

ORDINANCE NO. 3887
File No. 1-38

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 AGRICULTURAL TO PLANNED DEVELOPMENT – SINGLE FAMILY SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING 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 all 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 Agricultural to Planned Development – Single Family subject to the following stipulations:

1. Except as provided herein, the plat and site plan for the property shall conform substantially to the Concept Plan, attached hereto as Exhibit “B-1” through and including Exhibit “B-7.”
2. The property shall be used only for single-family dwellings, including attendant accessory uses where permitted by the Mesquite Zoning Ordinance, and such other uses as shown on the approved Concept Plan.
3. The property shall be developed at a gross density not to exceed 2.97 units per acre.
4. The minimum living area per unit shall be as follows:

Lot Width	MLA Requirement	Provided that ...
40 ft.	1,800 sq. ft.	The minimum living area may be reduced to 90% of the MLA requirement for up to 10% of the number of units constructed in each village.
50 ft.	1,800 sq. ft.	
60 ft.	2,000 sq. ft.	
80 ft.	2,500 sq. ft.	

5. The Concept Plan on connectivity, Exhibit "B-5," shall be modified as follows:
 - (a) The six-foot trail adjacent to Area 5 shall be switched to the open space side of the collector;
 - (b) The "No Sidewalk" designations shall be removed, except around Area 4;
 - (c) The developer shall install at his expense, and dedicate to the benefit of the public, an improved pedestrian access way that connects the sidewalk in Area 1 directly to the high school property; and
 - (d) Otherwise provide sidewalks on all public frontages, except around the inner traffic ring.
6. The Amenity Center and pool shall be constructed concurrent with Phase I of the development.
7. No front elevation of a single-family structure, including its mirror image, shall be repeated any more often than once every 8 lots, and in no case more often than twice within any block.
8. The exterior walls of all main structures shall be covered with or constructed of Unit Masonry Veneer (UMV) according to the following table:

Structure Type & Visual Exposure		Percentage of exterior wall (net of doors and windows) that shall be covered with or constructed of UMV
Single-family	Front elevation	100%
	Any elevation facing arterial or collector	100%
	Other elevations	90%
Other structures	All elevations	100%

"UMV" shall be defined to include brick, stone (natural or manufactured), architectural concrete block, glass block or any combination of these materials, laid unit-by-unit and set in mortar. The minimum UMV requirement shall not preclude the use of special architectural features or design elements, including but not limited to dormers, porch columns, gables that are offset from the vertical plane of the first floor exterior wall, exposed beams and shutters.

9. The following pavement variances are hereby granted:

Pavement / Street Requirement	Variance Granted
Right-of-way width for local streets	Reduce from 65 ft. to 50 ft.
Pavement width of local streets	Reduce from 31 ft. to 27-29 ft.
Street grade	0.75%
Alley inverts	5 in.

In all other respects, the plat(s) and PD-Site Plan shall meet all of the City's platting and engineering standards unless modified during review.

10. Unless specifically amended by this Ordinance, the PD-Site Plan shall substantially comply with the *Design Features* and *Amenities* sections of the

Southeast Mesquite Task Force Residential Development Policy adopted by the City Council as Resolution No. 49-2002 on September 16, 2002.

11. The applicant shall submit with the PD-Site Plan a proposed master covenant and a master HOA that assures coordinated development and maintenance of common areas, landscaping, amenities, signage and themed features.
12. The applicant shall revise Concept Plan sheets B-1 and B-5 in accordance with the above stipulations and submit the same before or concurrent with submission of the PD-Site Plan.
13. The PD-Site Plan shall be approved by the City Council.

That the subject property is approximately a 270-acre tract located west of the Cartwright and Lawson Roads intersection, and is more fully described in the approved field notes in Exhibit "A" attached hereto.

SECTION 2. 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 3. 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 4. 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 Code of the City of Mesquite.

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 (\$2,000.00) Dollars 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.

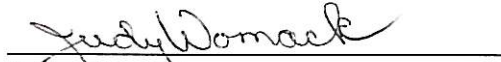
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,
on the 4th day of September, 2007.



