

ORDINANCE NO. 2391
File No. EG-1

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 CONDITIONAL USE IN GENERAL RETAIL FOR A DAY NURSERY WITH CERTAIN STIPULATIONS; THE SUBJECT 0.7346 ACRE TRACT IS LOCATED 686 FEET EAST OF PIONEER ROAD, FRONTING THE SOUTH SIDE OF EAST GLEN BOULEVARD; 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 General Retail to Conditional Use in General Retail for a day nursery with the stipulation that a six (6) foot masonry fence be provided along the south property line at the alley and the landscaping and a six (6) foot chain link fence be provided

along the east property line; landscaping to be four (4) foot high photinias on three (3) foot centers with a water sprinkler system included. The subject 0.7346 acre tract is located 686 feet east of Pioneer Road, fronting the south side of East Glen Boulevard; 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.

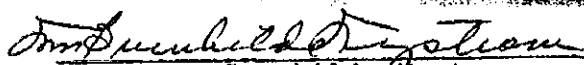
SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

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.

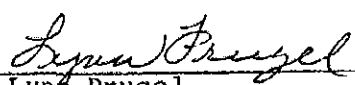
SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, creates an urgency and an emergency 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 February A.D., 1987.


Mrs. Brunhilde Mystrom
Mayor

ATTEST:

APPROVED AS TO FORM:


Lynn Prugel
City Secretary


Elizabeth A. Lunday
Assistant City Attorney

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF DALLAS :

WIFREAS, BAKER & ASSOCIATES NO. 1 JOINT VENTURE is the owner of a tract of land situated in the Thomas Scott Survey, Abstract Number 1353, City of Mesquite, Dallas County, Texas and being a part of Lot 78, Block B of East Glen Phase I an addition to the City of Mesquite as recorded in Volume 85040, Page 1473 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found at the most Northeast corner of said Lot 78, Block B of East Glen Phase I addition; said point also being the most Northwest corner of Lot 77, Block B of the said East Glen Phase I addition and said point also being on the South line of East Glen Blvd. (a 100.00 R.O.W.);

THENCE South $17^{\circ}56'50''$ West departing the said South line of East Glen Blvd. and along the common lot line of said Lots 77 & 78 a distance of 182.65 feet to an iron rod found for a corner on the North line of an alley (18.00 ft. R.O.W.);

THENCE North $89^{\circ}59'58''$ West departing the said common lot line of Lots 77 & 78 and along the said North line of an alley and the South line of said Lot 78 a distance of 162.02 feet to an iron rod set for a corner;

THENCE North $17^{\circ}56'50''$ East departing the said North line of an alley and the said South line of Lot 78 a distance of 232.57 feet to an iron rod set for a corner on the North line of said Lot 78 and the South line of said East Glen Blvd.;

THENCE South $72^{\circ}05'10''$ East along the said North line of Lot 78 and the said South line of East Glen Blvd. a distance of 154.14 feet to the POINT OF BEGINNING and containing a gross area of 0.7346 acres (31,999.18 sq. ft.) of land.

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