



THE DFW DEVELOPMENT DIGEST

A WEEKLY REVIEW OF DEVELOPMENT AND LAND USE ACTIVITY IN DFW

TOLOSA PROPERTY GROUP

INSIDE...

- **Age-Restricted Development in Mesquite**
- **New banking option comes to Fox Hollow Planned Development in Forney**
- **299-acre residential development in Cedar Hill**
- **Plus...development activity tracking in more than 25 DFW jurisdictions**



Proposed Age-Restricted Multifamily Development Aims to Enhance Mesquite's Housing Diversity

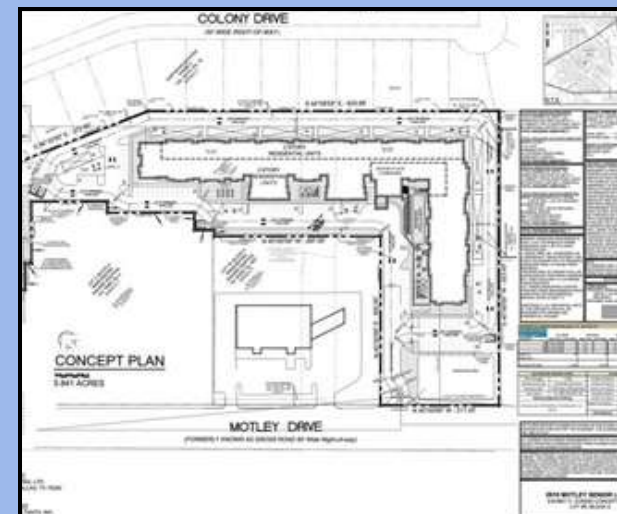
-Mesquite, TX: Zone Dev, representing the developer Palladium, is seeking a zoning change to permit an age-restricted multifamily development for residents aged 62 and older. The proposed project will feature 133 units within a single multifamily building, consisting of two- and three-story sections. This development aims to provide 187 parking spaces, equating to 1.35 spaces per unit, in compliance with the recently established parking standards for age-restricted multifamily developments.

In 2019, the City Council enacted Ordinance No. 4676, introducing additional development standards for multifamily residential projects with more than 25 units. These supplementary standards, outlined in Section 2-501 of the Mesquite Zoning Ordinance, stipulate minimum requirements for various aspects such as setbacks, density, screening, security, amenities, landscaping, and parking.

The proposed Planned Development (PD) will adhere to all requirements specified in Section 2-501, with exceptions requested for certain standards. These exceptions pertain to unit type ratios, minimum unit size, building height, refuse container locations, and tree placement.

The modifications are designed to accommodate the unique needs of this age-restricted community while maintaining compliance with the overall intent of the Mesquite Zoning Ordinance.

This project is expected to stimulate further age-restricted developments in Mesquite and contribute to the diversification of housing options in the greater DFW area, enhancing the region's appeal to senior residents.



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The inclusion of this escape lane ensures compliance with safety regulations and enhances the overall functionality of the drive-through service.

This proposed PNC Bank development is expected to enhance the commercial offerings within the Fox Hollow area, providing a valuable service to the community. The careful planning and adherence to zoning and design standards reflect a commitment to creating a high-quality development that meets the needs of both the property owner and the local community.

Site Plan Approval Sought for New PNC Bank with Drive-Through Services in Fox Hollow Planned Development

-Forney, TX: Bowman Consulting, representing the property owner, seeks approval for a site plan to establish a new PNC Bank with drive-through services in the Fox Hollow Planned Development.

The property, encompassing 0.845 acres, is situated within the Fox Hollow Planned Development under Ordinance No. 1126. The base zoning for the property is General Retail, and the proposed use—a bank with drive-through services—is permitted within this zoning classification. This development aims to provide a convenient banking option for the local community while adhering to all regulatory and design standards.

The site plan outlines the design for a single-story, 3,000-square-foot building. The building elevation plan specifies that fiber cement panels will be the primary exterior construction material, providing both durability and aesthetic appeal. This choice of material aligns with the architectural standards set forth in the Fox Hollow Planned Development guidelines.

In terms of parking, the site plan includes 22 parking spaces designated for customer use, ensuring ample parking availability to meet the bank's anticipated demand. An essential feature of the site design is the inclusion of an escape lane. This eight-foot-wide lane is incorporated into the drive-through design to allow vehicles to exit the stacking lane in the event of a stalled vehicle, emergency, or accidental entry.

Approval of this site plan will allow for the establishment of a modern, efficient banking facility that aligns with the goals of the Fox Hollow Planned Development. Bowman Consulting's comprehensive approach to site design, including attention to architectural detail, parking, safety, and landscaping, ensures that this project will be a valuable addition to the area.



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Proposed Master-Planned Residential Community Seeks Zoning Change for Enhanced Development

Applicant Frank Su of Meritage Homes of Texas, represented by Reece Bierhalter of Manhard Consulting and Tal Jackson of Talson Design, seeks a zoning change for approximately 299 acres from “SF-E” (Single Family-Estate) to “PD” (Planned Development District). The site is generally located south of Lake Ridge Parkway and west of South Highway 67, within the 1900-2000 block of Lake Ridge Parkway. The property is currently owned by Doug Donald of Walton Texas, LP.

Since May 2020, Walton Texas and Meritage Homes have engaged with the City to discuss residential development of the property. Initially, plans considered various lot sizes and densities while maintaining open space along the escarpment. The adoption of the 2022 Comprehensive Plan, designating the area as a Master Planned Neighborhood, influenced the development approach. Joint meetings between the City Council and the Planning and Zoning Commission on August 20, 2022, and May 16, 2023, focused on refining the concept plan, which has now evolved into the current proposal for a Planned Development (PD) District.

The proposed rezoning will facilitate the development of an approximately 870-lot master-planned single-family residential neighborhood. The development plan includes a variety of lot sizes across five phases as detailed below:

- Phase 1: 212 lots
- Phase 2: 254 lots
- Phase 3: 212 lots
- Phase 4: 47 lots
- Phase 5: 131 lots

The total development will encompass 856 lots with a diverse range of lot sizes.

Approximately 87 acres will be dedicated to open space, featuring passive and active recreational amenities, including an HOA-managed amenity center, swimming pool, splash pad, great lawn, pickleball courts, seating areas with fire pits, playgrounds, community garden, and trails. Additionally, around 46 acres will remain undeveloped and dedicated to the City as open space.

A Planned Development (PD) District offers flexibility in development and design that standard zoning cannot provide. This approach ensures a high-quality, sustainable development tailored to the specific needs and characteristics of the area.



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Tolosa Property Group specializes in zoning and land use analysis, offering tailored solutions to ensure your property development projects comply with all regulatory requirements.

Consulting:

We guide clients through the complexities of zoning and land use regulations, providing strategic advice and detailed site assessments. Our team works closely with you to develop customized strategies that maximize your project's potential.

Zoning and Land Use Analysis:

We conduct thorough zoning and land use analysis to ensure compliance with local, state, and federal requirements. By meeting with jurisdiction officials on behalf of our clients, we facilitate smoother communication and quicker resolutions, streamlining the approval process and securing necessary entitlements efficiently.

Project Advisory:

Our project advisory services encompass planning, coordination, and guidance through all phases of the entitlement process. We provide the expertise needed to navigate regulatory requirements, secure approvals, and ensure compliance with zoning and land use regulations, ensuring your project progresses smoothly and remains on schedule.

Trust Tolosa Property Group to help you navigate the complexities of zoning and land use, providing the expertise and support needed to help turn your vision into reality.

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LAND USE AND DEVELOPMENT ACTIVITY TRACKING

LAND USE AND DEVELOPMENT ACTIVITY REPORT

CITY	DATES	STATUS	ORDINANCE NUMBER	AGENDA TITLE	DESCRIPTION OF CHANGE	LINK TO MINUTES
Arlington	June 24-July 5, 2024	Proposed	PD23-39	Zone Change	Application for approval of a change in zoning from Residential Estate (RE) to Planned Development (PD) for Residential Medium-Density-12 (RM-12) for a Cottage Community with a development plan, on approximately 1.966 acres.	City of Arlington, TX Planning and Zoning Commission - Regular Agenda (Jun 28, 2024)
Arlington	June 24-July 5, 2024	Proposed	ZA24-4	Zone Change	Public Hearing for an approval for a change in zoning from Planned Development (PD) to Community Commercial (CC) on approximately 2.203 acres located at 1865 Wimbledon Drive & 5031 Mansfield Road.	City of Arlington, TX Planning and Zoning Commission - Regular Agenda Minutes (6/5/24) (ZA24-4)
Bedford	June 24-July 5, 2024	Proposed	ZTA (Item # 3)	Zoning Text Amendment	Public Hearing to consider a recommendation to City Council regarding a text amendment to the Zoning Ordinance, specifically Appendix A, Chapter 3 "Permitted Uses" Section 3.2 Explanation of Uses and Specific Use Permit Requirements" to create a definition for an Automotive Engineering and Restoration Use.	City of Bedford, TX P&Z Commission Agenda (6/27/24) (ZTA Item # 3)

