

RESOLUTION NO. 35-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. THREE FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT AND AUTHORIZING NOTICE OF SUCH HEARING.

WHEREAS, the City Council of the City of Mesquite, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous area within its jurisdiction by the creation of a reinvestment zone; and

WHEREAS, the City has preliminarily determined that the area described by the metes and bounds description attached hereto as Exhibit "A" and depicted on the drawing attached as Exhibit "B" meets the criteria for a reinvestment zone under the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Property Tax Code, as amended (hereinafter referred to as the Code); and

WHEREAS, the Code further requires that prior to the adoption of the ordinance providing for establishment of a reinvestment zone to promote development or redevelopment within such zone through the use of tax abatement as authorized by the Code, the City must hold a public hearing on the adoption of the proposed reinvestment zone and find that the improvements sought are feasible and practical and would be of benefit to the land to be included in the zone and to the municipality, providing interested persons the opportunity to speak and present evidence for or against the designation; and,

WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the creation of the proposed reinvestment zone or the inclusion of any property therein;

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

SECTION 1. That a public hearing shall be held at 3:00 p.m. on November 6, 1989, in the City Council Chambers, City Hall, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners in the proposed Reinvestment Zone No. Three, whether all or part of the territory described in the metes and bounds description attached hereto as Exhibit "A" and depicted on the drawing attached as Exhibit "B" should be included in such proposed reinvestment zone, and the concept of tax abatement.

SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite not later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of the Resolution shall be sent by mail to all taxing units overlapping the territory inside the proposed reinvestment zone.

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DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 2nd day of October, 1989.

  
George A. Venner, Sr.  
Mayor

ATTEST:

  
Lynn Prugel  
City Secretary

APPROVED:


  
B.J. Smith  
City Attorney

EXHIBIT "A"

00119

BEING a tract of land situated in the Daniel Tanner League, Abstract No. 1462, City of Mesquite, Dallas County, Texas, and being part of a 739.218 acre tract described as Tract No. 1 in Deed dated May 29, 1959 from W. P. Luse to Caroline Hunt Trust Estate, recorded in Volume 5122, Page 195 Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the northeast corner of the intersection of Town East Boulevard (a 100' R.O.W.), and the Texas and Pacific Railroad (a 200' R.O.W.), an iron stake set for corner;

THENCE N11°13'E with the easterly line of said Town East Boulevard, 1094.48' to the beginning of a curve to the left, having a radius of 700.0' and a central angle of 24°44', an iron stake set for corner;

THENCE in a northerly direction with the easterly line of Town East Boulevard and around said curve, 302.17' to the end of said curve, said point being on the southerly line of Skyline Drive (a 120' R.O.W.), an iron stake set for corner;

THENCE N71°40'E with the southerly line of said Skyline Drive, 206.42' to the beginning of a curve to the right, having a radius of 540.0' and a central angle of 32°07', an iron stake set for corner;

THENCE in an easterly direction with the southerly line of Skyline Drive and around said curve, 302.69' to the end of said curve, an iron stake set for corner;

THENCE S76°13'E with the southerly line of Skyline Drive, existing and proposed, passing the existing east end of the present dedicated Skyline Drive at 1397.0' and continuing along the southerly line of Skyline Drive as proposed, a total distance of 4057.65' to an iron stake set for corner;

THENCE S13°47'W, 1399.86' to a point in the northerly line of the aforementioned Texas and Pacific Railroad (a 200' R.O.W.), an iron stake set for corner, said point being on a curve to the left, having a radius of 5833.31', a central angle of 4°53'45" and a tangent bearing of N73°53'15"W

THENCE in a westerly direction with the northerly line of said Railroad Right-of-Way and around said curve, 498.44' to the end of said curve, an iron stake set for corner;

THENCE N78°47'W and continuing along the northerly line of said Railroad Right-of-Way, 3898.91' to the place of beginning and containing 150.0 acres of land.

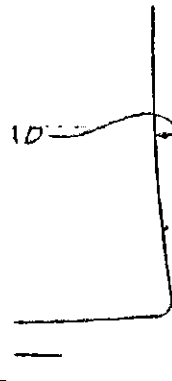
I hereby certify that I prepared this map from an actual and accurate survey of the land and that the corner monuments shown hereon were placed under my personal supervision. THERE ARE NO ENCROACHMENTS, CONFLICTS, OVERLAPS OR PROTRUSIONS.

August 18, 1966

*C. L. Moon*  
C. L. Moon, Registered  
Professional Engineer



TO GROSS R.D.





00120

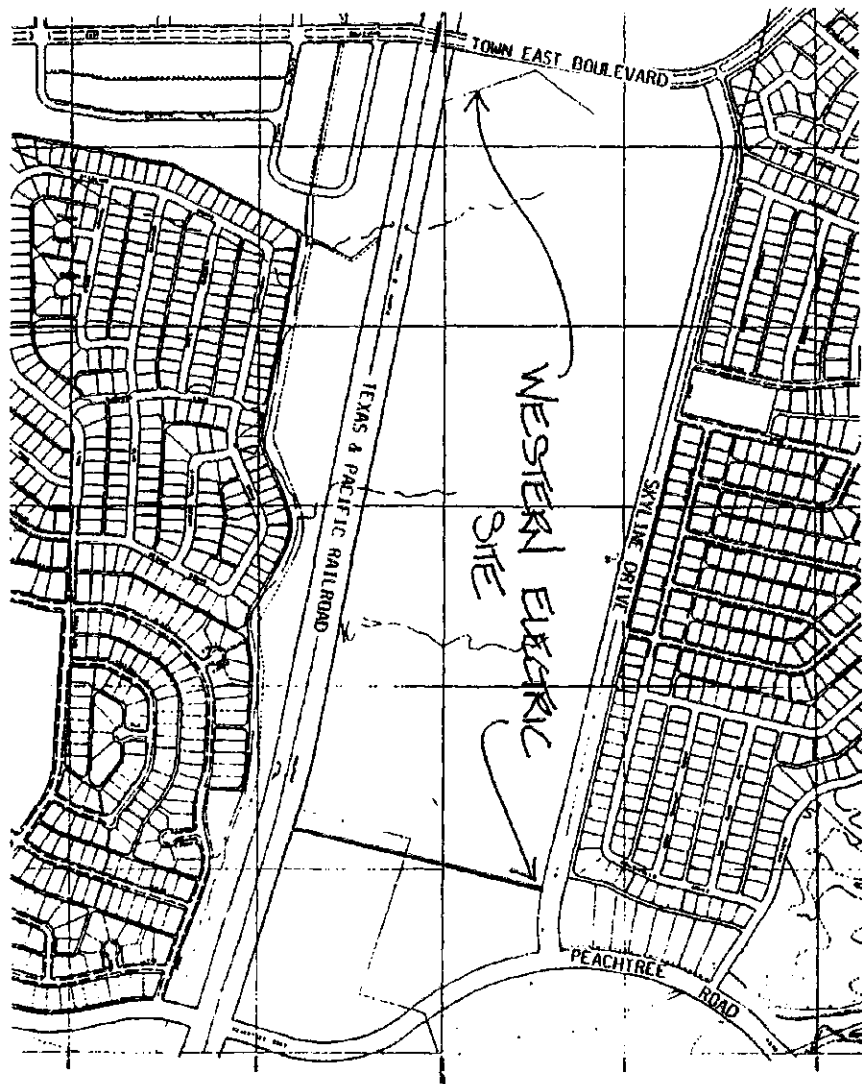


EXHIBIT "B"