

ORDINANCE NO. 783

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 TRACT OF PROPERTY FROM "R-1" SINGLE-FAMILY DWELLING DISTRICT TO "L-R" LOCAL RETAIL DISTRICT, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEING A PART OF THE A. CHUMLEY SURVEY, ABSTRACT NO. 340, AND BEING A PART OF THE 76.457 ACRE TRACT CONVEYED TO DR. JOE PRITCHETT BY DEED RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE PRESENT NORTH LINE OF BRUTON ROAD, A 100 FOOT RIGHT-OF-WAY, AND THE PRESENT EAST LINE OF L. B. J. FREEWAY (I-635), A VARIABLE WIDTH RIGHT-OF-WAY, A POINT FOR CORNER; THENCE, NORTH 89° 26' EAST 624.00 FEET ALONG THE SAID PRESENT NORTH LINE OF BRUTON ROAD TO A POINT FOR CORNER; THENCE, NORTH 00° 34' WEST 529.52 FEET INTERSECTION TO THE SAID NORTH LINE OF BRUTON ROAD TO A POINT FOR CORNER; THENCE, 89° 26' WEST 881.73 FEET PARALLEL TO THE SAID NORTH LINE OF BRUTON ROAD TO A POINT FOR CORNER IN THE SAID PRESENT EAST LINE OF I-635; THENCE, ALONG THE SAID PRESENT EAST LINE OF I-635 THE FOLLOWING: SOUTH 30° EAST 369.76 FEET TO A POINT FOR CORNER; SOUTH 20° 41' 25" EAST 220.98 FEET TO A POINT OF BEGINNING AND CONTAINING 9.000 ACRES OF LAND. 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-1" Single-family Dwelling District to "L-R" Local Retail District; said property being in the City of Mesquite, Dallas County, Texas, and described as follows:

BEING a part of the A. Chumley Survey, Abstract No. 340, and being a part of the 76.457 acre tract conveyed to Dr. Joe Pritchett by deed recorded in the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the point of intersection of the present North line of Bruton Road, a 100 foot right-of-way, and the present East line of L.B.J. Freeway (I-635), a variable width right-of way, a point for corner;

THENCE, North  $89^{\circ} 26'$  East 624.00 feet along the said present North line of Bruton Road to a point for corner;

THENCE, North  $00^{\circ} 34'$  West 529.52 feet intersection to the said North line of Bruton Road to a point for corner;

THENCE,  $89^{\circ} 26'$  West 881.73 feet parallel to the said North line of Bruton Road to a point for corner in the said present East line of I-635;

THENCE, along the said present East line of I-635 the following:

South 300 East 369.76 feet to a point for corner;  
South  $20^{\circ} 41' 25''$  East 220.98 feet to a point of  
beginning and containing 9.000 acres of land.

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.

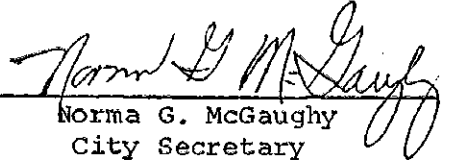
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred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

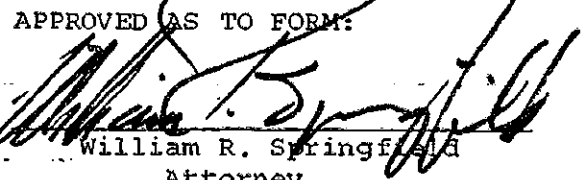
SECTION 6. Whereas, the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, and creates an urgency and an emergency for the preservation 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 of the City of Mesquite, Texas, on the 3 day of March, 1969.

  
George Boyce  
Mayor

ATTEST:

  
Norma G. McGaughy  
City Secretary

APPROVED AS TO FORM:  
  
William R. Springfield  
Attorney

