



PLANNING AND ZONING DIVISION

**FILE NUMBER:** Z1020-0156  
**REQUEST FOR:** Comprehensive Plan Amendment and Planned Development - Residential  
**CASE MANAGER:** Johnna Matthews, Principal Planner

**PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, November 9, 2020  
City Council: Monday, December 7, 2020

**GENERAL INFORMATION**

**Applicant:** Shield Engineering Group  
**Requested Action:** Approval of a Comprehensive Plan Amendment from Commercial to Low Density Residential and a change in zoning from “R-3,” Single-Family Residential to “PD-SF,” Planned Development – Single-Family Residential, with an underlying zoning district of “R-3,” to allow a 99-lot single-family subdivision  
**Location:** 430 Paza Dr. & 1218 S. Belt Line Rd.

**PLANNING AND ZONING ACTION**

**Decision:** On November 9, 2020, the Planning and Zoning Commission unanimously recommended approval of the Comprehensive Plan Amendment from Commercial to Low Density Residential and a change in zoning from “R-3,” Single-Family Residential to “PD-SF,” Planned Development – Single-Family Residential, with an underlying zoning district of “R-3,” Single-Family Residential to allow a 99-lot single-family subdivision, subject to the following conditions:

1. The property shall comply with the City’s Tree Preservation Ordinance per Section 1A-400 of the Mesquite Zoning Ordinance.
2. Traffic calming devices shall be installed as required by the Manager of Traffic Engineering in certain critical areas. Speed bumps are prohibited.

## SITE BACKGROUND

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Platting:	Not platted
Size:	20.72 +/- acres
Zoning:	"R-3" – Single Family Residential
Future Land Use:	Commercial & Parks, Open Space, Drainage
Zoning History:	1955: Annexed and zoned Residential

Surrounding Zoning and Land Uses (See Attachment 3):

	<u>ZONING</u>	<u>EXISTING LAND USE</u>
<b>NORTH:</b>	A-2, Multifamily Residential, R-3, Single Family Residential	Mesquite Tree Nursing Home, Agnew Park and Jr. High School
<b>SOUTH:</b>	R-3, Single Family Residential	Spring Creek Single Family Subdivision
<b>EAST:</b>	R-3, Single Family Residential	Mesquite Park Single Family Subdivision
<b>WEST:</b>	R-3, Single Family Residential	Undeveloped land, First Presbyterian Church, Open Door Baptist Church, Iglesia Adventista de Mesquite

## CASE SUMMARY

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The applicant is requesting a rezoning of the subject property to a Planned Development (PD) with an underlying zoning district of R-3, Single-Family Residential, to allow for the development of a 99-lot single-family subdivision with 5.51 acres of open space. The open space will be located along the northern property boundary along Paza Drive and the western boundary with frontage on S. Belt Line Road. Amenities will include a playground, gazebo, and grass within the open space areas. A 6-foot trail/sidewalk will meander through the development. Additional amenities will include 6-foot wood fencing adjacent to existing alleys, 50-inch wrought iron fencing along portions of the development including on lots adjacent to alleys and the creek, and 6-foot, board-on-board fence with stone columns throughout the development. A monument column is proposed within the open space area proposed along Paza Drive. Each lot will include additional landscaping including a 3-inch caliper street tree in each front yard. According to the Concept Plan, access into the subdivision will be from Wilkinson Road and Essex Drive. Entry signs are proposed at the Wilkinson Drive entrance into the subdivision. A landscape buffer is proposed along Wilkinson Drive including a minimum of two shade trees, five ornamental trees, and sixty-five shrubs or ornamental grasses for each 100 linear feet of frontage. Five-foot sidewalks will be constructed within the right-of-way adjacent to any open space lot that does not include a sidewalk or trail.

The minimum lot area proposed for single-family lots is 4,400 square feet, with a minimum living area of 1,500 square feet. Lots will include a minimum lot width of 40 feet and a minimum lot depth of 110 feet, except for lots on cul-de-sacs and "eyebrows." Within these areas, the

minimum lot width will be reduced to 30 feet, with a minimum lot depth of 90 feet. Carports are prohibited.

1. At the southwest and southeast corners of the site are lots identified as 1X and 2X. According to the applicant, these are areas in which adjacent property improvements such as fences and buildings encroach onto the subject property. The developer has agreed to convey these small portions of their land to the existing property owners in the near future.

## **MESQUITE COMPREHENSIVE PLAN**

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The subject property is located within the Commercial and Parks, Open Space, and Drainage, with much of the property located within the Commercial land use designation. A Comprehensive Plan Amendment is required. The Commercial land use designation represents a broad range of goods and services for a community or region. Developments within this category are larger and more intense than those in the Neighborhood Retail category. Land use types include retail, hotels, restaurants, big box retailers and personal services. The Parks, Open Space and Drainage land use designation is intended to preserve open spaces for the protection and enjoyment of natural areas. Areas within this designation are primarily located along the floodway running throughout the City. Preservation of these areas as public and neighborhood-oriented open spaces, incorporating trails and drainage which are left in a natural state is recommended. Active or passive recreation playing fields, recreational facilities, trails and playgrounds are recommended uses. Supporting uses include related storage of maintenance facilities.

### **STAFF COMMENTS:**

The proposed request also includes a Comprehensive Plan Amendment from Commercial to Low Density Residential, as the proposed change in zoning and development does not conform to the existing Commercial future land use designation of the Comprehensive Plan. The property is surrounded by single-family subdivisions and various other uses, including churches and a nursing home, which are zoned residential. A Commercial future land use designation for the subject property is not compatible adjacent to the existing single-family residential uses.

