

ORDINANCE NO. 616

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 GIVE THE FOLLOWING DESCRIBED PROPERTY AN "R-3" RESIDENTIAL ZONING CLASSIFICATION, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND LOCATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, BEGINNING AT A POINT IN THE EAST CORNER OF LOT 12, BLOCK 13 OF TOWN EAST NO. 3, 2ND SECTION, RECORDED VOLUME 584, PAGE 1545, DALLAS COUNTY MAP AND PLAT RECORDS; THENCE SOUTH 44 DEGREES 29 MINUTES WEST A DISTANCE OF 442.24 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTHERLY ADDITION LINE OF SAID TOWN EAST NO. 3, 2ND SECTION; THENCE SOUTH 88 DEGREES 57 MINUTES WEST A DISTANCE OF 515.64 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF BAMBOO STREET (A 60 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING IN THE SOUTHEASTERLY CORNER OF LOT 17, BLOCK 12 OF SAID TOWN EAST NO. 3, 2ND SECTION; THENCE SOUTH 88 DEGREES 57 MINUTES WEST ALONG THE REAR LOT LINE OF SAID LOT 17, BLOCK 12 AND ITS WESTERLY PROJECTION A TOTAL DISTANCE OF 181.32 FEET TO A POINT FOR CORNER; THENCE NORTH 45 DEGREES 35 MINUTES WEST A DISTANCE OF 1045.17 FEET TO A POINT FOR CORNER IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED ANTHONY DRIVE (A 50 FOOT RIGHT-OF-WAY); THENCE NORTHEASTERLY ALONG THE SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF ANTHONY DRIVE A DISTANCE OF 544.03 FEET TO POINT FOR CORNER, SAID POINT BEING THE WEST CORNER OF LOT 1, BLOCK 10, TOWN EAST NO. 3, 2ND SECTION; THENCE SOUTH 45 DEGREES 35 MINUTES EAST ALONG THE REAR LOT LINES OF LOTS 1 THROUGH 10 OF SAID BLOCK 10 AND THEIR PROJECTION A DISTANCE OF 1142 FEET, MORE OR LESS, TO A POINT FOR CORNER IN THE COMMON LOT LINE OF LOT 35 AND LOT 36, BLOCK 8, TOWN EAST NO. 3, 2ND SECTION; THENCE IN AN EASTERLY DIRECTION A DISTANCE OF 540 FEET MORE OR LESS; TO THE PLACE OF BEGINNING AND CONTAINING 18 ACRES, MORE OR LESS; 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 hereby amended by amending the Zoning Map of the City of Mesquite so as to give the following described property an "R-3" Residential Zoning Classification, described as follows:

BEING a tract of land located in the City of Mesquite, Dallas County, Texas, Beginning at a point in the East corner of Lot 12, Block 13 of Town East No. 3, 2nd Section, recorded Volume 584, Page 1545, Dallas County Map and Plat Records;

THENCE S. 44° 29' W. a distance of 442.24 ft. to a point for corner, said point being in the Southerly addition line of said Town East No. 3, 2nd Section;

THENCE S. 88° 57' W. a distance of 515.64 ft. to a point in the Westerly right-of-way line of Bamboo Street (a 60 ft. right-of-way), said point also being in the Southeasterly corner of Lot 17, Block 12 of said Town East No. 3, 2nd Section;

THENCE S. 88° 57' W. along the rear lot line of said Lot 17, Block 12 and its Westerly projection a total distance of 181.32 ft. to a point for corner;

THENCE N. 45° 35' W. a distance of 1045.17 ft. to a point for corner in the Southeasterly right-of-way line of proposed Anthony Drive (a 50 ft. right-of-way);

THENCE Northeasterly along the said proposed Southeasterly right-of-way line of Anthony Drive a distance of 544.03 ft. to a point for corner, said point being the west corner of Lot 1, Block 10, Town East No. 3, 2nd Section;

THENCE S. 45° 35' E. along the rear lot lines of Lots 1 through 10 of said Block 10 and their projection a distance of 1142 ft., more or less, to a point for corner in the common lot line of Lot 35 and Lot 36, Block 8, Town East No. 3, 2nd Section;

THENCE in an Easterly direction a distance of 540 ft., more or less, to the place of beginning and containing 18 acres, more or less.

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 8 day of November, 1965.

APPROVED:

George Boyce
MAYOR

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY

ATTEST:

John G. McLaughly
CITY SECRETARY