

ORDINANCE NO. 2783
File No. MIL-1

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, SO AS TO ALLOW A CONDITIONAL USE PERMIT FOR THE PROCESSING AND RECONDITIONING OF BATTERIES IN A C-COMMERCIAL DISTRICT, SUBJECT TO CONDITIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning 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 Mesquite Zoning Ordinance adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to allow a Conditional Use Permit for the processing and reconditioning of batteries in a C-Commercial District, subject to the following conditions:

1. Vent-a-hoods, designed for the intended use, will be required over the areas used for filling, charging, cleaning, and reconditioning.
2. Depending upon the specific products and solvents involved, a fire suppression system may be required for the area used in cleaning and reconditioning.
3. Containment areas will be required to contain any spillage of products, chemicals, acids, etc. in order to preclude entry into the storm sewer system and storm water contamination. An EPA storm water runoff permit may be required.
4. An industrial waste discharge permit will be required. Dependent upon possible discharges into the sanitary sewer system, pretreatment facilities may be required.
5. Information regarding proposed procedures for the disposal of hazardous

wastes will be required prior to the issuance of a Certificate of Occupancy to determine if there are any permits or monitoring procedures required. No on-site disposal of batteries will be permitted.

6. Outside storage shall be prohibited.
7. The operation shall comply with all requirements of the Fire Marshal.

The subject 2,000 square foot lease space is located at 720 Military Parkway, Suite A as shown on the filed plat of the Military Square Addition, Lot 3 recorded in the Dallas County Records, June 21, 1982; City of Mesquite, Dallas County, Texas.

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 Mesquite Zoning Ordinance.

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.

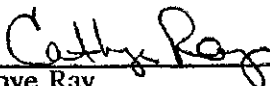
SECTION 5. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional and shall not affect the validity of the Mesquite 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 Mesquite Zoning Ordinance as amended, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand (\$2,000.00) 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 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.

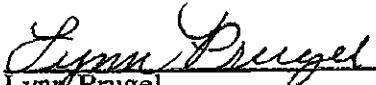
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DULY PASSED AND APPROVED by the City Council of the City of Mesquite
Texas, on the 16th day of December, 1991.




Cathye Ray
Mayor

ATTEST:



Lynn Prugel
City Secretary

APPROVED:



B.J. Smith
City Attorney

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