

ORDINANCE NO. 718

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 A ZONING CHANGE ON THE FOLLOWING DESCRIBED PROPERTY FROM "A" MULTIPLE-FAMILY DWELLING 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 SITUATED IN THE DANIEL TANNER SURVEY, ABSTRACT NO. 1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF LOT 1, BLOCK 14, OF TOWN EAST ESTATES NO. 4, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWEST LINE OF TRADEWIND DRIVE (a 50' R. O. W.) WITH THE NORTHWEST LINE OF ANTHONY DRIVE (a 50' R. O. W.), A POINT FOR CORNER; THENCE, SOUTH 44 DEG. 25 MIN. WEST, ALONG THE SAID ANTHONY DRIVE NORTHWEST LINE A DISTANCE OF 180.0 FEET TO A POINT FOR CORNER; THENCE, NORTH 45 DEG. 35 MIN. WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32 DEG. 00 MIN. AND A RADIUS OF 112.89 FEET; THENCE, WESTERLY, AROUND SAID CURVE TO THE LEFT A DISTANCE OF 63.05 FEET TO THE END OF SAID CURVE; THENCE, NORTH 77 DEG. 35 MIN. WEST, A DISTANCE OF 105.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19 DEG. 00 MIN. AND A RADIUS OF 119.52 FEET; THENCE, WESTERLY, AROUND SAID CURVE TO THE RIGHT A DISTANCE OF 39.63 FEET TO THE END OF SAID CURVE; THENCE, NORTH 58 DEG. 35 MIN. WEST, A DISTANCE OF 76.05 FEET TO A POINT FOR CORNER; THENCE, NORTH 44 DEG. 25 MIN. EAST, A DISTANCE OF 185.38 FEET TO A POINT IN THE SAID TRADEWIND DRIVE SOUTHWEST LINE, A POINT FOR CORNER; THENCE, ALONG THE SAID TRADEWIND DRIVE SOUTHWESTERLY LINE THE FOLLOWING: SOUTHEASTERLY, AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEG. 25 MIN. , A RADIUS OF 200.00 FEET, A DISTANCE OF 155.04 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEG. 25 MIN. AND A RADIUS OF 150.00 FEET; SOUTHEASTERLY, AROUND SAID CURVE TO

THE RIGHT A DISTANCE OF 116.28 FEET TO THE END OF SAID CURVE; SOUTH 45 DEG. 35 MIN. EAST, A DISTANCE OF 35.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.194 ACRES OF LAND; BY REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND BY EXPRESSLY RETAINING ALL ORDINANCES NOT IN CONFLICT; BY MAKING APPLICABLE THE PROVISIONS OF THE 1964 COMPREHENSIVE ZONING ORDINANCE TO THE ZONING CHANGE HEREIN GRANTED; BY PROVIDING A SEVERABILITY CLAUSE; BY PROVIDING A PENALTY FOR VIOLATION; 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 "A" Multiple-Family Dwelling 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 situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas, said tract also being part of Lot 1, Block 14, of Town East Estates No. 4, and being more particularly described as follows:

BEGINNING at the point of intersection of the Southwest line of Tradewind Drive (a 50' R. O. W.) with the Northwest line of Anthony Drive (a 50' R. O. W.), a point for corner;

THENCE, South 44 deg. 25 min. West, along the said Anthony Drive Northwest line a distance of 180.00 feet to a point for corner;

THENCE, North 45 deg. 35 min. West, a distance of 20.00 feet to the beginning of a curve to the Left having a central angle of 32 deg. 00 min. and a radius of 112.89 feet;

THENCE, Westerly, around said curve to the Left a distance of 63.05 feet to the end of said curve;

THENCE, North 77 deg. 35 min. West, a distance of 105.69 feet to the beginning of a curve to the Right having a central angle of 19 deg. 00 min. and a radius of 119.52 feet;

THENCE, Westerly, around said curve to the Right a distance of 39.63 feet to the end of said curve;

THENCE, North 58 deg. 35 min. West, a distance of 76.05 feet to a point for corner;

THENCE, North 44 deg. 25 min. East, a distance of 185.38 feet to a point in the said Tradewind Drive Southwest line, a point for corner;

THENCE, along the said Tradewind Drive Southwesterly line the following:

Southeasterly, around a curve to the Left having a central angle of 44 deg. 25 min., a radius of 200.00 feet, a distance of 155.04 feet to the end of said curve and the beginning of a curve to the Right having a central angle of 44 deg. 25 min. and a radius of 150.00 feet.

Southeasterly, around said curve to the Right a distance of 116.28 feet to the end of said curve;

South 45 deg. 35 min. East, a distance of 35.03 feet to the PLACE OF BEGINNING and containing 1.194 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.

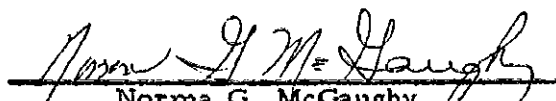
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred 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 15 day of
January, 1968.


George Boyce
Mayor

ATTEST:


Norma G. McGaughey
City Secretary

APPROVED AS TO FORM:


William R. Springfield
Attorney