

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 INDUSTRIAL TO INDUSTRIAL WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 910 W. KEARNEY THEREBY ALLOWING THE SALE OF 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 a change of zoning from Industrial to Industrial with a Conditional Use Permit to allow the sale of used merchandise with the following stipulations:

1. The used merchandise shall be limited to furniture, jewelry, clothing and home décor as explained in Exhibit "A."
2. Merchandise display shall be orderly and similar in style and organization to typical displays at general merchandise and department stores.
3. Outdoor storage or display of merchandise is prohibited.
4. All display merchandise shall be clean and operational. The display of severely damaged items is prohibited.
5. This Conditional Use Permit is limited to Suites A, B, C and D only as shown in Exhibit "B" attached hereto.
6. This Conditional Use Permit is not transferrable or assignable.

That the subject property is the site of an existing building with multiple suites located at 910 W. Kearney Road and platted as Dalworth Industrial District Rep, Block A, Lot 14.

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.

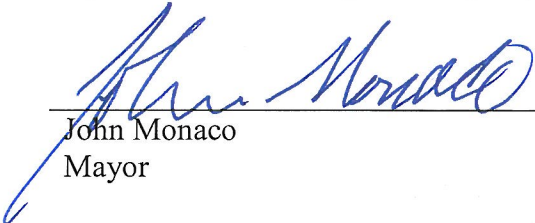
SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 3042, codified in Chapter 11 of 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.

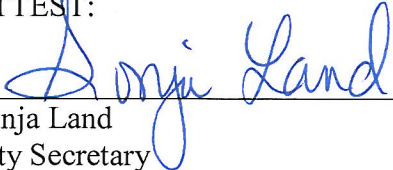
SECTION 7. That the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the 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 16th day of June, 2014.



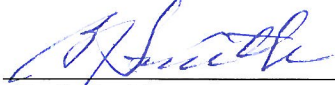
John Monaco
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



B. J. Smith
City Attorney

Exhibit "A"

The following pictures and website addresses represent examples of what we would like the shop to look like.

It will be a combination of what you see in the following pictures....tasteful, with exceptional quality....

Watt A Find: Unique Gifts and Furnishings

Not a Consignment Shop!
All gently used items will come from estate sales, auctions, wholesale, etc...

Featuring

Genuine Gems and Jewels

Once Upon A Spool

Sassy's Sensational Creations

Terri's Vinyl Treasure



<http://www.finderskeepersredding.com> (website for store shown above)

Repurposing Furniture is a HOT topic! Magazines like *Better Homes and Gardens* and *House Beautiful*, and television shows such as *HGTV* include currently have a focus on repurposing. The links below as well as the following pages show some items that have been repurposed.

www.finderskeepersmyrtlebeach.com

<http://www.sheknows.com/living/articles/987993/shocking-repurposed-furniture>

<http://www.housebeautiful.com/decorating/home-makeovers/how-to-repurpose-old-furniture#last-slide>

<http://www.hgtv.com/decorating-basics/12-ways-to-repurpose-home-furnishings/pictures/index.html>

<http://www.diynetwork.com/decorating/22-clever-ways-to-repurpose-furniture/pictures/index.html>

<http://www.ebay.com/bhp/repurposed-furniture>

<http://www.sweetpickinsfurniture.com/page/2>

Repurpose!

Repurpose!

Repurpose!

Repurpose!

Repurpose!

Check out the links to the right to see ideas on cool ways to update out of date items.

Thank you for allowing me the opportunity to present our ideas for a unique, upscale, gift and furnishings shop.

We are so excited about this idea and believe it will be an amazing addition to the City of Mesquite.

The people running the shop are all current teachers or retired teachers. These teachers have a love of creating, as well as, a love for people. The shop, we hope, will allow other like minded individuals a place to be creative.

A summary of the proposal is as follows

The shop will open in suites C and D at 901 West Kearney. Suite D will house the long arm quilting machine, as well as, all of the classes. Suite C will house the Furnishings and gifts.

