

ORDINANCE NO. 2280
File No. 1397-22

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 SINGLE FAMILY TO PLANNED DEVELOPMENT SINGLE FAMILY WITH THE FOLLOWING STIPULATIONS: (1) A MINIMUM LOT SIZE OF 6000 SQUARE FEET; (2) A MINIMUM UNIT SIZE OF 1100 SQUARE FEET; (3) WILLOWBROOK DRIVE BE EXTENDED TO ROYAL CREST DRIVE; AND (4) SINGLE CAR GARAGES, 12 FEET BY 22 FEET IN SIZE, BE PROVIDED; THE SUBJECT 9.44 ACRE TRACT IS LOCATED EAST OF THE ROYAL CREST DRIVE AND WILLOWBROOK 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 (\$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 R-3 Single Family to Planned Development Single Family with the following stipulations: (1) A minimum lot size of 6000 square feet; (2) A minimum unit size of 1100 square

feet; (3) Willowbrook Drive be extended to Royal Crest Drive; and (4) Single car garages, 12 feet by 22 feet in size, be provided; the subject 9.44 acre tract is located east of the Royal Crest Drive and Willowbrook 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 (\$200.00) Dollars 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 17th day of February A.D., 1986.


Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:


Lynn Prugel
City Secretary

Elland Archer
City Attorney

002618

00221

LEGAL DESCRIPTION
ACREAGE IN MESQUITE

Being a tract of land located in the M. L. Swing Survey, Abst. No. 1397 and the Swing & Laws Survey, Abst. No. 1396, City of Mesquite, Dallas County, Texas, and being more fully described as follows:

BEGINNING at the southwest corner of Hillview Addition, an iron rod on a 10 ft. alley, also the northwest corner of the 16.70 acre tract conveyed to Nelms & Nick Investment Co., on April 20, 1955, and recorded in Volume 4247, Page 223, Deed Records;

THENCE N 83 deg. 38 min. E 1165.76 ft. along the south line of a 10 ft. alley and the north line of said 16.70 acre tract to an iron rod at the northwest corner of a 2.197 acre tract conveyed to the City of Mesquite on December 17, 1962, recorded in Volume 5919, page 54

THENCE S 7 deg. 18 min. W 106.33 ft. to the beginning of a curve;

THENCE 79.54 ft. around said curve, whose central angle is 45 deg. 34 min, radius is 100 ft., and tangent is 42.11 ft.

THENCE S 7 deg. 18 min. W 146.97 ft. to the north line of a tract conveyed to the City of Mesquite on April 23, 1952;

THENCE S 88 deg. 47 min. W 20.22 ft. to the northeast corner of a 0.123 acre tract conveyed by the City of Mesquite to Frank Nick on December 17, 1962, recorded in Volume 5919, page 560, Deed Records;

THENCE S 7 deg. 18 min. W. 90.95 ft. to the north line of Rosabelle Drive, 60 ft. wide;

THENCE S 88 deg. 47 min W 575.14 ft. along Rosabelle Drive and the north line of a 10 ft. alley in Block 2, El Rosa Addition, recorded in Volume 39, page 83 Map Records;

THENCE S 44 deg. 05 min. W 219.87 ft. along the northwesterly line of said alley to the northwesterly line of Royal Crest Drive;

