

ORDINANCE NO. 5097
File No. Z1223-0340

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY PROVIDING A COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC/SEMI PUBLIC TO HIGH-DENSITY RESIDENTIAL AND AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – SINGLE FAMILY R-1 ORDINANCE NO. 4119 TO PLANNED DEVELOPMENT – A-3 MULTIFAMILY TO ALLOW A MULTIFAMILY DEVELOPMENT WITH MODIFIED PLANNED DEVELOPMENT STANDARDS AND CONCEPT PLAN ON PROPERTY LOCATED AT 1410 WOODED LAKE 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; PROVIDING PUBLICATION OF THE CAPTION HEREOF; 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 14.894 acres described in Exhibit A, attached hereto and incorporated herein by reference, and located at 1410 Wooded Lake Road, Mesquite, Dallas County, Texas (the “**Property**”).

SECTION 2. The Mesquite Comprehensive Plan, dated October 7, 2019, as amended, is hereby amended by changing the Property’s future land use designation from Public/Semi Public to High-Density Residential.

SECTION 3. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from Planned Development – Single Family R-1 Ordinance No. 4119 to Planned Development – A-3 Multifamily to allow a multifamily development with modified Planned Development Standards and Concept Plan, attached hereto as Exhibits B and C, respectively, and incorporated herein by reference.

SECTION 4. All other 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

Zoning / File No. Z1223-0340 / Amending Mesquite Comprehensive Plan from Public/Semi Public to High-Density Residential / Amending MZO from PD-SF R-1 Residential Ordinance No. 4119 to PD - A-3 Multifamily
March 4, 2024
Page 2 of 2

SECTION 5. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 6. 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 7. 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 8. This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 9. 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 4th day of March 2024.

DocuSigned by:
Daniel Aleman Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

DocuSigned by:
David Paschall
666E18891208434...

David L. Paschall
City Attorney

EXHIBIT A – LEGAL DESCRIPTION

File No. Z1223-0340

LEGAL DESCRIPTION

SITUATED in the City of Mesquite, in the Theophalus Thomas Survey, Abstract No. 1461 of Dallas County, Texas and being a part of Lot 3, Block A of Dallas Christian School Addition II, an addition to the City of Mesquite, according to the Final Plat thereof, recorded in Volume 2000203, Page 3525, Plat Records, Dallas County, Texas (P.R.D.C.T.) and as further described in a Special Warranty Deed to Baseball Nation, LLC, recorded in Instrument No. 201000300653, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and said parcel of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Pacheco-Koch" (hereinafter referred to as "P-Koch cap"), found on the northeasterly right-of-way line of Wooded Lake Drive (60' wide right-of-way) for the most westerly corner of the above described Lot 3, Block A and same being the south corner of Lot 2, Block A of Dallas Christian School Addition, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 94163, Page 2553, P.R.D.C.T.;

THENCE: North 35 deg. 14 min. 14 sec. East, departing from said Wooded Lake Drive, along the common line of said Lot 2 and said Lot 3, a distance of 436.19 feet to a 1/2 inch iron rod with P-Koch cap found for the north corner of said Lot 3 and the east corner of said Lot 2 and said point being on the southwesterly right-of-way line of 175' wide Dallas Power & Light Company (D.P.&L.) easement recorded in Volume 5458, Page 218 and Volume 71063, Page 562, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: South 63 deg. 36 min. 14 sec. East, along the common line of said Lot 3 and said D.P.&L. easement, a distance of 1,172.75 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" (hereinafter referred to as "with cap"), set for the east corner of said Lot 3, Block A and same being the northern corner of Lot 1R-2, Block A of said Dallas Christian School Addition III, an addition to the City of Mesquite, according to the plat thereof, recorded in Volume 2003243, Page 88, P.R.D.C.T. and said point bears North 63 deg. 36 min. 14 sec. West – 133.9 feet from a 1/2 inch iron rod with P-Koch cap found for the most northerly northeast corner of said Lot 1R-2, Block A;

THENCE: South 44 deg. 05 min. 47 sec. West, departing from said D.P.&L. easement, along the common line of said Lot 1R-2 and Lot 3, Block A, a distance of 330.22 feet to a 1/2 inch iron rod with cap, set for the easterly southeast corner of this hereinafter described parcel of land;

THENCE: North 45 deg. 54 min. 13 sec. West, departing from said common line, over & across said Lot 3, Block A, a distance of 99.89 feet to a 1/2 inch iron rod with cap, set for an inside ell corner of this parcel of land;

THENCE: South 44 deg. 05 min. 47 sec. West, continuing across said Lot 3, Block A, a distance of 344.99 feet to a 1/2 inch iron rod with cap, set for the most southerly southeast corner of this parcel of land;

EXHIBIT A - Legal Description - File No. Z1123-0340

THENCE: North 51 deg. 30 min. 43 sec. West, continuing across said Lot 3, Block A, a distance of 177.35 feet to a 1/2 inch iron rod with cap, set for an angle corner of this parcel of land;

THENCE: South 88 deg. 45 min. 31 sec. West, continuing across said Lot 3, Block A, a distance of 438.04 feet to a 1/2 inch iron rod with cap, set for the most southerly southwest corner of this parcel of land, on the easterly right-of-way of the above mentioned Wooded Lake Drive and said point being in a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of 53 deg. 36 min. 48 sec. and a chord that bears North 18 deg. 58 min. 39 sec. West - 478.04 feet;

THENCE: Along the common line of said Lot 3, Block A and said Wooded Lake Drive and with said curve to the left, an arc distance of 495.94 feet to a 1/2 inch iron rod with P-Koch cap found for corner at the end of said curve;

THENCE: North 45 deg. 47 min. 04 sec. West, continuing along said common line, a distance of 39.54 feet to the POINT OF BEGINNING and containing 648,762 square feet or 14.894 acres of land.

Note:

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements using Topcon TopNet Live Network and the City of Mesquite Control Monuments #54 and #55 on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

Prepared Under My Hand & Seal,
This 13th Day of December, 2023.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



EXHIBIT B

PLANNED DEVELOPMENT STANDARDS

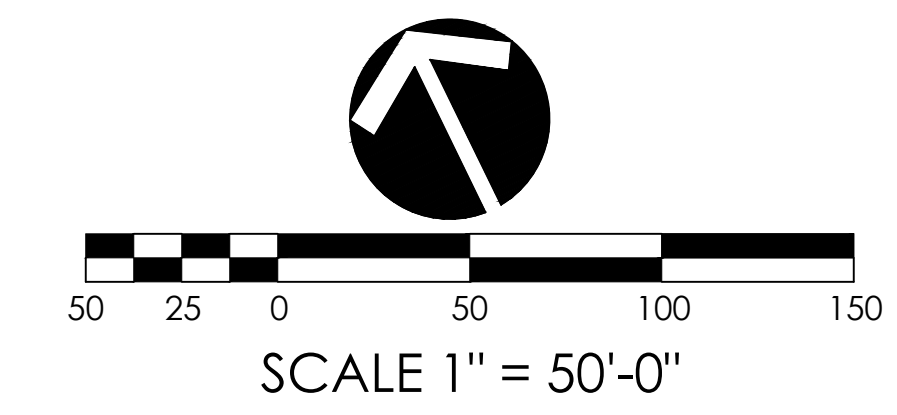
File No. Z1223-0340

This Planned Development Multifamily (PD-MF) must adhere to all conditions of the Mesquite Code of Ordinances, including Mesquite Zoning Ordinance (MZO), as amended, and adopted based district standards corresponding with the Concept Plan attached hereto and incorporated herein as Exhibit C and as identified below. The following regulations must be specific to the PD-MF District. Where these regulations conflict with or overlap another ordinance, or easement, the more stringent restriction will prevail.

- A. Permitted Land Uses. Uses in the PD-MF are limited to those permitted in the A-3 – Multifamily Residential zoning district, as amended, and subject to the following.
 - 1. Any land use requiring a Conditional Use Permit (CUP) in the A-3 zoning district, as amended, is only allowed if a CUP is issued for the use.
 - 2. Any land use prohibited in the A zoning district, as amended, is also prohibited.
- B. Development Standards. Development is subject to the A based zoning district, except as provided in this article below:
 - 1. The maximum number of stories is three. MZO, Section 2-501 C
 - 2. Parking area tree(s) is not required for the row of parking located in the electric transmission easement. MZO, Section 1A-202 B
 - 3. Portions of the site that are encumbered by gas or electric transmission easements for which trees are not permitted may be excluded from total site area for the purpose of determining total landscape area requirements and consequential site tree requirements. MZO, Section 1A-202
 - 4. A minimum of 5% of the required trees are required to be placed between the building and the front or exterior side property lines. MZO, Section 1A-202 A.2
 - 5. The maximum number of residential units allowed is 288. The minimum percentage of one-bedroom units allowed is 11%. The maximum percentage of three-bedroom units (or more units) allowed is 46%. MZO, Section 2-501 E.1
 - 6. The minimum dwelling unit size for one-bedroom units is 604 square feet. MZO, Section 2-501

