available in the City. Amenity options for medium density neighborhoods include a reduction of lot sizes and widths, provision of enhanced design and amenities and final lot size approval is contingent on the success in addressing design and amenities issues.

Staff Comment

The proposed zone change and development proposal meet the intent of the *High Amenity Residential (HAP) 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.

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, 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

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- Entry monuments at all entrances into development
- Multiple floor plans
- Decorative paving at key intersections
- Water features, i.e. water fountain, pond
- Historical markers

PUBLIC NOTICE

Notices were mailed to property owners within 200 feet of the property. As of the date of this writing, staff has received three returned notices; one in favor and two in opposition to the request.

ATTACHMENTS

- 1 – Aerial Map
- 2 – Zoning Map
- 3 – Public Notification Map
- 4 – Zone Change Application
- 5 – PD Standards and Exhibits
 - PD Exhibit A. PD Standards
 - PD Exhibit B. Legal Description
 - PD Exhibit C. Concept Plan
 - PD Exhibit D1. Street Cross Section
 - PD Exhibit D2. City Alley Section
 - PD Exhibit E. Typical Building Landscape
- 6 – Site Photos
- 7 – Returned Notices

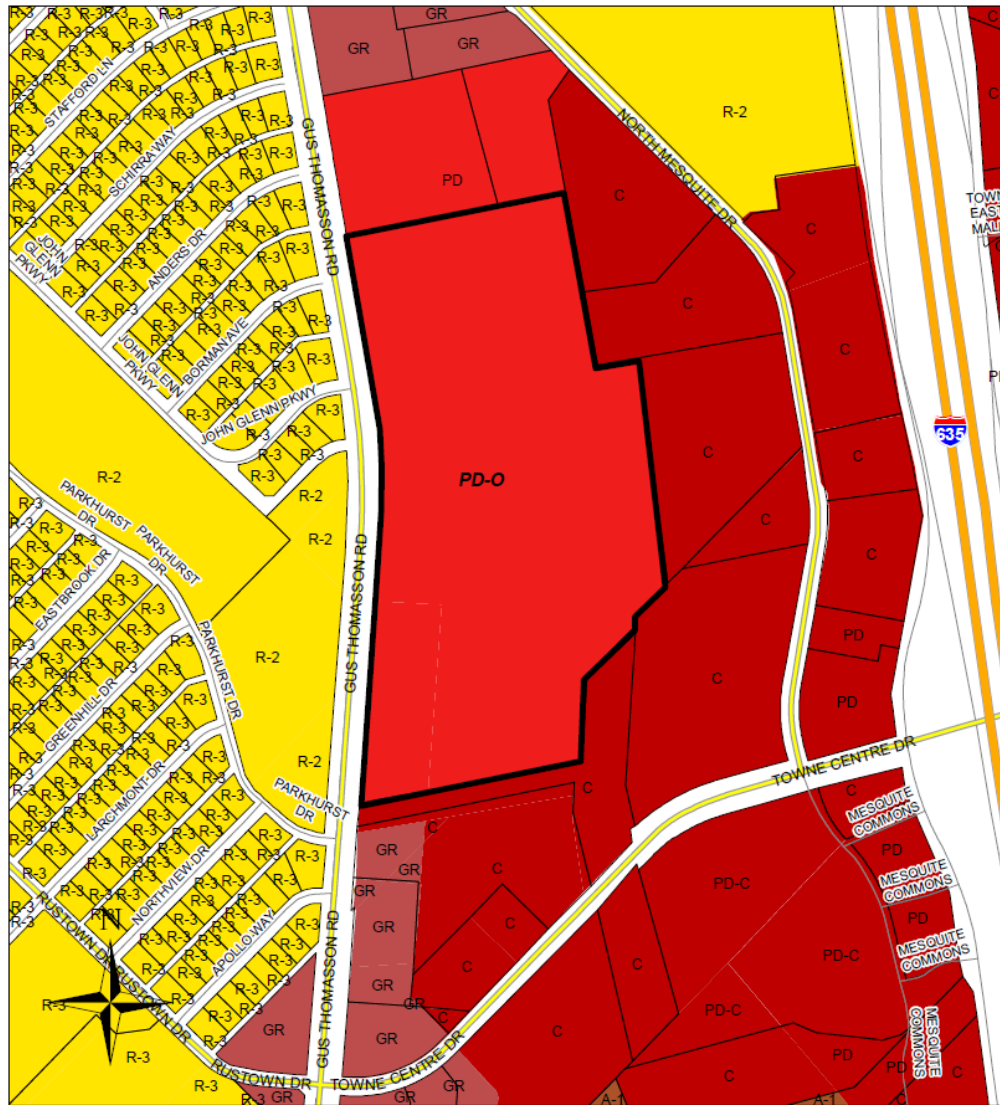
Aerial Map



Subject
Property

ATTACHMENT 2 – ZONING MAP

Zoning Map



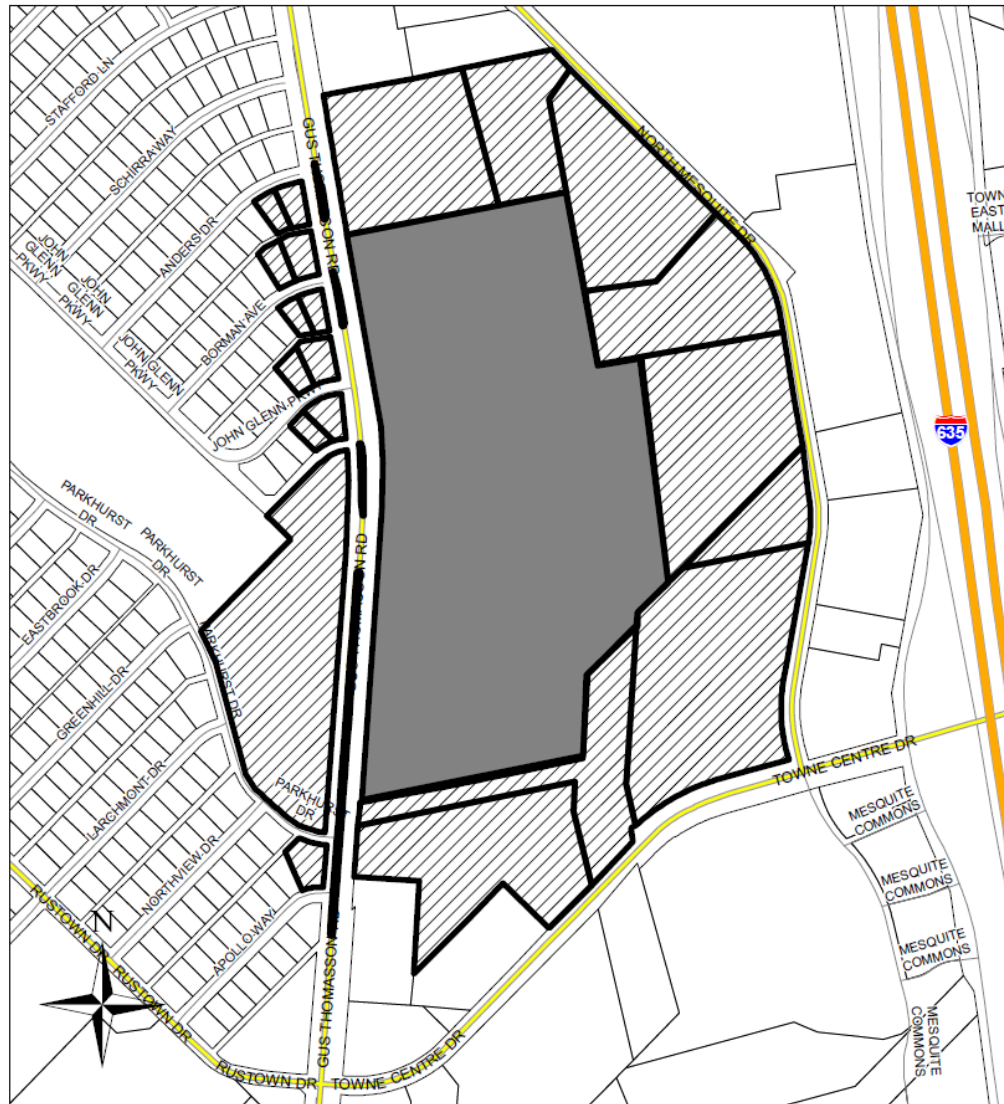
Request: Zone change from Planned Development - Office (PD-O) to PD - Townhomes
Applicant: Brian Bridgewater, Manhard Consulting
Location: East side of Gus Thomasson Rd., approximately 1,000 ft. north of Towne Centre Dr., across from Town East Park

Legend

 Subject Property


ATTACHMENT 3 – PUBLIC NOTIFICATION MAP

Notification Map



Request: Zone change from Planned Development - Office (PD-O) to PD - Townhomes
Applicant: Brian Bridgewater, Manhard Consulting
Location: East side of Gus Thomasson Rd., approximately 1,000 ft. north of Towne Centre Dr., across from Town East Park

Legend

- | | |
|---|--------------------|
|  | Subject Property |
|  | Noticed Properties |

ATTACHMENT 4 – APPLICATION

CITY OF MESQUITE ZONING APPLICATION	Receipt No.		Date Stamp:
	Fee:		
	Case Manager:		

REQUESTED ACTION:

Change District Classification to: <u>Planned Development</u>	Conditional Use Permit for: _____	Amend Special Conditions of Ordinance # _____ (Explain Below)
Additional explanation of requested action: _____		
Planned Development district to allow for a new Townhome Development.		

SITE INFORMATION/GENERAL LOCATION:

LOCATION/LEGAL DESCRIPTION:

Current Zoning Classification: <u>Planned Development</u>	Complete one of the following:
Site Size: <u>+/-28.39 Acres</u> (Acres or Square Feet)	1. Platted Property
Address (if available): <u>2920 Gus Thomasson Rd</u>	Addition: <u>Triangle East Addition</u>
General Location Description: _____	Block: <u>Block 2</u> Lot: <u>3-A</u>
<u>East side of Gus Thomasson Road approximately</u>	2. Unplatted Property:
<u>1,000' north of Towne Center Drive</u>	Abstract: _____ Tract: _____

