

ORDINANCE NO. 712

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 GRANT THE FOLLOWING DESCRIBED PROPERTY A ZONING CHANGE FROM "R-2" RESIDENTIAL DISTRICT TO "C" COMMERCIAL DISTRICT SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND LOCATED IN THE DANIEL TANNER LEAGUE, ABSTRACT NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT CONVEYED TO THE GRAND TRUSTEES OF THE TEXAS PYTHIAN HOME OF THE GRAND LODGE KNIGHTS OF PYTHIAS OF TEXAS BY MRS. MARTHA E. LAWRENCE ON JANUARY 2, 1963, BY DEED RECORDED IN VOLUME 5926, PAGE 204, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH-EASTERLY LINE OF SAID PYTHIAN TRACT AND ON THE WESTERLY LINE OF GUS THOMASSON ROAD, NORTH 45 DEGREES 24 MINUTES 12 SECONDS WEST 105.0 FEET FROM A RIGHT-OF-WAY MONUMENT ON THE WESTERLY LINE OF IH 635; THENCE SOUTH 44 DEGREES 35 MINUTES 48 SECONDS WEST 284.9 FEET TO A POINT FOR CORNER; THENCE NORTH 8 DEGREES 56 MINUTES 12 SECONDS WEST 395.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE IN A NORTHERLY DIRECTION AROUND SAID CURVE WHOSE RADIUS IS 560 FEET, CENTRAL ANGLE IS 9 DEGREES 42 MINUTES 04 SECONDS AND TANGENT IS 47.52 FEET A DISTANCE OF 94.82 FEET TO A POINT ON THE WESTERLY LINE OF GUS THOMASSON ROAD; THENCE SOUTH 45 DEGREES 24 MINUTES 12 SECONDS EAST 398.96 FEET ALONG GUS THOMASSON ROAD 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 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 grant a change of zoning on the following described property from "R-2" Residential to "C" Commercial District, said property being in the City of Mesquite, Dallas County, Texas, and described as follows:

Being a tract of land located in the Daniel Tanner League, Abstract No. 1462, City of Mesquite, Dallas County, Texas, and being part of a tract conveyed to the Grand Trustees of the Texas Pythian Home of the Grand Lodge Knights of Pythias of Texas by Mrs. Martha E. Lawrence on January 2, 1963, by deed recorded in Volume 5926, Page 204, Deed Records of Dallas County, Texas, and being more fully described as follows:

BEGINNING at a point in the southeasterly line of said Pythian tract and on the westerly line of Gus Thomasson Road, North 45 degrees 24 minutes 12 seconds West 105.0 feet from a right-of-way monument on the westerly line of IH 635;

THENCE South 44 degrees 35 minutes 48 seconds West 284.9 feet to a point for corner;

THENCE North 8 degrees 56 minutes 12 seconds West 395.82 feet to the beginning of a curve to the left;

THENCE in a northerly direction around said curve whose radius is 560 feet, central angle is 9 degrees 42 minutes 04 seconds and tangent is 47.52 feet a distance of 94.82 feet to a point on the westerly line of Gus Thomasson Road;

THENCE South 45 degrees 24 minutes 12 seconds East 398.96 feet along Gus Thomasson Road 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 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.

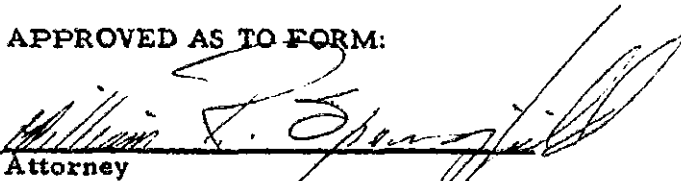
DULY PASSED by the City Council on the 18 day of December, 1967.


George Boyce - Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


Attorney