Items that are created will be sold in the shop as well as antiques, gently used furniture, repurposed furniture, handcrafted and quality jewelry, a small amount of glassware (hand blown vases, China and crystal—Haviland, Lenox, Mikasa—only quality—and only a small amount at a time), designer purses such as Mary Frances (only a small display at a time), paintings and prints (quality and known artists), vintage quilts and lace work, and finally one rack of quality clothing.

No more than 10 items of clothing will be sold at a time. It will be displayed along with the jewelry and purses. The idea is to sell a few evening gowns, designer dresses, wedding gowns, or tuxedos. This will be a very limited display.

Many of the repurposed items will be sold with the quilts or vinyl. If we repaint a bedroom set for a girl's room we will also make the bedding to go with it. It will be displayed that way. The customer will have the option of purchasing it together.

We will have a webpage, sell on Ebay, Craig's list, Etsy, and Pinterest. We also plan to have a display at the MEPA Bizarre in December.

Finally, the picture on the front displays a nice used furniture store. I think they've done a great job. Our shop will be different in that it will include antiques, and hand made quilts, etc...

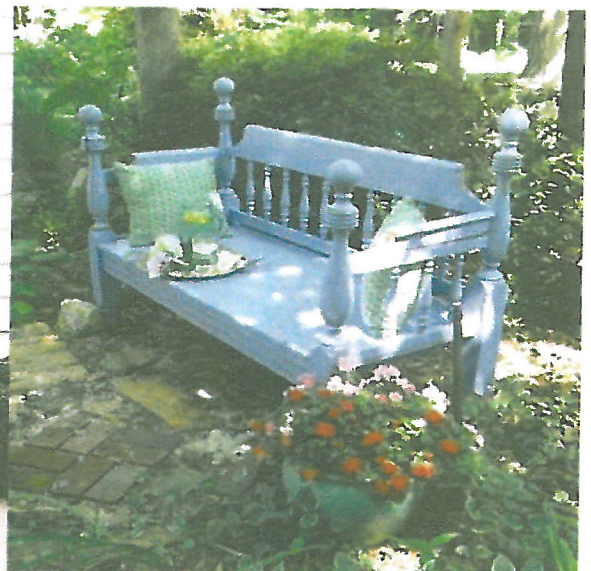
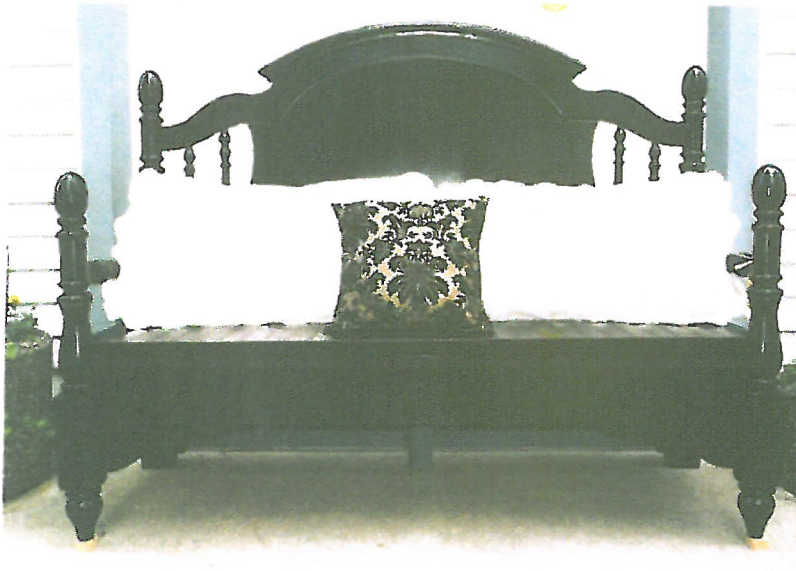
I would be happy to answer any questions you have or address any concerns. Please contact me, Jacqueline Watt, at (972)896-4088.

