

City of Mesquite, Texas

Legislation Text

File #: 21-5198, **Version:** 1

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0920-0149, submitted by Dowdy, Anderson and Associates on behalf of Bloomfield Homes for a change of zoning to amend Planned Development - Single Family Ordinance No. 3887 for Tract 1 (approximately 27.2 acres) and Tract 2 (approximately 73.6 acres), a change of zoning from Agricultural to Planned Development - Single-Family Residential Ordinance No. 3887 for Tract 3 (approximately 13.4 acres) and a change of zoning from Planned Development - Single Family Ordinance No. 3538 to Planned Development - Single-Family Residential Ordinance No. 3887 for Tract 4 (approximately 18.7 acres) to allow expansion of the Ridge Ranch single-family subdivision and to modify the development standards on a total of approximately 132.787 acres of land, located generally west of East Cartwright Road and Lawson Road.

(No responses in favor and none 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 proposed rezoning will add 32 acres to the Ridge Ranch Planned Development (Tracts 3 and 4). In addition, the lot mix will be altered in existing Tracts 1 and 2. The 40-foot lots will be replaced with larger lots and the number of 80-foot lots will be reduced. The total entitled lot count for the Ridge Ranch subdivision will increase from 800 to 949 with a gross density increase from 2.97 to 3.15 dwellings per acre. All other development standards of the Ridge Ranch PD will remain in place and apply to the additional 32 acres.

On December 14, 2020, the Planning and Zoning Commission voted 7 to 0 to recommend approval of a change of zoning to amend Planned Development - Single Family Ordinance No. 3887 for Tract 1 and Tract 2, a Zoning Change from Agricultural to Planned Development - Single-Family Residential Ordinance No. 3887 for Tract 3 and a Zoning Change from Planned Development - Single Family Ordinance No. 3538 to Planned Development - Single-Family Residential Ordinance No. 3887 for Tract 4 to allow expansion of the Ridge Ranch single-family subdivision and to modify the development standards.

Recommended/Desired Action

Following the public hearing, staff recommends approval.

Attachment(s)

Staff report & maps

P&Z minutes

Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong