

RESOLUTION NO. 24-2000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE CREATION OF REINVESTMENT ZONE NO. TWELVE 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 certain contiguous areas within its jurisdiction by the creation of reinvestment zones; and

WHEREAS, the City has determined that preliminary areas described by the metes and bounds descriptions attached hereto as Exhibit "A" meet the criteria for a reinvestment zone under the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Property Tax Code, as amended (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; providing interested persons the opportunity to speak and present evidence for or against the designation; 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; and

WHEREAS, the City desires by calling and holding such public hearings 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 July 5, 2000, in the City Council Chambers, City Hall, 711 N. Galloway, 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. Twelve, whether all or part of the territory described in the metes and bounds description attached hereto as Exhibit "A" should be included in such proposed reinvestment zone, and the concept of tax abatement.

SECTION 2. That notice of such public hearings shall be published in the official newspaper of the City of Mesquite no later than seven (7) days prior to the date of such hearings, and that written notice of such hearings along with a copy of the resolution shall be sent by mail to all taxing units overlapping the territory inside the proposed reinvestment zones.


Creation of Reinvestment Zone/June 19, 2000

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 19th day of June, 2000.




Mike Anderson
Mayor

ATTEST:



Ellen Williams
City Secretary

APPROVED:



B. J. Smith
City Attorney

PROPOSED BLOCK 2, LOT 3

BEING a tract of land situated in the Daniel Turner Survey, Abstract No. 1462, in the City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in deed to Petrus Investment, L.P., as recorded in Volume 98251, Page 9371, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described as follows:

COMMENCING at a set ½-inch iron rod with a yellow plastic cap stamped "HALFF ASSOC. INC." (hereafter referred to as "with cap"), at the intersection of the westerly right-of-way line of Town East Boulevard (100 foot right-of-way) and the northerly right-of-way line of a Dallas Power and Light Company right-of-way, as recorded in Volume 5624, Page 250, DRDCT, (125 foot right-of-way);

THENCE South 44 degrees 13 minutes 32 seconds West, departing said westerly line and along said northerly line, a distance of 930.01 feet to the POINT OF BEGINNING;

THENCE South 44 degrees 13 minutes 32 seconds West, continuing along said northerly line, a distance of 498.81 feet to a point at the intersection of said northerly line with the easterly right-of-way line of Chase Road (50 foot right-of-way);

THENCE North 45 degrees 45 minutes 33 seconds West, departing said northerly line and along said easterly line, a distance of 889.98 feet to a point for corner on the north line of said Petrus Investment tract;

THENCE North 44 degrees 16 minutes 17 seconds East, departing said easterly line and along the north line of said Petrus Investment tract, a distance of 493.45 feet to a point for corner;

THENCE South 45 degrees 31 minutes 28 seconds East, departing said north line, a distance of 889.59 feet to the POINT OF BEGINNING AND CONTAINING 437,446 square feet or 10.04 acres of land, more or less.

PROPOSED BLOCK 2, LOT 4

BEING a tract of land situated in the Daniel Turner Survey, Abstract No. 1462, in the City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in deed to Petrus Investment, L.P., as recorded in Volume 98251, Page 9371, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a set ½-inch iron rod with a yellow plastic cap stamped "HALFF ASSOC. INC." (hereafter referred to as "with cap"), at the intersection of the westerly right-of-way line of Town East Boulevard (100 foot right-of-way) and the northerly right-of-way line of a Dallas Power and Light Company right-of-way, as recorded in Volume 5624, Page 250, DRDCT, (125 foot right-of-way);

THENCE South 44 degrees 13 minutes 32 seconds West, departing said westerly line and along said northerly line, a distance of 930.01 feet to a set ½-inch iron rod with cap for a corner;

THENCE North 45 degrees 31 minutes 28 seconds West, departing said northerly line, a distance of 889.59 feet to a set ½-inch iron rod with cap for corner;

THENCE North 44 degrees 16 minutes 17 seconds East, a distance of 930.01 feet to a set ½-inch rod with cap on the said westerly line of Town East Boulevard;

THENCE South 45 degrees 31 minutes 28 seconds East, along said westerly line of said Town East Boulevard, a distance of 888.85 feet to the POINT OF BEGINNING AND CONTAINING 826,976 square feet or 18.98 acres of land, more or less.