7. A minimum of 1.9 parking spaces are required per living unit. MZO, Section 2-501 K
8. Covered parking is not required. MZO, Section 2-501 K
9. A minimum 8-foot tall precast concrete wall (and required row of trees) planned along the eastern perimeter satisfies the perimeter and parking screening requirements from the residential zoning district to the east. Solid perimeter screening along the northern perimeter adjacent to the electric transmission easement is not required. MZO, Section 1A-304 and Section 1A-301 C. 3
10. Perimeter screening and fencing is not required in easements where franchise utility providers prohibit such elements. MZO, Section 1A-301 and 1A-304
11. Refuse containers are permitted to encroach into the 100-foot setback along the eastern and northern perimeters. MZO, Section 2-501 N
12. Parking is permitted in the front yard as generally shown on the Concept Plan, Exhibit C. MZO, Section 2-501 K.1
13. Video surveillance is required at site perimeter vehicular and pedestrian access points, the clubhouse and at high value locations. Video surveillance is not required at building or unit entries or in parking lots. MZO, Section 2-501 G
14. All fencing shall be maintained in a like-new manner meaning, any portion of fencing showing signs of deterioration, broken or missing panels, or that creates a safety hazard, shall be replaced.
15. All mechanical units at the ground floor shall be screened with shrubs, ornamental grasses, ornamental trees, or evergreen trees.

EXHIBIT C - CONCEPT PLAN FOR FILE NO. Z1223-0340



LEGEND

- ACCESSIBLE PARKING SPACE
- 6' DECORATIVE METAL FENCE
- 8' FENCECRETE
- DUMPSTER ENCLOSURE
- 26' WIDE FIRE LANE
- EXISTING TREE



1405 W KOENIG LN
AUSTIN, TX 78756
artis-atx.com
830.302.0969

THIS DRAWING IS NOT FOR PERMITTING, REGULATORY APPROVAL, OR CONSTRUCTION.



WOODED LAKE APARTMENTS

MESQUITE, TEXAS

DATE
2/22/2024

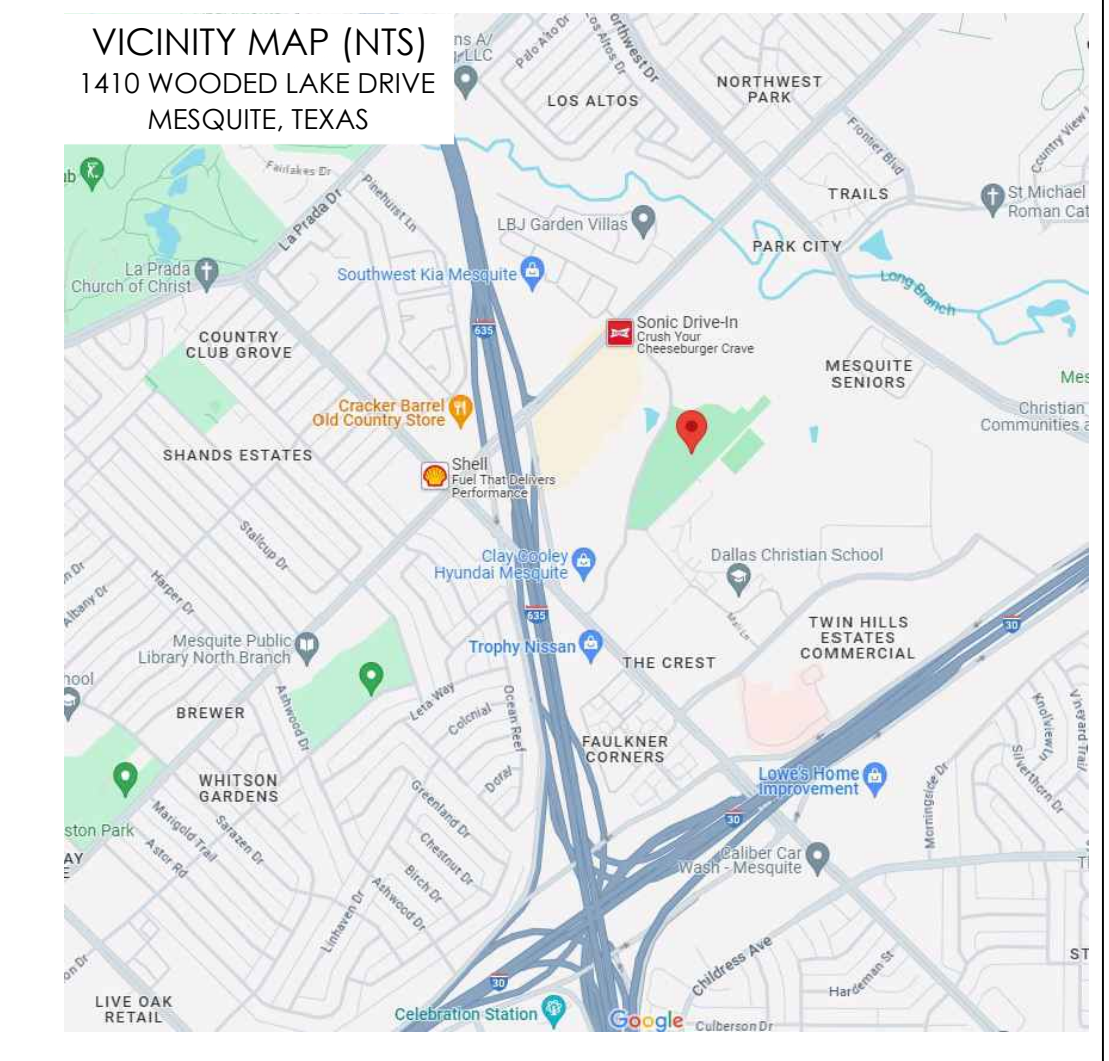
FILE NAME: 3399 BASE 11 PROJ. 3399

ADDRESS
1410 WOODED LAKE DRIVE

COUNTY
DALLAS

SUBDIVISION
DALLAS CHRISTIAN SCHOOL BLOCK A LOT 3

CONCEPT PLAN



NOTES:

- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAT.
- ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
- THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.
- NO 100 YEAR FLOODPLAIN EXISTS ON THE SITE

PROJECT CONTACT INFORMATION:

Owner:
Baseball Nation, LLC
10 Windsor Drive
Rockwall, Texas 75087
(214) 478-0240

Applicant:
NRP Properties LLC
6565 N MacArthur Blvd, Suite 450
Irving, Texas 75039
(708) 941-0199

Surveyor:
Ringley & Associates, Inc.
Lawrence H. Ringley, R.P.L.S. No. 4701
701 S Tennessee
McKinney, Texas 75069
(972) 542-1266

CITY OF MESQUITE, TX SITE DATA SUMMARY - GENERAL SITE DATA

PROPOSED USE	MULTI-FAMILY
PROPOSED TOTAL UNIT COUNT	288
EXISTING ZONING	R-1
PROPOSED BASE ZONING	PLANNED DEVELOPMENT - MULTIFAMILY A-3
GROSS SITE AREA (ACRES SF)	14.894 ACRES 648,762 SF
TOTAL LOT COVERAGE (SQUARE FEET)	116,207
PROPOSED MAX BUILDING HEIGHT (FT STORIES)	42' 3 STORIES
MINIMUM REQUIRED LANDSCAPE AREA (SQUARE FEET)	64,876 (10% OF GROSS SITE AREA)
PROVIDED LANDSCAPE AREA (SQUARE FEET)	64,876
REQUIRED OPEN SPACE (SQUARE FEET)	288 UNITS * 400SF/UNIT = 115,200
PROVIDED OPEN SPACE (SQUARE FEET)	165,000 (25% OF GROSS SITE AREA)
MAX DENSITY PERMITTED (UNITS PER ACRE)	25.0
PROPOSED DENSITY (UNITS PER ACRE)	19.3

PARKING CALCULATIONS

CATEGORY	REQUIRED	MODIFIED REQUIRED	PROVIDED
SURFACE	681	521	549
SURFACE HC	23	23	23
SURFACE HC VAN	4	4	4
TOTAL PARKING	708 (2.46 /UNIT)	548 (1.9 /UNIT)	576 (2 /UNIT)

UNIT TABULATION

CATEGORY	BEDS	AREA	NO	%
1	604-639	30	10%	
2	850-865	126	44%	
3	1075-1190	108	38%	
4	1250-1320	24	8%	
Total	288	100%		

AMENITY REQUIREMENTS PER P2-501(H):

AMENITY	GROUP A	GROUP B
50+ UNITS SHALL PROVIDE A MINIMUM OF 2 ITEMS FOR GROUP A AND 2 FOR GROUP B.	2	2
1 GROUP A AND 1 GROUP B AMENITY PER ADDITIONAL 75 UNITS (238 REMAINING UNITS/75)	3	3
TOTAL AMENITIES REQUIRED	5	5
TOTAL AMENITIES PROVIDED	6	5
GROUP A AMENITIES		
SWIMMING POOL		
EAST PLAYGROUND		
WEST PLAYGROUND		
CORNHOLE		
TRAIL		
DOG PARK		
GROUP B AMENITIES		
EAST GRILL + PICNIC		
WEST GRILL + PICNIC		
REAR PORCH + GRILL (ON CLUBHOUSE)		
HORSESHOE PIT		
SHUFFLEBOARD		