

## ORDINANCE NO. 2541

File No. 1462-201

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1973, SO AS TO GRANT A CHANGE OF ZONING FROM R-3 SINGLE FAMILY TO OFFICE ON A 22.64 ACRE TRACT; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; 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 Office on a 22.64 acre tract. The subject tract is located southwest of the Scyene Road and Old Peachtree 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 Thousand (\$2000.00) 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 by the City Council of the City of Mesquite, on the 1st day of August, 1988.

  
George A. Venner, Sr.  
Mayor

ATTEST:

APPROVED:

  
Lynny Prugel  
City Secretary

  
Jonathan Graham  
City Attorney

LEGAL DESCRIPTION  
ZONING REQUEST BY MESQUITE INDEPENDENT SCHOOL DISTRICT

A portion of the West Mesquite High School Addition to the City of Mesquite more particularly described as follows:

BEGINNING at the Northeast corner of said plat, said corner being the intersection of the South right-of way line of Scyene Road and the West right-of-way line of Peachtree Road.

THENCE, S 01 deg 01 min 00 sec E, a distance of 1,283.70 feet along the West right-of-way line of Peachtree Road;

THENCE, along a curve to the left, having a back tangent bearing of S 12 deg 11 min 41 sec W, a radius of 775.00 feet, a central angle of 03 deg 19 min 59 sec, and a tangent of 22.55 feet, a distance of 45.08 feet along the West right-of-way line of Peachtree Road;

THENCE, N 84 deg 16 min 00 sec W, a distance of 25.69 feet along the North right-of-way line of Memorial Blvd.;

THENCE, along a curve to the left with a central angle of 07 deg 00 min 00 sec, a radius of 1,511.49 feet, a tangent of 92.45 feet, a distance of 184.66 feet along the North right-of-way line of Memorial Blvd.;

THENCE, S 88 deg 44 min 00 sec W, a distance of 608.55 feet along the North right-of-way line of Memorial Blvd.;

THENCE, N 01 deg 16 min 00 sec W, a distance of 1,019.76 feet to a point on the South right-of-way line of Scyene Road;

THENCE, N 55 deg 16 min 30 sec E, a distance of 103.08 feet along the South right-of-way line of Scyene Road;

THENCE, N 69 deg 19 min 00 sec E, a distance of 499.93 feet along the South right-of-way line of Scyene Road;

THENCE, N 74 deg 21 min 30 sec E, a distance of 284.48 feet along the South right-of-way line of Scyene Road to the POINT OF BEGINNING;

Said tract containing 22.64 Acres more or less.

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