



# City of Mesquite, Texas

## Legislation Details (With Text)

**File #:** 18-3817      **Version:** 1      **Name:** Heartland Town Center Dev Agmt, 2nd Amendment  
**Type:** Agenda Item      **Status:** Passed  
**File created:** 11/9/2018      **In control:** City Council  
**On agenda:** 11/19/2018      **Final action:** 11/19/2018

**Title:** Consider a resolution authorizing the City Manager to finalize and execute a Second Amendment to the Heartland Town Center Development Agreement to amend the Concept Plan and the residential fencing, street right-of-way width, pavement width and alley requirements of a development commonly known as "Trailwind" and being generally located south of Interstate Highway 20, east of FM 741 and north of Heartland Parkway in the corporate limits of the City of Mesquite in Kaufman County, Texas.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution - Heartland

Date	Ver.	Action By	Action	Result
11/19/2018	1	City Council	Approved	Pass

Consider a resolution authorizing the City Manager to finalize and execute a Second Amendment to the Heartland Town Center Development Agreement to amend the Concept Plan and the residential fencing, street right-of-way width, pavement width and alley requirements of a development commonly known as "Trailwind" and being generally located south of Interstate Highway 20, east of FM 741 and north of Heartland Parkway in the corporate limits of the City of Mesquite in Kaufman County, Texas.

Since April 2, 2018, when Council approved the Heartland Town Center Development Agreement, the original developer, CADG Kaufman 146, LLC, sold the residential property to D.R. Horton and its affiliate Diecieseis, and sold the commercial tract to Heartland Retail, LLC, and the relevant terms and provisions of the Development Agreement were assigned to the new property owners.

As the City moved towards issuance of PID bonds, D.R. Horton made slight changes, with staff approval, to the Concept Plan as far as the layout of lots abutting the floodplain and the retail tract, but did not change the number of residential lots; the number of lots remains 450 as originally proposed by CADG Kaufman 146, LLC.

This Second Amendment updates the Development Agreement to the revised Concept Plan, which also illustrates the trail exhibit, and limits ornamental metal fencing across the back of a lot for those lots that back to the floodplain, park or open space, and further specifies minimum street right-of-way and pavement width. The Development Agreement, as amended, would not change any other condition with respect to the Subdivision Ordinance or Thoroughfare Plan.

### Recommended/Desired Action

City staff recommends approval of the resolution.

### Attachment(s)

Resolution

**Drafter**

Ted Chinn

**Head of Department**

Jeff Armstrong