

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1973, DULY PASSED BY THE CITY COUNCIL ON SEPTEMBER 4, 1973, SO AS TO GRANT A CHANGE OF ZONING FROM R-1 TO R-1A ON A TRACT LOCATED 1100' WEST OF THE EAST BARNES BRIDGE AND LA PRADA INTERSECTION, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL REGULATIONS OF THE 1973 ZONING ORDINANCE TO THE LAND HERewith ZONED; BY PROVIDING THAT THE FOREGOING CHANGES ARE GRANTED SUBJECT TO ANY DEVELOPMENT OF THE LAND BEING DEVELOPED IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS 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 the requisite notices by publications 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, City of Mesquite is of the opinion that the change of zoning may 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 1973, duly passed by the City Council of the City of Mesquite, Texas, on the 4th day of September, 1973, 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 from R-1 to R-1A on a tract located 1100' west of the east Barnes Bridge and La Prada intersection, City of Mesquite, Dallas County, Texas, and being more fully described as in Exhibit "A" attached hereto and made a part of this ordinance.

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SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That the property described in Section 1 of this ordinance, shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1973.

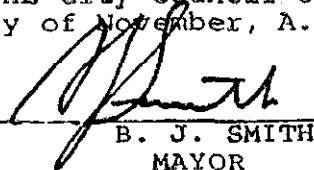
SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

SECTION 5. 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 of 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.

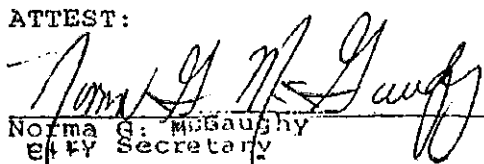
SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above 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, 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 said ordinance, as the law in such cases provides.

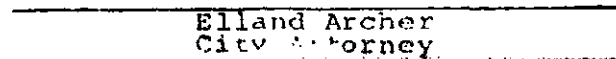
DULY PASSED AND APPROVED BY THE City Council of the City of Mesquite, Texas, on the 19th day of November, A.D., 1979.


B. J. SMITH
MAYOR

ATTEST:


Norma G. McBaughy
City Secretary

APPROVED AS TO FORM:


Elland Archer
City Attorney

FIELD NOTES

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Being a tract of land in the Theophalus Thomas League Abstract No. 1461, being also in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

Beginning at an iron stake which was found in place where the extension of the Southwest line of Barnes Bridge Road intersects the Southeast line of La Prada Drive;

Thence continuing along the Southeast right of way line of La Prada Drive North $84^{\circ} 31' 06''$ East a distance of 421.40 ft. to the place of beginning of a circular curve to the right (whose tangent bears North $81^{\circ} 33' 15''$ East) with a radius of 666.20 ft. and a central angle of $00^{\circ} 53' 38''$;

Thence along said circular curve to the right a distance of 10.39 ft. to a point of reverse curvature and the starting point of a curve to the left;

Thence along said curve to the left whose central angle is $17^{\circ} 25' 27''$ and whose radius is 766.20 ft. for a distance of 233.12 ft. to a point of tangency;

Thence departing said Southeast right of way line of La Prada Drive South $46^{\circ} 05' 00''$ East a distance of 171.42 ft. to a corner;

Thence South $45^{\circ} 00' 00''$ West a distance of 674.22 ft. to a corner;

Thence North $46^{\circ} 05' 00''$ West a distance of 932.00 ft. to a point in the Southeast right of way line of La Prada Drive; Thence North $45^{\circ} 00' 00''$ East a distance of 50.00 ft. to the place of beginning of this survey and containing 12.343 acres of land.

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