



MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lesley Frohberg, AICP, Senior Planner

DATE: September 27, 2021

**SUBJECT: ZTA 2021-09 – Trinity Pointe Mesquite Overlay (TPM)
Z0921-0219 – Zoning Change to Adopt Trinity Pointe Mesquite Overlay**

Staff proposes amending Section 4-102, Overlay zoning districts, Section 6-102, Definitions, and adding a new Section 4-1100, to be titled “Trinity Pointe Mesquite (TPM),” all within the Mesquite Zoning Ordinance (MZO) pertaining to a new type of overlay zoning district. The existing Section 4-1100, pertaining to the Kaufman-Interstate 20 Form-Based District, will be repealed and replaced with the proposed TPM overlay.

In addition to the zoning text amendment, Staff is proposing a zoning change to add the Trinity Pointe Mesquite (TPM) overlay district to all properties located east of the Dallas County – Kaufman County line and west of FM 2932, generally along Interstate Highway 20 (see Exhibit B).

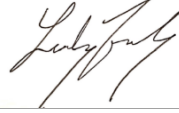
The purpose of the TPM overlay zoning district is to provide enhanced standards for future non-residential development along Interstate-20 to create an attractive business corridor that will be a destination for family-friendly entertainment, high-quality retail, and innovative business services. Standards that are addressed within the TPM overlay include permitted, and non-permitted land uses, corridor gateways, district branding, signage, parking, screening, landscaping, and on-site amenities.

Staff mailed notices to all property owners within 200 feet of the subject area. As of September 23, 2021, Staff has received one (1) returned notice in favor of the request (see Exhibit C).

Staff mailed notices to all property owners within 200 feet of the proposed overlay area. As of September 27, 2021, Staff has received one (1) returned notice in favor of the request, three (3) returned notices in opposition of the request, and one (1) returned notice that did not indicate in favor or opposed.

Memo to Planning & Zoning Commission
September 30, 2021

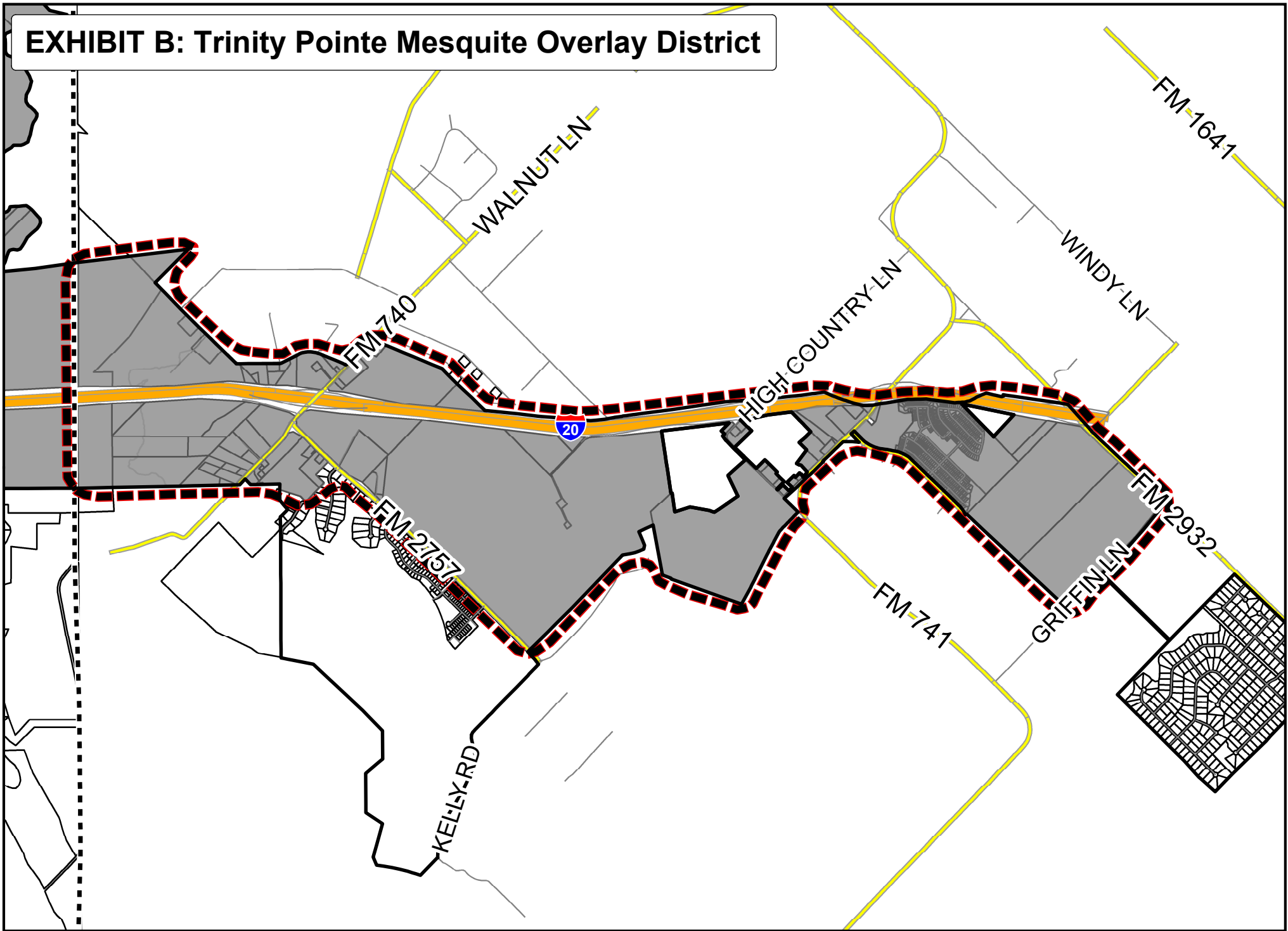
Staff recommends approval of the zoning text amendment (ZTA 2021-09) and the zoning change (Z0921-0219) to adopt the Trinity Pointe Mesquite Overlay.


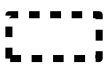


Lesley Frohberg, AICP
Senior Planner, Planning & Zoning Division

Enclosed:
Exhibit A – Proposed Sections 4-102, 4-1100, & 6-102
Exhibit B – Trinity Pointe Mesquite Overlay District Map
Exhibit C – Returned Property Owner Notice

EXHIBIT B: Trinity Pointe Mesquite Overlay District



 Trinity Pointe Mesquite Overlay District  Mesquite City Limits  County Boundary

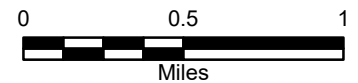


EXHIBIT C - RETURNED PROPERTY OWNER NOTICE

MESQUITE

T E X A S

Real. Texas. Service.

CITY OF MESQUITE PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

LOCATION: All properties located east of the Dallas County - Kaufman County line and west of FM 2932, generally along Interstate Highway 20.
(See attached map for reference)

CASE NUMBER: Z0921-0219

APPLICANT: City of Mesquite

REQUEST: The requested zoning change would add all properties mapped on the reverse side of this notice (*shaded in dark grey*) to the "Trinity Pointe Mesquite Overlay District" (TPM). The TPM is a new type of overlay zoning district, which contains new or amended non-residential standards for permitted and prohibited uses, site design, gateways, on-site amenities, and regulations affecting, without limitation, pedestrian amenities, sign regulations, accessory structures, parking, screen walls, and landscaping.

PUBLIC HEARINGS

The Planning and Zoning Commission will hold a public hearing on this request at 7:00 p.m. on Monday, **September 27, 2021**, 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, **October 18, 2021**, at 757 N. Galloway Ave.

Questions pertaining to this case may be directed to the Planning Division at (972) 216-6346 or lfrohberg@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 5:00 pm on **September 21st** to be included in the Planning and Zoning Commission packet and by 5:00 pm on **September 30th** to be included in the City Council packet. All notices received after the listed dates will still 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.

Case Number: Z0921-0219

Name:(required)

Charles D. Spradley

I am in favor of this request

Address of
Noticed Property:

9850 FM 2757 Forney, TX 75126

I am opposed to this request

Owner Signature:

Charles D. Spradley

Date: 9-21-21

Reasons (optional):

Please respond by returning to:

PLANNING DIVISION
Lesley Frohberg
CITY OF MESQUITE
PO BOX 850137
MESQUITE TX 75185-0137

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SEP 22 2021

PLANNING AND ZONING

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Case Number: Z0921-0219

Name:(required)

Danny Shaw

I am in favor of this request

Address of
Noticed Property:

9925 FM 750, Forney, TX 75126

I am opposed to this request

Owner Signature:

[Signature]

Date: 09/21/2021

Reasons (optional):

Not enough information

RECEIVED

SEP 27 2021

PLANNING AND ZONING

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Lesley Frohberg
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PO BOX 850137
MESQUITE TX 75185-0137

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Case Number: Z0921-0219

Name:(required)

Danny Shaw

I am in favor of this request

Address of

9925 FM 740, Forney, TX 75126

Noticed Property:

I am opposed to this request

Owner Signature:

[Signature]

Date:

09/21/2021

Reasons (optional):

Not enough information

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Case Number: Z0921-0219

Name:(required)

Marle Detwiler Russell

I am in favor of this request

Address of
Noticed Property:

9913 FM 240

I am opposed to this request

Owner Signature:

Forney Jr 751236

Reasons (optional):

not inf

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

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Case Number: Z0921-0219

Name:(required)

Gary Smith

I am in favor of this request

Address of
Noticed Property:

15311 Wiser Rd Forney Tx 75126

I am opposed to this request

Owner Signature:

Gary Smith

Date: 9-28-21

Reasons (optional):

Please respond by returning to:

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PO BOX 850137
MESQUITE TX 75185-0137

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SEP 29 2021

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