

ORDINANCE NO. \_\_\_\_\_  
File No. Z0920-0149

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING TO AMEND PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 3887 FOR TRACT 1 (APPROXIMATELY 27.2 ACRES) AND TRACT 2 (APPROXIMATELY 73.6 ACRES) AND A CHANGE OF ZONING FROM AGRICULTURAL TO PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 3887 FOR TRACT 3 (APPROXIMATELY 13.4 ACRES) AND A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – SINGLE FAMILY ORDINANCE NO. 3538 TO PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL ORDINANCE NO. 3887 FOR TRACT 4 (APPROXIMATELY 18.7 ACRES) TO ALLOW EXPANSION OF THE RIDGE RANCH SINGLE FAMILY SUBDIVISION AND TO MODIFY THE DEVELOPMENT STANDARDS ON A TOTAL OF APPROXIMATELY 132.787 ACRES OF LAND ON PROPERTY LOCATED GENERALLY WEST OF EAST CARTWRIGHT ROAD AND LAWSON ROAD 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. That the Mesquite Zoning Ordinance is amended by approving a change of zoning to amend Planned Development – Single Family Residential Ordinance No. 3887 for Tract 1 (approximately 27.2 acres) and Tract 2 (approximately 73.6 acres) and a change of zoning from Agricultural to Planned Development – Single Family Residential Ordinance No. 3887 for Tract 3 (approximately 13.4 acres) and a change of zoning from Planned Development – Single Family Ordinance No. 3538 to Planned Development – Single Family Residential Ordinance No. 3887 for Tract 4 (approximately 18.7 acres) to allow expansion of the Ridge Ranch

Single Family Subdivision and to modify the Development Standards subject to the following stipulations:

1. Amend Planned Development Ordinance No. 3887 for Tracts 1 and 2 with a new Concept Plan, as shown in the attached Exhibit B.
2. Rezone Tracts 3 and 4 to Planned Development Ordinance No. 3887 with the new Concept Plan, as shown in Exhibit B.
3. The final design of the slip street intersections is subject to the approval of the City Engineer.
4. Approval of the Concept Plan, as shown in Exhibit B, shall serve as the approved Planned Development Site Plan.

SECTION 2. That the subject property is on a total of approximately 132.787 acres of land on property located generally west of East Cartwright Road and Lawson Road (the “**Property**”), as shown on the map and in the legal descriptions provided in the attached Exhibit A.

SECTION 3. 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; otherwise, they shall remain in full force and effect.

SECTION 4. That the Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. 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 6. 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 \$2,000.00 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 7. That this ordinance shall take effect and be in force from and after five days after publication.

Zoning / File No. Z0920-0149 / Amending Ord. Nos. 3538 and 3887 / Expansion of Ridge  
Ranch Single Family Subdivision  
January 4, 2021  
Page 3 of 3

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,  
on the 4th day of January 2021.

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Bruce Archer  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

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Sonja Land  
City Secretary

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David L. Paschall  
City Attorney

BRECK CROSSING NO. 9  
VOL. 87061, PG. 3170  
M.R.D.C.T.  
RESIDENTIAL USE  
ZONING : PD 411

BILLY CHARLES and wife,  
NANCY BEACH  
VOL. 72118, PG. 271  
D.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

CLOSE ADDITION  
VOL. 75096, PG. 3245  
M.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

CECIL E. MACKEY AND WIFE, SUE ANN MACKEY  
VOLUME 81132, PAGE 65  
D.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

AUBREY N. COX ET UX,  
LINDA SUE COX  
VOL. 85174, PG. 3227  
D.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

KENNETH SLAYDON ET UX,  
PANSY SLAYDON  
VOL. 68242, PG. 1802  
D.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

LOT 1, BLOCK 1  
JAMES ADDITION  
VOL. 98091, PG. 64  
M.R.D.C.T.

