

ORDINANCE NO. 874

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 FOLLOWING DESCRIBED PROPERTY FROM "R-3" SINGLE-FAMILY DWELLING DISTRICT TO "C" COMMERCIAL DISTRICT, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: TRACT I - BEING A TRACT OF 4 ACRES OF LAND IN THE D. TANNER LEAGUE, ABSTRACT NO. 1462, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE HARRY BRILEY TRACT, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF U. S. HIGHWAY NO. 80 THAT IS 473.9 FEET EAST OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE NORTHWEST LINE OF SAID TANNER LEAGUE, SAID BEGINNING POINT ALSO BEING THE NORTHEAST CORNER OF A 3.0 ACRE TRACT; THENCE SOUTH 45° 15' WEST, ALONG THE SOUTHEAST LINE OF SAID 3.0 ACRE TRACT, 1208 FEET TO A POINT IN THE SOUTHWEST LINE OF SAID BRILEY TRACT, A FENCE LINE; THENCE SOUTH 45° 00' EAST ALONG SAID SOUTHWEST LINE, A FENCE LINE; 136.5 FEET; THENCE NORTH 45° 15' EAST, 1348 FEET TO A POINT IN SAID SOUTH LINE OF HIGHWAY NO. 80; THENCE WEST ALONG SAID SOUTH LINE OF HIGHWAY 80, A DISTANCE OF 193.9 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4 ACRES OF LAND, NET: TRACT II - BEING 2.0 ACRES OF LAND, NET IN THE DANIEL TANNER LEAGUE, ABSTRACT NO. 1462, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE HARRY BRILEY TRACT; BEGINNING AT A POINT ON THE SOUTH LINE OF U. S. HIGHWAY NO. 80 THAT IS 667.8 FEET EAST OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE NORTHWEST LINE OF SAID TANNER LEAGUE, SAID BEGINNING POINT BEING THE NORTHEAST CORNER OF A CERTAIN 4.0 ACRE TRACT; THENCE NORTH 89° 55' EAST ALONG SAID SOUTH LINE OF HIGHWAY NO. 80, A DISTANCE OF 89.6 FEET; THENCE SOUTH 45° 15' WEST PARALLEL TO THE SOUTHEAST LINE OF SAID 4.0 ACRE TRACT, 1413.3 FEET TO A POINT IN THE SOUTHWEST LINE OF SAID BRILEY TRACT, A FENCE LINE; THENCE NORTH 44° 29' WEST, ALONG SAID FENCE LINE, 63.2 FEET TO THE SOUTHEAST CORNER OF SAID 4.0 ACRE TRACT; THENCE NORTH 45° 15' EAST, 1348.0 FEET TO THE POINT OF BEGINNING; 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-3" Single-Family Dwelling District to "C" Commercial District, said property being in the City of Mesquite, Dallas County, Texas, and described as follows:

TRACT I.

BEING A TRACT OF 4 acres of land in the Daniel Tanner League, Abstract No. 1462, Dallas County, Texas, and being out of the Harry Briley tract, and described as follows:

BEGINNING at a point on the South line of U. S. Highway No. 80 that is 473.9 feet East of the point of intersection of said South line with the Northwest line of said Tanner League, said beginning point also being the Northeast corner of a 3.0 acre tract;

THENCE South 45° 15' West, along the Southeast line of said 3.0 acre tract, 1208 feet to a point in the Southwest line of said Briley tract, a fence line;

THENCE South 45° 00' East along said Southwest line, a fence line; 136.5 feet;

THENCE North 45° 15' East, 1348 feet to a point in said South line of Highway No. 80;

THENCE West along said South line of Highway 80, a distance of 193.9 feet to the point of beginning, and containing 4 acres of land, net;

TRACT II.

BEING 2.0 acres of land, net, in the Daniel Tanner League, Abstract No. 1462, Dallas County, Texas, and being out of the Harry Briley Tract;

BEGINNING at a point on the South line of U. S. Highway No. 80 that is 667.8 feet East of the point of intersection of said South line with the Northwest line of said Tanner League, said beginning point being the Northeast corner of a certain 4.0 acre tract;

THENCE North 89° 55' East along said South line of Highway No. 80, a distance of 89.6 feet;

THENCE South 45° 15' West parallel to the Southeast line of said 4.0 acre tract, 1413.3 feet to a point in the Southwest line of said Briley tract, a fence line;

THENCE North 44° 29' West, along said fence line, 63.2 feet to the Southeast corner of said 4.0 acre tract;

THENCE North 45° 15' East, 1348.0 feet to the point 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.

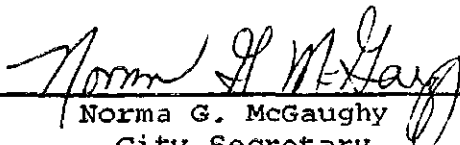
SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred 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 of the City of Mesquite, Texas, on the 8th day of September, A.D., 1970.


George Boyce
Mayor

ATTEST:


Norma G. McGaughy
City Secretary

APPROVED AS TO FORM:


Elland Archer
City Attorney