



City of Mesquite, Texas

Legislation Text

File #: 24-7259, **Version:** 1

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0224-0346, submitted by Maxwell Fisher of ZoneDev on behalf of Palladium USA International, Inc., for a change of zoning from General Retail to Planned Development - Multifamily Residential with modifications to the development standards to allow an age-restricted multifamily development, located at 2910 Motley Drive.

(One response 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 133-unit age restricted multifamily structure on the subject property. Residents will be restricted to those 62 years of age and older. This is a project approved for 9% tax credits by the Texas Department of Housing and Community Affairs. In February 2024, the City Council provided a resolution of support for the project.

On June 24, 2024, the Planning and Zoning Commission voted 5-0 to approve a change of zoning from General Retail to Planned Development - Multifamily Residential with modifications.

Recommended/Desired Action

Following the public hearing, staff recommends this item be tabled. The applicant is awaiting award of tax credits from the Texas Department of Community Affairs and has requested that the item be tabled.

Attachment(s)

Staff Report and Maps
P&Z Minutes
Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong