

ORDINANCE NO. _____
File No. Z0921-0219

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING BY ADDING THE TRINITY POINTE MESQUITE (TPM) OVERLAY DISTRICT TO ALL PROPERTIES LOCATED EAST OF THE DALLAS COUNTY – KAUFMAN COUNTY LINE AND WEST OF FM 2932, GENERALLY ALONG INTERSTATE HIGHWAY 20; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

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

SECTION 1. The Mesquite Zoning Ordinance (“**MZO**”) is amended by approving a change of zoning by adding the Trinity Pointe Mesquite (“**TPM**”) Overlay District to all properties located east of the Dallas County – Kaufman County line and west of FM 2932, generally along Interstate Highway 20. The TPM Overlay District and the properties to which the TPM Overlay District is applied are depicted in the map shown in Exhibit A, attached hereto and made a part hereof, and in all other respects said MZO shall remain in full force and effect.

SECTION 2. 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of the City of Mesquite in conflict with the provisions of this ordinance to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 3. 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. Any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

October 18, 2021

Page 2 of 2

SECTION 5. This ordinance shall take effect and be in force from and after five days after publication.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of October 2021.

Bruce Archer
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary



David L. Paschall
City Attorney

EXHIBIT A – File No. Z0921-0219

