

ORDINANCE NO. 4166

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY DELETING THE MEDIUM DENSITY DESIGNATION IN PART IV AND ADDING A NEW URBAN MULTIFAMILY NEIGHBORHOOD DESIGNATION IN PART IV, ESTABLISHING POLICIES FOR THE DESIGN AND LOCATION OF URBAN MULTIFAMILY DEVELOPMENT IN LOW DENSITY DEVELOPMENT AREAS AND MODIFYING THE REGIONAL RETAIL, BUSINESS CORRIDOR, CENTRAL MESQUITE AND NEIGHBORHOODS NORTH MAPS TO DESIGNATE CERTAIN AREAS AS APPROPRIATE FOR URBAN MULTIFAMILY RESIDENTIAL AND URBAN MULTIFAMILY NEIGHBORHOOD; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the demand for multifamily housing is expected to increase in the City of Mesquite fueled by households that are not financially able to afford a home and by demographic groups that prefer to reside in denser living environments in close proximity to employment centers, transit and walkable retail districts; and

WHEREAS, multifamily housing with distinctive urban characteristics is an appropriate use for infill development on vacant and underdeveloped parcels in and around the City's low density areas at the edges of existing single-family residential neighborhoods; and

WHEREAS, the long-term market viability of urban multifamily housing and its compatibility with other areas depends upon whether it is designed internally to give residents their own sense of place, how well it blends into and complements the surrounding neighborhood, the extent of support it provides for walk-to retail within its pedestrian shed and the strength of the connections it makes to those areas; and

WHEREAS, following publication and public hearings as required by law, the Planning and Zoning Commission has examined the need to improve policies governing the design and location of multifamily development in low density areas so that such development helps build sustainable communities and is recommending that the City Council modify development policies for those areas accordingly; and

WHEREAS, the Texas Local Government Code, Section 211.004, provides that local zoning regulations must be adopted in accordance with a comprehensive plan, and it is deemed prudent to amend the Mesquite Comprehensive Plan concurrently with the application of new standards for the design and location of urban multifamily residential development to strongly support and validate the full intent of such standards.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the *Mesquite Comprehensive Plan*, last updated on June 7, 2010, be and the same is hereby amended by deleting in its entirety the Medium Density Neighborhood designation in Part IV and adding a new Urban Multifamily Neighborhood designation to Part IV, attached hereto as Exhibit "A," pertaining to policies on the design and location of multifamily residential development when appropriate within the City's low density development areas.

SECTION 2. That the *Mesquite Comprehensive Plan* is hereby amended further by adopting revisions to the "Regional Retail and Entertainment Corridor," the "Central Mesquite," the "Business Corridors" and the "Neighborhoods North" maps in Part III and in Part IV, attached hereto collectively as Exhibit "B," for the purpose of designating certain areas as appropriate for the development of multifamily residential with the heightened urban design standards and requirements of the Mesquite Zoning Ordinance.

SECTION 3. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 4. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

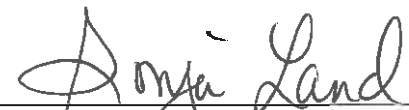
SECTION 5. That the present ordinances of the City of Mesquite are inadequate to provide for the proper protection of the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 19th day of September, 2011.




John Monaco
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



B.J. Smith
City Attorney

"Exhibit A"

Low Density COMMUNITY AREAS

URBAN MULTIFAMILY NEIGHBORHOOD

The Urban Multifamily Neighborhood designation identifies areas in the Community Areas where multiple types of traditional residential building types would assist integration of infill development within the surrounding context. The designation is applied to undeveloped, *Community Area* tracts which are zoned for and considered acceptable for traditional mixed residential uses. The location and applicability of future multifamily developments should be primarily based on integration into a neighborhood and its contribution to an active public realm. The design standards for multifamily developments should build on the same characteristics with the aim of creating a connected living environment as identified in Urban Multifamily Residential.

NEIGHBORHOOD SUSTAINABILITY ZONES

The Neighborhood Sustainability Zone designation identifies areas where residential and business uses are not only compatible, but also essential to revitalization of the neighborhood. The density of all development within the zone is optimized for pedestrian-scaled activity. This generally translates into development which is more intense than that produced by other policies intended for application on the urban fringe. The pedestrian defines the limits of a Neighborhood Sustainability Zone. The standards for infill housing and the zone's business component must serve the City's larger goal of renewal.