<p>Carrollton</p>	<p>June 24-July 5, 2024</p>	<p>Proposed</p>	<p>Case No. PLZ 2024-015</p>	<p>Zone Change</p>	<p>Consider An Ordinance Amending The Zoning For An Approximately 16-Acre Tract Zoned (MF-15) Multi-Family Residential District To Repeal And Reestablish Planned Development No. 53 To Change The Base Zoning From The (MF-15) Multi-Family Residential District To The (SF-8.4/16) Single-Family Residential District And Modify Development Standards; Amending The Official Zoning Map for the parcel Located Within An Area Encircled By East Rosemeade Parkway, Bishop Hill Drive, Highlands Creek Road, Glen Morris Road And Marsh Lane, And Including Properties On Galloway Lane And Vista Glen Lane, And Approximately 850 Feet West And 550 Feet North Of The Intersection Of East Rosemeade Parkway And Marsh Lane, To Repeal And Reestablish Planned Development No. 53 To Change The Base Zoning From The (MF-15) Multi-Family Residential District To The (SF-8.4/16) Single-Family Residential District And Modify Development Standards; Amending The Official Zoning Map.</p>	<p>City of Carrollton, TX City Council Agenda (6/25/24) (Case No. PLZ 2024-015) Item # 31.</p>
<p>Carrollton</p>	<p>June 24-July 5, 2024</p>	<p>Proposed</p>	<p>Case No. PLZ 2024-052</p>	<p>Zone Change</p>	<p>Consider An Ordinance Amending The Zoning On An Approximately 3.39-Acre Tract Zoned To The (LI) Light Industrial District And Located At 1811 Trinity Valley Drive, Establishing A Planned Development District To Accommodate Development On Less Than 5-Acres Without Affecting Adjacent Properties.</p>	<p>City of Carrollton, TX City Council Agenda (7/2/24) (Case No. PLZ 2024-052) Item # 18.</p>

Cedar Hill	June 24-July 5, 2024	Proposed	Case No. PD-620-2024	Zone Change	An application for a change in zoning from "SF-E" (Single Family-Estate) to "PD" (Planned Development District) for detached single-family residential on approximately 299.00 acres, generally located south of Lake Ridge Parkway and west of South Highway 67	City of Cedar Hill, TX Planning & Zoning Commission Agenda (6/4/24) (PD-620-2024)
Dallas	June 24-July 5, 2024	Proposed	24-1950	Zone Change and Land Use	MF-1(A) Multifamily District, per staff, on property zoned an R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Knoxville Street.	City of Dallas Meeting Agenda 6/24/24 (24-1950) Zoning Case File # Z234-154
Denton	June 24-July 5, 2024	Proposed	FP24-0020a	Final Plat	Final Plat of Hickory Hill Events Center. The approximately 15.98-acre site is generally located at the southeast intersection of Copper Canyon Road and Old Alton Road Denton County, Texas, within the City's Extraterritorial Jurisdiction Division 1 (ETJ-1)	City of Denton P&Z Commission Agenda Conset Item (6/26/24) (FP24-0020a)
Denton	June 24-July 5, 2024	Proposed	FP24-0024	Final Plat	Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton, Denton County, Texas.	City of Denton P&Z Commission Agenda (6/26/24) (FP24-0024)
Denton	June 24-July 5, 2024	Proposed	FP24-0022	Final Plat	Final Plat of the Robson Ranch Unit 40. The 54-acre site is generally located east of Ed Robson Boulevard approximately 650 feet north of Goodland Drive, in the City of Denton	City of Denton P&Z Commission Agenda (6/26/24) (FP24-0022)

Denton	June 24-July 5, 2024	Proposed	FP24-0015b	Final Plat	Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1D. The approximately 56.100-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton.	City of Denton P&Z Commission Agenda (6/26/24) (FP24-0015b)
Denton	June 24-July 5, 2024	Proposed	PD24-0005b	Zone Change	Change the zoning from Residential 6 (R6) to an Overlay Planned Development - Light Industrial (PD-LI) District on approximately 52.589 acres of land generally located north of Blagg Road, approximately 800 feet east of Geesling Road, in the City of Denton	City of Denton P&Z Commission Agenda (6/26/24) (PD24-0005b)
Denton	June 24-July 5, 2024	Proposed	Z24-0008	Zone Change	Public Hearing to Rezone approximately 7.8 acres of land from Rural Residential (RR) District to Light Industrial (LI) District generally located approximately 400 feet south of US 380 and approximately 1,300 feet west of N. Masch Branch Road in the City of Denton	City of Denton P&Z Commission Agenda (6/26/24) (Z24-0008)
Forney	June 24-July 5, 2024	Proposed	Consent Item # 3	Site Plan	Discuss and consider approval of a site plan for PNC Bank, of 0.845 acres of land zoned (The base zoning for the property is General Retail) within the Fox Hollow Planned Development located north of the F.M. 548 and F.M. 741 intersection.	City of Forney, TX Planning & Zoning Commission Agenda (6/6/24) (Consent item # 3)
Frisco	June 24-July 5, 2024	Proposed	(FP24-0030)	Final Plat - Civic Development	A public school on one lot on 32.8± acres on the north side of Hardy Drive, 270± feet west of Coit Road. Zoned Agricultural. Neighborhood #1	City of Frisco, TX Planning & Zoning Commission Agenda (6/25/24)

Frisco	June 24-July 5, 2024	Proposed	(FP24-0029)	Final Plat -Commercial Development	A big box store (HEB) and accessory gas pumps and a car wash on one lot on 22.8± acres on the west side of FM 423, 370± feet south of US Highway 380 "University Drive". Zoned Planned Development-254-Retail. Neighborhood #50.	City of Frisco, TX Planning & Zoning Commission Agenda (6/25/24)
Ft. Worth	June 24-July 5, 2024	Proposed	ZC-24-038	Zone Change	5.22-acres located on 11310 Old Weatherford Road from its current zoning of "C" Medium Density Multifamily to "E" Neighborhood Commercial	City of Ft. Worth ZC-24-038
Ft. Worth	June 24-July 5, 2024	Proposed	ZC-24-045	Zone Change	3.3-acres near the corner of Turner May Dr & Joplin Blues Ln from Unzoned, To: "PD 1169" Planned Development/"A-5" One-Family and "R1" Zero Lot line/Cluster	City of Ft. Worth ZC-24-045
Garland	June 24-July 5, 2024	Proposed	Z 22-67	Zone Change	Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development. This property is located at 2000 and 2050 East Miller Road.	City of Garland Plan Commission Agenda Case # Z 22-67
Garland	June 24-July 5, 2024	Proposed	PLT-24-05-0023	Final Plat - MFR Development	Final Plat for a multi-family development on 31.85 acres, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy	City of Garland, TX Planning & Zoning Commission Meeting Agenda (6/24/24)
Garland	June 24-July 5, 2024	Proposed	ZON-24-04-0013	Zone Change	Zone Change from General Retail (GR) District to Single Family-Attached (SF-A) Residential District on 0.3604 acres at 404 & 2408 W.E. Roberts St.	City of Garland, TX Planning & Zoning Commission Meeting Agenda (6/24/24)

Garland	June 24-July 5, 2024	Proposed	TAM-24-04-0004	UDC Text Amendment	An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to add use Smoke Shop and allow it by SUP in GR, GR-1, C, C-1, CA, HC, LI and HI zoning districts and establish spacing requirements and amending Article 30: Definitions to define Smoke Shop;	City of Garland, TX Planning & Zoning Commission Meeting Agenda (6/24/24)
Grapevine	June 24-July 5, 2024	Proposed	Z24-06	Zone Change	Application requesting a zonechange for 1.87acres located at WestPeachStreet from "R ₁ MF-1", Multifamily District to "R-3.5", Two-Family District; and 2.75 acres locatedat 503, 511 North Main Street, 217, 211, 205, 125 and 119 Hall Street and 219 West Peach Street from "R-MF-1", Multifamily District to "R ₁ 5.0", Zero-Lot-Line District to realign zoning regulations with current land uses, duplexes and single-family detached residences.	City of Grapevine, TX P&Z Commission Agenda (6/18/24) (Z24-06) Item # 7.

