

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 "R-3" SINGLE-FAMILY DWELLING DISTRICT TO "R-2A" SINGLE-FAMILY DISTRICT, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING A TRACT LOCATED IN THE W. CASTEEL SURVEY, ABSTRACT NO. 343, AND THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1025, OF DALLAS COUNTY, TEXAS, CITY OF MESQUITE, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF HIGHLAND TERRACE ADDITION TO THE CITY OF MESQUITE, 16 FEET EAST OF THE EAST LINE OF LAKELAND DRIVE; THENCE SOUTH 0 DEGREES 32 MINUTES 21 SECONDS EAST A DISTANCE OF 871.34 FEET ALONG AN EXISTING FENCE TO A POINT FOR CORNER IN THE NORTH LINE OF NEW MARKET ROAD; THENCE NORTH 89 DEGREES 25 MINUTES 16 SECONDS WEST A DISTANCE OF 643.65 FEET ALONG THE NORTH LINE OF NEW MARKET ROAD TO AN ANGLE POINT FOR CORNER; THENCE NORTH 88 DEGREES 54 MINUTES WEST CONTINUING ALONG THE NORTH LINE OF NEW MARKET ROAD A DISTANCE OF 240 FEET TO A POINT FOR CORNER; THENCE NORTH A DISTANCE OF 202 FEET TO AN IRON ROD FOR CORNER; THENCE NORTH 88 DEGREES 54 MINUTES WEST A DISTANCE OF 50 FEET TO AN IRON ROD FOR CORNER; THENCE NORTH A DISTANCE OF 660 FEET TO AN IRON ROD FOR CORNER; THENCE NORTH 0 DEGREES 12 MINUTES EAST A DISTANCE OF 306.13 FEET TO AN IRON ROD FOR CORNER; THENCE NORTH 41 DEGREES 30 MINUTES EAST A DISTANCE OF 150.42 FEET TO AN IRON ROD FOR A CORNER; THENCE SOUTH 63 DEGREES 30 MINUTES EAST A DISTANCE OF 15.53 FEET TO AN IRON ROD FOR CORNER; THENCE NORTH 41 DEGREES 30 MINUTES EAST A DISTANCE OF 134.59 FEET TO AN IRON ROD FOR A CORNER; THENCE SOUTH 48 DEGREES 30 MINUTES EAST A DISTANCE OF 23.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 89 DEGREES 13 MINUTES EAST A DISTANCE OF 225.0 FEET TO AN IRON ROD FOR A CORNER IN THE WEST LINE OF HIGHLAND TERRACE ADDITION; THENCE SOUTH 2 DEGREES

42 MINUTES EAST A DISTANCE OF 496.15 FEET ALONG THE WEST LINE OF HIGHLAND TERRACE ADDITION TO A POINT FOR CORNER, THE SAME BEING THE SOUTH-WEST CORNER OF SAID HIGHLAND TERRACE ADDITION; THENCE EAST ALONG THE SOUTH LINE OF THE HIGHLAND TERRACE ADDITION TO THE PLACE OF BEGINNING; 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 Planning 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 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 that Zoning Map of the City of Mesquite so as to grant a change of zoning on the following described property from "R-3" Single-Family Dwelling District to "R-2A" Single-Family Dwelling District, said property being in the City of Mesquite, Dallas County, Texas, and described as follows:

A tract of land situated in Dallas County, Texas, and being a tract located in the W. Casteel Survey, Abstract No. 343, and the McKinney and Williams Survey, Abstract No. 1025, of Dallas County, Texas, City of Mesquite, Texas, and being more particularly described as follows:

BEGINNING at a point in the south line of Highland Terrace Addition to the City of Mesquite, 16 feet east of the east line of Lakeland Drive;

THENCE South 0 degrees 32 minutes 21 seconds east a distance of 871.34 feet along an existing fence to a point for corner in the north line of New Market Road;

THENCE North 89 degrees 25 minutes 16 seconds west a distance of 643.65 feet along the north line of New Market Road to an angle point for corner;

THENCE North 88 degrees 54 minutes west continuing along the north line of New Market Road a distance of 240 feet to a point for corner;

THENCE North a distance of 202 feet to an iron rod for corner;

THENCE North 88 degrees 54 minutes west a distance of 50 feet to an iron rod for corner;

THENCE North a distance of 660 feet to an iron rod for corner;

THENCE North 0 degrees 12 minutes east a distance of 306.13 feet to an iron rod for corner;

THENCE North 41 degrees 30 minutes east a distance of 150.42 feet to an iron rod for a corner;

THENCE South 63 degrees 30 minutes east a distance of 15.53 feet to an iron rod for corner;

THENCE North 41 degrees 30 minutes east a distance of 134.59 feet to an iron rod for a corner;

THENCE South 48 degrees 30 minutes east a distance of 23.56 feet to an iron rod for corner;

THENCE South 89 degrees 13 minutes east a distance of 225.0 feet to an iron rod for a corner in the west line of Highland Terrace Addition;

THENCE South 2 degrees 42 minutes east a distance of 496.15 feet along the west line of Highland Terrace Addition to a point for corner, the same being the southwest corner of said Highland Terrace Addition;

THENCE East along the south line of the Highland Terrace Addition 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.

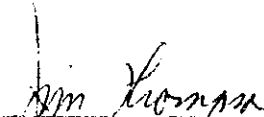
SECTION 3. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1964.

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.

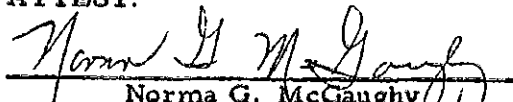
SECTION 6. Whereas, the above-described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, and creates an urgency and an emergency for the preservation 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 17 day of June, 1968.



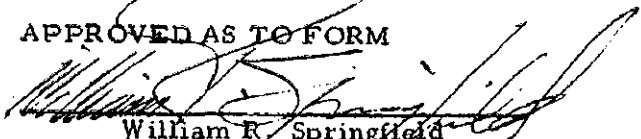
Jim Thompson *George Boyle*
Mayor Pro Tem

ATTEST:



Norma G. McGaughey
City Secretary

APPROVED AS TO FORM



William R. Springfield
City Attorney