

ORDINANCE NO. 3017  
File No. BTSC-6

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 APPROVE A CONDITIONAL USE PERMIT FOR INDOOR RECREATION, A GAMEROOM; SUBJECT TO A CERTAIN CONDITION; 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 approve a Conditional Use Permit for Indoor Recreation, a gameroom, subject to the condition that the hours of operation coincide with the hour of operation of Big Town Mall.

The subject property is the 3,000 square foot lease space, known as Suite 921, Big Town Shopping Center; City of Mesquite, Dallas County, Texas as shown on the attached drawing, Exhibit "A".

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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 20th day of February, 1995.

  
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Cathye Ray  
Mayor

ATTEST:

APPROVED:

  
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Lynn Prugel  
City Secretary

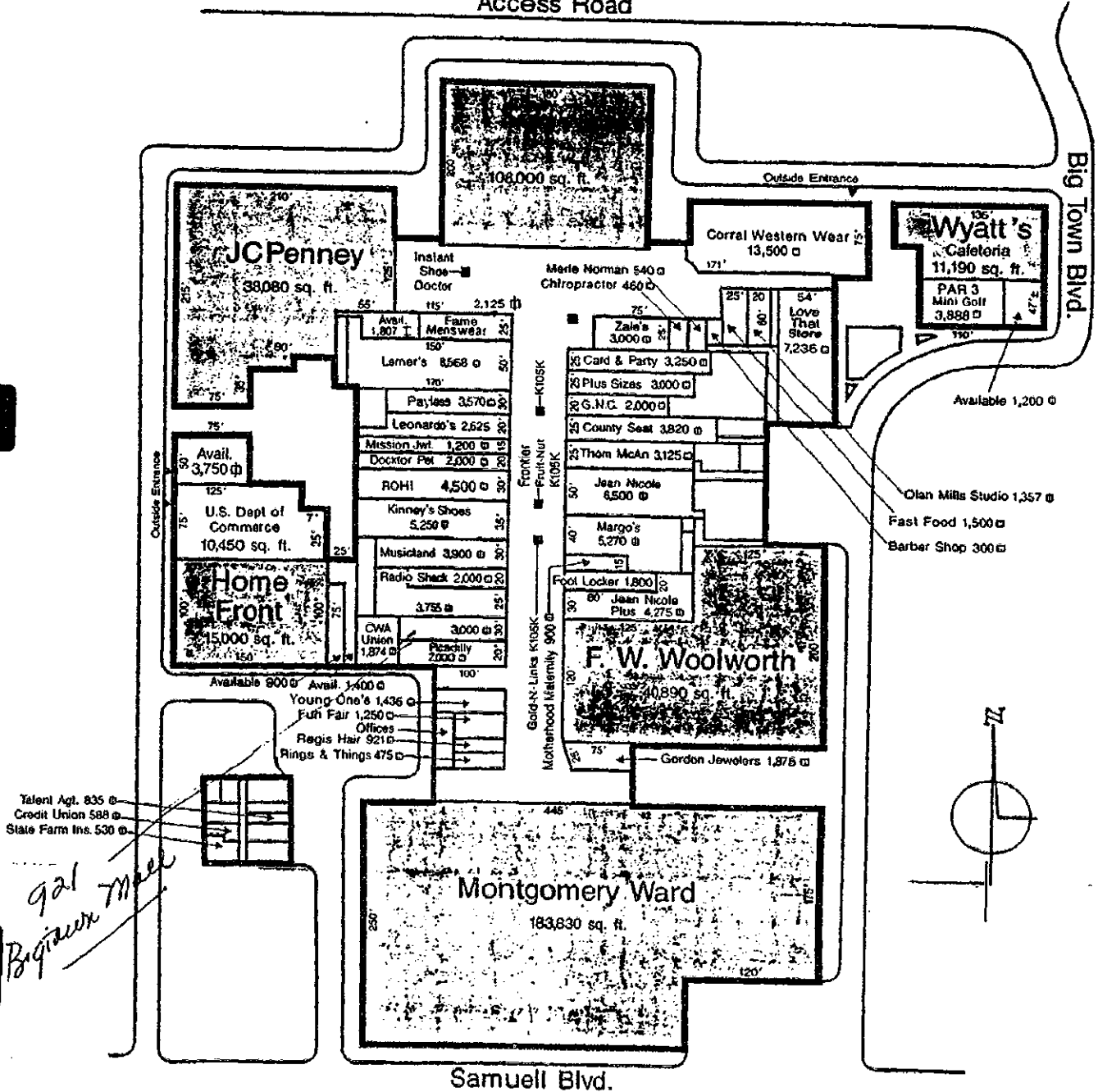
  
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B.J. Smith  
City Attorney

# RIGTOWN

## LEASING PLAN

Access Road

Big Town Blvd.



**JCPenney**  
38,080 sq. ft.

Avail. 3,750 sq. ft.  
U.S. Dept of Commerce  
10,450 sq. ft.

**Home Front**  
15,000 sq. ft.

Instant Shoe Doctor  
115' 2,125 sq. ft.  
Avail. 1,807 sq. ft.  
Eames Menswear 150'  
Lerner's 8,568 sq. ft.  
Payless 3,570 sq. ft.  
Leonardo's 2,625 sq. ft.  
Mission Jvt. 1,200 sq. ft.  
Docktor Pet 2,000 sq. ft.  
ROHI 4,500 sq. ft.  
Kinney's Shoes 5,250 sq. ft.  
Musicland 3,900 sq. ft.  
Radio Shack 2,000 sq. ft.  
3,755 sq. ft.  
CWA Union 1,874 sq. ft.  
Peachilly 2,000 sq. ft.

Merle Norman 540 sq. ft.  
Chirotractor 460 sq. ft.

Corral Western Wear 13,500 sq. ft.

**Wyatt's Cafeteria**  
11,190 sq. ft.  
PAR 3 Mini Golf 3,888 sq. ft.

Zale's 3,000 sq. ft.  
Card & Party 3,250 sq. ft.  
Plus Sizes 3,000 sq. ft.  
G.N.C. 2,000 sq. ft.  
County Seat 3,820 sq. ft.  
Thom McAn 3,125 sq. ft.  
Jean Nicole 6,500 sq. ft.  
Margo's 5,270 sq. ft.  
Foot Locker 1,800 sq. ft.  
Jean Nicole Plus 4,275 sq. ft.  
Motherhood Maternity 900 sq. ft.

**F. W. Woolworth**  
40,890 sq. ft.

Gordon Jewelers 1,875 sq. ft.

Available 900 sq. ft. Avail. 3,400 sq. ft.  
Young One's 1,436 sq. ft.  
Fun Fair 1,250 sq. ft.  
Offices  
Regis Hair 921 sq. ft.  
Rings & Things 475 sq. ft.

Olan Mills Studio 1,357 sq. ft.  
Fast Food 1,500 sq. ft.  
Barber Shop 300 sq. ft.

Available 1,200 sq. ft.

Talent Agt. 835 sq. ft.  
Credit Union 588 sq. ft.  
State Farm Ins. 530 sq. ft.

*921  
Bogues Mall*

**Montgomery Ward**  
183,830 sq. ft.

Samuell Blvd.

00210