

ORDINANCE NO. 1998
File No. 74-13

00019

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-3 TO PLANNED DEVELOPMENT SINGLE FAMILY FOR PATIO HOMES WITH THE FOLLOWING STIPULATIONS: (1) A MINIMUM LOT SIZE OF 4500 SQUARE FEET; (2) A MINIMUM UNIT SIZE OF 1200 SQUARE FEET WITH AN AVERAGE UNIT SIZE OF 1250 SQUARE FEET; (3) ALL REAR ENTRY GARAGES WITH ALLEYS; (4) FRONT AND REAR YARD SETBACKS OF 20 FEET; (5) A MINIMUM 10 FOOT SEPARATION BETWEEN BUILDINGS, AND (6) THE LOT ARRANGEMENT SHOULD PLACE THE CUL-DE-SACS TO THE SOUTH ADJACENT TO THE EXISTING SINGLE FAMILY HOMES; THE TRACT IS LOCATED NORTH AND EAST OF THE PEACHTREE ROAD AND LIVERPOOL DRIVE 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:

C01523

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-3 to Planned Development Single Family for Patio Homes with the following stipulations: (1) A minimum lot size of 4500 square feet; (2) A minimum unit size of 1200 square feet with an average unit size of 1250 square feet; (3) All rear entry garages with alleys; (4) Front and rear yard setbacks of 20 feet; (5) A minimum 10 foot separation between buildings, and (6) The lot arrangement should place the cul-de-sac to the south adjacent to the existing Single Family Homes; the tract is located north and east of the Peachtree Road and Liverpool Drive 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.

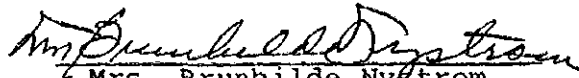
SECTION 5. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided 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.

C0021


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 12th day of March, A.D., 1984.


Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:


Lynn Prugel
City Secretary

Elland Archer
City Attorney

00022



DON A. TIPTON, INC.

CONSULTING ENGINEERS

1672

6330 Belt Line Road Suite C Garland, Texas 75043 (214) 226-2967

FIELD NOTES

BEING a tract of land situated in the J. Badgely Survey, Abstract No. 74, and being more particularly described as follows:

COMMENCING at the point of intersection of the Southeast line of Scyene Road, (a 100' R.O.W.) with the East line of Peachtree Road (a 60' R.O.W.) a point for corner;

THENCE, along said East line of Peachtree Road the following:

S.01°01'E, a distance of 1728.71 feet to a point for corner;

S.0°46'24"E, a distance of 976.13 feet to a point for corner;

S.0°40'18"E, a distance of 209.24 feet to a point for corner;

S.0°36'31"E, a distance of 577.31 feet to the PLACE OF BEGINNING a point for corner;

THENCE, N.89°41'10"E, leaving said East line of Peachtree Road a distance of 1176.72 feet to a point in the West line of the Melton Subdivision No. 4, an addition to the City of Mesquite, Dallas County, Texas, a point for corner;

THENCE, S.0°38'47"E, along said West addition line a distance of 416.33 feet to a point for corner;

THENCE, S.89°41'10"W, leaving said West addition line a distance of 1177.0 feet to a point on said East line of Peachtree Road a point for corner;

THENCE, N.0°36'31"W, along said East line of Peachtree Road a distance of 415.37 feet to the PLACE OF BEGINNING and containing 11.235 acres of land.

7413