

ORDINANCE NO. 1269

HUNT PROPERTIES - TR. 10

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1973, DULY PASSED BY THE CITY COUNCIL ON SEPTEMBER 4, 1973, SO AS TO GRANT A CHANGE OF ZONING FROM "R-3" SINGLE FAMILY RESIDENTIAL AND GENERAL RETAIL TO COMMERCIAL AND SERVICE STATION; SAID PROPERTY BEING LOCATED IN THE DANIEL TANNER SURVEY, ABSTRACT 1462, SHEET 15A, AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LBJ FREEWAY AND GROSS ROAD, AND HAS 1300 FEET OF FRONTAGE ON LBJ FREEWAY, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" AS ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; BY REPEALING ALL ORDINANCE IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL PROVISIONS OF THE 1973 ZONING ORDINANCE TO THE LAND HEREWITH ZONED; BY PROVIDING THAT THE FOREGOING CHANGES ARE GRANTED SUBJECT TO ANY DEVELOPMENT OF THE LAND BEING DEVELOPED IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; BY PROVIDING FOR 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:

00043

ORDINANCE/PAGE 2
TRACT 10 - HUNT PROPERTIES

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of 1973, duly passed by the City Council of the City of Mesquite, Texas, on the 4th day of September, 1973, 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 from "R-3" Single Family Residential and General Retail to Commercial and Service Station; said property being located in the Daniel Tanner Survey, Abstract 1462, Sheet 15A, at the southeast corner of the intersection of LBJ Freeway and Gross Road, and has 1300 feet of frontage on LBJ Freeway, City of Mesquite, Dallas County, Texas, and being more fully described in Exhibit "A" as attached hereto and made a part of this ordinance.

SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That the property described in Section 1 of this ordinance, shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1973.

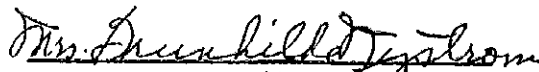
SECTION 4. That the foregoing zoning change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

SECTION 5. 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 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

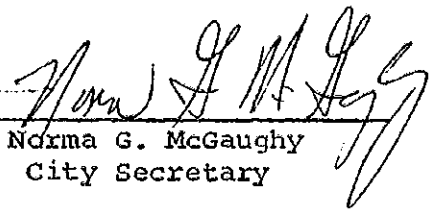
SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, creates an urgency and an emergency 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 said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 15th day of September, A.D., 1975.

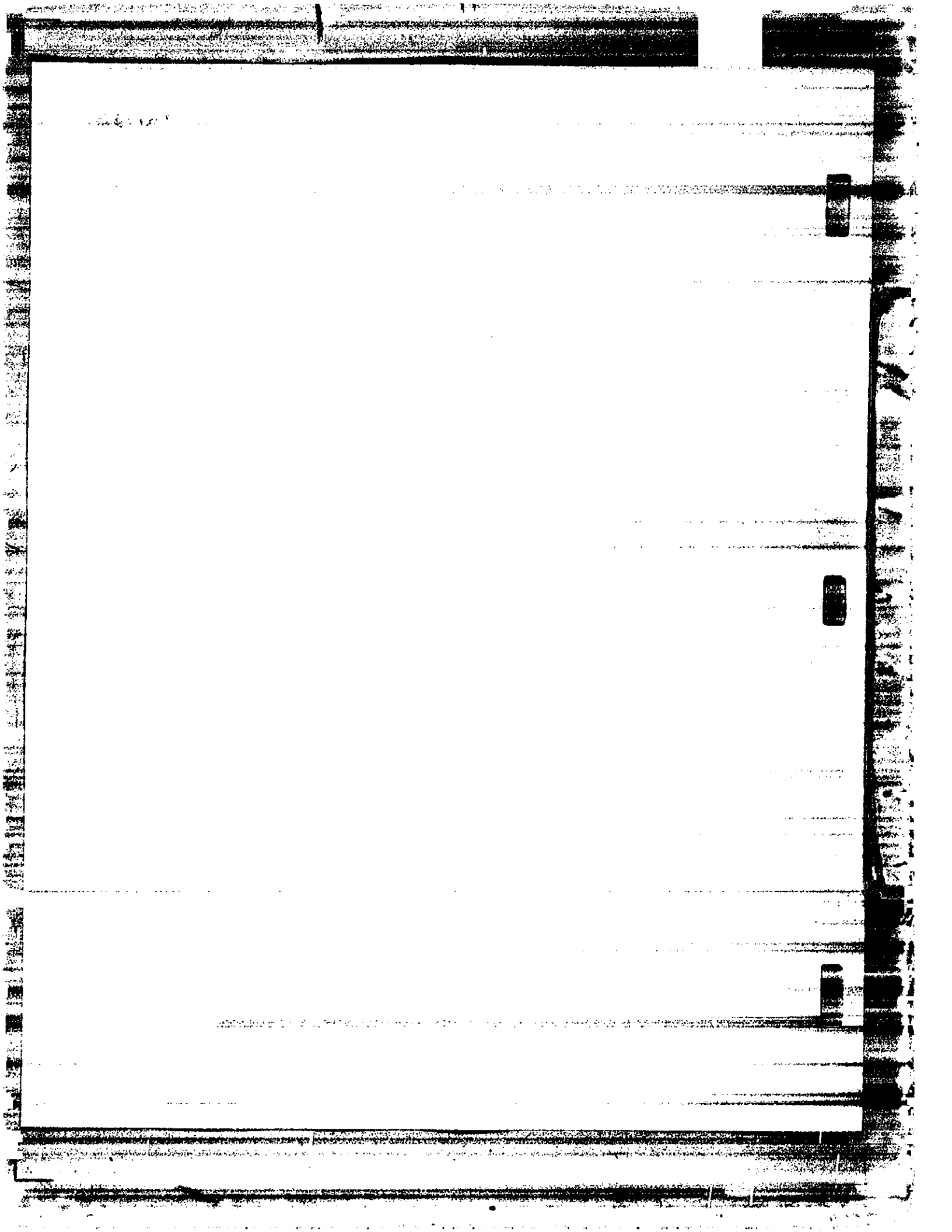

Brunhilde Nystrom
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:


Norma G. McGaughy
City Secretary

Elland Archer
City Attorney



July 16, 1975

Exhibit (A)

C0045

TRACT 10
FIELD NOTES
FOR REZONING
CITY OF MESQUITE, DALLAS COUNTY, TEXAS
FOR CAROLINE HUNT TRUST ESTATE

Being a tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, and being part of the Daniel Tanner Survey, Abstract 1462, and also being part of the tract of land described as "Tract No. 1" conveyed to Caroline Hunt Trust Estate by deed recorded in Volume 5122, Page 195, of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the southwesterly line of Gross Road (120 feet wide) and the easterly line of LBJ Freeway (IH635);

THENCE South $79^{\circ} 41' 47''$ West along the easterly line of LBJ Freeway a distance of 125.65 feet to an angle point;

THENCE South $01^{\circ} 39' 45''$ West continuing along the easterly line of LBJ Freeway a distance of 800.00 feet to a point for corner;

THENCE South $88^{\circ} 20' 15''$, East a distance of 301.04 feet to a point for corner;

THENCE South $45^{\circ} 07' 05''$ East 480.00 feet southwesterly of and parallel with the southwesterly line of Gross Road a distance of 1485.14 feet to a point for corner in in a southeasterly line of said "Tract No. 1";

THENCE North $28^{\circ} 16'$ East along said southeasterly line of said "Tract No. 1" a distance of 500.92 feet to a point for corner in the southwesterly line of Gross Road;

THENCE North $45^{\circ} 07' 05''$ West along the southwesterly line of Gross Road a distance of 2037.38 feet to the POINT OF BEGINNING and containing 23.3910 Acres.

(One Acre is reserved at the southerly corner of the intersection of Gross Road and IH635 for SS Zoning.)

172-30-2
172-30-2

