

ORDINANCE NO. 1319

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 GENERAL RETAIL TO SERVICE STATION WITH THE STIPULATION THAT: (1) AN ENTRANCE ARROW BE PROVIDED FOR THE FIRST OPENING OFF GROSS ROAD ON RIDGEVIEW; SAID PROPERTY BEING LOCATED AT THE INTERSECTION OF GROSS ROAD AND RIDGEVIEW STREET, IN THE DANIEL TANNER SURVEY, ABSTRACT NO. 1462, AND SAID TRACT BEING A PART OF LOT 12, BLK. 74 OF NORTHRIDGE ESTATES NO. 6, CITY OF MESQUITE, DALLAS COUNTY, TEXAS; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL REGULATIONS 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 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:

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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 General Retail to Service Station with the stipulation that:

- (1) An entrance arrow be provided for the first opening off Gross Road on Ridgeview.

said property being located at the intersection of Gross Road and Ridgeview Street, in the Daniel Tanner Survey, Abstract No. 1462, and said tract being a part of Lot 12, Blk. 74 of Northridge Estates No. 6, City of Mesquite, Dallas County, Texas; and being more fully described in Exhibit "A" 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 should any paragraph, sentence, sub-division, 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 of 1973 as a whole.

SECTION 4. 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.

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SECTION 5. The fact that the present ordinances of the City of Mesquite are inadequate to allow for proper development within the city, creates an urgency and an emergency and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance, as the law and charter in such cases provides.

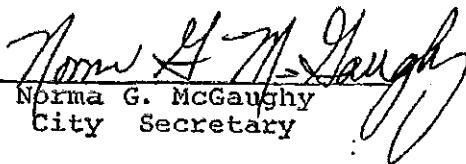
DULY PASSED AND APPROVED by the City Council of City of Mesquite, Texas, on the 7th day of June, A.D., 1976.



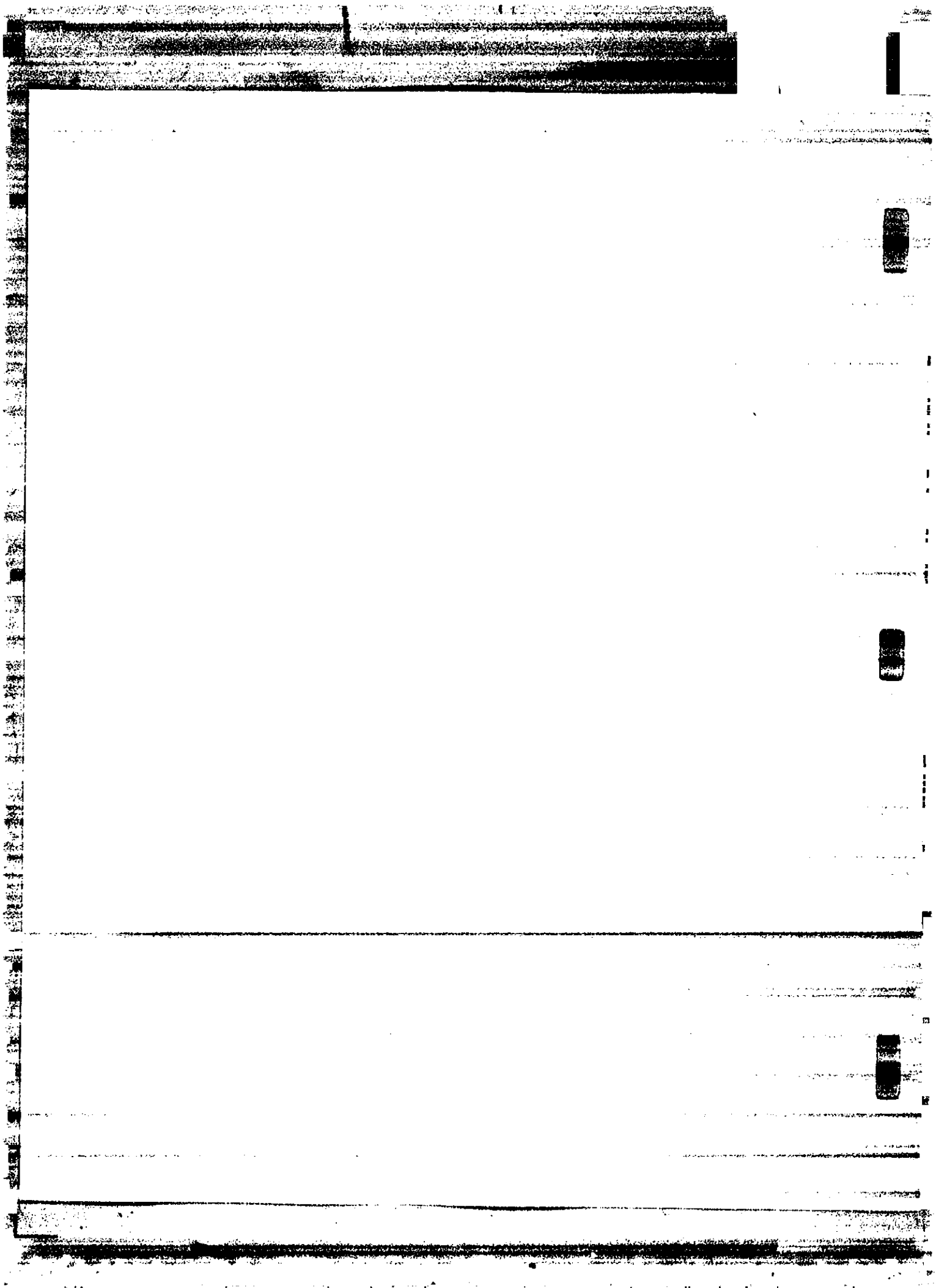
Vernie Erwin
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:


Norma G. McGaughy
City Secretary

Elland Archer
City Attorney



FIELD NOTES

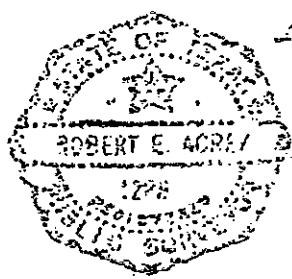
Being a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas and said tract being a part of Lot 12, Blk. 74 of Northridge Estates No. 6, an addition to the City of Mesquite as recorded in Volume 40, Page 37 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the intersection of the Northeast R.O.W. line of Gross Road (120 ft. R.O.W.) with the Southeast R.O.W. line of Ridgeview Street (50 ft. R.O.W.), said iron rod being the most Westerly Northwest corner of the said Lot No. 12;
THENCE North 44° 16' East along the Southeast R.O.W. line of Ridgeview Street a distance of 175.0 ft. to a point for a corner;
THENCE South 45° 42' East a distance of 107.42 ft. to a point for a corner;
THENCE South 44° 22' 20" West a distance of 175.0 ft. to a point for a corner in the Northeast R.O.W. line of Gross Road;
THENCE North 45° 42' West along the Northeast R.O.W. line of Gross Road a distance of 107.13 ft. to the Point of Beginning and containing 0.4310 acres (18,773 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey on the ground, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.

Robert E. Acrey



Robert E. Acrey
Registered Professional Engineer
Registered Public Surveyor

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