

ORDINANCE NO. 2310  
File No. 1-12

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 GENERAL RETAIL ON A 10 ACRE TRACT LOCATED AT THE NORTHERNMOST CORNER OF THE LAWSON ROAD AND CARTWRIGHT 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 General Retail on a 10 acre tract located at the northernmost corner of the Lawson Road and Cartwright 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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.

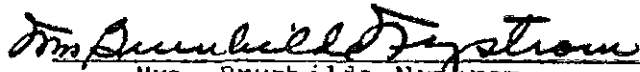
SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

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 June A.D., 1986.

  
Mrs. Brunhilde Nystrom  
Mayor

ATTEST:

APPROVED AS TO FORM:

  
Lynn Prugel  
City Secretary

\_\_\_\_\_  
Elland Archer  
City Attorney

00041

DATE: 21 October 1964

SURVEY PLAT

SCALE: 1" = 50'  
JOB NO. 64-417

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that under my personal supervision this date a careful and accurate survey was made on the ground of the following described property:

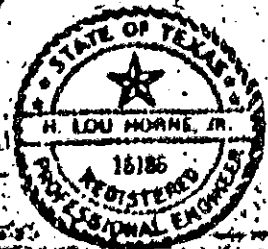
Situated in the County of Dallas, Texas, and being a part of the John P. Anderson Survey, Abstract No. 1, and also being a part of the 63.14 acre tract conveyed by Kellie A. Rhine and wife Eddie Bee Rhine to Nelson Monroe and wife, Florence S. Monroe by Deed dated 2 April 1954 and recorded in Volume 4015, Page 358 of the Deed Records of Dallas County, Texas, and being further described by metes and bounds as follows:

BEGINNING at the present point of intersection of the Northwest line of Lawson Road, a 40 foot right-of-way, and the Northeast line of Cartwright Road, a 60 foot right-of-way, a iron rod for corner, point being 20 ft. N 45° W of the South corner of said 63.14 acre tract;  
THENCE N 45° E 683.83 feet along the said present Northwest line of Lawson Road to a iron rod for corner;  
THENCE N 45° W 637.00 feet to a iron rod for corner;  
THENCE S 45° W 683.83 feet to a iron rod for corner in the said present Northeast line of Cartwright Road;  
THENCE S 45° E 637.00 feet along the said present Northeast line of Cartwright Road to the place of beginning and containing 10.000 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey. There are no encroachments or protrusions. Subject to all assessments of record.



H. Lou Horne, Jr., P.E.  
Registered Professional  
Civil Engineer



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N. 437

# 1-12

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