

## ORDINANCE NO. 727

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 GRANT A CHANGE OF ZONING FROM "R-3" SINGLE-FAMILY DWELLING DISTRICT TO "A" MULTIPLE-FAMILY DWELLING DISTRICT ON THE HEREINAFTER DESCRIBED PROPERTY, SAID PROPERTY BEING SITUATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY R. O. W. LINE OF GROSS ROAD (70' R. O. W. ) SAID POINT BEING 1,580 FEET NORTHWESTERLY FROM THE NORTHEAST CORNER OF THE INTERSECTION OF GROSS ROAD AND TOWN EAST BOULEVARD.(80' R. O. W. ); THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY R. O. W. LINE OF GROSS ROAD A DISTANCE OF 280 FEET TO A POINT FOR A CORNER; THENCE NORTHEASTERLY A DISTANCE OF 760 FEET TO A POINT FOR A CORNER; THENCE SOUTHEASTERLY A DISTANCE OF 1,640 FEET TO A POINT FOR A CORNER; THENCE SOUTHWESTERLY A DISTANCE OF 225 FEET TO A POINT FOR A CORNER; THENCE SOUTHERLY A DISTANCE OF 25 FEET TO A POINT FOR A CORNER; THENCE NORTH 89 DEGREES 53 MINUTES WEST A DISTANCE OF 231.29 FEET TO A POINT FOR A CORNER; THENCE SOUTH 45 DEGREES 07 MINUTES WEST A DISTANCE OF 305 FEET TO A POINT FOR A CORNER; THENCE NORTH 44 DEGREES 53 MINUTES WEST A DISTANCE OF 770 FEET TO A POINT FOR A CORNER; THENCE NORTH 64 DEGREES 24 MINUTES WEST A DISTANCE OF 395 FEET A POINT FOR A CORNER; THENCE SOUTH 25 DEGREES 36 MINUTES WEST A DISTANCE OF 10 FEET TO A POINT FOR A CORNER; THENCE NORTH 64 DEGREES 24 MINUTES WEST A DISTANCE OF 125.67 FEET TO A POINT FOR A CORNER; THENCE SOUTHWESTERLY ALONG A CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 22 MINUTES 13 SECONDS AND A RADIUS OF 885.0 FEET TO A POINT FOR A CORNER; THENCE SOUTH 45 DEGREES 12 MINUTES WEST A DISTANCE OF 81.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.0 ACRES OF LAND, MORE OR LESS; BY REPEALING ALL ORDINANCES IN CONFLICT WITH



THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL PROVISIONS OF THE 1964 ZONING ORDINANCE NOT IN CONFLICT HEREWITH; BY MAKING APPLICABLE ALL REGULATIONS OF THE 1964 ZONING ORDINANCE TO THE LAND HEREWITH ZONED; BY PROVIDING A SEVERABILITY CLAUSE; BY 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 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 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 grant a change of zoning on the hereinafter described property from "R-3" Single-Family Dwelling District to "A" Multiple-Family Dwelling District on the hereinafter described property, said property being situated in the City of Mesquite, Dallas County, Texas, and described as follows:

BEGINNING at a point in the Northeasterly R. O. W. line of Gross Road (70' R. O. W. ) said point being 1, 580 feet Northwesterly from the Northeast corner of the intersection of Gross Road and Town East Boulevard (80' R. O. W. );

THENCE Northwesterly along the Northeasterly R. O. W. line of Gross Road a distance of 280 feet to a point for a corner;

THENCE Northeasterly a distance of 760 feet to a point for a corner;

THENCE Southeasterly a distance of 1, 640 feet to a point for a corner;



THENCE Southwesterly a distance of 225 feet to a point for a corner;

THENCE Southerly a distance of 25 feet to a point for a corner;

THENCE North 89 degrees 53 minutes West a distance of 231.29 feet to a point for a corner;

THENCE South 45 degrees 07 minutes West a distance of 305 feet to a point for a corner;

THENCE North 44 degrees 53 minutes West a distance of 770 feet to a point for a corner;

THENCE North 64 degrees 24 minutes West a distance of 395 feet to a point for a corner;

THENCE South 25 degrees 36 minutes West a distance of 10 feet to a point for a corner;

THENCE North 64 degrees 24 minutes West a distance of 125.67 feet to a point for a corner;

THENCE Southwesterly along a curve having a central angle of 17 degrees 22 minutes 13 seconds and a radius of 885.0 feet to a point for a corner;

THENCE South 45 degrees 12 minutes West a distance of 81.38 feet to the POINT OF BEGINNING and containing 22.0 acres of land, more or less.

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 purposes 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 provision hereof 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.



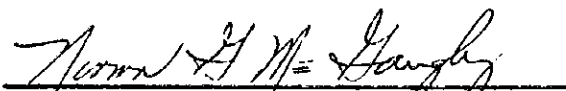
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred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

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.

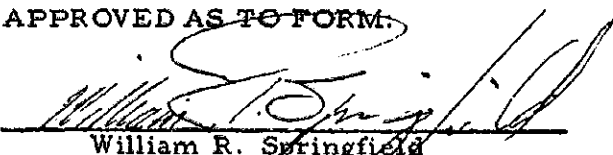
DULY PASSED by the City Council on the 4 day of  
March, 1968.

  
George Boyce  
Mayor

ATTEST:

  
Norma G. McGaughy  
City Secretary

APPROVED AS TO FORM:

  
William R. Springfield  
Attorney

