

ORDINANCE NO. 4595  
File No. Z0518-0036

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 PLANNED DEVELOPMENT – TOWNHOMES, LIGHT COMMERCIAL, COMMERCIAL AND PLANNED DEVELOPMENT – LIGHT COMMERCIAL WITHIN THE MESQUITE ARENA RODEO OVERLAY DISTRICT TO PLANNED DEVELOPMENT – LIGHT COMMERCIAL AND PLANNED DEVELOPMENT – RESIDENTIAL WITHIN THE MESQUITE ARENA RODEO OVERLAY DISTRICT ON PROPERTY LOCATED AT 1900 AND 2000 WEST SCYENE ROAD, 21713 AND 21717 IH-635, 1703 AND 1705 RODEO DRIVE, AND 417 RODEO CENTER DRIVE; THEREBY ALLOWING THE CONSTRUCTION OF A COMMERCIAL AND RESIDENTIAL DEVELOPMENT; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS 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 the 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 Planned Development – Townhomes, Light Commercial and Planned Development - Light Commercial within the Mesquite Arena Rodeo Overlay District to Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE) Planned Development – Townhomes to Planned Development – Light Commercial and Planned Development – Residential within the Mesquite Arena Rodeo Overlay District (MA/RE) 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 (Exhibit “B”), Landscape Concept Plan (Exhibit “C”) and Planned Development (“PD”) Development Standards (Exhibit “D”).

2. The façade of all residential homes shall conform substantially to the Elevations presented and are to be included in the PD Ordinance as shown in Exhibit “E.”
3. District screening shall be provided in accordance with the PD Development Standards and as shown on the Screening Plan (Exhibit “F”).
4. No off-premise signs shall be permitted. Pole signs shall be prohibited. All signs shall share a common architecture in design and materials as permitted by the Mesquite Sign Ordinance.
5. A Traffic Impact Analysis (“TIA”) is required. As part of the TIA, recommended measures to minimize and/or mitigate the anticipated impacts and determine the adequacy of the development’s planned access points. Mitigation measures shall be acceptable to the City Engineer and may include, without limitation: an access management plan; transportation demand management measures; street improvements on or off the site; placement of pedestrian, bicycle or transit facilities on or off the site; or other capital improvement projects such as traffic calming infrastructure or capacity improvements. The developer is responsible for making the improvements recommended by the TIA and approved by the City that are necessitated by and proportional to the development.
6. Senior living residential uses dedicated to adults age 55 and over shall be provided on the Property in those areas designated as “Senior Targeted Area” on the Concept Plan.
7. Seventy-five percent of all residential homes must exceed the minimum square footage specified in the Concept Plan and Development Standards.

That the subject property is approximately 56 acres of undeveloped property generally located on the southwest corner of IH-635 and West Scyene Road and more specifically located at 1900 and 2000 West Scyene Road, 21713 and 21717 IH-635, 1703 and 1705 Rodeo Drive, and 417 Rodeo Center Drive, and is more fully described in the attached Exhibit “A.”

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 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.

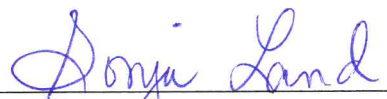
SECTION 5. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars 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 6. 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.

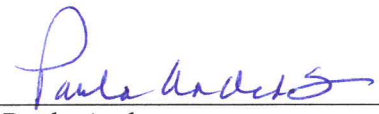
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of September, 2018.

  
\_\_\_\_\_  
Stan Pickett  
Mayor

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
Paula Anderson  
Interim City Attorney

PROPERTY DESCRIPTION (TRACT 3)

STATE OF TEXAS       §  
COUNTY OF DALLAS   §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being all of a tract of land described in deed to Scyene Rodeo, Ltd. (Tract 4) as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Peachtree Road, a 50-foot right-of-way;

THENCE departing the Southerly right-of-way of said Scyene Road, along the Westerly right-of-way of said Peachtree Road, the following courses and distances:

South 21 deg 07 min 13 sec East, a distance of 93.79 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said point being the beginning of a curve to the right having a radius of 802.28 feet, a central angle of 53 deg 29 min 33 sec, a chord bearing of South 05 deg 37 min 22 sec West, and a chord length of 722.12 feet;

Along said curve to the right, an arc distance of 749.03 feet, to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 53 deg 21 min 57 sec East, a distance of 0.85 feet;

South 32 deg 22 min 08 sec West, a distance of 156.02 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 39 deg 10 min 48 sec East, a distance of 0.82 feet;

THENCE North 57 deg 37 min 45 sec West, departing the Westerly right-of-way of said Peachtree Road, a distance of 344.87 feet to a point for corner from which a 1/2-inch iron rod found bears South 22 deg 34 min 42 sec East, a distance of 0.54 feet, on the Easterly right-of-way of Stadium Drive, a 60-foot right-of-way;

THENCE North 01 deg 18 min 44 sec West, along the Easterly right-of-way of said Stadium Drive, a distance of 589.15 feet to a point for corner on the southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod with plastic cap stamped "LJA" found bears South 68 deg 52 min 47 sec West, a distance of 0.30 feet;

THENCE North 68 deg 52 min 47 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 455.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.318 acres or 362,320 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey



performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

**PROPERTY DESCRIPTION (TRACT 2)**

STATE OF TEXAS           §  
COUNTY OF DALLAS       §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being a portion of a tract of land (Tract 1) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the Northwest end of a corner clip at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 59 deg 22 min 03 sec East, along said corner clip, a distance of 30.60 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner on the Westerly right-of-way of Rodeo Drive at the Southeast end of said corner clip, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 45 deg 17 min 04 sec, a chord bearing of South 42 deg 49 min 07 sec East, and a chord length of 485.07 feet;

THENCE along the Westerly right-of-way of said Rodeo Drive, the following courses and distances:

Along said curve to the left, an arc distance of 497.93 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of South 30 deg 31 min 28 sec East, and a chord length of 652.84 feet;

Along said curve to the right, an arc distance of 695.12 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 50 deg 46 min 52 sec East, a distance of 0.33 feet;

South 04 deg 24 min 44 sec West, a distance of 26.90 feet to a point for corner from which a 1/2-inch iron rod found bears North 54 deg 32 min 12 sec East, a distance of 0.23 feet;

THENCE South 89 deg 08 min 21 sec West, departing the Westerly right-of-way of said Rodeo Drive, a distance of 428.87 feet to a point for corner on the East line of Town Ridge Addition, an addition to the City of Mesquite, Dallas County, Texas, according to

the Plat thereof recorded in Volume 84217, Page 3610, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears North 89 deg 26 min 19 sec East, a distance of 0.95 feet;

THENCE North 04 deg 23 min 41 sec East, along the East line Town Ridge Addition, a distance of 434.26 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Northeast corner of said Town Ridge Addition;

THENCE South 89 deg 22 min 58 sec West, departing the East line of said Town Ridge Addition, along the North line of said Town Ridge Addition, a distance of 676.58 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner in the Easterly right-of-way of Peachtree Road, a 50'-foot right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 852.28 feet, a central angle of 15 deg 10 min 31 sec, a chord bearing of North 08 deg 12 min 52 sec West, and a chord length of 225.07 feet;

THENCE departing the North line of said Town Ridge Addition, along the Easterly right-of-way of said Peachtree Road and said non-tangent curve to the left, an arc distance of 225.73 feet to a point for the Southwest corner of Lot 1, Block A, The Landmark Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 85435, Page 3484, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears South 79 deg 15 min 41 sec West, a distance of 0.49 feet;

THENCE North 68 deg 58 min 59 sec East, departing the Easterly right-of-way of said Peachtree Road, along the Southerly line of said Lot 1, Block A, a distance of 224.07 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Southeast corner of said Lot 1, Block A;

THENCE North 21 deg 01 min 01 sec West, departing the Southerly line of said Lot 1, Block A, along the Easterly line of said Lot 1, Block A, a distance of 173.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod found bears North 67 deg 06 min 30 sec West, a distance of 4.69 feet;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 69 deg 17 min 00 sec East, a distance of 118.85 feet to a point for corner from which a 5/8-inch iron rod found bears South 77 deg 20 min 07 sec West, a distance of 0.28 feet;

North 76 deg 18 min 49 sec East, a distance of 100.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 80 deg 08 min 03 sec East, a distance of 64.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.535 acres or 458,917 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION  
TRACT 1

STATE OF TEXAS           §  
COUNTY OF DALLAS       §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462 and the JOB BADGLEY SURVEY, ABSTRACT NO. 74, in the City of Mesquite, Dallas County, Texas, and being all of the tracts of land (Tract 2, Tract 3 and Tract 5) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and all of a tract of land described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 200600158939, Official Public Records, Dallas County, Texas, and all of the tracts of land (Tract I and Tract II) described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 20070091617, Official Public Records, Dallas County, Texas, and all of a tract of land as described in deed to the City of Mesquite, recorded in County Clerk's File No. 200600163878, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Westerly right-of-way of Hickory Tree Road, a variable width right-of-way, with the Northerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE departing the Westerly right-of-way of said Hickory Tree Road and along the Northerly and Easterly rights-of-way of said Rodeo Drive, the following courses and distances:

South 89 deg 05 min 14 sec West, a distance of 920.87 feet to a 1/2-inch iron rod found for corner;

North 45 deg 54 min 46 sec West, a distance of 14.20 feet to a point for corner from which a 1/2-inch iron rod found bears North 03 deg 20 min 09 sec East, a distance of 0.24 feet;

North 00 deg 53 min 15 sec West, a distance of 269.09 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 05 deg 15 min 44 sec, a chord bearing of North 01 deg 46 min 53 sec East, and a chord length of 52.33 feet;

Along said curve to the right, an arc distance of 52.35 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner;

North 04 deg 24 min 44 sec East, a distance of 153.53 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 67 deg 14 min 45 sec East, a distance of 0.25 feet, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of North 30 deg 31 min 28 sec West, and a chord length of 721.56 feet;;

Along said curve to the left, an arc distance of 768.29 feet to a point for corner from which a 1/2 inch iron rod with plastic cap stamped "NDM" found bears South 37 deg 12 min 45 sec West, a distance of 0.28 feet, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 44 deg 08 min 52 sec, a chord bearing of North 43 deg 23 min 12 sec West, and a chord length of 428.42 feet;

Along said curve to the right, an arc distance of 439.20 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 61 deg 43 min 29 sec West, a distance of 0.26 feet, at the Southwesterly end of a corner clip at the intersection of the Easterly right-of-way of said Rodeo Drive with the Southerly right-of-way of W. Scyene Road, a variable width right-of-way;

THENCE North 30 deg 06 min 45 sec East, along said corner clip, a distance of 25.49 feet to a 1/2-inch iron rod found for corner on the Southerly right-of-way of said W. Scyene Road at the Northeasterly end of said corner clip;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 80 deg 32 min 52 sec East, a distance of 181.60 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 54 min 23 sec East, a distance of 310.18 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 62 deg 47 min 33 sec East, a distance of 160.34 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner said point being the beginning of a non-tangent curve to the right having a radius of 1591.54 feet, a central angle of 06 deg 29 min 33 sec, a chord bearing of North 84 deg 02 min 09 sec East, and a chord length of 180.25 feet;

Along said non-tangent curve to the right, an arc distance of 180.35 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 86 deg 05 min 47 sec East, a distance of 1.76 feet;

THENCE South 00 deg 49 min 10 sec East, departing the Southerly right-of-way of said W. Scyene Road, a distance of 141.43 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 60 deg 00 min 13 sec East, a distance of 2.02 feet;

THENCE South 44 deg 54 min 31 sec West, a distance of 43.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 87 deg 55 min 12 sec East, a distance of 334.35 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 02 deg 02 min 41 sec East, a distance of 230.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road;

THENCE South 87 deg 41 min 15 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 30.27 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 02 deg 05 min 15 sec West, departing the Southerly right-of-way of said W. Scyene Road, a distance of 230.10 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 87 deg 53 min 05 sec East, a distance of 303.97 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner on the Westerly right-of-way of Interstate Highway 635, a variable width right-of-way;

THENCE South 18 deg 47 min 13 sec East, along the Westerly right-of-way of said Interstate Highway 635, a distance of 346.59 feet to a mag nail set for corner at the intersection of the Westerly right-of-way of said Interstate Highway 635 with the Westerly right-of-way of said Hickory Tree Road;

THENCE along the Westerly right-of-way of said Hickory Tree Road, the following courses and distances:

South 00 deg 56 min 53 sec East, a distance of 119.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 56 min 59 sec East, a distance of 422.31 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;



South 10 deg 39 min 07 sec West, a distance of 49.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 44 min 00 sec East, a distance of 5.05 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 89 deg 09 min 20 sec East, a distance of 9.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 41 min 55 sec East, continuing along the Westerly right-of-way of said Hickory Tree Road, a distance of 496.86 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 37.256 acres or 1,622,857 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

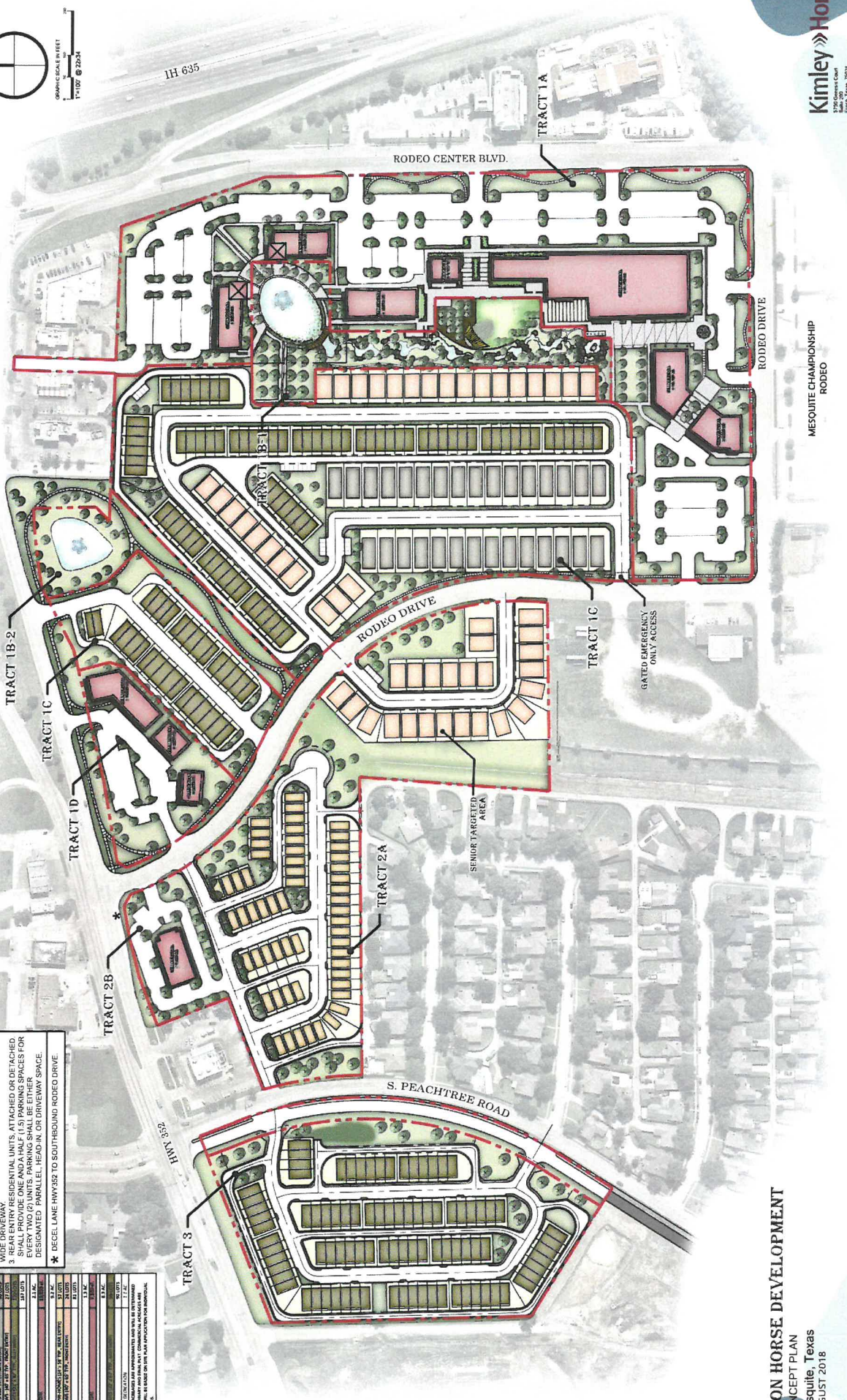
**Exhibit B**  
**Z0518-0036**



REQUIREMENTS FOR MAJOR  
STREETS SHALL BE DICTATED BY THE  
DEVELOPER'S AGREEMENT

- RESIDENTIAL USE PARKING NOTES:**
- 1. FRONT ENTRY RESIDENTIAL SHALL PROVIDE TWO (2) GARAGE SPACES PER UNIT. TWO (2) OFF-STREET PARKING SPACES THROUGH USE OF A WIDE DRIVEWAY.
  - 2. REAR ENTRY RESIDENTIAL UNITS, ATTACHED OR DETACHED SHALL PROVIDE ONE AND A HALF (1.5) PARKING SPACES FOR DESIGNATED PARALLEL, HEAD IN OR DRIVEWAY SPACE.
  - 3. REAR ENTRY RESIDENTIAL UNITS, ATTACHED OR DETACHED SHALL PROVIDE ONE AND A HALF (1.5) PARKING SPACES FOR DESIGNATED PARALLEL, HEAD IN OR DRIVEWAY SPACE.

LAND USE SUMMARY	
TRACT 1A	15.5 AC
TRACT 1B-1	15.5 AC
TRACT 1B-2	15.5 AC
TRACT 1C	15.5 AC
TRACT 1D	15.5 AC
TRACT 1E	15.5 AC
TRACT 1F	15.5 AC
TRACT 1G	15.5 AC
TRACT 1H	15.5 AC
TRACT 1I	15.5 AC
TRACT 1J	15.5 AC
TRACT 1K	15.5 AC
TRACT 1L	15.5 AC
TRACT 1M	15.5 AC
TRACT 1N	15.5 AC
TRACT 1O	15.5 AC
TRACT 1P	15.5 AC
TRACT 1Q	15.5 AC
TRACT 1R	15.5 AC
TRACT 1S	15.5 AC
TRACT 1T	15.5 AC
TRACT 1U	15.5 AC
TRACT 1V	15.5 AC
TRACT 1W	15.5 AC
TRACT 1X	15.5 AC
TRACT 1Y	15.5 AC
TRACT 1Z	15.5 AC
TRACT 2A	15.5 AC
TRACT 2B	15.5 AC
TRACT 2C	15.5 AC
TRACT 2D	15.5 AC
TRACT 2E	15.5 AC
TRACT 2F	15.5 AC
TRACT 2G	15.5 AC
TRACT 2H	15.5 AC
TRACT 2I	15.5 AC
TRACT 2J	15.5 AC
TRACT 2K	15.5 AC
TRACT 2L	15.5 AC
TRACT 2M	15.5 AC
TRACT 2N	15.5 AC
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TRACT 2P	15.5 AC
TRACT 2Q	15.5 AC
TRACT 2R	15.5 AC
TRACT 2S	15.5 AC
TRACT 2T	15.5 AC
TRACT 2U	15.5 AC
TRACT 2V	15.5 AC
TRACT 2W	15.5 AC
TRACT 2X	15.5 AC
TRACT 2Y	15.5 AC
TRACT 2Z	15.5 AC



**Kimley»Horn**

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**IRON HORSE DEVELOPMENT**  
CONCEPT PLAN  
Mesquite, Texas  
AUGUST 2018

THIS PLAN IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC.





Iron Horse Village Planned Development

**I. Residential Development Regulations**

**A. Residential Lot Standards – Table 1**

Lot Type	Tracts per Concept Plan	Min. Lot Size	Min. Lot Width*	Min. Lot Depth	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback (Interior Lot)	Min. Side Yard Setback (Corner Lot)	Max. Height	Max. Lot Coverage	Min. Dwelling Size	Min. Separation Between Buildings	Max. Number of Units per Building
SF Bungalows	Tract 1C, 2A	2,600 S.F.	40'	65'	8' (main structure) 20' (garage)	2'	2.5'	10'	35'	No Max.	1 story - 1,250 S.F. 2 Story - 1,600 S.F.	5'	N/A
SF Villas	Tract 1C	4,000 S.F.	40'	100'	20'	10'	5'	10'	35'	No Max.	1,800 Sq ft.	10'	N/A
Zero Lot Line - 2-504	Tract 2A	1,296 S.F.	24'	55'	6'	4'	0' side setback on one side, 3' side setback on the other side	10'	45'	No Max.	1,200 S.F.	N/A	N/A
Townhouse - Rear Entry 2-502	Tracts 1C, 2A, 3	1,400 S.F.	22'	65'	6'	4'	per Fire Code	10'	35'	No Max.	1,200 S.F.	10'	8
Townhouse - Front Entry 2-502	Tracts 1C, 2A, 3	1,400 S.F.	25'	85'	20'	4'	per Fire Code	10'	35'	No Max.	1,200 S.F.	10'	8
<p>*Minimum Lot Width is measured along the front building line for all lots.</p> <p><b>Zero Lot Line Residential</b> - The plat shall dedicate, a one foot (2') wide Ingress, Egress, Overhang and Drainage Easement within the three foot (3') side setback for the purpose of maintenance, repair, and/or replacement of wall, overhang, roof, and/or eaves, and drainage onto the adjacent property. A minimum of three feet (3') separation between all principal structures must be provided for Zero Lot Line Residential.</p> <p>No front elevation of a Zero Lot Line Residential shall be repeated any more often than once every 3 lots in a row. No front elevation of Villas and Bungalows Residential shall be repeated any more often than once every 2 lots in a row.</p> <p>All residential dwellings shall conform to City of Mesquite's Fire code. Depending on code and building separation, certain dwellings may need to be sprinklered and/or a higher fire wall may be required.</p> <p>Parking and Storage of Recreational Vehicles and Equipment. No recreational vehicle, motorhome, watercraft or other equipment greater than six feet (6') in height when mounted on its transporting trailer shall be parked or stored on any lot with a dwelling unit. Regardless of height, no such equipment shall be parked or stored on any street for longer than 24 hours.</p> <p>Homeowner's Association. Before the issuance of a certificate of occupancy for a project containing any common areas or community facilities, it shall be necessary to assure the City that provisions have been made for adequate upkeep and maintenance association established to maintain and manage all such common areas, residential front lawns, and community facilities. HOA shall maintain residential areas once per week. Documents creating such association shall grant the City the right to collect maintenance fees and provide maintenance in the event that the Association fails to do so.</p>													
Primary Building Façade Materials	Front, Side and Rear elevations shall each be 90% brick or stone masonry excluding doors, windows, garage doors, and dormers; other façade materials may be Hardie-board/plank or equivalent.												
Screening and Fencing	In order to create a walkable urban environment, screening shall only be required along arterials and directly adjacent to commercial areas. Where required, screening shall be (i) precast panel wall masonry construction or (ii) masonry construction, minimum Eight feet (8') in height. Any further screening may be provided at the discretion of the developer and approved by the City of Mesquite. Wooden fencing shall never be adjacent to Right-of-Way. Wrought Iron Fencing shall be permissible as screening in certain areas given City of Mesquite Approval. Wrought Iron fencing is acceptable behind Tract 1C Lots along Rodeo Drive.												
Parking	1.) All Residential Units, attached or detached, shall provide two (2) garage Spaces per Unit. 2.) Front Entry Residential shall provide two (2) off-street parking spaces through use of a minimum eighteen foot (18') by eighteen foot (18') wide driveway and parallel or head in parking. 3.) Rear Entry Residential units, attached or detached, shall provide one and half (1.5) parking spaces for every two (2) units. Parking shall be either designated parallel, head-in, or driveway space.												
Tract 1C-Southern Egress	Second egress point at the southern border of Tract 1C shall be a gated exit per City of Mesquite's Approval.												
Phasing	Development may be constructed in phases.												

