

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, SO AS TO APPROVE A CHANGE OF ZONING FROM AGRICULTURE TO PLANNED DEVELOPMENT SINGLE FAMILY RESIDENTIAL SUBJECT TO CERTAIN STIPULATIONS AND CONDITIONS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Mesquite and the governing body of the City of Mesquite, in compliance with the Charter of the City of Mesquite and State laws with reference to granting of zoning changes under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the area, the City of Mesquite is of the opinion that the change of zoning may be granted herein.

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

SECTION 1. That the Mesquite Zoning Ordinance adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to approve a change of zoning from Agriculture to Planned Development Single Family Residential subject to the following stipulations and conditions:

1. All standards of R-1A Single Family development shall apply except as modified herein.
2. The concept plan, attached hereto as Exhibit B, is incorporated herein; however, modifications to the street layout may be proposed on the plat/site plan based on final flood studies.
3. The minimum lot size shall be 9,000 square feet with an average lot size of 9,500 square feet and a minimum lot width of 75 feet.
4. The minimum interior side yard setback shall be seven feet.
5. The minimum unit size shall be 2,500 square feet.
6. Arterial screening shall be provided in accordance with the requirements of the Mesquite Zoning Ordinance provided that the masonry screening wall shall include entryway accents as shown on Exhibit C, attached hereto, that masonry shall match the existing screening wall at the adjacent Parkchase subdivision in terms of brick color and type and that the wall may be six feet in height.

7. Arterial screening shall also include provision of a 15-foot landscape easement along Clay-Mathis Road in addition to normal right-of-way requirements. At a minimum, the easement shall provide a buffer tree line or strategically grouped trees and beds, meandering sidewalks and shrubbery with design to be approved during the site plan review.
8. All mailboxes shall be of uniform design utilizing brick and/or stone to match the exterior of the homes.
9. Front and rear yards shall be sodded and provided with automatic underground irrigation systems.
10. Chimneys on the exterior walls shall be constructed of brick matching the home exterior. All other chimneys shall be constructed of Hardi-Plank or similar materials.
11. A minimum of two street trees, each being a minimum of three-inch caliper at installation, shall be planted on each interior lot and placed to form a canopy over the sidewalk, i.e., no more than 10 feet from the sidewalk if planted on the house side. A minimum of four trees shall be provided on corner lots.
12. The alley requirement shall be waived for all lots provided that all drives shall be "swing-in" drives, J-hook drives or drives with the roof over the garage extended out a minimum of three feet and supported with columns with the roof also forming a porch over some remaining front exterior portion of the home and with single garage doors separated by masonry columns.
13. Construction of a hike and bike trail in the greenbelt area shall be required in accordance with City trail standards and shall coordinate with the City's Master Trail System. The trail system may be dedicated for public use and City maintenance.
14. A master Homeowner's Association (HOA) and deed restrictions shall be established and filed for record prior to issuance of building permits. The HOA shall be responsible for common landscaping, open space, screening walls, etc. Except for the trails, all parks and ponds shall require HOA maintenance. Prior to issuance of building permits, HOA documents shall be submitted and approved by the Development Review Committee. The HOA documents shall establish a reserve fund dedicated to long term, major maintenance of the ponds (i.e., dredging) and authorize annual audit of HOA books by the City.
15. Decorative street lighting and street signage shall be provided by the developer.
16. All homes will meet or exceed the energy requirements as indicated on the chart attached hereto as Exhibit D.

The subject property is a 52.526-acre tract located at the southwest corner of the Clay-Mathis Road and Lawson Road intersection and is described more fully in the approved field notes in Exhibit A, attached hereto.

SECTION 2. That the property described in Section 1 of this ordinance shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance.

SECTION 3. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite including Ordinance No. 3042 codified in Chapter 11 of the Mesquite City Code.

SECTION 4. 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 5. 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 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction in the Municipal Court shall be punished by a fine not to exceed two thousand dollars (\$2,000.00) for each offense.

SECTION 7. That the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect 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 22nd day of January, 2002.



Mike Anderson  
Mayor

ATTEST:

APPROVED:



Ellen Williams  
City Secretary



B. J. Smith  
City Attorney

## LEGAL DESCRIPTION

BEING a tract of land situated in the County of Dallas, State of Texas, and being a part of the J.P. Anderson Survey, Abstract No. 1, in Dallas County, Texas as well as a portion of the Nancy Bruton 114 acre tract and described by metes and bounds as follows;

BEGINNING at the east corner of the J.P. Anderson survey;

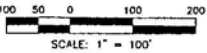
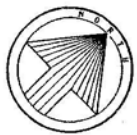
THENCE S 45°0'00" W a distance of 1438.00 feet to a point for corner;

THENCE N 60°15'00" W a distance of 346.00 feet to a point for corner;

THENCE N 47°30'00" W a distance of 1149.00 feet to a point for corner;

THENCE N 44°35'27" E a distance of 1579.17 feet to a point for corner;

THENCE S 45°00'00" E a distance of 1493.00 feet to the place of beginning and containing 2,288,046 square feet or 52.526 acres of land.



ROY EWING  
Vol. 71221, Pg. 1196  
3.839 Acres

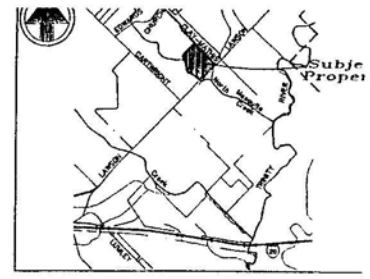
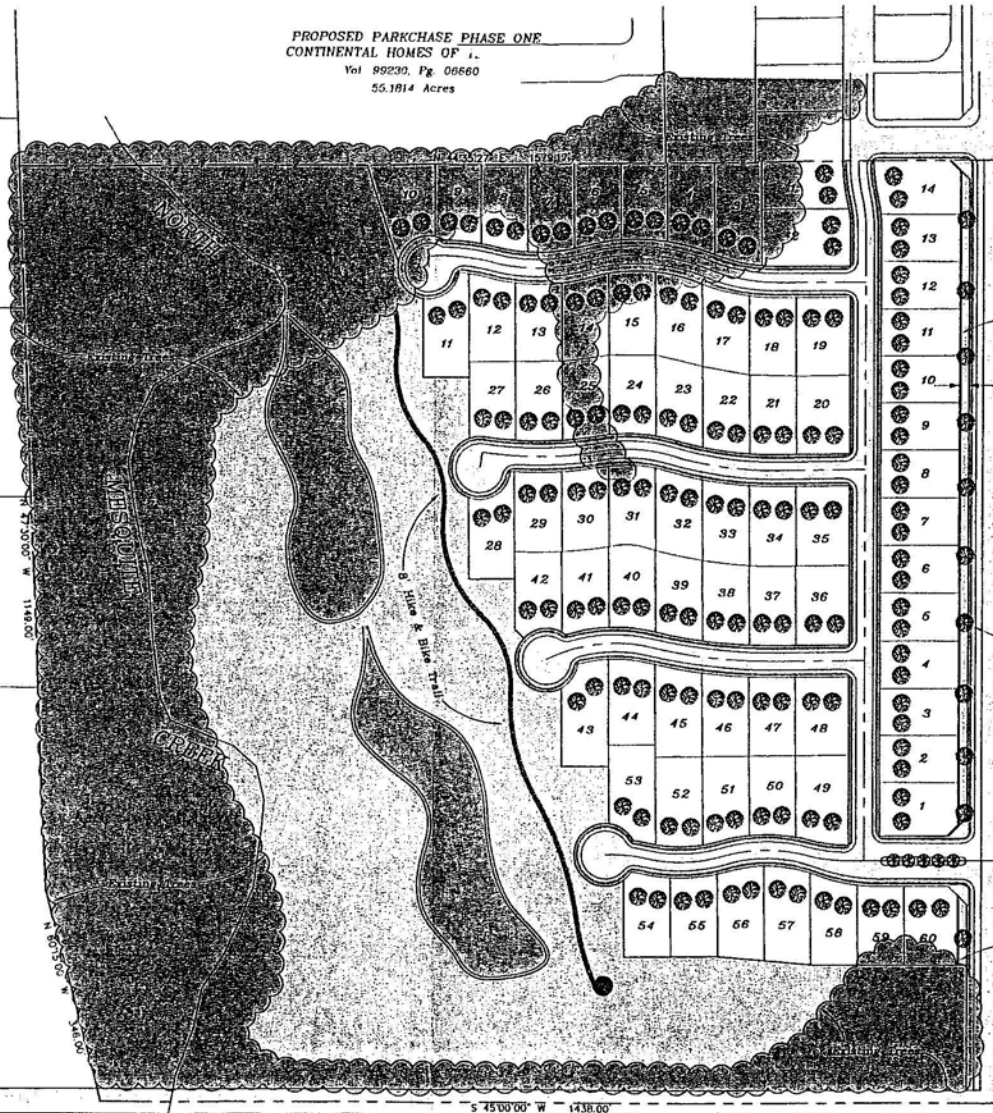
PROPOSED PARKCHASE PHASE ONE  
CONTINENTAL HOMES OF 1  
Vol. 89230, Pg. 06660  
55.1814 Acres

RUSSEL ADDITION  
Block A, Lot 2  
Vol. 93147, Pg. 0936

MARY LEE MCCOY  
Vol. 88119, Pg. 3156  
7.577 Acres

SUSAN G. OVERSTREET  
Vol. 98061, Pg. 03515  
7.678 Acres

WALTER T. & DORIS HARDI  
Vol. 72054, Pg. 0212  
6.810 Acres



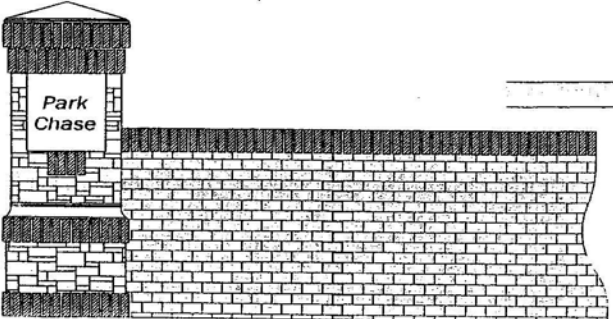
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ROAD

CLAY - MATHIS ROAD

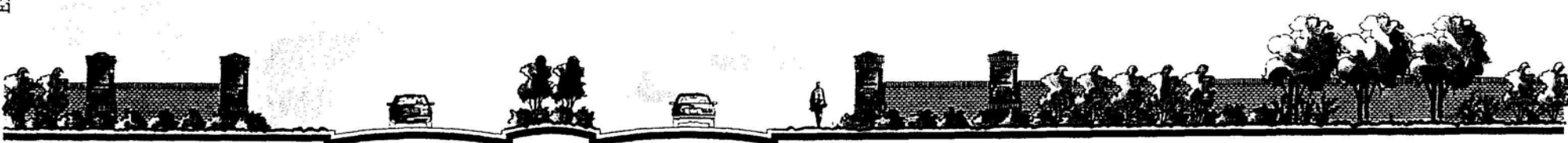
LAWSON ROAD

PLACE OF BEGINNING



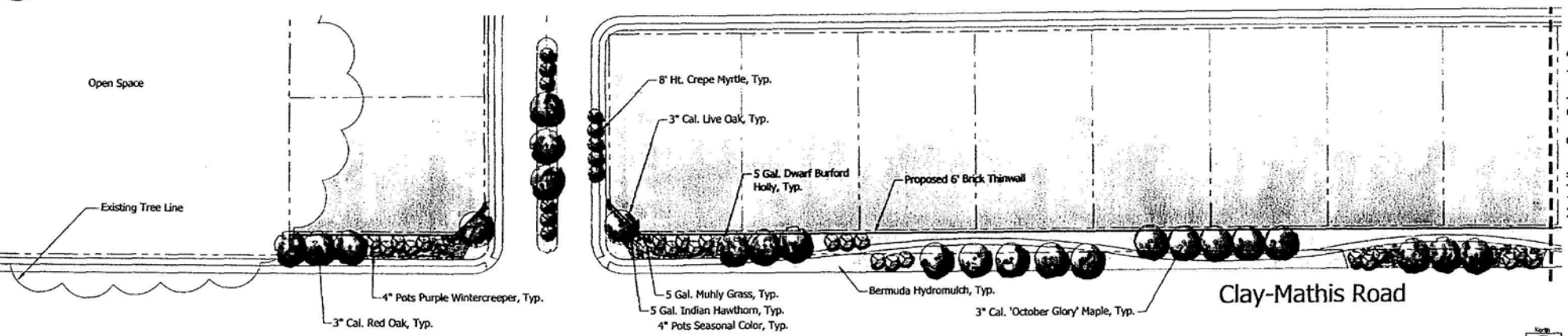
CONCEPT PLAN  
OF  
**PARK CHASE**  
OUT OF THE  
J. P. ANDERSON SURVEY, ABSTRACT NO. 1  
IN THE  
CITY OF MESQUITE, DALLAS COUNTY, TEXA  
SCALE: 1"=100' ~ DATE: 11/01 ~ 52.526 ACRES  
DEVELOPER  
**HAMMONDS HOMES**  
1202 Richardson Drive ~ Suite 300 ~ Richardson, Texas 75080  
972-234-6828  
**TIPTON ENGINEERING, INC.**  
ENGINEERING/SURVEYING/PLANNING

74 LOTS @ 75.00'x125.00' TYPICAL LOT



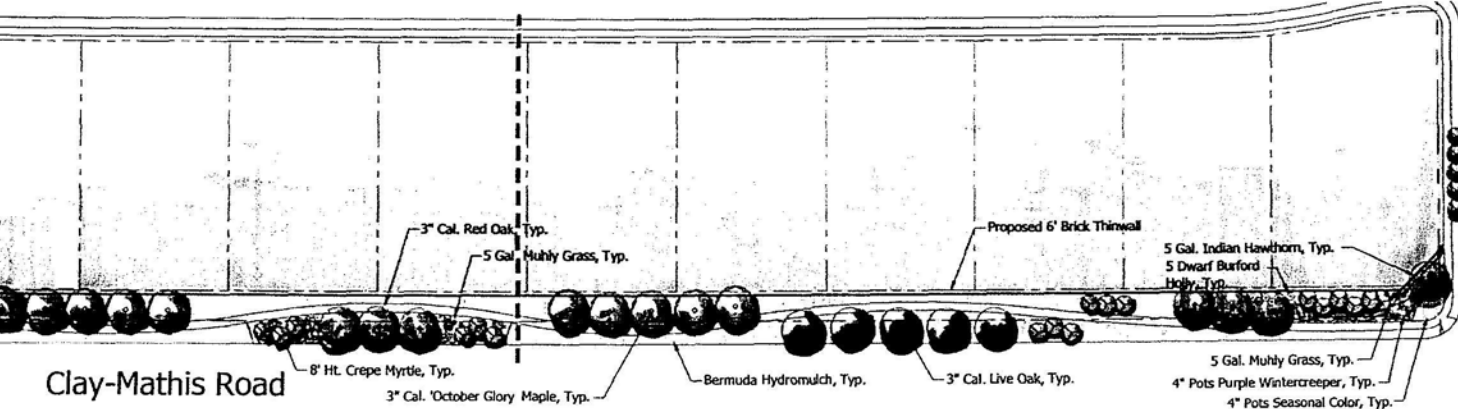
A Clay-Mathis Road Planting Plan

Not To Scale



A Clay-Mathis Road Planting Plan

Scale: 1"=30'



B Clay-Mathis Road Planting Plan

Prepared For:  
Hammonds Homes

# Trail Lake Estates

Mesquite, Texas

Scale: 1"=30'

**Ironwood  
Design Group**  
Landscape Architecture  
Land Planning  
Groupwork Office  
(Ph.) 817-329-7641  
(Fax) 817-329-5822

## Comparison of Hammonds Homes Standard Energy Features Vs. Energy Star Program

Window Requirements				Minimum Insulation Requirements			Minimum Equipment Requirements	
	Maximum Window Area	Window U-value	Window SHGC	Attic	Exterior Wall	Floor Above Unheated Space	Gas Furnace Heating/Electric Cooling	
							Heat (AFUE)	Cool (SEER)
<b>Energy Star</b>	15%	≤ 0.50	≤ 0.40	R-30	R-13	R-11	80%	10
<b>Hammonds Homes</b>	15%	0.50	0.37	R-30	R-13	R-19	80%	10

Envelope		Equipment						Design Limitations	
	Infiltration	Door	Thermostat	Water Heater Energy Factor	Duct Leakage	Duct Installation	Ventilation	Above Grade Area per Floor	Window Orientation
<b>Energy Star</b>	≤ 0.35 ac/h; blower door tested	≥ R-5	Programmable	≥ 0.56 gas; ≥ 0.86 elec.	≤ 6% leakage (CFM/CFM) to unconditioned spaces at 25 Pascals; field verified	Insulate ducts in unconditioned spaces to R-6	Active ventilation recommended	≤ 2500 S.F.	≤ 62.5% of window area can be located on the south and west
<b>Hammonds Homes</b>	No Test	R-6.7	Programmable	0.54 Gas	No Test	R-6	Power Roof Vents		