

ORDINANCE NO. 243

AN ORDINANCE AMENDING ORDINANCE NO. 120 ENACTED BY THE CITY COUNCIL ON MAY 3, 1955 BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY WHICH IS PRESENTLY ZONED RESIDENTIAL, TO WIT: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A 55 x 160 FOOT TRACT OUT OF THE L. J. SWEET SURVEY, ABSTRACT NO. 1367 AND BEING A PART OF A TRACT CONVEYED TO ROBERT H. KENT ET UX BY DEED DATED SEPTEMBER 19, 1957 AS RECORDED IN VOLUME 4772, PAGE 285 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; BEGINNING AT THE SOUTHWEST CORNER OF THE SAID TRACT, SAID POINT BEING IN THE EAST LINE OF HICKORY TREE ROAD; THENCE EAST 160 FEET TO POINT FOR CORNER, SAID POINT BEING 130 FEET WEST OF THE SOUTHEAST CORNER OF THE KENT TRACT; THENCE NORTH PARALLEL TO HICKORY TREE ROAD A DISTANCE OF 55 FEET TO POINT FOR CORNER; THENCE WEST 160 FEET TO A POINT IN THE EAST LINE OF HICKORY TREE ROAD; THENCE SOUTH ALONG THE EAST LINE OF HICKORY TREE ROAD, A DISTANCE OF 55 FEET TO THE PLACE OF BEGINNING; SAID LAND SHALL BE CHANGED FROM RESIDENTIAL "R" ZONING CLASSIFICATION TO A DUPLEX "D" ZONING CLASSIFICATION; PROVIDING FOR PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning and Zoning 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 the State Law with reference to zoning under the Zoning Ordinance regulations and zoning map have given the requisite notices by publications and otherwise and after holding due hearing and affording a full and fair hearing to all property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof, the Governing Body of the City of Mesquite is of the opinion that said zoning change should be made as set forth herein;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That Ordinance No. 120 enacted by the City Council on May 3, 1955, and as thereafter amended, be and is hereby amended insofar as the tract of land hereinafter described shall be classified and placed into the use districts hereinafter set forth and be subject to the provisions of said ordinance, generally, and the Zoning Map or Plat be, and is hereby amended and corrected so that the property hereinafter described shall be zoned thereon as follows:

All that certain lot, tract or parcel of land lying and being situated in Dallas County, Texas, and being more particularly described as follows: Being a 55 x 160 foot tract out of the L. J. Sweet Survey, Abstract #1367 and being a part of a tract conveyed to Robert H. Kent et ux by Deed dated September 19, 1957 as recorded in Volume 4772, page 285 of the Deed Records of Dallas County, Texas;

Beginning at the Southwest corner of the said tract, said point being in the East line of Hickory Tree Road; Thence East 160 feet to point for corner, said point being 130 ft. West of the Southeast corner of the Kent tract; Thence North parallel to Hickory Tree Road a distance of 55 feet to point for corner; Thence West 160 feet to a point in the East line of Hickory Tree Road; Thence South along the East line of Hickory Tree Road, a distance of 55 feet to the place of beginning, shall hereafter be zoned and have a Duplex "D" zoning classification.

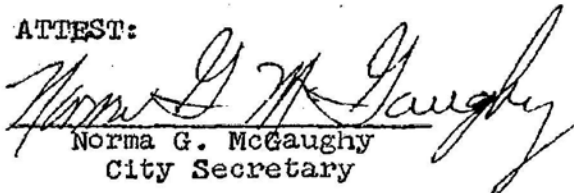
The City Manager is hereby directed to correct the official Zoning Map in the office for the City Secretary to reflect the herein change in zoning.

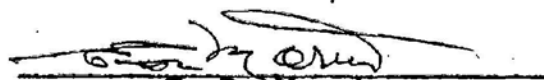
SECTION 2. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the same penalties provided for in Ordinance No. 120.

SECTION 3. WHEREAS, it appears that the change of the uses which can be made of the property herein described will serve the public interest, comfort and general welfare, creates an urgency and an emergency in the immediate preservation of the public peace, comfort, and general welfare and requires that this Ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

PASSED AND APPROVED this July 6, 1959.

ATTEST:


Norma G. McGaughy
City Secretary


E. R. Morris
Mayor Pro Tem