

FILE NUMBER: Z1219-0122
REQUEST FOR: “PD-T,” Planned Development – Townhome District
CASE MANAGER: Johnna Matthews

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, January 27, 2020
City Council: Monday, February 3, 2020

GENERAL INFORMATION

Applicant: Claudia Peters and Cyrus Akhavizadeh, Camden Homes
Requested Action: Rezone from “O,” Office District to “PD-T,” Planned Development – Townhome District to allow a townhome development including forty-five townhomes and three open space lots.
Location: 980 and 3001 N. Town East Blvd.

PLANNING AND ZONING ACTION

Decision: On January 27, 2020, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning to a Planned Development District, subject to the following stipulations:

1. Except as provided herein, the plat and site plan for the property shall conform substantially to the Concept Plan included in the PD Development Standards (Attachment 5).
2. The maximum number of dwelling units shall not exceed 45 units.
3. Interconnectivity among all open space lots is required. For purposes of these stipulations, interconnectivity means linked through pedestrian routes/pathways that connect each open space lot.
4. The applicant provided a list of amenities to be considered. A minimum of 5 amenities must be incorporated into the development from the following list of amenities:
 - Dog park
 - Walking paths and benches
 - Picnic area
 - Landscape trees and beds in common areas
 - Entry monuments at all entrances into development
 - Multiple floor plans
 - Decorative paving at key intersections (Engineering/Public Works must approve the paving at the time of site plan review)
 - Community gathering area for residents with HOA-

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- organized events
 - Recreational Areas
 - 10,000 sq. ft. plaza
 - Water features, i.e. water fountain, pond
 - Historical markers
5. A homeowner's association (HOA) is required.

SITE BACKGROUND

Platting:	The property is not platted. Final platting will be required.
Size:	5.997 acres
Zoning:	O - Office
Land Use:	Undeveloped
Zoning History:	The property was annexed into the City in 1954 and zoned Agricultural.

Surrounding Zoning and Land Uses (see attachment 3):

	<u>ZONING</u>	<u>LAND USE</u>
NORTH:	R-PD - Residential Planned Development	Eastwood Estates, Single Family Subdivision
SOUTH:	R-2, Single Family Residential w/ a CUP	McDonald Middle School
EAST:	R-PD - Residential Planned Development	Eastwood Estates, Single Family Subdivision
WEST:	GR - General Retail	Undeveloped

CASE SUMMARY

The applicant is requesting rezoning of the property to a Planned Development (PD) to allow a townhome development. A density of 9.21 dwelling units per gross acre is proposed, with a maximum of 45 units including 15, 3-unit buildings. The townhomes will be rear entry, accessed via a rear alley and will include 2-car garages in the rear. The PD stipulates that garages may not be converted into living space. Front facades and any façade facing N. Town East Blvd. will be constructed of 100% masonry. All other facades will include 70% masonry and the remaining 30% shall be constructed of cementitious fiberboard. The PD defines masonry as stone or brick, but shall not include cementitious fiberboard or stucco. It should be noted that while the applicant is proposing masonry standards, they cannot be enforced through zoning.

Three open space lots are proposed; Lots 1X, 17X and 28X, which equates to 34% (0.7 acres/30,492 square feet) of the net area, excluding residential lots and right-of-way (ROW) along N. Town East and Rustown Dr. 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.

A Homeowner's Association will be responsible for the upkeep and maintenance of any common areas or community facilities.

MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designation for the property is unique in that the Future Land Use Map includes an Alternative Residential Land Use Marker indicated by the letter "N." This marker designates areas identified with a previous nonresidential future land use with characteristics that are suitable for residential development. The *Mesquite Comprehensive Plan* recommends a certain level of flexibility in these areas where there are opportunities.

STAFF COMMENTS:

The proposed development meets the intent of the aforementioned future land use designation by offering a residential development through a Planned Development that will offer a diverse residential product with amenities and open space.

MESQUITE ZONING ORDINANCE

SECTION 3-502 TOWNHOMES AND PATIO HOMES

STAFF COMMENTS:

The applicant proposes a number of deviations from the Mesquite Zoning Ordinance regarding standards established for review of townhome developments within a PD. It is important to note; however, that modifications may be approved with the Concept Plan in order to provide design flexibility, which allows for innovative and creative development concepts. The following table illustrates requirements and specific deviations proposed by the applicant:

	MZO Standards for Townhomes	Proposed PD Standards
Min. Lot Area	3,000 sq. ft.	2,600 sq. ft.
Min. Lot Depth	100 ft.	90 ft.
Min. Lot Width	25 ft.	27 ft.
Min. Front Yard (rear entry)	15 ft.	20 ft.
Min. Exterior Side Yard (from any street, drive or alley)	10 ft.	10 ft.

