

ORDINANCE NO. \_\_\_\_\_  
Subdivision Text Amendment No. 2018-01

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS,  
AMENDING ORDINANCE NO. 1136, THE MESQUITE  
SUBDIVISION ORDINANCE, ADOPTED ON SEPTEMBER 4,  
1973, AS AMENDED, BY DELETING ARTICLE V, PART F(1)  
IN ITS ENTIRETY AND ADDING A NEW PART F(1) TO  
ARTICLE V THEREBY AMENDING THE REGULATIONS FOR  
PLATTING LOTS IN RESIDENTIAL ZONING DISTRICTS;  
PROVIDING A REPEALER CLAUSE; PROVIDING A  
SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE  
DATE THEREOF.

WHEREAS, in order that the intended purposes of the Subdivision Ordinance are best served, it has been determined necessary to amend certain language of said ordinance; and

WHEREAS, the City Council did give public notice and did hold a public hearing regarding the proposed amendment.

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

SECTION 1. That the Mesquite Subdivision Ordinance adopted on September 4, 1973, as amended, be and the same is hereby amended by deleting Article V, Part F(1) in its entirety and adding a new Part F(1) to Article V to read as follows, said Ordinance and Article in all other respects to remain in full force and effect:

- (1) The area of each platted lot must comply with the minimum regulations for the zoning district in which the lot is located. In residential zoning districts, lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development and taking into consideration the natural topography of the ground, drainage, wastewater facilities and the proposed layout of streets.

SECTION 2. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed.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 are 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 validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 4. That this ordinance shall take effect and be in force from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,  
on the 16th day of April, 2018.

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Stan Pickett  
Mayor

ATTEST:

APPROVED:

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Sonja Land  
City Secretary

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Interim City Attorney