

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 GRAND A CHANGE OF ZONING ON THE HEREINAFTER DESCRIBED PROPERTY FROM "R-2" SINGLE-FAMILY DWELLING DISTRICT TO "R-3" SINGLE FAMILY DWELLING 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, AND BEING OUT OF AN 83.5 ACRE TRACT OF LAND CONVEYED TO TEXAS PYTHIAN HOME OF THE GRAND LODGE KNIGHTS OF PYTHIAS OF TEXAS BY MARTHA E. LAWRENCE, AS RECORDED IN VOLUME 5926, PAGE 204, DALLAS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER OF SAID PYTHIAN TRACT, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF TOWN EAST BLVD., SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF GUS THOMASSON ROAD; THENCE S45°06'W WITH THE SOUTHEASTERLY LINE OF SAID GUS THOMASSON ROAD, 750' TO THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S44°54'E, 745' TO A POINT FOR CORNER; THENCE N81°00'E, 100' TO A POINT FOR CORNER, SAID POINT BEING IN THE WESTERLY LINE OF GUS THOMASSON ROAD EXTENTION, AS PROPOSED; THENCE S9°00'E WITH THE WESTERLY LINE OF SAID GUS THOMASSON ROAD, AS PROPOSED, 865' TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2280', AND A CENTRAL ANGLE OF 14°00'; A POINT FOR CORNER; THENCE IN A SOUTHERLY DIRECTION WITH THE WESTERLY LINE OF SAID GUS THOMASSON ROAD, AS PROPOSED, AND ALONG SAID CURVE, 557' TO THE END OF SAID CURVE; A POINT FOR CORNER; THENCE N85°00'W, 30' TO A POINT FOR CORNER; THENCE S45°06'W, 250' TO A POINT IN THE NORTHEASTERLY LINE OF A 21 ACRE TRACT OF LAND OWNED BY THE CITY OF MESQUITE, SAID POINT BEING IN THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED PYTHIAN LODGE 83.5 ACRE TRACT; A POINT FOR CORNER; THENCE N44°54'W WITH THE JOINT PROPERTY LINE OF SAID CITY OF MESQUITE AND PYTHIAN LODGE PROPERTIES, 1900' TO A POINT IN THE SOUTHEASTERLY LINE OF THE AFOREMENTIONED TOWN EAST BLVD.; A POINT FOR CORNER; THENCE N45°06'E WITH THE SOUTHEASTERLY LINE OF TOWN EAST BLVD., 1060' TO THE PLACE OF BEGINNING AND CONTAINING APPROXIMATELY 38 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 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" Single-Family dwelling District to "R-3" Single-Family dwelling 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, and being out of an 83.5 acre tract of land conveyed to Texas Pythian Home of the Grand Lodge Knights of Pythias of Texas by Martha E. Lawrence, as recorded in Vol. 5926, page 204, Dallas County Deed Records, and being more particularly described as follows;

Commencing at the north corner of said Pythian Tract, said point being in the southeasterly line of Town East Blvd., said point also being in the southwesterly line of Gus Thomasson Road; Thence S45°06'W with the southeasterly line of said Gus Thomasson Road, 750' to the place of beginning of the tract herein described;

Thence S44°54'E, 745' to a point for corner;

Thence N81°00'E, 100' to a point for corner, said point being in the westerly line of Gus Thomasson Road extension, as proposed;

Thence S9°00'E with the westerly line of said Gus Thomasson Road, as proposed, 865' to the beginning of a curve to the right, having a radius of 2280', and a central angle of 14°00'; a point for corner;

Thence in a southerly direction with the westerly line of said Gus Thomasson Road, as proposed, and along said curve, 557' to the end of said curve; a point for corner;

Thence N85°00' W, 30' to a point for corner;

Thence S45°06'W, 250' to a point in the northeasterly line of a 21 acre tract of land owned by the City of Mesquite, said point being in the southwesterly line of the aforementioned Pythian Lodge 83.5 acre tract; a point for corner;

Thence N44°54'W with the joint property line of said City of Mesquite and Pythian Lodge properties, 1900' to a point in the southeasterly line of the aforementioned Town East Blvd.; a point for corner;

Thence N45°06'E with the southeasterly line of Town East Blvd., 1060' to the place of beginning and containing approximately 38 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.

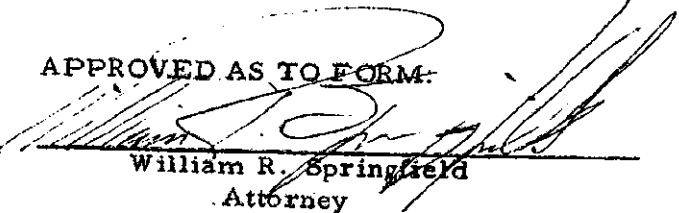
DULY PASSED by the City Council on the 16 day of September, 1968.

  
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GEORGE JOYCE  
Mayor Pro Tem

ATTEST:

  
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Norma G. Mc Gaughy  
City Secretary

APPROVED AS TO FORM:

  
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William R. Springfield  
Attorney