Min. Interior Side Yard	Per Fire Code	Per Fire Code
Min. Rear Yard (rear entry)	20 ft.	20 ft.
Max. Density	8 units/acre	9.2 units/gross 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. Separation Between Buildings	26 ft.	10 ft.
Max. # of Units/Building	4 units	3 units
Min. Open Space	40% + plaza/common space w/min. 10,000 sq. ft.	34%
Resident Parking	2 covered off-street spaces/unit	2 covered off-street spaces/unit (rear garages)
Visitor Parking	1 space/every 2 units, in a common area	On-street parking
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-foot long-span precast concrete decorative wall at the perimeter	6-foot long-span precast concrete decorative wall along Town East
Homeowner's Association	Required	Required

RECOMMENDATIONS

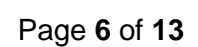
Staff recommends approval of the request to change the zoning on approximately 5.997 acres of land from "O," Office to a Planned Development to allow for the construction of townhomes.

PUBLIC NOTICE

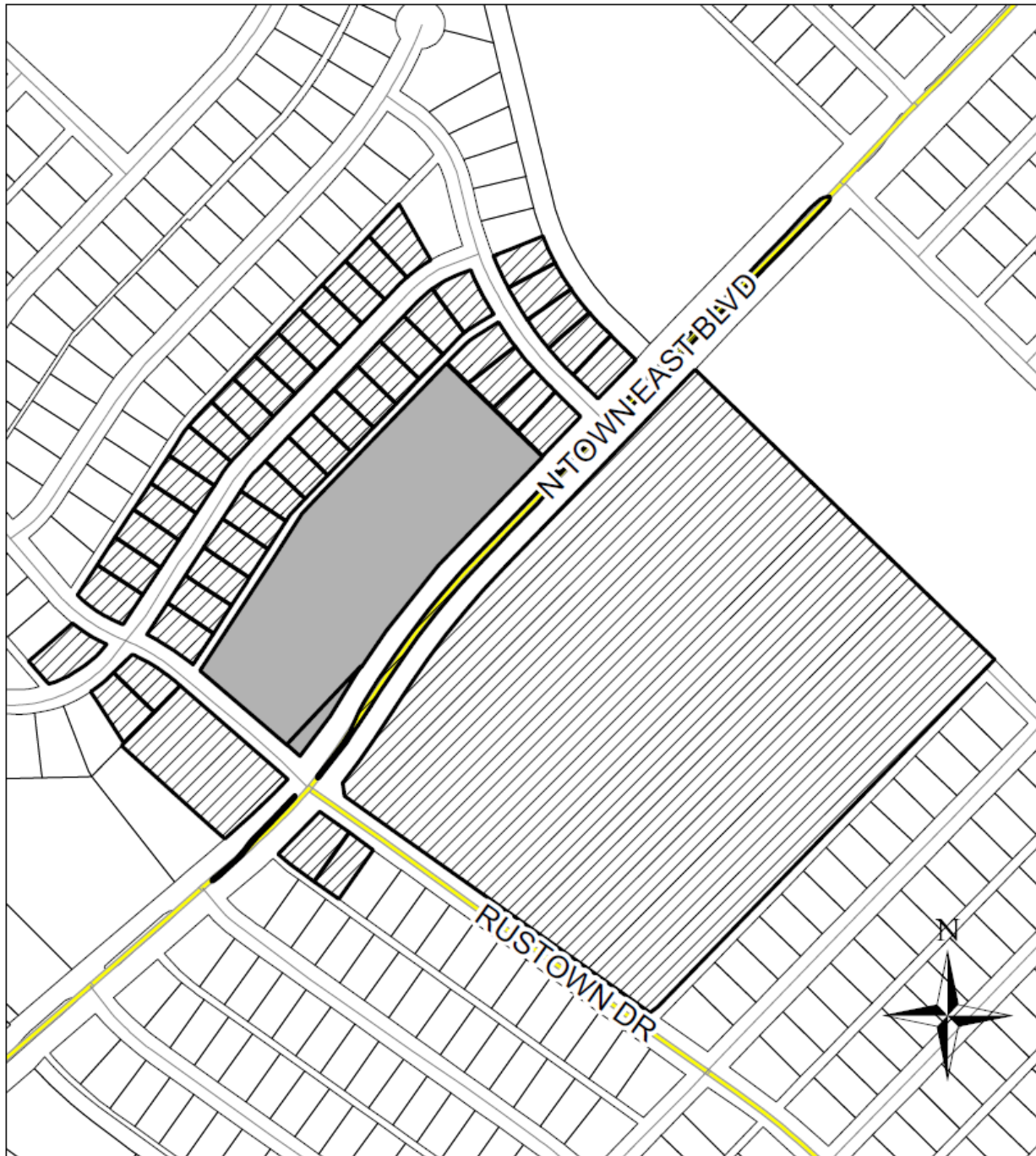
Staff mailed notices to property owners within 200 feet of the subject property. As of the date of this writing, Staff has received one returned notice in opposition to the request.

ATTACHMENTS

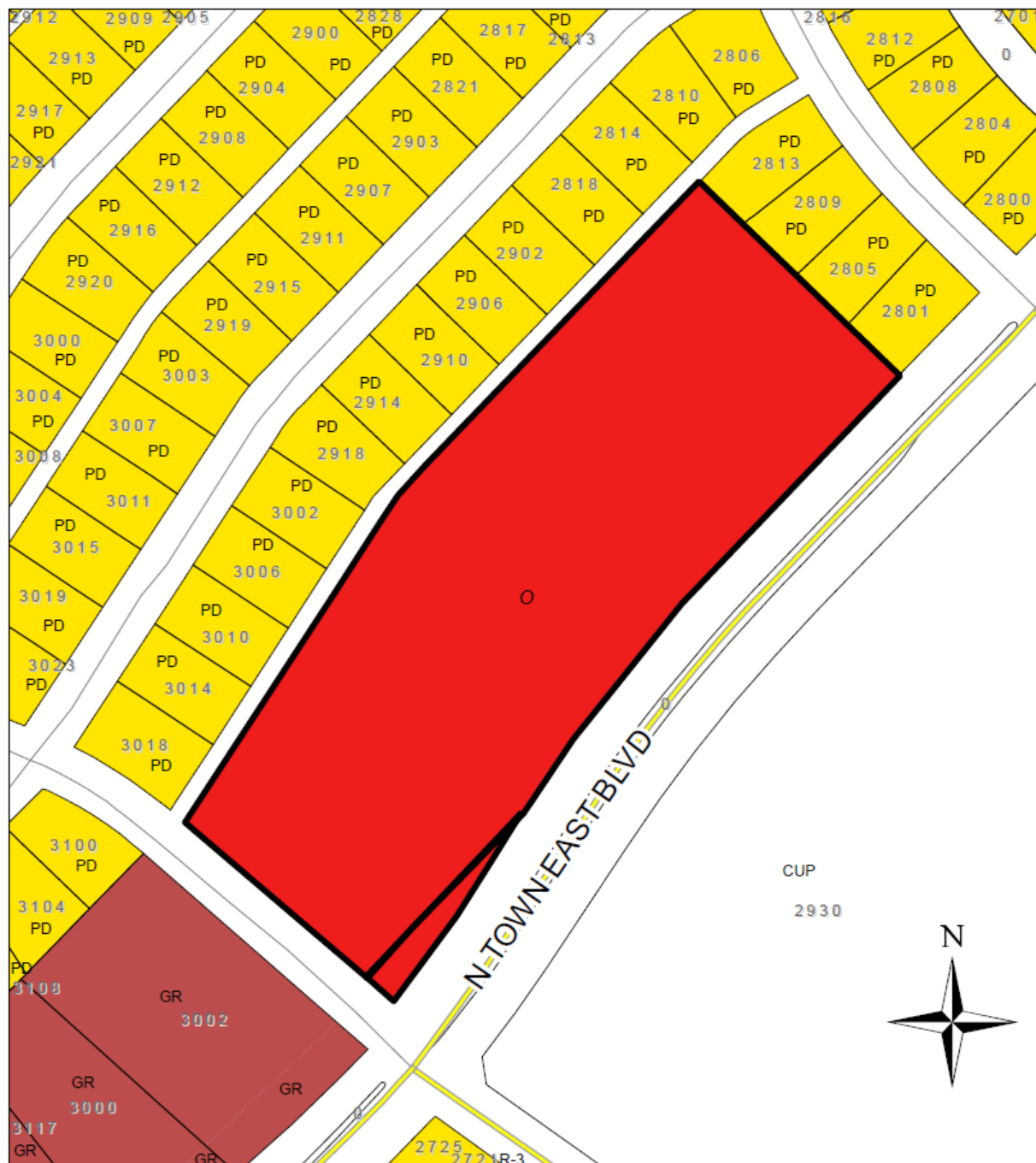
1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Site Pictures
5. Returned Notices
6. Planned Development Standards
7. Concept Plan



ATTACHMENT 2 – PUBLIC NOTIFICATION MAP



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – SITE PICTURES



Photo taken at the intersection of N. Town East Blvd. and Rustown Dr. looking north at the site.