## **MESQUITE ZONING ORDINANCE**

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### **SECTION 4-201(A) PROPOSED USES**

"An application for a PD district shall specify and the PD ordinance shall incorporate the category or type of use or the combination of uses, which are to be permitted in the PD district. Uses may be specified by reference to a specific zoning district, in which case all uses permitted in the referenced district, including those permitted through the cumulative provision of the zoning ordinance, shall be permitted in the PD district. Uses requiring a Conditional Use Permit under the referenced district shall require a Conditional Use Permit under the PD district unless such use is specifically set out as permitted in the PD ordinance."

### **STAFF COMMENTS:**

The proposed PD is for a residential subdivision including 99 lots, open space, and various other amenities. Any standards silent in the PD will revert to the standards of the underlying

zoning district of R-3, Single Family Residential. There are no other uses allowed within the PD.

**SEC. 4-201(B) DEVELOPMENT REQUIREMENTS**

“An application for a PD district shall specify and the PD ordinance shall incorporate the development requirements and standards which are to be required in the PD district. Development requirements and standards may include, but are not limited to, density, lot size, unit size, setbacks, building heights, lot coverage, parking ratios, screening and other requirements or standards as the Council may deem appropriate. Development requirements and standards may be specified by reference to a specific zoning district, in which case all requirements and standards in the referenced district shall be applicable. The applicant or the City may propose varied or different standards that improve development design or enable a unique development type not otherwise accommodated in the Zoning Ordinance.”

**STAFF COMMENTS:**

As part of the PD request, the applicant is proposing deviations from the City’s standard regulations. The tables below illustrate the requirements and specific deviations proposed by the applicant. Any regulations not listed in the PD must comply with applicable city ordinances.

**Mesquite Zoning Ordinance and Proposed PD Comparison**

	<b>Existing Zoning District (R-3)</b>	<b>Proposed PD Standards</b>
Min. Lot Size	7,200 sq. f.	4,400 s.f.
Min. Lot Width	60 ft.	40 ft. except along cul-de-sacs and “eyebrows”, then 30 ft.
Min. Lot Depth	110 ft.	110 ft. except along cul-de-sacs and “eyebrows”, then 90 ft.
Min. Front Yard	25 ft.	20 ft.
Exterior Side Yard (Key Lot)	25 ft.	20 ft.
Exterior Side Yard (Not on Key Lot)	10 ft.	10 ft.
Int. Side Yard	5 ft.	5 ft.
Rear Yard	25 ft.	15 ft. (5 ft. encroachment for rear patio is permitted)
Max. Height	35 ft. or 2.5 stories	
Min. Living Area	1,500 sq. ft.	1,500 sq. ft.

**Thoroughfare Plan and Proposed PD Comparison**

	<b>Thoroughfare Plan</b>	<b>Proposed PD Standards</b>
Min. ROW Width (local streets with no alley)	65 ft.	50 ft.
Pavement Width	31 ft.	31 ft.

### **Tree Preservation**

The City of Mesquite adopted rules and regulations that encourage the preservation and protection of significant trees while providing for replacement and replanting of trees that are necessarily removed during construction, development, and redevelopment.

Through the PD, the applicant proposes that a tree survey is not required, and all tree preservation or remediation be addressed by the planting of street trees, entry trees, parkway trees, and lot trees.

### **SEC. 4-201(C) CONCEPT PLAN**

“An application for a PD District shall include a concept plan showing a preliminary layout of proposed uses, access, buildings, parking, open space, and the relationship to existing natural features and to adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific details.”

### **STAFF COMMENTS:**

Attachment 7 includes the proposed Concept Plan, which illustrates the layout of the proposed single-family subdivision. The site is encumbered with floodplain due to an existing, nearby creek. These areas will not be disturbed and will be used as open space.

## **CONCLUSIONS**

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### **ANALYSIS**

Staff has reviewed the proposed Comprehensive Plan Amendment and requirements in the PD. While the proposed standards in the PD differ from several typical City standards, it is Staff’s opinion that the proposed PD will provide for a high-quality development while maintaining safe and adequate infrastructure. Additionally, although the current future land use designation of the Comprehensive Plan does not support the proposed single-family subdivision, it is Staff’s opinion that the proposed subdivision at this location is the highest and best use of the property and is compatible with surrounding and existing developments.

### **RECOMMENDATIONS**

Staff recommends approval of the Comprehensive Plan Amendment to Low Density Residential and the change in zoning from “R-3,” Single Family Residential to “PD-SF,” Planned Development – Single Family Residential, with an underlying zoning district of “R-3,” to allow a 99-lot single-family subdivision with the following stipulations:

1. The property shall comply with the City’s Tree Preservation Ordinance per Section 1A-400 of the Mesquite Zoning Ordinance.
2. Traffic calming devices shall be installed as required by the Manager of Traffic Engineering in certain critical areas. Speed bumps are prohibited.

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property. As of November 12, 2020, Staff received three returned notices in opposition.

