

ORDINANCE NO. 691

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 A SPECIAL PERMIT FOR A PRIVATE CLUB WITHIN AN ENCLOSED BUILDING, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE DANIEL TANNER SURVEY, ABSTRACT NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND FURTHER BEING A PART OF AN 8.60 ACRE TRACT OF LAND CONVEYED TO A. P. ROFFINO, C. T. ROFFINO AND C. G. ROFFINO BY DEED FILED FOR RECORD ON JULY 29, 1960, AND A PART OF A 7.01 ACRE TRACT OF LAND CONVEYED TO CHARLES T. ROFFINO BY DEED FILED FOR RECORD ON DECEMBER 3, 1957, BOTH DEEDS RECORDED IN THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE INTERSECTION OF U. S. HIGHWAY NO. 80 (INTERSTATE HIGHWAY 20), AND TOWN EAST BOULEVARD, A CONCRETE R. O. W. MARKER FOR CORNER; THENCE SOUTH 58 DEGREES 19 MINUTES EAST, ALONG SAID HIGHWAY 80 NORTH LINE, A DISTANCE OF 281.29 FEET TO AN IRON PIPE FOUND FOR CORNER; THENCE SOUTH 73 DEGREES 23 MINUTES EAST, ALONG SAID HIGHWAY 80 NORTH LINE, A DISTANCE OF 36.00 FEET TO AN IRON STAKE SET FOR CORNER AND THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 16 DEGREES 37 MINUTES EAST, LEAVING SAID HIGHWAY 80 NORTH LINE, A DISTANCE OF 150.00 FEET TO AN IRON STAKE SET FOR CORNER; THENCE NORTH 28 DEGREES 30 MINUTES EAST, A DISTANCE OF 454.24 FEET TO AN IRON STAKE SET FOR CORNER; THENCE SOUTH 77 DEGREES 35 MINUTES EAST, A DISTANCE OF 201.04 FEET TO A POINT ON THE WEST LINE OF ANTHONY DRIVE (A 50 FOOT R. O. W.), AN IRON STAKE SET FOR CORNER; THENCE IN A SOUTHERLY DIRECTION AND ALONG THE SAID ANTHONY DRIVE WEST LINE, SOUTH 3 DEGREES 59 MINUTES WEST A DISTANCE OF 470.62 FEET TO AN IRON STAKE SET FOR CORNER IN THE WEST LINE OF ANTHONY DRIVE; THENCE NORTH 73 DEGREES 23 MINUTES WEST A DISTANCE OF 126.97 FEET TO AN IRON STAKE SET FOR CORNER; THENCE SOUTH 16 DEGREES 37 MINUTES WEST A DISTANCE OF 150 FEET TO AN IRON STAKE SET FOR CORNER IN THE NORTH LINE OF HIGHWAY NO. 80; THENCE NORTH 73 DEGREES 23 MINUTES WEST AND PROCEEDING ALONG THE SAID HIGHWAY 80 NORTH LINE, A DISTANCE OF 270 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.03 ACRES OF LAND.

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 special permit for a private club within an enclosed building, said property being described as follows:

Being a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas, and further being a part of an 8.60 acre tract of land conveyed to A. P. Roffino, C. T. Roffino and C. G. Roffino by deed filed for record on July 29, 1960, and a part of a 7.01 acre tract of land conveyed to Charles T. Roffino by deed filed for record on December 3, 1957, both deeds recorded in the Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

Commencing at the Northeast corner of the intersection of U. S. Highway No. 80 (Interstate Highway 20), and Town East Boulevard, a concrete R. O. W. marker for corner;

Thence S 58° 19' E, along said Highway 80 North line, a distance of 281.29 feet to an iron pipe found for corner;

Thence S 73° 23' E, along said Highway 80 North line, a distance of 36.00 feet to an iron stake set for corner and the PLACE OF BEGINNING of the herein described tract;

Thence N 16° 37' E, leaving said Highway 80 North line, a distance of 150.00 feet to an iron stake set for corner;

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Thence N 28° 30' E, a distance of 454.24 feet to an iron stake set for corner;

Thence S 77° 35' E, a distance of 201.04 feet to a point on the West line of Anthony Drive (a 50 foot R. O. W.), an iron stake set for corner;

Thence in a Southerly direction and along the said Anthony Drive West line, S 3° 59' W, a distance of 470.62 feet to an iron stake set for corner in the West line of Anthony Drive;

Thence N 73° 23' W, a distance of 126.97 feet to an iron stake set for corner;

Thence S 16° 37' W, a distance of 150.00 feet to an iron stake set for corner in the North line of Highway No. 80;

Thence N 73° 23' W and proceeding along the said Highway 80 North line, a distance of 270.00 feet to the PLACE OF BEGINNING, and containing 4.03 acres of land.

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 August, 1967.

APPROVED:

George Boyce
MAYOR

ATTEST:

Norm G. M. Laughy
CITY SECRETARY

APPROVED AS TO FORM:

William T. Springfield
ATTORNEY