

ORDINANCE NO. 2490
File No. EG-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 GENERAL RETAIL TO SERVICE STATION; THE SUBJECT 0.9181 ACRE TRACT IS LOCATED SOUTHEAST OF THE PIONEER ROAD AND EAST GLEN BOULEVARD INTERSECTION; CITY OF MESQUITE, DALLAS COUNTY, TEXAS; 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; 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:

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 Service Station. The subject 0.9181 acre tract is located southeast of the Pioneer Road and East Glen Boulevard 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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

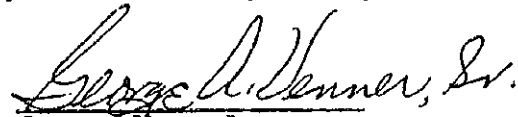
and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

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 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.

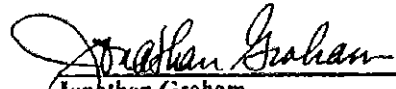
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas on the 7th day of December, A.D., 1987.


George A. Venner, Sr.
Mayor

ATTEST:


Lynn Prugel
City Secretary

APPROVED:


Jonathan Graham
City Attorney

RLG

Exhibit "A"

000153

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS

FIELD NOTES

0.9181 Ac

Part of Lot 78, Block B
East Glen Phase I and a Replat
of Blocks 6, 7 and 8 of Mesquite Highlands
City of Mesquite, Dallas County, Texas
for
Synergized Development Company

Being a tract or parcel of land situated in the Thomas Scott Survey, Abstract No. 1353, and also being part of Lot 78, Block B of East Glen Phase I and a Replat of Blocks 6, 7 and 8 of Mesquite Highlands, an addition to the City of Mesquite, Dallas County, Texas as recorded in Volume 85040, Page 1473 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the easterly line of Pioneer Road (100 feet wide) and the southerly line of East Glen Boulevard (100 feet wide);

THENCE South $72^{\circ}03'10''$ East along said south line of East Glen Boulevard a distance of 200.00 feet to a point for corner;

THENCE South $16^{\circ}48'22''$ West parallel to and 200.00 feet east of said east line of Pioneer Road a distance of 200.00 feet to a point for corner;

THENCE North $72^{\circ}03'10''$ West parallel to and 200.00 feet south of said south line of East Glen Boulevard a distance of 200.00 feet to a point for corner in said east line of Pioneer Road;

THENCE North $16^{\circ}48'22''$ East along said east line of Pioneer Road a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 39,992 square feet or 0.9181 acres of land.

NORMAN D. HARPER, PE
Chairman of the Board

JOHN F. STULL, PE
President

DAVID M. GOODSON, PE
Executive Vice President

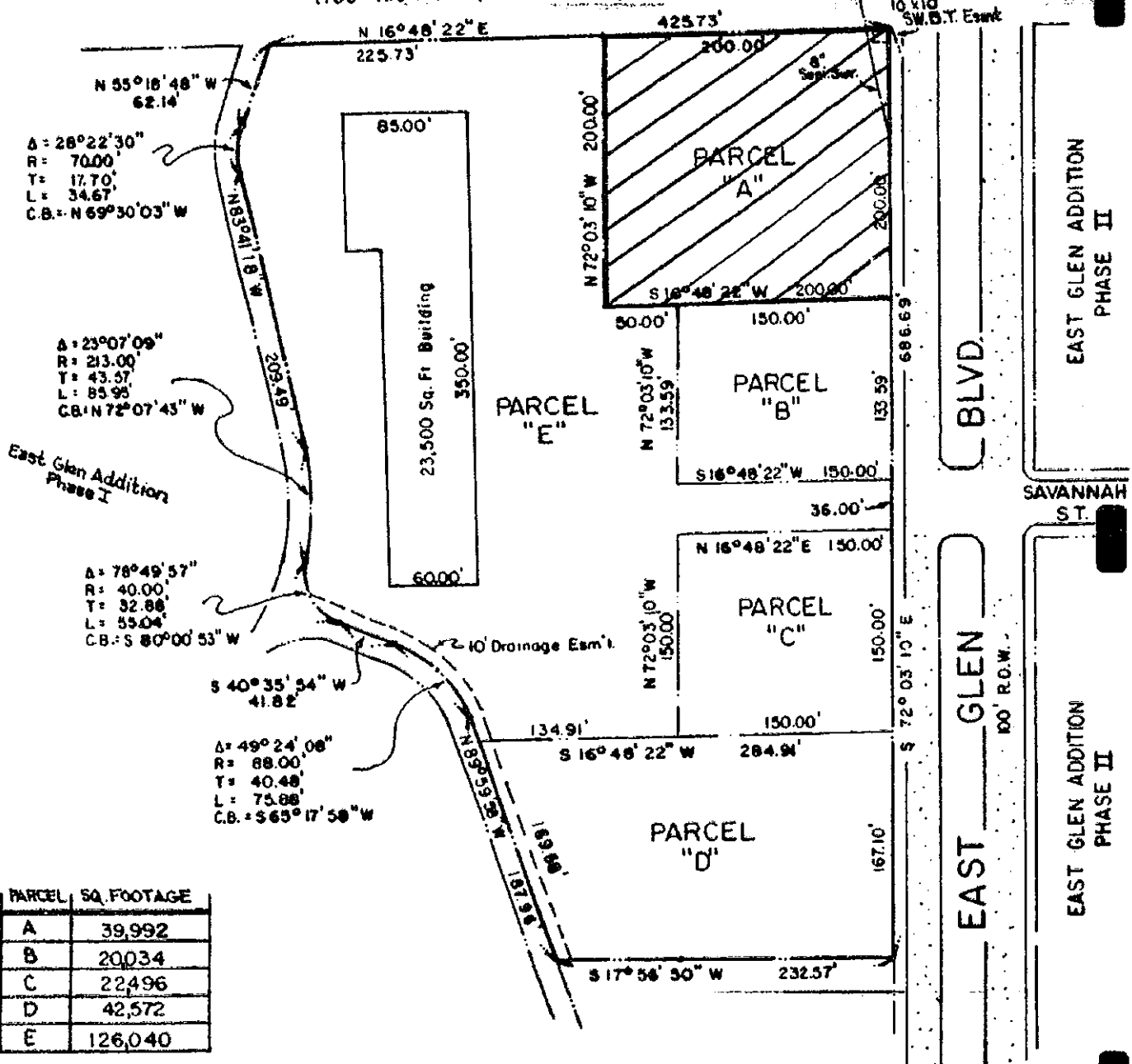
ROBERT G. WOOD, R.P.S.
Executive Vice President

SUITE 200, BLDG. 1 10300 N. CENTRAL EXPRESSWAY DALLAS, TEXAS 75231-3307 214/739-8100

000154

Exhibit "A"

PIONEER ROAD
(100' R.O.W.) (Under Construction)



$\Delta = 28^{\circ}22'30''$
R = 70.00'
T = 17.70'
L = 34.67'
C.B. = N 69°30'03" W

$\Delta = 23^{\circ}07'09''$
R = 213.00'
T = 43.57'
L = 85.95'
C.B. = N 72°07'43" W

$\Delta = 78^{\circ}49'57''$
R = 40.00'
T = 32.88'
L = 55.04'
C.B. = S 80°00'53" W

$\Delta = 49^{\circ}24'08''$
R = 88.00'
T = 40.48'
L = 75.88'
C.B. = S 65°17'58" W

PARCEL	SQ. FOOTAGE
A	39,992
B	20,034
C	22,496
D	42,572
E	126,040

SYNERGIZED DEVELOPMENT CO.
PRELIMINARY PLOT PLAN
EAST GLEN VILLAGE
CITY OF MESQUITE, DALLAS CO., TX.

Scale: 1" = 100'

Date: Oct 23, 1987