

**FILE NUMBER:** Z0920-0149  
**REQUEST FOR:** Zoning Change  
**CASE MANAGER:** Garrett Langford, AICP

## **PUBLIC HEARINGS**

Planning and Zoning Commission: Monday, December 14, 2020  
City Council: Monday, January 4, 2021

## **GENERAL INFORMATION**

**Applicant:** Dowdey, Anderson and Associates on behalf of Bloomfield Homes  
**Requested Action:**

- Rezone Tracts 1 and 2 by amending Planned Development – Single Family Ordinance No. 3887.
- Rezone Tract 3 from Agricultural to Planned Development – Single Family Residential Ordinance No. 3887.
- Rezone Tract 4 from Planned Development – Single Family Ordinance No. 3538 to Planned Development – Single Family Residential Ordinance No. 3887.

**Location:** Generally located west of E. Cartwright Road and north of Lawson Road (Attachment 1)

## **PLANNING AND ZONING ACTION**

**Decision:** On December 14, 2020, the Planning and Zoning Commission unanimously recommended approval of the rezoning request.

## **SITE BACKGROUND**

**Platting:** Unplatted  
**Size:** 132.787 +/- acres  
**Zoning:** PD - No. 3887, PD – No. 3538, and Agricultural  
**Future Land Use:** Gus Thomasson Corridor Special Planning Area  
**Zoning History:** 1984: Annexed and zoned AG (All Tracts)  
2002: Rezoned Planned Development Ord. No. 3538 (Tract 4)  
2007: Rezoned Planned Development Ord No. 3887 (Tract 1 and 2)

Surrounding Zoning and Land Uses (see attachment 3):

	<u><b>ZONING</b></u>	<u><b>EXISTING LAND USE</b></u>
<b>NORTH:</b>	PD - Planned Development	Low Density Residential
<b>SOUTH:</b>	R-3, Single Family Residential	Park

<b>EAST:</b>	PD - Planned Development	Low Density Residential
<b>WEST:</b>	PD - Planned Development	Undeveloped

## CASE SUMMARY

The applicant proposes a change of zoning to expand the Ridge Ranch single-family subdivision by 32 acres and increase the total number of lots permitted under the current zoning from 800 to 949. The proposed expansion will use the same standards, including the street widths, allowed under the current zoning for Ridge Ranch (Planned Development (PD) No. 3887). The proposed rezoning will amend the number of lots in Tracts 1 and 2 and rezone Tracts 3 and 4 to the Ridge Ranch PD. The table below shows the existing vs. proposed lot breakdown.

Lot Size Width	Existing PD	Proposed PD Expansion
40-ft	150	N/A
50-ft	219	419
60-ft	220	429
80-ft	211	101
Total No. Lots	800	949
Total Acreage	269.359 acres	301.459 acres
Gross Density	2.97	3.15

## MESQUITE COMPREHENSIVE PLAN

The *Mesquite Comprehensive Plan* designates the subject properties for Low Density Residential. The *Mesquite Comprehensive Plan* identifies Low Density Residential as “a traditional single family detached neighborhood where each dwelling unit is located on an individual lot. Densities may vary from one neighborhood to the next, as well as within the same subdivision to encourage diverse housing options.” The *Mesquite Comprehensive Plan* identifies Low Density Residential as 3-5 units per acre.

### STAFF COMMENTS:

It is City staff's opinion that the proposed PD meets the intent of Low Density Residential as described by the *Mesquite Comprehensive Plan*. Expanding Ridge Ranch will offer a range of diverse housing options by providing a variety of different housing and lot sizes. In addition, Ridge Ranch will provide a premier community with a distinct character and amenities, including open spaces, trails, an amenity center, a variety of housing products with high architectural standards. The gross density for the expanded Ridge Ranch is 3.15 units per acre, which is in line with the density anticipated for Low Density Residential.

## **CONCLUSIONS**

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### **ANALYSIS**

The proposed rezoning will expand the Ridge Ranch subdivision utilizing the same development standards (except for eliminating 40-ft wide lots) that were first adopted for the development in 2007. The proposal will increase the number of lots in Ridge Ranch from 800 to 949. The Ridge Ranch development started construction in 2018 with Phase 1 and 2, with most of the lots being quickly permitted with new homes. The infrastructure for Phase 3, 4, and 5 are under construction. The development has successfully brought more high-quality housing to Mesquite, and allowing this development to expand would greatly assist the City in achieving its long-term goals in providing housing choice and financial stability.

### **RECOMMENDATIONS**

Staff recommends approval of the following.

1. Amend PD Ordinance No. 3887 for Tracts 1 and 2 with a new Concept Plan (as shown in Attachment 6)
2. Rezone Tracts 3 and 4 to PD Ordinance No. 3887 with the new Concept Plan (as shown in Attachment 6)
3. The final design of the slip street intersections are subject to the approval of the City Engineer.

## **PUBLIC NOTICE**

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Staff mailed notices to all property owners within 200 feet of the subject property. As of December 16, 2020, Staff has not received any returned notices.

## **ATTACHMENTS**

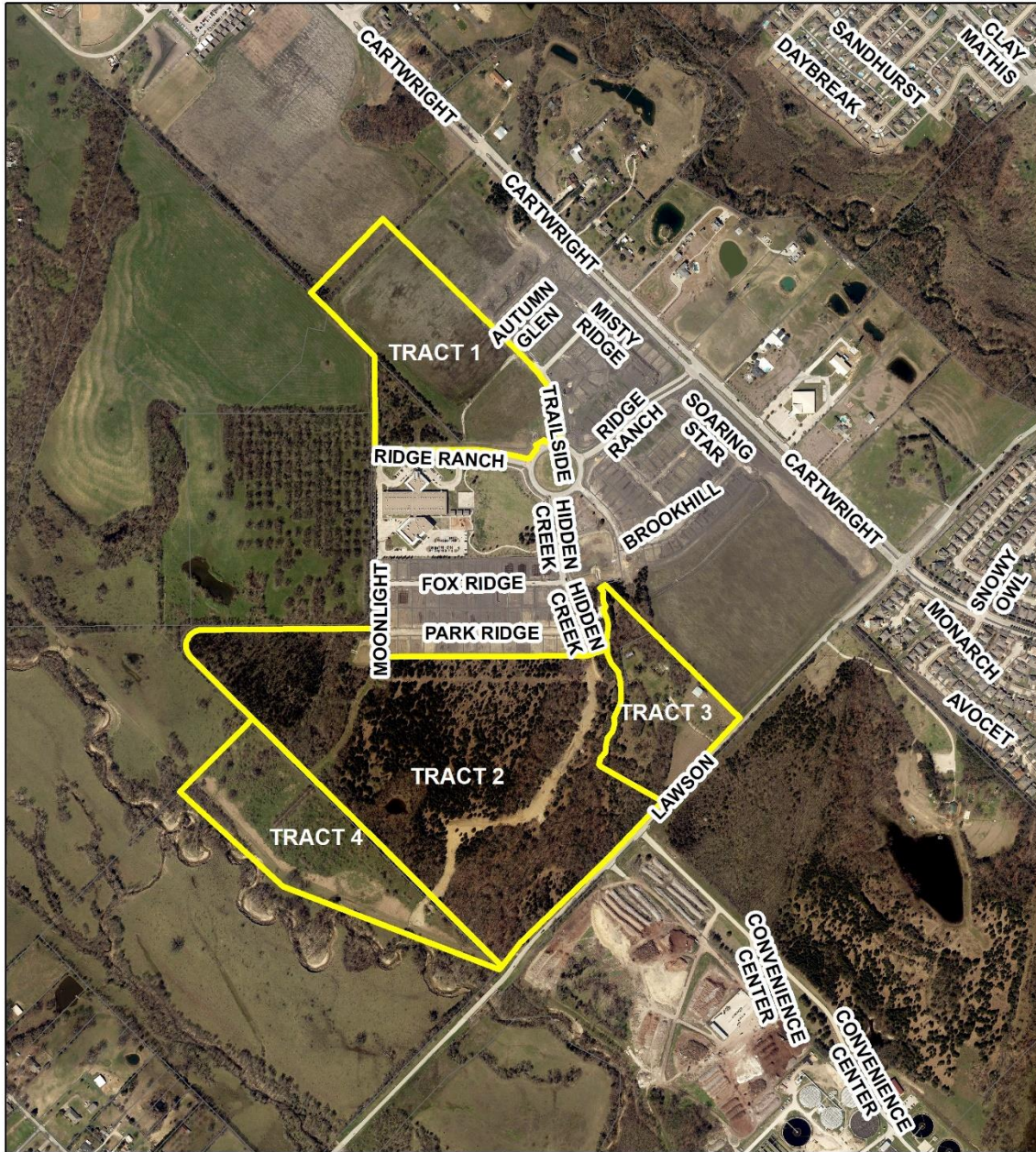
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1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Letter of Intent
6. Concept Plan
7. PD Ordinance No. 3887