APPLICANT INFORMATION:

Contact: <u>Brian Bridgewater</u>	Phone: (214) 995 - 6754
Company: <u>Manhard Consulting</u>	Fax: () -
Address: <u>12225 Greenville Ave, Ste 1000</u>	E-mail: <u>bbridgewater@manhard.com</u> (Required)
<u>Dallas, TX 75243</u>	
Signature: <u>[Signature]</u>	Owner <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Buyer <input type="checkbox"/>

OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:

1. I hereby certify that I am the owner or duly authorized agent of the owner, of the subject property for the purposes of this application. 2. I hereby designate the person named above as applicant, If other than myself, to file this application and to act as the principal contact person with the City of Mesquite in the processing of this application. 3. I hereby authorize the City of Mesquite, its agents or employees, to enter the subject property at any reasonable time for the purpose of 1) Erecting, maintaining, or removing "Change of Zoning" signs, which indicate that a zoning amendment is under consideration and which indicate how further information may be obtained, and 2) Taking photographs documenting current use and current conditions of the property; and further, I release the City of Mesquite, its agents or employees from liability for any damages which may be incurred to the subject property in the erecting, maintaining, or removal of said signs or the taking of said photographs.	
Owner: <u>Mesquite Joint Venture</u>	Phone: <u>214, 720-3435</u>
Address: <u>3102 Maple Ave #350</u>	Fax: <u>214, 953-0860</u>
Signature: <u>[Signature]</u>	E-mail: <u>ELIEBMAN@WEITZMAN-GRP.COM</u>

ATTACHMENT 5 – PD STANDARDS AND EXHIBITS

EXHIBIT A

A. LOT, SETBACK AND BUILDING STANDARDS

1. Minimum Lot Area: **1,870 square feet**
2. Minimum Lot Depth: **85 feet**
3. Minimum Lot Width: **22 feet**
4. Minimum Front Yard: **10 feet – rear entry**
5. Minimum Exterior Side Yard (from any public or private street, drive or alley): **10 feet**
6. Minimum Interior Side Yard: **Per Fire Code, 5 feet from property line**
7. Minimum Rear Yard: **20 feet – rear entry**
8. Maximum Density: **8.5 units per net acre**
9. Minimum Living Area: **1,400 square feet**
10. Maximum Height: **2 stories, but up to 35 feet on interior lots**
11. Minimum Exterior Fire-Resistant Construction (Masonry): **90 percent of the total exterior wall, 100 percent of the façade facing Gus Thomasson Road**
12. Minimum Separation Between Buildings: **20 feet**
13. Maximum Number of Units per Building: **6 units**
14. Minimum Open Space: **Refer to Exhibit C for open space locations**
15. Parking: Resident parking - **2 covered off-street spaces per unit (2 car garage)**
Resident/Visitor parking – **2 tandem off-street spaces per lot (tandem to garage)**
16. Minimum Right-of-Way: **50 feet, refer to Exhibit D1 for typical section**

B. RECREATIONAL FACILITIES AND SUMMARY OF AMMENTIES

Recreational and community facilities, including community buildings, and playground areas, etc. shall be considered in the review of the planned development. Some amenities to be considered include the following:

- Decorative paving at key intersections
- Community gathering area for all residents with HOA organized events
- Recreational areas
- Parking located in the rear of all buildings to provide a clean looking community
- Interconnectivity among all open space lots on site
- Proximity to a large city park that will provide residents easy access from their dwelling unit

- Urban-style feel with proximity of units to street frontage
- Urban style landscaping with clean streetscape
- Landscape trees and beds common areas
- Landscaping beds
- Abundance of street trees spaced every 40' along the right of way
- HOA to maintain all landscaping to ensure presentable upkeep
- Benches and walkability throughout site
- Multiple floor plans to provide a variety of elevation looks
- Multiple brick colors on building façade
- Entry monuments

C. SCREENING

A wrought iron fence with living screen minimum six (6) feet in height**, shall be erected and maintained at the perimeter of the district along Gus Thomasson Road. Provided, however, that such fence shall not be required to extend into a required front or exterior side yard and shall not be erected so as to obstruct traffic visibility at alley, street or drive intersections.

D. PARKING AND STORAGE OF RECREATIONAL VEHICLES AND EQUIPMENT

The Planned Development district shall stipulate that no recreation vehicle, motorhome, watercraft or other equipment greater than six feet 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.

E. LANDSCAPING AND OPEN SPACE

1. Submission: The concept plan submitted with the Planned Development application shall evidence compliance with the open space requirements of this Section. A landscape plan conforming with the requirements of 1A-201 and this Section shall be submitted with the development site plan.
2. Open Space: Not less than 38 percent of the gross area in the district, excluding the lots with dwelling units, shall be maintained as pervious open space.
3. Landscaping: All lots with dwelling units including rights-of way, shall be landscaped with turf grass, irrigated and planted with trees in accordance with 1A-203(A).

F. HOMEOWNERS' ASSOCIATION

Before issuance of building permits 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 of such area and facilities through the creation of a homeowners or maintenance association established to maintain and manage all such common areas and community facilities. 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.

E. ADDITIONAL EXHIBITS

See attached exhibits for additional information:

Exhibit B – Legal Description

Exhibit C – Concept Site Plan

Exhibit D1 –Standard 50' ROW Detail and Alley Section Detail

Exhibit D2- City Standard Alley ROW and pavement section

Exhibit E – Typical Building Landscape Detail

EXHIBIT B

PROPERTY DESCRIPTION:

BEING a 36.466 acre tract of land situated in the Daniel Tanner Survey, Abstract Number 1462, being all of Lot 3 and 4 of Triangle East Addition, an addition to the City of Mesquite, Dallas County, Texas, plat recorded in Volume 94008, Page 4314, Plat Records, Dallas County, Texas, also being described in a deed to Mesquite Joint Venture in Volume 2001035, Page 5190, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000136506);

BEGINNING at a 1/2 inch rebar found for the southwest corner of Lot 4-A, Block 2 of Triangle East Addition, recorded in Instrument Number 201500167836, Official Public Records, Dallas County, Texas, also being the northwest corner of said subject property, and lying on the east right of way line of Gus Thomasson Road (Called 100 foot right of way as shown in Instrument Number 201500167836);

THENCE North 80 degrees 15 minutes 50 seconds East, departing the East right of way line of said Gus Thomasson Road, with the south line of said Lot 4-A, passing a 1/2 inch rebar found with a cap stamped "6173" at the southeast corner of said Lot 4-A same being the southwest corner of Lot 4-B of said second referenced Triangle East Addition, a distance of 501.95 feet and continuing with the south line of said Lot 4-B, a total distance of 582.92 feet to a 1/2 inch rebar capped found for the northeast corner of said subject property;

THENCE North 80 degrees 15 minutes 54 seconds East, with the south line of said Lot 4-B a distance of 169.47 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of said Lot 4-B and lying on the west line of a tract of land conveyed to Mesquite ISD in deed recorded in Volume 2003254, Page 9004, Deed Records, Dallas County, Texas also being a portion of Lot 5, Block 2 of said first referenced Triangle East Addition;

THENCE South 10 degrees 00 minutes 53 seconds East with the west line of said Lot 5, same being the west line of said Mesquite ISD tract, also being a tract of land conveyed to Town East Dealership in deed recorded in Volume 2001142, Page 5699, Deed Records, Dallas County, Texas a total distance of 583.54 feet to a 1/2 inch rebar capped "ASC" set for the southwest corner of said Town East Dealership tract;

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THENCE North 80 degrees 35 minutes 38 seconds East, with the south line of said Town East Dealership tract, a distance of 115.04 feet to a 1/2 inch rebar capped "Halff" found for the northwest corner of a tract of land conveyed to Town East Dealership in deed recorded in Instrument Number 200600117214, Deed Records, Dallas County, Texas and lying on the south line of said first referenced Town East Dealership tract;

THENCE South 07 degrees 30 minutes 58 seconds East departing the south line of said first referenced Town East Dealership tract, with the west line of said second referenced Town East Dealership tract, a distance of 783.57 feet to a point for the southwest corner of said second referenced Town East Dealership tract, and lying on the north line of Lot 1A, Block 2, Towne Centre Plaza Addition, an addition to the City of Mesquite, recorded in Volume 2003151, Page 165, Map Records, Dallas County, Texas from which a 1/2 inch rebar capped "Halff" found bears South 07 degrees 51 minutes 57 seconds West, a distance of 1.06 feet;

THENCE South 44 degrees 17 minutes 03 seconds West with the north line of said Lot 1A, continuing with the north line of a tract of land conveyed to City of Mesquite in deed recorded in Volume 90158, Page 2356, Deed Records, Dallas County, Texas, a distance of 349.63 feet to a point for the northernmost west corner of said City of Mesquite tract, from which a 1/2 inch rebar capped "Halff" found bears North 77 degrees 40 minutes 33 seconds East, a distance of 2.10 feet;

THENCE South 02 degrees 30 minutes 48 seconds West with the northernmost west line of said City of Mesquite tract, a distance of 326.43 feet to a point for an interior "ell" corner of said City of Mesquite tract, from which a 1/2 inch rebar capped "Halff" found bears South 30 degrees 27 minutes 56 seconds West, a distance of 2.52 feet;

THENCE South 78 degrees 46 minutes 19 seconds West with the westernmost north line of said City of Mesquite tract, a distance of 565.81 feet to a point for the southwest corner of said Lot 3, and lying on the north line of said City of Mesquite tract, from which a 1/2 inch rebar found bears South 12 degrees 32 minutes 49 seconds East, a distance of 2.54 feet;

