

ORDINANCE NO. 2489

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING SECTION 1 OF ORDINANCE NO. 2427 ADOPTED BY THE CITY COUNCIL ON MAY 18, 1987 BY DELETING THE REQUIREMENT FOR A MASONRY SCREENING WALL AND ADOPTING THE REQUIREMENT OF A SIX (6) FOOT CHAIN LINK FENCE WITH LANDSCAPING AND CERTAIN STIPULATIONS; PROVIDING A SEVERABILITY CLAUSE; 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:

WHEREAS, the requirement of a masonry screening wall as previously adopted, is hereby deleted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That Ordinance No. 2427 adopted by the City Council on May 18, 1987, is hereby amended by amending Section 1 thereof to read as follows:

". . . that a six (6) foot chain link fence with landscaping, stipulating five (5) gallon crepe myrtles, and irrigation be placed on the northeast property line between the proposed light commercial and existing office zoning, and that all previous stipulations of Ordinance 2123 be applied. The subject 1.5 acre tract is located north of the North Galloway and I-635 intersection, fronting the north side of Wooded Lake 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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.

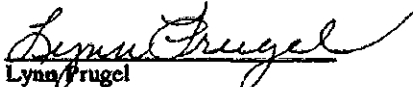
SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) 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.

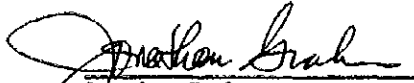
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas on the 7th day of December, A.D., 1987.


George A. Venner, Sr.
Mayor

ATTEST:


Lynn Frugel
City Secretary

APPROVED:


Jonathan Graham
City Attorney