ORDINANCE NO. <u>4838</u> File No. Z0920-0149

AN ORDINANCE AMENDING THE MESOUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 3887 FOR TRACT 27.2 ACRES) **AND** TRACT (APPROXIMATELY (APPROXIMATELY 73.6 ACRES) AND A CHANGE OF TO **ZONING FROM AGRICULTURAL** PLANNED **FAMILY** DEVELOPMENT SINGLE 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 CONFLICT WITH THE PROVISIONS 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

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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 <u>Exhibit B</u>.
- 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 <u>Exhibit B</u>, 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 <u>Exhibit</u> 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.

<u>SECTION 4.</u> 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.

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January 4, 2021
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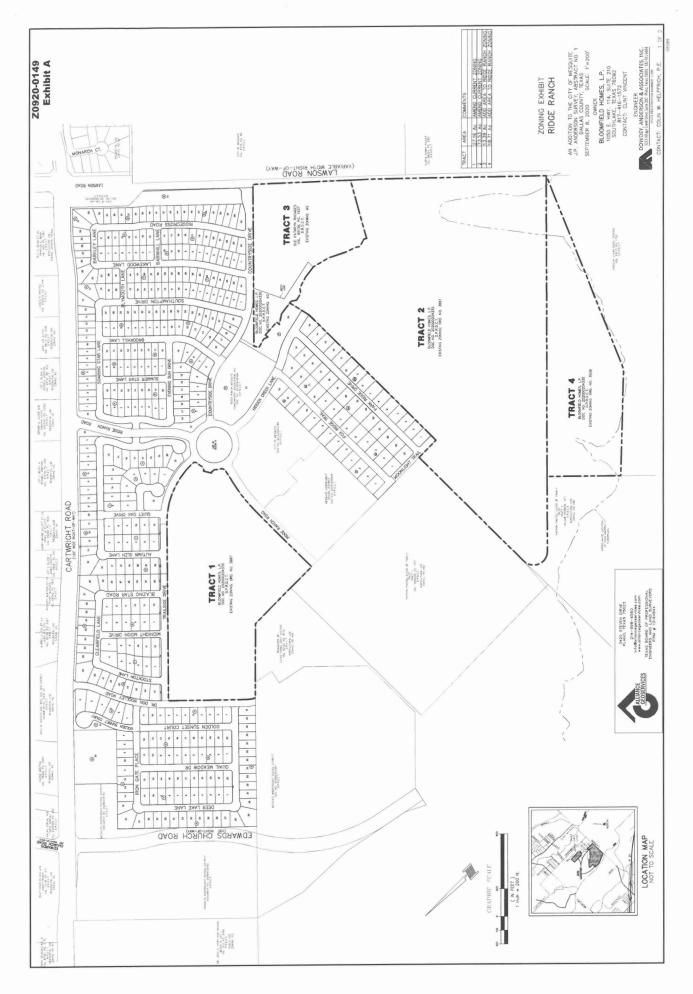
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of January 2021.

Robert Miklos Mayor Pro Tem

ATTEST:

Sonja Land City Secretary APPROVED AS TO LEGAL FORM:

David L. Paschall City Attorney



LEGAL DESCRIPTION Z0920-0149 TRACT 4 - 18.772 AORES Exhibit A	Biblio the test of lord altered in the John P. A. AUGESON, SMIPEY, ASSETTED IN 10, for you would need to the control of the section of the lord entired or in the lord of the section of the lord of the
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LEGAL DESCRIPTION TRACT 1 - 27.161 ACRES	and situated in the JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1, City of The Table and the Computer of the Comp

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THENCE With the common northwest line of soid Tract Three and the southeast line of soid Mesquile independent School District front recorded in Document Number 2020;00107172, and soid source to the right; an ord distorate of 66.65 feet,

PHERICK 14-27 27" E. CARLORING with Sed common line, a distance of 63,250 feet to described as Tarlor come of said frest lines and the most westery come of that troot of inad described as Tarlor, as carrowing in beat to Boomfield Hermas I.D., according to the document of second flest in Document Number (2000)014431, URIGIN Public Records, Dissis Courty, flests, east line of said Tract

hights 6.45 27 33 E, confound with said notheralt link, a distance of 1281.38 feet to a 1/2 to one who specified so one who specified so all total for one with resonant sources link of the solid feet link the common sources link of final 350 flows, of 50 flows feet and the solid was distanced in the final 350 flows of 50 flows feet and so showing a certain one of the specified and a specified so that the specified so the specified so that the specified so THENCE N 89' 32' 27" E, leaving said common of distance of 7.07 feet;

THENCE Containing with said common line and acid curve to the right, on acr distance of 494.89 et to $a/\sqrt{2}$ from rad with a yellow plastic cap attempted 'DAA' found for the north and of a corner city.

THENCE 5.45 37 18" W, with sold corner city, a distance of 21,57 feet to a 1/2" from roid with a yeles perioding control and AMA "band for the about not of sold corner city, from being of the equation of a con-chargent curve to the felt bening a central angle of 16" 35" 52", a roidus of 180,00 feet and a chard bening and distance of 5.81" 55" 48" W, 52.12 feet;

HENCE With the common south line sold Tract Three and the north right-of-way line of a traffic sircle, the following courses and distances: With said curve to the left, on arc distance of 52.30 feet to a $1/2^{\circ}$ fron rod with a yellow plastic cop stamped DAA° found. N 69' 46' 22' W, a distance of 23.31 feet to a 1/2" from rad with a yellow plastic cap stamped DAA" found; N 30' 45' 50" W, a distance of 9.73 feet to a $1/2^{-}$ iron rad with a yellow piastic cap stamped DAA" found; S.59' 14' 10" W, a distance of 60.00 feet to a 1/2" fron rad with a yellow plastic cap stamped "DAA" found; S. Gir. List. "As a clience of 13.31 left on a 1/2" left on either paties cantal adeleged settlempt."

S. Sir. List. "As a clience of 13.31 left of 1.31 left being a central angle of 17.2" Sir. a radius of 190.00 (feet and a chord beeing and distance of S. 35' 07' 59" W. \$4.66 [fett.]. With soid curve to the left, an arc distance of 54.87 feet to a $1/2^{\circ}$ iron rod with a yellow plastic cap stamped 'DAA' found for the east end of a corner clip; 5.30'.45' 50° E, a distance of 9.73 feet to a 1/2' iron rod with a yellow plastic cap stom. $70A^{\mu}$ found:

S 64° 01° 15° W, with sold corner clip, a distance of 23.31 feet to a 1/2° iron rad with a yellow plattic cap stormed DAA* found in the north line of Ridge Ranch Road, a 60° right-af-way, for the west and of sold corner clip. PRECISE N. 25 St. 12" W., with the morth like of sight Biggle Beneth, ordermorce of 105 All feet 1st. Live note with a preliar plantic cope stamped 13th "found at the beginning of a curve to the filter hands a central ongle of 13" 1st "7" or rodius of 1,230.00 feet and a chard benefing dilettere on N. 35" 34" OS W., 285.07" feet;

THENCE Continuing with the north line of said Ridge Ranch Rood and said curve to the left, an arc distance of 283.29 feet to a $1/2^-$ fron rod with a yellow plastle cap stamped "DAA" found;

THEMDE S 89" 50" 01" W, a distance of 559.40 feet to the POINT OF BEGINNING, and c 27.161 acres of land, more or less.

Estable in Post of hard a Contract in the Sunt of MALENSAC during demonstrated as Tech Day on consequent to Dead for Bloomfact Names. It is according to the accounted of record field in Document Whenther 20090204335, Official Public Record, Dallas County, Texas, and being more particularly described freely.

THENCE S. 42' 56' 41" W, with the common southeast line of said Tract One and the northwest of said Lawson (South Constant of said Lawson (South Constant of South Constant of

THENCE S 44" 16" 58" W, continuing with said common line, a distance of 1,215.24 feet;

THENCE With add common line and said curve to the right, on our disherse of 25359 fact to a described at the common meth line of said Tract One and the south line of both tract of lond whence 2000005M, hope 1371; or hHENCE N 89° 32' 01" E, with said common line, a distance of 1,073.18 feet to a point in the west one of successfully froit, a 20 right-ol-bay, for a common exterior ell corner of said froct One and the southeast center of said froct One and

TRENCE SO OF 2FE EN the west live a deed shooting 10 or distance of 17500 feet to a control of the state of t

h-HDRCE N 8g 'n' O'', E. Mi N Le common markin in od soil frost see and the south line of a lost described, no sisteme of 1,20053 feet to a 1/2" ion rod with a yellow plottle con storaged UAA-found in the wast line of Hubbre Cheek Lone, 10° (Displaced), for a common interfact eli comme and Trect Dee and the southeast come of Iol 15, 800-588 of lost 68 of soil Addition.

HENCE Leaving sold common line, over and across sold Tract One, the following courses istances: HENCE N 76" 59" 26" E, continuing with said common line, a distance of 162.43 feet;

line of said Tract One and S 33' 49' 18" W, a distance of 39.77 feet; S 52' 20' 17" E, a distance of 40.75 feet; S 07" 41" 53" E, a distance of 16.48 feet; S 12" 58" 36" E, a distance of 56.20 feet; S 17" 42" 42" E, a distance of 89.27 feet;

S 07' 55' 57" E, a distance of 91.73 feet the above mentioned Sue Kathryn Rhaades HENCE With said common line, the following

S 14" 36" 48" W, a distance of 123.93 feet; S 26" 05" 41" W, a distance of 144.29 feet, S 18" 32' 59" W, a distance of 63,73 feet; S 31" 39" 16" W, a distance of 37.79 feet; S 17' 01' 34" E, a distance of 60.36 5 50' 27' 05" E, a distance of 437.05 feet acres of land, more or less.

5 34" 21" 02" W, a distance of 19.70 feet.

the second of th

EQUATIONS of a 1/2" from rod with a yellow plastic cop standed DAA" found in the northwest line as if Loude with mylorid—may by the common most southerly southeast, comer of southern covered is set Kehryn Rhoodes tract;

IMENCE With the common line of said Tract One and said Sue Kathryn Rhoodes tract, the courses and distances: N 60' 27' 05" W, a distance of 437.05 feet;

HENCE Leaving said common line, over and distances: N 26" 05" 41" E, a distance of 144.29 feet; N 14" 36" 48" E, a distance of 123.93 feet; N 31° 39° 16" E, a distance of 37.79 feet; N 18' 32' 59" E. a distance of 63.73 feet; N 34" 21" 02" E. a distance of 19.70 feet; N 17" 01" 34" W, a distance of 60.36 feet;

The DRICK N. 42' 25' 39" W, containing with said common file, a distance of 774.12 feet to a pieht in this solutions like of the total of land described on 174.12 as conveyed in Deed 100 febbon shorted lucks at Formly That, according to the document of record filed in Volume 2009.05 and 131.17 (febbon 150). Recording the previous distance of the common man westery corner of said frietd the end the north corner of said Carbon Lucks Basis, Thatles void: THENCE N 44" 47" 01" E, with a common northwest line of soid fract One and the southeast line of I said fract 2, a distance of 53.48 feet to a common interior el corner of said fract 0 for and

OFFICE M. 67, 129. W, leavest paid outbrast line and with the common adolested the of said for the earlier for the contrast line of that tree; of lead conveyed in Dead to Cordyn Lucian Based for the contrast, according to the decement of record field in Volume 83013. Page 1755, Official Public Research, Dolls Courty, Frens, a distance of 1,511.53 feet, volume 83013. Page 1755, Official Public Public Courty, Intext, or distance of 1,511.53 feet, or distance of 1,511.53 feet, or distance or 1,511.54 feet, or distance or 1,511.55 feet, or dist

HENCE S. 44' 16' 58" W. continuing with said common line, a distance of 1,215.24 feet to the VONT OF BEGINNING of the tract of land described as fallows;

the state of sections of the common southeast line of soid Toot One and the northwest of old Lewson Rood, a distance of 208.33 feet to a 1/2" iron rod with a pellow plastic totomed TDAP. "found;

COMMICHONS at a 1/2" from red with a yellow picatic cop stamped 'DAA" found in the northwest or of classor Root, a verbole with right-of-weg). Or the common cost stamberly southest come of soil frest One and the most southern come or that the stat of load coverage come of kindly filescape, according to the document of record filed in Volume 39139, Fags, De Records, Dales Carris, Tensor.

HENCE S 45' 12' 59" E. over and across said Tract One, a distance of 2178.39 feet to the POINT OF BEGINNING, and containing 18,712 acres of land, more or less. N 07" 55" 57" W, a distance of 91.73 feet; N 17' 42' 42" W, o distance of 89.27 feet; N 52" 20" 17" W, a distance of 40.75 feet; N 12" 58" 36" W, a distance of 56.20 feet

Infection (10° 44'), We addressed of State field to appear in the comment line of said "rocs! One and Local 22, Black Y, TMACT A, RDDE RANDH PHASE TMO, on Addition to the City of Mescalins and Dellan County, Receive, according to the Plan of record filled in Document Number 2020/00/103519, Official Public Records, Dallas County, Towny, Towny

N 33" 49" 18" E, a distance of 39.77 feet

THENCE With said common line, the following co. N 07' 42' 15" W, a distance of 97.69 feet;

N 02" 50" 43" W, a distance of 123.43 feet; N 33" 01" 02" W, a distance of 78.91 feet; N 87' 09' 17" E, a distance of 25,00 feet;

S 87' 09' 17" W, a distance of 25.00 feet. N 21" 07" 10" E, a distance of 33.38 feet; N 15' 48' 53" W, a distance of 70.56 feet;

HBDGS 5 45' 16' 19' E, leaving and common fine, over and access and first One, o distorce of 3000 feet to a fine of seathered as Treat new content in base is content as the seathered to be seathered to the seathered them. It, seconding to the seathered the first of seathered the seathered them as the seathered them and the seather commer of seathered to the seathered the seather commer of seathered force and the meat mathery commer of seathered force and the meat mathery commer of seathered the seathe N 61" 31' 41" E, a distance of 38.94 feet;

THENCE S. 45' 18' 19" E, with the common line of said Sue Kathryn Rhaades tract and said. Three, a distance of 731/44' feet to a point in the northwest line of the above-mentioned La foods, for the east corner of said Sue Kathryn Rhaades tract;

THENCE S 42" 56" 40" W, with the common line of said Sue Kathryn Rhoades tract and said Lowson and said Lowson and said containing 13,389 acres of land, and containing 13,389 acres of land, more or less.

ZONING EXHIBIT RIDGE RANCH

AN ADDITION TO THE CITY OF MESQUITE
J.P. ANDERSON SURVEY, ABSTRACT NO. 1
DALLAS COUNTY, TEXAS
SEPTEMBER 8, 2020 SCALE: 1"=200"

OWNER
BLOOMFIELD HOMES, L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
817—416—1572
CONTACT: CLINT VINCENT

3-420 STEVEN DRIVE PLAND, TEAS 75023 SIGGRESSON SHEET SHEET SIGGRESSON SHEET SHEET SHEET TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Wilde Cire Dim, Jue 200 Plan, 1843 5999 972-931-4694
STATI RIGINATION MARKER, 7-2599 TACT: COLIN W. HELFFRICH, P.E.