LARRY WAYNE ELLIOTT ET UX,  
TERRY JO ELLIOTT  
VOL. 95236, PG. 1629  
D.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

LOT 1, BLOCK A  
RUSSELL ADDITION  
VOL. 87076, PG. 194  
M.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

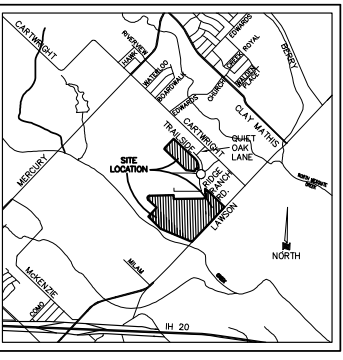
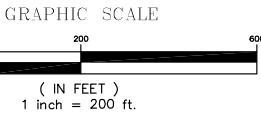
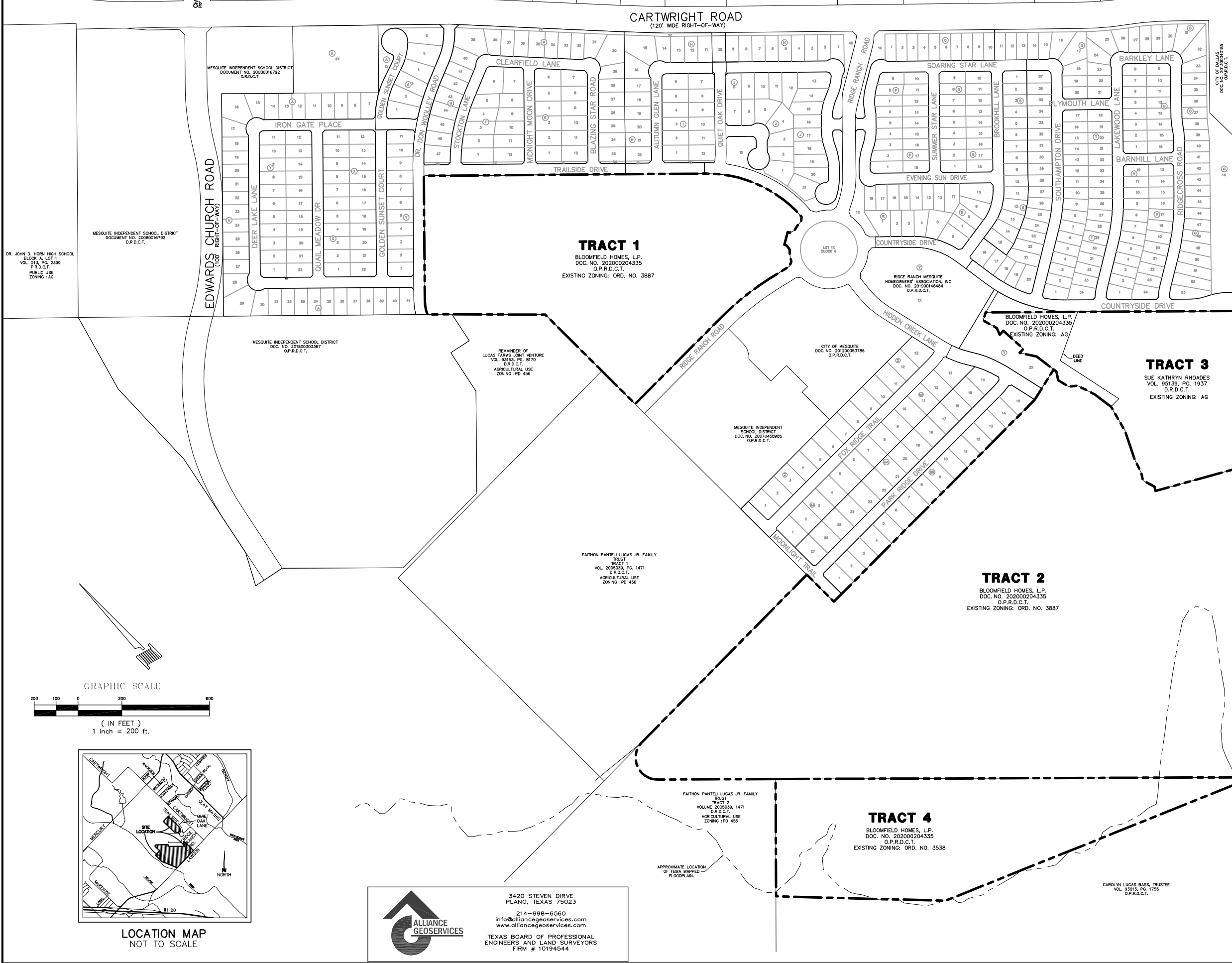
GERARD M. LOOKE AND  
RANDA LOOKE  
VOL. 2003190, PG. 10350  
D.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

LOT 2, BLOCK A  
RUSSELL ADDITION  
VOL. 83147, PG. 932  
M.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

MARY LEE MCCOY  
VOL. 88119, PG. 3156  
D.R.D.C.T.  
RESIDENTIAL USE  
ZONING : AG

JAMES P. KRAYKO  
VOL. 2003115, PG. 21344  
D.R.D.C.T.

