

C0145

ORDINANCE NO. 2185
File No. BT3-3

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 SERVICE STATION TO LIGHT COMMERCIAL ON A .51 ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF THE U.S. 80 SERVICE ROAD AND MILLIE DRIVE, 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 (\$200.00) DOLLARS 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 Service Station to Light Commercial on a .51 acre tract located at the southeast corner of the U.S. 80 Service Road and Millie Drive; City of Mesquite, Dallas County, Texas, and being more fully described in exhibit "A" attached hereto.

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 (\$200.00) Dollars 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 17th day of June, A.D., 1985.

Mrs. Brunhilde Nystrom

Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:

Lynn Prugel

Lynn Prugel
City Secretary

Elland Archer
City Attorney

C0147

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 property described as follows, to-wit:

Being, the west 150 feet of Lot 20, Block 3 of BIG TOWN 1914115, No. 3, City of Mesquite, as recorded in Volume 41, Page 155 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod for a corner, said corner being the intersection of the East R. O. W. line of Millie Drive and the South R. O. W. line of Interstate Highway 20, same being the northwest corner of said Lot 20;

THENCE along the South line of L. B. 20 South 80° 57' East, 150 feet to a 1/2" iron rod for a corner;

THENCE South 70° 03' East, and parallel with the East line of Millie Drive 145 feet to a 1/2" iron rod for a corner in the North line of a 15 foot alley;

THENCE North 80° 57' West with the North line of said alley, 170.00 feet to a 1/2" iron rod for a corner in the East line of Millie Drive;

THENCE North 00° 03' East with the East line of Millie Drive, 145.00 feet to the place of BEGINNING and containing 21,750 square feet of land.

The plat is a true and correct representation of the property as determined by survey. Subject to any other laws, rules and regulations of the State of Texas, the surveyor warrants that the plat is a true and correct representation of the property as determined by survey. The surveyor warrants that the plat is a true and correct representation of the property as determined by survey. The surveyor warrants that the plat is a true and correct representation of the property as determined by survey.

Map No. 20, Block 3, 32221
Date: 10-1-85, 11039

Don Parish
DON PARISH
Registered Public Surveyor
PARISH SURVEYING, INC. 301 1100
1600 University Avenue, Dallas, Texas 75227



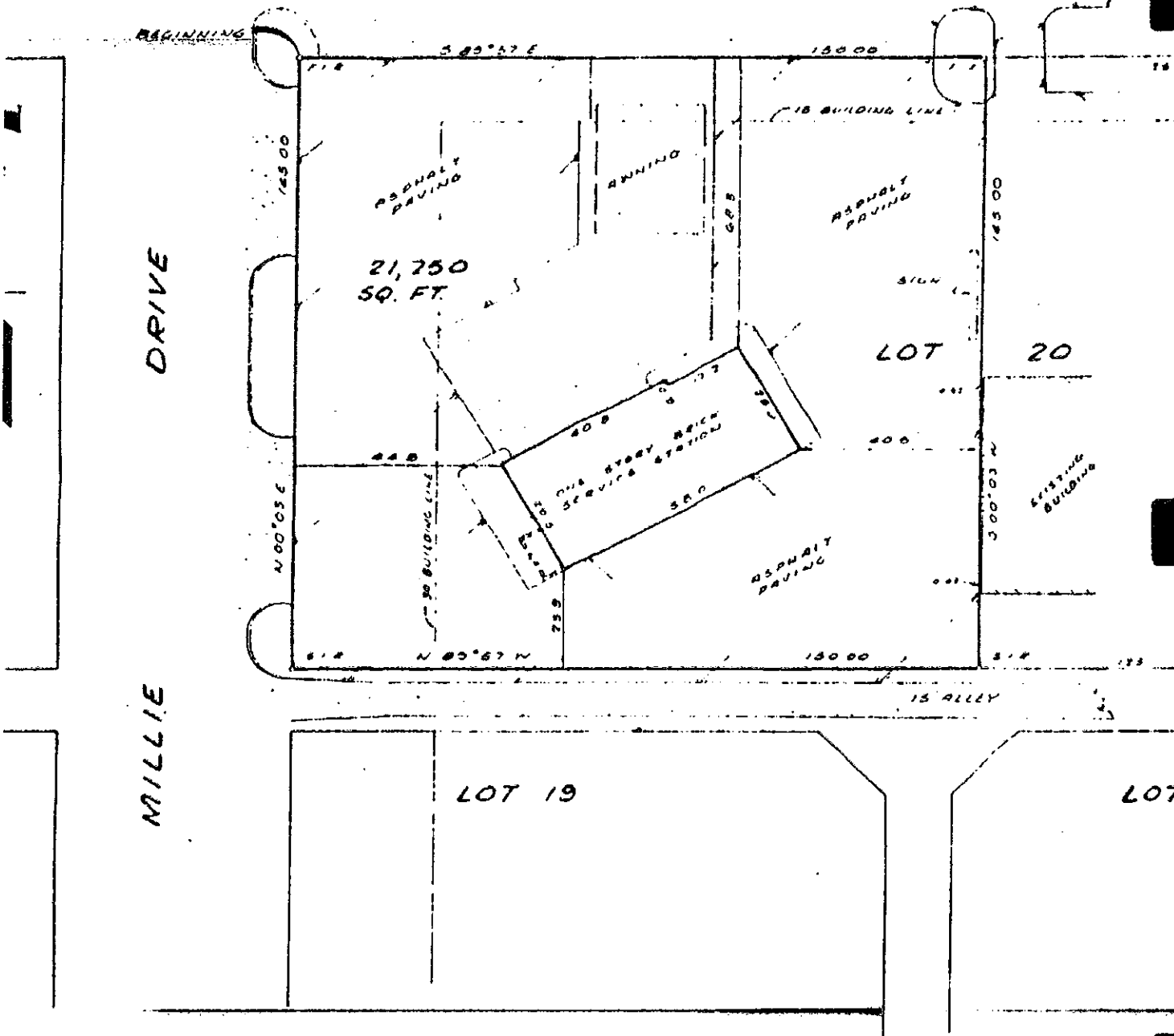
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INTERSTATE

HIGHWAY

20



MILLIE DRIVE

MILLIE

21,750 SQ. FT.

LOT 20

LOT 19

LOT

BT3-3