

ORDINANCE NO. 2317
File No. 167-3

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 AGRICULTURE TO R-3 SINGLE FAMILY ON A 7.98 ACRE TRACT LOCATED 1000 FEET NORTH OF MCKENZIE ROAD FRONTING THE NORTHWEST SIDE OF PIONEER ROAD; 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 Agriculture to R-3 Single Family on a 7.98 acre tract located 1000 feet north of McKenzie Road, fronting the northwest side of Pioneer Road; 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 21st day of July A.D., 1986.

Mrs. Brunhilde Nystrom
Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:

Lynn Prugel
Lynn Prugel
City Secretary

Elland Archer
Elland Archer
City Attorney

06141

LEGAL DESCRIPTION

BEING a tract of land situated in the John P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at an iron rod for corner at the most northerly property corner of Valleycreek Addition Phase One, an addition to the City of Mesquite, Texas as recorded in Volume 85180, Page 4558 of the Deed Records of Dallas County, Texas, said iron rod being in the present Southeast right-of-way line of Pioneer Road (a 65' R.O.W. at this point); thence North 44 deg. 30 min. 06 sec. West a distance of 40.00 feet to a point for corner, said point being in the centerline of Pioneer Road (a variable width R.O.W.); thence South 45 deg. 29 min. 54 sec. West a distance of 5,851.94 feet along said centerline to the POINT OF BEGINNING;

THENCE continuing along said centerline South 45 deg. 29 min. 54 sec. West a distance of 600.02 feet to a point for corner;

THENCE North 44 deg. 26 min. 55 sec. West a distance of 411.18 feet to an angle point;

THENCE North 44 deg. 35 min. 33 sec. West a distance of 168.62 feet to a point for corner;

THENCE North 45 deg. 29 min. 54 sec. East a distance of 599.91 feet to a point for corner;

THENCE South 44 deg. 30 min. 06 sec. East a distance of 579.80 feet to the POINT OF BEGINNING and containing 347,773 square feet or 7.9838 acres of land.

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EXIST ZONING AG

EXIST ZONING AG

EXIST ZONING AG

EXIST ZONING R-1
AG

EXIST ZONING R-3 ZONING
VALLEYCREEK IMPROVEMENT

VALLEYCREEK ESTATES

ADDITION

BELT

LINE

ROAD

JAMES E. SMITH

VALLEYCREEK ESTATES

EXIST ZONING AG
VALLEYCREEK ESTATES

PROP ZONING R3

PIONEER

ROAD

VALLEYCREEK III
EXIST ZONING R-1
AG

VALLEYCREEK IMPROVEMENT

#167-3

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