

ORDINANCE NO. 670

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1964, DULY PASSED BY THE CITY COUNCIL ON AUGUST 17, 1964, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM "R-3" SINGLE FAMILY DWELLING DISTRICT TO "C" COMMERCIAL DISTRICT CLASSIFICATION: BEING A TRACT OF LAND LOCATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS COMMENCING AT A STATE OF TEXAS HIGHWAY DEPT. MARKER LOCATED IN THE WEST RIGHT-OF-WAY LINE OF BELTLINE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 80; SAID RIGHT-OF-WAY MARKER BEING THE SOUTH END OF A VISIBILITY CLIP; THENCE IN A SOUTHERLY DIRECTION ALONG BELTLINE ROAD 95 FEET TO A POINT FOR CORNER; THENCE IN A WESTERLY DIRECTION PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 80 A DISTANCE OF APPROXIMATELY 255 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION APPROXIMATELY 150 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 80; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 80 A DISTANCE OF 200 FEET TO A RIGHT-OF-WAY MARKER; THENCE ALONG A VISIBILITY CLIP 77.4 FEET TO THE PLACE OF BEGINNING; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Mesquite and the Governing Body of the City of Mesquite, in compliance with the Charter of the City of Mesquite and the State Laws with reference to granting of zoning changes under the zoning ordinance regulations and Zoning Map, have given the requisite notices by publication and otherwise and, after holding due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the area, the Governing Body of the City of Mesquite is of the opinion that the said change of zoning should be granted herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of 1964, duly passed by the City Council of the City of Mesquite, Texas, on the 17th day of August, 1964, be, and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to change the following described property from "R-3" Single Family Dwelling District to "C" Commercial District Classification:

BEING a tract of land located in the City of Mesquite, Dallas County, Texas Commencing at a State of Texas Highway Dept. marker located in the West right-of-way line of Beltline Road and the South right-of-way line of U. S. Highway 80; Said right-of-way marker being the South end of a visibility clip; Thence in a Southerly direction along Beltline Road 95 feet to a point for a corner; Thence in a Westerly direction parallel to the South right-of-way line of U. S. Highway 80 a distance of approximately 255 feet to a point; Thence in a Northerly direction approximately 150 feet to a point in the South right-of-way line of U. S. Highway 80; Thence along the South right-of-way line of U. S. Highway 80 a distance of 200 feet to a right-of-way marker; Thence along a visibility clip 77.4 feet to the place of beginning.

SECTION 2. That all ordinances of the City of Mesquite in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City of Mesquite not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of 1964.

SECTION 4. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

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SECTION 6. Whereas, the above-described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Mesquite, and creates an urgency and an emergency for the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Mesquite, Texas, on the 20 day of March, 1967.

APPROVED:

George Payne  
MAYOR

ATTEST:

Nora G. McLaughly  
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker  
ATTORNEY

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures that the financial statements are reliable and can be audited without any discrepancies.

Furthermore, it is noted that the accounting system should be designed to be user-friendly and efficient. This allows the staff to enter data quickly and accurately, reducing the risk of errors. Regular training sessions should be provided to the staff to ensure they are up-to-date with the latest accounting practices and software updates.

In addition, the document highlights the need for a strong internal control system. This includes separating duties between different departments to prevent any one person from having too much control over the financial process. Regular reconciliations and audits are also essential to identify and correct any mistakes as soon as possible.

The second part of the document focuses on the importance of transparency and communication. It states that all financial decisions should be clearly explained to the relevant stakeholders. This helps to build trust and ensures that everyone understands the rationale behind the decisions.

It also mentions that the financial reports should be presented in a clear and concise manner. This makes it easier for the management and the board to understand the company's financial performance. Any complex information should be broken down into simple terms and supported by clear data and charts.

Finally, the document concludes by stating that a successful financial management system is one that is based on accuracy, efficiency, and transparency. By following these principles, the company can ensure that its financial statements are reliable and that its financial health is well-managed.