## **CODE CHECK**

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No open code cases

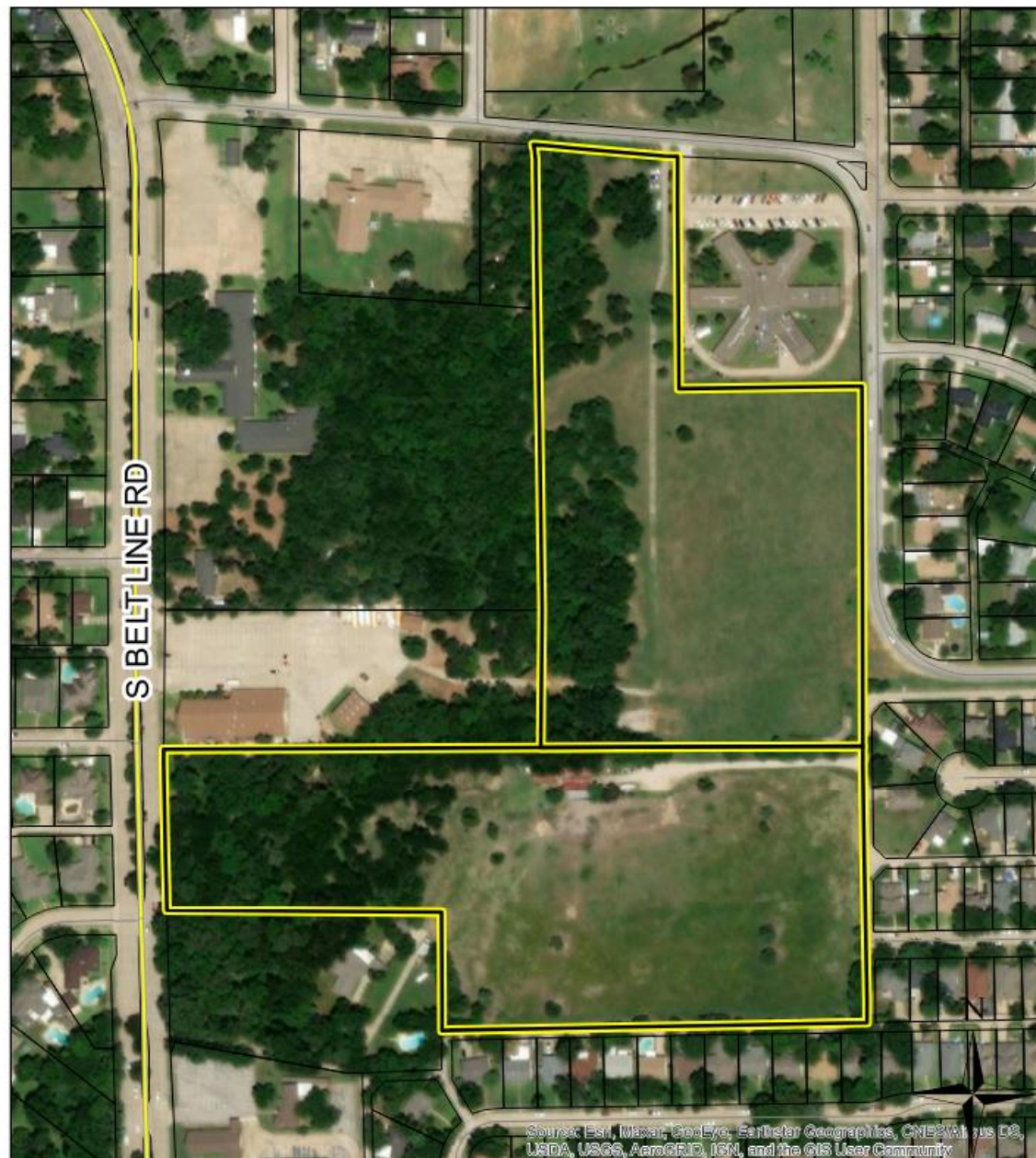
## **ATTACHMENTS**

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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Photos
6. Letter of Intent and PD Standards
7. Concept Plan
8. Returned Property Owner Notices



**ATTACHMENT 1 – AERIAL MAP**



**Request:** Zone Change from "R-3" to "PD-R3"  
to allow a single-family subdivision  
(See reverse side for more info.)

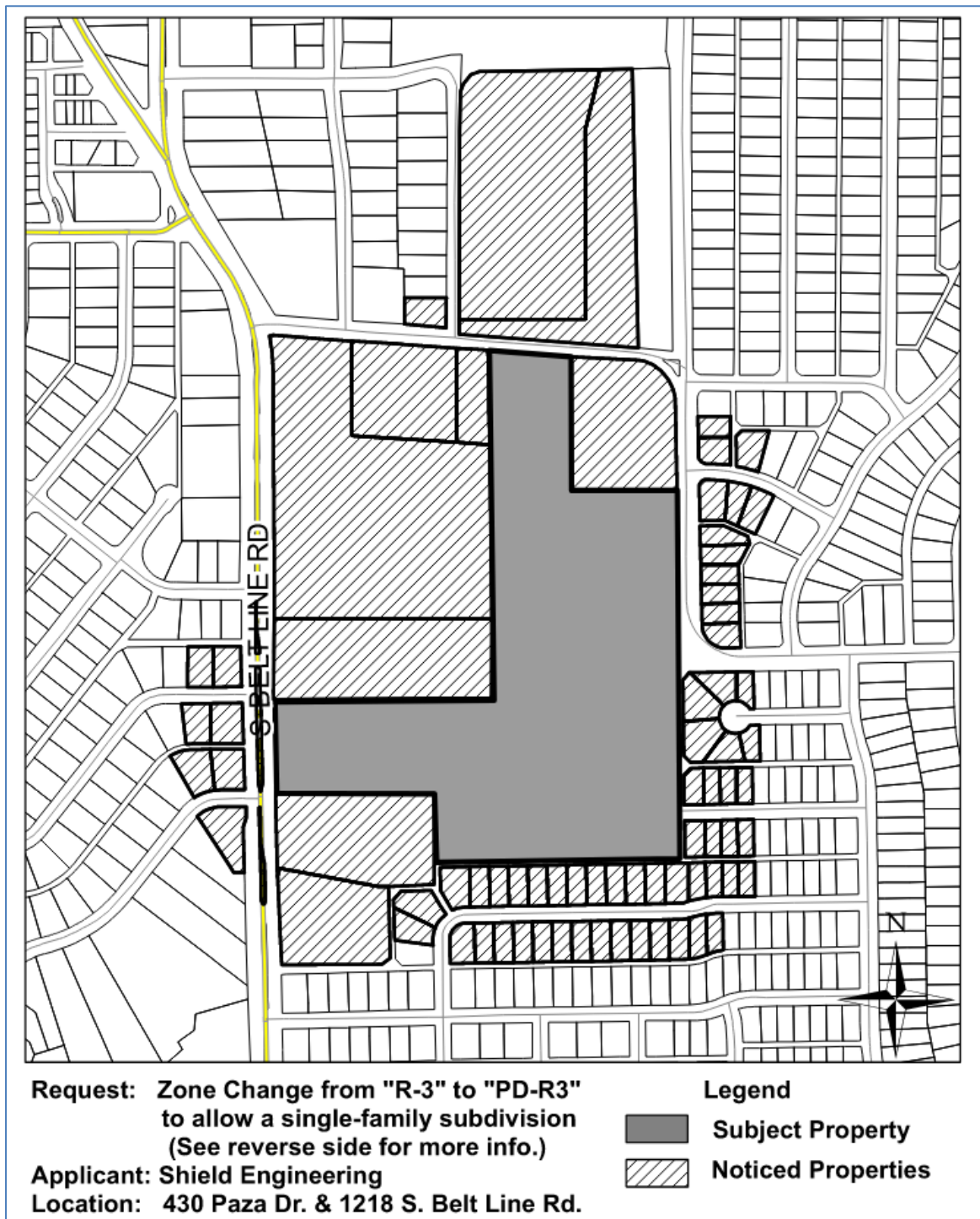
**Applicant:** Shield Engineering

**Location:** 430 Paza Dr. & 1218 S. Belt Line Rd.

**Legend**

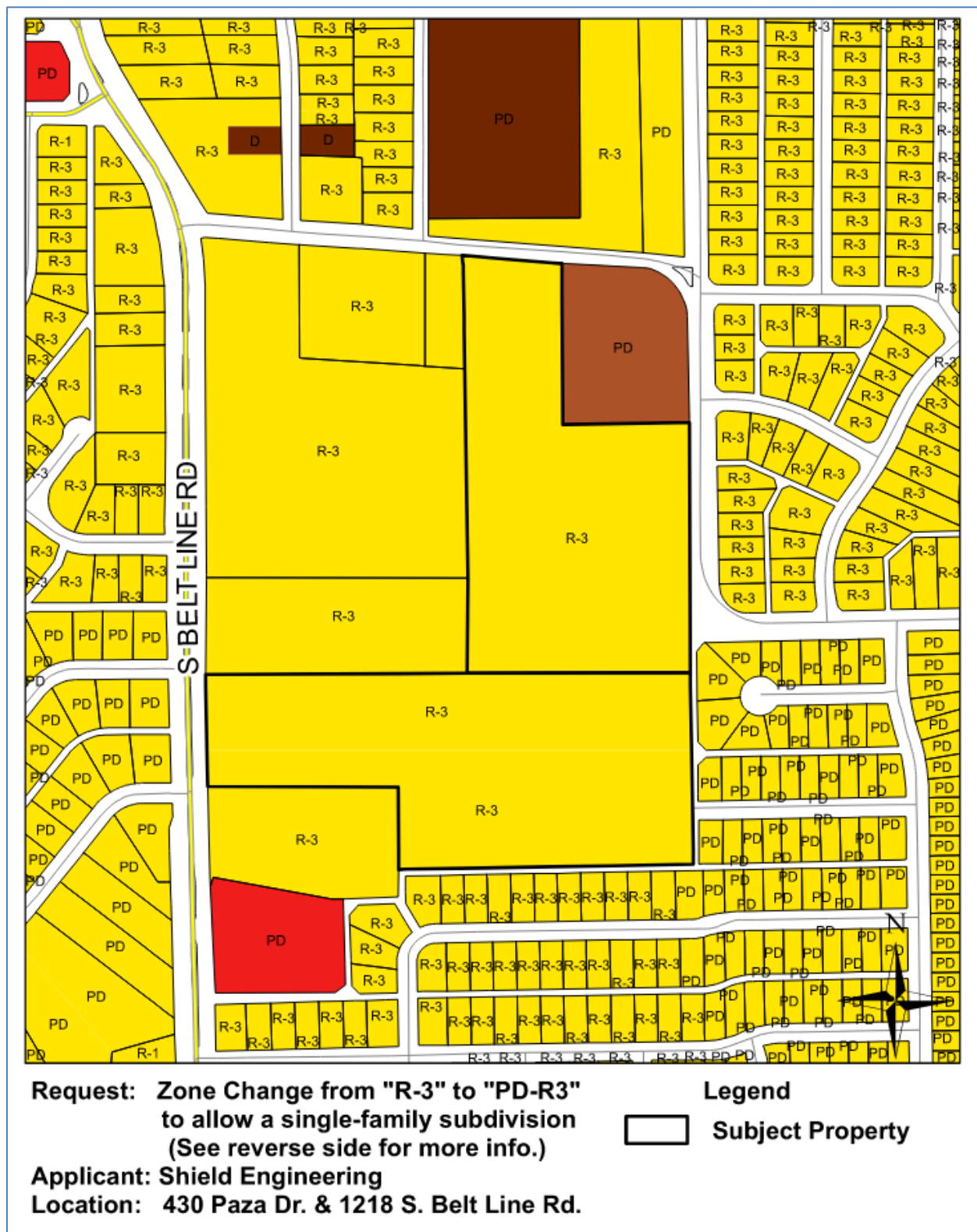
 **Subject Property**

**ATTACHMENT 2 – PUBLIC NOTIFICATION MAP**

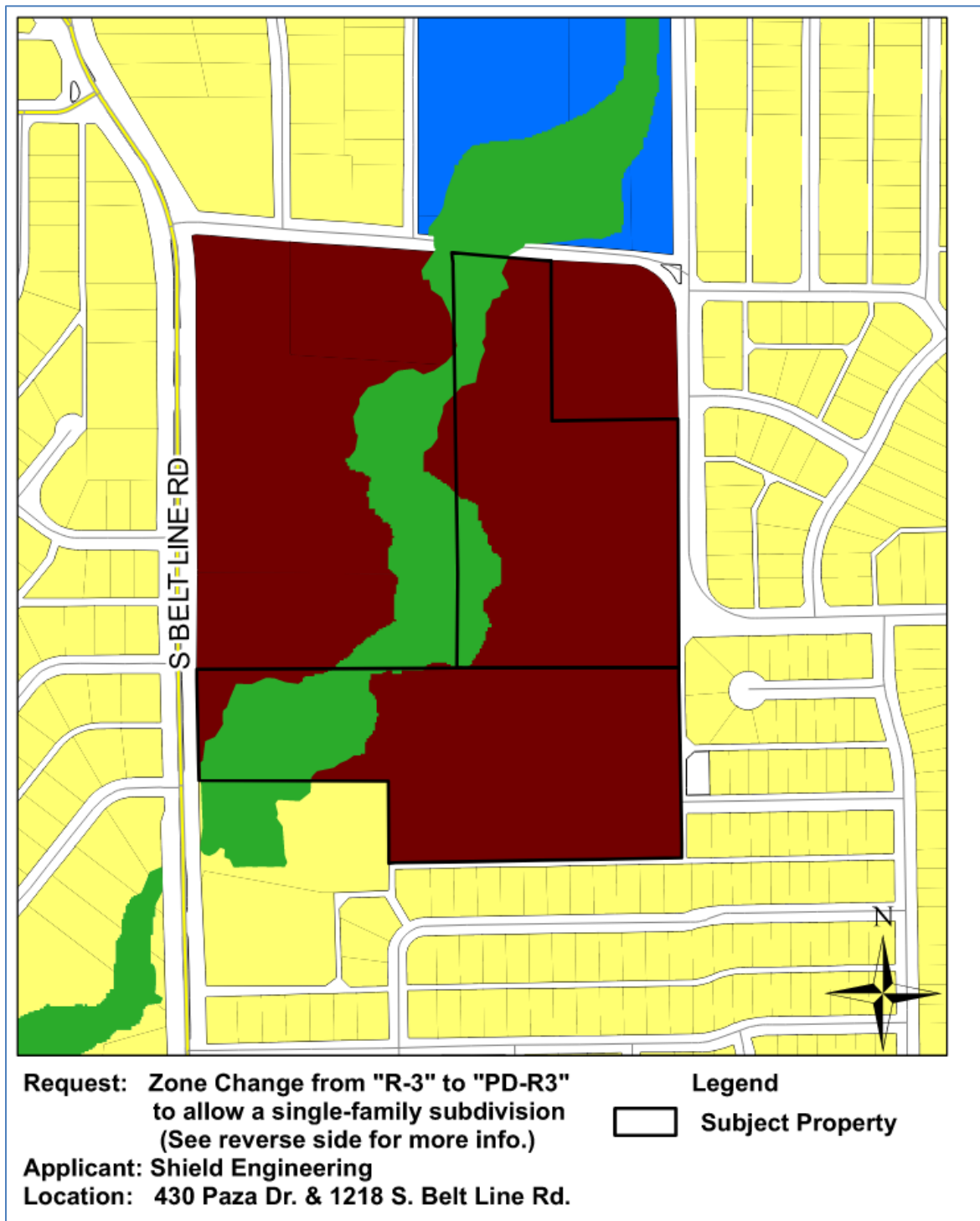




### ATTACHMENT 3 – ZONING MAP



**ATTACHMENT 4 – FUTURE LAND USE MAP**



**ATTACHMENT 5 – SITE PHOTOS**



Photo taken on Wilkinson Dr. looking west towards the site.



Photo taken on Paza Dr. looking south towards the site.