David Paschall
Mayor Pro Tem

ATTEST:

APPROVED:



Judy Womack
City Secretary

B. J. Smith
City Attorney

**Field Notes
File No. 1-38**

158.357 Acre Tract

BEING a tract of land located in the J.P. ANDERSON SURVEY, ABSTRACT NO. 1, City of Mesquite, Dallas County, Texas and being all of those tracts of land described in Deed to White Property Company No. 2, Ltd., recorded in Volume 2001245, Page 6363 and Volume 2001098, Page 7851, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "NDM" found at the South end of a corner clip at the intersection of the Northwesterly right-of-way line of Lawson Road, a variable width right-of-way, with the Southwesterly right-of-way line of Cartwright Road, a 120 foot wide right-of-way;

THENCE South 44 degrees 15 minutes 55 seconds West, along said Northwesterly right-of-way, a distance of 1,297.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the Southwest line of said White Property Company tract recorded in Volume 2001245, Page 6363;

THENCE North 45 degrees 18 minutes 19 seconds West, leaving said Northwesterly right-of-way line and along said Southwest line, a distance of 3,156.92 feet to a 1/2 inch iron rod found at the North corner of a tract of land described in Deed to Harlan Properties, Inc., recorded in Volume 98223, Page 3272, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 49 minutes 07 seconds West, a distance of 447.06 feet to a 1/2 inch iron rod found at the most Westerly corner of said White Property Company tract recorded in Volume 2001245, Page 6363 and the South corner of said White Property Company tract recorded in Volume 2001098, Page 7851;

THENCE North 45 degrees 27 minutes 33 seconds West, a distance of 1,685.52 feet to a 1/2 inch iron rod found at the most Westerly corner of said White Property Company tract recorded in Volume 2001098, Page 7851;

THENCE North 44 degrees 37 minutes 09 seconds East, a distance of 1,315.58 feet to a 1/2 inch iron rod found in said Southwesterly right-of-way line of Cartwright Road at the North corner of said White Property Company tract recorded in Volume 2001098, Page 7851;

THENCE Southeasterly, along said Southwesterly right-of-way line, the following eleven (11) courses and distances:

South 46 degrees 03 minutes 23 seconds East, a distance of 514.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 44 degrees 10 minutes 51 seconds East, a distance of 60.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 45 degrees 43 minutes 00 seconds East, a distance of 1,130.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the East corner of said White Property Company tract recorded in Volume 2001098, Page 7851 and the North corner of said White Property Company tract recorded in Volume 2001245, Page 6363;

South 42 degrees 30 minutes 11 seconds East, a distance of 774.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 43 degrees 03 minutes 50 seconds East, a distance of 207.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 45 degrees 28 minutes 18 seconds East, a distance of 282.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 45 degrees 39 minutes 40 seconds East, a distance of 1,619.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 08 degrees 17 minutes 57 seconds, a radius of 1,492.39 feet and a chord bearing and distance of South 49 degrees 48 minutes 38 seconds East, 215.98 feet;

Southeasterly, along said curve to the left, an arc distance of 216.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a reverse curve to the right having a central angle of 08 degrees 17 minutes 57 seconds, a radius of 1,372.39 feet and a chord bearing and distance of South 49 degrees 48 minutes 38 seconds East, 198.61 feet;

Southeasterly, along said curve to the right, an arc distance of 198.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 45 degrees 39 minutes 40 seconds East, a distance of 249.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the North end of said corner clip;

South 00 degrees 41 minutes 52 seconds East, a distance of 42.45 feet to the POINT OF BEGINNING and containing 158.357 acres of land, more or less.

111.002 Acre Tract

BEING a tract of land located in the J.P. ANDERSON SURVEY, ABSTRACT NO. 1, City of Mesquite, Dallas County, Texas and being all of a tract of land described in Deed to Harlan Properties, Inc., recorded in Volume 98223, Page 3272, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of the Northwesterly right-of-way line of Lawson Road, a variable width right-of-way, with the Northeasterly line of Holloman Road, said point being the South corner of said Harlan Properties tract;

THENCE along the Easterly lines of Holloman Road, the following four (4) courses and distances:

North 45 degrees 12 minutes 59 seconds West, a distance of 2,716.85 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right having a central angle of 134 degrees 45 minutes 00 seconds, a radius of 100.00 feet and a chord bearing and distance of North 22 degrees 09 minutes 31 seconds East, 184.61 feet;

Northerly, along said curve to the right, an arc distance of 235.18 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 32 minutes 01 seconds East, a distance of 1,073.18 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 09 minutes 59 seconds West, a distance of 1,683.08 feet to a 1/2 inch iron rod found at the North corner of said Harlan Properties tract;

THENCE South 45 degrees 18 minutes 19 seconds East, a distance of 2,010.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the North corner of a tract of land described in Deed to Sue Kathryn Rhoades, recorded in Volume 95139, Page 1937, Deed Records, Dallas County, Texas;

THENCE Southeasterly, along the common lines of said Harlan Properties tract and said Rhoades tract, the following eighteen (18) courses and distances:

South 61 degrees 31 minutes 41 seconds West, a distance of 38.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 15 degrees 48 minutes 55 seconds East, a distance of 70.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 21 degrees 07 minutes 14 seconds West, a distance of 33.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 02 degrees 50 minutes 43 seconds East, a distance of 123.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 33 degrees 01 minutes 02 seconds East, a distance of 78.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 07 degrees 42 minutes 15 seconds East, a distance of 114.08 feet to a 1/2 inch iron rod found for corner;

South 33 degrees 49 minutes 24 seconds West, a distance of 39.77 feet to a 1/2 inch iron rod found for corner;

South 12 degrees 58 minutes 36 seconds East, a distance of 56.20 feet to a 1/2 inch iron rod found for corner;

South 52 degrees 20 minutes 24 seconds East, a distance of 40.75 feet to a 1/2 inch iron rod found for corner;

South 17 degrees 42 minutes 38 seconds East, a distance of 89.27 feet to a 1/2 inch iron rod found for corner;

South 07 degrees 53 minutes 31 seconds East, a distance of 91.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14 degrees 36 minutes 48 seconds West, a distance of 123.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 26 degrees 05 minutes 41 seconds West, a distance of 144.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 18 degrees 32 minutes 59 seconds West, a distance of 63.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 31 degrees 39 minutes 16 seconds West, a distance of 37.79 feet to a 1/2 inch iron rod found for corner;

South 17 degrees 01 minutes 34 seconds East, a distance of 60.36 feet to a 1/2 inch iron rod found for corner;

South 34 degrees 21 minutes 02 seconds West, a distance of 19.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 60 degrees 27 minutes 05 seconds East, a distance of 437.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in said Northwesterly right-of-way line of Lawson Road;

THENCE South 42 degrees 56 minutes 02 seconds West, along said Northwesterly right-of-way line, a distance of 208.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 44 degrees 17 minutes 02 seconds West, continuing along said Northwesterly right-of-way line, a distance of 1,215.17 feet to the POINT OF BEGINNING and containing 111.002 acres of land, more or less.

