

FILE NO.: Z0519-0096

P&Z HEARING DATE: July 22, 2019
COUNCIL DATE: August 19, 2019

GENERAL INFORMATION

APPLICANT: Pat Atkins, Tack Team Investments, LLC

REQUESTED ACTION: Approval of a change in zoning from “AG” - Agricultural to “PD-SF” – Planned Development - Single Family Residential, with an underlying zoning district of R2-A

LOCATION: 6401 Shannon Rd.

SITE BACKGROUND

EXISTING LAND USE AND SIZE: The approximately 13.254- acre tract of land is undeveloped.

SURROUNDING LAND USE AND ZONING (see attached maps):

North:	Undeveloped MISD-owned property/PD-SF
East:	Single-family subdivision/City of Seagoville
South:	Undeveloped land/City of Dallas (Included in the Caldwell Farms proposal)
West:	Single-family lot/Agricultural

ZONING HISTORY: 1984: Annexed and zoned Agricultural

PLATTING: The subject property is not platted. Preliminary and final platting is required prior to development.

GENERAL: The applicant is requesting rezoning of the subject property to a Planned Development (PD) with an underlying zoning district of R2-A. The development will be named Caldwell Farms and will span across three cities; Mesquite, Dallas, and Seagoville. The applicant is working with each City for various entitlements. The development will include a total of approximately 76.687 acres of land with a total of 299 lots; 36 lots will be located in Mesquite; 90 lots within Seagoville; and 173 lots within Dallas.

Homes will range in price from \$300K and up, “targeting young families, young professionals, and empty-nesters,” according to the applicant’s letter of intent. The proposed 36-lot subdivision located within the boundaries of Mesquite will include:

- over 3 acres of open space, including a playground;
- a 6-foot masonry wall and a 10-foot landscape buffer along Shannon Road, which is typically only required on roadways designated as arterials (Shannon Road is classified as a collector street); and
- an 8-foot wide hike and bike trail which will connect to existing trails along Lasater Road in Dallas.

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The applicant indicated that the homes would be 1 and 2-story homes constructed with 90% masonry and front entry 2-car garages, with variations in design with a distance of no more than eight repeating designs. The minimum lot area proposed is 7,200 square feet, with a typical lot size of 60 feet wide by 110 feet deep, consistent with the lot requirements of the underlying R-2A zoning district.

Access will be from Lasater Road in Dallas and Shannon Road in Mesquite. Shannon Road is classified as a collector street and is proposed for reconstruction by the City of Mesquite. The aforementioned reconstruction of Shannon Road has not been scheduled. Collector streets require 60 feet of right-of-way (ROW).

The proposed internal streets will include 65 feet of ROW, meeting the requirements for residential streets with no rear alley access. Within the ROW, sidewalks will be required; 5 feet if offset from the curb and 6 feet if adjacent to the curb. The site is encumbered with flood plain; however, the boundaries are unknown, as the existing channel that traverses the site has not been studied. A flood study will be required, and the boundaries of the floodplain will be clearly defined at the time of platting.

The below table illustrates requirements and specific deviations proposed by the applicant based on the existing zoning of AG and the proposed R-2A zoning district:

Mesquite Zoning Ordinance and Proposed PD Comparison

	Existing Zoning District AG	Underlying Zoning District R-2A	Proposed PD Standards
Min. Lot Size	43,560 sq. ft.	7,200 sq. ft.	7,200 sq. ft.
Min. Lot Width	150 ft.	60 ft.	60 ft.
Min. Lot Depth	150 ft.	110 ft.	110 ft.
Min. Front Yard	50 ft.	25 ft.	25 ft.
Min. Exterior Side Yard (on a key lot)	50 ft.	25 ft.	25 ft.
Min. Exterior Side Yard (not on a key lot)	15 ft.	10 ft.	10 ft.
Min. Interior Side Yard	15 ft.	5 ft.	5 ft.
Min. Rear Yard	50 ft.	25 ft.	25 ft.
Max. Height (whichever is less)	35 ft. or 2.5 stories	35 ft. or 2.5 stories	35 ft.
Min. Living Area	2,500 sq. ft.	1,700 sq. ft.	1,700 sq. ft.

