

ORDINANCE NO. 2002
File No. 1461-80A

(1037)

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 A CONDITIONAL USE IN GENERAL RETAIL TO ALLOW A CAR WASH LOCATED 325 FEET SOUTHEAST OF THE OATES DRIVE AND NORTHWEST DRIVE INTERSECTION; 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 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 change 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 change of zoning may 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 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 a Conditional Use in General Retail to allow a car wash located 325 feet southeast of the Oates Drive and Northwest Drive intersection; City of Mesquite, Dallas County, Texas, and being more fully described in exhibit "A" attached hereto.

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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 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.

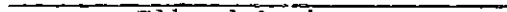
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 12th day of March, A.D., 1984.


 Mrs. Brunhilde Nystrom
 Mayor

ATTEST:

APPROVED AS TO FORM:


 Lynn Prugel
 City Secretary


 Elland Archer
 City Attorney

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SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful survey on the ground of the following described property, to-wit:

Being all that certain lot, tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, and being out of the TETOPHILUS THOMAS SURVEY, ABSTRACT NO. 1461, and being part of a 2.95 acre tract of land conveyed from the First National Bank of Atlanta to W. Harold Collum by Deed as recorded in Volume 80239, Page 3324 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod for a corner in the Southwest line of Northwest Drive, said corner being South 44° 37' 19" East, 325 feet from the intersection of the South line of Oates Drive and the Southeast line of Northwest Drive;

THENCE South 44° 37' 19" East, along the Southeast line of Northwest Drive, 125 feet to a 1/2" iron rod for corner;

THENCE South 45° 08' 50" East, departing said line of Northwest Drive, 150 feet to a 1/2" iron rod for corner;

THENCE North 44° 37' 19" West, parallel to the Southeast line of Northwest Drive, 125 feet to a 1/2" iron rod for corner;

THENCE North 45° 08' 50" East, 150 feet to the place of BEGINNING and containing 18,750 square feet of land.

1461-20A

CCP40

NORTHWEST DRIVE

S 44°37'10" E

175

BEGINNING

FILL SLOPE EASEMENT
VOL 71084 PG 1861 D R O C T

50' FILL SLOPE EASEMENT
VOL 78352 PG 0550 D R O C T

18,750 SQ. FT.
PART OF ABSTRACT
1461

N 44°00'30" E
150

S 45°06'50" W
150

N 44°37'10" W

175

* 1461.92A