

ORDINANCE NO. 2561

File No. SK1-1

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1973, SO AS TO GRANT A CHANGE OF ZONING FROM INDUSTRIAL TO APPROVAL OF A CONDITIONAL USE PERMIT IN INDUSTRIAL FOR A HIGH RISK USE FOR THE MANUFACTURE OF ORGANIC POLYMERS, SUBJECT TO CONSTRUCTION AND OPERATION AS REQUIRED BY CITY, STATE AND FEDERAL AGENCIES; REPEALING ALL ORDINANCES IN CONFLICT WITH PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; 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 Industrial to approval of a Conditional Use permit in Industrial for a high risk use for the manufacture of organic polymers, subject to construction and operation as required by City, State and Federal agencies. The subject 2.0 tract is located 1,055 feet south of Executive Boulevard, fronting the east side of Sam Houston Road; 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 Thousand (\$2000.00) 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

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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, on the 3rd day of October, 1988.

  
George A. Venner, Sr.  
Mayor

ATTEST:

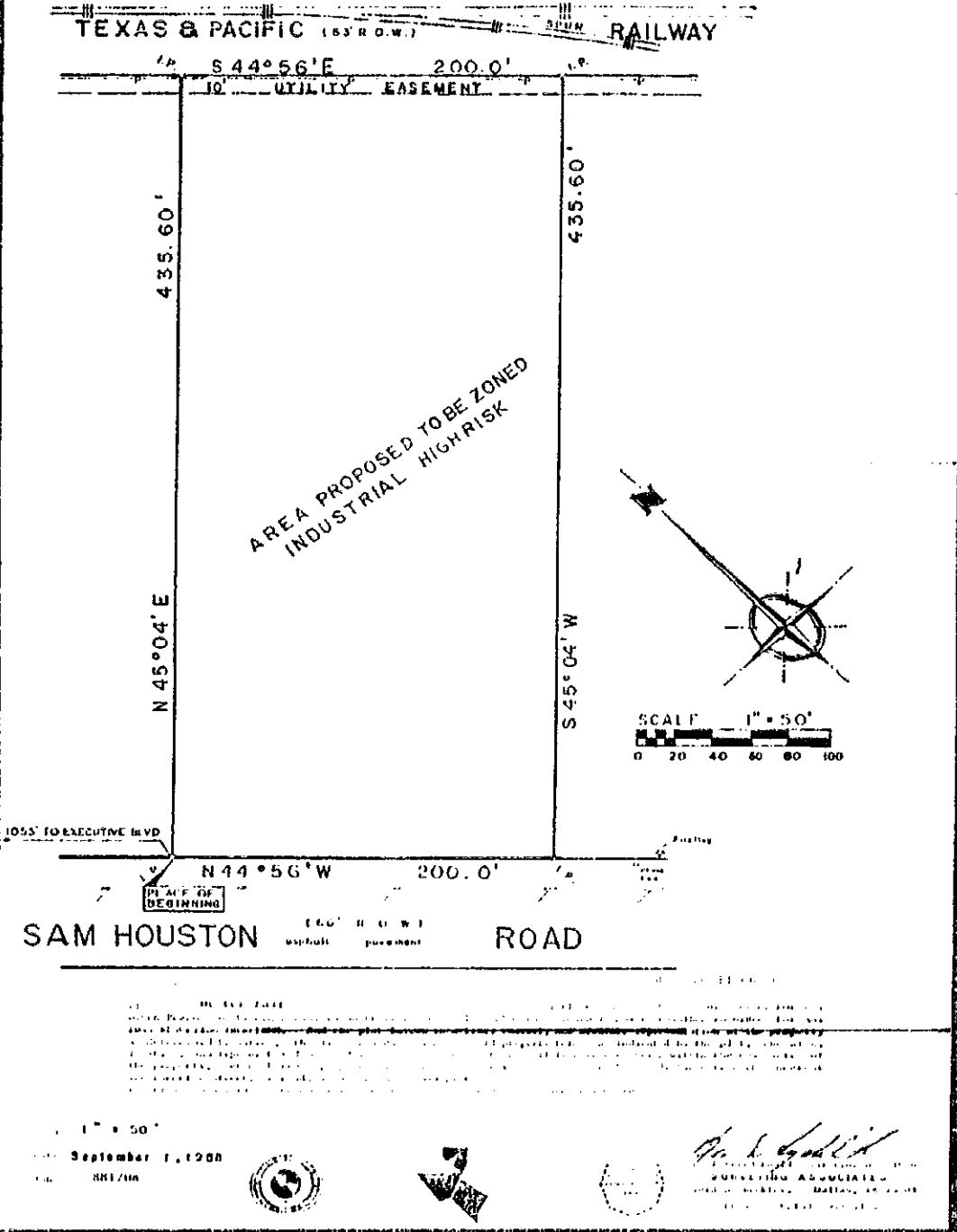
APPROVED:

  
Lynn Prugel  
City Secretary

  
Elizabeth A. Lunday  
Acting City Attorney

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And to certify that I have, this date, made a careful and accurate survey of the parcel of property located at Sam Houston Road, being a tract of land situated in the James County, Texas, and being more particularly described as follows: To wit: Industrial Park, being a tract of land situated in the City of Dallas, Texas, according to the plat recorded in Volume 42, Page 29, Map Records, Dallas County, Texas, and being more particularly described as follows: BEGINS at a point on the Northwest line of Sam Houston Road, (100 feet E.O.R.W.), said point being South 62 deg. 56 min. East, a distance of 1000.00 feet from the intersection of the said Northeast line of Sam Houston Road, with the Southwest line of Executive Boulevard, (100 feet E.O.R.W.), on the state lot corner; THENCE, North 45 deg. 04 min. East, a distance of 435.60 feet to a point on the Southwest line of the Texas & Pacific Railway's 64 foot right-of-way, an iron stake for corner; THENCE, South 45 deg. 04 min. East, with the Southwest line of said Texas & Pacific Railway right-of-way, a distance of 200.00 feet, an iron stake for corner; THENCE, South 45 deg. 04 min. West, a distance of 435.60 feet to a point on the said northeast line of Sam Houston Road, an iron stake for corner; THENCE, North 45 deg. 04 min. West, with the said Southwest line of Sam Houston Road, a distance of 200.00 feet to the PLACE OF BEGINNING, and containing 1.0000 acre of land.



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