STAFF COMMENTS

Mesquite Comprehensive Plan

The Comprehensive Plan designation for the property is *Estate Development*. It is intended to accommodate and protect residential estate development and is applied in existing areas of “acreage home,” areas with limited accessibility and where estate lots can be established to provide large, private homesites. The Comprehensive Plan allows for two options within the Estate Development designation; *Required Standard-No Collector Street Access* and *½-Acre Lot Option-Collector Access Available*. The *Required Standard* requires the minimum lot standards of the AG zoning district to be met which requires a minimum lot size of 1 acre with a minimum lot width of 150 feet and a minimum living area of 2,500 square feet. The *½-Acre Lot Option* may be proposed, subject to the provision of a basic amenity package on tracts which have access via a collector street. Basic requirements include ½ acre lot minimum, basic amenities, a 2,500 square foot minimum home size with a 100-foot minimum lot width and lots across a non-arterial street from existing estate homes must match existing lot width.

Staff Comment

The proposed zone change and development proposal do not meet the intent of the Estate Development designation, nor does it meet the ½-Acre Lot Option (See page 2 for proposed development standards). However, the development does offer a host of amenities including over 3 acres of open space, including a playground; a 6-foot masonry wall and a 10-foot landscape buffer along Shannon Road; an 8-foot wide hike and bike trail which will connect to existing trails along Lasater Road in Dallas; 90% masonry; and anti-monotony standards. The development will be surrounded by subdivisions with varying lot sizes including the Hagan Hill subdivision to the north, which was approved as a Planned Development in 2005 by the City Council. The Hagan Hill subdivision permitted a maximum 282 lots with a minimum lot size of 10,000 square feet, a minimum lot width of 70 feet and a minimum lot depth of 120 feet. The minimum unit size approved in the ordinance was 2,600 square feet, and over 6 acres of open space was required. The Highland Meadows subdivision to the east in Seagoville includes lots which are less than 7,000 square feet in area inclusive of 60-foot wide lots with lot depths of 100 feet and less. As proposed, Caldwell Farms will be compatible with existing single-family subdivisions and will offer a host of different amenities.

RECOMMENDATION

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.
2. The minimum living area for homes shall be 2,000 square feet.
3. A 6-foot masonry wall and a 10-foot landscape buffer shall be provided along Shannon Road
4. No home shall be of the same front elevation design as any other home within an 8-home/lot distance to each side nor across the street

PUBLIC NOTICE

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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.