Photo taken on Rustown Dr. looking east at the site.



CITY OF MESQUITE
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

LOCATION: 3001 N. Town East Blvd.
(See attached map for reference)
FILE NUMBER: Z1219-0122
APPLICANT: Claudia Peters and Cyrus Akhavizadeh, Camden Homes
REQUEST: From: "O," Office
To: "PD-TH," Planned Development-Townhomes

The requested Zoning Change would allow for the development of townhomes. The applicant proposes to build 15, 3-unit buildings consisting of 45 townhomes. A list of permitted uses for each zoning district is available on the City's website at www.cityofmesquite.com/1750/Zoning-Ordinances as well as the standards for Planned Developments and townhomes. Please note that the City Council may approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height or density that is higher than the one requested; or (2) be nonresidential when the one requested is for a residential use or vice versa.

LEGAL DESCRIPTION

Being a tract of land situated in the T.D. Sackett Survey, Abstract No. 1362 and the Daniel Tanner Survey, Abstract No. 1462 including 5.997 acres of land more or less.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, January 27, 2020, 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, February 3, 2020, in the City Council Chambers 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

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request ~~by attending the public hearing or by~~ completing the form below or both. 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. The form should be returned to the Planning Division by 5 pm on January 22nd to be included in the Planning and Zoning Commission and City Council packets. All notices received after the listed time will not be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

PLANNING AND ZONING

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z1219-0122

I am in favor of this request

I am opposed to this request

Name (required)

Address of

Noticed Property:

Owner Signature:

DAVID S. YONCE

3010 OWEN LANE

David S. Yonce

Date: 2-23-2020

Reasons (optional):

TOO MANY UNITS ON THE

SMALL PARCEL OF LAND; TRAFFIC IN ALLEY

BEHIND UNITS WILL INCREASE NOISE AND

~~AND~~ DECREASE INGRESS AND EGRESS IN THE

ALLEY WAY; TRAFFIC SPEED IN THE ALLEY WILL BE AN ISSUE AND COULD LEAD TO ACCIDENT

Please respond by returning to:

PLANNING DIVISION

Johnna Matthews

CITY OF MESQUITE

PO BOX 850137

MESQUITE TX 75185-0137

THESE HIGH DENSITY UNITS

DO NOT BELONG IN A

RESIDENTIAL AREA AND

ACROSS FROM A SCHOOL.

Exhibit B

A. LOT, SETBACK AND BUILDING STANDARDS

1. Minimum Lot Area: 2,600 square feet
2. Minimum Lot Depth: 90 feet
3. Minimum Lot Width: 27 feet
4. Minimum Front Yard: 20 feet
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
8. Maximum Density: 9.2 units per gross 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, which masonry may include stone and brick, but shall not include cementitious fiberboard or stucco): 100 percent of all front façades and any façade facing N Town East Blvd shall be comprised of masonry as defined, and 70 percent of any other façade shall be masonry as defined in this paragraph and the remaining 30 percent of non-masonry materials shall be comprised of cementitious fiberboard.
12. Minimum Separation Between Buildings: 10 feet
13. Maximum Number of Units per building: 3 units
14. Minimum Open Space: Please refer to concept plan for space location and approximate size.
15. Parking: resident parking- 2 car garage per unit
16. Minimum Right-of-Way: 50 feet

B. RECREATIONAL FACILITIES AND SUMMARY OF AMENITIES

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
- 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 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 pre-cast concrete screening wall of six (6) feet in height, shall be erected and maintained at the perimeter of the district along Town East Blvd. Provided, however, that such wall 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. Garages may not be converted into residential living space.

E. LANDSCAPING AND OPENSOURCE

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 34 percent of the net area to be platted in the district, excluding the residential lots and excluding the existing public street right-of-way within N. Town East Blvd and Rustown Dr., 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

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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.