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ORDINANCE NO. 5279
File No. Z0826-0460

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL TO PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL WITH A CONDITIONAL USE PERMIT TO ALLOW A PUBLIC SCHOOL ON THE PROPERTY LOCATED AT 1800 McKENZIE ROAD (A/K/A 1805 McKENZIE ROAD); REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING FOR 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 described as being approximately 15.00 acres of land, described in **EXHIBIT A,** attached hereto and incorporated herein by reference located at 1800 McKenzie Road (a/k/a 1805 McKenzie Road) in the City of Mesquite, Dallas County, Texas (the **"Property"**).

SECTION 2. The Mesquite Zoning Ordinance ("**MZO**") is amended by approving a change of zoning for the Property from Planned Development - Single Family Residential to Planned Development - Single Family Residential with a Conditional Use Permit ("**CUP**") to allow a public school on the Property.

SECTION 3. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

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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.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 19th day of October 2026.

Signed by:
Daniel Aleman
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:
David L. Paschall
666E18891208434...

David L. Paschall
City Attorney

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LEGAL DESCRIPTION

BEING a tract of land situated in the John P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of a called 55.0108 acre tract of land conveyed to the City of Mesquite as recorded in Volume 94131, Page 491 of the Deed Records of Dallas County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING in the northeast intersection of Faithon P. Lucas Sr. Boulevard and McKenzie Road at a 1/2" iron rod with yellow plastic cap stamped "4613" set for the northwest corner of the called 55.0108 acre tract of land;

THENCE N 44°26'07" E with the south Right-of-Way (ROW) line of Faithon P. Lucas Sr. Boulevard for a distance of 580.57' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the west line of the called 55.0108 acre tract of land;

THENCE S 45°33'53" E across the called 55.0108 acre tract of land for a distance of 1305.45' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the north line of a 60' ROW Dedication as recorded in Instrument No. 202300120690 of the Official Records of Dallas County, Texas;

THENCE along the north ROW line of said 60' ROW Dedication the following (4) four calls:

THENCE N 88°21'54" W a distance of 67.90' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 600.00', an arc length of 494.27', having a central angle of 47°12'00", a chord bearing of S 68°02'06" W, and a chord length of 480.42',

THENCE with said curve to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 44°26'07" W a distance of 84.20' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 89°26'07" W a distance of 14.14' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the east ROW line of McKenzie Road (60' ROW);

THENCE N 45°33'53" W with the east ROW line of McKenzie Road for a distance of 1053.30' to a to the POINT OF BEGINNING, and containing 653,415 Square Feet or 15.000 acres of land.