## ATTACHMENT 6 – LETTER OF INTENT & PD STANDARDS



September 25, 2020

Garret Langford, AICP, CNU-A  
Manager of Planning and Zoning  
Planning and Zoning  
1515 N Galloway Ave  
Mesquite, TX 75149

**RE: Letter of Intent for Development on 1212 Belt Line Road**

Dear Mr. Langford,

Attached please find the zoning submittal for two tracts of land totaling 20.72 acres. The property is located at 1212 Belt Line Road in Mesquite, Texas MAPSCO Grid #60-A. The property is in the R-3 zoning district south of Paza Drive and east of South Belt Line Road. The owner requests to rezone the property to a planned development zoning district. The intent of the owner is to develop a residential community with 99 (4,400 sq. ft.) single-family detached lots and 5.51 acres of open space. The open space will be in the north end of the development adjacent to Paza Drive and will include a playground, gazebo and grassed open space. The developer is planning to include additional landscaping, sidewalks/trails and to include masonry screening and 50" wrought iron fences along portions of the development. The enhanced 6' sidewalk/trail system will meander through the development and accentuate the Open Space near Paza Drive, the right of way of the western-most street to with an amazing creek view, and along the northing boundary of the western-most tier of lots to facilitate a pedestrian friendly development.

The following details summarize the development:

- |                                    |                     |
|------------------------------------|---------------------|
| • Current Zoning District:         | R-3                 |
| • Proposed Zoning District:        | Planned Development |
| • Total Acres:                     | 20.72 Acres         |
| • Total Proposed Residential lots: | 99 Lots             |
| • Total Proposed Open Space:       | 5.51 Acres          |

Sincerely,

Engineer:  
John Klinke, P.E.  
Shield Engineering Group, PLLC

Developer:  
Zachary Motley  
M/I Homes of DFW, LLC

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1600 West 7th Street, Suite 200, Fort Worth, TX 76102 · 817.810.0696

info@segpllc.com · www.SHIELDENGINEERINGGROUP.com  
TBPE FIRM #F-11039 · TBPLS FIRM #10193890



## **ATTACHMENT 6 – LETTER OF INTENT & PD STANDARDS**

### **Exhibit B** **Planned Development Standards**

The property shall be developed as single-family detached lots in accordance with the land uses and development standards for the (R-3) Single-Family District base zoning district with the following exceptions, special conditions, restrictions and regulations:

#### **General:**

1. Development shall be in general conformance with the following exhibits:
  - a. Conceptual Layout as shown on Exhibit C –Zoning Concept Plan;
  - b. Typical Residential Paving Section shown on Exhibit D;
2. A homeowner's association (HOA) shall be established prior to recording the final plat for the development.
3. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities dedicated to the HOA.

#### **Streets and Utilities Improvements:**

1. Streets shall be designed with a 50-foot wide street right-of-way, a 31-foot "back-to-back" pavement cross section with a 5" crown, and a 5-foot utility easement on either side of the street right-of-way for franchise utilities in accordance with Exhibit B. Mountable curbs shall be allowed.
2. Alleys are not required.
3. Water and Sanitary Sewer mains shall be located in the parkway between the back of curb and right-of-way line. Storm sewer mains shall be located in the center of the pavement.

#### **Lots and Homes:**

1. Minimum lot area: 4,400 square feet;
2. Minimum floor area of homes: 1,500 square feet;
3. Maximum building coverage, excluding lead walks, driveways, patios, and other flatwork: 60%
4. Minimum lot width (measured along the front building line):
  - a. 40 feet, except;
  - b. For all lots on cul-de-sacs and around "eyebrows" the minimum frontage of the lot shall be 30 feet measured along the right-of-way;
2. Minimum lot depth:
  - a. 110 feet, except;
  - b. For lots on cul-de-sacs and around "eyebrows" the minimum lot depth shall be 90 feet;
3. Minimum Setbacks:
  - a. Minimum front yard setback shall be 20 feet;  
Garage does not have to be recessed behind main structure;
  - b. Minimum interior side yard setback shall be 5 feet;
  - c. Minimum street side yard setback shall be 10 feet on standard lots and 20 feet on key lots;
  - d. Minimum rear yard setback shall be 15 feet. However, a rear covered patio may encroach into the rear yard setback by up to 5 feet;



## **ATTACHMENT 6 – LETTER OF INTENT & PD STANDARDS**

### **Exhibit B** **Planned Development Standards**

- e. On corner lots, the “corner clips” shall not be considered when measuring setbacks. In no case shall buildings, structures, or fencing impact site visibility.
- 4. Carports are prohibited.
- 5. Front-entry garages are permitted.
- 6. All garage doors shall be faux wood doors, wood clad doors, or metal raised panel doors.
- 7. Driveways on corner lots shall be located a minimum of 30 feet from the back of curb on the adjacent side street to the edge of the driveway at the fronting right-of-way.
- 8. At the time of home construction, home builders shall plant a minimum of one 3” caliper street tree in the front yard for every lot.
- 9. Minimum masonry content for all front facades shall be 90%. The masonry requirement for the entire house must be 75%. The minimum masonry requirement for facades other than the front facade is 50%. For purposes of calculating minimum masonry requirements, the calculation shall exclude upper gable areas and walls that would create a brick on wood condition only; and cementitious siding, brick and stone shall be considered “masonry”. Cementitious stucco or lap siding is not considered masonry.
- 10. Chimneys shall be 100% masonry when located on the exterior wall of the home; however, direct vent systems without a chimney stack are also permitted, whether located on the exterior wall or otherwise.

#### **Amenities:**

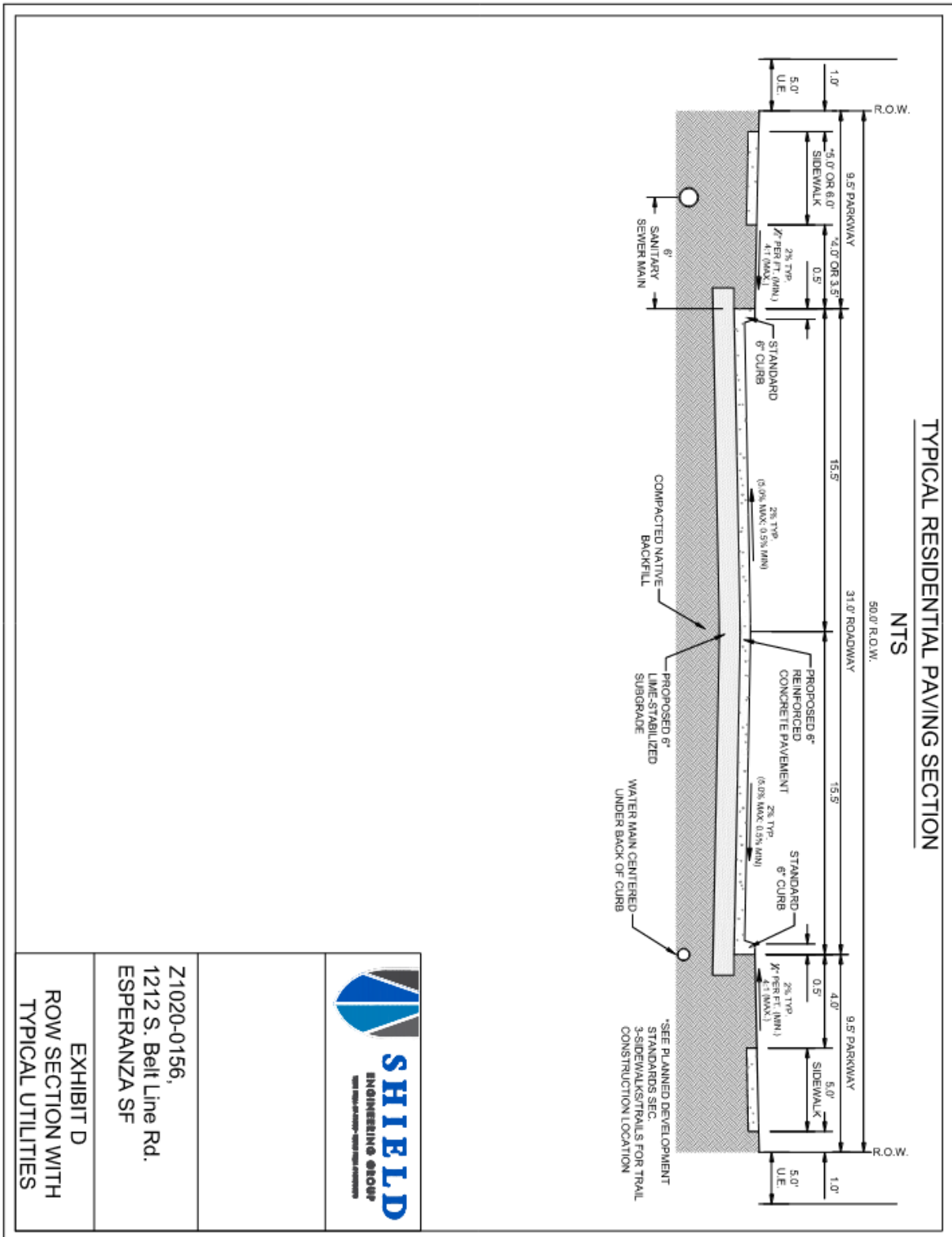
- 1. Open Space/Parkland:  
Open Space or Parkland shall be provided in general conformance with Exhibit C – Zoning Concept Plan, shall including the following and shall satisfy all open space requirements:
  - a. A playground, gazebo, and grassed open space on the north end of the development;
  - b. Open Space/Parkland will be provided along the northern boundary adjacent to Paza Drive.
  - c. Open Space shall be provided for sidewalk/trail linkage from the open space near the northern boundary and along the western boundary of the development;
  - d. No Parkland dedication or fees-in-lieu-of land shall be required for the project in consideration of the Open Space/Parkland provided.
- 2. Landscaping  
The landscape buffer along Wilkinson Drive shall include the following:
  - a. A minimum two shade trees for each 100 feet or fraction thereof, five ornamental trees for each 100 linear feet or fraction thereof, and 65 shrubs or ornamental grasses for each 100 linear feet or fraction thereof.
- 3. Sidewalks/Trails:
  - a. Developer shall construct the following sidewalks/trails:
    - (i.) 6’ sidewalk/trail generally meandering through the Open Space near Paza Drive;

## ATTACHMENT 6 – LETTER OF INTENT & PD STANDARDS

### Exhibit B Planned Development Standards

- (ii.) 6' sidewalk/trail generally meandering through the Open Space and along the frontage of lots along the western side of the development within the right of way of the western-most streets;
    - (iii.) 6' sidewalk/trail generally meandering adjacent to the northern boundary of the western-most tier of lots, connecting the 6' sidewalk/trail described in (ii.) above;
    - (iv.) 5' sidewalks within right-of-way adjacent to any open space that does not include a sidewalk/trail noted in previous items above;
  - b. Homebuilders shall construct 5' sidewalks along the entire frontage of each individual lot within the right-of-way (including side of the lot for corner lots) at the time the home is constructed. Sidewalks shall be constructed in the public right-of-way.
  - c. Sidewalks/Trails shall be constructed of concrete or other material approved by the City.
  - d. No additional sidewalks or trails will be required within the boundary of the development.
4. Walls and Fencing:
- a. A 6' board on board fence with masonry columns (brick or stone) shall be constructed along the northern boundary of the development and a minimum 50" wrought iron fence with landscaping along the eastern boundary of the development shall be provided along boundary shared with the adjacent nursing center.
  - b. A 6' board on board fence with masonry columns (brick or stone) shall be constructed along the eastern boundary of the development adjacent to Wilkinson Drive.
  - c. With a minimum of 6-feet in height, a wood fence shall be provided along the southern and eastern property boundaries adjacent to existing alleys.
  - d. At the time of home construction, Homebuilders shall construct a minimum 50" wrought iron fence on lots that area adjacent to the creek on the western boundary.
  - e. No additional perimeter walls or fencing will be required.

## ATTACHMENT 6 – LETTER OF INTENT & PD STANDARDS




# ATTACHMENT 7- CONCEPT PLAN





ATTACHMENT 8– RETURNED NOTICES



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

RECEIVED  
NOV 12 2020  
PLANNING AND ZONING

**LOCATION:** 430 Paza Dr. and 1218 S. Belt Line Rd. (See approximate boundaries on reverse side)  
**FILE NUMBER:** Z1020-0156  
**APPLICANT:** Shield Engineering  
**ZONE** From: "R-3" – Single-Family Residential  
**CHANGE** To: "PD – R3" – Planned Development – Single-Family Residential to allow a 99-lot single-family subdivision with lot sizes including a minimum of 4,400 square feet including 40-foot wide lots, except where along a cul-de-sac the minimum lot width shall be 30 feet; and a minimum lot depth of 110 feet, except where along a cul-de-sac the minimum lot depth shall be 90 feet.  
**REQUEST:**

The requested Zoning Change would allow for the development of a single-family subdivision and any other uses permitted within R-3 Zoning District. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). 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 if the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**  
Block 1, Pt LT 1 and a tract of land within the John Scurlock Survey, Abstract No. 1368, City of Mesquite, Dallas County, Texas.

**PUBLIC HEARINGS**  
The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **November 9, 2020** at 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, **December 7, 2020** at 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](mailto: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 p.m. on **November 5th** to be included in the Planning and Zoning Commission packet and by 5 p.m. on **December 3rd** to be included in the City Council packet. All notices received after the listed dates will be accepted and presented to Commission/Council, but will not be included in meeting packets.  
(Complete and return)  
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.


<b>Zoning Case:</b> Z1020-0156	<b>Name (required):</b> Charles H. Ruffin
I am <u>in favor</u> of this request	<b>Address of</b> 312 Long Shadow Lane Mesquite TX 75149
I am <u>opposed</u> to this request ✓	<b>Noticed Property:</b> Charles H. Ruffin
	<b>Owner Signature:</b> Charles H. Ruffin <b>Date:</b> 11-9-2020

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



ATTACHMENT 8- RETURNED NOTICES



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

RECEIVED  
NOV 12 2020  
PLANNING AND ZONING

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(Complete and return)  
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.

<b>Zoning Case:</b> Z1020-0156	Name:(required) <u>Tom Mays</u>	
I am <u>in favor</u> of this request	Address of Noticed Property: <u>1128 Wilkinson Dr</u>	
I am <u>opposed</u> to this request <u>X</u>	Owner Signature: <u>[Signature]</u>	Date: <u>11-7-2020</u>

Reasons (optional): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

ATTACHMENT 8- RETURNED NOTICES



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

**RECEIVED**  
NOV 05 2020  
PLANNING AND ZONING

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**APPLICANT:** Shield Engineering  
**ZONE** From: "R-3" - Single-Family Residential  
**CHANGE** To: "PD - R3" - Planned Development - Single-Family Residential to allow a 99-lot single-family subdivision with lot sizes including a minimum of 4,400 square feet including 40-foot wide lots, except where along a cul-de-sac the minimum lot width shall be 30 feet; and a minimum lot depth of 110 feet, except where along a cul-de-sac the minimum lot depth shall be 90 feet.  
**REQUEST:**

The requested Zoning Change would allow for the development of an Industrial Center and any other uses permitted within the Commercial Zoning District. A list of permitted uses for each zoning district is available on the City's website at [www.cityofmesquite.com/1250/Zoning-Ordinance](http://www.cityofmesquite.com/1250/Zoning-Ordinance). 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 if the one requested is for a residential use or vice versa.

**LEGAL DESCRIPTION**  
Block 1, Pt LT 1 and a tract of land within the John Scurlock Survey, Abstract No. 1368, City of Mesquite, Dallas County, Texas.

**PUBLIC HEARINGS**  
The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **November 9, 2020** at 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, **December 7, 2020** at 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](mailto: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 p.m. on **November 5th** to be included in the Planning and Zoning Commission packet and by 5 p.m. on **December 3rd** to be included in the City Council packet. All notices received after the listed dates will be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)  
Do not write on the reverse side of this form. 972-989-5744

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

<b>Zoning Case:</b> Z1020-0156	Name (required): <u>BROWNIE COOKSEY</u>	
I am <u>in favor</u> of this request	Address of Noticed Property: <u>1017 RUPARD ST</u>	
I am <u>opposed</u> to this request	Owner Signature: <u>[Signature]</u>	Date: <u>11-3-20</u>

Reasons (optional): TRAFFIC ON PAZA AND WILKINSON IS A JOKE ALREADY  
THEY ALL SHOULD BE 100% MASONRY NO  
HARDIE OR PAINTED SIDING. TRYING TO PUT TOO MANY HOUSES  
IN TOO SMALL OF AREA

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