

ORDINANCE NO. 5004
File No. Z1222-0279

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND EXHIBIT C – DEVELOPMENT STANDARDS IN PLANNED DEVELOPMENT ORDINANCE NO. 4766, A MASTER PLAN COMMUNITY KNOWN AS POLO RIDGE GENERALLY LOCATED SOUTHEAST OF IH-20 AND FM 740 NEAR THE EAST FORK OF THE TRINITY RIVER AND AT THE WESTERN CORNER OF FM 2757 AND KELLY ROAD; 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. The subject property (“Property”) includes approximately 805.79 acres that is generally located southeast of IH-20 and FM 740 near the East Fork of the Trinity River and at the western corner of FM 2757 and Kelly Road, as more fully described in the legal description attached as Exhibit A to Planned Development Ordinance No. 4766 incorporated herein by reference.

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning to amend Exhibit C – Development Standards in Planned Development Ordinance No. 4766 pertaining to setbacks by deleting Table D3: Lot Type ETJ-100 under Section 7.c. in its entirety and adding a new Table D3: Lot Type ETJ-100 under Section 7.c. to read as follows:

7. Lot and Building Standards.

- c. Single Family Residence detached uses on Lot Type ETJ-100 shall comply with the standards of Table D3:

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Table D3: Lot Type ETJ-100			
		Minimums:	
Configuration	Lot size	12,000 square feet	Or as approved on the preliminary plat, whichever is the greater
	Lot width	100 feet	
	Lot depth	120 feet	
Disposition	Front	Standard: 25 feet	
	Exterior side	30 feet	
	Interior side	10 feet	
	Rear	15 feet	

SECTION 3. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. 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. Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, [Section 5-103](#) (General Penalties), or successor and as amended.

SECTION 7. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

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DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,
on the 6th day of February 2023.

DocuSigned by:

Daniel Aleman Jr.

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Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

DocuSigned by:

Sonja Land

C2518095973F46A...

Sonja Land
City Secretary

DocuSigned by:

David L. Paschall

666E18891208434...

David L. Paschall
City Attorney