Existing Residential Areas

- Contextual infill standards

Mixed Uses

- Integrate residential and business uses

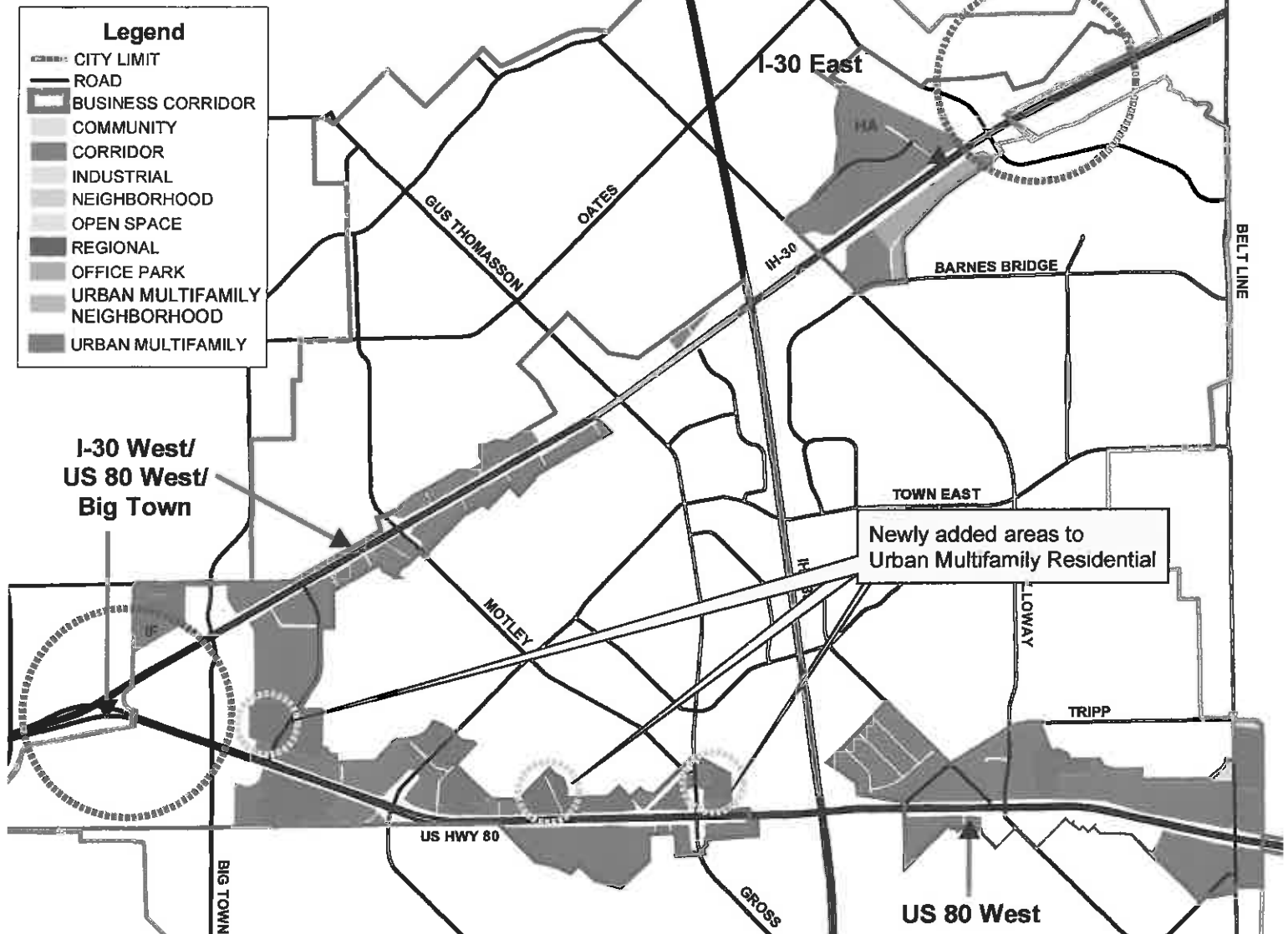
Urban Fabric

- Use of form-based regulations to promote business corridor renewal and compatibility between building functions
- Pedestrian-orientation using a complete streets approach
- Recreate the public realm through extensive use of building enclosure, landscaping, sidewalks and civic spaces

Morningside Drive (28 Acres)

The vacant land between I-30 and Morningside Drive is across a collector street from single family homes. The tract is narrow and has some topographical and drainage issues which complicate development. This tract is designated Office Park with the intent of limiting the type of uses which are accommodated. Although current zoning is under a Planned Development district, the range of permitted uses is quite broad. An overall site plan was approved for development of the entire tract in the 1980's, and the major elements of this layout should be applied as development occurs. With this site plan approval, the number of drives along Morningside was limited, an internal two-way street was required along I-30 and a consistent screening wall design was required, all to minimize the impacts on the neighborhood. The site plan also proposed that the entire section between the Lowe's site and the Jack-in-the-Box be limited to garden office uses which were deemed to be most compatible with the residences.

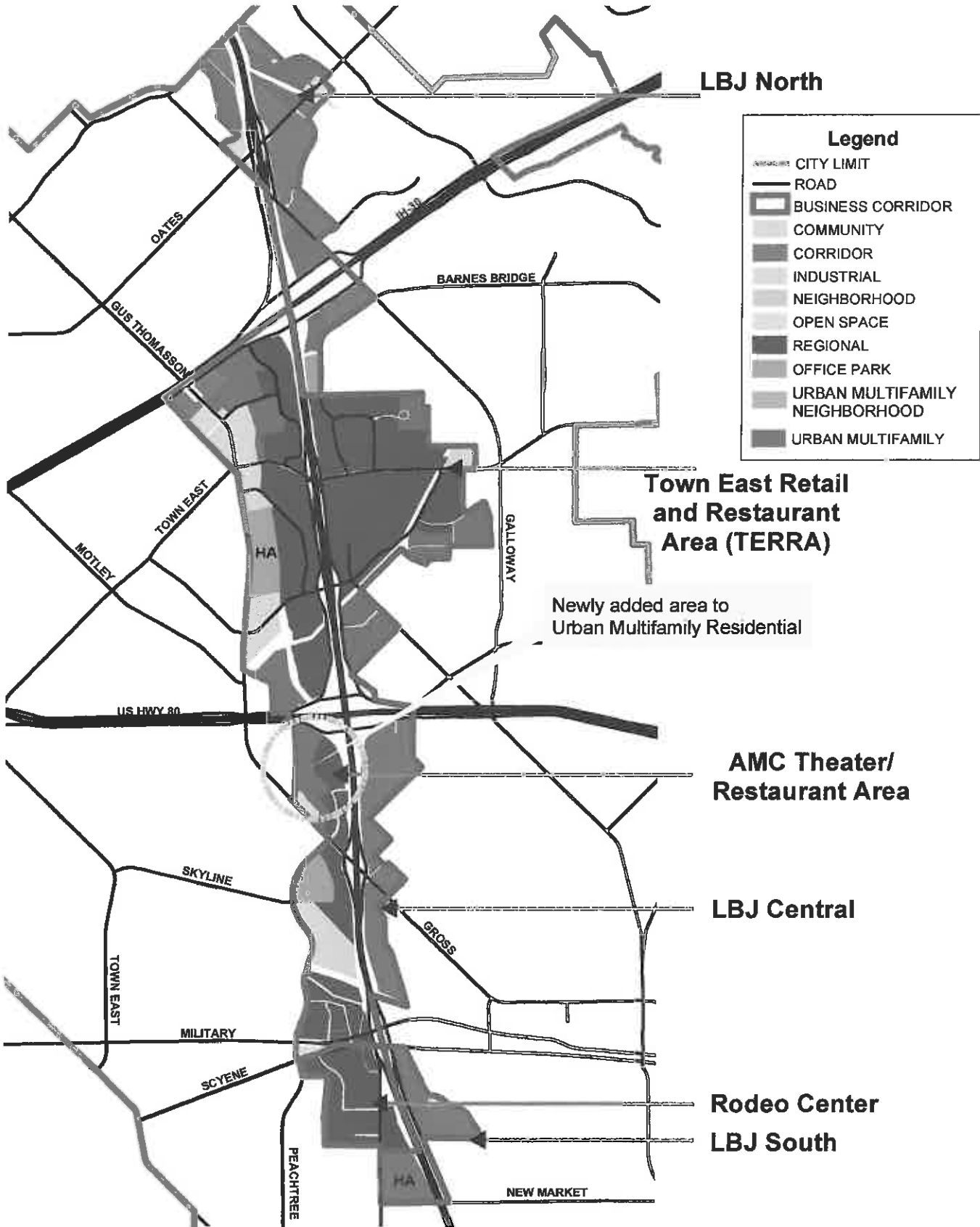
BUSINESS CORRIDORS



"Exhibit B"

High Intensity
DEVELOPMENT AREAS

REGIONAL RETAIL AND ENTERTAINMENT CORRIDOR



"Exhibit B"

