

ORDINANCE NO. 3169  
File No. 1256-5

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 R-3 SINGLE FAMILY RESIDENTIAL TO GENERAL RETAIL; 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 R-3 Single Family Residential to General Retail. The subject 2.295 acre tract is located approximately 200 feet southeast of the Hillview Drive and North Galloway Avenue intersection, 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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.

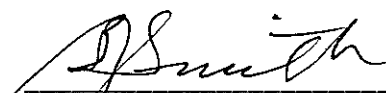
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 15th day of September, 1997.

  
\_\_\_\_\_  
Mike Anderson  
Mayor

ATTEST:

APPROVED:

  
\_\_\_\_\_  
Ellen Williams  
City Secretary

  
\_\_\_\_\_  
B.J. Smith  
City Attorney

LEGAL DESCRIPTION

BEING all that certain tract, parcel, or lot of land located in the W.H. ROWE SURVEY, Abstract No. 1256, Dallas County, Texas, being a portion of the tract of land described in the deed to Thomas Gorman, Bishop of the Roman Catholic Diocese of Dallas-Fort Worth, recorded in Volume 4450, Page 7, Deed Records, Dallas County, Texas (D.R.D.C.T.) and more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwesterly corner of the Gorman Tract, said rod being in the northeast right-of-way line of Galloway Avenue;

THENCE, N 45°37'25" W along the northeast line of Galloway Avenue, a distance of 499.83 feet to a 1/2" iron rod, said rod being the most northwesterly corner of the Gorman Tract;

THENCE, N 44°02'09" E, along the northwesterly line of the Gorman Tract, a distance of 200.00 feet to a 1/2" iron rod;

THENCE, S 45°37'25" E, along a line 200.00 feet northeast of and parallel with said northeast line of Galloway Avenue, a distance of 499.89 feet to a 1/2" iron rod, said rod being located in the southeasterly line of the Gorman Tract;

THENCE, S 44°03'14" W, along the southeasterly line of the Gorman Tract, a distance of 200.00 feet to the POINT OF BEGINNING, containing 2.295 acres more or less.

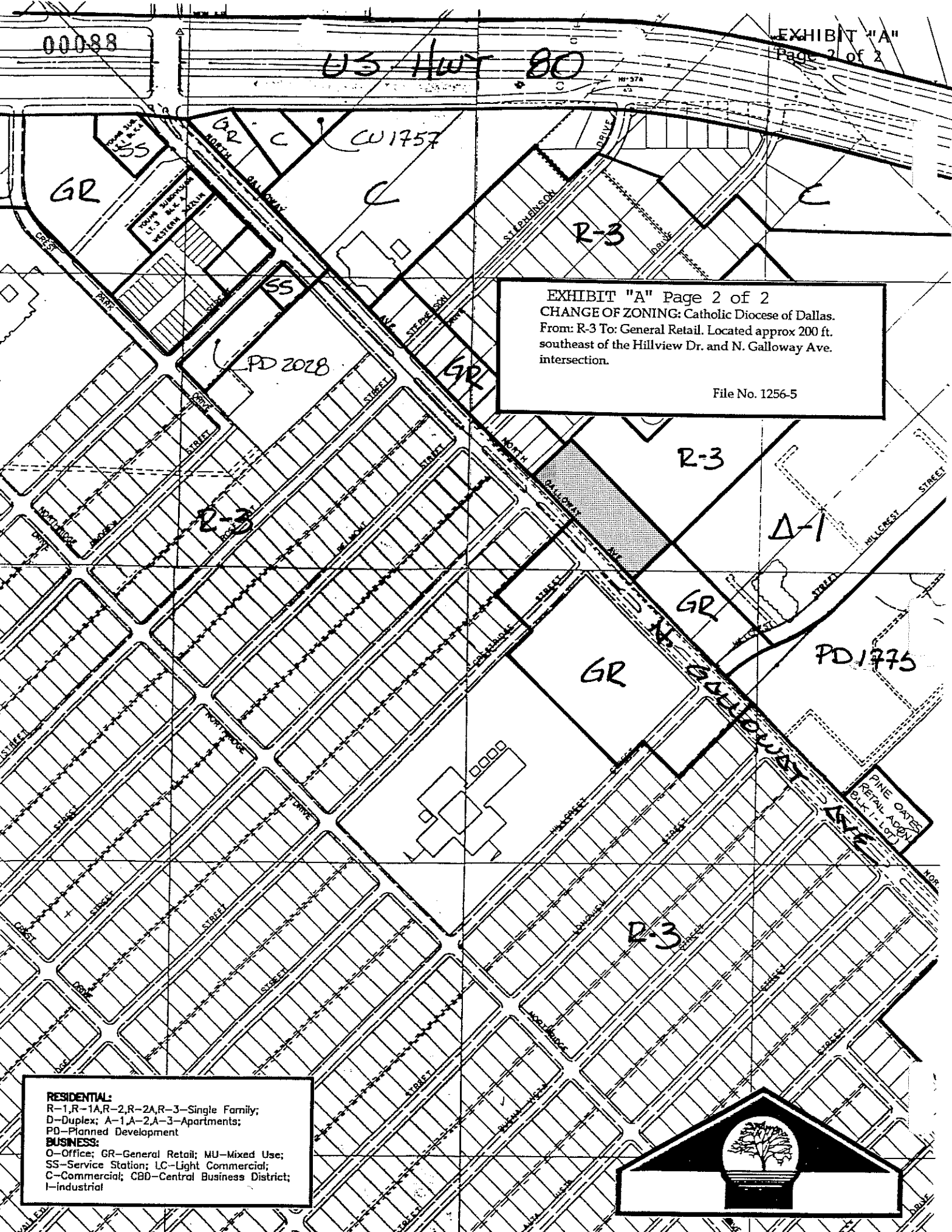


EXHIBIT "A" Page 2 of 2  
 CHANGE OF ZONING: Catholic Diocese of Dallas.  
 From: R-3 To: General Retail. Located approx 200 ft.  
 southeast of the Hillview Dr. and N. Galloway Ave.  
 intersection.  
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**RESIDENTIAL:**  
 R-1,R-1A,R-2,R-2A,R-3—Single Family;  
 D—Duplex; A-1,A-2,A-3—Apartments;  
 PD—Planned Development  
**BUSINESS:**  
 O—Office; GR—General Retail; MU—Mixed Use;  
 SS—Service Station; LC—Light Commercial;  
 C—Commercial; CBD—Central Business District;  
 I—Industrial