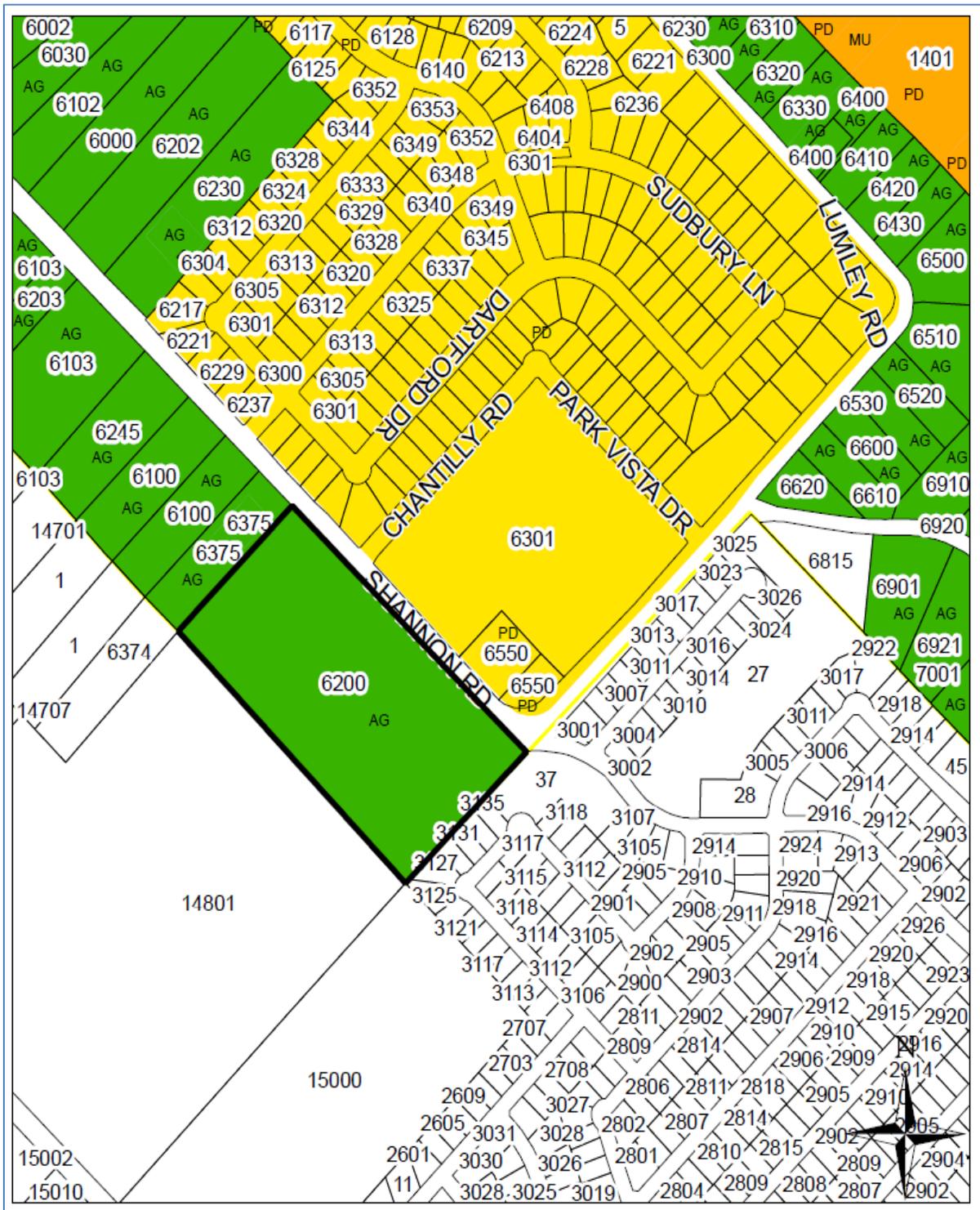
ATTACHMENTS

- 1 – Aerial Map
- 2 – Zoning Map
- 3 – Public Notification Map
- 4 – Zone Change Application and Attachments
- 5 – PD Exhibits
 - Overall Concept Plan
 - Concept Plan (Mesquite Boundaries)
- 6 – Site Photos

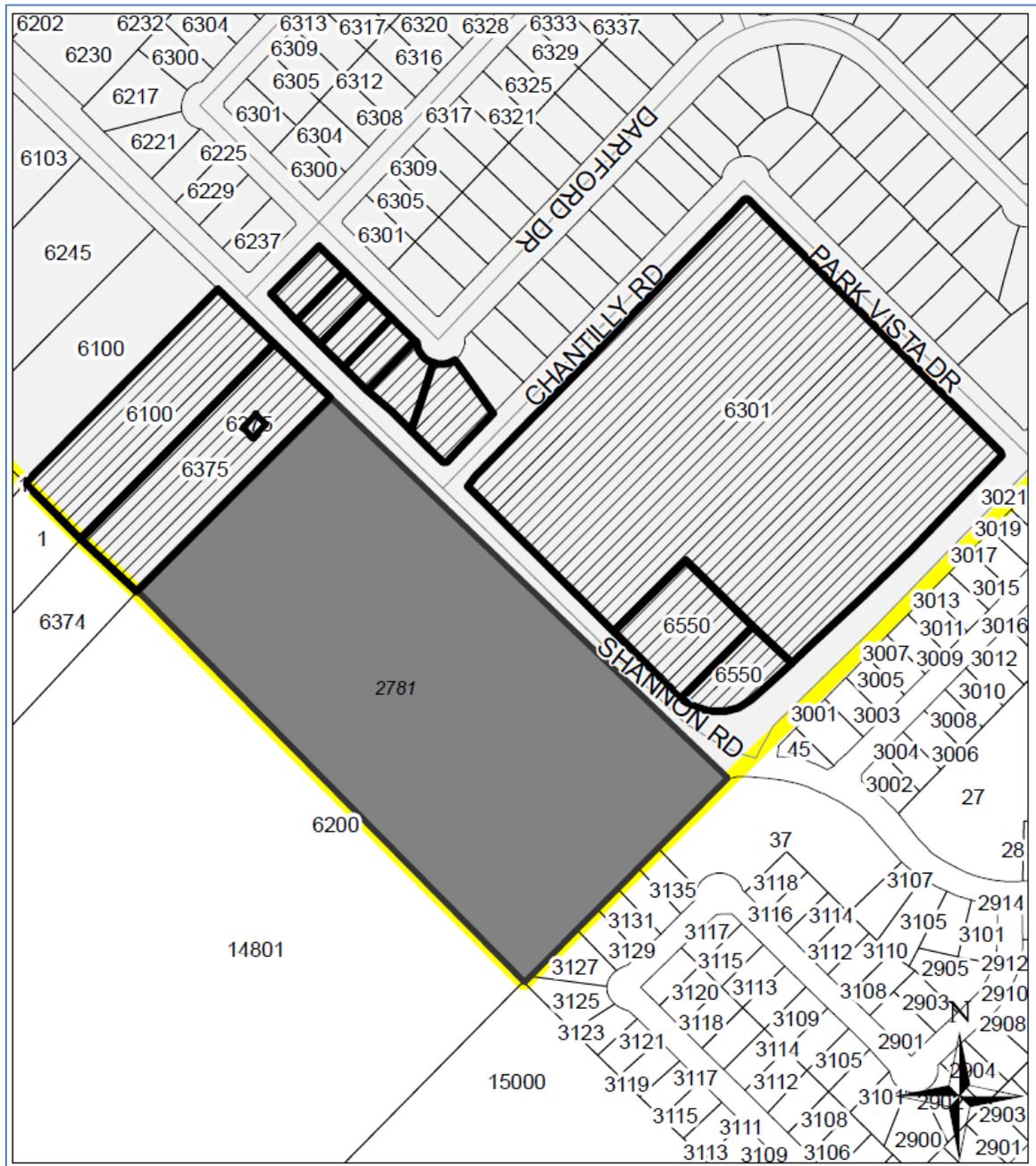
ATTACHMENT 1 – AERIAL MAP



ATTACHMENT 2 – ZONING MAP



ATTACHMENT 3 – PUBLIC NOTIFICATION MAP



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ATTACHMENT 4 – APPLICATION AND OTHER MATERIALS

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

REQUESTED ACTION:

Change District Classification to: <u>R-2A</u>	Conditional Use Permit for: _____	Amend Special Conditions of Ordinance # _____ <small>(Explain Below)</small>
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Additional explanation of requested action:
CREATION OF UPSCALE RESIDENTIAL ADJACENT TO HOW ELEMENTARY

SITE INFORMATION/GENERAL LOCATION:	LOCATION/LEGAL DESCRIPTION:
Current Zoning Classification: <u>Ag</u> Site Size: <u>13.254</u> (Acres or Square Feet) Address (if available): <u>Shannon Rd</u> General Location Description: <u>S.A. Haught Survey</u> Abstract No. <u>567</u> , City of Mesquite, Dallas County Volume <u>67181</u> Page <u>718</u>	Complete one of the following: 1. Platted Property Addition: _____ Block: _____ Lot: _____ 2. Unplatted Property: Abstract: <u>567</u> Tract: _____

APPLICANT INFORMATION:

Contact: <u>Pat Atkins</u> <i>Director</i>	Phone: (<u>972</u>) <u>388</u> - <u>6383</u>
Company: <u>KPA Consulting Inc</u> <i>1551 - Towne Square</i>	Fax: () _____
Address: <u>3076 Hays Lane</u> <u>Rockwall, Texas 75087</u>	E-mail: <u>kpatatkins@yahoo.com</u> <small>(Required)</small>
Signature: <i>[Signature]</i>	Owner <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Buyer <input checked="" type="checkbox"/>

OWNER AUTHORIZATION AND ACKNOWLEDGEMENTS:

- 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.
- 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.
- 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>Carl Porter Caldwell Jr.</u>	Phone: (<u>305</u>) <u>389</u> - <u>9779</u>
Address: <u>3301 SW 134th Place</u> <u>Miami, FL 33175</u>	Fax: () _____
Signature: <i>Carl Porter Caldwell, Jr.</i>	E-mail: <u>carlcaldwell@bellsouth.net</u>

Property Description

CALDWELL FARMS

MESQUITE, TEXAS

The property consists of 13.254 acres of land, South and adjacent to Shannon Road a Collector roadway , and is North of Dallas undeveloped residential AG zoned property, west of Highland Meadows Seagoville developed residential PD zoned property, east of Dallas undeveloped Agricultural zoned property .

The property is sparsely vegetated on the entirety of the property ,except with native trees along the drainage draw along the northwest .

New home construction will range from \$300K and up. The target market for homes is young families, young professionals and empty nesters.

The property will generate an additional \$11million to the City of Mesquite tax base.

Caldwell Farms will have a master H.O.A. requirement within the development of the property.

This upscale residential development will surpass expectations required in the City's Comprehensive Master Plan .

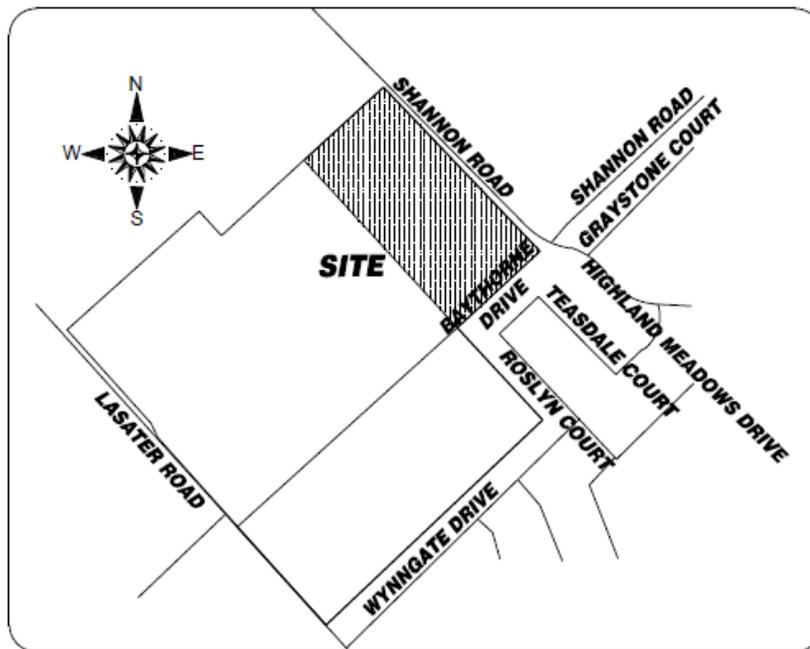
A master 5' trail system , along with the required landscape buffer, will be constructed and will connect to existing trails along Lasater Road with connection to the Caldwell Farms open space in the northwest quadrant of the property.

The **density is based on guidelines set forth in the Comprehensive Plan** creating an exclusive, high-end residential neighborhood.

In accordance with the guidelines set out in the Comprehensive Plan the design of this community provides open space throughout the residential neighborhood quadrants.

City and Caldwell Farms identity monumentation will be constructed at the northwest corner of Lasater Road , which will exceed The City of Dallas's requirements.

Vicinity Map



(NTS)

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13.254 ACRE CITY LIMITS OF MESQUITE EXHIBIT

PROPERTY DESCRIPTION

BEING a 13.254 acre tract of land situated in the S.A. Haight Survey, Abstract No. 567, City of Mesquite, Dallas County, Texas, and being part of a called 80.23 acre tract of land described in a Deed to Carl Porter Caldwell, Jr., GST Trust, Carl Porter Caldwell, Jr., Trustee, and William David Caldwell, II, recorded as Instrument No. 201600269744, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", found in the southwest right-of-way line of Shannon Road as established by Deed recorded in Volume 67181, Page 718 (DRDCT) at the most southern corner thereof, said point also being in a southeast line of said 80.23 acre tract common to a northwest line of Highland Meadows Phase 1, an addition to the City of Seagoville, Dallas County, Texas, recorded in Volume 2005138, Page 181 (DRDCT);

THENCE South 44°28'30" West, along the common line of last mentioned tracts a distance of 500.02 feet, to a point for corner;

THENCE North 46°03'50" West, across said 80.23 acre tract, a distance of 1152.18 feet, to a point for corner in a northwest line of said 80.23 acre tract common to the southeast line of a called 4.376 acre tract of land described in a Deed to Jose L. Serna and Norma Lopez, recorded as Instrument No. 200600368619, Official Public Records of Dallas County, Texas (OPRDCT);

THENCE North 43°54'27" East, along and near a fence line on the southeast line of said 4.376 acre tract common to a northwest line of said 80.23 acre tract, a distance of 500.00 feet, to a point for corner at the most eastern corner of said 4.376 acre tract, said point being in the southwest right-of-way of said Shannon Road, from which 1 1/2" axle found for reference bears North 48°55'37" East a distance of 1.44 feet;

THENCE South 46°03'50" East, along the southwest right-of-way line of said Shannon Road, a distance of 1157.14 feet, to the POINT OF BEGINNING and containing 557,330 square feet, or 13.254 acres.

