

ORDINANCE NO. 4457

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY REASSIGNING APPROXIMATELY 179 ACRES WITHIN THE KAUFMAN-INTERSTATE 20 CORRIDOR FROM O-2, RESERVED OPEN SPACE, TO THE G-1, RESTRICTED GROWTH SECTOR, AND MODIFYING THE REGIONAL SECTOR PLAN TO DESIGNATE SUCH AREA AS APPROPRIATE FOR THE DEVELOPMENT OF CLUSTERED LAND DEVELOPMENTS IN ACCORDANCE WITH THE SMARTCODE® STANDARDS OF THE K20 CLASSIFICATION; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, on August 4, 2008, the City Council adopted Ordinance No. 3978 amending the Mesquite Comprehensive Plan to incorporate SmartCode® policies for the growth and development of territory lying within the city limits of Mesquite and its extraterritorial jurisdiction situated within Kaufman County (the “K20 Corridor”); and

WHEREAS, following publication and public hearings as required by law, the Planning and Zoning Commission has studied Application No. 312-3-2016, which affects an area comprised of approximately 179 acres within the K20 Corridor and that is currently designated as O-2, Reserved Open Space, to determine whether such area should be reassigned to a growth sector, and the Commission found that such area should be reassigned to the G-1, Restricted Growth Sector, thereby making the property affected suitable for Clustered Land Developments in accordance with the policies of the Comprehensive Plan and the K20 zoning district; 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 Application No. 312-3-2016 to strongly support the development and validate the full intent of the Plan.

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 July 20, 2015, be and the same is hereby amended by reassigning the certain territory identified as “Application No. 312-3-2016” on Exhibit “A,” from O-2, Reserved Open Space to the G-1, Restricted Growth Sector.


SECTION 2. And further, that the *Mesquite Comprehensive Plan* is hereby amended by adopting revisions to the Regional Sector Plan map, attached hereto as Exhibit “B,” for the purpose of designating the areas so assigned to the G-1 sector as appropriate for clustered land development community types in accordance with the authorized community types and standards of the K20 zoning classification.

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.

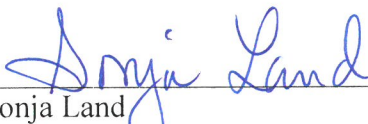
SECTION 4. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

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 17th day of October, 2016.

  
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Stan Pickett  
Mayor

ATTEST:

  
\_\_\_\_\_  
Sonja Land  
City Secretary

APPROVED:

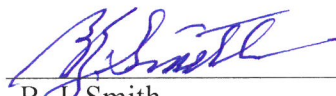
  
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B. Smith  
City Attorney

Exhibit A

Figure 4-2. Regional Sector Plan

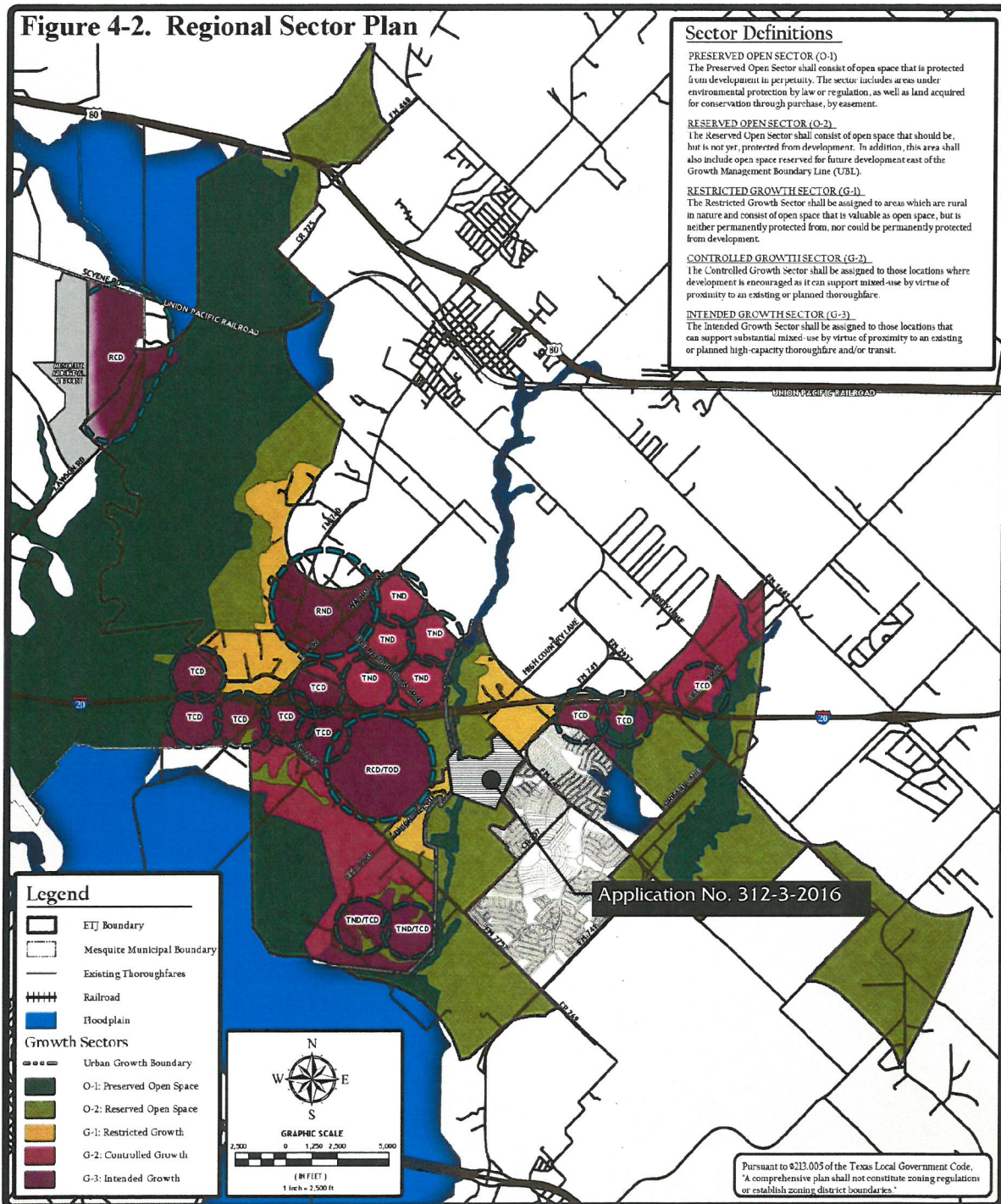




Exhibit B

