

ORDINANCE NO. 1682

Appl. No. 809-4

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 PLANNED DEVELOPMENT SINGLE FAMILY TO A HISTORICAL LANDMARK DISTRICT ON A TRACT LOCATED APPROXIMATELY 480 FEET WEST OF THE WARWICK STREET AND BARNES BRIDGE ROAD INTERSECTION FRONTING THE SOUTH SIDE OF BARNES BRIDGE ROAD, 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 change 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 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 Planned Development Single Family to a Historical Landmark District on a tract located approximately 480 feet west of the Warwick Street and Barnes Bridge Road Intersection fronting the south side of Barnes Bridge Road, City of Mesquite, Dallas County, Texas.

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.

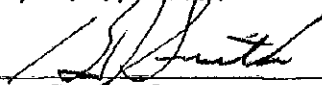
SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.


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 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.

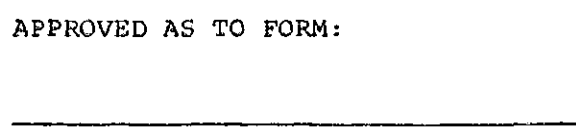
SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction 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 20th day of April, A.D., 1981.


B. J. SMITH
MAYOR

ATTEST:

Norma G. McGaughy
City Secretary

APPROVED AS TO FORM:

Elland Archer
City Attorney

00051

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.

CONSULTING ENGINEERS
13600 LBJ FREEWAY, SUITE 301
GARLAND, TEXAS 75041

SUBDIVISIONS
SURVEYING

1203

PHONE
(214) 270-4485

DON A. TIPTON, P.E.
PRESIDENT

FIELD NOTES

ZONING

BEING a tract of land situated in the W. J. Little Survey, Abstract No. 809, and the J. T. Neims Survey, Abstract No. 1095, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Barnes Bridge Road (a 60' R.O.W.), said point being S 88° 11' W, a distance of 338.0 feet from the Northwest corner of Stoneridge Addition, an addition to the City of Mesquite, a point for corner;

THENCE S 1° 49' E, leaving said South line of Barnes Bridge Road, a distance of 20.0 feet to the beginning of a curve to the left, having a central angle of 23° 19' 04" and a radius of 403.0 feet, a point for corner;

THENCE in a Southeasterly direction and around said curve, a distance of 164.01 feet to the beginning of a curve to the right having a central angle of 24° 16' 04" and a radius of 97.0 feet, a point for corner;

THENCE in a Southeasterly direction and around said curve, a distance of 41.08 feet to end of said curve, a point for corner;

THENCE S 0° 52' E, a distance of 97.28 feet to the beginning of a curve to the right having a central angle of 90° 13' and a radius of 40.0 feet, a point for corner;

THENCE in a Southwesterly direction and around said curve, a distance of 62.98 feet to end of said curve, a point for corner;

THENCE S 89° 21' W, a distance of 440.62 feet to the beginning of a curve to the right having a central angle of 90° 00' and a radius of 40.0 feet, a point for corner;

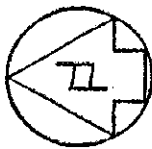
THENCE in a Northwesterly direction and around said curve, a distance of 62.83 feet to end of said curve, a point for corner;

THENCE N 0° 39' W, a distance of 288.43 feet to a point on the South line of Barnes Bridge Road, a point for corner;

THENCE N 83° 16' E, along said South line of Barnes Bridge Road, a distance of 209.70 feet to a point for corner;

THENCE N 88° 11' E, continuing along said South line of Barnes Bridge Road, a distance of 266.51 feet to the PLACE OF BEGINNING and containing 4.00 acre of land.

00052



Stoneridge Addition

100'

60'

BARNES

BRIDGE

588.11 W

338.0

$\Delta: 23^{\circ}19'04''$
 $R: 403.0$
 $T: 83.16$

$\Delta: 24^{\circ}16'04''$
 $R: 57.0$
 $T: 20.86$

$\Delta: 30^{\circ}13'$
 $R: 40.0$
 $T: 40.15$

01.06 50.52 E 37.28

62.98

51.49 E 164.01

20.0

Place of Beginning

266.51

N 88.11 E

4.00 Ac.

W.J. Little Survey Abst. No. 809
J.T. Nelm's Survey Abst. No. 1095

29.05

M 12.98 S

209.70

N 83.16 E

ROAD

N 0.39 W

288.43

62.85

$\Delta: 90^{\circ}00'$
 $R: 40.0$
 $T: 40.0$

60'

ZONING
MESQUITE, TEXAS
Scale 1"=100'

1203 M-X

00054

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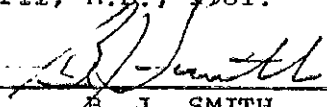
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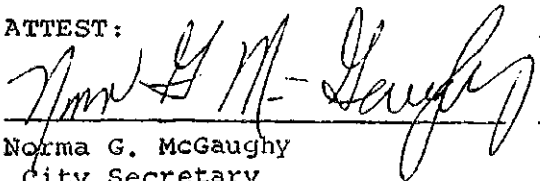
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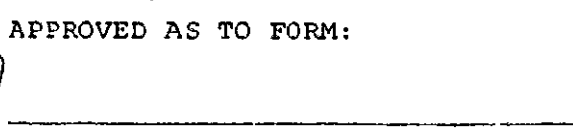
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