

## ORDINANCE NO. 2363

File No. 1-15

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 PLANNED DEVELOPMENT/MULTIFAMILY WITH A MAXIMUM DENSITY OF 18 UNITS PER ACRE ON TRACT 1; AND TO PLANNED DEVELOPMENT/LIGHT COMMERCIAL ON TRACT 2; WITH CERTAIN STIPULATIONS; THE 93 ACRE TRACT IS LOCATED NORTH OF THE I-20 AND LAWSON ROAD 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 Agriculture to Planned Development/Multifamily with a maximum density of 18 units per acre on Tract 1; and to Planned

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Development/Light Commercial on Tract 2; with the following stipulations: (1) At such time as such land is platted the developer shall dedicate and build a 37 foot east/west collector street; (2) The developer shall dedicate 100 feet of right of way for the relocation of Lawson Road in accordance with the approved Thoroughfare Plan as needed for construction which is scheduled to begin March, 1987; and (3) The developer shall be assessed 50% of the normal assessment value for the construction of Lawson Road. The 93 acre tract is located north of the I-20 and Lawson Road 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

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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 1st day of December A.D., 1986.

*Mrs. Brunhilde W. W. W. W.*  
\_\_\_\_\_  
Mrs. Brunhilde W. W. W.  
Mayor

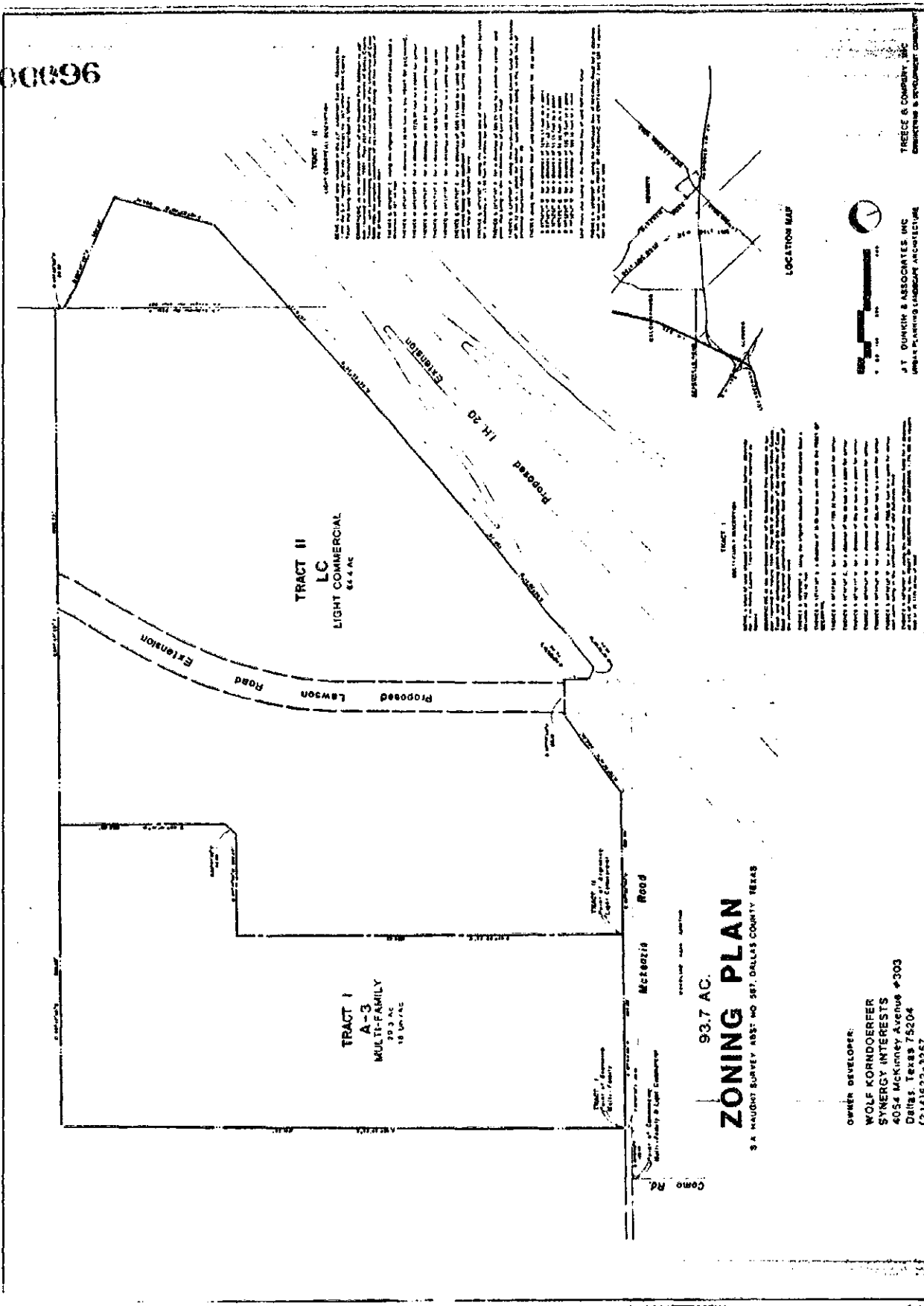
ATTEST:

APPROVED AS TO FORM:

*Lynn Prugel*  
\_\_\_\_\_  
Lynn Prugel  
City Secretary

\_\_\_\_\_  
Elland Archer  
City Attorney

960096



**TRACT II**  
**LC**  
 LIGHT COMMERCIAL  
 64.4 AC

**TRACT I**  
 A-3  
 MULTI-FAMILY  
 18.3 AC

**93.7 AC.**  
**ZONING PLAN**

3 A NAUGHT SURVEY ASST. NO. 587, DALLAS COUNTY TEXAS

**OWNER DEVELOPER:**  
 WOLF KORNDORFER  
 SYNERGY INTERESTS  
 4054 MCKINNEY AVENUE #303  
 DALLAS, TEXAS 75204  
 (214) 522-3257

**TRACT I**  
 MULTI-FAMILY RESIDENTIAL

**LOCATION MAP**



**J.T. BUNKIN & ASSOCIATES, INC.**  
 4000 W. PARKWAY, SUITE 100, DALLAS, TEXAS 75244  
**TRECE & COMPANY, INC.**  
 ENGINEERS & ARCHITECTS

**TRACT II**  
 LIGHT COMMERCIAL RESIDENTIAL

TRACT II is a 64.4-acre tract located in the City of Dallas, Texas, bounded by I-20 Extension to the north, Lawson Road Extension to the west, and McCarroll Road to the east. The tract is currently zoned LC (Light Commercial) and is being proposed for rezoning to LC-20 (Light Commercial - 20,000 sq. ft. per acre). The rezoning is necessary to allow for the development of a multi-story office building, which is a use not permitted under the current LC zoning. The rezoning is consistent with the City's Comprehensive Zoning Ordinance and the City's Comprehensive Development Plan. The rezoning is also consistent with the City's Comprehensive Zoning Ordinance and the City's Comprehensive Development Plan. The rezoning is also consistent with the City's Comprehensive Zoning Ordinance and the City's Comprehensive Development Plan.

TRACT I  
MULTI-FAMILY DESCRIPTION

00097

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

COMMENCING at the northeast corner of the Woodland Park Addition as per map recorded in Volume 72024, Page 2639 of the map records of Dallas County, Texa: said commencing point being the intersection of the centerline of Como Road with the original centerline of McKenzie Road (being 30 feet northeast of the present southwest line);

THENCE S 45°00'08" E, along the original centerline of said McKenzie Road a distance of 162.40 feet;

THENCE N 45°47'36" E, a distance of 20.00 feet to an iron rod to the POINT OF BEGINNING;

THENCE N 45°47'36" E, for a distance of 1751.70 feet to a point for corner;

THENCE S 44°47'43" E, for a distance of 992.00 feet to a point for corner;

THENCE S 45°12'17" W, for a distance of 490.00 feet to a point for corner;

THENCE N 89°47'43" W, for a distance of 48.60 feet to a point for corner;

THENCE N 44°47'43" W, for a distance of 355.07 feet to a point for corner;

THENCE S 44°59'52" W, for a distance of 1225.00 feet to a point for corner, said point being in the northeast line of said McKenzie Road;

THENCE N 45°00'08" W, along the northeast line of McKenzie Road for a distance of 625.00 feet to the POINT OF BEGINNING and CONTAINING 1,276,852.04 square feet or 29.3125 acres of land.

Prepared By  
TREECE & COMPANY, INC.

November 18, 1986  
Job No. 86059

TRACT II  
LIGHT COMMERCIAL DESCRIPTION

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1 and the S.A. Haught Survey, Abstract No. 567 within Dallas County, Texas and being more particularly described as follows:

COMMENCING at the northeast corner of the Woodland Park Addition as per map recorded in Volume 72024, Page 2639 of the map records of Dallas County, Texas; said commencing point being the intersection of the centerline of Como Road with the original centerline of McKenzie Road (being 30 feet northeast of the present southwest line);

THENCE S 45°00'08" E, along the original centerline of said McKenzie Road a distance of 787.40 feet;

THENCE N 45°47'36" E, a distance of 20.00 feet to the POINT OF BEGINNING;

THENCE N 44°59'52" E, for a distance of 1225.00 feet to a point for corner;

THENCE S 44°47'43" E, for a distance of 355.07 feet to a point for corner;

THENCE S 89°47'43" E, for a distance of 48.60 feet to a point for corner;

THENCE N 45°12'17" E, for a distance of 490.00 feet to a point for corner;

THENCE S 44°47'43" E, for a distance of 1645.73 feet to a point for corner, said point being on the southeast line of said Anderson Survey and the northwest line of said Haught Survey;

THENCE S 44°45'00" W, along the common line of the Anderson and Haught Surveys for a distance of 24.55 feet to a point for corner;

THENCE S 22°07'45" E, for a distance of 384.89 feet to a point for corner, said point also being in the northwest line of Lawson Road.

THENCE S 62°07'00" W, along the northwest line of said Lawson Road for a distance of 305.42 feet to a point for corner: said point also being in the north line of proposed Interstate Highway No. 20;

THENCE along the northerly line of said Interstate Highway No. 20 as follows:

N 85°59'34" W, for a distance of 1076.17 feet to a point;

N 82°50'51" W, for a distance of 797.68 feet to a point;

N 18°52'57" W, for a distance of 43.64 feet to a point;

N 45°03'31" E, for a distance of 74.86 feet to a point;

N 44°52'04" W, for a distance of 120.12 feet to a point;

N 79°56'52" W, for a distance of 305.56 feet to a point;

Said point also being in the Northeast line of said McKenzie Road;

THENCE N 45°00'08" W, along the northeast line of McKenzie Road for a distance of 449.90 feet to the POINT OF BEGINNING and CONTAINING 2,805,520.10 square feet or 64.4059 acres of land.

Prepared By  
TREECE & COMPANY, INC.

November 18, 1986  
Job No. 86059