

ORDINANCE NO. 662

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" RESIDENTIAL DISTRICT CLASSIFICATION TO A-MULTIPLE FAMILY DISTRICT CLASSIFICATION: A TRACT OF LAND BEING PART OF THE J. HARDIN SURVEY, IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ABSTRACT 545 BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEAST PROPERTY LINE OF THE BROADWAY VILLAGE SHOPPING CENTER TRACT AND THE CENTER LINE OF THE BRAZOS ELECTRIC COMPANY'S TRANSMISSION LINE EASEMENT GENERALLY PARALLELING GUS THOMASSON ROAD, SAID POINT BEING APPROXIMATELY 450 FEET SOUTHWEST OF THE SOUTHWEST LINE OF GUS THOMASSON ROAD. THENCE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF APPROXIMATELY 410 FEET ALONG SAID SOUTHEAST LINE OF THE BROADWAY VILLAGE TRACT TO A POINT FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF LOT FIVE, BLOCK 17 OF CASA VIEW ADDITION NUMBER 16, SIXTH SECTION. THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EXTENSION OF THE COMMON LINE OF CASA VIEW ADDITION NUMBER SIXTEEN AND THE BROADWAY VILLAGE SHOPPING CENTER A DISTANCE OF 580 FEET TO A POINT FOR CORNER. THENCE WITH AN ANGLE OF 16 DEGREES TO THE RIGHT A DISTANCE OF 825 FEET MORE OR LESS TO A POINT FOR CORNER IN THE COMMERCIAL ZONING DISTRICT LINE, SAID POINT BEING LOCATED 305 FEET NORTHWEST OF THE NORTHWEST LINE OF U. S. HIGHWAY 67 (INTERSTATE 30). THENCE FOLLOWING SAID ZONING DISTRICT LINE IN A NORTHEASTERLY AND NORTHERLY DIRECTION TO A POINT FOR CORNER, SAME BEING THE CENTER LINE OF THE BRAZOS ELECTRICAL COMPANY'S TRANSMISSION LINE EASEMENT. THENCE IN A NORTHWEST DIRECTION ALONG SAID CENTER LINE OF SAID POWER TRANSMISSION LINE, SAME BEING THE WESTERLY LINE OF THE COMMERCIAL ZONED AREA PARALLELING GUS THOMASSON ROAD, TO A DISTANCE OF APPROXIMATELY 1,290 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 Governing Body of 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 change the following described property from "R-3" Residential District Classification to A-Multiple Family District Classification:

A tract of land being part of the J. Hardin Survey, in the City of Mesquite, Dallas County, Texas, Abstract 545 being more fully described as follows:

BEGINNING at a point in the southeast property line of the Broadway Village Shopping Center tract and the center line of the Brazos Electric Company's transmission line easement generally paralleling Gus Thomasson Road, said point being approximately 450 feet southwest of the southwest line of Gus Thomasson Road.

THENCE in a southwesterly direction, a distance of approximately 410 feet along said southeast line of the Broadway Village tract to a point for corner, same being the southeast corner of Lot five, Block 17 of Casa View Addition Number 16, sixth section.

THENCE in a southeasterly direction along the extension of the common line of Casa View Addition Number Sixteen and the Broadway Village Shopping Center a distance of 580 feet to a point for corner.

THENCE with an angle of 16 degrees to the right a distance of 825 feet more or less to a point for corner in the commercial zoning district line, said point being located 305 feet northwest of the northwest line of U. S. Highway 67 (Interstate 30).

THENCE following said zoning district line in a northeasterly and northerly direction to a point for corner, same being the center line of the Brazos Electrical Company's transmission line easement.

THENCE in a northwest direction along said center line of said power transmission line, same being the westerly line of the commercial zoned area paralleling Gus Thomasson Road, to a distance of approximately 1,290 feet 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 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 or provisions 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 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 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 19 day of December,
1966.

APPROVED:

George Boyce
MAYOR

ATTEST:

Norman G. McLaughly
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY