



City of Mesquite, Texas

Legislation Details (With Text)

File #: 19-4476 **Version:** 1 **Name:** Z0819-0104 - Spradley Farms PD
Type: Agenda Item **Status:** Passed
File created: 10/24/2019 **In control:** City Council
On agenda: 11/4/2019 **Final action:** 11/4/2019

Title: Conduct a public hearing and consider an ordinance for Application No. Z0819-0104, submitted by John Jordan of The Nehemiah Company, for a change of zoning from Agricultural to Planned Development District to allow the construction of a commercial and residential development on property generally located between FM 2757 and IH-20 and north of IH-20 east of FM 740. (No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations. This item was postponed at the October 21, 2019, City Council meeting.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report & Maps, 2. P&Z Minutes, 3. Ordinance - Z0819-104

Date	Ver.	Action By	Action	Result
11/4/2019	1	City Council	Approved	Pass

Conduct a public hearing and consider an ordinance for Application No. Z0819-0104, submitted by John Jordan of The Nehemiah Company, for a change of zoning from Agricultural to Planned Development District to allow the construction of a commercial and residential development on property generally located between FM 2757 and IH-20 and north of IH-20 east of FM 740.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations. This item was postponed at the October 21, 2019, City Council meeting.)

The applicant proposes the development of over 600 acres of land. The planned community would include approximately 2,500 single-family homes, a commercial tract and a mixed-use tract. The proposed Planned Development includes numerous specialized requirements for open space, right-of-way assemblies, bulk regulations such as setbacks and uses. An accompanying development agreement will include requirements for building materials and other aesthetics.

On September 23, 2019, the Planning and Zoning Commission voted unanimously to approve Application No. Z0819-0104, for a change of zoning from Agricultural to Planned Development district to allow a mixed use planned development.

Attachment(s)

- Staff Report and Maps
- P&Z Minutes
- Ordinance

Recommended/Desired Action

Following the public hearing, staff recommends approval.

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong