

ORDINANCE NO. 648

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 TO "LR" LOCAL RETAIL DISTRICT CLASSIFICATION: TRACT ONE: BEING A TRACT OF LAND LOCATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND FRONTING 285 FEET ON THE NORTHEAST LINE OF GROSS ROAD BEGINNING AT A POINT 430 FEET SOUTHEAST OF THE SOUTHEAST LINE OF RIDGEVIEW, SAME POINT BEING THE SOUTHEAST BOUNDARY OF AN AREA PRESENTLY ZONED LOCAL RETAIL, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEAST LINE OF GROSS ROAD 430 FEET SOUTHEAST OF THE SOUTHEAST LINE OF RIDGEVIEW, THE SAME BEING A POINT IN THE ZONING DISTRICT LINE BETWEEN THE NOW ZONED LOCAL RETAIL AREA AND THE SINGLE FAMILY ZONED AREA; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID LINE OF GROSS ROAD A DISTANCE OF 285 FEET FOR CORNER; THENCE WITH AN ANGLE OF 90 DEGREES TO THE LEFT A DISTANCE OF 610 FEET TO A POINT FOR CORNER; THENCE WITH AN ANGLE OF 90 DEGREES TO THE LEFT A DISTANCE OF 600 FEET TO A POINT FOR CORNER, SAID POINT BEING THE REAR PROPERTY LINE OF LOTS PLATTED TO FACE THE SOUTHEAST LINE OF RIDGEVIEW AVENUE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID PROPERTY LINE A DISTANCE OF 150 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHEAST BOUNDARY LINE OF THE AREA NOW ZONED LOCAL RETAIL; THENCE FOLLOWING THE BOUNDARIES OF SAID RETAIL DISTRICTS IN A SOUTHEASTERLY DIRECTION 315 FEET FOR CORNER; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID ZONING DISTRICT LINE 460 FEET TO THE PLACE OF BEGINNING. SAID AREA CONTAINS APPROXIMATELY 5.08 ACRES; AND SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM "R-3" SINGLE FAMILY DWELLING DISTRICT TO "A" MULTIPLE FAMILY DWELLING DISTRICT CLASSIFICATION: TRACT TWO: BEING A TRACT OF LAND LOCATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FOR CORNER IN THE NORTHEAST LINE OF GROSS ROAD 715 FEET SOUTHEAST OF THE SOUTHEAST LINE OF RIDGEVIEW; THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 985 FEET MORE OR LESS TO A POINT FOR CORNER, SAID POINT BEING THE COMMON PROPERTY LINE BETWEEN THE WEAVER TRACT AND THE CANFIELD TRACT; THENCE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 790 FEET TO A POINT FOR CORNER, SAID CORNER BEING THE MOST NORTHERLY CORNER OF THE AREA PRESENTLY ZONED MULTIPLE FAMILY; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID ZONING DISTRICT LINE A DISTANCE OF 425 FEET MORE OR LESS TO A POINT FOR CORNER IN THE NORTHWEST LINE OF HILLCREST AVENUE; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID LINE OF HILLCREST AVENUE A DISTANCE OF 390 FEET TO A POINT FOR CORNER, SAID POINT BEING LOCATED 625 FEET SOUTH OF THE REAR LOT LINES OF THOSE PROPERTIES LOCATED ON THE SOUTHWEST SIDE OF LEE STREET; THENCE IN A NORTHWESTERLY DIRECTION

ALONG A LINE 625 FEET SOUTH OF AND PARALLEL TO THE REAR LOT LINES OF THE PROPERTIES FACING ON LEE STREET A DISTANCE OF 1,000 FEET TO A POINT FOR CORNER; THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 280 FEET TO A POINT FOR CORNER, SAID POINT BEING LOCATED 320 FEET SOUTHEAST OF THE REAR LOT LINE OF THOSE LOTS PLATTED ON THE SOUTHEAST SIDE OF RIDGEVIEW AND 135 FEET SOUTHWEST OF THE PROPOSED SOUTHERLY EXTENSION OF DIANE STREET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE 320 FEET SOUTHEAST OF AND PARALLEL TO THE REAR LOT LINE OF THE PROPERTIES PLATTED ON THE SOUTHEAST SIDE OF RIDGEVIEW A DISTANCE OF 495 FEET MORE OR LESS TO A POINT FOR CORNER, SAID POINT BEING LOCATED 610 FEET NORTHEAST OF THE NORTHEAST LINE OF GROSS ROAD; THENCE WITH AN ANGLE OF 90 DEGREES TO THE LEFT A DISTANCE OF 280 FEET TO A POINT FOR CORNER; THENCE WITH AN ANGLE OF 90 DEGREES TO THE RIGHT A DISTANCE OF 610 FEET 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 the 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" Single Family Dwelling District to "LR" Local Retail District classification:

TRACT ONE: Being a tract of land located in the City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

A tract of land fronting 285 feet on the northeast line of Gross Road beginning at a point 430 feet southeast of the southeast line of Ridgeview, same point being the

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southeast boundary of an area presently zoned Local Retail, being more fully described as follows:

BEGINNING at a point in the northeast line of Gross Road 430 feet southeast of the southeast line of Ridgeview, the same being a point in the zoning district line between the now zoned Local Retail area and the single family zoned area;

THENCE in a southeasterly direction along said line of Gross Road a distance of 285 feet for corner;

THENCE with an angle of 90 degrees to the left a distance of 610 feet to a point for corner;

THENCE with an angle of 90 degrees to the left a distance of 600 feet to a point for corner, said point being the rear property line of the lots platted to face the southeast line of Ridgeview Avenue;

THENCE in a southwesterly direction along said property line a distance of 150 feet to a point for corner, same being the northeast boundary line of the area now zoned Local Retail;

THENCE following the boundaries of said retail districts in a southeasterly direction 315 feet for corner;

THENCE in a southwesterly direction along said zoning district line 460 feet to the place of beginning. Said area contains approximately 5.08 acres.

SECTION 2. 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" Single Family Dwelling District to "A" Multiple Family Dwelling District classification:

TRACT TWO: Being a tract of land located in the City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the northeast line of Gross Road 715 feet southeast of the southeast line of Ridgeview;

THENCE in a southeasterly direction a distance of 985 feet more or less to a point for corner, said point being the common property line between the Weaver Tract and the Canfield Tract;

THENCE in a northeasterly direction a distance of 790 feet to a point for corner, said corner being the most northerly corner of the area presently zoned Multiple Family;

THENCE in a southeasterly direction along said zoning district line a distance of 425 feet more or less to a point for corner in the northwest line of Hillcrest Avenue;

THENCE in a northeasterly direction along said line of Hillcrest Avenue a distance of 390 feet to a point for corner, said point being located 625 feet south of the rear lot lines of those properties located on the southwest side of Lee Street;

THENCE in a northwesterly direction along a line 625 feet south of and parallel to the rear lot lines of the properties facing on Lee Street a distance of 1,000 feet to a point for corner;

THENCE in a northwesterly direction a distance of 280 feet to a point for corner, said point being located 320 feet southeast of the rear lot line of those lots platted on the southeast side of Ridgeview and 135 feet southwest of the proposed southerly extension of Diane Street;

THENCE in a southwesterly direction along a line 320 feet southeast of and parallel to the rear lot line of the properties platted on the southeast side of Ridgeview a distance of 495 feet more or less to a point for corner, said point being located 610 feet northeast of the northeast line of Gross Road;

THENCE with an angle of 90 degrees to the left a distance of 280 feet to a point for corner;

THENCE with an angle of 90 degrees to the right a distance of 610 feet to the place of beginning.

SECTION 3. 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 4. 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 5. That should any paragraph, sentence, sub-division, 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 6. 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 7. Whereas, the above described property requires that it be given the above zoning classifications 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 of the City of Mesquite, Texas, on the 15 day of August, 1966.

APPROVED:

George Bruce
MAYOR

ATTEST:

Anna H. M. Gungly
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY