

ORDINANCE NO. 4021

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE COMPREHENSIVE PLAN TO MODIFY NEIGHBORHOOD-RELATED LAND USE AND DEVELOPMENT POLICY MAPS BY EXPANDING THE CASA VIEW HEIGHTS NEIGHBORHOOD SUSTAINABILITY ZONE; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, on November 5, 2007, the City Council adopted Ordinance No. 3910 amending the Mesquite Comprehensive Plan to establish new policies for the revitalization and redevelopment of neighborhood sustainability zones and designating the Casa View Heights Neighborhood and the adjacent distressed commercial corridor along Gus Thomasson Road as one of two neighborhood sustainability zones within the City of Mesquite; and

WHEREAS, pursuant to a strategy of the Casa View Heights Neighborhood Plan that calls for creation of new regulations to govern the revitalization of the Gus Thomasson corridor, the Community Development Department has drafted a code for a new revitalization district that impacts the Gus Thomasson corridor from Interstate Highway 30 ("IH-30") to the north city limits of Mesquite; and

WHEREAS, the neighborhood sustainability zone as shown in the Comprehensive Plan for the Casa View Heights area does not currently include properties fronting Gus Thomasson Road from the intersection with Oates Drive to IH-30 and it is considered essential to the holistic revitalization of the corridor to include such properties; and

WHEREAS, the Texas Local Government Code, Section 211.004, provides that local zoning regulations must be adopted in accordance with a comprehensive plan, and it is deemed prudent to amend the Mesquite Comprehensive Plan to strongly support and validate the full extent of the proposed codes that may be employed to help revitalize all of the Gus Thomasson Road corridor north of IH-30.

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


SECTION 1. That the Mesquite Comprehensive Plan, last updated on August 4, 2008, be and the same is hereby amended by adopting revisions to the maps identified as "Business Corridors," "Community Business – North," and "Neighborhoods – North" within Parts III and IV of said Plan, and attached hereto as 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 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.

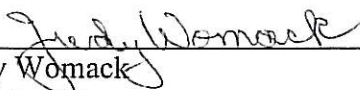
SECTION 4. That the present ordinances of the City of Mesquite are inadequate to provide for the proper protection of the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the preservation of the public health, safety and welfare, and requires 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 15th day of December, 2008.




John Monaco
Mayor

ATTEST:



Judy Womack
City Secretary

APPROVED:



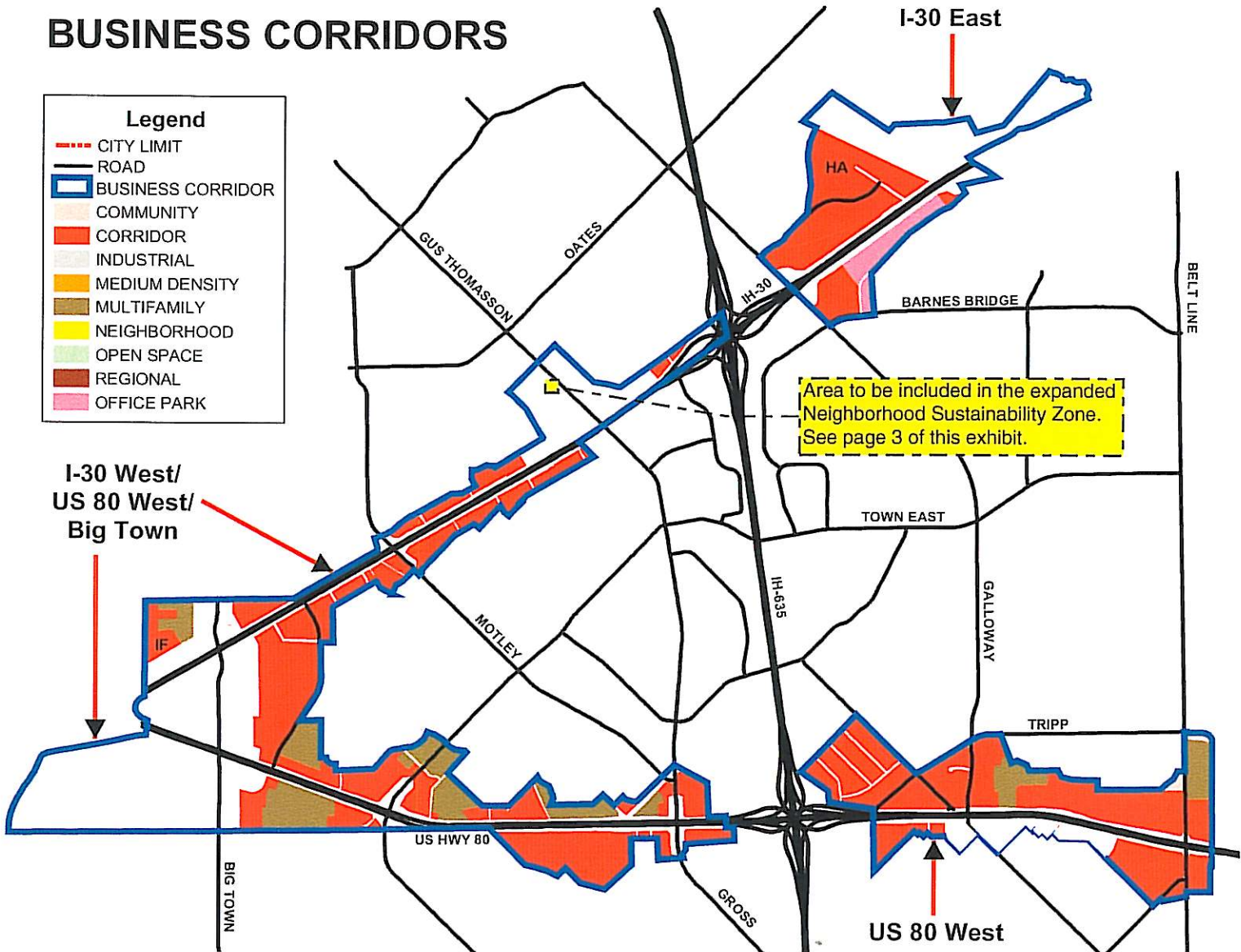
B. J. Smith
City Attorney

**High Intensity
DEVELOPMENT AREAS**

Morningside Drive (28 Acres)

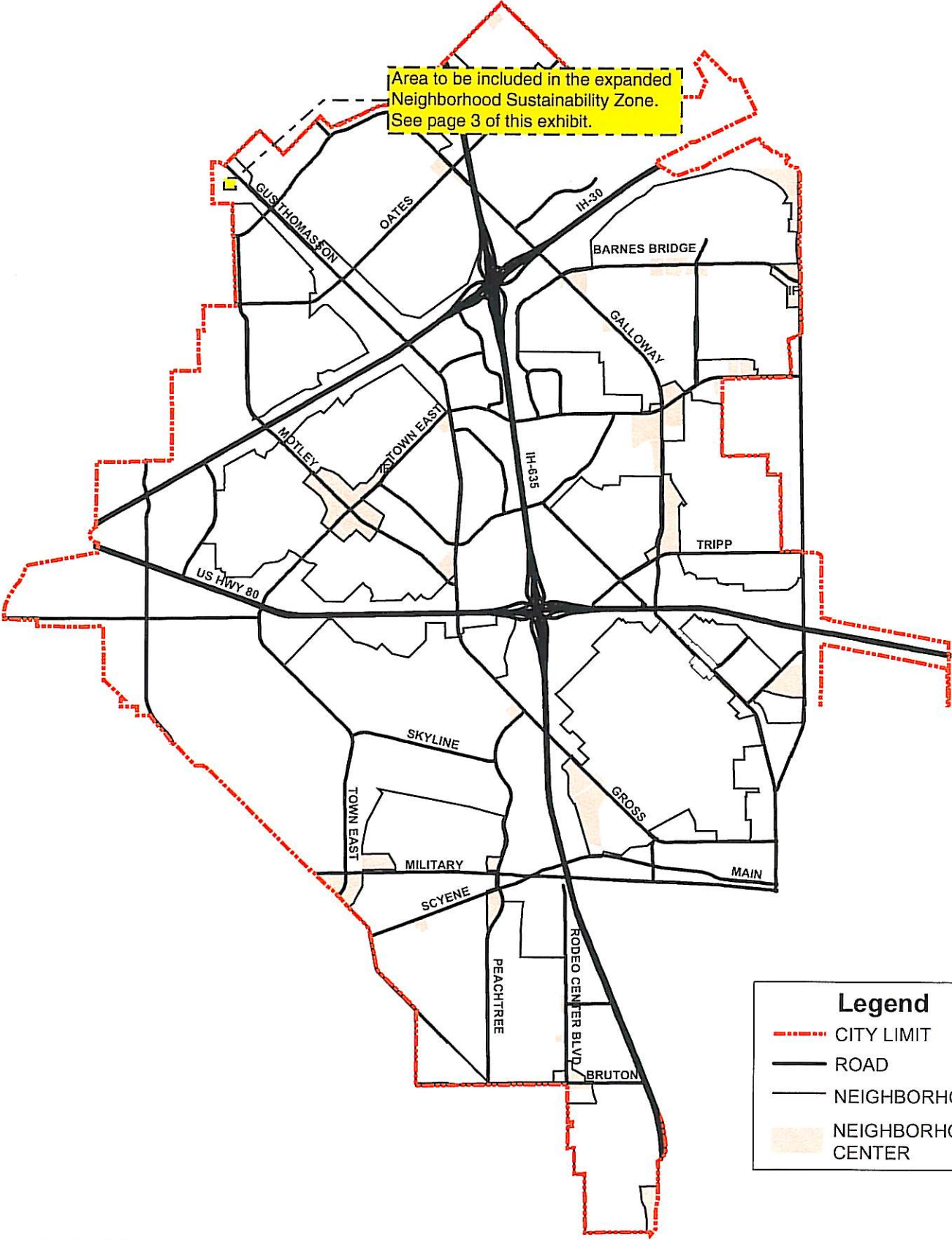
The vacant land between I-30 and Morningside Drive is across a collector street from single family homes. The tract is narrow and has some topographical and drainage issues which complicate development. This tract is designated Office Park with the intent of limiting the type of uses which are accommodated. Although current zoning is under a Planned Development district, the range of permitted uses is quite broad. An overall site plan was approved for development of the entire tract in the 1980's, and the major elements of this layout should be applied as development occurs. With this site plan approval, the number of drives along Morningside was limited, an internal two-way street was required along I-30 and a consistent screening wall design was required, all to minimize the impacts on the neighborhood. The site plan also proposed that the entire section between the Lowe's site and the Jack-in-the-Box be limited to garden office uses which were deemed to be most compatible with the residences.

BUSINESS CORRIDORS



COMMUNITY BUSINESS - NORTH

Area to be included in the expanded
Neighborhood Sustainability Zone.
See page 3 of this exhibit.



Legend

- CITY LIMIT
- ROAD
- NEIGHBORHOOD
- NEIGHBORHOOD CENTER

NEIGHBORHOODS - NORTH

