

**FILE NUMBER:** Z0819-0104  
**REQUEST FOR:** "PD," Planned Development District  
**CASE MANAGER:** Garrett Langford

## **PUBLIC HEARINGS**

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Planning and Zoning Commission: Monday, September 23, 2019  
City Council: Monday, November 4, 2019

## **GENERAL INFORMATION**

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**Applicant:** John Jordan, The Nehemiah Company  
**Requested Action:** Rezone from "AG," Agriculture District to "PD," Planned Development District to allow for a master-planned community.  
**Location:** 17101 IH 20 (Consisting of two tracts of land east of FM 740 and IH-20)

## **PLANNING AND ZONING ACTION**

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**Decision:** On September 23, 2019, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning to a Planned Development District as presented.

## **SITE BACKGROUND**

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**Platting:** Not platted. Platting will be required.  
**Size:** 622 acres (8 acres north of IH-20 and 614 acres south of IH 20)  
**Zoning:** Agriculture  
**Land Use:** Undeveloped / Agriculture  
**Zoning History:** Annexed in 2006 and zoned Agriculture

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>LAND USE</b></u>
<b>NORTH:</b>	Outside of the City limits	Low-Density Residential
<b>SOUTH:</b>	Outside of the City limits	Low-Density Residential
<b>EAST:</b>	Planned Development Residential	Undeveloped
<b>WEST:</b>	Outside of the City limits	Low-Density Residential

## **CASE SUMMARY**

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The applicant is requesting the rezoning of approximately 622 acres at FM 740 and IH-20 to allow construction of a master-planned community called Spradley Farms. The proposed residential and commercial development will include trails, water features, open spaces, landscaping, and other amenities located throughout the development, as shown on the Master Plan (Exhibit B). The proposed Planned Development (PD) includes development standards for lot size, setbacks, density, street widths, and landscaping as shown in exhibits. If approved, the proposed development will follow the standard requirements in the Mesquite Zoning Ordinance (MZO) and Mesquite City Code except for those requirements specified in the approved Development Standards and Concept Plan.

Along with rezoning, the applicant is pursuing a Master Development Agreement with the City to establish a Municipal Management District and a Tax Increment Reinvestment Zone (TIRZ) to assist in the financing of the development. If approved, the development agreement will detail the obligations of both the developer and the City. The agreement will specify additional standards and conditions that will govern the development of the property. These standards and conditions will mirror those requirements in the PD and will include additional standards. This agreement will also include architectural requirements that due to recent state legislation, are no longer enforceable through zoning.

Spradley Farms will consist of two tracts – Tract 1 and Tract 2. Tract 1 is approximately 614 acres located south of IH-20 and will include approximately 2,500 single-family residential dwellings. The residential dwellings will include a mixture of different product types in house and lot sizes, which will be integrated throughout the development. The applicant is already coordinating with Forney ISD for the location of a future elementary school, as reflected on the Concept Plan. Tract 1 will also include the potential for non-residential uses along the south side of IH-20. Tract 2 located north of IH-20 will consist of primarily non-residential uses.

## **MESQUITE COMPREHENSIVE PLAN**

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According to the draft of the new Comprehensive Plan, the subject property is located within the Trinity Pointe Special Planning Area. “The Trinity Pointe Special Planning Area is envisioned as a thriving business corridor with a variety of residential opportunities and outdoor spaces that interconnect to create a collaborative community where residents can live, work, and play. It is a premier community with a distinct character that reflects Mesquite while setting itself apart as a destination for family-friendly entertainment, high-quality retail, and innovative business services.”

### **STAFF COMMENTS:**

It is the Staff's opinion that the proposed Spradley Farm PD will meet the vision for Trinity Pointe outlined in the Draft Comprehensive Plan. Spradley Farms will offer a premier community with a distinct character that will offer many amenities including open spaces, trails, amenity center, a variety of housing products with high architectural standards.

