

ORDINANCE NO. 575

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MESQUITE, TEXAS, BY AMENDING ARTICLE VII, SECTION 3, PARAGRAPHS 2 AND 8, SO AS TO CHANGE THE SIDE YARD REQUIREMENTS AND PARKING REGULATIONS IN "R-3" RESIDENTIAL DISTRICTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission and the City Council of the City of Mesquite, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Mesquite, have given the requisite notices by publication and otherwise, and after holding due hearings and after affording a full and fair hearing to all the property owners generally and in the exercise of its legislative discretion, have concluded that the Comprehensive Zoning Ordinance should be amended:

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Mesquite, Texas, duly passed by the City Council on the 17th day of August, 1964, and as heretofore amended, be, and the same is hereby amended by amending Article VII, Section 3, Subparagraphs 2 and 8, which shall hereafter read as follows:

"ARTICLE VII

R-3 SINGLE FAMILY DWELLING  
DISTRICT REGULATIONS

Section 3. AREA REGULATIONS

2. Side Yards

There shall be a side yard on each side of the building of not less than five (5) feet in width. The side yard of a corner lot adjacent to a side street shall not be less than ten (10) feet in width. Where the corner lot is a 'key lot', the required front yard shall be provided on both streets.

8. Parking Regulations

Off-street parking space shall be provided on the lot to accommodate two (2) motor cars for each dwelling unit; however, no supporting

member of any garage, carport or other automobile storage structure shall be located within the required front yard. No vehicle storage space in this district shall be used for storage of any truck, truck-trailer or van, except panel and pickup trucks not exceeding one (1) ton capacity may be stored on a lot when occupied as residence of the operator. The parking space shall be provided on the lot for two (2) vehicles to be served by either a double driveway or a single driveway with a flared approach to the parking spaces. This approach shall allow two (2) vehicles to be parked and removed without moving one car to facilitate the movement of the other. All parking areas shall be paved according to the City of Mesquite standard paving specifications. Parking for other uses shall be provided as required by Article XIX."

SECTION 2. Should any section, paragraph, subdivision, clause, phrase, sentence or provision of this ordinance be adjudged invalid, illegal or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional and shall in no way affect the provisions of the Comprehensive Zoning Ordinance as a whole.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Mesquite and upon conviction in Corporation Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 4. The fact that the present zoning regulations of the City are inadequate and do not properly regulate the requirements for side yards and parking regulations creates an urgency and an emergency, and for the preservation of the public health, safety and welfare requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

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DULY PASSED by the City Council of the City of Mesquite,  
Texas, on the 21 day of December, 19 64.

APPROVED:  
B.W. Cruce  
MAYOR

ATTEST:  
Tom L. M. Gandy  
CITY SECRETARY

APPROVED AS TO FORM:  
B. Robert Baker  
CITY ATTORNEY