

ORDINANCE NO. 629

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 ZONING ON THE FOLLOWING THREE TRACTS OF LAND FROM R-3 RESIDENTIAL ZONING TO R-1 RESIDENTIAL ZONING, SAID PROPERTIES BEING DESCRIBED AS FOLLOWS: TRACT ONE: BLOCKS "A" THROUGH "J" OF TWIN HILLS ESTATES ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS; TRACT TWO; BEGINNING AT A POINT IN THE NORTHWEST CORNER OF TWIN HILLS ESTATES ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND THE EASTERLY RIGHT OF WAY LINE OF BARNES BRIDGE ROAD, SAID POINT BEING THE SOUTH CORNER OF THE CHRISTIAN COLLEGE OF THE SOUTHWEST 116 ACRE TRACT; THENCE N 45° 14' E ALONG THE COMMON PROPERTY LINE OF THE SAID TWIN HILLS ESTATES ADDITION AND THE 116 ACRE CHRISTIAN COLLEGE OF THE SOUTHWEST TRACT AND A PROJECTION OF SAID COMMON LINE TO A POINT FOR CORNER IN THE NORTHERLY PROPERTY LINE OF THE DALLAS POWER & LIGHT CO. 125 FT. WIDE RIGHT OF WAY; THENCE N 62° 35' 10" W ALONG THE NORTHERLY PROPERTY LINE OF THE DALLAS POWER & LIGHT CO. RIGHT OF WAY A DISTANCE OF 1644.1 FT. TO A POINT FOR CORNER; THENCE S 45° W CROSSING THE DALLAS POWER & LIGHT CO. 125' WIDE RIGHT OF WAY AND ALONG THE COMMON PROPERTY LINE OF THE CHRISTIAN COLLEGE OF THE SOUTHWEST 116 ACRE TRACT AND THE O.R. McELYA AND GUY R. CARTER 96.64 ACRE TRACT TO A POINT FOR CORNER IN THE EASTERLY RIGHT OF WAY LINE OF BARNES BRIDGE RD., SAID POINT BEING THE WEST CORNER OF THE SAID CHRISTIAN COLLEGE OF THE SOUTHWEST TRACT; THENCE S 45° E ALONG THE EASTERLY RIGHT OF WAY LINE OF BARNES BRIDGE RD. TO THE PLACE OF BEGINNING AND CONTAINING 121 ACRES OF LAND, MORE OR LESS; TRACT THREE: A TRACT BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BARNES BRIDGE ROAD AND A NORTHWESTERLY RIGHT OF WAY LINE OF THE INTERCHANGE OF INTERSTATE HIGHWAY 30 (U.S. HIGHWAY 67) AND BARNES BRIDGE ROAD; THENCE S 18° 11' 10" W 50 FT., MORE OR LESS, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE INTERCHANGE OF BARNES BRIDGE RD. AND I.H. 30; THENCE S 54° 25' 27" W 1,048.09 FT. ALONG THE NORTHWESTERLY LINE OF A TRACT PURCHASED BY THE TEXAS HIGHWAY DEPT. FOR I.H. 635 RIGHT OF WAY; THENCE 20° 45' 49" W 1,182.53 FT. ALONG THE EAST RIGHT OF WAY LINE OF PROPERTY PURCHASED BY THE TEXAS HIGHWAY DEPARTMENT FOR I.H. 635; THENCE N 10° 48' 50" W 1,010.72 FT. ALONG THE EAST LINE OF A 19.941 ACRE TRACT PURCHASED BY THE TEXAS HIGHWAY DEPARTMENT FROM HILL-ELLIOTT, INC., FOR I.H. 635 RIGHT OF WAY; THENCE S 45° 04' 50" E 123.4 FT; THENCE 44° 55' 10" E 20 FT. TO A POINT IN THE WEST RIGHT OF WAY LINE OF BARNES BRIDGE ROAD; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF

WAY LINE OF BARNES BRIDGE ROAD TO THE PLACE OF BEGINNING AND CONTAINING 28.615 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 a change of zoning from R-3 Residential to R-1 Residential zoning classification:

TRACT ONE: Blocks "A" through "J" of Twin Hills Estates Addition, an Addition to the City of Mesquite, Dallas County, Texas.

TRACT TWO: Beginning at a point in the Northwest corner of Twin Hills Estates Addition, an Addition to the City of Mesquite, Dallas County, Texas, and the easterly right-of-way line of Barnes Bridge Road, said point being the south corner of the Christian College of the Southwest 116 acre tract;

Thence N 45° 14' E along the common property line of the said Twin Hills Estates Addition and the 116 acre Christian College of the Southwest tract and a projection of said common line to a point for corner in the northerly property line of the Dallas Power & Light Co. 125 ft. wide right-of-way;

Thence N 62° 35' 10" W along the northerly property line of the Dallas Power & Light Co. right-of-way a distance of 1644.1 ft. to a point for corner;

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Thence S 45° W crossing the Dallas Power & Light Co. 125' wide right-of-way and along the common property line of the Christian College of the Southwest 116 acre tract and the O.R. McElya and Guy R. Carter 96.64 acre tract to a point for corner in the easterly right-of-way line of Barnes Bridge Rd., said point being the West corner of the said Christian College of the Southwest tract;

Thence S 45° E along the easterly right-of-way line of Barnes Bridge Rd. to the place of beginning and containing 121 acres of land, more or less.

TRACT THREE: Beginning at the intersection of the west right-of-way line of Barnes Bridge Road and a northwesterly right-of-way line of the interchange of Interstate Highway 30 (U.S. Highway 67) and Barnes Bridge Road;

Thence S 18° 11' 10" W 50 ft., more or less, along the northwesterly right-of-way line of the interchange of Barnes Bridge Rd. and I.H. 30;

Thence S 54° 25' 27" W 1,048.09 ft. along the northwesterly line of a tract purchased by the Texas Highway Dept. for I.H. 635 right-of-way;

Thence 20° 45' 49" W 1,182.53 ft. along the east right-of-way line of property purchased by the Texas Highway Department for I.H. 635;

Thence N 10° 48' 50" W 1,010.72 ft. along the east line of a 19.941 acre tract purchased by the Texas Highway Department from Hill-Elliott, Inc., for I.H. 635 right-of-way;

Thence S 45° 04' 50" E 123.4 ft;

Thence 44° 55' 10" E 20 ft. to a point in the west right-of-way line of Barnes Bridge Road;

Thence Southerly along the westerly right-of-way line of Barnes Bridge Road to the place of beginning and containing 28.615 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 tracts of land shall be used only in the manner and for the purpose 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 of 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 21 day of
February, 1966.

APPROVED:

George Boyce
MAYOR

ATTEST:

Norman G. McLaughly
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Nichols
ATTORNEY