

ORDINANCE NO. 4253  
File No. 342-18A-2013

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 THE RENEWAL OF THE CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 1035 MILITARY PARKWAY WITHIN THE COMMERCIAL MILITARY PARKWAY-SCYENE CORRIDOR (MPSC) OVERLAY DISTRICT THEREBY ALLOWING MESQUITE SOCIAL SERVICES TO CONTINUE SELLING USED MERCHANDISE SUBJECT TO CERTAIN 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 the renewal of the Conditional Use Permit (CUP) on property located within the Commercial Military Parkway-Scyene Corridor (MPSC) Overlay District to allow Mesquite Social Services to continue selling used merchandise subject to the following stipulations:

1. Used Merchandise Sales shall only be permitted as part of a social services organization with administrative functions located on the same parcel. Used Merchandise Sales shall not occupy more than 3,000 square feet of floor area. Should the administrative functions cease, the Used Merchandise Sales must also cease.
2. The sale of used merchandise shall be limited to:
  - a. Clothing and apparel accessories;
  - b. Furniture – wood and metal furniture only (no upholstered furniture); and

- c. Household items (excluding large appliances and large lawn and garden equipment).
3. Outdoor sales and display shall be prohibited.
4. For the purpose of this CUP, signs identifying the item drop-off location shall be considered instructional signage.
5. Items brought to the site for drop off must be deposited in the building, either directly or through an exterior opening of the building. The occupant of the property shall be required to remove any items left outside of the building at the beginning of each business day and/or immediately upon awareness of the items.
6. Merchandise display shall be orderly and similar in style and organization to typical displays at general merchandise and department stores.
7. All display merchandise shall be clean and in good condition. The display of severely damaged items is prohibited.
8. The CUP is granted for a period of three years from the date of the issuance of a Certificate of Occupancy and shall be subject to renewal upon review by the City Council for compliance with these stipulations.

That the subject property is located at 1035 Military Parkway, and more fully described as being in the Mesquite Social Service Addition, Block A, Lot 1.

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. 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 (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of

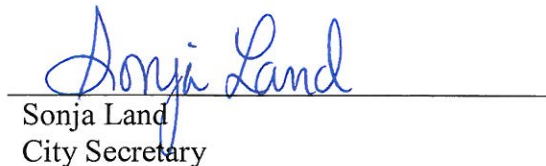
Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

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 4th day of February, 2013.

  
\_\_\_\_\_  
John Monaco  
Mayor

ATTEST:

  
\_\_\_\_\_  
Sonja Land  
City Secretary

APPROVED:

  
\_\_\_\_\_  
B.J. Smith  
City Attorney