



# City of Mesquite, Texas

## Legislation Details (With Text)

<b>File #:</b>	24-7243	<b>Version:</b>	1	<b>Name:</b>	Public Hearing and Ordinance - Zoning Application No. Z0124-0342 - 21701 IH 635
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	6/14/2024	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	7/1/2024	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Conduct a public hearing and consider an ordinance for Zoning Application No. Z0124-0342, submitted by Marc Tolson of Arrive Architecture, LLC, on behalf of Rodeo Center Development, Ltd., for a Comprehensive Plan amendment from Commercial to Medium-Density Residential and a change of zoning from Commercial to Planned Development - Multifamily Residential with modifications to the development standards to allow a build-to-rent patio home and townhome development, located at 21701 Interstate Highway 635. (No responses in favor and one 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.)				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report and Maps, 2. P&Z Minutes, 3. Ordinance

Date	Ver.	Action By	Action	Result
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Conduct a public hearing and consider an ordinance for Zoning Application No. Z0124-0342, submitted by Marc Tolson of Arrive Architecture, LLC, on behalf of Rodeo Center Development, Ltd., for a Comprehensive Plan amendment from Commercial to Medium-Density Residential and a change of zoning from Commercial to Planned Development - Multifamily Residential with modifications to the development standards to allow a build-to-rent patio home and townhome development, located at 21701 Interstate Highway 635.  
(No responses in favor and one 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.)

The applicant proposes to develop a build-to-rent property consisting of 142 townhomes on Tract 1 and 135 patio homes on Tract 2. Although the homes on Tract 2 are being called “patio homes”, they are not a zero-lot-line development like traditional patio homes. As a build-to-rent community, the entire property will be under one ownership and developed as either one or two lots. This type of development functions like a multifamily property with on-site management, shared facilities, and amenities.

On June 10, 2024, the Planning and Zoning Commission voted 6-0 to approve a Comprehensive Plan amendment from Commercial to Medium-Density Residential and a change of zoning from Commercial to Planned Development - Multifamily Residential with modifications.

### Recommended/Desired Action

Following the public hearing, staff recommends approval of the ordinance.

### Attachment(s)

Staff Report and Maps  
P&Z Minutes  
Ordinance

**Drafter**

Jeff Armstrong

**Head of Department**

Jeff Armstrong