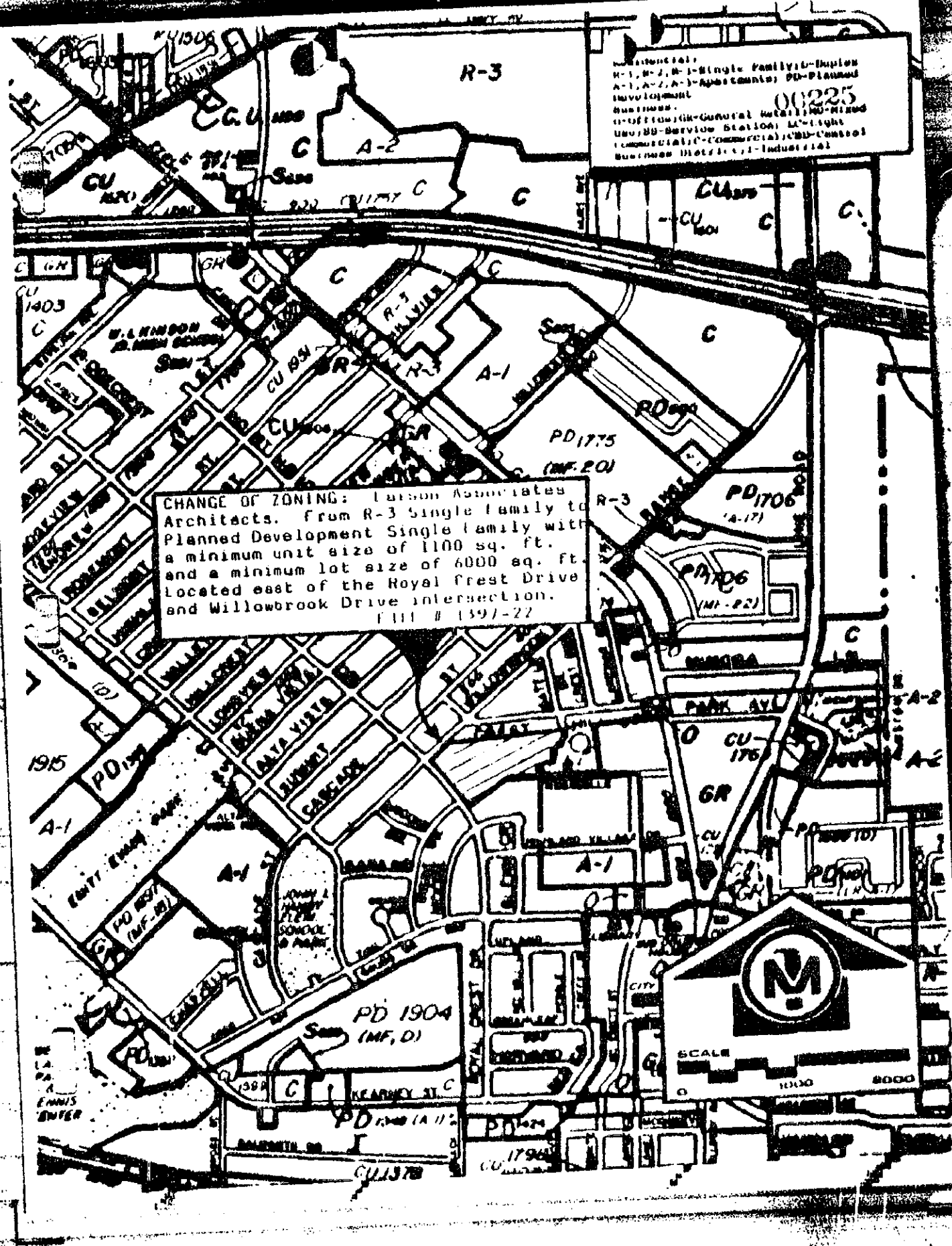
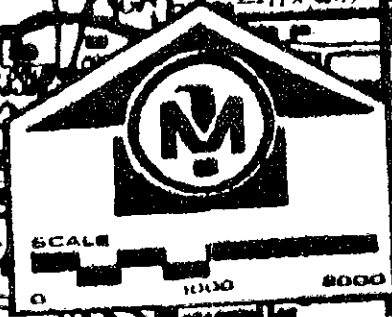
THENCE N 45 deg. 55 min. W 605 ft. along Royal Crest Drive to the northwesterly line of said El Rosa Addition, also the west corner of "Tract A" in deed to Frank Nick on January 11, 1957, recorded in Volume 546 Page 164, Deed Records and on the northwesterly line of Swing & Laws Survey, Abst. No. 1396;

THENCE N 44 deg. 03 min. E 148.54 ft. along an alley in Northridge Addition and said survey line to the common corner of Swing & Laws Survey and M. L. Swing Survey also on the west line of a 10 ft. alley in said Hillview Addition;

THENCE S 2 deg. 05 min. E 77.54 ft. with said alley line and common survey line to the Place of Beginning and containing 9.442 acres of land.

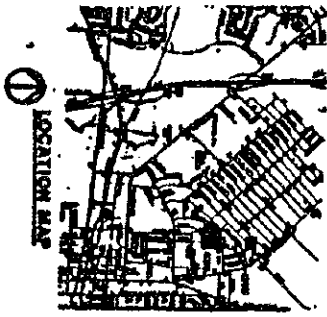
R-1, R-2, R-3 - Single Family; CU - Duplex
 A-1, A-2, A-3 - Apartments; PD - Planned
 Development
 G - General
 CU - Office/General
 CU - Office/Mixed
 CU - Office/Service Station
 CU - Office/Commercial
 CU - Office/Industrial

CHANGE OF ZONING: Larson Associates
 Architects. From R-3 Single Family to
 Planned Development Single Family with
 a minimum unit size of 1100 sq. ft.
 and a minimum lot size of 6000 sq. ft.
 located east of the Royal Crest Drive
 and Willowbrook Drive intersection.
 File # 1597-27

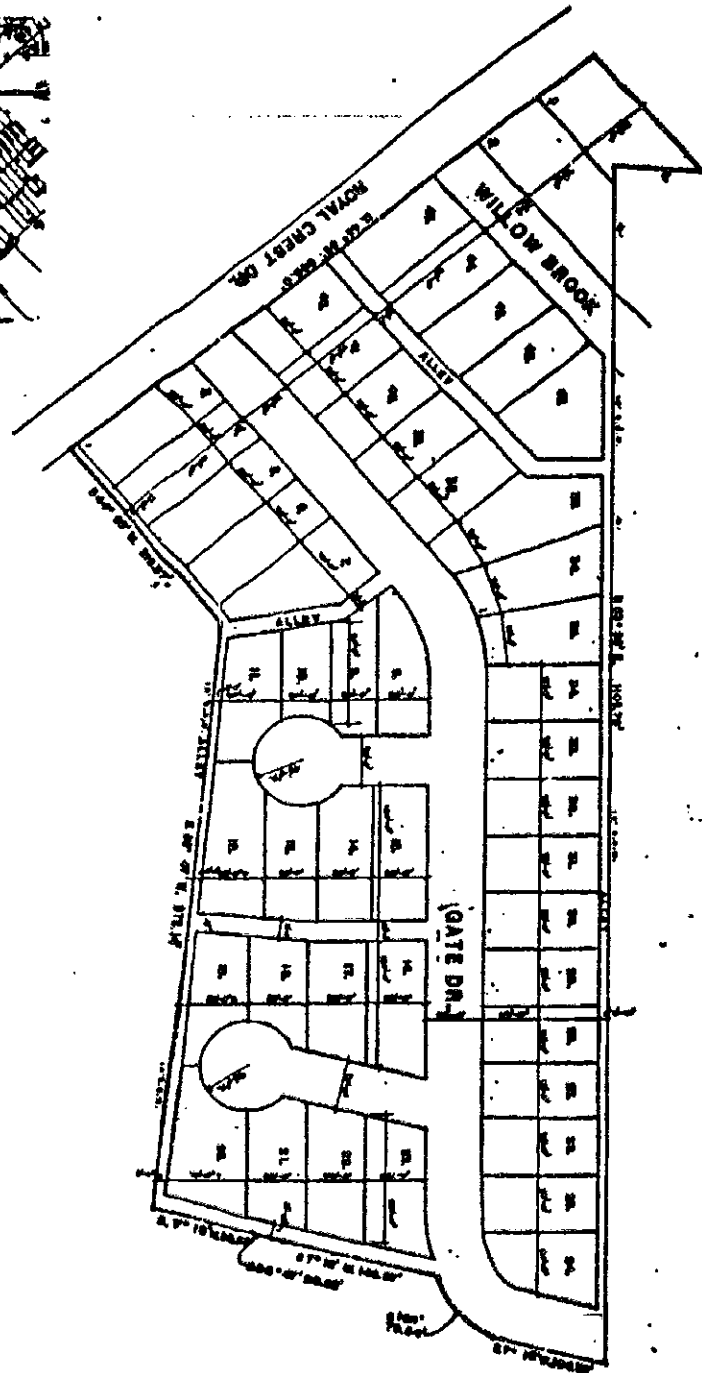


8 9 2 6 8

00226



CONCEPT PLAN



REQUESTED ZONING

LOT SIZE	HOUSE SIZE
MIN. 1,200 SQ. FT.	1,400 SQ. FT.
MIN. 1,500 SQ. FT.	1,800 SQ. FT.
MIN. 2,000 SQ. FT.	2,400 SQ. FT.
MIN. 2,500 SQ. FT.	3,000 SQ. FT.
MIN. 3,000 SQ. FT.	3,600 SQ. FT.
MIN. 3,500 SQ. FT.	4,200 SQ. FT.
MIN. 4,000 SQ. FT.	4,800 SQ. FT.
MIN. 4,500 SQ. FT.	5,400 SQ. FT.
MIN. 5,000 SQ. FT.	6,000 SQ. FT.
MIN. 5,500 SQ. FT.	6,600 SQ. FT.
MIN. 6,000 SQ. FT.	7,200 SQ. FT.
MIN. 6,500 SQ. FT.	7,800 SQ. FT.
MIN. 7,000 SQ. FT.	8,400 SQ. FT.
MIN. 7,500 SQ. FT.	9,000 SQ. FT.
MIN. 8,000 SQ. FT.	9,600 SQ. FT.
MIN. 8,500 SQ. FT.	10,200 SQ. FT.
MIN. 9,000 SQ. FT.	10,800 SQ. FT.
MIN. 9,500 SQ. FT.	11,400 SQ. FT.
MIN. 10,000 SQ. FT.	12,000 SQ. FT.
MIN. 10,500 SQ. FT.	12,600 SQ. FT.
MIN. 11,000 SQ. FT.	13,200 SQ. FT.
MIN. 11,500 SQ. FT.	13,800 SQ. FT.
MIN. 12,000 SQ. FT.	14,400 SQ. FT.
MIN. 12,500 SQ. FT.	15,000 SQ. FT.
MIN. 13,000 SQ. FT.	15,600 SQ. FT.
MIN. 13,500 SQ. FT.	16,200 SQ. FT.
MIN. 14,000 SQ. FT.	16,800 SQ. FT.
MIN. 14,500 SQ. FT.	17,400 SQ. FT.
MIN. 15,000 SQ. FT.	18,000 SQ. FT.
MIN. 15,500 SQ. FT.	18,600 SQ. FT.
MIN. 16,000 SQ. FT.	19,200 SQ. FT.
MIN. 16,500 SQ. FT.	19,800 SQ. FT.
MIN. 17,000 SQ. FT.	20,400 SQ. FT.
MIN. 17,500 SQ. FT.	21,000 SQ. FT.
MIN. 18,000 SQ. FT.	21,600 SQ. FT.
MIN. 18,500 SQ. FT.	22,200 SQ. FT.
MIN. 19,000 SQ. FT.	22,800 SQ. FT.
MIN. 19,500 SQ. FT.	23,400 SQ. FT.
MIN. 20,000 SQ. FT.	24,000 SQ. FT.
MIN. 20,500 SQ. FT.	24,600 SQ. FT.
MIN. 21,000 SQ. FT.	25,200 SQ. FT.
MIN. 21,500 SQ. FT.	25,800 SQ. FT.
MIN. 22,000 SQ. FT.	26,400 SQ. FT.
MIN. 22,500 SQ. FT.	27,000 SQ. FT.
MIN. 23,000 SQ. FT.	27,600 SQ. FT.
MIN. 23,500 SQ. FT.	28,200 SQ. FT.
MIN. 24,000 SQ. FT.	28,800 SQ. FT.
MIN. 24,500 SQ. FT.	29,400 SQ. FT.
MIN. 25,000 SQ. FT.	30,000 SQ. FT.
MIN. 25,500 SQ. FT.	30,600 SQ. FT.
MIN. 26,000 SQ. FT.	31,200 SQ. FT.
MIN. 26,500 SQ. FT.	31,800 SQ. FT.
MIN. 27,000 SQ. FT.	32,400 SQ. FT.
MIN. 27,500 SQ. FT.	33,000 SQ. FT.
MIN. 28,000 SQ. FT.	33,600 SQ. FT.
MIN. 28,500 SQ. FT.	34,200 SQ. FT.
MIN. 29,000 SQ. FT.	34,800 SQ. FT.
MIN. 29,500 SQ. FT.	35,400 SQ. FT.
MIN. 30,000 SQ. FT.	36,000 SQ. FT.
MIN. 30,500 SQ. FT.	36,600 SQ. FT.
MIN. 31,000 SQ. FT.	37,200 SQ. FT.
MIN. 31,500 SQ. FT.	37,800 SQ. FT.
MIN. 32,000 SQ. FT.	38,400 SQ. FT.
MIN. 32,500 SQ. FT.	39,000 SQ. FT.
MIN. 33,000 SQ. FT.	39,600 SQ. FT.
MIN. 33,500 SQ. FT.	40,200 SQ. FT.
MIN. 34,000 SQ. FT.	40,800 SQ. FT.
MIN. 34,500 SQ. FT.	41,400 SQ. FT.
MIN. 35,000 SQ. FT.	42,000 SQ. FT.
MIN. 35,500 SQ. FT.	42,600 SQ. FT.
MIN. 36,000 SQ. FT.	43,200 SQ. FT.
MIN. 36,500 SQ. FT.	43,800 SQ. FT.
MIN. 37,000 SQ. FT.	44,400 SQ. FT.
MIN. 37,500 SQ. FT.	45,000 SQ. FT.
MIN. 38,000 SQ. FT.	45,600 SQ. FT.
MIN. 38,500 SQ. FT.	46,200 SQ. FT.
MIN. 39,000 SQ. FT.	46,800 SQ. FT.
MIN. 39,500 SQ. FT.	47,400 SQ. FT.
MIN. 40,000 SQ. FT.	48,000 SQ. FT.
MIN. 40,500 SQ. FT.	48,600 SQ. FT.
MIN. 41,000 SQ. FT.	49,200 SQ. FT.
MIN. 41,500 SQ. FT.	49,800 SQ. FT.
MIN. 42,000 SQ. FT.	50,400 SQ. FT.
MIN. 42,500 SQ. FT.	51,000 SQ. FT.
MIN. 43,000 SQ. FT.	51,600 SQ. FT.
MIN. 43,500 SQ. FT.	52,200 SQ. FT.
MIN. 44,000 SQ. FT.	52,800 SQ. FT.
MIN. 44,500 SQ. FT.	53,400 SQ. FT.
MIN. 45,000 SQ. FT.	54,000 SQ. FT.
MIN. 45,500 SQ. FT.	54,600 SQ. FT.
MIN. 46,000 SQ. FT.	55,200 SQ. FT.
MIN. 46,500 SQ. FT.	55,800 SQ. FT.
MIN. 47,000 SQ. FT.	56,400 SQ. FT.
MIN. 47,500 SQ. FT.	57,000 SQ. FT.
MIN. 48,000 SQ. FT.	57,600 SQ. FT.
MIN. 48,500 SQ. FT.	58,200 SQ. FT.
MIN. 49,000 SQ. FT.	58,800 SQ. FT.
MIN. 49,500 SQ. FT.	59,400 SQ. FT.
MIN. 50,000 SQ. FT.	60,000 SQ. FT.
MIN. 50,500 SQ. FT.	60,600 SQ. FT.
MIN. 51,000 SQ. FT.	61,200 SQ. FT.
MIN. 51,500 SQ. FT.	61,800 SQ. FT.
MIN. 52,000 SQ. FT.	62,400 SQ. FT.
MIN. 52,500 SQ. FT.	63,000 SQ. FT.
MIN. 53,000 SQ. FT.	63,600 SQ. FT.
MIN. 53,500 SQ. FT.	64,200 SQ. FT.
MIN. 54,000 SQ. FT.	64,800 SQ. FT.
MIN. 54,500 SQ. FT.	65,400 SQ. FT.
MIN. 55,000 SQ. FT.	66,000 SQ. FT.
MIN. 55,500 SQ. FT.	66,600 SQ. FT.
MIN. 56,000 SQ. FT.	67,200 SQ. FT.
MIN. 56,500 SQ. FT.	67,800 SQ. FT.
MIN. 57,000 SQ. FT.	68,400 SQ. FT.
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MIN. 59,000 SQ. FT.	70,800 SQ. FT.
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MIN. 60,000 SQ. FT.	72,000 SQ. FT.
MIN. 60,500 SQ. FT.	72,600 SQ. FT.
MIN. 61,000 SQ. FT.	73,200 SQ. FT.
MIN. 61,500 SQ. FT.	73,800 SQ. FT.
MIN. 62,000 SQ. FT.	74,400 SQ. FT.
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MIN. 64,000 SQ. FT.	76,800 SQ. FT.
MIN. 64,500 SQ. FT.	77,400 SQ. FT.
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MIN. 68,000 SQ. FT.	81,600 SQ. FT.
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MIN. 78,000 SQ. FT.	93,600 SQ. FT.
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MIN. 79,500 SQ. FT.	95,400 SQ. FT.
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MIN. 80,500 SQ. FT.	96,600 SQ. FT.
MIN. 81,000 SQ. FT.	97,200 SQ. FT.
MIN. 81,500 SQ. FT.	97,800 SQ. FT.
MIN. 82,000 SQ. FT.	98,400 SQ. FT.
MIN. 82,500 SQ. FT.	99,000 SQ. FT.
MIN. 83,000 SQ. FT.	99,600 SQ. FT.
MIN. 83,500 SQ. FT.	100,200 SQ. FT.
MIN. 84,000 SQ. FT.	100,800 SQ. FT.
MIN. 84,500 SQ. FT.	101,400 SQ. FT.
MIN. 85,000 SQ. FT.	102,000 SQ. FT.
MIN. 85,500 SQ. FT.	102,600 SQ. FT.
MIN. 86,000 SQ. FT.	103,200 SQ. FT.
MIN. 86,500 SQ. FT.	103,800 SQ. FT.
MIN. 87,000 SQ. FT.	104,400 SQ. FT.
MIN. 87,500 SQ. FT.	105,000 SQ. FT.
MIN. 88,000 SQ. FT.	105,600 SQ. FT.
MIN. 88,500 SQ. FT.	106,200 SQ. FT.
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MIN. 89,500 SQ. FT.	107,400 SQ. FT.
MIN. 90,000 SQ. FT.	108,000 SQ. FT.
MIN. 90,500 SQ. FT.	108,600 SQ. FT.
MIN. 91,000 SQ. FT.	109,200 SQ. FT.
MIN. 91,500 SQ. FT.	109,800 SQ. FT.
MIN. 92,000 SQ. FT.	110,400 SQ. FT.
MIN. 92,500 SQ. FT.	111,000 SQ. FT.
MIN. 93,000 SQ. FT.	111,600 SQ. FT.
MIN. 93,500 SQ. FT.	112,200 SQ. FT.
MIN. 94,000 SQ. FT.	112,800 SQ. FT.
MIN. 94,500 SQ. FT.	113,400 SQ. FT.
MIN. 95,000 SQ. FT.	114,000 SQ. FT.
MIN. 95,500 SQ. FT.	114,600 SQ. FT.
MIN. 96,000 SQ. FT.	115,200 SQ. FT.
MIN. 96,500 SQ. FT.	115,800 SQ. FT.
MIN. 97,000 SQ. FT.	116,400 SQ. FT.
MIN. 97,500 SQ. FT.	117,000 SQ. FT.
MIN. 98,000 SQ. FT.	117,600 SQ. FT.
MIN. 98,500 SQ. FT.	118,200 SQ. FT.
MIN. 99,000 SQ. FT.	118,800 SQ. FT.
MIN. 99,500 SQ. FT.	119,400 SQ. FT.
MIN. 100,000 SQ. FT.	120,000 SQ. FT.

CONCEPT PLAN
9.2 acres
City of Mesquite

Legend:
 [Symbol] Street
 [Symbol] Lot
 [Symbol] Utility
 [Symbol] Other