## CONCLUSIONS

### ANALYSIS

Staff, including Planning, Engineering, Fire, and Traffic have reviewed the proposed Development Standards (Exhibit E) within the PD. While the proposed standards in the PD differ from a number of typical City standards, it is staff's opinion that the proposed PD will provide for a high-quality development while maintaining safe and effective infrastructure. The Engineering Division and the Fire Department find the proposed alternative street widths acceptable provided on-street parking is limited. The following identifies specific categories that will be regulated beyond what is required in the Mesquite Zoning Ordinance.

#### Dimensional Standards:

The proposed Spradley Farms PD will not be based on one of the City's residential zoning districts for the underlying zoning. Instead, the PD will establish all the dimensional standards (setback, lot sizes, and house sizes). The applicant provided design guidelines (Attachment 6) that graphically illustrate the dimensional standards for each residential product type.

#### Permitted Uses:

The PD will establish four zoning/land use areas – Residential, Town Center, Civic and Open Space. The permitted uses for each zone are identified in the list of permitted uses (Exhibit D). The permitted uses within the Town Center area will be based on the Light Commercial zoning district with additional restrictions. Schools will be permitted through the Conditional Use Permit (CUP) process. The applicant indicated during the October 7<sup>th</sup> City Council pre-meeting that multifamily will not be permitted in the PD instead of allowing them with a CUP. have been removed as a permitted use in the

#### Mixture of Residential Product Types:

The PD will require a mixture of different sized detached and attached residential product types as shown in the table below.

<i>Type of Dwelling Unit</i>	<i>Planning Title</i>	<i>Lot Width at Street Frontage (linear feet)</i>	<i>Percentage of Total Units</i>
Single-Family Attached	Townhomes	16 to 38, per accepted builder plans	25%
Single-Family Detached	SF-D less than 60'	25 to 59, per accepted builder plans	60%
Single-Family Detached	60' and Above	60 and above, per accepted builder plans	15%
		Total Attached Units	25%
		Total Detached Units	75%
		<b>Grand Total All Types</b>	<b>100%</b>

**Parking:**

The PD will provide a parking minimum standard that differs from some of the City's minimum parking requirements. The applicant has used these parking standards for other projects within the DFW market that has worked previously without issues.

**Architectural and Anti-Monotony Standards:**

Due to recent state legislation, the City can no longer use zoning to enforce architectural requirements that include building materials and aesthetic methods of construction. However, these architectural requirements can be enforced through a development agreement. The proposed Master Development Agreement will include the architectural requirements regulating building materials, building articulation, transparency, and anti-monotony. Any architectural requirements or graphics in the PD are for illustrative purposes and are not enforceable through zoning action.

**Landscaping:**

The proposed PD establishes landscaping requirements for residential and non-residential trees. The proposed landscaping standards will require a significant number of trees that will significantly exceed the tree requirements in the Mesquite Zoning Ordinance.

**RECOMMENDATION**

Staff recommends the approval of the Spradley Farms PD.

**PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property. As of the date of this writing, Staff has not received any returned notices.

**ATTACHMENTS**



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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Site Pictures
5. Draft PD Ordinance (Exhibits A – K)
6. Design Guidelines Illustrations

ATTACHMENT 1 – AERIAL MAP

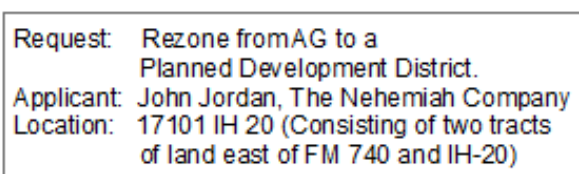


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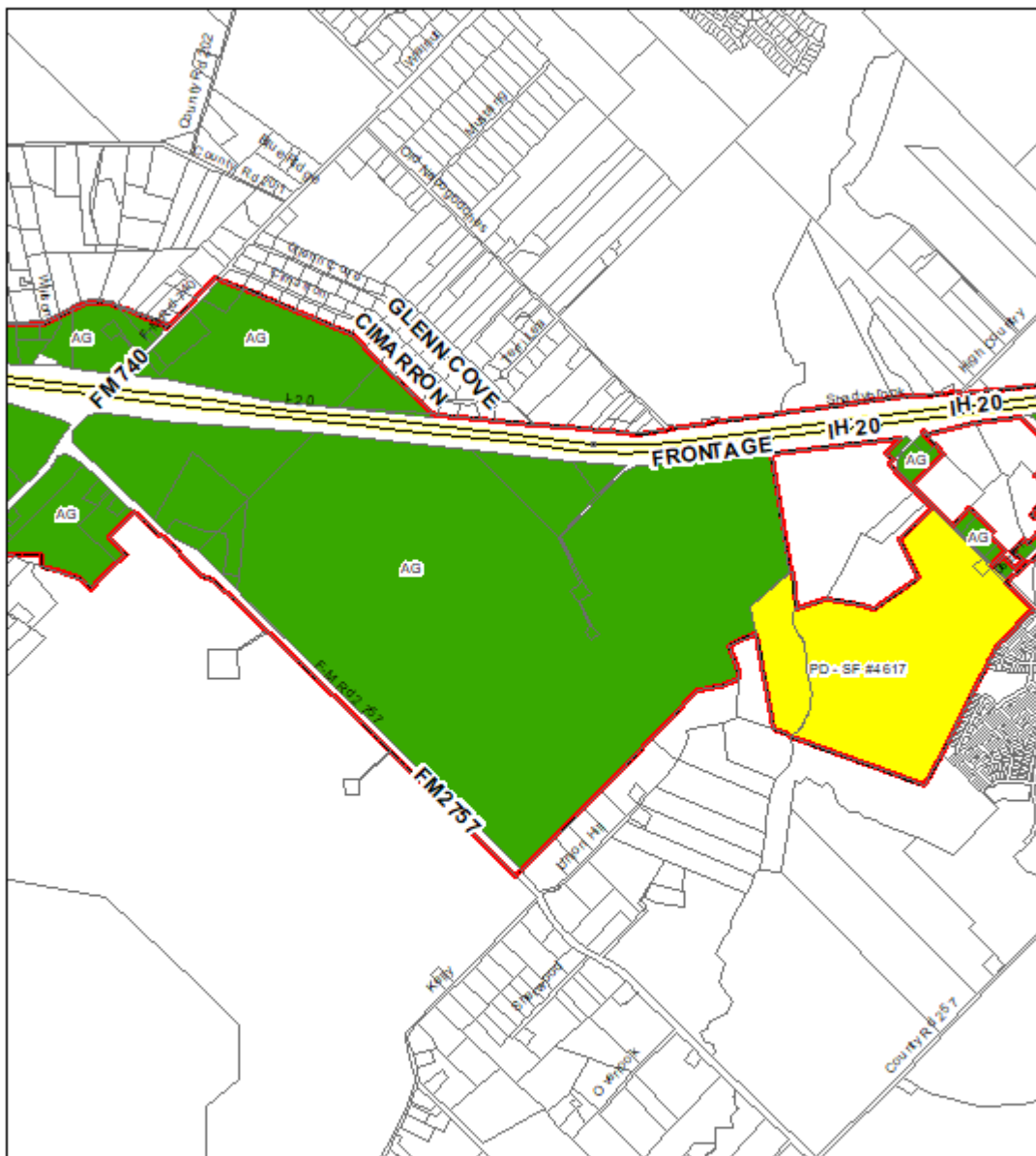
 Subject Property  
 City Limits







### ATTACHMENT 3 – ZONING MAP



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**ATTACHMENT 4 – SITE PICTURES**



South of IH 20 facing Tract 1



North of IH 20 facing Tract II