ATTACHMENT 1 – AERIAL MAP

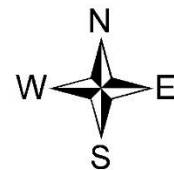
Aerial Map: Zoning Case Z0920-0149



Request: Rezone to amend PD Ordinance #3887 in Tracts 1 and 2 and add Tracts 3 and 4 to the PD Ordinance #3887.  
Applicant: Dowdy, Anderson and Associates  
Location: West of Cartwright Rd and North of Lawson Road

Legend

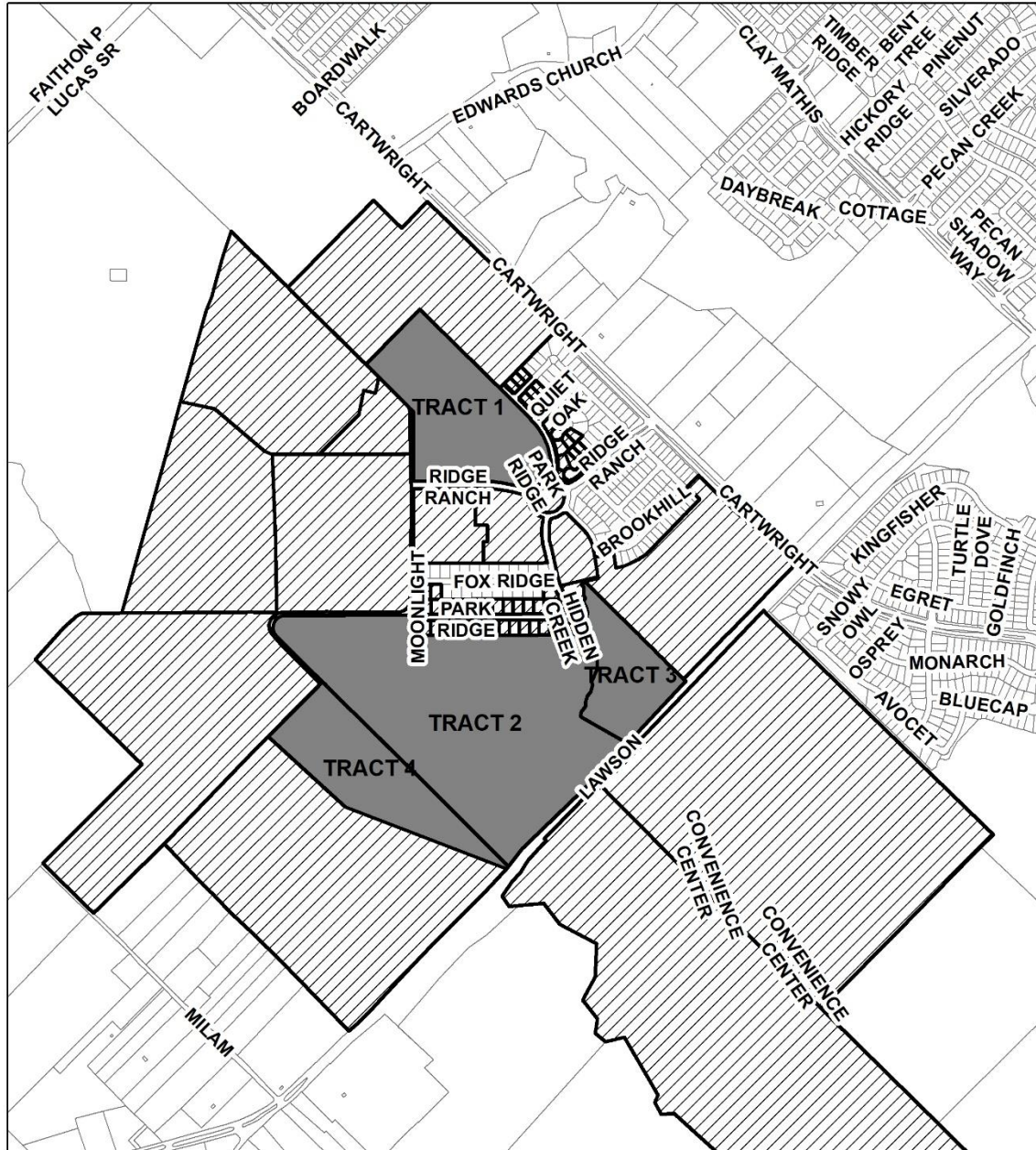
 Area of Request





ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

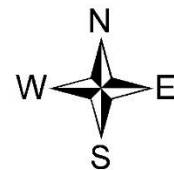
Notification Map: Zoning Case Z0920-0149



Request: Rezone to amend PD Ordinance #3887 in Tracts 1 and 2 and add Tracts 3 and 4 to the PD Ordinance #3887.  
Applicant: Dowdy, Anderson and Associates  
Location: West of Cartwright Rd and North of Lawson Road

Legend

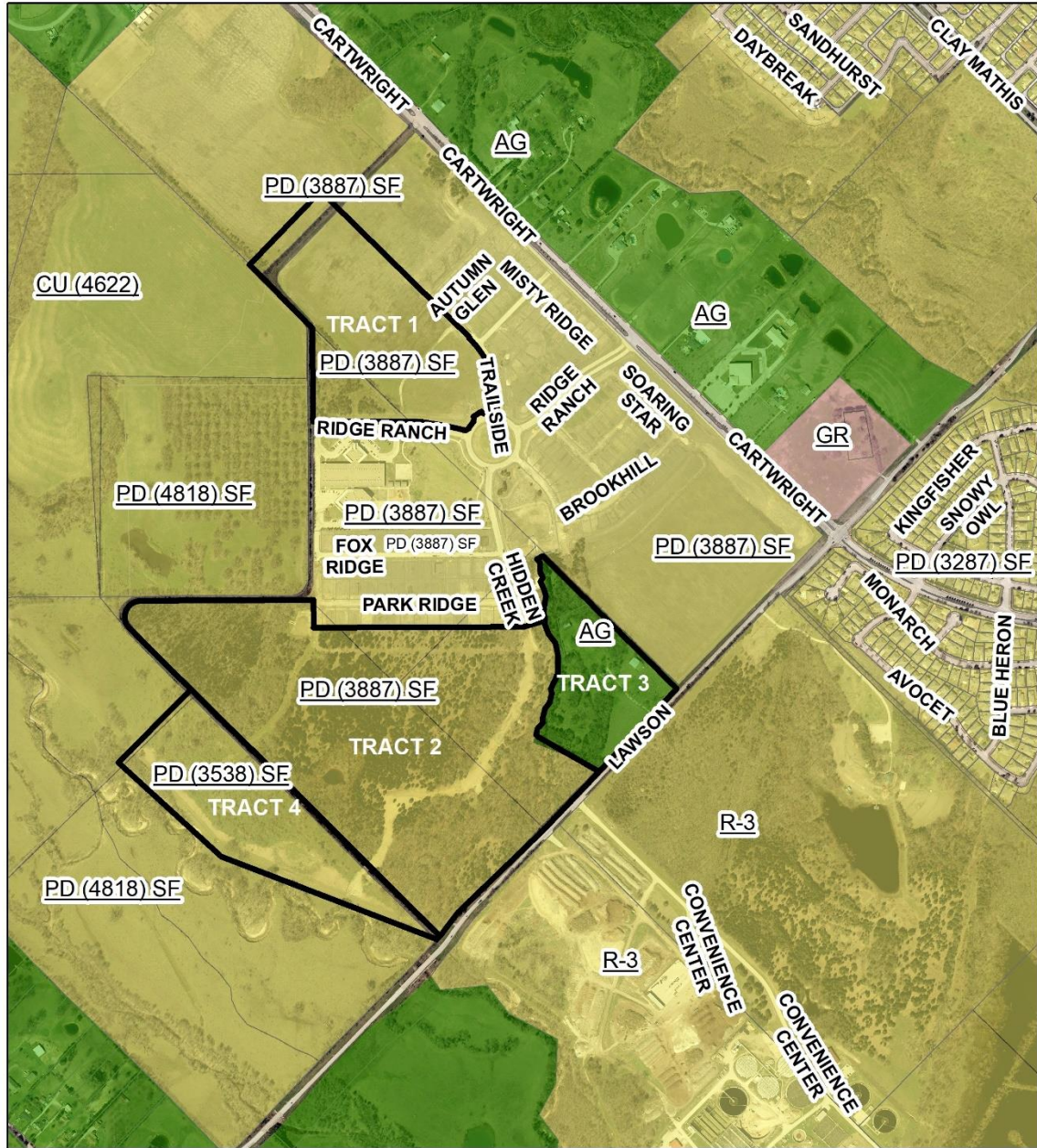
- Area of Request
- Noticed Properties





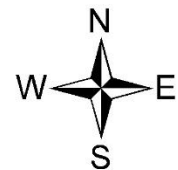
ATTACHMENT 3 – ZONING MAP

Zoning Map: Zoning Case Z0920-0149



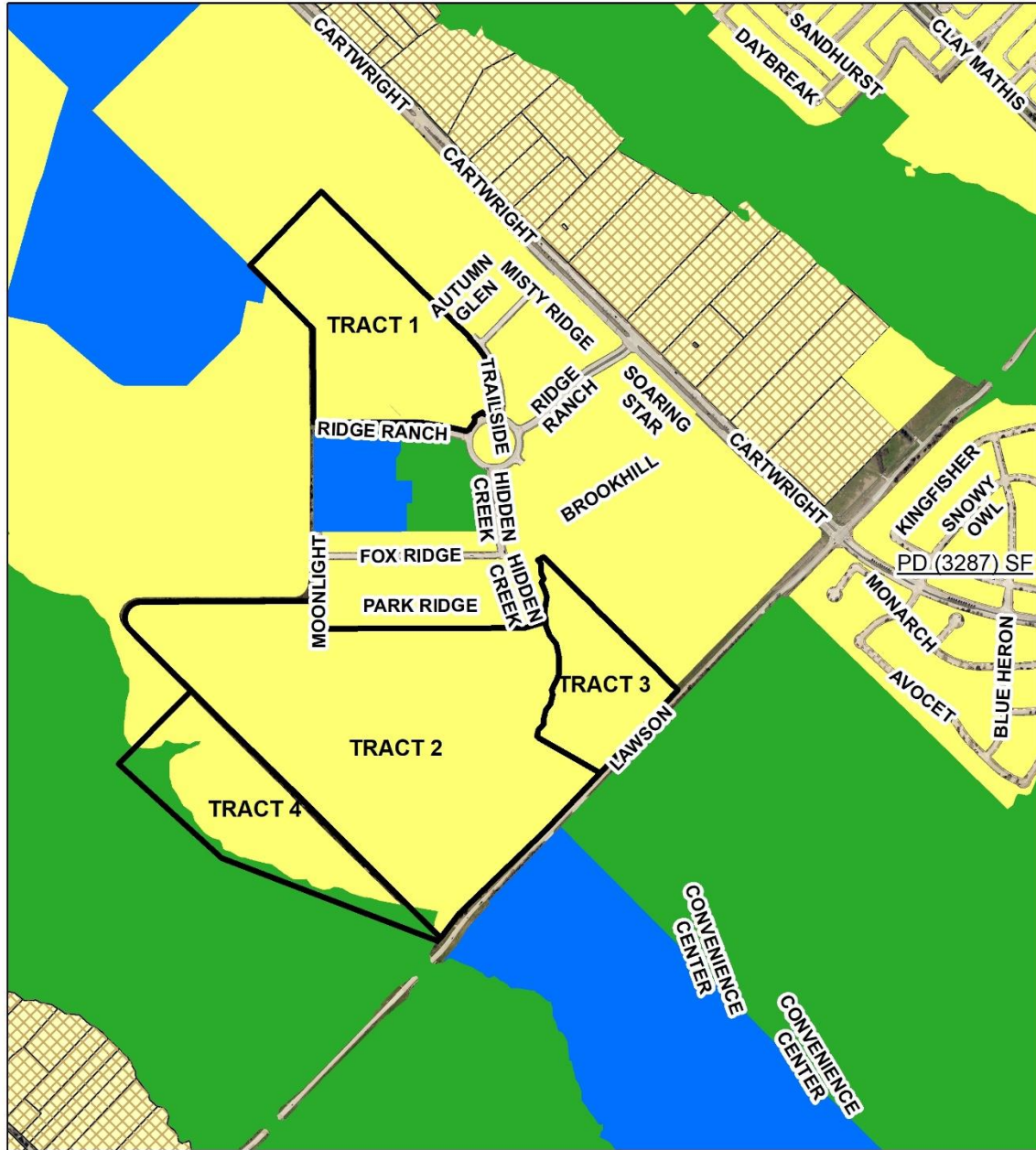
Legend

- |   |   |
|---|---|
|  Area of Request |  GENERAL RETAIL            |
|  AGRICULTURAL    |  SINGLE FAMILY RESIDENTIAL |



ATTACHMENT 4 – FUTURE LAND USE MAP

Future Lane Use Map: Zoning Case Z0920-0149



Legend

Area of Request

Land Use

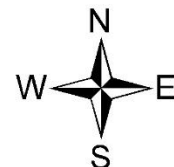


Estate Residential

Low Density Residential

Public/Semi-Public

Parks, Open Space, Drainage





## ATTACHMENT 5 – APPLICATION MATERIALS



**DOWDEY, ANDERSON  
& ASSOCIATES, INC.**  
CIVIL ENGINEERS

5225 Village Creek Drive  
Suite 200  
Plano, Texas 75093  
972-931-0694  
972-931-9538 Fax

November 19, 2020

Garrett Langford, AICP  
City of Mesquite  
Manager of Planning & Zoning  
1515 N. Galloway Ave  
