



City of Mesquite, Texas

Legislation Details (With Text)

File #:	21-5679	Version:	1	Name:	Trinity Pointe Overlay ZTA 2021-09 and Zoning Case
Type:	Agenda Item	Status:		Status:	Passed
File created:	10/4/2021	In control:		In control:	City Council
On agenda:	10/18/2021	Final action:		Final action:	10/18/2021

Title: A. Conduct a public hearing and consider ordinances for Zoning Text Amendment ZTA 2021-09, amending the Mesquite Zoning Ordinance, pertaining to repealing the form-based district titled “Kaufman-Interstate 20” and adding a new type of overlay zoning district to be called “Trinity Pointe Mesquite Overlay (TPM) District”; and Zoning Application No. Z0921-0219 for a change of zoning to add the Trinity Pointe Mesquite Overlay District to all properties located east of the Dallas County-Kaufman County line and west of FM 2932, generally along Interstate Highway 20. (One response 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 of the zoning text amendment and the rezoning.)

B. An ordinance approving Zoning Text Amendment No. ZTA 2021-09, amending the Mesquite Zoning Ordinance, as previously amended, by revising Section 4-102, “Overlay Zoning Districts” by adding a new Section 4-102(J), “TPM - Trinity Pointe Mesquite Overlay District”; revising Section 4-103, “Form-Based Districts” by deleting Subsection (B) “Kaufman-Interstate 20”; adding new Section 4-960, “Trinity Pointe Mesquite (TPM) Overlay District Regulations”; repealing Section 4-1100, “Kaufman-Interstate 20 Form-Based District”; and revising Section 6-102, “Definitions”, all pertaining to text amendments to the Mesquite Zoning Ordinance thereby allowing for a new overlay district called the Trinity Pointe Mesquite Overlay District.

C. An ordinance for Zoning Application No. Z0921-0219 approving a change of zoning by adding the Trinity Pointe Mesquite (TPM) Overlay District to all properties located east of the Dallas County-Kaufman County line and west of FM 2932, generally along Interstate Highway 20.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo, 2. P&Z Minutes, 3. Ordinance - ZTA 2021-09, 4. Ordinance - Z0921-0219

Date	Ver.	Action By	Action	Result
10/18/2021	1	City Council	Approved	

A. Conduct a public hearing and consider ordinances for Zoning Text Amendment ZTA 2021-09, amending the Mesquite Zoning Ordinance, pertaining to repealing the form-based district titled “Kaufman-Interstate 20” and adding a new type of overlay zoning district to be called “Trinity Pointe Mesquite Overlay (TPM) District”; and Zoning Application No. Z0921-0219 for a change of zoning to add the Trinity Pointe Mesquite Overlay District to all properties located east of the Dallas County-Kaufman County line and west of FM 2932, generally along Interstate Highway 20.

(One response 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 of the zoning text amendment and the rezoning.)

B. An ordinance approving Zoning Text Amendment No. ZTA 2021-09, amending the Mesquite Zoning Ordinance, as previously amended, by revising Section 4-102, “Overlay Zoning Districts” by adding a new

Section 4-102(J), “TPM - Trinity Pointe Mesquite Overlay District”; revising Section 4-103, “Form-Based Districts” by deleting Subsection (B) “Kaufman-Interstate 20”; adding new Section 4-960, “Trinity Pointe Mesquite (TPM) Overlay District Regulations”; repealing Section 4-1100, “Kaufman-Interstate 20 Form-Based District”; and revising Section 6-102, “Definitions”, all pertaining to text amendments to the Mesquite Zoning Ordinance thereby allowing for a new overlay district called the Trinity Pointe Mesquite Overlay District.

- C. An ordinance for Zoning Application No. Z0921-0219 approving a change of zoning by adding the Trinity Pointe Mesquite (TPM) Overlay District to all properties located east of the Dallas County-Kaufman County line and west of FM 2932, generally along Interstate Highway 20.

Development has begun in the Kaufman County portions of Mesquite and several parcels have been entitled for other development. However, there is significant land remaining in the area that is currently zoned Agricultural. As development proposals are submitted for these parcels, it is important to have zoning in place that will create a certain minimum quality of development for the area and to create some consistency of development standards that help to create and maintain an identity for the Trinity Pointe area of Mesquite.

Two ordinances are proposed. One will abolish the existing Kaufman-Interstate 20 floating zone and create a new overlay district to be known as the Trinity Pointe Mesquite Overlay (TPM). The other ordinance would add the TPM to most of the area currently in the Mesquite city limits within Kaufman County. The requirements of the overlay would apply only to non-residential development. Additionally, any PD existing prior to the date of the TPM ordinance would continue to be valid and those PD development standards will not be deemed nonconforming.

On September 27, 2021, the Planning and Zoning Commission voted unanimously to recommend approval of Zoning Text Amendment No. 2021-09 and rezoning to add the Trinity Pointe Mesquite Overlay district to all properties located east of the Dallas County-Kaufman County line and west of FM 2932, generally along Interstate Highway 20.

Recommended/Desired Action

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

Attachment(s)

Staff Memo
P&Z Minutes
Ordinances

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong