

## ORDINANCE NO. 730

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 ON THE HEREINAFTER DESCRIBED PROPERTY FROM "L-R" LOCAL RETAIL DISTRICT TO "A" MULTIPLE-FAMILY DWELLING DISTRICT, SAID PROPERTY BEING LOCATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED IN THE OFFSET OF THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE DRIVE, SAID POINT BEING SOUTH 01 DEGREE 08 MINUTES EAST 5.65 FEET FROM A POINT LOCATED 232.32 FEET WEST OF THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GUS THOMAS-SON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE DRIVE, THE BEGINNING POINT ALSO BEING THE NORTHEAST CORNER OF THIS 1.065 ACRE TRACT; THENCE SOUTH 01 DEGREE 08 MINUTES EAST 561.50 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS 1.065 ACRE TRACT; THENCE WEST 81.38 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS 1.065 ACRE TRACT; THENCE NORTH 01 DEGREE 51 MINUTES WEST 483.90 FEET, AN ANGLE POINT; THENCE NORTH 19 DEGREE 40 MINUTES EAST 64.88 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE DRIVE FOR THE NORTH-WEST CORNER OF THIS 1.065 ACRE TRACT; THENCE NORTH 75 DEGREES 27 MINUTES EAST 66.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.065 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 following described property from "L-R" Local Retail District to "A" Multiple-Family Dwelling District, said property being in the City of Mesquite, Dallas County, Texas, and described as follows:

BEGINNING at a point located in the offset of the south right-of-way line of Village Drive, said point being South 01 degree 08 minutes East 5.65 feet from a point located 232.32 feet west of the intersection of the west right-of-way line of Gus Thomasson Road and the south right-of-way line of Village Drive, the beginning point also being the northeast corner of this 1.065 acre tract;

THENCE South 01 degree 08 minutes East 561.50 feet to a point for the southeast corner of this 1.065 acre tract;

THENCE West 81.38 feet to a point for the southeast corner of this 1.065 acre tract;

THENCE north 01 degree 51 minutes West 483.90 feet, an angle point;

THENCE North 19 degrees 40 minutes East 64.88 feet to a point in the south right-of-way line of Village Drive for the northwest corner of this 1.065 acre tract;

THENCE North 75 degrees 27 minutes East 66.28 feet to the PLACE OF BEGINNING and containing 1.065 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.

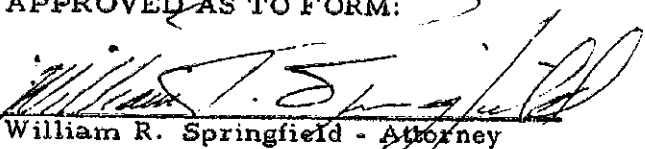
DULY PASSED by the City Council on the 18 day of  
March, 1968

  
George Boyce  
Mayor

ATTEST:

  
Norma G. McCaughy - City Secretary

APPROVED AS TO FORM:

  
William R. Springfield - Attorney