Irving	June 24-July 5, 2024	Proposed	2024-188-UDC	Unified Development Code Regulations Amendment	Consideration of an Ordinance amending the Unified Development Code Regulations to amend the definition of Customary Home Occupation. Shall mean an occupation customarily carried on inside a residence by an occupant without structural alteration in the building or any of its rooms and without the installation or use of machinery or additional equipment, other than that customary to normal household operation. Additionally, no person other than the occupants of the principal single-family dwelling shall be employed to work in or at such a home occupation.	Irving, TX: Planning and Zoning Agenda Packet Webpage (June 18, 2024)
Irving	June 24-July 5, 2024	Proposed	Case #CP23-0016	Comprehensive Plan Amendment	Located at 1221 and 1225 Senter Road. Approximately 1.31 acres from R-3.5 "Two-family Residential" and R-6 and "Single-family Residential 6" split zoned to R-MF-2 "Multifamily Residential 2" with variances to Sec. 3.13 "Multifamily Development" of the Unified Development Code	Irving, TX: Planning and Zoning Agenda Packet Webpage (July 1, 2024 Agenda Packet)
Irving	June 24-July 5, 2024	Proposed	#2024-200-ZC	Zoning Case	Located at 5615 Highpoint Drive and 1420 Greenway Drive. Approximately 15.54 acres. From C-O "Commercial Office" to ML-20a "Light Industrial 20a"	Irving, TX: Planning and Zoning Agenda Packet Webpage (July 1, 2024 Agenda Packet)
Lewisville	June 24-July 5, 2024	Proposed	24-3552	Zone Change	Consideration of a Zone Change From Light Industrial (LI) District and General Business (GB) District to Light Industrial (LI) District; on 1.397-Acres. Located at 1204 North Stemmons Freeway	City of Lewisville, TX Planning & Zoning Commission Agenda (6/18/24) (Case # 24-3552) Item # 5

Mansfield	June 24-July 5, 2024	Proposed	ZC# 24-6054	Zone Change	Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for (C) Commercial and attached single-family residential (rowhouse) uses on approximately 10.574 acres located at 650 and 700 N. Holland Rd. 1020	City of Mansfield, TX Planning & Zoning Commission Agenda Packet (7/1/24) (Z24-6054)
Mansfield	June 24-July 5, 2024	Proposed	ZC# 24-010	Zone Change	Public Hearing on a Change of Zoning from PR, Pre-Development District to S, South Mansfield Form-Based Development District on Approximately 19.974 acres, generally located east of State Highway 360, west of the Tarrant Regional Water District pipeline.	City of Mansfield, TX Planning & Zoning Commission Agenda Packet (7/1/24) (ZC 24-6056)
Mansfield	June 24-July 5, 2024	Proposed	ZC # 24-6055	Zone Change	Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 57.95 Acres of land located east of U.S. Highway 287, east and west of N. Mitchell Road, and north of the Union Pacific railroad right-of-way on property addressed at 101 S. U.S. Highway 287 and at 20 and 24 North Mitchell Road	City of Mansfield, TX Planning & Zoning Commission Agenda Packet (7/1/24) (ZC 24-6055)
McKinney	June 24-July 5, 2024	Proposed	24-0043Z	Zone Change	Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard	City of McKinney, TX Planning & Zoning Commission Meeting Agenda (6/25/24) for ZC-24-0043Z
McKinney	June 24-July 5, 2024	Proposed	24-0049Z	Zone Change	Request to Rezone the Subject Property from "BG" - General Business District to "I1" - Light Industrial District, Located at 1443 North Church Street	City of McKinney, TX Planning & Zoning Commission Meeting Agenda (6/25/24) for ZC-24-0049Z