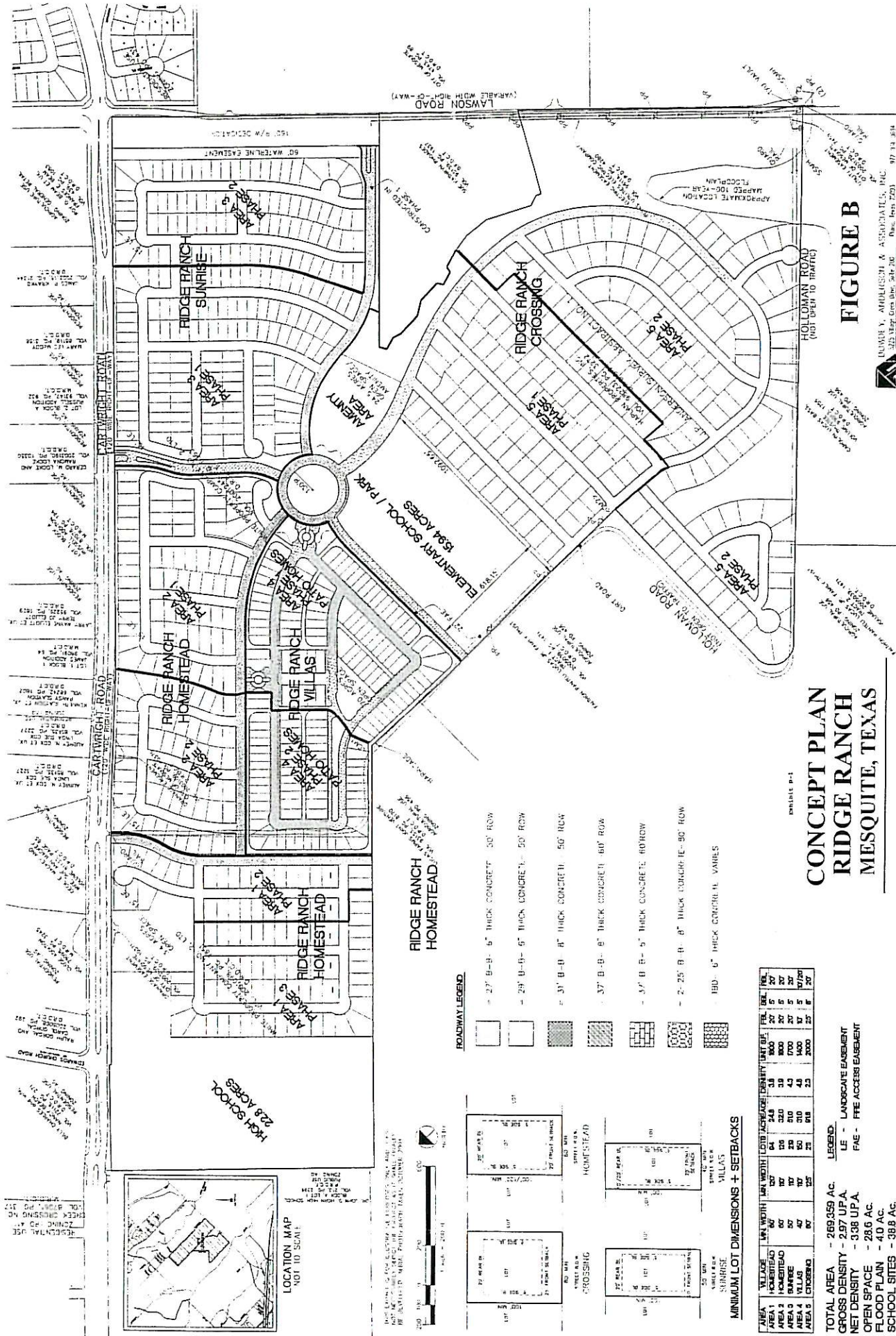


FIGURE B

**CONCEPT PLAN
RIDGE RANCH
MESQUITE, TEXAS**

LOWERY Y. ANDERSON & ASSOCIATES, P.C.
322 WEST GLEN AVE. SUITE 200 DALLAS, TEXAS 75201
972.343.8844

Exhibit B-1

ROADWAY LEGEND

- [Symbol] = 27' B-B - 5" THICK CONCRETE - 50' ROW
- [Symbol] = 29' B-B - 5" THICK CONCRETE - 50' ROW
- [Symbol] = 31' B-B - 8" THICK CONCRETE - 50' ROW
- [Symbol] = 37' B-B - 8" THICK CONCRETE - 60' ROW
- [Symbol] = 37' B-B - 5" THICK CONCRETE - 60' ROW
- [Symbol] = 2 - 25' B-B - 8" THICK CONCRETE - 90' ROW
- [Symbol] = 18' - 6" THICK CONCRETE - VARIES

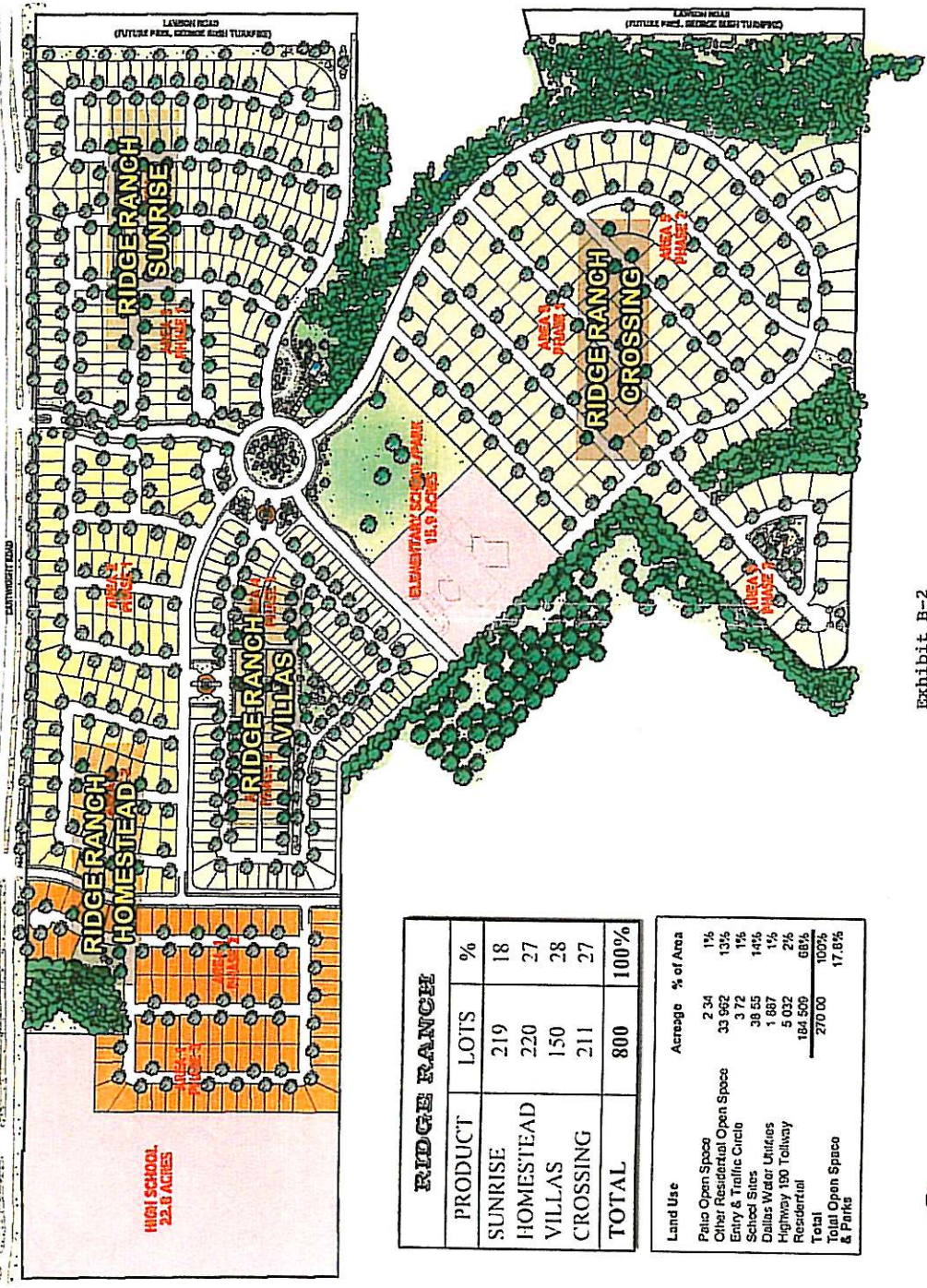
MINIMUM LOT DIMENSIONS + SETBACKS

AREA	VILLAGE	MIN. WIDTH	MIN. DEPTH	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. TOTAL
AREA 1	HOMESTEAD	30'	120'	10'	5'	5'	10'	10'	5'	35'
AREA 2	HOMESTEAD	30'	120'	10'	5'	5'	10'	10'	5'	35'
AREA 3	HOMESTEAD	30'	120'	10'	5'	5'	10'	10'	5'	35'
AREA 4	VILLAS	30'	120'	10'	5'	5'	10'	10'	5'	35'
AREA 5	CROSSING	30'	120'	10'	5'	5'	10'	10'	5'	35'

LEGEND

- LE - LANDSCAPE EASEMENT
- FAE - FREE ACCESS EASEMENT

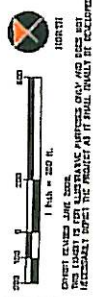
TOTAL AREA - 269,659 AC.
GROSS DENSITY - 297 U.P.A.
NET DENSITY - 538 U.P.A.
OPEN SPACE - 28.6 AC.
FLOOD FLAIN - 4.0 AC.
SCHOOL SITES - 38.8 AC.

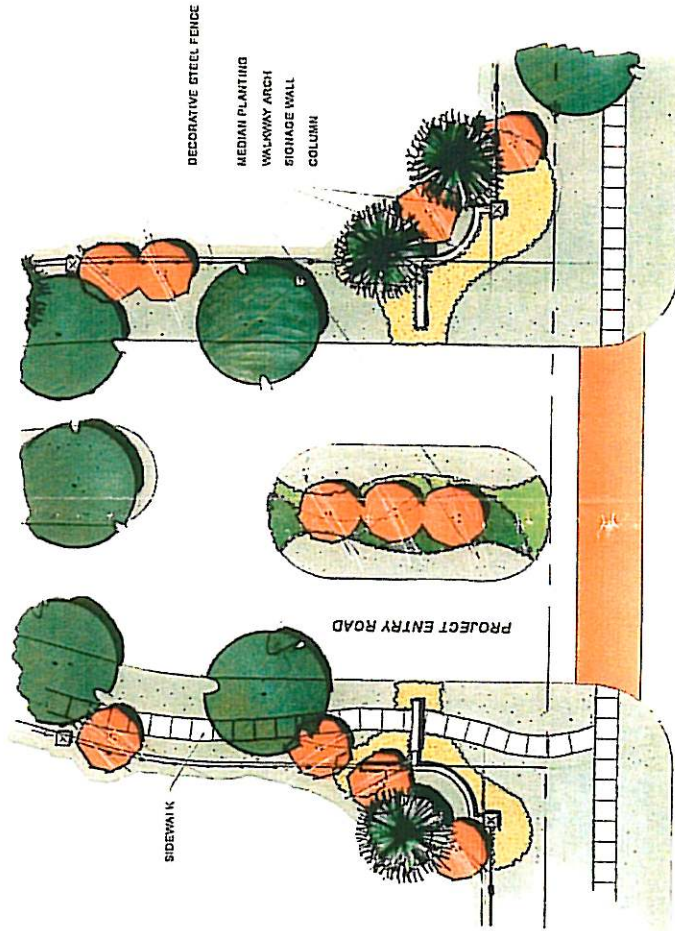


RIDGE RANCH		
PRODUCT	LOTS	%
SUNRISE	219	18
HOMESTEAD	220	27
VILLAS	150	28
CROSSING	211	27
TOTAL	800	100%

Land Use	Acres	% of Area
Patio Open Space	2.34	1%
Other Residential Open Space	33.962	13%
Entry & Traffic Circle	3.72	1%
School Sites	38.55	14%
Dallas Water Utilities	1.887	1%
Highway 100 Tollway	5.032	2%
Residential	184.509	68%
Total	270.00	100%
Total Open Space & Parks		17.8%

Exhibit B-2





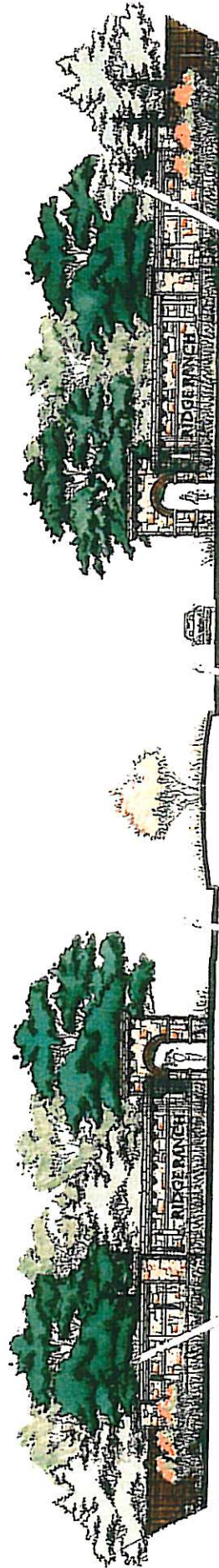
DECORATIVE STEEL FENCE
 MEDIAN PLANTING
 WALKWAY ARCH
 STORAGE WALL
 COLUMN

SIDEWALK

PROJECT ENTRY ROAD

CARTWRIGHT ROAD

3 PRIMARY ENTRY DETAIL PLAN
 SCALE: 1" = 10'-0"



4 PRIMARY ENTRY ELEVATION
 SCALE: 3/16" = 1'-0"

Exhibit B-3



Exhibit B-4

5 ENTRY TO AMENITY CENTER PLAN
SCALE: 1" = 40'

MESA

Ridge Ranch
MESQUITE, TEXAS

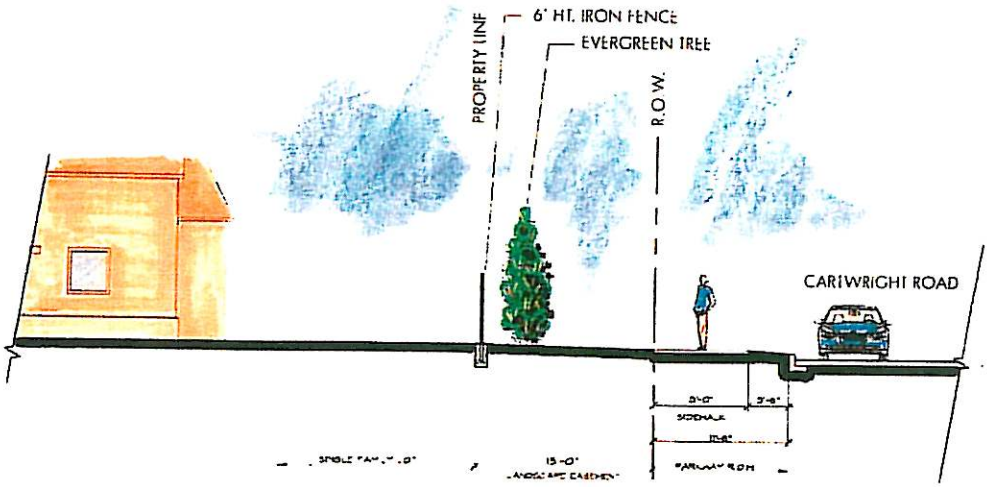
Grandman Land Advisors



- LEGEND**
- PATIO HOME LANDSCAPE (SEE SECTION 10.01.1)
 - CARTWRIGHT ROAD LANDSCAPE (SEE SECTION 10.01.2)
 - 8' TRAIL (SEE SECTION 10.01.3)
 - 8' TRAIL (at onsite)
 - 6' TRAIL
 - 4' SIDEWALK (at onsite)
 - 4' SIDEWALK (at offsite)
 - NO SIDEWALK
 - OPEN SPACE
 - SCHOOL
 - MESQUITE REGIONAL TRAIL CONNECTION (at onsite)
 - SPECIAL PAVING

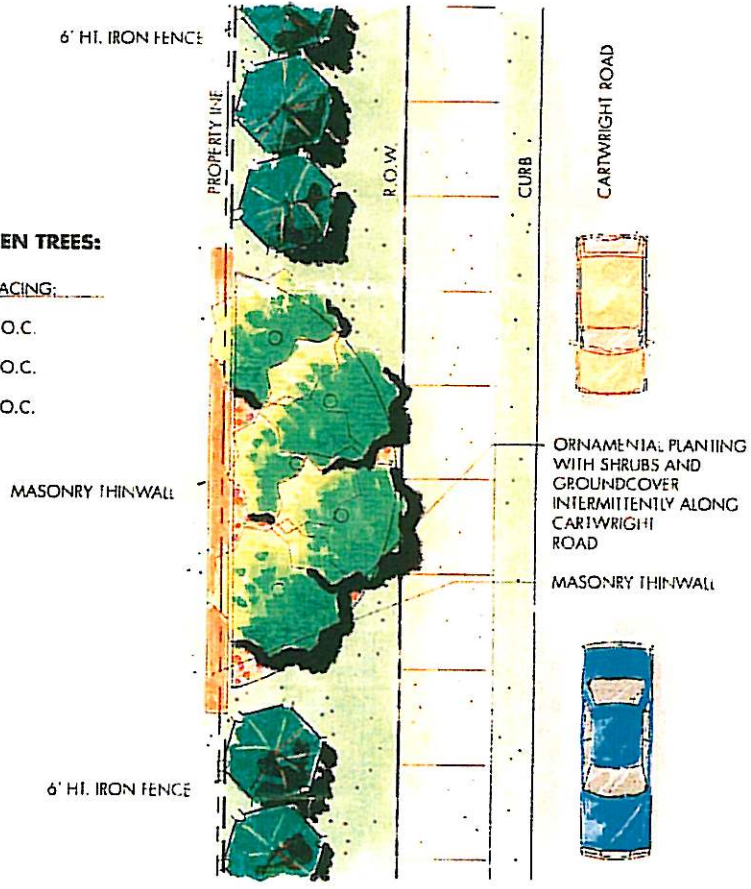
TRAIL AND LANDSCAPE DIAGRAM
SCALE = 1" = 200'-0"

Exhibit B-5

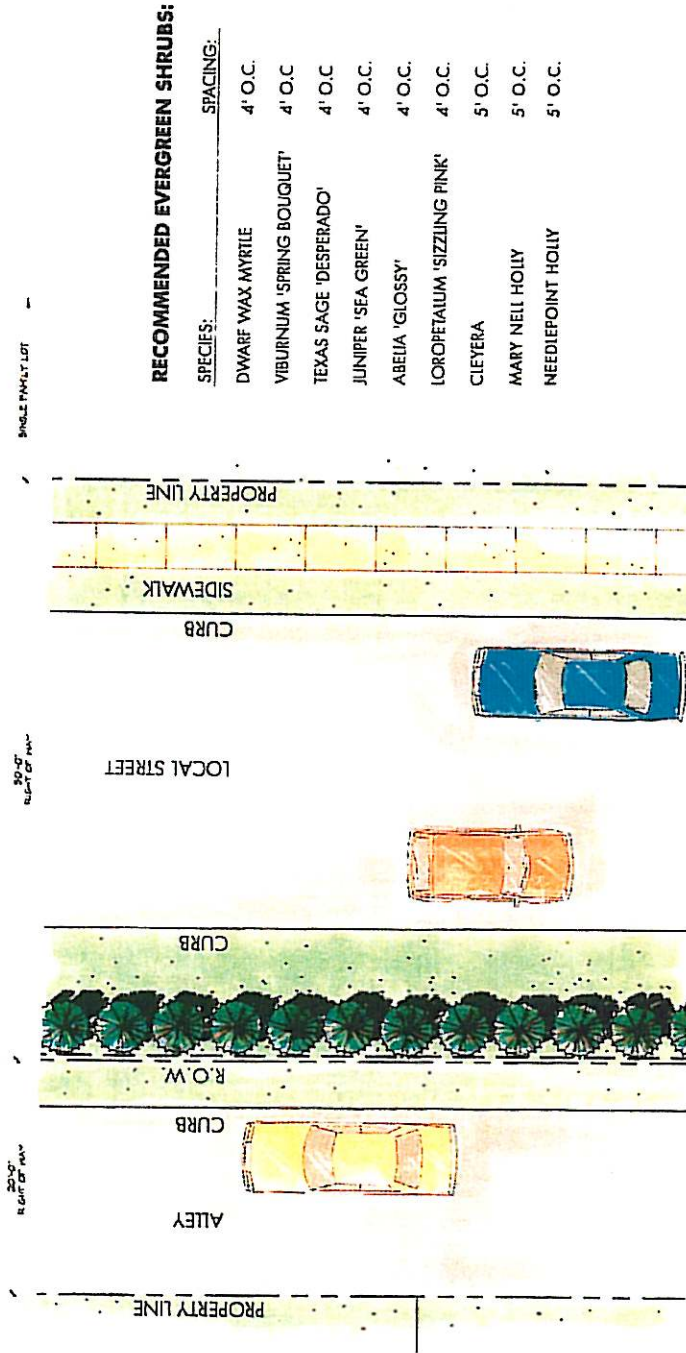
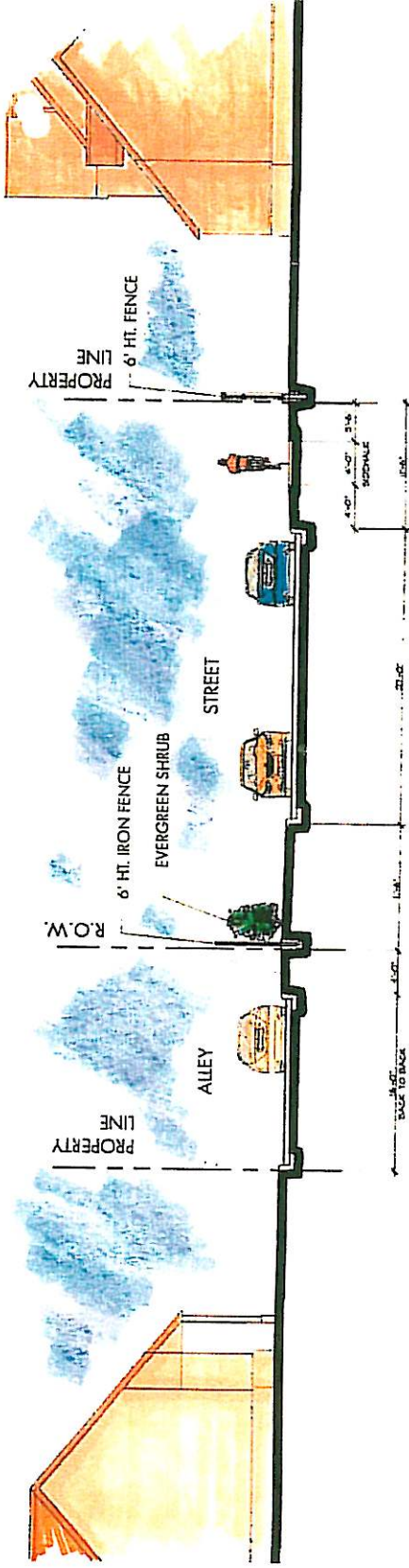


RECOMMENDED EVERGREEN TREES:

SPECIES:	SPACING:
EASTERN RED CEDAR	8' O.C.
LEYLAND CYPRESS	8' O.C.
SAVANNAH HOLLY	8' O.C.



1 **CARTWRIGHT ROAD SECTION AND PLAN**
 SCALE = 1" = 10'-0"



RECOMMENDED EVERGREEN SHRUBS:

SPECIES:	SPACING:
DWARF WAX MYRTLE	4' O.C.
VIBURNUM 'SPRING BOUQUET'	4' O.C.
TEXAS SAGE 'DESPERADO'	4' O.C.
JUNIPER 'SEA GREEN'	4' O.C.
ABELIA 'GLOSSY'	4' O.C.
LOROPETALUM 'SIZZLING PINK'	4' O.C.
CLEYERA	5' O.C.
MARY NELL HOLLY	5' O.C.
NEEDLEPOINT HOLLY	5' O.C.

Exhibit B-7

2 PATIO HOMES SECTION AND PLAN

SCALE = 1" = 10'-0"