THENCE South 78 degrees 42 minutes 24 seconds West, with the south line of said Lot 3, same being the westernmost north line of said City of Mesquite tract, a distance of 207.57 feet to a point for the southwest corner of said Lot 3, and lying on the east line of said Gus Thomasson Road, from which a 1/2 inch rebar bears South 31 degrees 13 minutes 25 seconds East, a distance of 3.25 feet;

THENCE North 04 degrees 17 minutes 20 seconds East continuing with the east line of said Gus Thomasson Road, a distance of 681.18 feet to a 1/2 inch rebar found for corner at the northwest corner of said Lot 3 and southwest corner of said Lot 4;

THENCE North 04 degrees 18 minutes 14 seconds East continuing with the east line of said Gus Thomasson Road, a distance of 203.93 feet to a 1/2 inch rebar found for corner at the beginning of a tangent curve to the left having a central angle of 14 degrees 02 minutes 00 seconds, a radius of 2,374.95 feet, and a chord bearing North 02 minutes 43 minutes 12 seconds West, a distance of 580.24 feet;

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THENCE in a northwesterly direction, continuing with the east right of way line of said Gus Thomasson Road, along said tangent curve to the left, an arc length of 581.69 feet to a 1/2 inch rebar found for corner capped "1988";

THENCE North 09 degrees 44 minutes 31 seconds West continuing with said east right of way line of Gus Thomasson Road, a distance of 477.35 feet back to THE POINT OF BEGINNING and containing 1,588,473 square feet or 36.466 acres of land, more or less.

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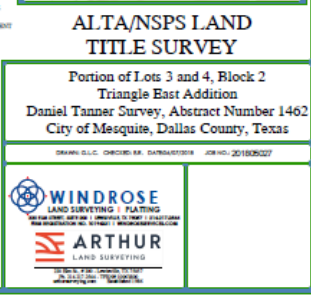


EXHIBIT "B"
PART OF LOTS 3 AND 4, BLOCK 2 OF TRIANGLE EAST ADDITION
SITUATED IN THE
DANIEL TANNER SURVEY, ABSTRACT NUMBER 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a 442,272 square foot (10.15 acre) tract of land situated in the Daniel Tanner Survey, Abstract Number 1462, City of Mesquite, Dallas County, Texas, and being part of Lots 3 and 4, Block 2 of Triangle East Addition, an addition to the City of Mesquite, Dallas County, Texas, as recorded in Volume 94008, Pages 4314 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a called 59.0144 acre tract of land described in General Warranty Deed to Mesquite Joint Venture, as recorded in Volume 2001035, Page 5190, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for corner on the east right-of-way line of Gus Thomasson Road (created in Volume 69043, Page 454, a variable width right-of-way);

THENCE North 04 degrees 14 minutes 38 seconds East, with the east right-of-way line of said Gus Thomasson Road, passing at a distance of 287.75 feet to the southwest corner of said Lot 3, continuing with said east right-of-way line and the west line of said Lot 3, a distance of 338.97 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

THENCE North 04 degrees 14 minutes 38 seconds East, with the east right-of-way line of said Gus Thomasson Road and the west line of said Lot 3, a distance of 192.25 feet to a 1/2-inch set iron rod with cap for corner;

THENCE over and across said Lot 3, the following bearings and distances:

South 67 degrees 11 minutes 32 seconds East, departing the east right-of-way line of said Gus Thomasson Road and the west line of said Lot 3, a distance of 12.73 feet to a 1/2-inch set iron rod with cap for corner;

South 02 degrees 40 minutes 47 seconds West, a distance of 81.29 feet to a 1/2-inch set iron rod with cap for corner;

South 72 degrees 27 minutes 32 seconds East, a distance of 125.19 feet to a 1/2-inch set iron rod with cap for corner;

North 80 degrees 44 minutes 13 seconds East, passing at a distance of 64.53 feet to the common east line of said Lot 3 and the west line of said Lot 4, and continuing over and across said Lot 4, for a total distance of 135.66 feet to a 1/2-inch set iron rod with cap for corner;

THENCE over and across said Lot 4, the following bearings and distances:

North 66 degrees 36 minutes 45 seconds East, a distance of 132.09 feet to a 1/2-inch set iron rod with cap for corner;

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EXHIBIT "B"
PART OF LOTS 3 AND 4, BLOCK 2 OF TRIANGLE EAST ADDITION
SITUATED IN THE
DANIEL TANNER SURVEY, ABSTRACT NUMBER 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

North 73 degrees 42 minutes 25 seconds East, a distance of 344.10 feet to a 1/2-inch set iron rod with cap for corner;

North 27 degrees 54 minutes 15 seconds East, a distance of 24.29 feet to a 1/2-inch set iron rod with cap for corner;

North 02 degrees 42 minutes 05 seconds West, a distance of 468.65 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the left, having a radius of 1,980.00 feet, whose chord bears North 07 degrees 34 minutes 30 seconds West, a distance of 336.43 feet;

Northerly, with said curve, through a central angle of 09 degrees 44 minutes 50 seconds, an arc distance of 336.84 feet to a 1/2-inch set iron rod with cap for corner;

North 12 degrees 26 minutes 55 seconds West, a distance of 23.74 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right, having a radius of 2,020.00 feet, whose chord bears North 06 degrees 13 minutes 10 seconds West, a distance of 438.36 feet;

Northerly, with said curve, through a central angle of 12 degrees 27 minutes 30 seconds, an arc distance of 439.22 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of reverse curvature of a tangent circular curve to the left, having a radius of 500.00 feet, whose chord bears North 12 degrees 14 minutes 47 seconds West, a distance of 212.28 feet;

Northerly, with said curve, through a central angle of 24 degrees 30 minutes 43 seconds, an arc distance of 213.91 feet to a 1/2-inch set iron rod with cap for corner;

North 24 degrees 30 minutes 08 seconds West, a distance of 213.35 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right, having a radius of 520.00 feet, whose chord bears North 18 degrees 46 minutes 15 seconds West, a distance of 103.86 feet;

Northerly, with said curve, through a central angle of 11 degrees 27 minutes 46 seconds, an arc distance of 104.03 feet to a 1/2-inch set iron rod with cap for corner on the north line of said Lot 4, Block 2 and the south line of Lot 4-B, Block 2 of Triangle East Addition, an addition to the City of Mesquite, as recorded in Instrument Number 201500167836 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

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LD_ROW_10.15AC

EXHIBIT "B"
PART OF LOTS 3 AND 4, BLOCK 2 OF TRIANGLE EAST ADDITION
SITUATED IN THE
DANIEL TANNER SURVEY, ABSTRACT NUMBER 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

THENCE North 80 degrees 12 minutes 38 seconds East, with the north line of said Lot 4 and the south line of said Lot 4-B, a distance of 248.62 feet to a 1/2-inch set iron rod with cap for corner for the northeast corner of said Lot 4 and the southeast corner of Lot 4-B;

THENCE with the east line of said Lot 4, the following bearings and distances:

South 10 degrees 02 minutes 37 seconds East, with the west line of Lot 5, a distance of 584.22 feet to a 1/2-inch set iron rod with cap for a common "ell" corner of said Lot 4 and Lot 5;

North 80 degrees 31 minutes 57 seconds East, with the south line of said Lot 5, a distance of 115.26 feet to a 1/2-inch set iron rod with cap for corner on the west line of Tract 3 of Seeds Subdivision, an addition to the City of Mesquite, as recorded in Volume 72019, Page 1831, D.R.D.C.T.;

South 07 degrees 29 minutes 01 second East, departing the south line of said Lot 5 and with the west line of said Tract 3, a distance of 784.36 feet to 1/2-inch set iron rod with cap for the southwest corner of said Tract 3, the easterly southeast corner of said Lot 4, said corner being on the northwest line of Lot 1A, Block 2 of Towne Centre Plaza Addition, an addition to the City of Mesquite, as described in Volume 2003151, Page 165, D.R.D.C.T.;

THENCE with the south line of said Lot 4, the following bearings and distances:

South 44 degrees 11 minutes 34 seconds West, with the northwest line of said Lot 1A, passing at a distance of 108.25 feet to a 1/2-inch found iron rod with cap stamped "WEIR" for the westerly northwest corner of said Lot 1A and the northeast corner of a called 3.778 acre tract of land described as "Tract 1" in deed to City of Mesquite, as recorded in Volume 90158, Page 2356, D.R.D.C.T., continuing with the north line of said 3.778 acre tract for a total distance of 346.97 feet to a 1/2-inch set iron rod with cap for corner;

South 03 degrees 03 minutes 32 seconds West, with the west line of said 3.778-acre tract, a distance of 329.42 feet to a 1/2-inch set iron rod with cap for an "ell" corner of said Lot 4 and said 3.778-acre tract;

South 78 degrees 41 minutes 05 seconds West, a distance of 770.61 feet to the POINT OF BEGINNING AND CONTAINING the gross area of 442,272 square feet or 10.15 acres of land, more or less. (the approximate acreage of land inside the floodplain limit is 6.41 acres, and the NET AREA of 3.74 acres is outside the 100 year floodplain limit)

Page 3 of 9
8/8/18
LD_ROW_10.15AC

EXHIBIT "B"
PART OF LOTS 3 AND 4, BLOCK 2 OF TRIANGLE EAST ADDITION
SITUATED IN THE
DANIEL TANNER SURVEY, ABSTRACT NUMBER 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. 2011 Adjustment, Epoch 2010.00. All coordinates and distances shown hereon are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.000136506.

This metes and bounds description was prepared with an exhibit of even date.

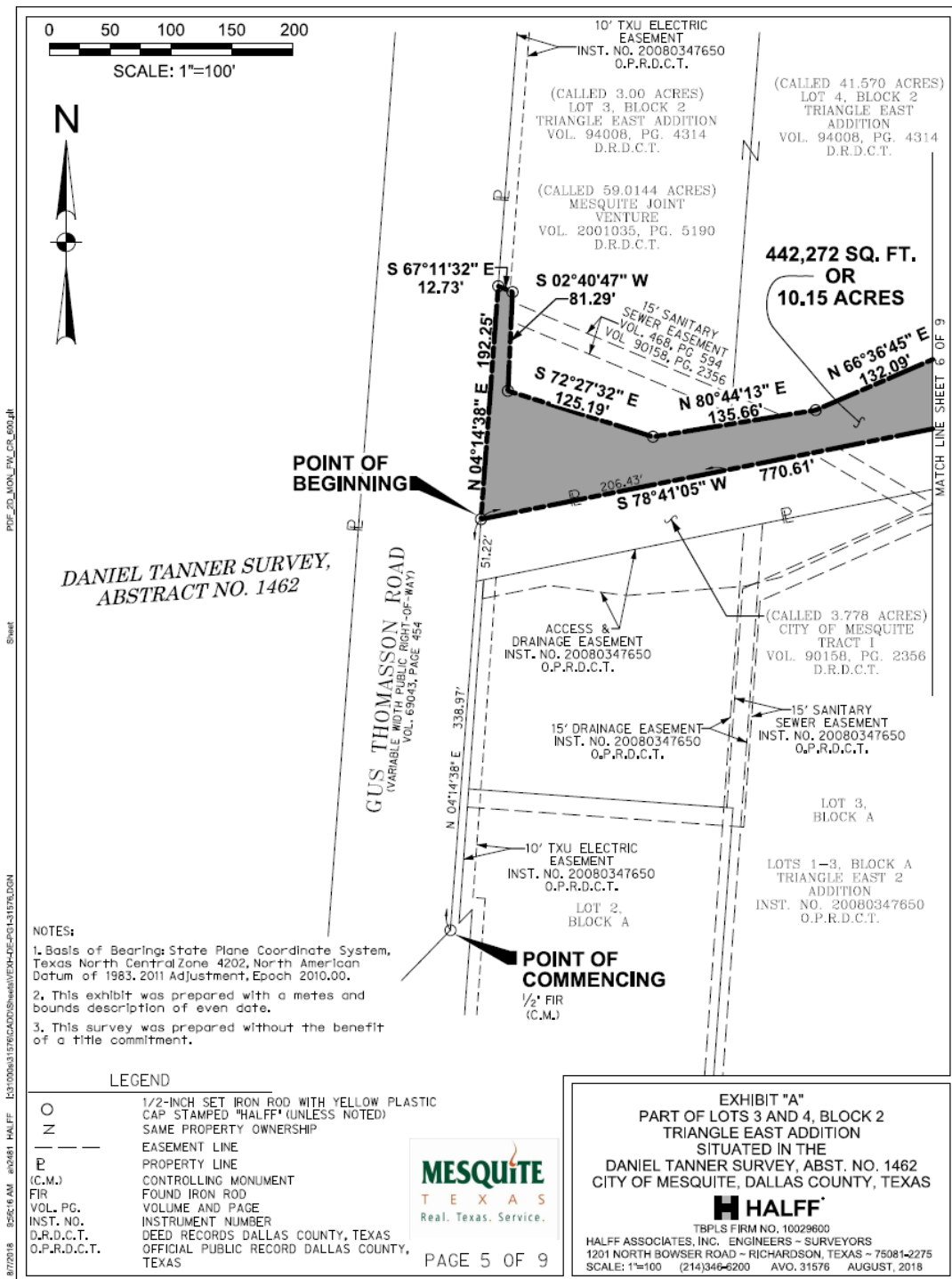
This survey was prepared without the benefit of a title commitment. Easement may exist where none are shown.

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
713-588-2466
TBPLS Firm No. 10029600

ZONING RECLASSIFICATION

FILE NO.: Z0518-0038

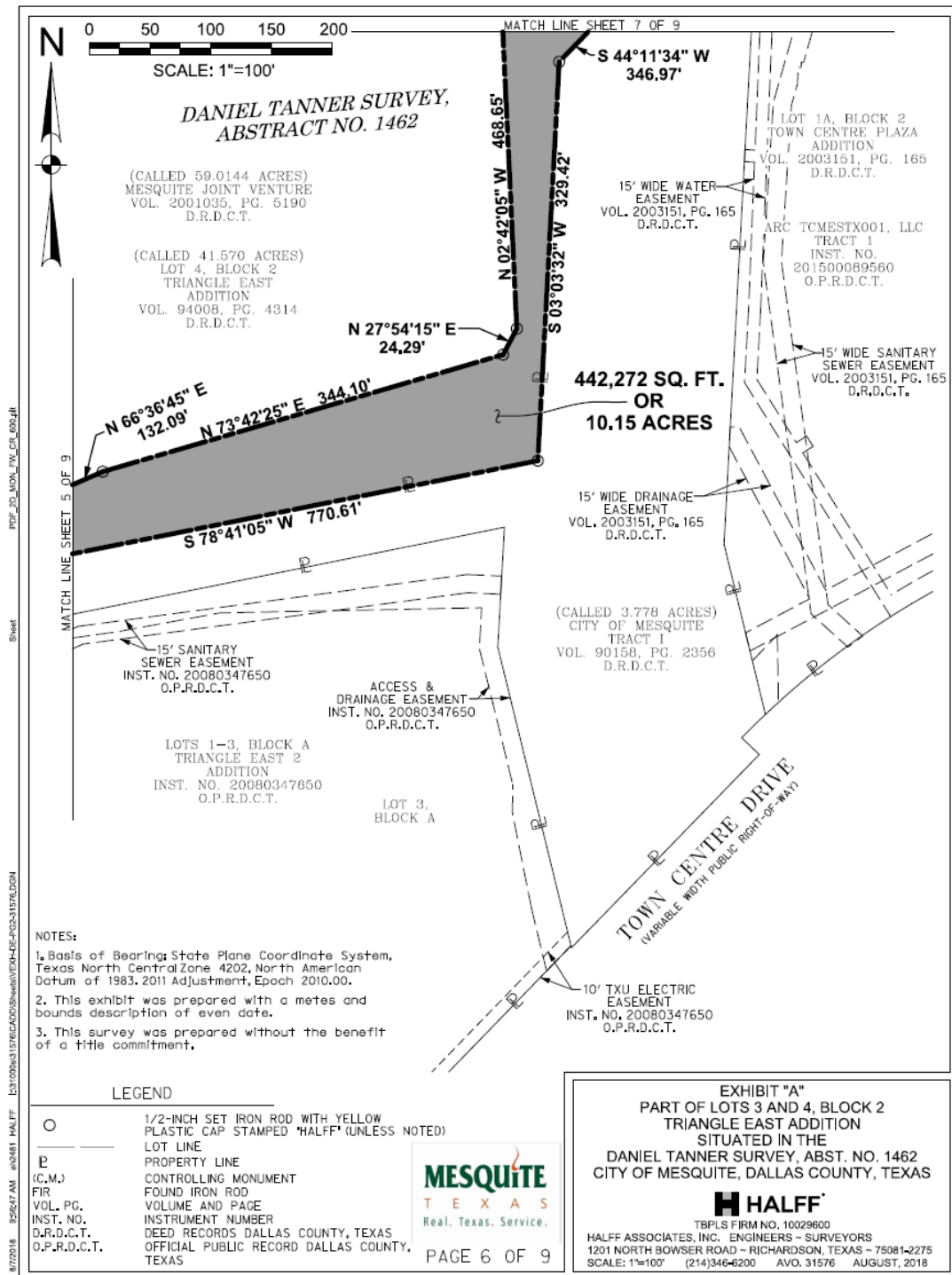
Page 22



ZONING RECLASSIFICATION

FILE NO.: Z0518-0038

Page 23



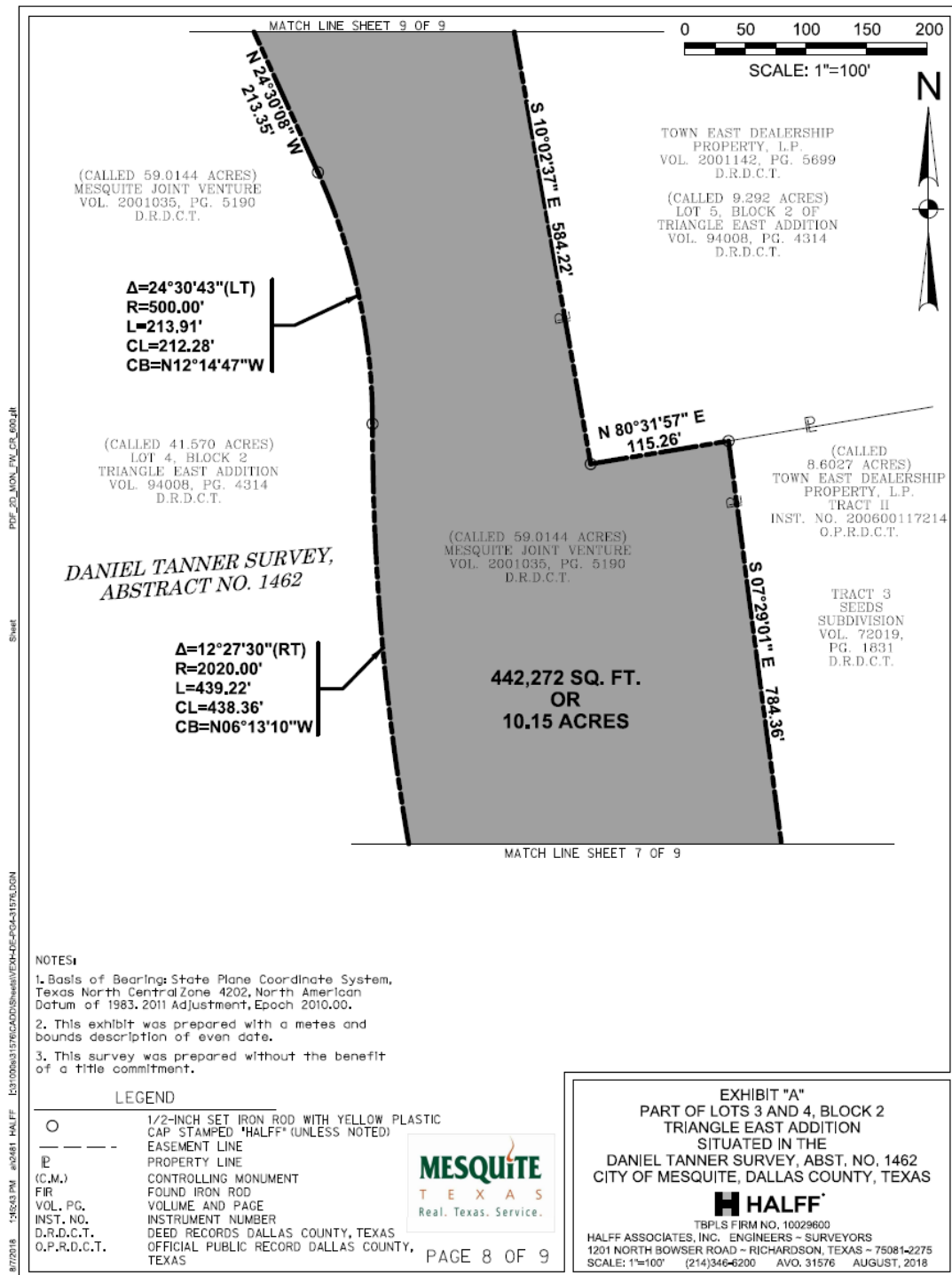