This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared (City limit delineation).

ROBERT C. MYERS

R.P.L.S. NO. 3963

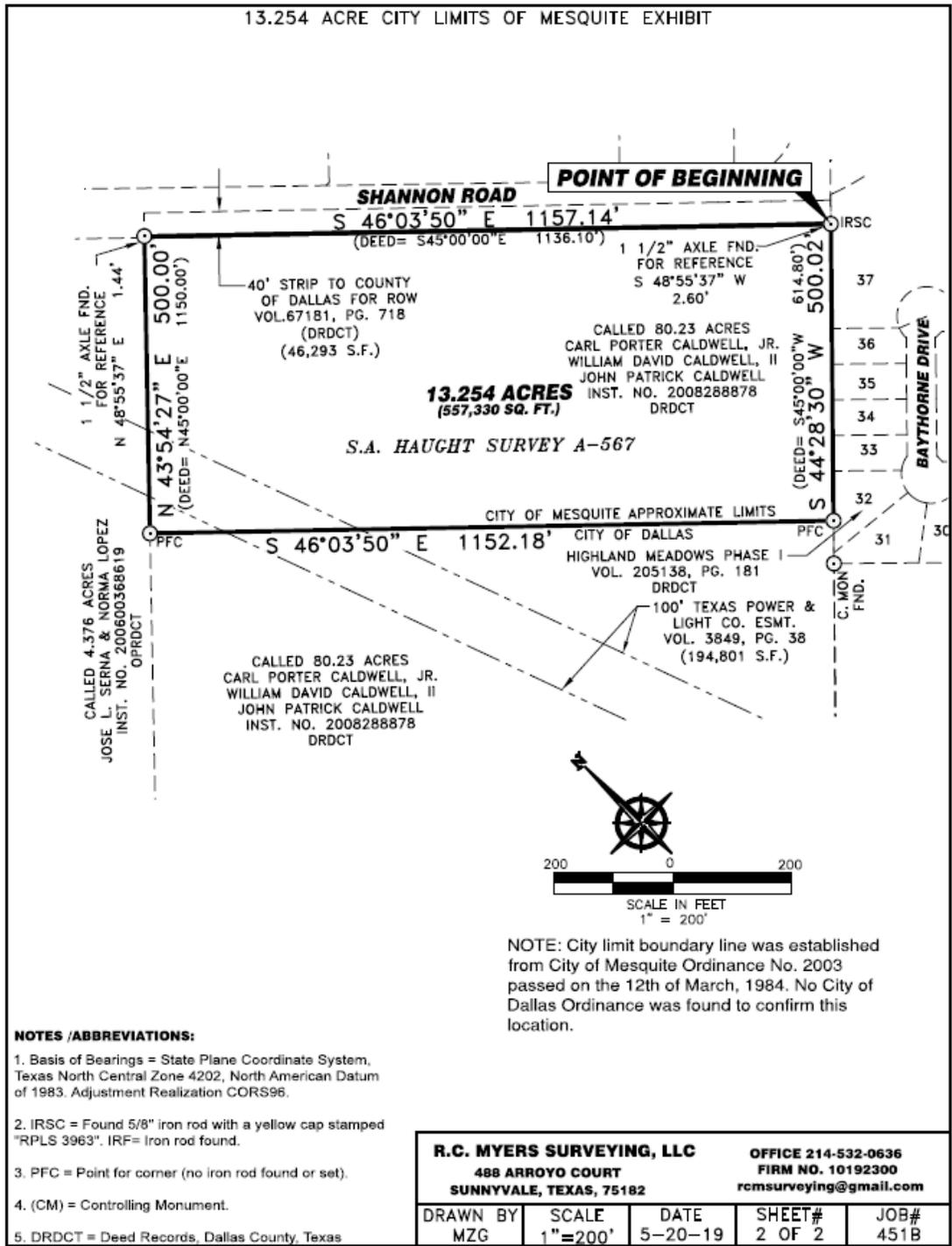


R.C. MYERS SURVEYING, LLC		OFFICE 214-532-0636		
488 ARROYO COURT		FIRM NO. 10192300		
SUNNYVALE, TEXAS, 75182		rcmsurveying@gmail.com		
DRAWN BY	SCALE	DATE	SHEET#	JOB#
MZG	1"=200'	5-20-19	1 OF 2	451B

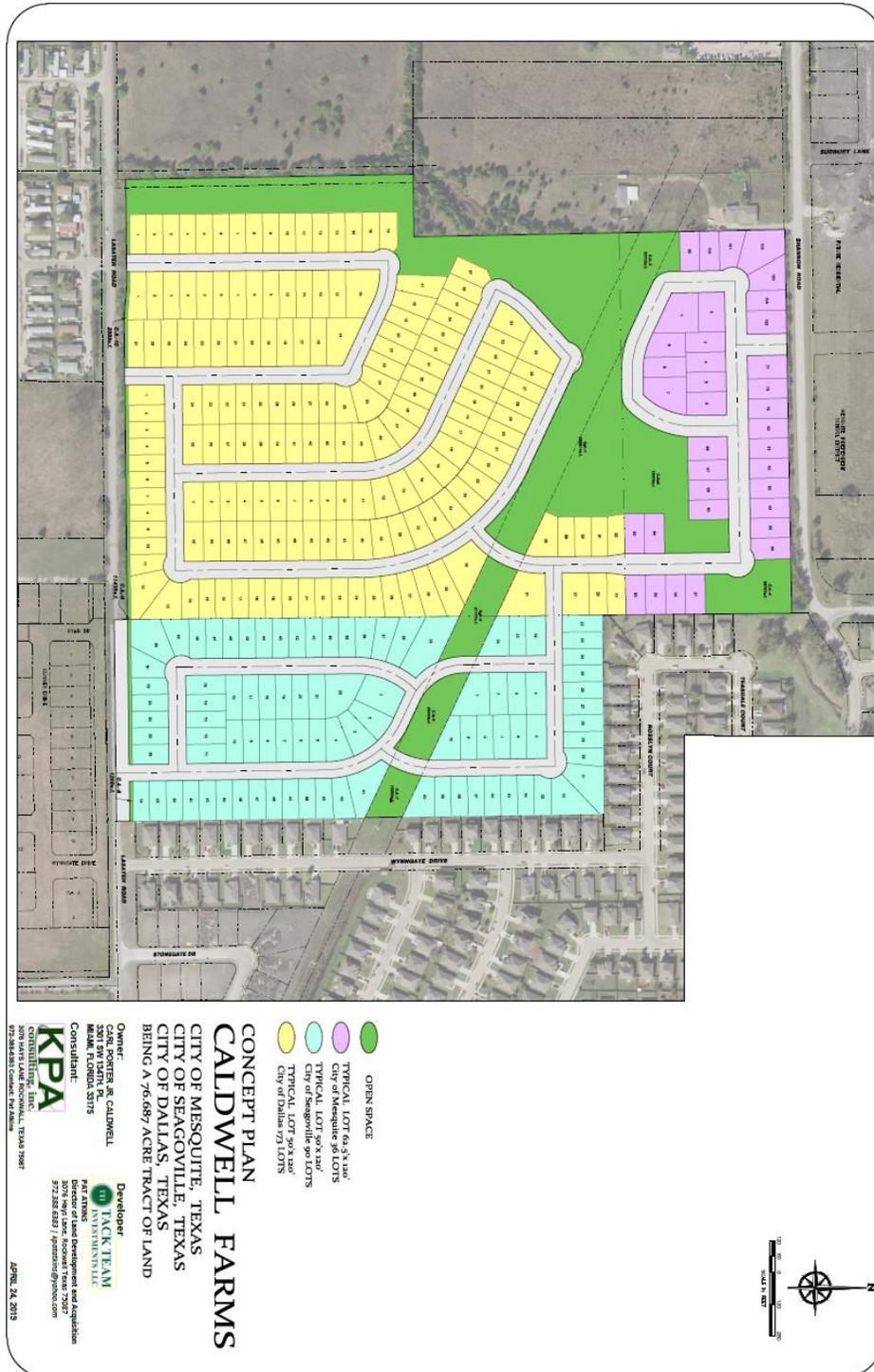
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ATTACHMENT 5 – OVERALL CONCEPT PLAN AND CONCEPT PLAN (MESQUITE BOUNDARIES)





ATTACHMENT 6 – SITE PHOTOS



Photo taken on Shannon Road looking south towards the subject property.



Photo taken on Shannon Road looking east (subject property on the right).