

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1964, DULY PASSED BY THE CITY COUNCIL ON AUGUST 17, 1964, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM "R-3" SINGLE FAMILY DWELLING DISTRICT CLASSIFICATION TO "LR" LOCAL RETAIL DISTRICT CLASSIFICATION, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEING A 17 ACRE TRACT OF LAND SITUATED IN THE T. D. SACKETT SURVEY, ABSTRACT NO. 1362, CITY OF MESQUITE, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF TOWN EAST BLVD. (A 100 FT. RIGHT-OF-WAY) AND GROSS RD. (AN 80 FT. RIGHT-OF-WAY): THENCE EASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TOWN EAST BLVD. A DISTANCE OF 525 FT. TO A POINT FOR CORNER, SAID POINT BEING IN THE NORTHWESTERLY LINE OF AN ALLEY SHOWN ON THE PRELIMINARY PLAT OF EASTWOOD HILLS ADDITION APPROVED JULY 8, 1963; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ALLEY AND A PROJECTION OF SAID LINE A TOTAL DISTANCE OF 1665 FT. TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF A STREET RIGHT-OF-WAY SHOWN ON SAID APPROVED PRELIMINARY PLAT; THENCE WESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STREET A DISTANCE OF 325 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GROSS ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GROSS ROAD A DISTANCE OF 1567 FT. TO THE PLACE OF BEGINNING; 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 granting of zoning changes 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 change of zoning should 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 1964, duly passed by the City Council of the City of Mesquite, Texas, on the 17th day of August, 1964, be, and the same is

802340

hereby amended by amending the Zoning Map of the City of Mesquite so as to give the following described property an "LR" Local Retail District classification, described as follows:

Being a 17 acre tract of land situated in the T. D. Sackett Survey, Abstract No. 1362, City of Mesquite, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of the intersection of Town East Blvd. (a 100 ft. right-of-way) and Gross Road. (an 80 ft. right-of-way);

THENCE Easterly along the Northwesterly right-of-way line of Town East Blvd. a distance of 525 ft. to a point for corner, said point being in the Northwesterly line of an alley shown on the preliminary plat of Eastwood Hills Addition approved July 8, 1963;

THENCE Northwesterly along the Northwesterly line of said alley and a projection of said line a total distance of 1665 ft. to a point for corner, said point being in the Southeasterly line of a street right-of-way shown on said approved preliminary plat;

THENCE Westerly along the Southeasterly line of said street a distance of 325 feet to a point for corner in the Northeasterly right-of-way line of Gross Road;

THENCE Southeasterly along the Northeasterly right-of-way line of Gross Road a distance of 1567 ft. to the place of beginning

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.

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 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 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, 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 7 day of September, 1965.

APPROVED:

George Boyce
MAYOR

ATTEST:

Norman H. McLaughly

APPROVED AS TO FORM:
