



# City of Mesquite, Texas

## Legislation Details (With Text)

**File #:** 20-5133      **Version:** 1      **Name:** Z1020-0156 - PD R3 Paza  
**Type:** Agenda Item      **Status:** Passed  
**File created:** 11/13/2020      **In control:** City Council  
**On agenda:** 12/7/2020      **Final action:** 12/7/2020

**Title:** Conduct a public hearing and consider an ordinance for Zoning Application No. Z1020-0156 submitted by Shield Engineering Group amending the Mesquite Comprehensive Plan by providing a Comprehensive Plan Amendment from Commercial to Low Density Residential and by approving a change of zoning from R-3, Single-Family Residential to Planned Development - Single-Family Residential, to allow a 99-lot single-family subdivision generally located at 1218 South Belt Line Road and 430 Paza Drive.  
 (No responses in favor and three in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff report & maps, 2. P&Z minutes, 3. Ordinance

Date	Ver.	Action By	Action	Result
12/7/2020	1	City Council	Approved	Pass

Conduct a public hearing and consider an ordinance for Zoning Application No. Z1020-0156 submitted by Shield Engineering Group amending the Mesquite Comprehensive Plan by providing a Comprehensive Plan Amendment from Commercial to Low Density Residential and by approving a change of zoning from R-3, Single-Family Residential to Planned Development - Single-Family Residential, to allow a 99-lot single-family subdivision generally located at 1218 South Belt Line Road and 430 Paza Drive.  
 (No responses in favor and three in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval.)

The applicant proposes development of a 99-lot subdivision on the 20.72-acre tract. The development would include 5.5 acres of open space. Amenities would include a gazebo, playground and trails. The minimum lot size would be 4,400 square feet. Lots would be a minimum of 40 feet by 110 feet with a 1,500 square foot minimum dwelling size.

The Comprehensive Plan shows the area to be commercial. This land use designation is not appropriate for the area that includes single-family homes and schools. Low Density Residential is appropriate for the area. Therefore, this request includes a Comprehensive Plan amendment that would change the recommendation for the subject parcel to Low Density Residential.

On November 9, 2020, the Planning and Zoning Commission voted unanimously to approve Application No. Z1020-0156, for a Comprehensive Plan Amendment from Commercial to Low Density Residential and a Zoning Change from R-3, Single-family Residential to Planned Development Single-Family Residential.

### Recommended/Desired Action

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

**Attachment(s)**

Staff report & maps  
P&Z minutes  
Ordinance

**Drafter**

Jeff Armstrong

**Head of Department**

Jeff Armstrong