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ORDINANCE NO. 2290  
File No. 1461-91

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 A-1 MULTIFAMILY TO PLANNED DEVELOPMENT/GENERAL RETAIL; THE 2.89 ACRE TRACT IS LOCATED EAST OF THE DALLAS POWER & LIGHT RIGHT-OF-WAY, MIDWAY BETWEEN I.H. 635 AND NORTHWEST 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 granting of zoning change under the Zoning Ordinance Regulations 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 amending the Zoning Map of the City of Mesquite so as to grant a change of zoning from A-1 Multifamily to Planned Development/General Retail; the 2.89 acre tract is located east of the Dallas Power & Light right-of-way, midway between I.H. 635 and Northwest Drive; City of Mesquite, Dallas County, Texas, and being more fully described in exhibit "A" attached hereto.



Being 2.8945 acres of land situated in the Theopalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas and being part of the 100 acre tract of land described in a deed to R. Guy Carter as recorded in Volume 4083, Page 455 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

Beginning at a point in the Southeast line of Oates Drive (100' R.O.W.) at the intersection of said line with the East line of the Dallas Power and Light Company R.O.W. Reference Volume 5458, Page 218 of the Deed Records of Dallas County, Texas;

THENCE North 44°58'27" East, along the Southeast line of Oates Drive, 285.42 ft. to a point for corner;

THENCE South 44°54'20" East, along the Southwest line of a tract described in a Deed to the Ayrshire Corporation as recorded in Volume 79207, Page 1251 of the Deed Records of Dallas County, Texas, 883.50 ft. to a point for corner; in the east line of the aforesaid Dallas Power and Light Company R.O.W.

THENCE North 62°49'13" West, along the said Dallas Power and Light Company R.O.W. line, 927.89 ft. to the point of Beginning and containing 2.8945 Acres (126,083 Sq. Ft.) of land.

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