



# City of Mesquite, Texas

## Legislation Details (With Text)

**File #:** 19-3967      **Version:** 1      **Name:** Z0518-0038 History Maker Feb 2019  
**Type:** Agenda Item      **Status:** Passed  
**File created:** 1/15/2019      **In control:** City Council  
**On agenda:** 2/4/2019      **Final action:** 2/4/2019

**Title:** Conduct a public hearing and consider an ordinance for Application No. Z0518-0038, submitted by Warrant Corwin, Corwin Engineer, Inc., for a change of zoning from Planned Development - Office to Planned Development - Townhomes to allow a townhome residential subdivision, located at 2920 Gus Thomasson Road.  
 (One response in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was postponed from the January 22, 2019, City Council meeting.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Case Summary, 2. Staff report & maps, 3. PZ Minutes, 4. Ordinance - Z0518-0038

Date	Ver.	Action By	Action	Result
2/4/2019	1	City Council	Approved	Pass

Conduct a public hearing and consider an ordinance for Application No. Z0518-0038, submitted by Warrant Corwin, Corwin Engineer, Inc., for a change of zoning from Planned Development - Office to Planned Development - Townhomes to allow a townhome residential subdivision, located at 2920 Gus Thomasson Road.

(One response in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations. This item was postponed from the January 22, 2019, City Council meeting.)

The applicant is proposing a townhome subdivision consisting of 227 townhome units on individually owned lots. Homes will range from 1,400 to 1,900 square feet in area and have an average cost of \$250,000. The project includes a dedication of 10.15 acres to the City for South Mesquite Creek channel and erosion control improvements. This creek project will allow the subject property to develop, as well as, allow the Mesquite Independent School District to relocate some of its facilities at North Mesquite High School and make commercial development along Town East Boulevard possible.

At the January 28, 2019, meeting, the Planning and Zoning Commission voted to recommend approval by a vote of 7-0.

**Recommended/Desired Action**

Following a public hearing staff recommends approval.

**Attachment(s)**

- Case Summary
- Staff Report and Maps

P&Z Minutes  
Ordinance

**Drafter**

Jeff Armstrong

**Head of Department**

Jeff Armstrong