

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 MULTIFAMILY AT 18.25 UNITS PER ACRE WITH THE STIPULATION THAT THE SITE PLAN AND AMENITIES FOR THE PROJECT MUST CONFORM TO THE BROCHURE PRESENTED AT THE CITY COUNCIL PUBLIC HEARING. THE PROPERTY IS LOCATED NORTH AND WEST OF THE SAMUELL BOULEVARD AND BIG TOWN BOULEVARD 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 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 Multifamily at 18.25 units per acre with the stipulation that the site plan and amenities for the project must conform to the brochure presented at the City Council Public Hearing. The property is located north and west of the Samuell Boulevard and Big Town Boulevard intersection; City of Mesquite, Dallas County, Texas and being more fully described in exhibit "A" attached hereto.

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 of February, A.D., 1984.

Mrs. Brunhilde Nystrom

Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:

Lynn Prugel

Lynn Prugel
City Secretary

Elland Archer
City Attorney

FIELD NOTES15.680 ACRE TRACT:::

BEING a survey of a tract of land in the W. A. COLE SURVEY ABST. NO. 261, Dallas, County, Texas; and being in the City of Mesquite, Texas; and being a part of a 78.4 acre tract known as the FIRST TRACT as described in deed to Hazel Motley Kennedy recorded in Vol. 1420, pg. 541 of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point in the West line of Big Town Blvd. (100.0 ft. wide) that is $N 00^{\circ}35'00'' E$, 163.0 ft. from the point of intersection of the West line of said Big Town Blvd. with the North line of Samuell Blvd. (120.0 ft. wide), said Point of beginning being the Northeast corner of a certain 1.490 Acre tract, an iron rod for a corner;

THENCE westerly, Southwesterly and Southerly around said 1.490 Acre tract as follows: 1st. $N 89^{\circ}57'00''$, 367.81 ft.; 2nd. $S 45^{\circ}03'00'' W$, 46.67 ft.; 3rd. $S 00^{\circ}03'00'' W$, 130.71 ft. to a point in the North line of said Samuell Blvd., all points around said 1.490 Acre tract are iron rods for corners;

THENCE $N 89^{\circ}57'00'' W$, along the North line of said Samuell Blvd., 336.9 ft. to an iron rod at the most Southerly Southeast corner of Big Town Addition, an addition to the City of Mesquite as recorded in Vol. 37, pg. 215 of the Map Records of Dallas County, Texas;

THENCE $N 00^{\circ}07'00'' W$, along an East line of said Addition, 1006.8 ft. to an iron rod at an inside corner of said Addition;

THENCE $N 89^{\circ}56'00'' E$, along a South line of said Addition, 748.5 ft. to an iron rod at the most Easterly Southeast corner of said Addition, a point in the West line of said Big Town Blvd.;

THENCE $S 00^{\circ}35'00'' W$, along the West line of said Big Town Blvd., 844.65 ft. to the POINT OF BEGINNING and containing 15.680 Acres of land.

NOTES:::

1. Vacant.
2. Power lines as shown.

