

ORDINANCE NO. _____

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

WHEREAS, following publication and public hearings as required by law, the City Council of the City of Mesquite, Texas, approved a change of zoning from R-1 Single-Family Residential to Planned Development – General Retail subject to certain stipulations thereby allowing a grocery store; and

WHEREAS, the maps in the *Mesquite Comprehensive Plan* need to be amended to designate the newly zoned area as Planned Development – General Retail as stated herein; 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 a grocery store.

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 October 17, 2011, be and the same is hereby adopting revisions to the “Community Business-South” and the “Neighborhoods-South” maps 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 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 18th day of September, 2017.

Stan Pickett
Mayor

ATTEST:

APPROVED:

Sonja Land
City Secretary



B. J. Smith
City Attorney

Attachment 2 - Proposed Map Amendment Community Business South



