



City of Mesquite, Texas

Legislation Details (With Text)

File #: 19-4148 **Version:** 1 **Name:** FM 2932 Development Agreement
Type: Agenda Item **Status:** Passed
File created: 5/17/2019 **In control:** City Council
On agenda: 5/20/2019 **Final action:** 5/20/2019

Title: A resolution of the City Council of the City of Mesquite, Texas, authorizing the City Manager to finalize and execute a development agreement with Oak National Holdings, LLC, regarding approximately 363 acres of land generally located southwest of FM 2932 and southeast of Griffin Lane in Kaufman County, Texas, located primarily within the extraterritorial jurisdiction of the City of Mesquite and being commonly referred to as “FM 2932 development” and authorizing the City Manager to finalize and administer the agreement on behalf of the city.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution

Date	Ver.	Action By	Action	Result
5/20/2019	1	City Council	Approved	Pass

A resolution of the City Council of the City of Mesquite, Texas, authorizing the City Manager to finalize and execute a development agreement with Oak National Holdings, LLC, regarding approximately 363 acres of land generally located southwest of FM 2932 and southeast of Griffin Lane in Kaufman County, Texas, located primarily within the extraterritorial jurisdiction of the City of Mesquite and being commonly referred to as “FM 2932 development” and authorizing the City Manager to finalize and administer the agreement on behalf of the city.

At the May 6, 2019, City Council meeting, the Council was briefed on a proposed development on FM 2932 located within Mesquite’s extraterritorial jurisdiction. The proposed development of 363 acres would include 260 one-acre lots. The values of the homes built in this area is approximately \$350,000.00.

The developer is proposing a rural style development which would include street sections with no curb and gutter, varying setbacks on structures and variances to the City’s drainage ordinance. The developer has agreed to Planned Development zoning for this property, which would include masonry requirements for residential structures, alternate screening methods along FM 2932, extended block lengths and a mandatory HOA. The developer has requested a partial rebate of development fees.

The City will require the developer to complete a full drainage study of the area in order to evaluate variances to the drainage ordinance and complete water and roadway infrastructure to City of Mesquite standards. The City will also require the developer to agree to voluntarily annexation.

Due to timing issues placed on the developer by the property owner, the City is working to complete the development agreement prior to May 30. There are technical issues and language in the development agreement that have yet to be finalized. The developer and the City are in agreement of a majority of the deal points outlined in the agreement and development standards. Staff is proposing Council authorize the City

Manager to finalize and execute the agreement in order to expedite the process. Any substantial change to the agreement that impacts the City's financial commitment or varies from the deal points outlined above will be brought back to Council for approval.

Recommended/Desired Action

Staff recommends approval of the resolution.

Attachment(s)

Resolution

Draft agreement (will be distributed to Council in their mail packet)

Drafter

Cliff Keheley

Head of Department

Cliff Keheley