

ORDINANCE NO. 600

AN ORDINANCE OF THE CITY OF MESQUITE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1964 SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY "C" COMMERCIAL ZONING, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE WILLIAM CRITTENTON SURVEY, ABSTRACT NO. 333, AND THE JOSEPHUS FOREMAN SURVEY, ABST. NO. 483, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF AN OVERPASS WIDENING ON GROSS ROAD WITH THE NORTHWEST LINE OF U. S. HIGHWAY NO. 67, (A 300 FT. R.O.W.), A CONCRETE R.O.W. MARKER FOR CORNER; THENCE, SOUTH 60 DEGREES 14 MINUTES WEST, ALONG THE SAID NORTHWEST LINE OF U. S. HIGHWAY NO. 67, 2,251.23 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, SOUTH 89 DEGREES 51 MINUTES WEST, LEAVING THE SAID NORTHWEST LINE OF U. S. HIGHWAY NO. 67, 263.58 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, SOUTH 88 DEGREES 35 MINUTES WEST, 587.06 FEET TO AN IRON STAKE SET FOR CORNER, MARKING THE PRODUCED EAST LINE OF LA PRADA DRIVE, (A 60 FT. R.O.W.); THENCE, NORTH 0 DEGREES 40 MINUTES WEST, ALONG THE PRODUCED EAST LINE AND THE EAST LINE OF LA PRADA DRIVE, A TOTAL DISTANCE OF 675.78 FEET TO AN IRON STAKE SET FOR CORNER; THENCE, LEAVING THE SAID EAST LINE OF LA PRADA DRIVE, NORTH 89 DEGREES 20 MINUTES EAST, 849.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 00 MINUTES AND A RADIUS OF 1,836.25 FEET, AN IRON STAKE SET FOR CORNER; THENCE, AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION, 1,313.99 FEET TO THE END OF SAID CURVE, AN IRON STAKE SET FOR CORNER; THENCE, NORTH 48 DEGREES 20 MINUTES EAST, 809.37 FEET TO AN IRON STAKE SET FOR CORNER, MARKING THE SAID SOUTHWEST LINE OF GROSS ROAD, (AN 80 FT. R.O.W.), SAID STAKE MARKING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 47 MINUTES 54 SECONDS, A RADIUS OF 766.22 FEET, AND A BACK TANGENT OF SOUTH 28 DEGREES 26 MINUTES 06 SECONDS EAST; THENCE, ALONG SAID SOUTHWEST LINE OF GROSS ROAD AND AROUND SAID CURVE IN A SOUTHEASTERLY DIRECTION, 184.52 FEET TO AN IRON STAKE FOR CORNER MARKING AN OVERPASS WIDENING ON GROSS ROAD; THENCE, ALONG SAID OVERPASS WIDENING ON GROSS ROAD, THE FOLLOWING: SOUTH 20 DEGREES 51 MINUTES WEST, 127.82 FEET TO A CONCRETE R.O.W. MARKER FOR CORNER; SOUTH 19 DEGREES 03 MINUTES EAST, 302.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 35.199 ACRES OF LAND; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan 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 the granting of zoning 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 said zoning should be granted herein, subject to the conditions set out herein.

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

SECTION 1. That the Comprehensive Zoning Ordinance of 1964, duly passed by the Governing Body of the City of Mesquite on the 12th day of August, 1964, be, and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to give the following described property a "C" Commercial Classification, described as follows:

BEING a tract of land situated in the William Crittenton Survey, Abstract No. 333, and the Josephus Foreman Survey, Abst. No. 483, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Southwest line of an overpass widening on Gross Road with the Northwest line of U. S. Highway No. 67, (a 300 ft. R.O.W.), a concrete R.O.W. marker for corner;

THENCE, S. 60° 14' W., along the said Northwest line of U. S. Highway No. 67, 2,251.23 feet to an iron stake set for corner;

THENCE, S. 89° 51' W., leaving the said Northwest line of U. S. Highway No. 67, 263.58 feet to an iron stake set for corner;

THENCE, S. 88° 35' W., 587.06 feet to an iron stake set for corner, marking the produced East line of La Prada Drive, (a 60 ft. R.O.W.);

THENCE, N. 0° 40' W., along the produced East line and the East line of La Prada Drive, a total distance of 675.78 feet to an iron stake set for corner;

THENCE, leaving the said East line of La Prada Drive, N. 89° 20' E., 849.00 feet to the beginning of a curve

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to the Left having a central angle of 41° 00' and a radius of 1,836.25 feet, an iron stake set for corner;

THENCE, around said curve in a Northeasterly direction, 1,313.99 feet to the end of said curve, an iron stake set for corner;

THENCE, N. 48° 20' E., 809.37 feet to an iron stake set for corner, marking the said Southwest line of Gross Road, (an 80 ft. R.O.W.), said stake marking the beginning of a curve to the Left having a central angle of 13° 47' 54", a radius of 766.22 feet, and a back tangent of S. 28° 26' 06" E;

THENCE, along said Southwest line of Gross Road and around said curve in a Southeasterly direction, 184.52 feet to an iron stake for corner marking an overpass widening on Gross Road;

THENCE, along said overpass widening on Gross Road; the following:

S. 20° 51' W., 127.82 feet to a concrete R.O.W. marker for corner;

S. 19° 03' E., 302.15 feet to the Place of Beginning

and containing 35.199 acres of land.

SECTION 2. That all ordinances of the City of Mesquite in conflict with the provisions of this ordinance be, and the same are, hereby repealed and all other ordinances of the City of Mesquite not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1964, as heretofore amended and as amended herein by the granting of this zoning classification.

SECTION 4. 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 thereof 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 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be

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subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964, as heretofore amended, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars. (\$200.00) for each offense..

SECTION 6. Whereas, the above described property requires that it be given the above zoning 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, and 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 the caption of said ordinance as the law in such cases provides.

DULY PASSED by the City Council on the 2nd day of August, 1965.

APPROVED:

George Boyce  
MAYOR

ATTEST:

Tom G. McLaughly  
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker  
ATTORNEY