

ORDINANCE NO. 5017
File No. Z0123-0285

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL TO PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL R-2A TO ALLOW A 17-LOT SINGLE FAMILY SUBDIVISION LOCATED AT 2120 CORDIA DRIVE 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. The subject property is approximately 4.99 acres and described and depicted in Exhibit A attached hereto and incorporated herein by reference, and located at 2120 Cordia Drive in Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Agricultural to Planned Development – Single Family Residential R-2A to allow a 17-lot single family subdivision subject to the Development Standards and the Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.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.

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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.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of April 2023.

DocuSigned by:
Daniel Aleman Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

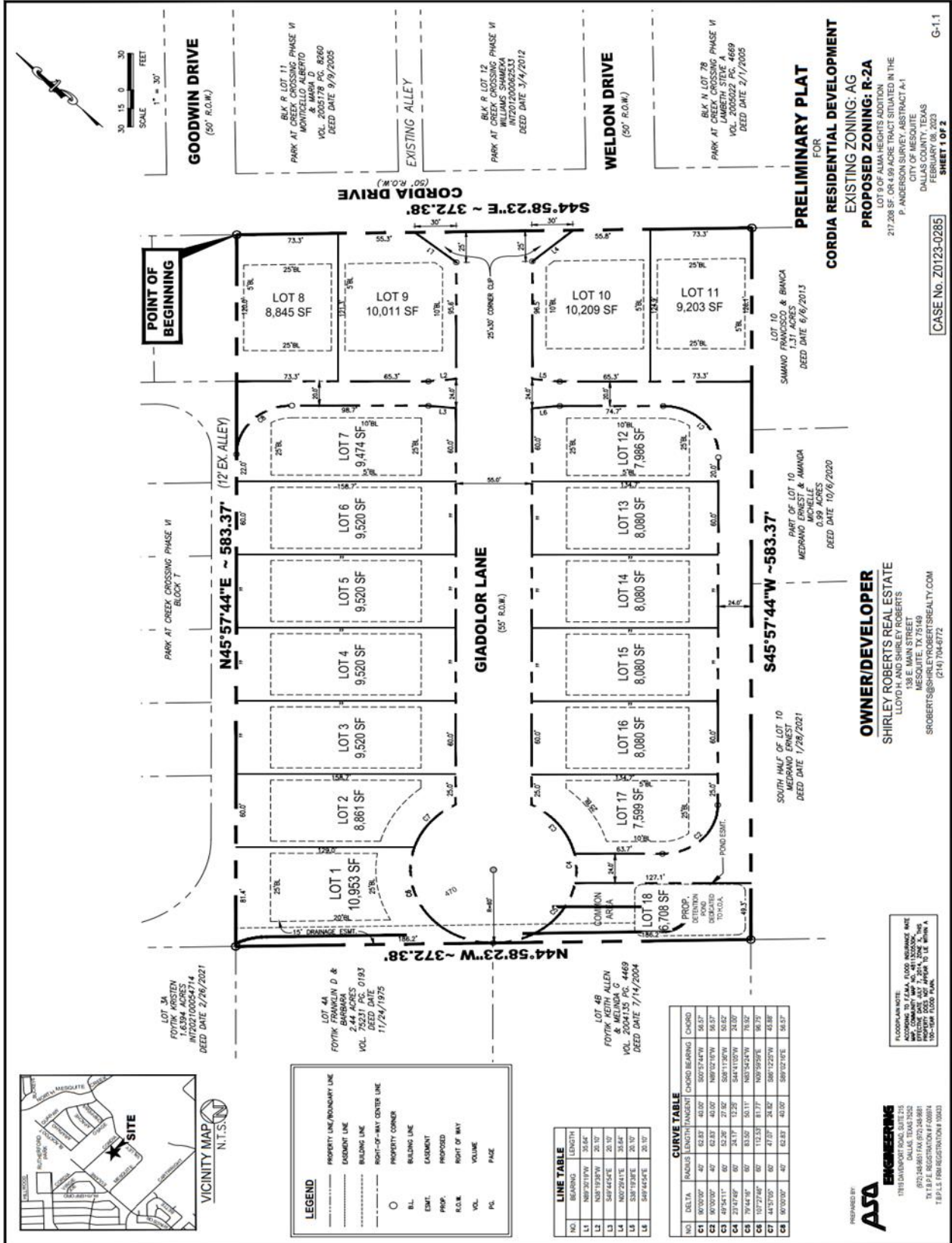
DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

DocuSigned by:
David Paschall
666E18891208434...

David L. Paschall
City Attorney

EXHIBIT A – LEGAL DESCRIPTION



LEGEND

- PROPERTY LINE/BOUNDARY LINE
- EXISTING LINE
- PROPOSED LINE
- RIGHT-OF-WAY CENTER LINE
- PROPERTY CORNER
- ELL.
- EMBL.
- CURBENT
- PROSP.
- R.O.W.
- VOL.
- P.C.
- PHASE

LINE TABLE

NO.	BEARING	LENGTH
C1	N0°00'00" E	47.00
L1	N89°20'10" W	25.00
L2	N89°19'50" W	20.00
L3	N89°19'30" W	25.00
L4	N89°19'10" W	20.00
L5	N89°18'50" W	25.00
L6	N89°18'30" W	20.00

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH/TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	47.00	62.87	63.00	50.07
L1	90°00'00"	25.00	62.87	63.00	50.07
L2	90°00'00"	20.00	62.87	63.00	50.07
L3	90°00'00"	25.00	62.87	63.00	50.07
L4	90°00'00"	20.00	62.87	63.00	50.07
L5	90°00'00"	25.00	62.87	63.00	50.07
L6	90°00'00"	20.00	62.87	63.00	50.07

FLOODPLAIN NOTE:
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, THE ENTIRE TRACT IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN.



EXHIBIT A – LEGAL DESCRIPTION

**STATE OF TEXAS,
COUNTY OF DALLAS,**

WHEREAS, SHIRLEY ROBERTS REAL ESTATE, is the owner of all that certain 4.99 acre tract of land and being situated in the P. Anderson Survey, Abstract Number A-1. Located at 2120 Cordia Drive in City of Mesquite, Dallas County, Texas, and being more particularly described as follows;

POINT OF BEGINNING found at a 5/8" Iron rod found in the southwesterly right-of-way line of Cordia Drive (50' ROW) for the southeast corner of Lot 8, of ALMA HEIGHTS ADDITION, an addition to the City of Mesquite, Dallas County, Texas according the plat thereof recorded in Volume 10, Page 111 of the Deed Records of Dallas County, Texas;

THENCE S 44°58'23" E, a distance of 372.38 feet to an iron rod found for corner;

THENCE S 45°57'44" W, a distance of 583.37 feet to an iron rod found for corner;

THENCE N 44°58'23" W, a distance of 372.38 feet to an iron rod found for corner;

THENCE S 45°57'44" E, a distance of 583.37 feet to the **POINT OF BEGINNING** and containing 217,208 square feet or 4.99 acres of land, more or less.

EXHIBIT B – DEVELOPMENT STANDARDS

EXHIBIT B
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PLANNED DEVELOPMENT STANDARDS

This Planned Development Single Family (PD-SF) must adhere to all conditions of the Mesquite Code of Ordinances, including but not limited to the Mesquite Zoning Ordinance, as amended, and adopts R-2A base district standards consistent with the Concept Plan attached hereto and incorporated herein as Exhibit C and the standards identified below, which apply to this PD-SF district. Where these regulations conflict with or overlap another ordinance, the more stringent restriction will control.

1. **Development Standards.** In addition to the requirements of the R-2A base zoning district, the Planned Development is subject to the following.
 - a. The minimum home living area shall be 1,700 square feet in accordance with the Single-Family R-2A standards.
 - b. No front elevation of a single-family structure, including its mirror image, shall be repeated more often than once every 4 lots. Nor shall a front elevation be repeated directly on the opposite side of the public right of way.
 - c. A monument sign is required at the entrance of the newly proposed cul-de-sac that will adhere to the Sign Ordinance (City Code Chapter 5, Article V).
 - d. The common area amenities shall include a playground with a minimum of five (5) pieces of equipment and at least one thousand (1,000) square feet of area.
 - e. The applicant shall submit with the PD-Site Plan a proposed master covenant and a master HOA that assures the coordinated development and maintenance of common areas, landscaping, detention ponds, amenities, signage, and themed features.
 - f. The plat and site plan for the property shall conform substantially to the Concept Plan included in Exhibit C.

EXHIBIT C - CONCEPT PLAN