Mesquite, TX 75149

RE: Ridge Ranch Zoning  
Statement of Intent and Purpose

Dear Mr. Langford,

The purpose of this zoning case will be to revise portions of the existing Ordinance Number 3887 and to add in additional acreage into the Ordinance Number 3887. For the ease of discussion I will reference the different tract numbers which correspond to the Zoning Exhibit provided in the submittal package. Tracts 1 and 2 are currently a part of the Ordinance Number 3887, within the existing Ordinance these tracts are designated as single family uses and we plan to keep them in a single family use. Tract 3 will be brought into the Ordinance Number 3887, which is currently in Agriculture zoning and is proposed to be a single family use. Tract 4 will also be brought into the Ordinance Number 3887, it is currently in Ordinance Number 3538 and is proposed to be a single family use. With the addition of Tracts 3 and 4 the total site acreage for the Ordinance Number 3887 will go to approximately 300 acres and a gross density of 3.15 units per acre. The Planned Ordinance will need to be updated to reflect these new numbers. This re-zoning and additional zoning is in compliance with the Mesquite Comprehensive Plan as the existing single family uses are staying as single family and the one out-parcel (Tract 3) that is currently Agriculture is surrounded by single family uses.

As stated in the Introduction of the Mesquite Comprehensive Plan; "Cities are ever-changing entities with a variety of factors that impact how they grow. Changes in demographics and the market over time are the engines that drive the City to evolve and mature into the City it is today."

Sincerely,

A handwritten signature in blue ink, appearing to read "Colin W. Helffrich".

Colin W. Helffrich, PE

**DOWDEY, ANDERSON & ASSOCIATES, INC.**

State Registration No. F-399