

ORDINANCE NO. 2215
File No. WP-2

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 AGRICULTURE TO LIGHT COMMERCIAL ON TWO TRACTS CONTAINING A TOTAL OF 22.85 ACRES; LOCATED SOUTH AND EAST OF THE I-20 AND BELT LINE ROAD 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 (\$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 Agriculture to Light Commercial on two tracts containing a total of 22.85 acres; located south and east of the I-20 and Belt Line Road intersection; 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 16th day of September A.D., 1985.



 Mrs. Brunhilde Nystrom
 Mayor

ATTEST:

APPROVED AS TO FORM:



 Lynn Prugel
 City Secretary

 Elland Archer
 City Attorney

TRACT 1

BEING a tract of land out of the J. P. Anderson League Survey, Abstract No. 1, and a part of the revised plat of Woodland Park Addition as recorded in Volume 73077, Page 1106, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South ROW line of Interstate Hwy. 20, S 85° 28' 54" E, 149.86 feet from the intersection of the South ROW line of Interstate Hwy. 20 with the Easterly ROW line of Belt Line Road;

THENCE: S 85° 28' 54" E, 1216.27 feet along the South ROW line of Interstate Hwy. 20 to an angle point being in Interstate Hwy. 20;

THENCE: S 81° 00' 20" E, 134.80 feet along Interstate Hwy. 20 to the intersection of the Westerly ROW line of Chapelwood Blvd.;

THENCE: S 45° 30' 30" W, 648.47 feet along the Westerly ROW line of Chapelwood Blvd. to a point being at 500.00 feet perpendicular distance from the South ROW line of Interstate Hwy. 20;

THENCE: N 85° 28' 54" W, 519.17 feet along a line that is 500.00 feet from and parallel to the South ROW line of Interstate Hwy. 20 to a point in the Easterly ROW line of Belt Line Road;

THENCE: N 43° 31' W, 597.91 feet along the North ROW line of Belt Line Road to a point for corner;

THENCE: N 25° 30' 49" E, 107.32 feet to the PLACE OF BEGINNING and containing 11.4544 acres of land.

WP-2

TRACT 6

BEING a tract of land out of the J. P. Anderson League Survey, Abstract No. 1, also out of the Samuel A. Haught Survey, Abstract No. 567, and a part of the revised plat of Woodland Park Addition as recorded in Volume 73077, Page 1106, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Easterly ROW line of Chapelwood Blvd. with the South ROW line of Interstate Hwy. 20;

THENCE: S 81° 00' 20" E, 447.26 feet to an angle point in Interstate Hwy. 20;

THENCE: S 86° 44' 02" E, 241.37 feet to a point;

THENCE: S 44° 30' 10" E, 673.26 feet to a point;

THENCE: S 45° 17' W, 68.74 feet to a point being at 500.00 feet perpendicular distance from the South ROW line of Interstate Hwy. 20;

THENCE: N 84° 52' 49" W, 133.88 feet along a line that is 500.00 feet from the parallel to the South ROW line of Interstate Hwy. 20 to an angle point;

THENCE: N 87° 23' 21" W, 65.70 feet continuing along the 500.00 foot line to an angle point;

THENCE: N 86° 44' 02" W, 130.30 feet along a line that is 500.00 foot and parallel to the South ROW line 1-H-20 to a point for corner;

THENCE: N 44° 09' 22" W, 131.49 feet to point for corner;

THENCE: S 45° 51' 43" W, 120.85 feet to a point being at 500.00 feet perpendicular distance from the South ROW line of Interstate Hwy. 20;

THENCE: N 86° 44' 02" W, 135.91 feet continuing along the 500.00 foot line to a point for corner;

THENCE: N 44° 00' 11" W, 26.40 Feet to a point in the easterly property line of Lawson School tract;

THENCE: N 45° 47' 33" E, 52.43 feet to a point being the NE corner of Lawson School tract;

THENCE: N 43° 40' 58" W, 362.82 feet to a point being the NW corner Lawson School Tract.

THENCE: S 45° 47' 33" W, 349.97 feet to a point being at 500.00 foot perpendicular distance from the South ROW line of I-H-20;

THENCE: N 81° 00' 20" W, 247.02 feet along a line that is 500.00 feet from and parallel to the South ROW line I-H-20 to an angle point;

THENCE: N 85° 28' 54" W, 189.54 feet continuing along the 500.00 foot line to a point in the Northeasterly ROW line of Chapelwood Blvd.;

THENCE: N 45° 30' 30" E, 634.32 feet along the Northeasterly ROW line of Chapelwood Blvd. to the PLACE OF BEGINNING and containing 496,602.05 square feet or 11.4004 acres of land.

W P - 2

6-21-85