

ORDINANCE NO. 2300  
File No. 1461-94

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-1 SINGLE FAMILY TO R-1A SINGLE FAMILY WITH A MINIMUM UNIT SIZE OF 2000 SQUARE FEET ON A 8.58 ACRE TRACT LOCATED SOUTH OF LAPRADA DRIVE, WEST OF NORTH GALLOWAY AVENUE; 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-1 Single Family to R-1A Single Family with a minimum unit size of 2000 square feet on a 8.58 acre tract located south of LaPrada Drive, west of North Galloway Avenue; 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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.

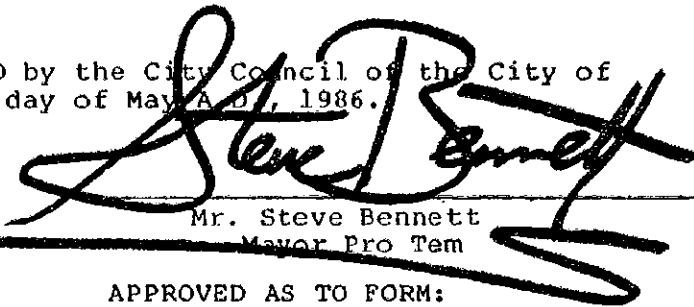
SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

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.

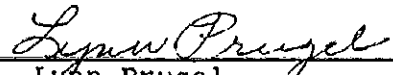
SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, creates an urgency and an emergency 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 19th day of May A.D., 1986.

  
Mr. Steve Bennett  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

  
Lynn Prugel  
City Secretary

Elland Archer  
City Attorney

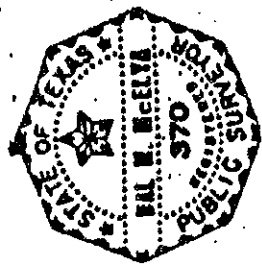
e.p.

PROPERTY DESCRIPTION:

La Prada Drive

BEING a tract of land in the Theophalus Thomas League, Abstract No. 1461, being also in the City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southeast line of La Prada Drive ( a 100 foot R.O.W. ), said point being the most Northeasterly corner of Willow Ridge Addition to the City of Mesquite, Texas, and recorded in Volume 80092 Page 0603 of the Map Records of Dallas County, Texas; THENCE along the said Southeast line of La Prada Drive, and along a curve to the left whose central angle is 0° 50' 56" and whose radius is 766.20 feet, a distance of 11.35 feet to a point for corner; THENCE North 64° 30' 50" East, and along said Southeast line of La Prada Drive, a distance of 905.64 feet to a point for corner, said point being in the center of a creek; THENCE South 1° 38' 03" West and along the West line of a tract of land to La Prada Church, a distance of 533.77 feet to a point for corner, said point being in the Northwest line of a tract of land to City of Mesquite School and Park; THENCE South 45° West and along said tract of land to City of Mesquite School and Park, a distance of 463.24 feet to a point for corner, said point being the most Easterly corner of Willow Ridge Addition and being on the Northeast line of an 18 foot alley; THENCE North 46° 05' West and along said Northeast line of an 18 foot alley a distance of 673.48 feet to the Place of Beginning and containing 8.58 acres of land more or less.



The plat herein is a true, correct and accurate representation of the property as determined by survey, subject to any and all easements, covenants and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat; the site, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts or protrusions.

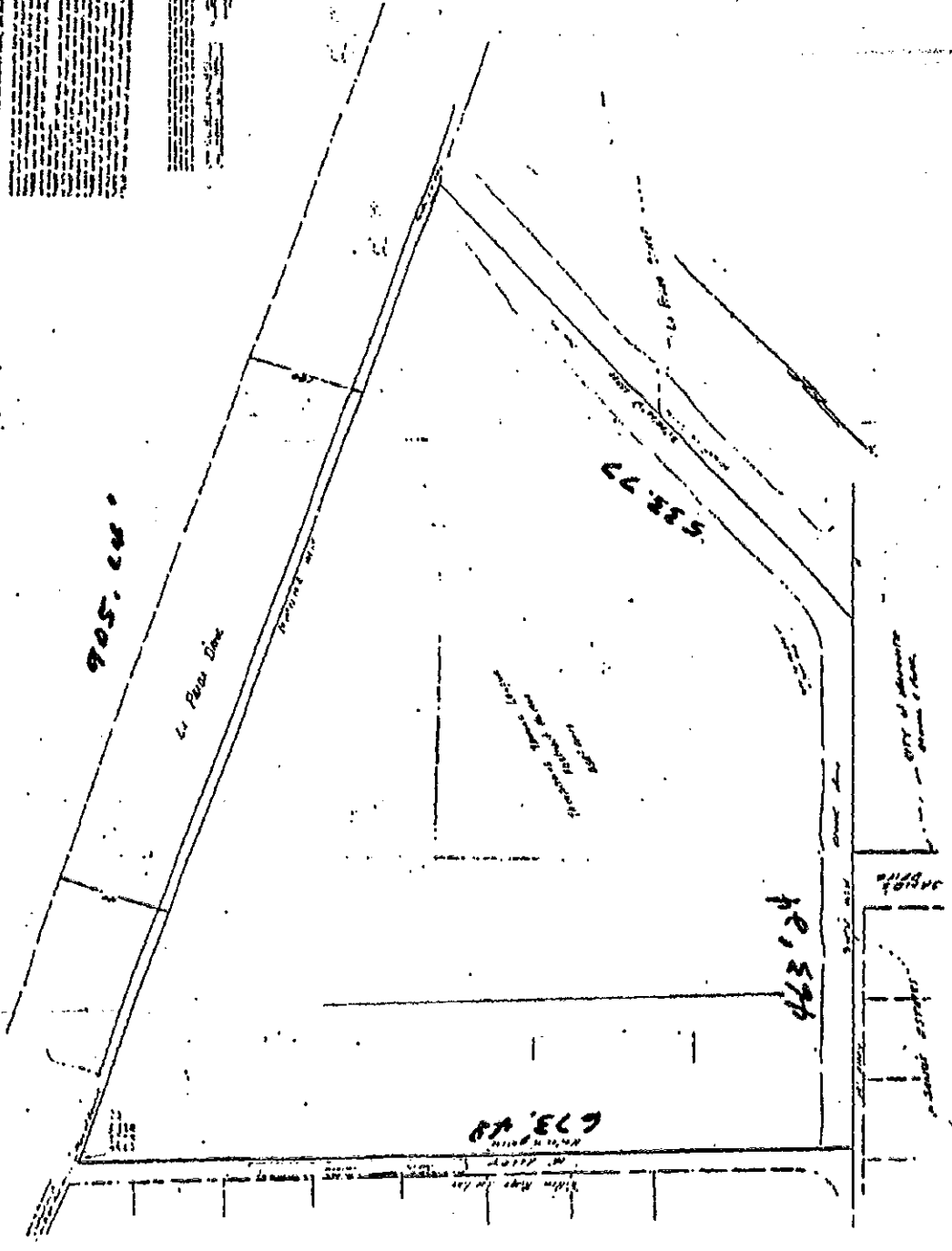
Scale: 1" = 20'	W.O. No. 55712
Date 8-29-83	Inv. No. 55996

By: *Bill W. McEllya*  
BILL W. McELLYA  
Registered Public Surveyor, Dallas, Texas  
Registered Professional Engineer

#1461-94

00014

Vertical text block, possibly a title or description, located in the upper left quadrant of the page.



# 1461-94