

ORDINANCE NO. 4182

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN BY MODIFYING THE GATEWAYS, NEIGHBORHOODS-NORTH AND COMMUNITY BUSINESS-NORTH MAPS TO DESIGNATE CERTAIN AREAS AS APPROPRIATE FOR GENERAL BUSINESS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the *Mesquite Comprehensive Plan* has a discrepancy in the “Gateways” and the “Neighborhoods – North” maps for an area located between the city limit line of Mesquite and north of the Palos Verdes #9 and #11 Subdivisions and the electrical transmission line right-of-way is designated as part of the IH-30 Mixed Use Gateway and as a Urban Multifamily Neighborhood; and

WHEREAS, following publication and public hearings as required by law, the Planning and Zoning Commission has examined the need to amend the maps in the *Mesquite Comprehensive Plan* to designate an area as General Business as stated herein, and is recommending that the City Council amend the affected maps; and

WHEREAS, the Texas Local Government Code, Section 211.004, provides that local zoning regulations must be adopted in accordance with a comprehensive plan, and it is deemed prudent to amend the *Mesquite Comprehensive Plan* concurrently with the application to change the zoning of the area for an office development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the *Mesquite Comprehensive Plan*, last updated on September 19, 2011, be and the same is hereby adopting revisions to the “Gateways,” the “Community Business-North,” and the “Neighborhoods North” maps in Part III and in Part IV, attached hereto collectively as 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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.

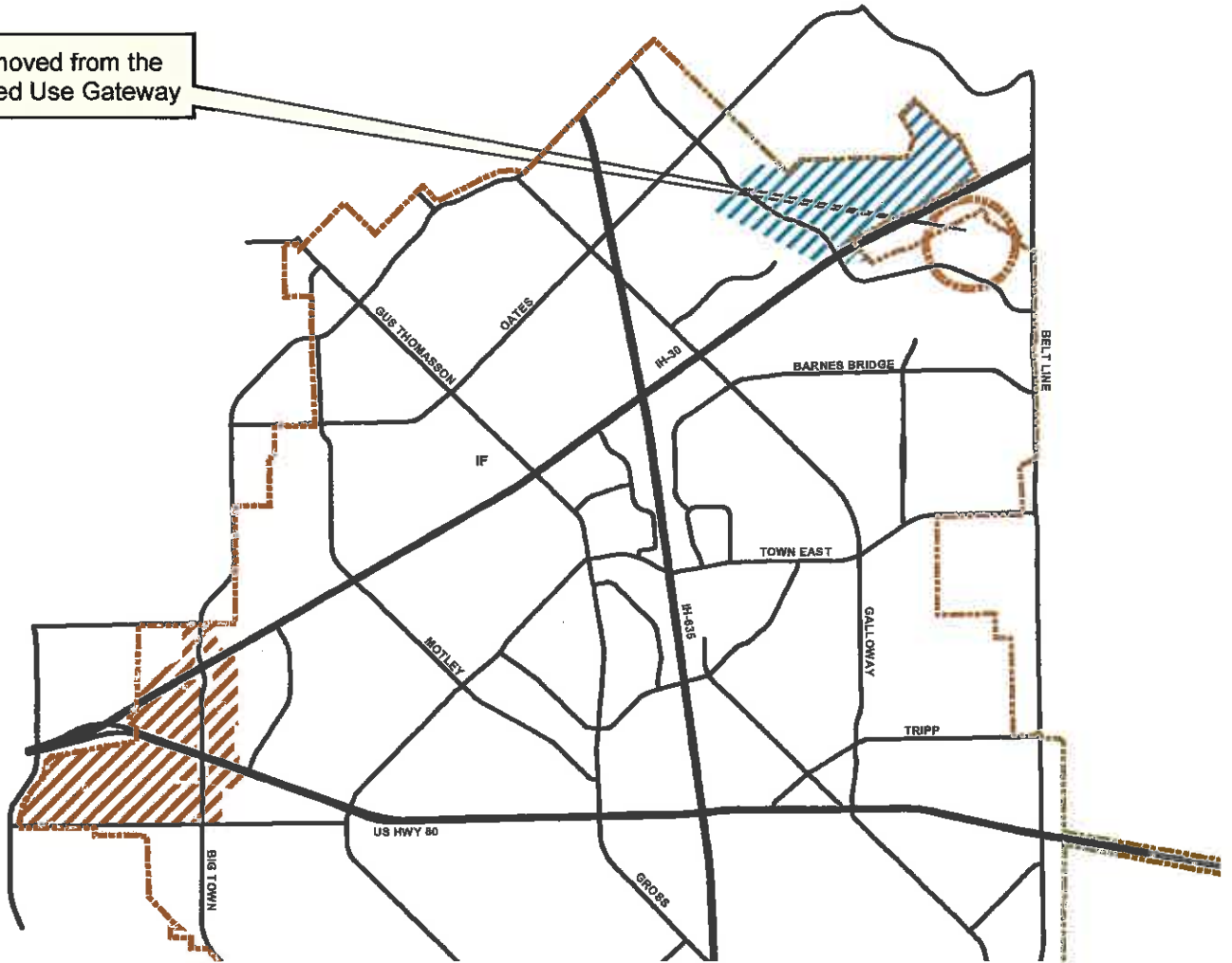
SECTION 3. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the present ordinances of the City of Mesquite are inadequate to provide for the proper protection of 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

Exhibit "A"

GATEWAYS

Area removed from the I-30 Mixed Use Gateway



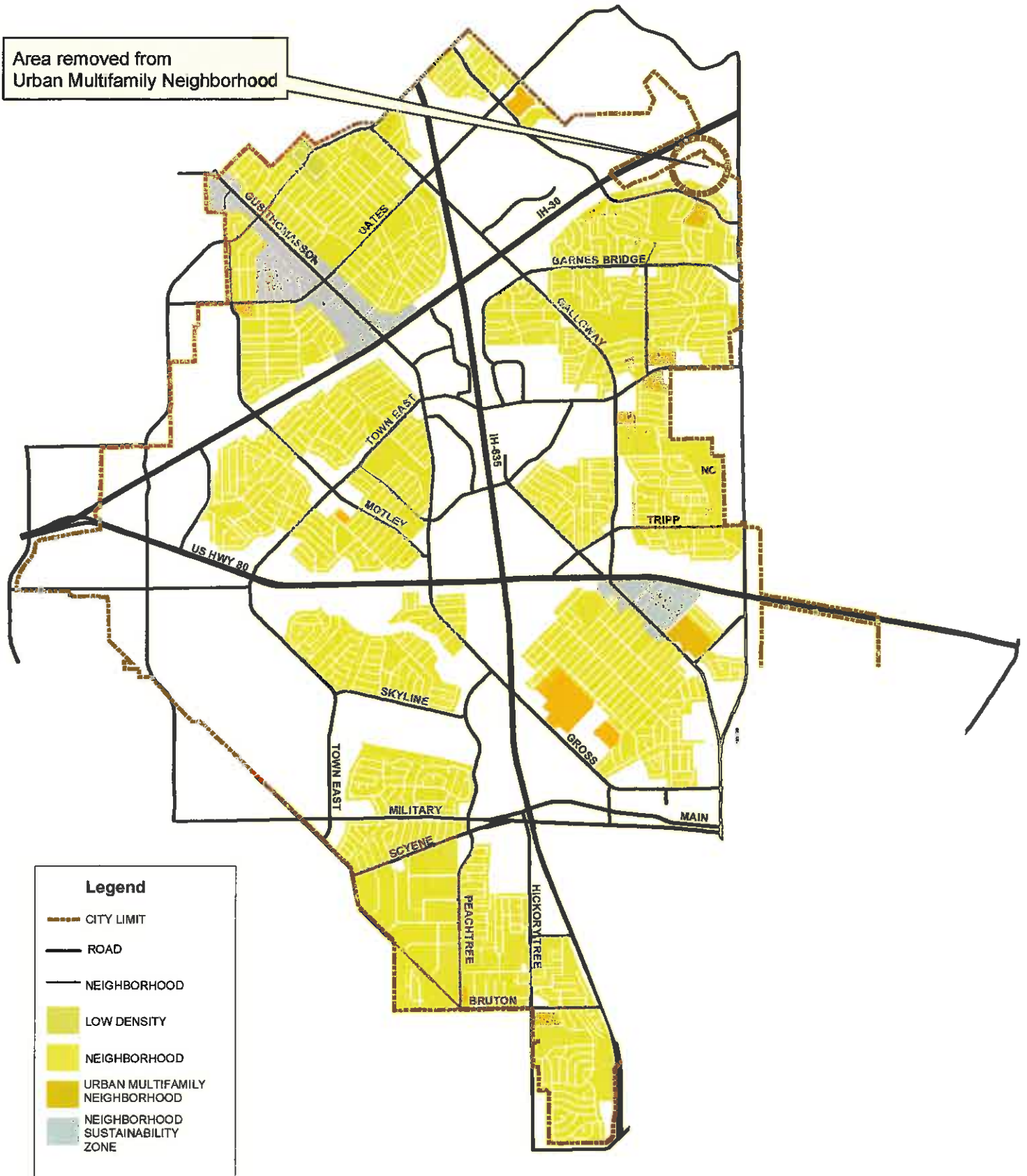
 Big Town Gateway

 I-30 Mixed Use Gateway

 CITY LIMIT

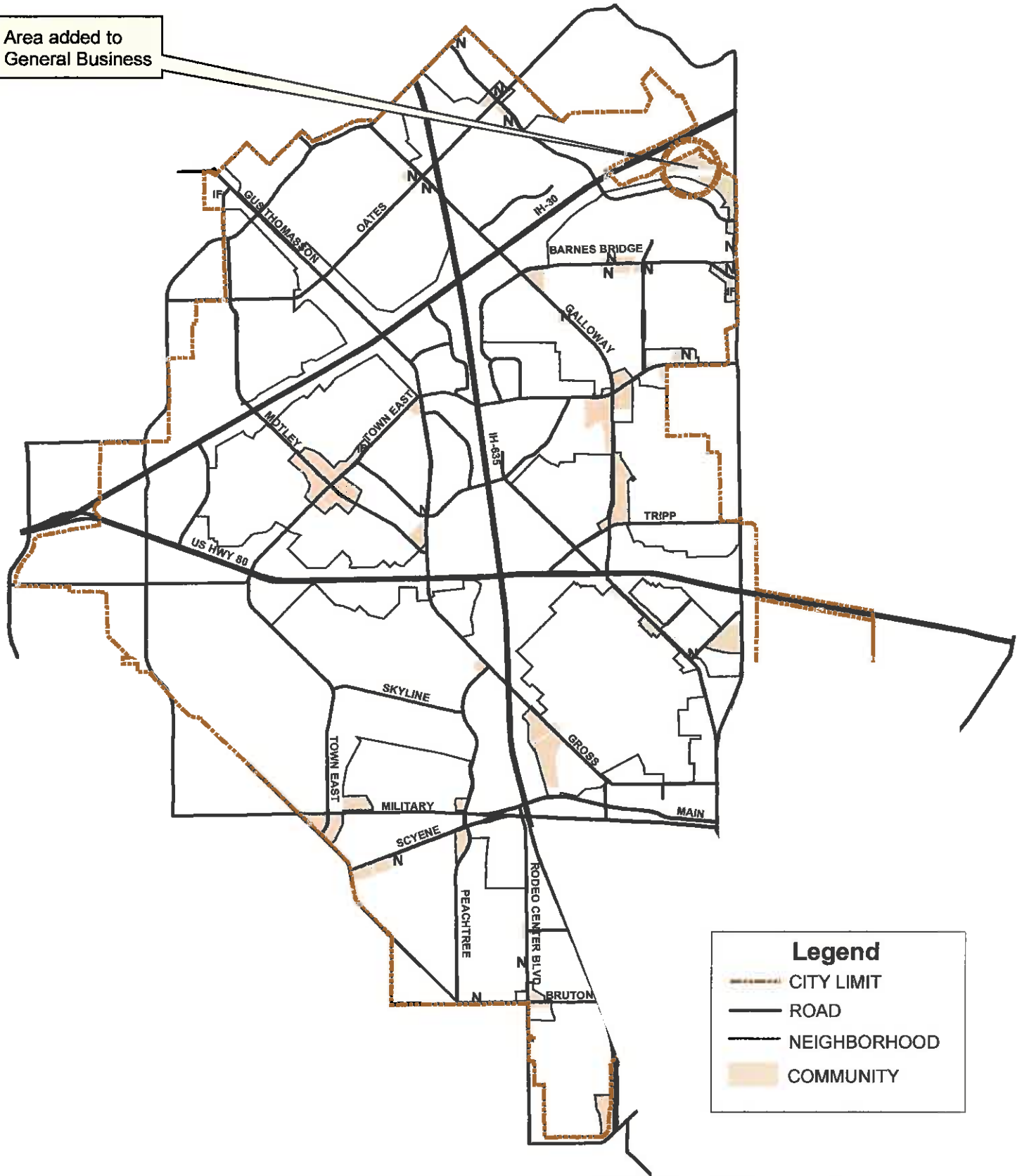
NEIGHBORHOODS - NORTH

Area removed from
Urban Multifamily Neighborhood



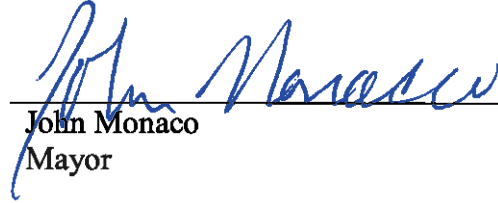
COMMUNITY BUSINESS - NORTH

Area added to
General Business



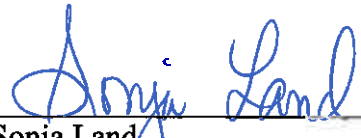
and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 17th day of October, 2011.



John Monaco
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



B. J. Smith
City Attorney