

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 CHANGE OF ZONING FROM LIGHT COMMERCIAL AND COMMERCIAL TO PLANNED DEVELOPMENT-LIGHT COMMERCIAL ALLOWING ALL USES PERMITTED IN LIGHT COMMERCIAL SUBJECT TO CERTAIN EXCEPTIONS AND STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; 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 changes 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 change of zoning on property zoned Light Commercial and Commercial to Planned Development-Light Commercial allowing all uses permitted in Light Commercial District as listed in Section 3-203 of the Mesquite Zoning Ordinance except those uses set forth in the following list and subject to stipulations 1 through 4 set forth below:

*LIST OF USES NOT PERMITTED*

- A. Special trade contractors
- B. Bus stop/shelter
- C. Hardware/garden supply stores
- D. Auto and home supply stores
- E. Limited gasoline sales
- F. Coin-operated laundries/dry cleaning
- G. Laundry, garment services
- H. Equipment rental, household and medical
- I. Automotive repair services
- J. Miscellaneous repair services
- K. Residential care institutions

*STIPULATIONS APPLICABLE TO ZONING*

1. Site plan(s) shall require Planning and Zoning Commission and City Council review and approval.
2. All buildings, paving and lighting shall be constructed in style, color and texture to the Mesquite Rodeo/Convention Center as specified in the Mesquite Rodeo/Convention Center Design Guidelines in Exhibit "A" attached hereto.
3. Rooftop equipment shall be screened from view.
4. A minimum of 15 percent of the site area shall be landscaped.

That the subject property is a 5.3-acre tract located west of Hickory Tree Road and south of Military Parkway and is more fully described in the approved field notes in Exhibit "B" 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 are 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. 3042, codified in Chapter 11 of the Code of the City of Mesquite.

SECTION 5. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

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 upon conviction in the Municipal Court, shall be punished by a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense.

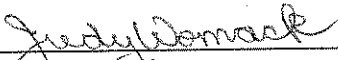
SECTION 7. That the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the 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 1st day of August, 2005.




Mike Anderson  
Mayor

ATTEST:



Judy Womack  
City Secretary

APPROVED:



B. J. Smith  
City Attorney

MESQUITE RODEO/CONVENTION CENTER DESIGN GUIDELINES

**ROOF**

Standing Seam Metal Roof Panels: Manufacturer's standard factory-formed standing-seam roof panel system designed for mechanical attachment of panels to roof purlin using a concealed clip. Form panels of zinc-coated or aluminum-zinc-coated steel sheets.

Type: Organic Coating  
Color: Berridge Manufacturing Company "Copper-Cote".

Panel Size: 16 inches wide  
Seam Height: 1-3/16 inches  
Panel Gage: 24

Acceptable Manufacturers: AEP-Span  
Allied Roof System  
ASC Pacific, Inc.  
Atas Aluminum Corp.  
Berridge Manufacturing Co.  
Flexospan  
Metal Building Components, Inc.  
Petersen Aluminum Corp.

**EXTERIOR WALLS**

Exterior Stone Cladding

Manufacturer: Arriscraft  
Color: Paprika  
Texture: Hand chiseled

**EIFS**

Texture: Smooth  
Color: Sandstone  
Acceptable Manufacturers: Dryvit Systems, Inc.  
Parex Inc.  
Pleko Products, Inc.  
Senergy, Inc.  
Simplex Products Div., Anthony Industries, Inc.  
Sto Finish Systems  
Thoro System Products.

Stone Masonry Veneer

Manufacturer: Arriscraft International  
Model: RS 1158  
Size: 3-5/8"W x 11-5/8"H x 23-5/8"L  
Color: Cinnamon  
Texture: Smooth  
Mortar: Natural white or ground white stone aggregates

**PAVING**

Bomanite of North Texas (match to existing)

**LIGHTING**

250 HPS Luminaire (TXUED #LR250H34)

Square Pole (TXUED #SLPS 30)

BEING part of Lot 4, Block A, Rodeo Centre Addition, an Addition in the City of Mesquite according to the Plat thereof recorded in Volume 85101, Page 2067, Map Records, Dallas County, Texas and being situated in the Daniel Tanner Survey, Abstract No. 1462 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap set in the North line of said Lot 4, Block A, Rodeo Centre Addition, being N 87 degrees 23 minutes 43 seconds W, 333.97 feet from the Northeast corner of said Lot 4, and said point also being the Southeast corner of Lot 3C, Rodeo Centre Addition Replat, according to the Plat thereof recorded in Volume 85186, Page 2020, Map Records, Dallas County, Texas:

THENCE S 02 degrees 36 minutes 17 seconds W, 50.00 feet along the West boundary line of a 30.00 foot Fire Lane, Access and Utility Easement, as recorded in Volume 85101, Page 2067, Plat Records, Dallas County, Texas, to a 1/2 inch iron rod with yellow cap set at the beginning of a curve to the left having a central angle of 29 degrees 01 minutes 52 seconds, a radius of 210.00 feet with a chord bearing and distance of S 11 degrees 54 minutes 39 seconds E, 105.27 feet:

THENCE along said curve to the left and West line of said 30.00 foot Easement, an arc distance of 106.40 feet to a 1/2 inch iron rod with yellow cap set at the end of said curve:

THENCE S 26 degrees 25 minutes 36 seconds E, 346.55 feet continuing along the West boundary line of said 30.00 foot Easement, to a 1/2 inch iron rod with yellow cap set in the North boundary line of a tract of land conveyed to Scyene Rodeo Ltd. by Deed as recorded in Volume 2000064, Page 2651, Deed Records, Dallas County, Texas:

THENCE S 89 degrees 13 minutes 28 seconds W, 443.84 feet along the common boundary line of said Lot 4, Block A, and to Scyene Rodeo Ltd, tract to a 1/2 inch iron rod with yellow cap set for corner:

THENCE N 44 degrees 34 minutes 00 seconds W, 390.00 minutes continuing along the common boundary line of said Lot 4, Block and said Scyene Rodeo Ltd, tract to a 1/2 inch iron rod with yellow cap set for corner:

THENCE N 45 degrees 26 minutes 00 seconds E, 294.47 feet along the common boundary line of said Lot 4, Block A, and Scyene Rodeo Ltd, tract to a 1/2 inch iron rod with yellow cap set for corner in the Southwest boundary line of Lot 3A, of said Rodeo Centre Addition Replat:

THENCE S 87 degrees 23 minutes 43 seconds E, 334.35 along the North boundary line of said Lot 4, Block A to the PLACE OF BEGINNING and containing 5.3091 acres of land.