

ORDINANCE NO. 2110
File No. 1031-12

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1973, DULY PASSED BY THE CITY COUNCIL ON SEPTEMBER 4, 1973 AND ORDINANCE NO. 1406, SO AS TO GRANT A CHANGE OF ZONING FROM COMMERCIAL WITH A CONDITIONAL USE FOR PROCESSING AND MANUFACTURING TO COMMERCIAL WITH AN ADDITIONAL CONDITIONAL USE FOR A METAL BUILDING WITH THE FOLLOWING PROVISIONS AND STIPULATIONS: (1) THE 100% MASONRY REQUIREMENT OF ORDINANCE NUMBER 1406 IS DELETED; (2) METAL BUILDINGS SHALL HAVE A MINIMUM SETBACK OF 150 FEET; (3) A MASONRY FRONT SHALL BE REQUIRED ON THE HICKORY TREE ROAD FRONTAGE; HOWEVER, NO MASONRY WILL BE REQUIRED ON THE INITIAL CONSTRUCTION SUBJECT TO THE OFFICES WITH MASONRY FRONTS BEING CONSTRUCTED IN FRONT OF THE METAL BUILDING WITHIN 12 MONTHS; (4) LANDSCAPING WILL BE REQUIRED IN THE FRONT 25 FOOT SETBACK, AND THE LANDSCAPE PLANS MUST BE SUBMITTED WITH THE BUILDING PLANS; NO TALL SHRUBS WILL BE REQUIRED AND THE INSTALLATION OF THE LANDSCAPING MAY BE DEFERRED FOR 12 MONTHS UNTIL THE OFFICE BUILDING IS CONSTRUCTED; (5) THE FRONT OF THE EXISTING BUILDING SHALL BE MODIFIED TO CONFORM TO THE EXTERIOR TREATMENT OF THE METAL BUILDINGS; THE 9.55 TRACT IS LOCATED NORTHEAST OF THE HICKORY TREE AND SANDY LANE INTERSECTION; CITY OF MESQUITE, DALLAS COUNTY, TEXAS; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART 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 TO THE LAND HEREWITH ZONED; BY PROVIDING THAT THE FOREGOING CHANGES ARE GRANTED SUBJECT TO ANY DEVELOPMENT OF THE LAND BEING DEVELOPED IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; BY PROVIDING A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY:

WHEREAS, the City Planning Commission of the City of Mesquite and the governing body of the City of Mesquite in compliance with the Charter of the City of Mesquite and State Laws with reference to granting of zoning change under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a

full and fair hearing to all property owners generally and to the persons interested and situated in the area, the City of Mesquite is of the opinion that the change of zoning may be granted herein:

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

SECTION 1. That the Comprehensive Zoning Ordinance of 1973, duly passed by the City Council of the City of Mesquite, Texas, on the 4th day of September, 1973 and Ordinance No. 1406, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to grant a change of zoning from Commercial with a Conditional Use for processing and manufacturing to Commercial with an additional Conditional Use for a metal building with the following provisions and stipulations: (1) The 100% masonry requirement of Ordinance No. 1406 is deleted; (2) Metal buildings shall have a minimum setback of 150 feet; (3) A masonry front shall be required on the Hickory Tree Road frontage; however, no masonry will be required on the initial construction subject to the offices with masonry fronts being constructed in front of the metal building within 12 months; (4) Landscaping will be required in the front 25 foot setback, and the landscape plans must be submitted with the building plans; no tall shrubs will be required and the installation of the landscaping may be deferred for 12 months until the office building is constructed; (5) The front of the existing building shall be modified to conform to the exterior treatment of the metal buildings; the 9.55 tract is located north-east of the Hickory Tree and Sandy Lane intersection; City of Mesquite, Dallas County, Texas; and being more fully described in exhibit "A" attached hereto.

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 the property described in Section 1 of this ordinance, shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1973.

SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

SECTION 5. 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 6. 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 (\$200.00) Dollars for each offense.

SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and 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 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 10th day of December, A.D., 1984.

Mrs. Brunhilde Nystrom
Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:

Lynn Prugel
Lynn Prugel
City Secretary

Elland Archer
Elland Archer
City Attorney

EXHIBIT A

Situated in Dallas County, Texas and being 9.55 acres out of the MCKINNEY and WILLIAMS SURVEY, ABSTRACT NO. 1031, in Dallas County, Texas, more particularly described as follows:

BEGINNING at a point in the East R.O.W. line of Hickory Tree Road, said point being 30 feet East and 901 feet South of the Northwest corner of the MCKINNEY and WILLIAMS SURVEY;

THENCE North $89^{\circ} 54'$ East, 631.36 feet to point for corner;

THENCE South $30^{\circ} 50'$ East, 419.16 feet to point for corner;

THENCE South $21^{\circ} 57'$ East, 186.60 feet to point for corner;

THENCE North $89^{\circ} 59'$ West, 911.70 feet to point for corner in the East R.O.W. line of Hickory Tree Road;

THENCE North along said East R.O.W. line of Hickory Tree Road, 532.0 feet to point of BEGINNING, containing 9.55 acres of land.

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