

RESOLUTION NO. 17-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING A POLICY CONCERNING THE DENSITY, LOCATION AND REGULATION OF APARTMENT DEVELOPMENT AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the Planning and Zoning Commission has in the last year been concerned with apartment zoning and the quality of apartment development; and

WHEREAS, an Apartment Study Committee was appointed to analyze the impacts of current zoning and apartment development in general; and

WHEREAS, the Apartment Study Committee determined that quality apartment development could be an asset to the City, providing a full range of housing types; and

WHEREAS, the MESQUITE DEVELOPMENT GUIDE, outlining policies for future apartment density and location, has been officially adopted; and

WHEREAS, the full Planning and Zoning Commission concurs with the proposed apartment policies and further has recommended administrative regulations for these policies; and

WHEREAS, the City Council also concurs with the policies and recommendations,

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

SECTION 1. That the City policymakers will endeavor to adhere to the apartment location and density policies adopted in the MESQUITE DEVELOPMENT GUIDE, which in summary state that:

- a. Development at densities of over 25 units per acre should be permitted in the Town East Center Area.
- b. Development at densities of 15 to approximately 25 units per acre should be permitted in the Big Town Center Area and in the freeway corridors where direct freeway access is available.

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- c. Development at densities of 6 to approximately 15 units per acre should be permitted in the downtown area; in the areas of existing apartment concentrations along Gross Road and Gus Thomasson, south of U.S. 80; along the greenbelts where access to major streets is available; and in the annexation area according to the proposals of the NEW TOWN PLAN. Small developments of less than 50 units could be permitted on major street sites which are unlikely to develop at low densities.

SECTION 2. That apartment quality (site layout, amenities, architectural design and construction) should be insured through Planned Development Zoning, since this is the only method commonly used by the City. If Planned Development supervision becomes common and time consuming, then a sub-committee of the Planning and Zoning Commission should be appointed with members qualified to make professional judgements. This sub-committee should devote whatever time is necessary to maintain quality control of Planned Development projects.

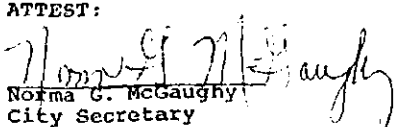
SECTION 3. That back zoning of apartment zoned land (A-1) is not needed since existing standards call for low density and high quality developments. Each multifamily request for increased density should be considered on a case by case basis. The Commission emphasized that just because property is A-1 zoned does not necessarily mean it should be developed as high density multifamily residential (i.e. higher than 12 units per acre).

SECTION 4. That a concerted effort should be initiated to "get out the word" on the City's development policies in the DEVELOPMENT GUIDE through:

- a. Mailing of brochures to apartment and home builders and apartment land owners, major bankers, etc.
- b. Presentation of slide shows and speakers bureau engagements.
- c. Insertion of this resolution outlining apartment policies in the MESQUITE ZONING ORDINANCE.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this the 16th day of May, A.D., 1977.

ATTEST:


Norma C. McGaughy
City Secretary


B. J. Smith
Mayor