ROY O. BEAM ET UX,  
FRANCES E. BEAM  
VOL. 439, PG. 1083  
D.R.D.C.T.  
AGRICULTURE USE  
ZONING : GENERAL RETAIL



**ALLIANCE GEOSERVICES**

3420 STEVEN DIRVE  
PLANO, TEXAS 75023

214-998-6560  
info@alliancegeoservices.com  
www.alliancegeoservices.com

TEXAS BOARD OF PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS  
FIRM # 10194544

| TRACT | AREA     | COMMENTS                       |
|-------|----------|--------------------------------|
| 1     | 27.16 Ac | AMEND CURRENT ZONING           |
| 2     | 73.53 Ac | AMEND CURRENT ZONING           |
| 3     | 13.39 Ac | ADD AREA TO RIDGE RANCH ZONING |
| 4     | 18.71 Ac | ADD AREA TO RIDGE RANCH ZONING |

**ZONING EXHIBIT  
RIDGE RANCH**

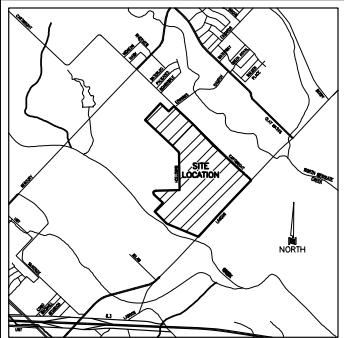
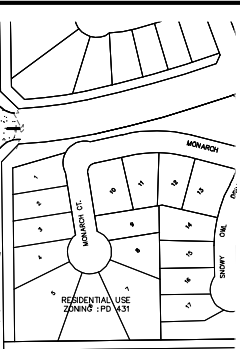
AN ADDITION TO THE CITY OF MESQUITE  
J.P. ANDERSON SURVEY, ABSTRACT NO. 1  
DALLAS COUNTY, TEXAS  
SEPTEMBER 8, 2020 SCALE: 1"=200'

OWNER  
**BLOOMFIELD HOMES, L.P.**  
1050 E. HWY. 114, SUITE 210  
SOUTHLAKE, TEXAS 76092  
817-416-1572  
CONTACT: CLINT VINCENT

ENGINEER  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200, Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN W. HELFFRICH, P.E.





LOCATION MAP  
NOT TO SCALE

LEGEND

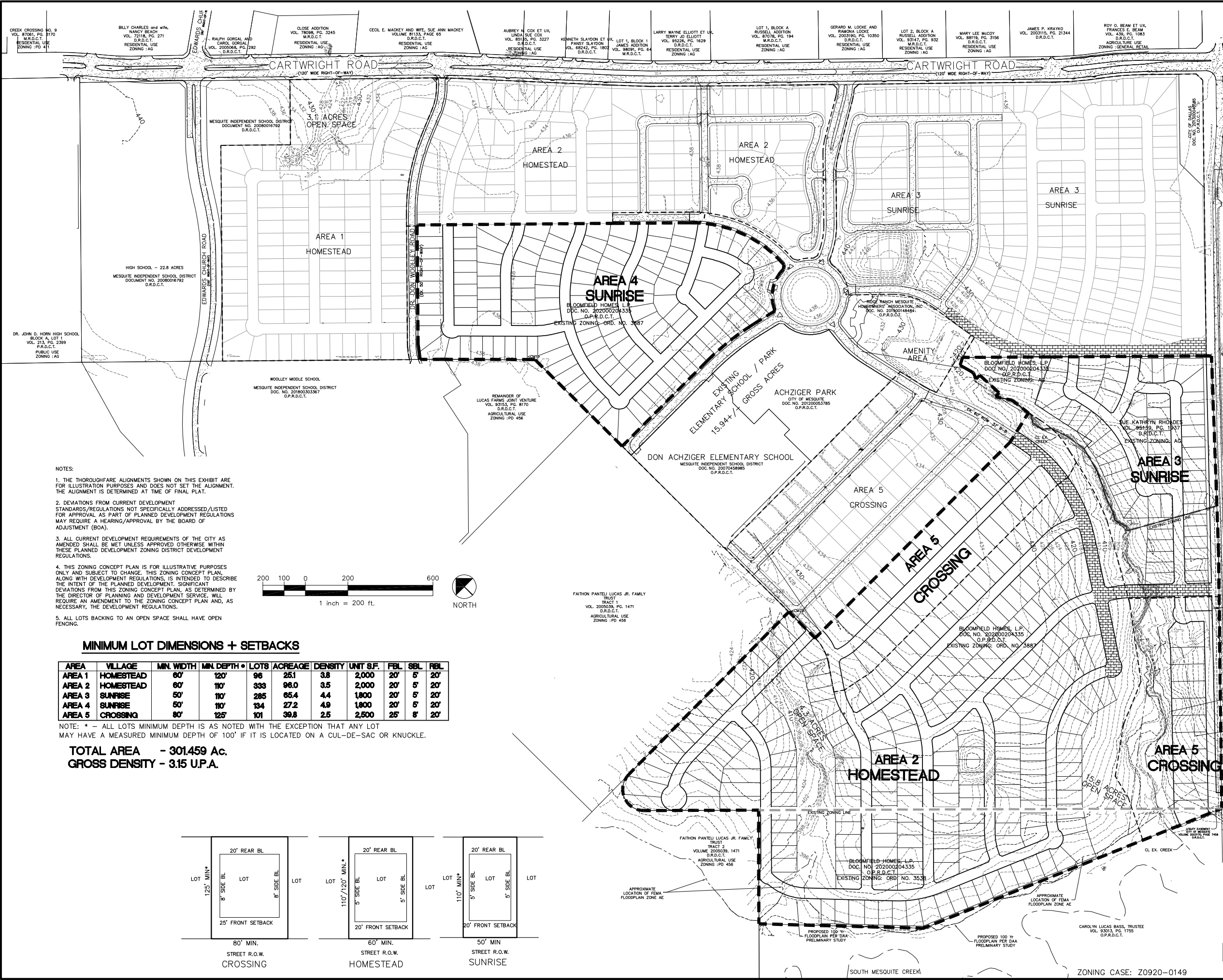
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EXHIBIT B-1  
CONCEPT PLAN  
RIDGE RANCH

AN ADDITION TO THE CITY OF MESQUITE  
J.P. ANDERSON SURVEY, ABSTRACT NO. 1  
DALLAS COUNTY, TEXAS  
NOVEMBER 19, 2020 SCALE: 1"=200'  
OWNER  
BLOOMFIELD HOMES, L.P.  
1050 E. HWY. 114, SUITE 210  
SOUTHLAKE, TEXAS 76092  
817-416-1572  
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN W. HELFFRICH, P.E. 1 OF 1



- NOTES:
1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
  2. DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).
  3. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
  4. 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 SERVICE, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.
  5. ALL LOTS BACKING TO AN OPEN SPACE SHALL HAVE OPEN FENCING.

MINIMUM LOT DIMENSIONS + SETBACKS

| AREA   | VILLAGE   | MIN. WIDTH | MIN. DEPTH | LOTS | ACREAGE | DENSITY | UNIT S.F. | FBL | SBL | RBL |
|--------|-----------|------------|------------|------|---------|---------|-----------|-----|-----|-----|
| AREA 1 | HOMESTEAD | 60'        | 120'       | 96   | 25.1    | 3.8     | 2,000     | 20' | 5'  | 20' |
| AREA 2 | HOMESTEAD | 60'        | 110'       | 333  | 96.0    | 3.5     | 2,000     | 20' | 5'  | 20' |
| AREA 3 | SUNRISE   | 50'        | 110'       | 285  | 65.4    | 4.4     | 1,800     | 20' | 5'  | 20' |
| AREA 4 | SUNRISE   | 50'        | 110'       | 134  | 27.2    | 4.9     | 1,800     | 20' | 5'  | 20' |
| AREA 5 | CROSSING  | 80'        | 125'       | 101  | 39.8    | 2.5     | 2,500     | 25' | 8'  | 20' |

NOTE: \* - ALL LOTS MINIMUM DEPTH IS AS NOTED WITH THE EXCEPTION THAT ANY LOT MAY HAVE A MEASURED MINIMUM DEPTH OF 100' IF IT IS LOCATED ON A CUL-DE-SAC OR KNUCKLE.

TOTAL AREA - 301.459 Ac.  
GROSS DENSITY - 3.15 U.P.A.