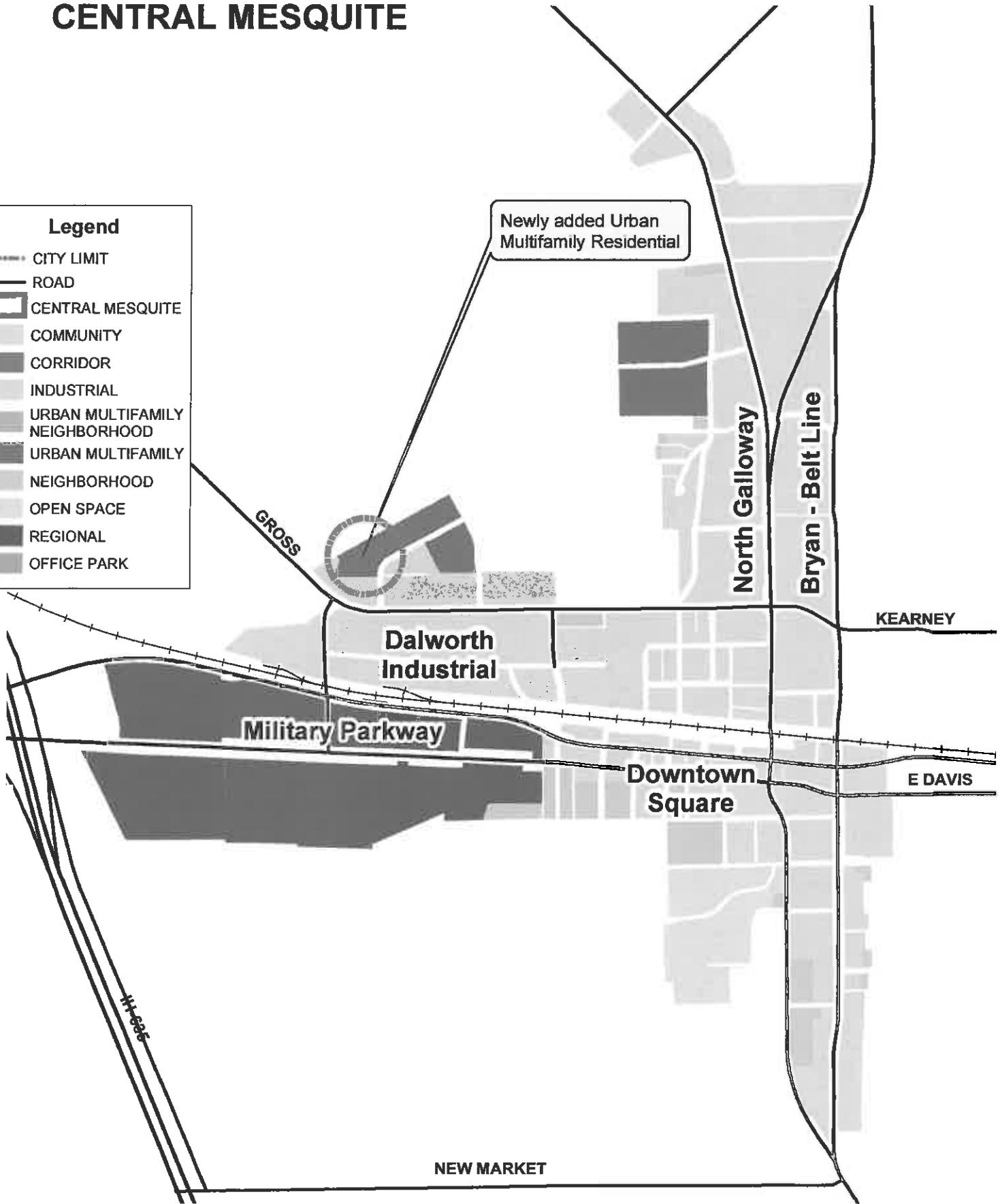
High Intensity DEVELOPMENT AREAS

CENTRAL MESQUITE

Legend

- CITY LIMIT
- ROAD
- CENTRAL MESQUITE
- COMMUNITY
- CORRIDOR
- INDUSTRIAL
- URBAN MULTIFAMILY NEIGHBORHOOD
- URBAN MULTIFAMILY
- NEIGHBORHOOD
- OPEN SPACE
- REGIONAL
- OFFICE PARK

Newly added Urban
Multifamily Residential



NEW MARKET

NEIGHBORHOODS - NORTH

