

## ORDINANCE NO. 2443

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE SUBDIVISION ORDINANCE OF 1973 DULY PASSED BY THE CITY COUNCIL ON SEPTEMBER 4, 1973, BY AMENDING SECTION M AND DELETING SECTION N OF ARTICLE V THEREOF; BY PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

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

SECTION 1. That the Subdivision Ordinance of the City of Mesquite, Texas is hereby amended by amending Section M as shown below and deleting Section N of Article V, in all other respects said ordinance and article to remain in full force and effect.

Section M is amended as follows:

M. RESIDENTIAL DEVELOPMENT ADJACENT TO ARTERIAL STREETS

Where a subdivision is platted so that the rear yards of residential lots are separated by an alley from an arterial street, as defined herein and shown on the Mesquite Thoroughfare Plan, a solid masonry wall, 6 to 8 feet in height, constructed of 1) clay fired brick of natural colors, either double wall brick or thin wall brick, or 2) a reinforced concrete, simulated brick type wall or other appropriate texture, in earthtone color achieved through color additives, shall be erected on the street right-of-way line with a 4 foot wide sidewalk adjacent to the wall on the arterial side. Such wall shall be structurally designed with plans and specifications approved by the Building Official and no wall shall be placed so as to obstruct traffic visibility. The City Council may modify or waive this requirement or approve alternate screening methods based on site and/or design considerations. Installation of the masonry wall is required prior to issuance of permits on any adjacent lots.

SECTION 2. That should any paragraph, sentence, word, clause, or provision of this ordinance be held to be invalid or unconstitutional, 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 or unconstitutional, and shall not affect the validity the of Subdivision Ordinance as a whole.

SECTION 3. Whereas the fact that the present ordinances of the City of Mesquite are not adequate to permit and promote

Ordinance  
Page 2

proper development to protect the public interest, comfort and general welfare of the City of Mesquite creates an urgency and emergency for the preservation of the public health, safety, and welfare, requires that this ordinance shall take effect immediately from and after its publication as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas on the 6th day of July, A.D., 1987.

George A. Venner, Sr.  
George A. Venner, Sr.  
Mayor

ATTEST:

Lynn Prugel  
Lynn Prugel  
City Secretary

APPROVED:

Jonathan K. Graham  
Jonathan K. Graham  
City Attorney