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ORDINANCE NO. 1773  
File No. 1462-132

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 COMMERCIAL TO PLANNED DEVELOPMENT COMMERCIAL ON A TRACT LOCATED AT THE NORTHWEST CORNER OF I-635 AND GUS THOMASSON RD., 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 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 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 Commercial to Planned Development Commercial on a tract located at the northwest corner of I-635 and Gus Thomasson Road, City of Mesquite, Dallas County, Texas.

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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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 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.

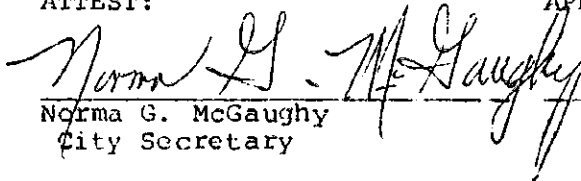
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 5th day of April, A.D., 1982.



Len Gibbens  
Mayor

ATTEST:

APPROVED AS TO FORM:



Norma G. McGaughy  
City Secretary

Elland Archer  
City Attorney

## Legal Description

## Levitz Furniture Co. Addition

WHEREAS, Levitz Furniture Company of Texas is the owner of a tract of land situated in the Daniel Tanner Survey Abstract No. 1462 in the City of Mesquite as recorded in Volume 81221 Page 879 in the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the North line of Russtown Drive (80' R.O.W.) with the West line of Interstate Highway NO. 635;  
THENCE South  $74^{\circ}25'00''$  West along the North line of said Russtown Drive for a distance of 307.02' to a point for corner, in the East line of Gus Thomasson Road (60' R.O.W.);  
THENCE North  $15^{\circ}35'00''$  West along the East line of said Gus Thomasson Road for a distance of 38.62' to a point for the beginning of a circular curve to the right;  
THENCE continuing along the East line of said Gus Thomasson Road and along said circular curve to the right having a central angle of  $25^{\circ}52'50''$ , a radius of 500.00', a tangent length of 114.89', and an arc length of 225.85' to a point of tangency;  
THENCE North  $10^{\circ}17'50''$  East continuing along the East line of said Gus Thomasson Road for a distance of 263.62' to a point for corner;  
THENCE South  $79^{\circ}42'10''$  East for a distance of 300.06' to a point for corner in the West line of said Interstate Highway No. 635;  
THENCE South  $10^{\circ}17'50''$  West along the West line of said Interstate Highway No. 635 for a distance of 246.71' to a point for corner;  
THENCE South  $7^{\circ}14'00''$  East continuing along the West line of Interstate Highway No. 635 for a distance of 142.52' to the Point of Beginning and containing 3.2041 Acres (139,572 Sq. Ft.) of land

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