

ORDINANCE NO. 4838

File No. Z0920-0149

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 3887 FOR TRACT 1 (APPROXIMATELY 27.2 ACRES) AND TRACT 2 (APPROXIMATELY 73.6 ACRES) AND A CHANGE OF ZONING FROM AGRICULTURAL TO PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 3887 FOR TRACT 3 (APPROXIMATELY 13.4 ACRES) AND A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – SINGLE FAMILY ORDINANCE NO. 3538 TO PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 3887 FOR TRACT 4 (APPROXIMATELY 18.7 ACRES) TO ALLOW EXPANSION OF THE RIDGE RANCH SINGLE FAMILY SUBDIVISION AND TO MODIFY THE DEVELOPMENT STANDARDS ON A TOTAL OF APPROXIMATELY 132.787 ACRES OF LAND ON PROPERTY LOCATED GENERALLY WEST OF EAST CARTWRIGHT ROAD AND LAWSON ROAD SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

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

SECTION 1. That the Mesquite Zoning Ordinance is amended by approving a change of zoning to amend Planned Development – Single Family Residential Ordinance No. 3887 for Tract 1 (approximately 27.2 acres) and Tract 2 (approximately 73.6 acres) and a change of zoning from Agricultural to Planned Development – Single Family Residential Ordinance No. 3887 for Tract 3 (approximately 13.4 acres) and a change of zoning from Planned Development – Single Family Ordinance No. 3538 to Planned Development – Single Family Residential Ordinance No. 3887 for Tract 4 (approximately 18.7 acres) to allow expansion of the Ridge Ranch

Single Family Subdivision and to modify the Development Standards subject to the following stipulations:

1. Amend Planned Development Ordinance No. 3887 for Tracts 1 and 2 with a new Concept Plan, as shown in the attached Exhibit B.
2. Rezone Tracts 3 and 4 to Planned Development Ordinance No. 3887 with the new Concept Plan, as shown in Exhibit B.
3. The final design of the slip street intersections is subject to the approval of the City Engineer.
4. Approval of the Concept Plan, as shown in Exhibit B, shall serve as the approved Planned Development Site Plan.

SECTION 2. That the subject property is on a total of approximately 132.787 acres of land on property located generally west of East Cartwright Road and Lawson Road (the “**Property**”), as shown on the map and in the legal descriptions provided in the attached Exhibit A.

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; otherwise, they shall remain in full force and effect.

SECTION 4. That the Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

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 (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed \$2,000.00 for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 7. That this ordinance shall take effect and be in force from and after five days after publication.

Zoning / File No. Z0920-0149 / Amending Ord. Nos. 3538 and 3887 / Expansion of Ridge  
Ranch Single Family Subdivision  
January 4, 2021  
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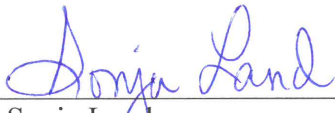
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,  
on the 4th day of January 2021.



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Robert Miklos  
Mayor Pro Tem

ATTEST:



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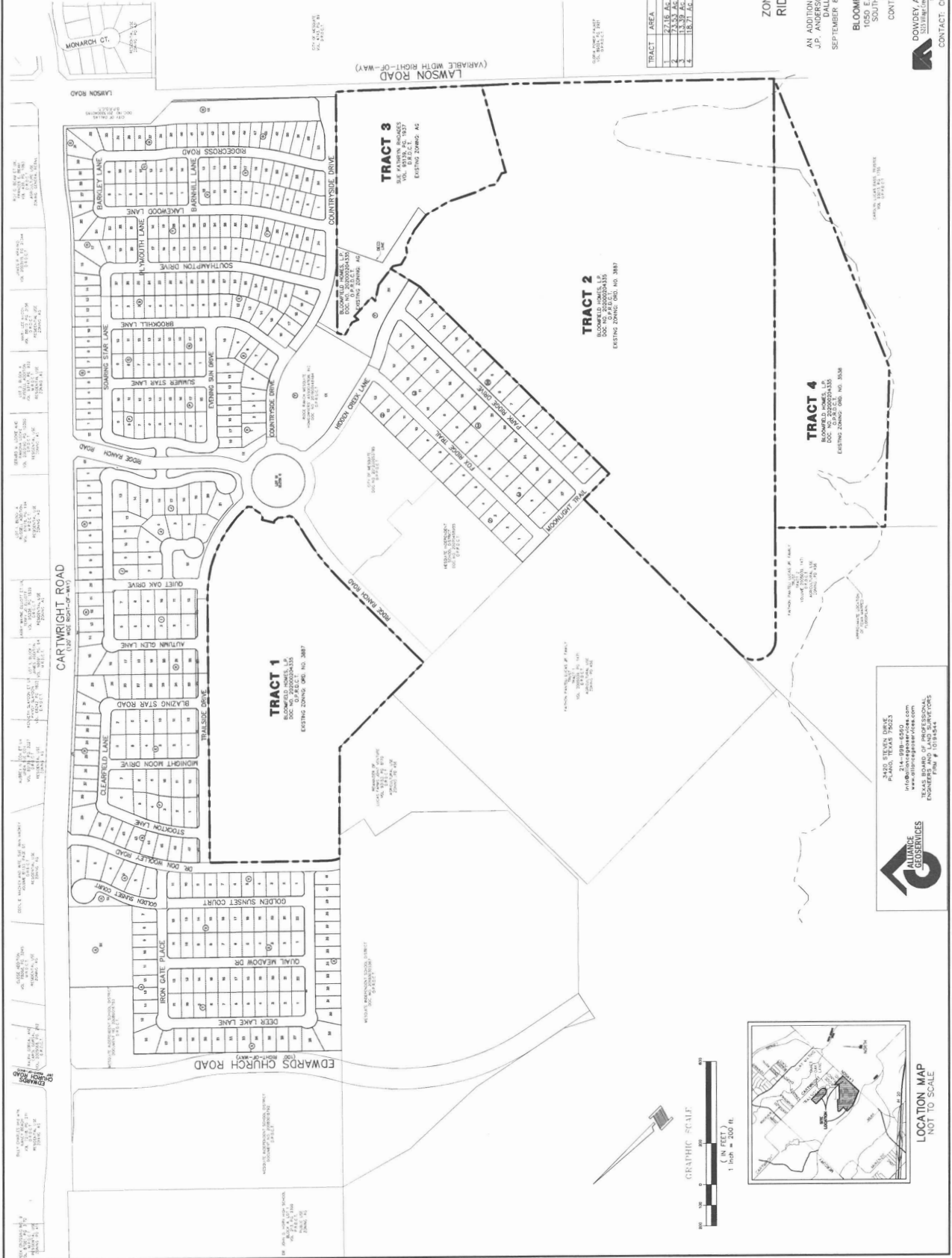
Sonja Land  
City Secretary

APPROVED AS TO LEGAL FORM:



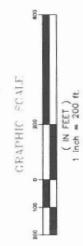
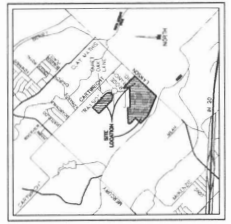
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David L. Paschall  
City Attorney