Mesquite	June 24-July 5, 2024	Proposed	Z0224-0364	Zone Change	Conduct a public hearing and consider approval of Zoning Application No. Z0224-0346 submitted for a zoning change from General Retail to Planned Development – Multifamily with modified development standards to allow a 133-unit age-restricted multifamily development located at 2910 Motley Drive.	City of Mesquite, TX - Planning & Zoning Commission Agenda (6/24/24) (Zoning Case# Z0224-0346)
Mesquite	June 24-July 5, 2024	Proposed	Z0324-0524	Comp Plan Amendment & Change in Zoning	Conduct a public hearing and consider approval of Zoning Application for a comprehensive plan amendment to change the future land use designation from Office to Light Industrial and a zoning change from Planned Development – Light Commercial Ordinance No. 2124 to Planned Development – Industrial to allow a flex office and warehouse development at 1202 IH 30.	City of Mesquite, TX - Planning & Zoning Commission Agenda (6/24/24) (Zoning Case # Z0324-0524)
Mesquite	June 24-July 5, 2024	Proposed	Z0124-0342	Comp Plan Amendment & Change in Zoning	Conduct a public hearing and consider approval of Zoning Application for a comprehensive plan amendment to change the future land use designation from Commercial to Medium-Density Residential and for a zoning change from Commercial to Planned Development – Multifamily with modified development standards to allow 135 build-to-rent patio homes and 142 build-to-rent townhomes located at 21701 IH 635.	City of Mesquite, TX - Planning & Zoning Commission Agenda (6/24/24) (Zoning Case #Z0124-0342)

Mesquite	June 24-July 5, 2024	Proposed	Z0224-0344	Comp Plan Amendment & Change in Zoning	Zoning Application submitted for a Comprehensive Plan amendment from Commercial to High-Density Residential and a change of zoning from Planned Development - Light Commercial (Ordinance No. 2102) to Planned Development - Multifamily Residential to allow a multifamily development with modifications to the development standards, located at 900 and 1000 Windbell Circle.	City of Mesquite, TX - Planning & Zoning Commission Agenda (6/24/24) (Zoning Case #Z022-0344)
North Richland Hills	June 24-July 5, 2024	Proposed	ZC23-0087	Zone Change	Public hearing and consideration for a zoning change from C-1 (Commercial) to Residential Infill Planned Development (RI-PD) at 7825 Mockingbird Lane, being 0.97 acres.	City of North Richland Hills, TX City Council Agenda (6/24/24) (ZC23-0087)
North Richland Hills	June 24-July 5, 2024	Proposed	ZC24-0092	Zone Change	Public hearing and consideration of a request for a zoning change from C-1 (Commercial) to Residential Infill Planned Development (RI-PD) at 8220 Turner Drive, being 4.293 acres	City of North Richland Hills, TX City Council Agenda (6/24/24) (ZC24-0092)
Richardson	June 24-July 5, 2024	Proposed	Zoning File 24-11	Development Amendment Planned Development	A request to amend the 62.5-acre CityLine East PD Planned Development District (Ordinance 4049), to increase the number of residential units and to amend the Regulating Plan to increase the acreage of the 100% Mandatory Civic/Open Area and the 60% Mandatory/40% Non-Mandatory Civic/Open Space Area	City of Richardson, TX City Planning Commission Agenda (7/2/24) (Zoning File 24-11)

Rockwall	June 24-July 5, 2024	Proposed	P2024-022	Final Plat	<p>Discuss and consider a request for the approval of a Final Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land, zoned Planned Development District 82 (PD-82) [Ordinance No. 18-08] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary</p>	City of Rockwall, TX Planning and Zoning Commission Agenda Packet (6/25/24) (P2024-022)
Rockwall	June 24-July 5, 2024	Proposed	SP2024-031	Site Plan	<p>Discuss and consider a request by of the Rockwall Economic Development Corporation (REDC) for the approval of a Site Plan for Heavy Manufacturing Facility (i.e. Ballard) on a 32.00-acre portion of a larger 77.148-acre tract of land, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary.</p>	City of Rockwall, TX Planning and Zoning Commission Agenda Packet (6/25/24) (SP2024-031)

Rowlett	June 24-July 5, 2024	Proposed	IC 4A. (Individual Consideration)	Form Based Zoning Variance(s)	Conduct a public hearing and make a recommendation to City Council on a request for Major Warrants from the following portions of the Form-Based Code 1) Street Typologies to increase pavement widths of travel lanes on Picadilly Way, Greenwich Drive, and Carnaby Drive and to eliminate a median on Woolwich Drive; 2) Streetscape to reduce tree grates from 6 feet by 6 feet to 5 feet by 5 feet on Picadilly Way, Greenwich Drive, and Carnaby Drive; and 3) Interior Parking Lot Landscaping to reduce tree islands and increase tree spacing. The site is located west of Merritt Road approximately 900 feet south of the President George Bush Turnpike	City of Rowlett, TX Planning and Zoning Commission Agenda (6/25/24) (IC 4A.)
Wylie	June 24-July 5, 2024			No Activity Reported For This Time Period		