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** FAMILY DEVELOPMENT -SINGLE 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:

<u>SECTION 1.</u> 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

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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 <u>Exhibit B</u>.
- 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 <u>Exhibit B</u>, shall serve as the approved Planned Development Site Plan.

<u>SECTION 2.</u> 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 <u>Exhibit</u> <u>A</u>.

<u>SECTION 3.</u> 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.

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

<u>SECTION 5.</u> 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.

<u>SECTION 6.</u> 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.

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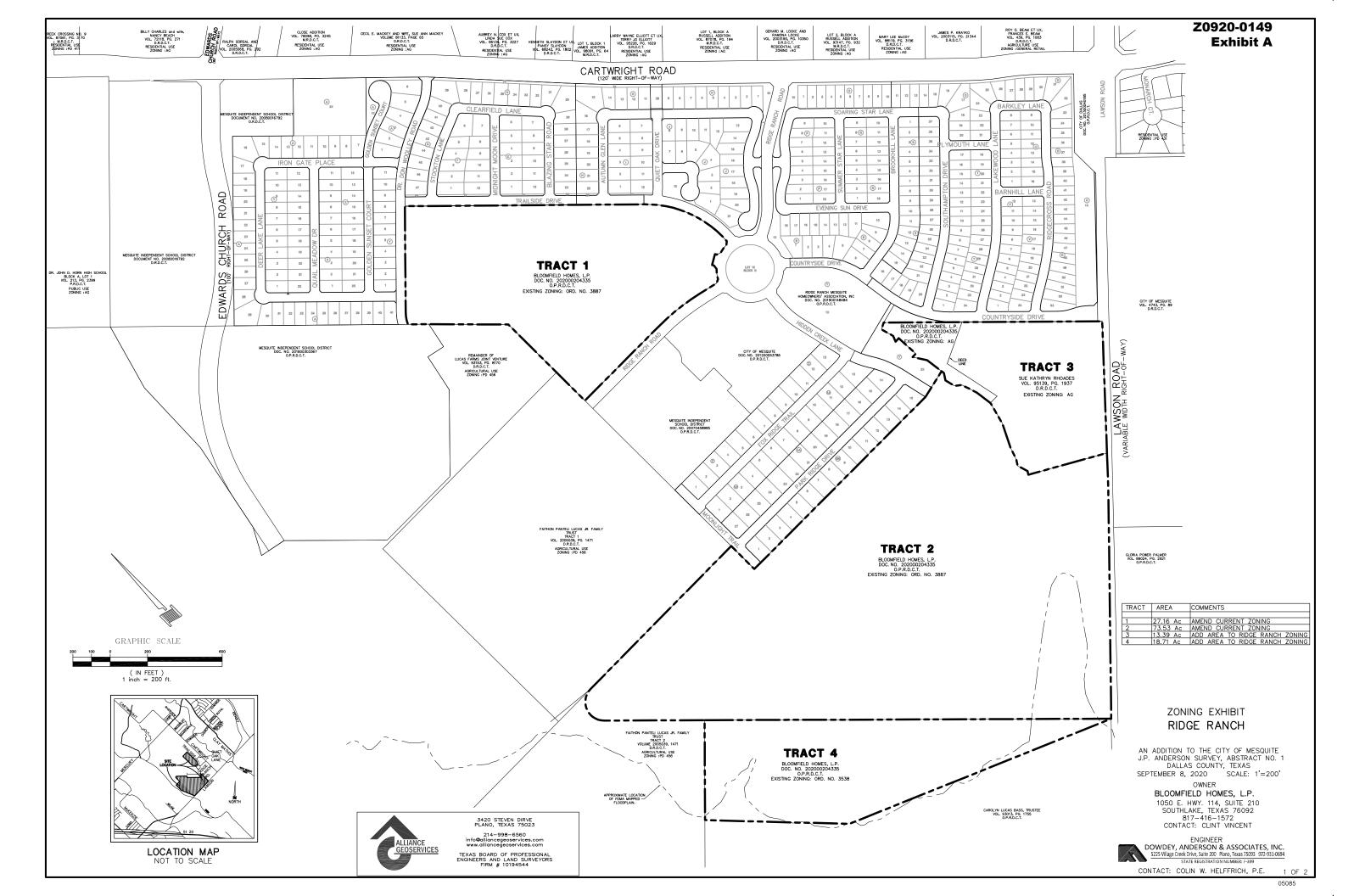
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of January 2021.

Bruce Archer Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land City Secretary David L. Paschall City Attorney



LEGAL DESCRIPTION TRACT 1 - 27.161 ACRES	LEGAL DESCRIPTION TRACT 2 - 73.525 ACRES	LEGAL DESCRIPTION TRACT 3 - 13.389 ACRES
BEING a tract of land situated in the JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1, City of Mesquite, Dallas County, Texas, and being all of that tract of land described as Tract Three as conveyed in Deed to Bloomfield Homes. L.P., according to the document of record filed in Document Number 202000204335, Official Public Records, Dallas County, Texas, and being more particularly described herein;	BEING a tract of land situated in the JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1, City of Mesquite, Dallas County, Texas, and being part of that tract of land described as Tract One as conveyed in Deed to Bloomfield Homes, L.P., according to the document of record filed in Document Number 202000204335, Official Public Record, Dallas County, Texas, and being more particularly described herein;	BEING a tract of land situated in the JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1, City of Mesquite, Dallas County, Texas, and being part of that tract of land described as Tract One as conveyed in Deed to Bloomfield Homes, L.P., according to the document of record filed in Document Number 202000204335, Official Public Records, Dallas County, Texas, and being all of that tract of land conveyed in Deed to Sue Kathryn Rhoades, according to the document of record filed in Volume 95139, Page 1937, Deed Records, Dallas County, Texas, and being more particularly described herein:
BEGINNING at a point in the east line of that tract of land described as Tract 1 as conveyed in Deed to Faithon Panteli Lucas Jr. Family Trust, according to the document of record filed in Volume 2005039, Page 1371, Official Public Records, Dallas County, Texas, for the southwest corner of said Tract Three;	BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "DAA" found in the northwest line of Lawson Road, a variable width right-of-way, for the common most easterly southeast corner of said Tract One and the south corner of that tract of land conveyed in Deed to Sue Kathryn Rhoades, according to the document of record filed in Volume 95139, Page 1937, Deed Records, Dallas County, Texas;	BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped 'DAA" found in the northwest line of Lawson Road, a variable width right—of-way, for the common most southerly southeast corner of said Tract One and the most southern corner of said Sue Kathryn Rhoades tract;
THENCE N 00° 09° 59° W, with the west line of said Tract Three, a distance of 578.11 feet to a common interior ell corner of said Tract Three and the northeast corner of that tract of land conveyed in Deed to Lucas Farms Joint Venture, according to the document of record filed in Volume 93153, Page 8170, Deed Records, Dallas County, Texas;	THENCE S 42° 56° 41″ W, with the common southeast line of said Tract One and the northwest line of said Lawson Road, a distance of 208.33 feet to a 1/2″ iron rod with a yellow plastic cap stamped "DAA" found;	THENCE With the common line of said Tract One and said Sue Kathryn Rhoades tract, the following courses and distances:
THENCE N 44' 49' 07" W, continuing with the west line of said Tract Three, a distance of 447.06 feet;	THENCE S 44' 16' 58" W, continuing with said common line, a distance of 1,215.24 feet;	N 60° 27' 05" W, a distance of 437.05 feet;
THENCE N 45° 27' 33" W, a distance of 91.36 feet to a point in the northeast line of that tract of	THENCE N 45°12′59" W. leaving the northwest line of said Lawson Road, a distance of 2,716.85	N 34°21′02″E, a distance of 19.70 feet;
land conveyed in Deed to Mesquite Independent School District, according to the document of record filed in Document Number 20180030367, Official Public Records, Dallas County, Texas, for the common northwest corner of said Tract Three and the south corner of that tract of land conveyed in Deed to Mesquite Independent School District, according to the document of record filed in	feet to a point in the common southwest line of said Tract One and the northeast line of that tract of land described as Tract 2 as conveyed in Deed to Faithon Ponteli Lucas Jr. Family Trust, according to the document of record filed in Volume 2005039, Page 1371, Official Public Records, Dallas County, Texas, said being at the beginning of a curve to the right having a central angle of	N 17°01'34" W, a distance of 60.36 feet;
Document Number 202000107172, Official Public Records, Dallas County, Texas, said being at the beginning of a curve to the right having a central angle of 19° 05′ 33″, a radius of 200.00 feet and a chord bearing and distance of N 34′ 59′ 41″ E, 66.34 feet;	134° 45' 00", a radius of 100.00 feet and a chord bearing and distance of N 22° 09' 31" E, 184.61 feet;	N 31 [•] 39' 16" E, a distance of 37.79 feet;
THENCE With the common northwest line of said Tract Three and the southeast line of said	THENCE With said common line and said curve to the right, an arc distance of 235.19 feet to a	N 18° 32' 59" E, a distance of 63.73 feet;
Mesquite Independent School District tract recorded in Document Number 202000107172, and said curve to the right, an arc distance of 66.65 feet;	point in the common north line of said Tract One and the south line of that tract of land described as Tract 1 as conveyed in Deed to said Faithon Panteli Lucas Jr. Family Trust recorded in Volume 2005039, Page 1371;	N 26 05 41" E, a distance of 144.29 feet;
THENCE N 44* 32' 27" E, continuing with said common line, a distance of 562.85 feet to a common north corner of said Tract Three and the most westerly corner of that tract of land described of Terror Terror and the said to the field the said to	THENCE N 89" 32' 01" E, with said common line, a distance of 1,073.18 feet to a point in the west	N 14 36 48 E, a distance of 123.93 feet;
described as Tract Two, as conveyed in Deed to Bloomfield Homes, L.P., according to the document of record filed in Document Number 202000154431, Official Public Records, Dallas County, Texas; THENCE N 89° 32' 27" E, leaving said common line and with the northeast line of said Tract Three,	line of Moonlight Trail, a 50' right—of-way, for a common exterior ell corner of said Tract One and the southeast corner of said Tract 1;	THENCE Leaving said common line, over and across said Tract One, the following courses and distances:
a distance of 7.07 feet;	THENCE S 00° 09' 59" E, with the west line of said Moonlight Trail, a distance of 175.00 feet to a common interior ell corner of said Tract One and the southwest corner of TRACT A, RIDGE RANCH	N 07" 55' 57" W, a distance of 91.73 feet;
THENCE S 45° 27′ 33″ E, continuing with adid northeast line, a distance of 1,281.38 feet to a 1/2″ iron rod with a yellow plastic cap stamped "DAA" found in the common northeast line of said Tract Three and the southwest line of Trail Side Drive, a 50′ right-of-way, soid being at the beginning of	PHASE TWO, an Addition to the City of Mesquite, Dallas County, Texas, according to the Plat of record filed in Document Number 202000103519, Official Public Records, Dallas County, Texas;	N 17" 42' 42" W, a distance of 89.27 feet;
a curve to the right having a central angle of 49 18 47", a radius of 575.00 feet and a chord bearing and distance of S 20 48 09" E, 479.75 feet;	THENCE N 89' 49' 40" E, with the common north line of said Tract one and the south line of said Addition, a distance of $1,300.53$ feet to a $1/2"$ iron rod with a yellow plastic cap stamped 'DAA'	N 52°20'17"W, a distance of 40.75 feet;
THENCE Continuing with said common line and said curve to the right, an arc distance of 494.89 feet to a $1/2^{\prime\prime}$ iron rod with a yellow plastic cap stamped "DAA" found for the north end of a corner clic:	found in the west line of Hidden Creek Lane, a 60' right—of—way, for a common interior ell corner of said Tract One and the southeast corner of Lot 15, Block BB of said Addition;	N 12 58' 36" W, a distance of 56.20 feet;
THENCE S 48° 37' 18" W, with said corner clip, a distance of 21.57 feet to a 1/2″ iron rod with a	THENCE N 76' 59' 26" E, continuing with said common line, a distance of 162.43 feet;	N 33' 49' 18" E, a distance of 39.77 feet;
yellow plastic cap stamped "DAA" found for the south end of said corner clip, iron being at the beginning of a non-tangent curve to the left having a central angle of 16° 38' 52", a radius of 180.00 feet and a chord bearing and distance of S 81° 55' 48" W, 52.12 feet;	THENCE Leaving said common line, over and across said Tract One, the following courses and distances:	THENCE N 07" 41" 53" W, a distance of 16.48 feet to a point in the common line of said Tract One and Lot 2X, Block Y, TRACT A, RIDGE RANCH PHASE TWO, an Addition to the City of Mesquite, Dallas County, Texas, according to the Plat of record filed in Document Number 202000103519, Official Public Records, Dallas County, Texas;
THENCE With the common south line said Tract Three and the north right-of-way line of a traffic circle, the following courses and distances:	S 07 41 53" E, a distance of 16.48 feet;	
With said curve to the left, an arc distance of 52.30 feet to a $1/2''$ iron rod with a yellow	S 33 49 18" W, a distance of 39.77 feet;	THENCE With said common line, the following courses and distance:
plastic cap stamped "DAA" found;	S 12° 58' 36" E, a distance of 56.20 feet;	
N 69° 46° 22" W, a distance of 23.31 feet to a $1/2^{\prime\prime}$ iron rod with a yellow plastic cap stamped 'DAA' found;	S 52' 20' 17" E, a distance of 40.75 feet;	N 07 42'15"W, a distance of 97.60 feet;
N 30° 45' 50" W, a distance of 9.73 feet to a $1/2$ " iron rod with a yellow plastic cap stamped "DAA" found:	S 17' 42' 42" E, a distance of 89.27 feet;	N 33°01'02" W, a distance of 78.91 feet;
S 59° 14' 10" W, a distance of 60.00 feet to a $1/2^{\prime\prime}$ iron rod with a yellow plastic cap stamped	S 07° 55' 57" E. a distance of 91.73 feet to a point in the common line of said Tract One and	N 87°09'17"E, a distance of 25.00 feet;
"DAA" found; S 30° 45′ 50″ E, a distance of 9.73 feet to a 1/2″ iron rod with a yellow plastic cap stamped	the above mentioned Sue Kathryn Rhoades tract;	N 02° 50' 43" W, a distance of 123.43 feet;
"DAA" found;	THENCE With said common line, the following courses and distances:	S 87 09'17" W, a distance of 25.00 feet;
S 08 14' 42" W, a distance of 23.31 feet to a $1/2$ " iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a non-tangent curve to the left having a central angle of 17' 27' 58", a radius of 180.00 feet and a chord beering and distance of S 36' 07' 59" W. 54.66	S 14' 36' 48" W, a distance of 123.93 feet;	N 21° 07' 10" E, a distance of 33.38 feet;
feet;	S 26 05 41" W, a distance of 144.29 feet;	N 15°48'53" W, a distance of 70.56 feet;
With said curve to the left, an arc distance of 54.87 feet to a $1/2''$ iron rod with a yellow plastic cap stamped "DAA" found for the east end of a corner clip;	S 18' 32' 59" W, a distance of 63.73 feet;	N 61° 31′ 41″ E, a distance of 38.94 feet;
S 64" 01' 15" W, with said corner clip, a distance of 23.31 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found in the north line of Ridge Ranch Road, a 60' right-of-way, for the west end of said corner clip:	S 31 39 16" W, a distance of 37.79 feet;	THENCE S 45" 18' 19" E, leaving said common line, over and across said Tract One, a distance of 420.00 feet to a $1/2$ " iron rad found in the west line of that tract of land described as Tract
THENCE N 76' 58' 12" W, with the north line of said Ridge Ranch, a distance of 106.40 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a curve to the left having a central angle of 13' 11' 47", a radius of 1,230.00 feet and a chord bearing and distance of N 83' 34' 06" W, 282.67 feet:	S 17° 01' 34" E, a distance of 60.36 feet;	420.00 feet to a 1/2" iron rod found in the west line of that tract of land described as fract Three as conveyed in Deed to Bloomfield Homes, L.P., according to the document of record filed in Document Number 202000154431, Official Public Records, Dallas County, Texas, for the common most easterly corner of said Tract One and the most northerly corner of said Sue Kathryn Rhoades tract;
	S 34° 21′ 02″ W, a distance of 19.70 feet;	
THENCE Continuing with the north line of said Ridge Ranch Road and said curve to the left, an arc distance of 283.29 feet to a $1/2''$ iron rod with a yellow plastic cap stamped "DAA" found;	S 60° 27' 05" E, a distance of 437.05 feet to the POINT OF BEGINNING, and containing 73.525 acres of land, more or less.	THENCE S 45" 18' 19" E, with the common line of said Sue Kathryn Rhoades tract and said Tract Three, a distance of 751.24 feet to a point in the northwest line of the above-mentioned Lawson Road, for the east corner of said Sue Kathryn Rhoades tract;
THENCE S 89° 50° 01" W, a distance of 559.40 feet to the POINT OF BEGINNING, and containing 27.161 acres of land, more or less.		THENCE S 42° 56′ 40″ W, with the common line of said Sue Kathryn Rhoades tract and said Lawson Road, a distance of 705.60 feet to the POINT OF BEGINNING, and containing 13.389 acres of land, more or less.

SURVEYOR



LEGAL DESCRIPTION Z0920-0149 TRACT 4 - 18.712 ACRES Exhibit A

BEING a tract of land situated in the JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1, City of Mesquite, Dallas County, Texas, and being part of that tract of land described as Tract One as conveyed in Deed to Bloomfield Homes, L.P., according to the document of record filed in Document Number 202000204335, Official Public Record, Dallas County, Texas, and being more particularly described herein:

COMMENCING at a 1/2" iron rod with a yellow plastic cap stamped "DAA" found in the northwest line of Lawson Road, a variable width right-of-way, for the common most southerly southeast corner of sold Tract One and the most southern corner of that tract of land conveyed in Deed to Sue Kathryn Rhoades, according to the document of record filed in Volume 95139, Page, Deed Records, Dallas County, Texas;

THENCE S 42' 56' 41" W, with the common southeast line of said Tract One and the northwest line of said Lawson Road, a distance of 208.33 feet to a 1/2'' iron rod with a yellow plastic cap stamped "DAA" found;

THENCE S 44° 16' 58" W, continuing with said common line, a distance of 1,215.24 feet to the POINT OF BEGINNING of the tract of land described as follows;

THENCE N 66° 53' 39" W, leaving sold northwest line and with the common southwest line of sold Tract One and the northeast line of that tract of land conveyed in Deed to Carolyn Lucas Bass, Trustee, according to the document of record filed in Volume 93013. Page 1755, Official Public Records, Dallas County, Texas, a distance of 1,511.53 feet;

THENCE N 43° 28' 39" W, continuing with said common line, a distance of 774.12 feet to a point in the southeast line of that tract of land described as Tract 2 as conveyed in Deed to Faithon Panteli Lucas Jr. Family Trust, according to the document of record filed in Volume 2005039, Page 1371, Official Public Records, Dallas County, Texas, for the common most westerly corner of said Tract One and the north corner of said Carolyn Lucas Bass, Trustee tract;

THENCE N 44° 47' 01" E, with a common northwest line of said Tract One and the southeast line of said Tract 2, a distance of 534.86 feet to a common interior ell corner of said Tract One and the southeast corner of said Tract 2;

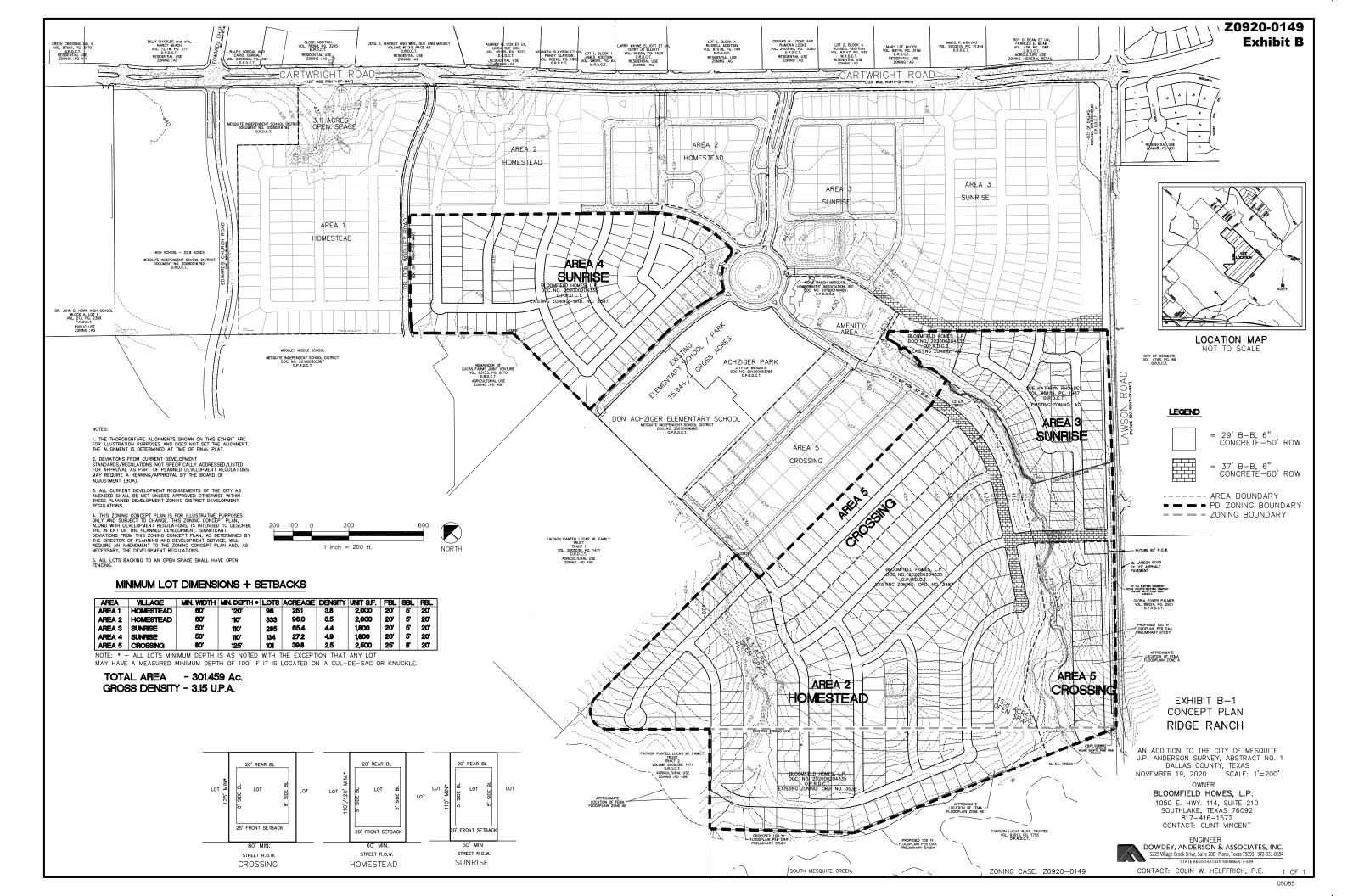
THENCE S 45' 12' 59" E, over and across said Tract One, a distance of 2178.39 feet to the POINT OF BEGINNING, and containing 18.712 acres of land, more or less.

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 Vilage Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399

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

CONTACT: COLIN W. HELFFRICH, P.E. 2 OF 2 05085



085-ZONING CONCEPT PLAN.dwg. Concept Plan, 12/11/2020 1:0: