

ORDINANCE NO. 3140

File No. 1462-222

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 CHANGE OF ZONING FROM LIGHT COMMERCIAL TO COMMERCIAL; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; 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 change of zoning from Light Commercial to Commercial. The subject property is a 1.29 acre tract located at the southwest corner of the U.S. Hwy. 80 Frontage Road and Crest Park 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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.

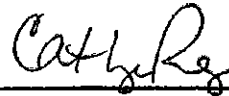
SECTION 4. —That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 3042 of the Mesquite City Code.

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 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, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) 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 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 3rd day of March, 1997.



Cathye Ray
Mayor

ATTEST:

APPROVED:



Ellen Williams
City Secretary



B.J. Smith
City Attorney

State of Texas
County of Dallas

Being a tract of land out of the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas and being in the City of Mesquite, Texas, and being more particularly described as follows:

Beginning at a brass disc in concrete stamped Texas Department of Transportation for the intersection of the south R.O.W. of U.S. Highway 80 (variable width R.O.W.) with the west R.O.W. of Crest Park Drive. (50' R.O.W.);

Thence South $00^{\circ}45'50''$ East along the west R.O.W. of Crest Park Drive a distance of 284.41 feet to a $\frac{1}{2}$ " iron rod found at the beginning of a curve to the left with radius of 284.41 feet and central angle of $09^{\circ}35'52''$;

Thence southerly continuing along the west R.O.W. of Crest Park Drive along said curve to the left an arc distance of 46.07 feet to a P-K nail found in asphalt for corner, said point also being the northeast corner of a tract of land conveyed to Mesquite I.S.D.

Thence South $89^{\circ}14'10''$ West along the north line of said Mesquite I.S.D. tract a distance of 203.85 feet to a $\frac{5}{8}$ " iron rod found for corner;

Thence North $00^{\circ}45'50''$ West a distance of 284.41 feet to a $\frac{5}{8}$ " iron rod found for corner, said point being in the south R.O.W. of U.S. Highway 80;

Thence South $89^{\circ}45'42''$ East along the south R.O.W. of U.S. Highway 80 a distance of 284.41 feet to the Place of Beginning and containing 1.299 acres of land.

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