**B. Residential Landscape, Open Space, and Screening as shown on Landscape Concept Plan.**

**1. General Landscape Requirements**

- Landscape areas equal to a minimum of 10 percent of the site area shall be provided.
- Calculation of the minimum landscape area may include internal landscaping in parking areas and a required buffer tree line. Adjacent rights-of-way shall



be landscaped, but these areas shall not be included in the calculation of required area.

- c. Portions of the site area planned for development as part of a later phase may be excluded from the calculation of minimum landscape area for the portion of the site area being developed as part of the current phase.
- d. Adjacent rights-of-ways shall be landscaped with lawn or groundcover, but these areas shall not be included in the calculation of required minimum landscape area.

**2. Tree Requirement**

- a. One shade tree, or one evergreen tree, or 3 ornamental trees shall be provided for each 500 square feet of required landscape area. Trees provided for internal parking area landscaping and trees in a required buffer tree line may be counted to fulfill this requirement, provided that at least 50% of the required trees are located between the main building and the front and/or exterior side property lines.

**3. Individual Lot Landscape Standards**

- a. For each single family residential lot - a minimum of one shade tree, or one evergreen tree, or 3 small ornamental trees in the front yard of each dwelling unit; and one gallon shrubs, planted no more than 3 feet on center, along the front of the structure. Plant material to be selected at a later date, by lot builder, and shall satisfy the City of Mesquite required plant schedule outlined by table 1A-500.

**4. Tract 1B-1, 1B-2, 1C, 2A, and 3**

- a. Required: 10% of total Site Area
- b. 50% of the above landscape requirement to be located between main building and front or side property lines.
- c. 1 tree / 500 sf within a required landscape area

**5. Tract 1C (Rodeo Drive) – 6' concrete sidewalk.** Outside of ROW landscaping area will include flowering ornamental trees and landscape berms with shrubs/groundcover where a decomposed granite pathway shall lie. The landscaping will also consist of native grasses for groundcover, Bermuda sod, and a steel cattle themed landscape monument.

**6. Tract 2A (Rodeo Drive) – 6' concrete sidewalk along tract 2A.** Outside of ROW landscaping area will include steel cattle themed landscape monuments, a decomposed granite pathway, and a raised water feature. Large canopy trees, planter bed seating area surrounded by ornamental trees, Bermuda sod, and screening shrubs/groundcover.



7. **Tract 3 (Peachtree Road)** –5’ concrete sidewalk. Flowering ornamental tree that will bring color to the area and large canopy trees with seating area. The landscaping will also consist of native grasses used for groundcover, Bermuda sod, and a small screening fence with planter beds.

**II. Non-Residential Development Regulations** - The permitted uses and standards must be in accordance with the Light Commercial zoning districts, unless otherwise specified herein:

Commercial per Concept Plan	Tract	Land Uses	Min. Front Yard Setback (Primary Use Structure)	Min. Front Yard Setback (Accessory Use Structure)	Max. Height	Max. Lot Coverage			
Zoning Tract 1A (Light Commercial)	Tract 1A	LC				Per City Code			
Zoning Tract 1D (Light Commercial)	Tract 1D	LC				Per City Code			
Zoning Tract 2B (Light Commercial)	Tract 2B	LC	25'	10'	Per City Code	Per City Code			
<b>* Tract 2B</b>	<p>1. The primary use within a platted lot shall be considered to be the structure within which the primary business is conducted on the property. All other improvements, excluding signage, within a platted lot shall be considered accessory uses. Primary uses shall be subject to a 25 foot front yard setback. Accessory uses shall be subject to a 10 foot front yard setback. For non-residential uses within Tract 2B, only frontage on Scyene shall be considered to be the front yard, all other street frontage shall be considered to be side or rear yards. There is no rear or side yard setback for non-residential uses in Tract 2B.</p> <p>2. If developer is required to construct a right turn decel lane at the intersection of Scyene Road and Rodeo Drive, no greater than a five (5) foot sidewalk shall be required along Scyene Road for Tract 2B.</p>								

1. Bowling Center/Indoor Recreational Facility permitted by right on Tract 1A.

2. Prohibited Uses:

- a. Check Cashing Services
- b. Motorcycle Sales and Repair
- c. Recycling Kiosk
- d. Sexually Oriented Businesses
- e. Limited Fuel Sales
- f. Automotive Dealers
- g. Auto and Home Supply Store
- h. Tobacco Stores
- i. Funeral Services, Crematories
- j. Medical Equipment Rental
- k. Bail Bond Services
- l. Passenger Car Rental
- m. Automotive Repair Shops

- n. Automotive Parking (Principle Use)
  - o. Automotive Diagnostic, Inspection Services
  - p. Hotels, Camps, Other Lodging Places
  - q. Repair Services
2. Nonresidential Architectural Standards shall be governed by the POA's CCR's. Architectural Standards for all Light Commercial shall resemble the architectural standards set forth by the Residential HOA. Architectural Standards shall meet or exceed the City of Mesquite's Community Appearance Manual. Nonresidential Developments shall have the opportunity for alternate standards given City approval.
3. Nonresidential Tracts 1A, 1D, and 2B (per concept plan) are subject to City of Mesquite Commercial Property Landscape Standards.

**3. Public Streets and Sidewalks**

1. **Public Streets.** The street system is intended to create an urban feel and pedestrian friendly environment with easy and convenient access to community open spaces and amenities, some of which are shared with the adjacent commercial/retail. Streets shall be classified and constructed as follows:
- a) Urban Residential Type 1 (Front Entry, Tract 1) –
    - a. Right-of-Way shall be fifty-feet (50') wide;
    - b. Pavement shall be thirty-one feet (31') wide from back of curb to back of curb;
    - c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
  - b) Urban Residential Type 2 (Front Entry, Tract 2 and Tract 3) –
    - a. Right-of-Way shall be forty-two feet (42') wide;
    - b. Pavement shall be thirty-one feet (31') wide from back of curb to back of curb;
    - c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
  - c) Urban Residential Type 3 (Parallel Street Parking) –
    - a. Right-of-Way shall be forty-two feet (42') wide;
    - b. Pavement width shall be increased by a minimum of two-feet (2') in width on the side of the street with rear entry residential. If rear entry residential is provided on one side of the street then the paving shall be a minimum of thirty-two and a half feet (32.5') wide from back of curb to back of curb. If rear entry residential is provided on both sides of the street then the paving shall be a minimum of thirty-four feet (34') wide from back of curb to back of curb. Trees wells can be provided to define parking areas and provide landscaping. Where tree wells are provided, a minimum of twenty-four feet (24') clear paving shall be provided;

- c. Pavement shall be a minimum of six-inch (6") thick, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- d) Alley Entry (Standard) –
  - a. Right-of-Way shall be eighteen feet (18') wide;
  - b. Right-of-Way shall transition from eighteen feet (18') wide at its typical section to twenty-two feet (22') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20');
  - c. Alley pavement shall be twelve feet (12') wide from edge of alley to edge of alley;
  - d. Alley pavement shall transition from twelve (12') wide at its typical section to sixteen feet (16') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20').
  - e. Pavement shall be a minimum of eight-inch (8") thick at the edge and five-inch (5") thick at the invert, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- e) Alley Entry (Fire/EMS Access) –
  - a. Right-of-Way shall be twenty-four feet (24') wide;
  - b. Right-of-Way shall transition from twenty-four feet (24') wide at its typical section to twenty-eight feet (28') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20');
  - c. Alley pavement shall be twenty feet (20') wide from edge of alley to edge of alley;
  - d. Alley pavement shall transition from twenty (20') wide at its typical section to twenty-four feet (24') wide at the Right-of-Way for the connecting street. The transition shall occur over twenty feet (20').
  - e. Pavement shall be a minimum of eight-inch (8") thick at the edge and five-inch (5") thick at the invert, 4000 PSI with number four (4) bars on eighteen-inch (18") centers both ways.
- f) Ingress and Egress Easement, Volume 85144, Page 375 and Utility and Drainage Easement, Volume 85186, Page 5465 adjacent to Lot 1, Block A, The Landmark Addition, Volume 85135, Page 3484. Development Road connecting Peach Tree Road and Rodeo Drive as shown on the Concept Plan.
  - a. Residential development shall be allowed to connect to the existing access and utility easement.
  - b. Developer may dedicate this as an Urban Residential street as long as the improvements are reconstructed to the standards established herein.
  - c. Regardless of whether the improvements are public or private, access shall be allowed to serve both the residential or commercial use. If the improvements are to remain private, then a property owner's association or homeowner's association must be established for the inspection and maintenance of said improvements. Documents creating such association shall grant the City the right

to collect maintenance fees and provide maintenance in the event that the Association fails to do so.