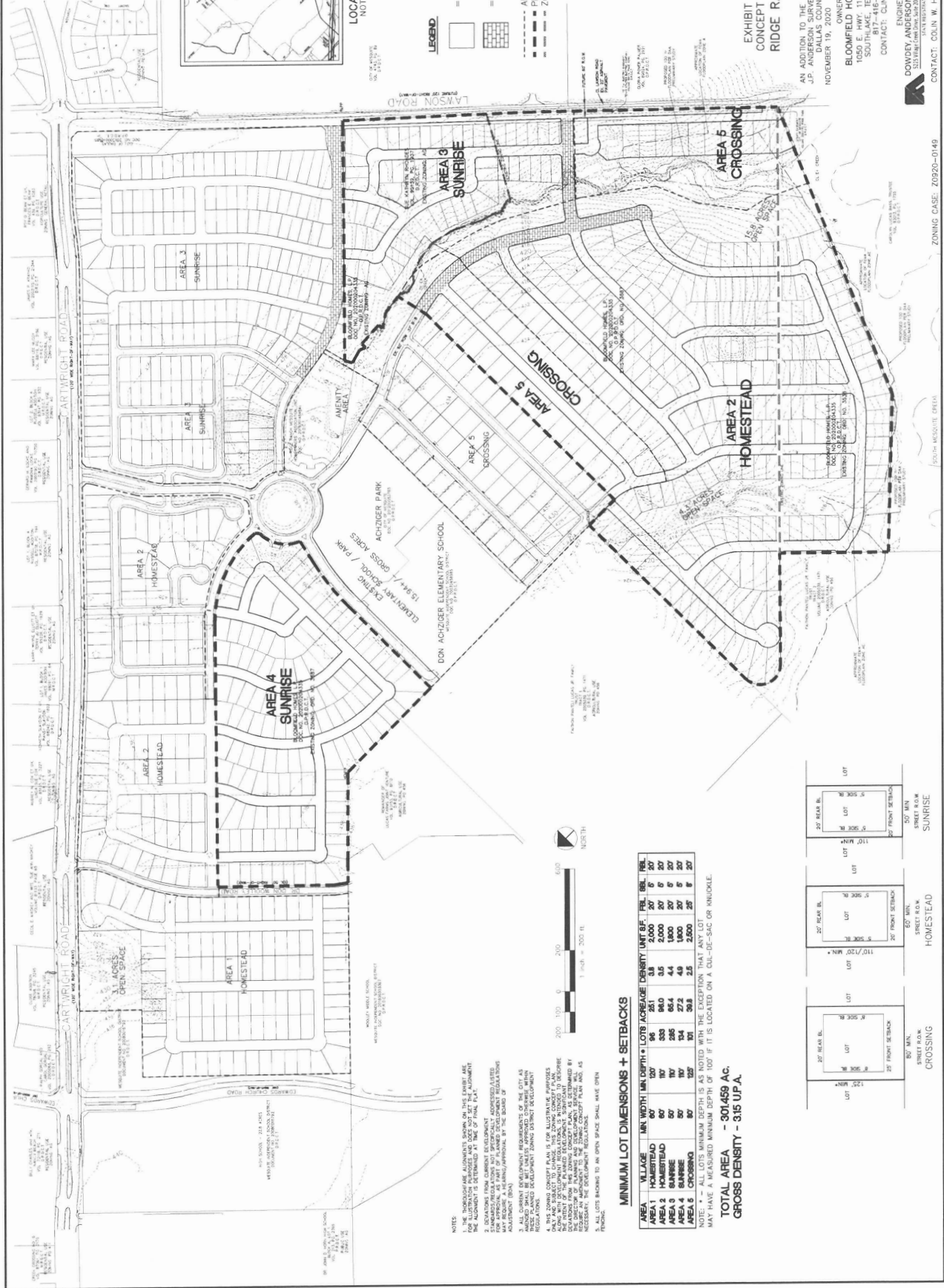


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2425 TEXAS DRIVES  
DALLAS, TEXAS 75244  
214-998-6550  
www.alliancegeoservices.com  
info@alliancegeoservices.com  
TEXAS BOARD OF PROFESSIONAL  
ENGINEERS LICENSE # 1010444







- LEGEND**
- = 29' B-B, 6" CONCRETE-50' ROW
  - ▨ = 37' B-B, 6" CONCRETE-60' ROW
  - - - AREA BOUNDARY
  - - - PD ZONING BOUNDARY
  - - - ZONING BOUNDARY

**EXHIBIT B-1  
CONCEPT PLAN  
RIDGE RANCH**

AN ADDITION TO THE CITY OF MESQUITE  
J.P. ANDERSON SURVEY, ABSTRACT NO. 1  
DALLAS COUNTY, TEXAS  
NOVEMBER 19, 2020 SCALE: 1"=200'

OWNER:  
**BLOOMFIELD HOMES, L.P.**  
1050 E HWY 114, SUITE 310  
SOUTH LAKE, TEXAS 75092  
817-416-1572  
CONTACT: GUYT VINCENT

ENGINEER:  
**CONWAY ASSOCIATES, INC.**  
12314 W. STATE ST., SUITE 200, IRVING, TEXAS 75039  
972-251-1100  
CONTACT: COLIN W. HELFRICH, P.E.

ZONING CASE: Z0920-0149

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**NOTES:**

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESQUITE AND DALLAS COUNTY, TEXAS.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESQUITE AND DALLAS COUNTY, TEXAS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESQUITE AND DALLAS COUNTY, TEXAS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESQUITE AND DALLAS COUNTY, TEXAS.
5. ALL LOTS BACKING TO AN OPEN SPACE SHALL HAVE OPEN FRONTAGE.

**MINIMUM LOT DIMENSIONS + SETBACKS**

AREA	W/LLAGE	MIN. WIDTH	MIN. DEPTH	MIN. LOT AREA	MIN. LOT DENSITY	MIN. FRONT SETBACK	MIN. REAR SETBACK	MIN. SIDE SETBACK	MIN. CORNER SETBACK
AREA 1 HOMESTEAD	80'	120'	96'	2,000	50'	5'	5'	5'	5'
AREA 2 HOMESTEAD	80'	120'	96'	2,000	50'	5'	5'	5'	5'
AREA 3 SUNRISE	80'	120'	96'	2,000	50'	5'	5'	5'	5'
AREA 4 SUNRISE	80'	120'	96'	2,000	50'	5'	5'	5'	5'
AREA 5 CROSSING	80'	120'	96'	2,000	50'	5'	5'	5'	5'

NOTE: \* - ALL LOTS MINIMUM DEPTH IS AS NOTED WITH THE EXCEPTION THAT ANY LOT MAY HAVE A MEASURED MINIMUM DEPTH OF 100' IF IT IS LOCATED ON A CUL-DE-SAC OR AN ISLAND.

**TOTAL AREA - 301,459 AC.**  
**GROSS DENSITY - 315 U.P.A.**