Page 24



ZONING RECLASSIFICATION

FILE NO.: Z0518-0038

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ZONING RECLASSIFICATION

FILE NO.: Z0518-0038

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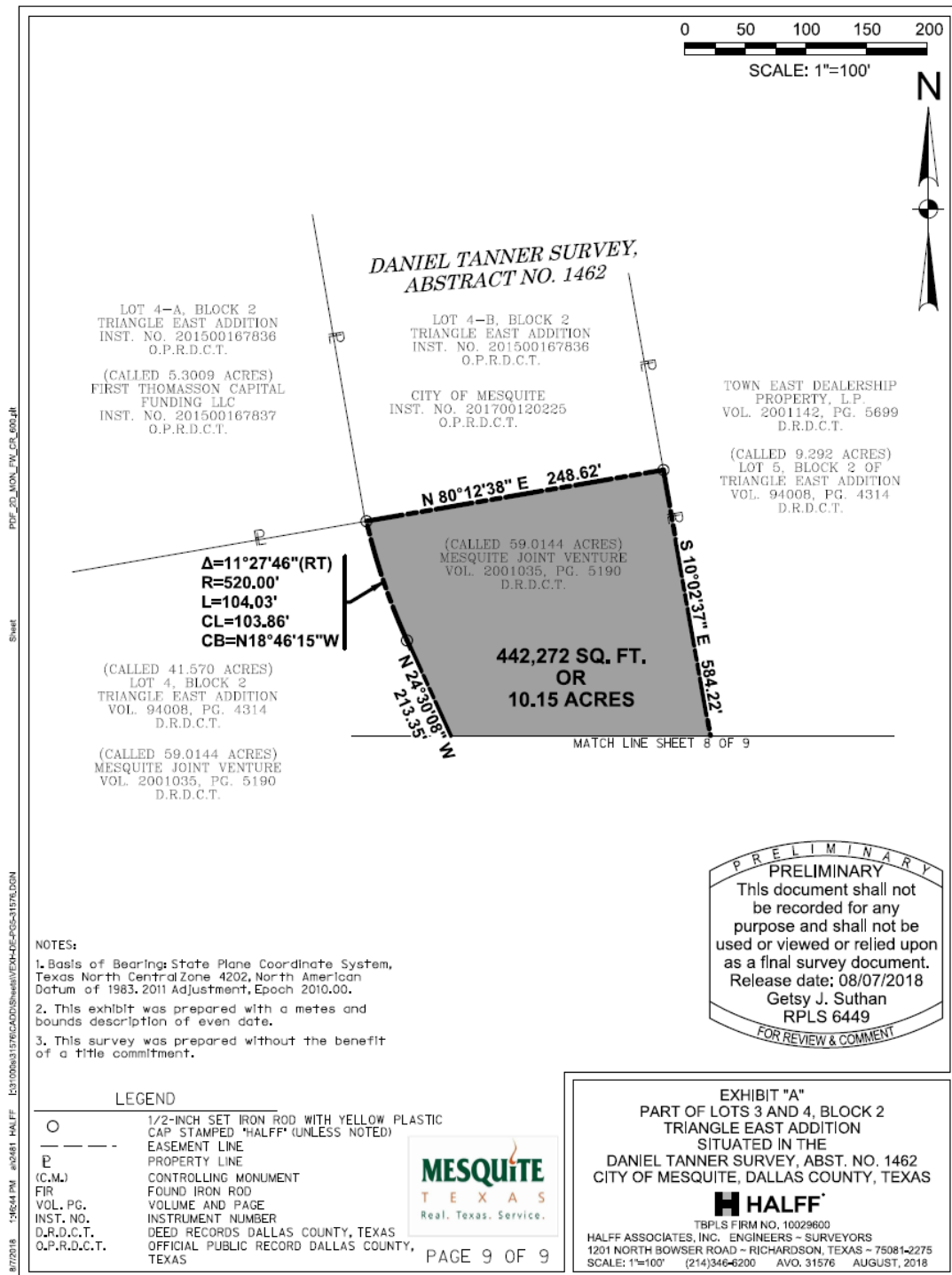
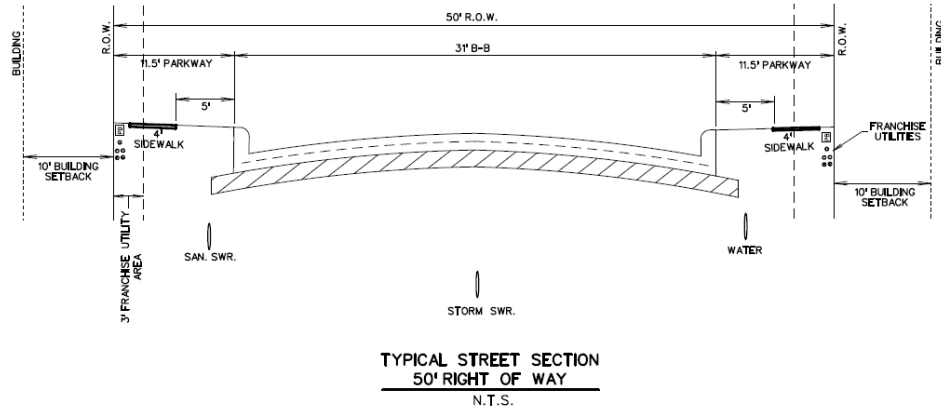




EXHIBIT D1



CORWIN ENGINEERING, INC.
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200

TYPICAL STREET SECTION
CLOVERLEAF
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

TYPICAL CITY ALLEY
ROW SECTION
12' B-B WITH
18' RIGHT OF WAY

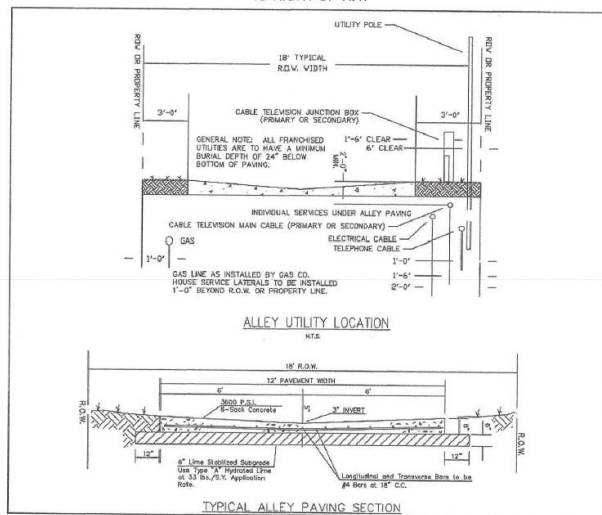


EXHIBIT D2

EXHIBIT E

TYPICAL LARGE TREES			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
	LIVE OAK	Quercus agrifolia	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	GREEN ELM	Ulmus americana	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	CHINESE PISTACHE	Platanus chinensis	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	LIVE OAK	Quercus agrifolia	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	CHINQUAPIN OAK	Quercus muhlenbergii	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DOGWOOD	Cornus florida	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy

TYPICAL ORNAMENTAL TREES			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
	VITEX	Vitex agilis-occasional	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	ORNAMENTAL HOLLY	Ilex opaca	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DWARF JAPANESE HOLLY	Osagea japonica	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DWARF JAPANESE HOLLY	Osagea japonica	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DWARF JAPANESE HOLLY	Osagea japonica	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy

TYPICAL GRASSES			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
	ST. AUGUSTINE GRASS	Stenotaphrum secundatum	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	ST. AUGUSTINE GRASS	Stenotaphrum secundatum	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy

TYPICAL SHRUBS			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
	AZALEA	Indigofera	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DWARF NANDINA	Nandina domestica	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DWARF NANDINA	Nandina domestica	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DWARF NANDINA	Nandina domestica	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy
	DWARF NANDINA	Nandina domestica	3" caliper @ 4' H, 3'-4' spread, 30% height, 10% canopy

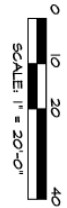
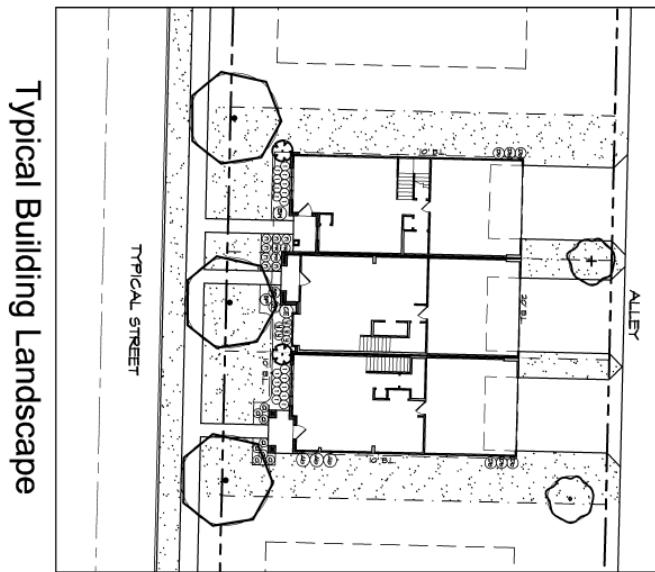


Exhibit E
 Typical Building Landscape Details

History Maker
 Townhomes
 Mesquite Texas

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

ATTACHMENT 6 – SITE PHOTO



ATTACHMENT 7 – RETURNED NOTICES

CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 2920 Gus Thomasson Rd. (A map is attached for reference.)

FILE NUMBER: Z0518-0038

APPLICANT: Brian Bridgewater, Manhard Consulting

REQUEST: From: Planned Development – Office (PD-O)
To: Planned Development – Townhomes, to allow for the construction of a townhome development

LEGAL DESCRIPTION

Triangle East, Block 2, Lots 3 and 4

PUBLIC HEARINGSThe Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **October 22, 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 Monday, **November 19, 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) 329-8523 or jmatthews@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 **October 17th** to be included in the Planning and Zoning Commission packet and by 5 pm on **November 14th** 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: Z0518-0038

I am in favor of this request

Name: (required)

Address: (required)

Include the
address of
property within
200 ft. of the
subject property.I am opposed of this request

Reasons (optional):

MESQUITE NEEDS THIS DEVELOPMENT

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

RECEIVED
OCT 18 2018
PLANNING AND ZONING

ZONING RECLASSIFICATION

FILE NO.: Z0518-0038

Page 32



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

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(Complete and return)

Do not write on the reverse side of this form.

Zoning Case: **Z0518-0038**

I am in favor of this request

NO

Name: (required)

Address: (required)

Include the address of property within 200 ft. of the subject property.

Edward Green
2201 John Glenn Pkwy.
Mesquite, Tx 75150

I am opposed of this request

yes

Reasons (optional):

I would rather have single home owner residences
that close to my home, not Town Homes.
I feel this would depreciate my property value.

RECEIVED

OCT 16 2018

PLANNING AND ZONING

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

NO Apartments!

Thanks
Edward Green
Owner



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

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Zoning Case: Z0518-0038

I am in favor of this request

Name (required)

Address (required)

Include the

address of

property within

200 ft. of the

subject property.

I am opposed of this request

Reasons (optional):

Please respond by returning to:

PLANNING DIVISION

Johnna Matthews

CITY OF MESQUITE

PO BOX 850137

MESQUITE TX 75185-0137

*John Sammann
2303 Apollo Way*

I don't want townhome development, too much noise, traffic, trash, littering. I want park on both sides of Gus Thomasson. I would like a fishing pond like city lake park that is in downtown mesquite, also maybe a walkover cross bridge to cross to both sides of park trails, etc.