- g) Horizontal Geometry –
  - a. Urban Residential – The minimum center line horizontal radius shall be fifty feet (50’).
  - b. Alley Streets – The minimum center line horizontal radius shall be fifty feet (50’).
  - c. Curb Returns –
    - i. Urban Residential to Urban Residential – minimum curb return shall be twenty feet (20’) radius;
    - ii. Urban Residential to Collector – minimum curb return shall be twenty feet (20’) radius;
    - iii. Urban Residential to Arterial – minimum curb return shall be twenty feet (20’) radius;
- 2. **Curbs.** All curbs shall be standard six-inch with the exception that mountable curbs will be allowed adjacent to front entry townhomes (Lot Type: Townhouse – Front Entry 2-502).
- 3. **Signage.** The developer shall provide signage that designates no parking areas along Urban Residential Streets as determined and directed by the City Engineer. All signage requirements will be determined during the preliminary platting and final platting processes.
- 4. **Public Sidewalks.** The sidewalk system is intended to create walkability within this urban mix use development easy and convenient access to community open spaces, amenities, commercial/retail businesses. Sidewalks shall be constructed as follows:
  - a. Along Urban Residential – shall be five feet (5’) wide and located adjacent to the back of curb.
  - b. Along Rodeo Drive – shall be six feet (6’) wide and located one foot (1’) inside the right-of-way line.
  - c. Along Hwy 352 – shall be ten feet (10’) wide per the trail plan and located within the right-of-way on the right-of-way line.
  - d. Along Rodeo Center Boulevard – Shall be six feet (6’) wide and located one foot (1’) inside the right-of-way line.

Developer may meander the sidewalk within the development up to eight feet (8’) as long as a sidewalk maintenance easement is provided.

- 5. **Residential Mailboxes.** Cluster boxes shall be provided as required by the US Postal Service. Cluster boxes shall be limited to eight units per box unless otherwise directed by the US Postal Service. The developer shall provide a preliminary cluster box layout for the City’s review with the preliminary plat submittal.

- c. Portions of the site area planned for development as part of a later phase may be excluded from the calculation of minimum landscape area for the portion of the site area being developed as part of the current phase.
- d. Adjacent rights-of-ways shall be landscaped with lawn or groundcover, but these areas shall not be included in the calculation of required minimum landscape area.

**2. Tree Requirement**

- a. One shade tree, or one evergreen tree, or 3 ornamental trees shall be provided for each 500 square feet of required landscape area. Trees provided for internal parking area landscaping and trees in a required buffer tree line may be counted to fulfill this requirement, provided that at least 50% of the required trees are located between the main building and the front and/or exterior side property lines.

**3. Individual Lot Landscape Standards**

- a. For each single family residential lot - a minimum of one shade tree, or one evergreen tree, or 3 small ornamental trees in the front yard of each dwelling unit; and one gallon shrubs, planted no more than 3 feet on center, along the front of the structure. Plant material to be selected at a later date, by lot builder, and shall satisfy the City of Mesquite required plant schedule outlined by table 1A-500.

**4. Tract 1B-1, 1B-2, 1C, 2A, and 3**

- a. Required: 10% of total Site Area
- b. 50% of the above landscape requirement to be located between main building and front or side property lines.
- c. 1 tree / 500 sf within a required landscape area

**5. Tract 1C (Rodeo Drive) – 6' concrete sidewalk.** Outside of ROW landscaping area will include flowering ornamental trees and landscape berms with shrubs/groundcover where a decomposed granite pathway shall lie. The landscaping will also consist of native grasses for groundcover, Bermuda sod, and a steel cattle themed landscape monument.

**6. Tract 2A (Rodeo Drive) – 6' concrete sidewalk along tract 2A.** Outside of ROW landscaping area will include steel cattle themed landscape monuments, a decomposed granite pathway, and a raised water feature. Large canopy trees, planter bed seating area surrounded by ornamental trees, Bermuda sod, and screening shrubs/groundcover.

**7. Tract 3 (Peachtree Road) – 5' concrete sidewalk.** Flowering ornamental tree that will bring color to the area and large canopy trees with seating area. The





**Zero Lot Line Elevations**



35' 1866 BUNGALOW- ELEVATION



35' 1261 BUNGALOW- ELEVATION



35' 1261 BUNGALOW- ELEVATION



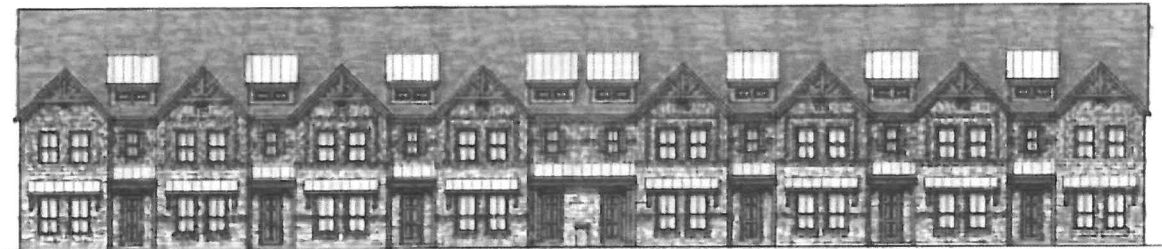
35' 1866 BUNGALOW- ELEVATION



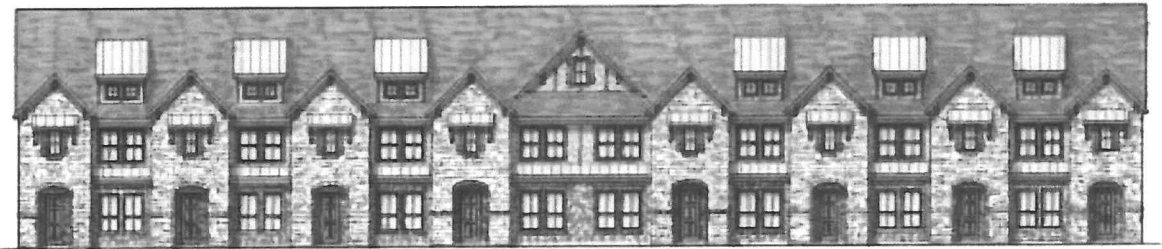
30' 2554 VILLA- ELEVATION



30' 2554 VILLA- ELEVATION



22 TOWNHOME ELEVATION



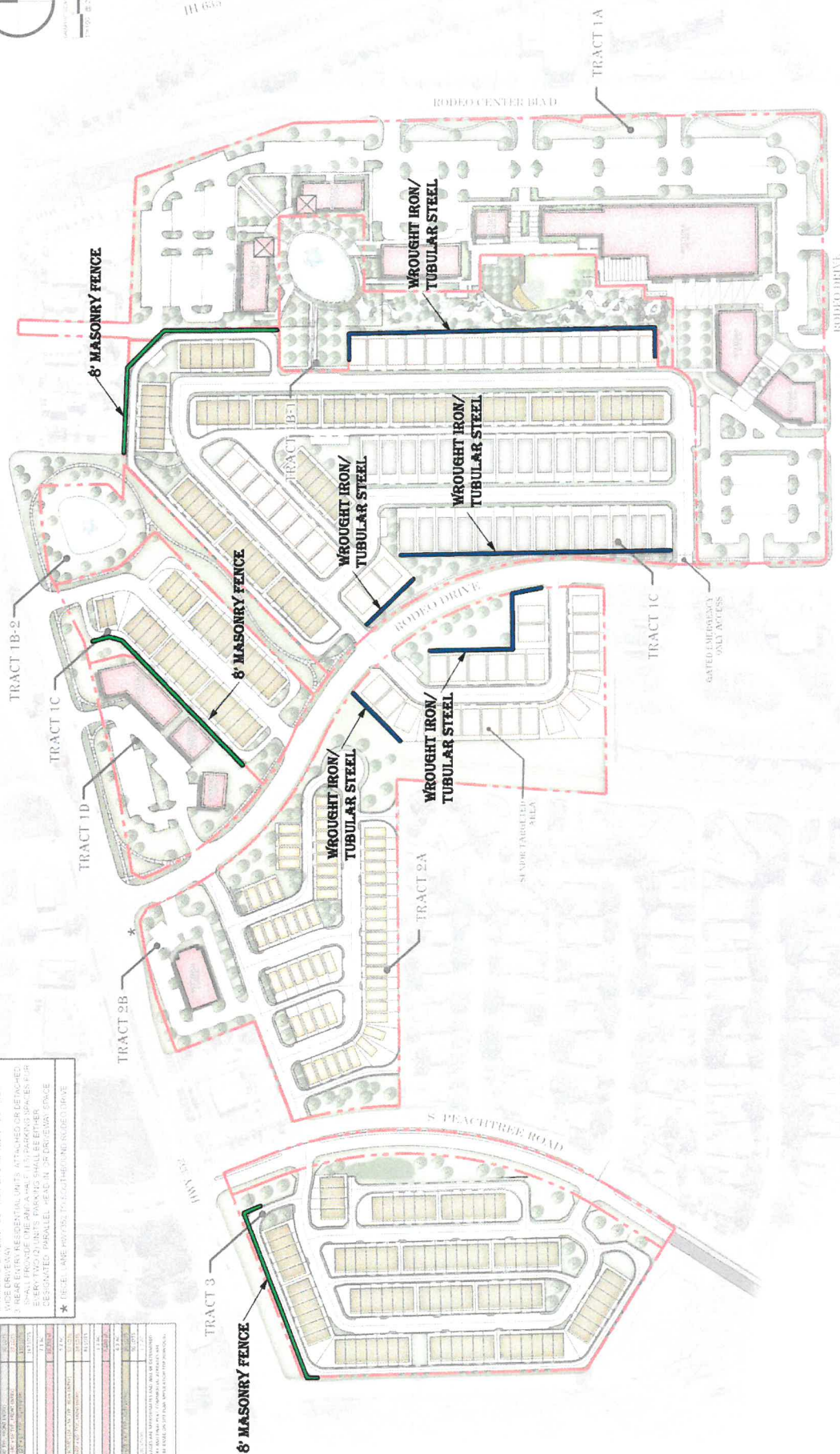
22 TOWNHOME ELEVATION



1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100

RESIDENTIAL USE PARKING NOTES  
 1. ALL PARKING SPACES ARE ATTACHED. SHALL  
 PROVIDE TWO (2) GARAGE SPACES PER UNIT.  
 2. PRIVATE ENTRY TO RESIDENTIAL UNIT. TWO (2)  
 3. 10' STREET PARKING SPACE THOUGH USE OF A  
 4. MAXIMUM EIGHT (8) FEET BY EIGHT (8) FEET  
 5. DRIVEWAY  
 6. NEAR ELEVATED RESIDENTIAL UNITS ATTACHED OR DETACHED  
 7. SHALL PROVIDE ONE AND A HALF (1 1/2) PARKING SPACES PER  
 8. EVERY TWO (2) UNITS. PARKING SHALL BE EITHER  
 9. DESIGNATED, PARALLEL, OR IN-DRIVEWAY SPACE  
 10. DESIGNATED, PERPENDICULAR, OR IN-DRIVEWAY SPACE

REQUIREMENTS FOR MAJOR TRANSPORTATION IMPROVEMENTS SHALL BE DULATED BY THE DEVELOPER'S AGREEMENT



MESQUITE CHAMPIONSHIP  
RODEO

Kimley»Horn

IRON HORSE DEVELOPMENT  
CONCEPT PLAN  
Mesquite, Texas  
AUGUST 2018