

ORDINANCE NO. 3081

File No. 1462-215

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, SO AS TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW A METAL BUILDING WITH A MASONRY FRONT AND 20% WRAP, SUBJECT TO DESIGN CONSISTENT WITH EXISTING BUILDINGS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning 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 Mesquite Zoning Ordinance adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to approve a Conditional Use Permit to allow a metal building with a masonry front and 20% wrap, subject to design consistent with existing buildings. The subject property is located 714 feet north of the North Mesquite Drive and Towne Centre Drive intersection, City of Mesquite, Dallas County, Texas, as shown in the attached Exhibit "A".

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 Mesquite Zoning Ordinance.

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.

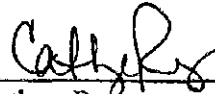
Page 2

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 Mesquite 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 Mesquite Zoning Ordinance as amended, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand (\$2,000.00) 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 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.

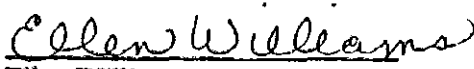
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of March, 1996.




Cathye Ray
Mayor

ATTEST:

APPROVED:



Ellen Williams
City Secretary



B.J. Smith
City Attorney

STATE OF TEXAS)

COUNTY OF DALLAS)

WHEREAS, C.A. SEEDS ESTATE AND TOWN EAST FORD are the owners of all of tract 3 of SEEDS Subdivision called 3.208 acres, Recorded in Volume 72019, Page 1831; and 1.6070 acres, deed to TOWN EAST FORD out of a 10.457 acre tract Recorded in Volume 80131, Page 3277, all in the City of Mesquite, part of the Daniel Tanner Survey, Abstract No. 1462 of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the Northeast corner of tract 3 of SEEDS ADDITION and also being in the Westerly ROW line of North Mesquite Drive (a 60' ROW);

THENCE: S 08°44'00" E, 545.65 feet along the West ROW line of North Mesquite Drive to a 3/8" iron rod found at the beginning of a curve to the right, having a central angle of 18°26'25", radius of 500.00 feet;

THENCE: Around said curve along the West ROW line of North Mesquite Drive an arc distance of 160.92 feet to a 3/8" iron rod found;

THENCE: S 78°54'24" W, 428.13 feet to a point for corner in the Southerly line of said tract 3 of SEEDS ADDITION;

THENCE: S 44°57'00" W, 104.75 feet along the South line of SEEDS ADDITION to a 5/8" iron rod found at its Southwest corner;

THENCE: N 06°42'00" W, 783.97 feet along the West line of said SEEDS ADDITION to its Northwest corner a 1/2" iron rod found;

THENCE: N 81°16'00" E, 510.03 feet along the North line of said SEEDS ADDITION to the PLACE OF BEGINNING and containing 8.5900 acres more or less.

00004