

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 CHANGE OF ZONING ON THE HEREINAFTER DESCRIBED TRACTS OF PROPERTY AS FOLLOWS: TRACT "A" FROM "R-1" SINGLE-FAMILY DWELLING DISTRICT TO "R-2A" SINGLE-FAMILY DWELLING DISTRICT; TRACT "B" FROM "R-1" SINGLE-FAMILY DWELLING DISTRICT TO "A" MULTIPLE FAMILY DWELLING DISTRICT; SAID TRACTS OF PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: TRACT "A" - BEING A TRACT OF LAND SITUATED IN THE THEOPHALUS THOMAS SURVEY, ABSTRACT NO. 1461, AND BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHWEST LINE OF OATES DRIVE, A 60-FOOT WIDTH STREET, WITH THE EAST LINE OF INTERSTATE HIGHWAY NO. 635; THENCE NORTH 45 DEG. 00 MIN. EAST, ALONG THE NORTHWEST LINE OF OATES DRIVE, 2055 FEET TO THE PLACE OF BEGINNING; THENCE FROM THE PLACE OF BEGINNING NORTH 48 DEG. 00 MIN. WEST, 400 FEET; THENCE NORTH 68 DEG. 00 MIN. WEST, 485 FEET; THENCE SOUTH 22 DEG. 00 MIN. WEST, 90 FEET; THENCE SOUTH 70 DEG. 00 MIN. WEST, 100 FEET; THENCE SOUTH, 100 FEET; THENCE SOUTH 70 DEG. 00 MIN. WEST, 85 FEET; THENCE NORTH, 165 FEET; THENCE NORTH 75 DEG. 00 MIN. WEST, 260 FEET; THENCE SOUTH 65 DEG. 00 MIN. WEST, 115 FEET; THENCE NORTH 55 DEG. 22 MIN. 08 SEC. WEST, 142 FEET TO A POINT IN THE SOUTHEAST LINE OF THE J. F. WHEAT TRACT; THENCE NORTH 45 DEG. 13 MIN. 53 SEC. EAST, ALONG THE SOUTHEAST LINE OF SAID WHEAT TRACT, 290 FEET; THENCE NORTH 44 DEG. 56 MIN. WEST, ALONG THE NORTHEAST LINE OF SAID WHEAT TRACT, 1362 FEET TO THE CORPORATE LINE OF MESQUITE, TEXAS; THENCE NORTH 45 DEG. 29 MIN. EAST, WITH THE CORPORATE LINE OF MESQUITE, TEXAS, 1431 FEET; THENCE SOUTH 44 DEG. 31 MIN. EAST, 1046 FEET; THENCE NORTH 45 DEG. 20 MIN. EAST, 903 FEET TO THE CORPORATE LINE OF MESQUITE, TEXAS; THENCE SOUTH 44 DEG. 36 MIN. EAST, WITH THE CORPORATE LINE OF MESQUITE, TEXAS, 313 FEET TO THE NORTHWEST LINE OF THE CLEO MURRAY AND FRANK McGAUGHEY TRACT; THENCE SOUTH 45 DEG. 20 MIN. WEST, PARTLY ALONG THE NORTHWEST LINE OF SAID CLEO MURRAY AND FRANK McGAUGHEY TRACT AND THE NORTHWEST LINE OF THE J. D. McGAUGHEY TRACT, 1136 FEET; THENCE SOUTH 45 DEG. 00 MIN. EAST, ALONG THE SOUTHWEST LINE OF THE J. D. McGAUGHEY TRACT, 1338 FEET TO THE NORTHWEST LINE OF OATES DRIVE; THENCE SOUTH 45 DEG. 00 MIN. WEST, ALONG THE NORTHWEST LINE OF OATES DRIVE, 800 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.4 ACRES OF LAND.

TRACT "B" - BEING A TRACT OF LAND SITUATED IN THE THEOPHALUS THOMAS SURVEY, ABSTRACT NO. 1461, AND BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWEST LINE OF OATES DRIVE, A 60-FOOT WIDTH STREET, WITH THE EAST LINE OF INTERSTATE HIGHWAY NO. 635; THENCE ALONG THE EAST LINE OF SAID INTERSTATE HIGHWAY NO. 635, THE FOLLOWING COURSE AND DISTANCES: NORTH 44 DEG. 34 MIN. WEST, 20.0 FEET TO A CONCRETE MARKER FOR CORNER; NORTH 10 DEG. 29 MIN. WEST, 198.10 FEET TO A CONCRETE MARKER FOR CORNER; NORTH 33 DEG. 15 MIN. 30 SEC. WEST, 212.69 FEET TO A CONCRETE MARKER FOR CORNER; NORTH 85 DEG. 27 MIN. WEST, 60.56 FEET TO A CONCRETE MARKER FOR CORNER; NORTH 16 DEG. 27 MIN. WEST, 172.90 FEET TO A CONCRETE MARKER FOR CORNER; NORTH 9 DEG. 19 MIN. WEST, 916.12 FEET TO A CONCRETE MARKER FOR CORNER; THENCE NORTH 45 DEG. 13 MIN. 58 SEC. EAST, LEAVING THE EAST LINE OF SAID INTERSTATE HIGHWAY NO. 635, ALONG THE SOUTHEAST LINE OF THE J. F. WHEAT TRACT, 643 FEET; THENCE SOUTH 55 DEG. 22 MIN. 08 SEC. EAST, 142 FEET; THENCE NORTH 65 DEG. 00 MIN. EAST, 115 FEET; THENCE SOUTH 75 DEG. 00 MIN. EAST, 260 FEET; THENCE SOUTH, 165 FEET; THENCE NORTH 70 DEG. 00 MIN. EAST, 85 FEET; THENCE NORTH, 100 FEET; THENCE NORTH 70 DEG. 00 MIN. EAST, 100 FEET; THENCE NORTH 22 DEG. 00 MIN. EAST, 90 FEET; THENCE SOUTH 68 DEG. 00 MIN. EAST, 485 FEET; THENCE SOUTH 48 DEG. 00 MIN. EAST, 400 FEET TO A POINT IN THE NORTHWEST LINE OF OATES DRIVE; THENCE SOUTH 45 DEG. 00 MIN. WEST, ALONG THE NORTHWEST LINE OF OATES DRIVE, 2055 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.1 ACRES OF LAND; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL PROVISIONS OF THE 1964 ZONING ORDINANCE NOT IN CONFLICT HEREWITH; BY MAKING APPLICABLE ALL REGULATIONS OF THE 1964 ZONING ORDINANCE TO THE LAND HEREWITH ZONED; BY PROVIDING A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 hereinafter described tracts of real property as follows: Tract "A" from "R-1" Single-Family Dwelling District to "R-2A" Single-Family Dwelling District; Tract "B" from "R-1" Single-Family Dwelling District to "A" Multiple-Family Dwelling District; said tracts of property being in the City of Mesquite, Dallas County, Texas, and described as follows:

Tract "A"

Being a tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, and being in the City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the northwest line of Oates Drive, a 60-foot width street, with the east line of Interstate Highway No. 635; THENCE North 45 deg. 00 min. East, along the northwest line of Oates Drive, 2055 feet to the place of beginning;

THENCE from the PLACE OF BEGINNING North 48 deg. 00 min. West, 400 feet;
THENCE North 68 deg. 00 min. West, 485 feet;
THENCE South 22 deg. 00 min. West, 90 feet;
THENCE South 70 deg. 00 min. West, 100 feet;
THENCE South, 100 feet;
THENCE South 70 deg. 00 min. West, 85 feet;
THENCE North, 165 feet;
THENCE North 75 deg. 00 min. West, 260 feet;
THENCE South 65 deg. 00 min. West, 115 feet;
THENCE North 55 deg. 22 min. 08 sec. West, 142 feet to a point in the southeast line of the J. F. Wheat tract;
THENCE North 45 deg. 13 min. 58 sec. East, along the southeast line of said Wheat Tract, 290 feet;
THENCE North 44 deg. 56 min. West, along the northeast line of said Wheat Tract, 1362 feet to the corporate line of Mesquite, Texas;
THENCE North 45 deg. 29 min. East, with the corporate line of Mesquite, Texas, 1431 feet;
THENCE South 44 deg. 31 min. East, 1046 feet;
THENCE North 45 deg. 20 min. East, 903 feet to the corporate line of Mesquite, Texas;

THENCE South 44 deg. 36 min. East, with the corporate line of Mesquite, Texas, 313 feet to the northwest line of the Cleo Murray and Frank McGaughey Tract;

THENCE South 45 deg. 20 min. West, partly along the northwest line of said Cleo Murray and Frank McGaughey Tract and the northwest line of the J. D. McGaughey Tract, 1136 feet;

THENCE South 45 deg. 00 min. East, along the southwest line of the J. D. McGaughey Tract, 1338 feet to the northwest line of Oates Drive;

THENCE South 45 deg. 00 min. West, along the northwest line of Oates Drive, 800 feet to the place of beginning and containing 82.4 acres of land.

Tract "B"

Being a tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, and being in the City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the northwest line of Oates Drive, a 60-foot width street, with the east line of Interstate Highway No. 635;

THENCE along the east line of said Interstate Highway No. 635, the following course and distances:

NORTH 44 deg. 34 min. West, 20.0 feet to a concrete marker for corner;

NORTH 10 deg. 29 min. West, 198.10 feet to a concrete marker for corner;

NORTH 33 deg. 15 min. 30 sec. West, 212.69 feet to a concrete marker for corner;

NORTH 85 deg. 27 min. West, 60.56 feet to a concrete marker for corner;

NORTH 16 deg. 27 min. West, 172.90 feet to a concrete marker for corner;

NORTH 9 deg. 19 min. West, 916.12 feet to a concrete marker for corner;

THENCE North 45 deg. 13 min. 58 sec. East, leaving the east line of said Interstate Highway No. 635, along the southeast line of the J. F. Wheat Tract, 643 feet;

THENCE South 55 deg. 22 min. 08 sec. East, 142 feet;

THENCE North 65 deg. 00 min. East, 115 feet;

THENCE South 75 deg. 00 min. East, 260 feet;

THENCE South, 165 feet;

THENCE North 70 deg. 00 min. East, 85 feet;

THENCE North, 100 feet;

THENCE North 70 deg. 00 min. East, 100 feet;

THENCE North 22 deg. 00 min. East, 90 feet;

THENCE South 68 deg. 00 min. East, 485 feet;

THENCE South 48 deg. 00 min. East, 400 feet to a point in the

northwest line of Oates Drive;
THENCE South 45 deg. 00 min. West, along the northwest line of
Oates Drive, 2055 feet to the place of beginning and containing
46.1 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 pro-
vided 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.

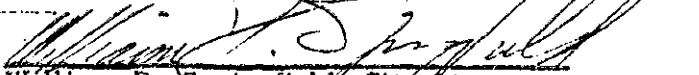
DULY PASSED by the City Council on the 1 day of
July, 1968.


George Boyce - Mayor

ATTEST:


Norma G. McGaughy - City Secretary

APPROVED AS TO FORM:


William R. Springfield, City Attorney

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