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ORDINANCE NO. 1195

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING ORDINANCE NO. 1135, KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 1973, DULY PASSED BY THE CITY COUNCIL ON SEPTEMBER 4, 1973, BY DELETING PARAGRAPH 10.002 AND PARAGRAPH 43.015 AND SUBSTITUTING THEREFOR NEW LANGUAGE AS CONTAINED IN SECTION 1 OF THIS ORDINANCE; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL REGULATIONS OF THE 1973 ZONING ORDINANCE; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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

SECTION 1. That Ordinance No. 1135 known as the Comprehensive Zoning Ordinance of 1973, is hereby amended by deleting the below mentioned paragraphs and substituting the following therefor; in all other respects said Ordinance is to remain in full force and effect:

"Paragraph 10.002 Residential:

Single family detached dwellings containing a minimum of thirteen hundred (1300) square feet.

"Paragraph 43.015 Contractors' yards and Related Establishments:

Building material yards (excluding concrete mixing, contractors' equipment storage yard or plant, or storage yard for rental of equipment commonly used by contractors); trucking or motor freight stations or terminals; retail lumber yards, including incidental millwork; storage and sale of grain, livestock feed, or fuel; carting expressing and hauling establishments, including storage of vehicles; provided such uses are conducted either (a) wholly within a completely enclosed building or buildings, except for storage of vehicles, which building shall be distant at least one hundred (100) feet from any residential district, unless such building has no openings other than stationary

windows and required fire exits within such distance, but not within fifty (50) feet of any residential district in any case; or (b) when conducted within an area completely enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six (6) feet high but not within two hundred (200) feet of any residential district; provided further that all storage yards related to the uses in this paragraph shall be enclosed."

SECTION 2. That all ordinances of the City of Mesquite in conflict with the provisions of this ordinance be, and the same are, hereby repealed and all other ordinances of the City of Mesquite not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional and shall not affect the validity of the comprehensive Zoning Ordinance as a whole.

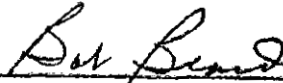
SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. Whereas, the changes as indicated in Section 1 of this ordinance are required in order to protect the public interest, comfort, and general welfare of the City of Mesquite, creates an urgency and an 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 the caption of said ordinance, as the law in such cases provides.

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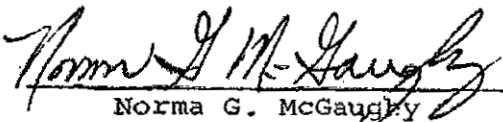
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DULY PASSED AND APPROVED by the City Council of the City  
of Mesquite, Texas, on the 20th day of May , A.D., 1974.




Bob Beard  
Mayor

ATTEST:



Norma G. McGaughey  
City Secretary

APPROVED AS TO FORM:



Elland Archer  
City Attorney

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*Handwritten signature*