Furniture

We propose to sell furniture in the shop. It will be categorized four ways:

1. New. We are currently working on setting up sales of select pieces of new furniture. It will not be a store that sells new furniture as it's main product. We will sell only a few select pieces, of quality furniture, that are unique and we feel may appeal to our customers.
2. Antiques: We will purchase antique furniture. Quality pieces that are in excellent shape will be resold as is in the shop.
3. Antiques and vintage furniture: Some furniture will be bought with the express purpose of redesign before resale. Repurposing of furniture is a hot trend.
4. Gently used: There is a large amount of quality gently used furniture (looks so new you can't tell it's used) to be resold. We propose to only purchase quality name brand items such as Broyhill, FlexSteel, Stanley, etc... These items will be of exceptional quality and be resold without redesign.

Repurpose: There is a trend in the market place that involves repurposing of vintage items. The idea is to take something that no longer has value in it's current state and redesign it into functional, creative, elegant, items that people want to have in their homes.



Find more at <http://www.pinterest.com/search/pins/?q=bed%2oframe%2obenches>

Repurposed bed frame. Selling at Canton for \$300.00



<http://www.ebay.com/bhp/repurposed-furniture>



<http://www.sweetpickinsfurniture.com/>

<http://www.pinterest.com/>



What to do with those unusable television cabinets. Redesign them into a creative Armoire to house children's clothing, linens, quilts, etc...



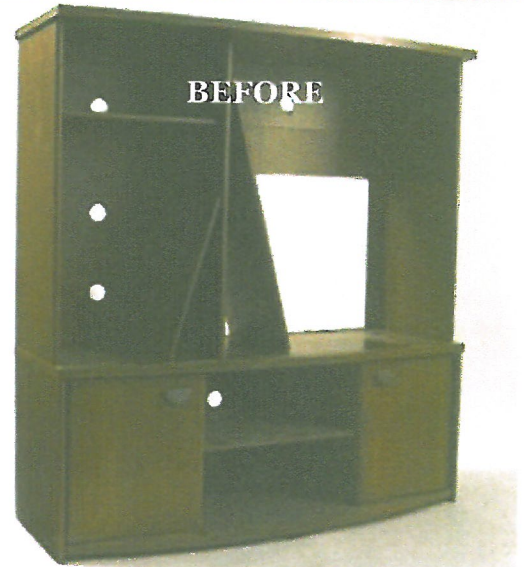
AFTER



BEFORE



AFTER



BEFORE

<http://www.pinterest.com/> (Above)



Furniture Redesign is hot at the moment. Repurposing furniture that looks worn out is a great way to go green. The new product not only looks great but also reduces waste. The hutch shown above is bright and creative. Selling on Facebook, Craigslist, and Ebay.



http://www.etsy.com/listing/158846525/french-cottage-stool-chic-wood-stool?utm_medium=sem&utm_source=thefind&utm_campaign=furniture

Selling on Etsy for \$75.00



<https://www.etsy.com/listing/183195527/repurposed-vintage-pie-safe?ref=market>

Selling on Etsy for \$475.00



Gently Used Items: Allow the average person to afford quality furniture at reasonable prices.



The item china hutch at the right is made by Broyhill. It is part of their Attic Heirloom Collection. It is currently selling on http://greatfurnituredeal.com/broyhill-attic-heirlooms-door-china-with-hutchin-in-natural-oak-stain-5397-65-66.html?gelid=CK_cscbDg74CFewRMwodoykA1g

The retail price is \$2541. The sale price is \$1815.00

I purchased this item to sell if the shop is allowed to open or on Ebay if not. I will list it at \$599.99 and come down as much as 20%.

The item is in excellent condition. There are two small scratches located where the upper hutch meets the lower hutch. They are not seen when the hutch is assembled.

All items in the shop that are not antique or repurposed will be of this quality.

Examples of other Gently Used Items to be sold



Flemish style solid oak draw leaf table in excellent condition. A beautiful piece of furniture. Extends on each end two additional feet.

Bought at Auction.

Will sell in our shop for \$350.00 to \$400.00



Beautiful High Back Chairs with Bold Nail Head Trim in excellent Shape. No wear.

Bought at Auction.

Will sell as a set of 6 in our store for \$325.00

We will also list on Ebay, Etsy, Craigslist, Pinterest, our own website.



Beautiful Leaded,
stained, glass door.

Bought at Auction.

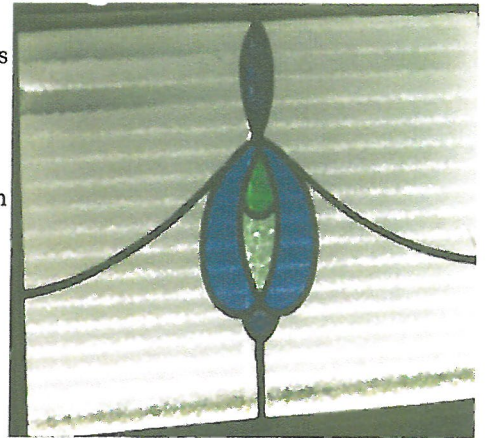
To be sold for \$150.00

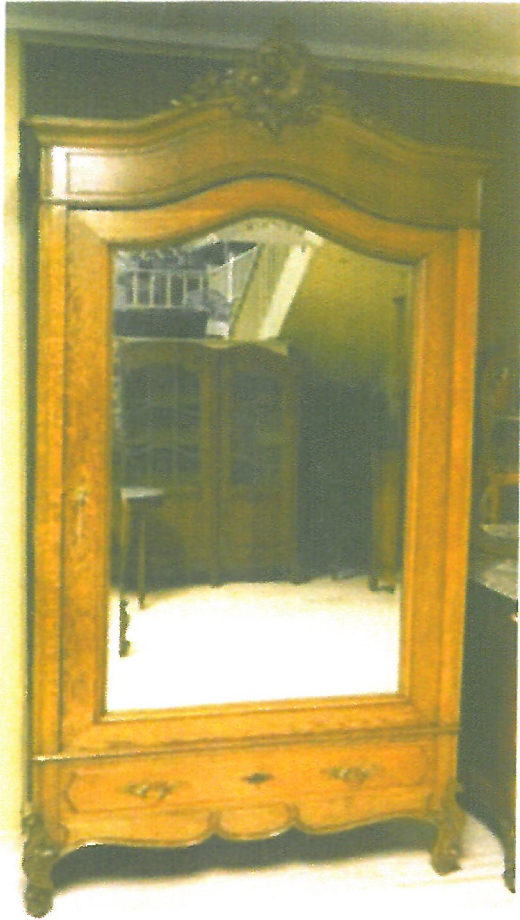
A selection of
beautiful stained glass
windows is available.

Bought at Auction.

We hope to keep them
available at great
prices.

Price \$





Absolutely Beautiful Rococo Louis XV Style
Oak Gent's Wardrobe.
Single door with shaped beveled mirror.
(slight silver age to mirror consistent with age).
All wood is in excellent shape. Used in shop for
display or sold at \$ 750.00



Above : Decorative 5 Shelf China Cabinet W/
Beveled Glass with Iron Base

To be used as display or will resale.



Left:

Antique Italian Inlay Musical Nesting Tables 3 Pcs

Jewelry Sales

1. Resale of quality pieces of jewelry. Name brands such as Jay King and Heidi Dauss, as well as 925 silver and gold items will be sold.
2. Select pieces of vintage costume jewelry.
3. Handmade real gem necklaces, bracelets, ankle bracelets, and earrings will be sold by “Genuine Gems and Gewels”.



Jay King—Amber and Turquoise with
925 sterling silver.

Retails—\$300.00

Our Shop: \$135.00



Jay King—Copper Turquoise and 925
Silver Ring .

Retails: \$100.

Our Shop: \$60.00



Jay King—Turquoise Necklace and Bracelet. 925 Sterling silver.

Retails: \$175.00

Our Shop: \$125.00



Jay King—Turquoise Necklace Copper and 925 Sterling silver.

Retail: \$200.00

Our Shop : \$135.00

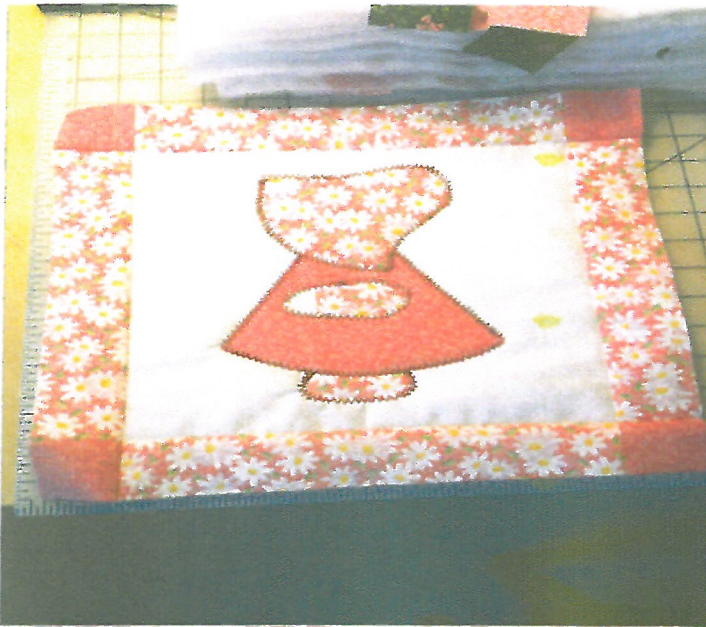
Genuine Gems and Jewels

Each of the following pieces of jewelry are all made from real gems.... Sapphire, Tourmaline, Pearl, yellow Topaz , etc...



Once Upon A Spool and Sassy's Sensational Creations

1. Customer order quilts : including t-shirt quilts, logo quilts, baby quilts, quilted placemats and table runners.
2. Long arm services for people who quilt but can't afford to purchase a long arm quilting machine
3. Classes—We would like to offer classes through Mesquite's Community Ed and Eastfield's Continuing Ed programs as well as through advertising.
4. Items will also be made to be displayed with the furniture being sold in the shop. For example.: If we are selling bedroom set for a girl's room we will include as an option for the customer a handmade quilt, pillow sham, etc...
5. We will sell made to order quilts for individuals who have Autism, as well as, small blankets to be used with individuals with specific needs.



Terri's Vinyl Treasures

Also included in the shop will be custom made vinyl design. This will be sold by..

1. Custom order
2. Made specifically to enhance other items in the shop
3. Classes



Classes

We will offer classes.

1. The plan is to offer classes at our shop for beginners through experts. These classes will include quilting, wreath making, vinyl design, and repurposing.
2. We plan to offer classes through Mesquite's Community Ed. Program, as well as through Eastfield's Continuing Ed.
3. Classes will also include wreath making and vinyl design.

Examples of classes to be offered.

200 Level Classes - Finishing School

Quilting 201 – Finishing - Quilting, Binding, Labels

This is a two part class that covers putting your quilt together, basic machine quilting techniques, binding and labels. Finish one of the projects you started in Q101 or Q102, or bring a small quilt top of your own to finish in this class.

100 Level Classes - Getting Started

Quilting 101 – Extreme Beginner – 3 Part Class

This introductory class meets three times for 2 ½ hours. You will get a general overview of quilting with hands on demonstrations of the basic tools and techniques. By the end of the three sessions you should have a finished wall hanging top. You can continue your quilting experience in Quilting 102 – Advanced Beginner and Quilting 201 – Finishing Class.

Rapid Fire Lemoyne Star

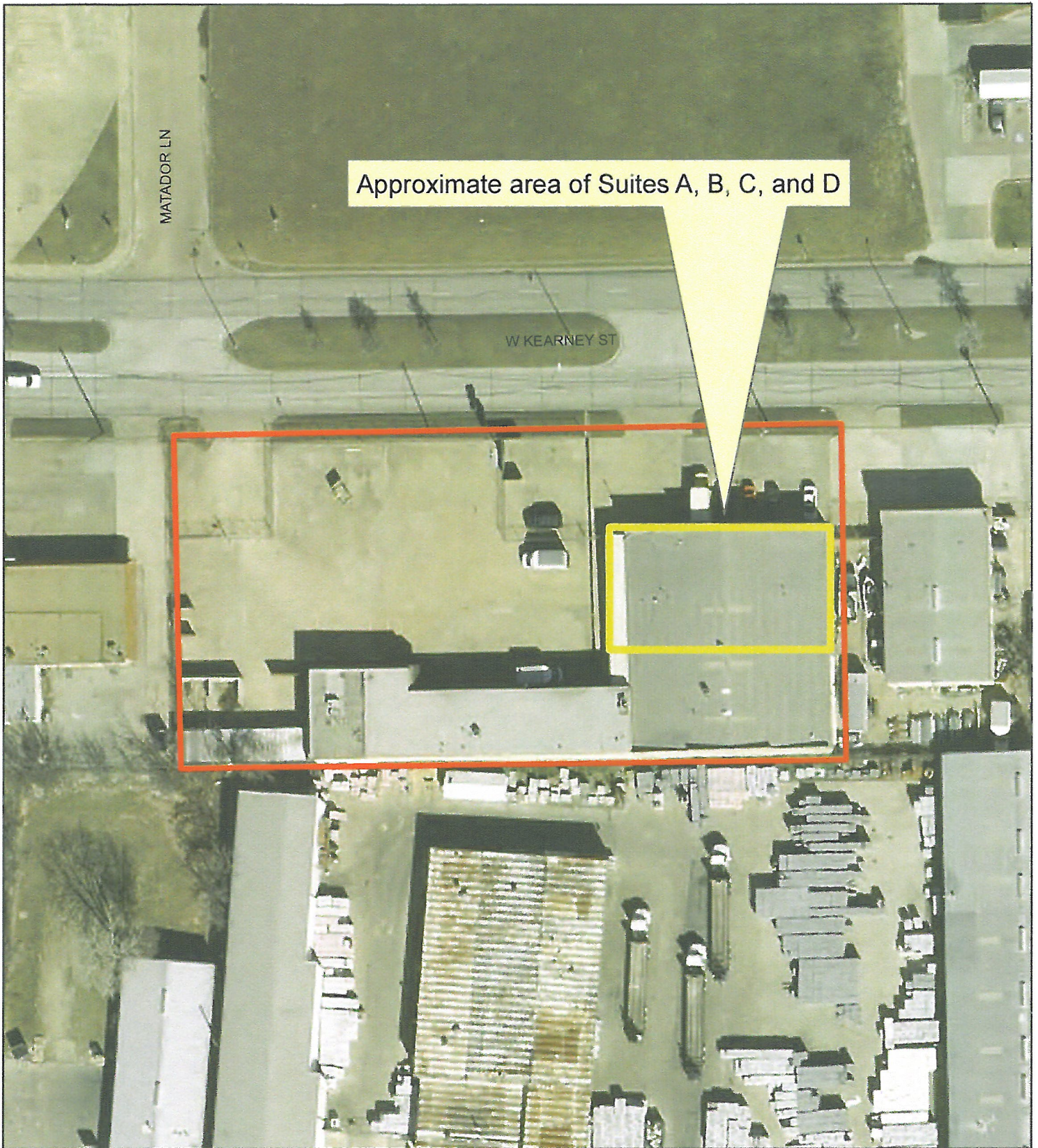
Finally! A tool and technique that will allow any quilter to quickly, easily and accurately piece traditional Lemoyne Star blocks in 10 different sizes! The block units are strip pieced, assembled without using any “Y” seams, and pieced so that the blocks themselves are slightly oversized so at the end each

Pieceful Demos & BOM's

Snowy Days 5 Month BOM *NEW*


This is a wool appliquéd and yarn embroidered wall hanging 23" x 37". This is a great small project that is easy to take along with you. It uses various embroidery stitches to enhance the project. The BOM will run for just 5 months so you can have it done in time to hang in your home for next years “snowy days”.

Zoning Case 1024-3-2014 Exhibit "B"



File No. 1024-3-2014
Request: Industrial with a Conditional Use Permit to allow the sale of used merchandise.
Location: 910 W Kearney
Applicant: Jacqueline Watt

Legend

 910 W. Kearney St

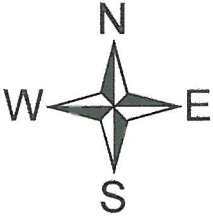
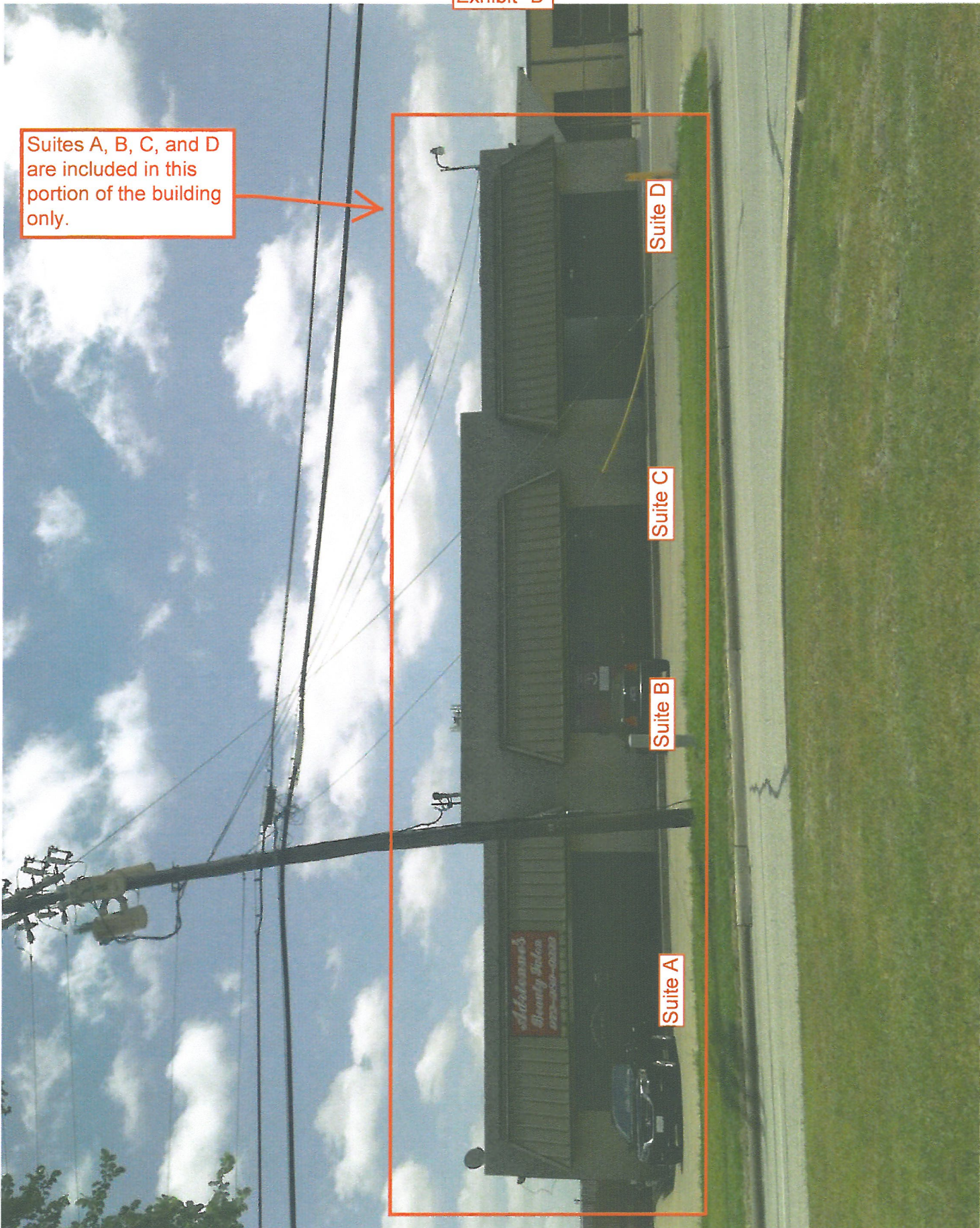


Exhibit "B"

Suites A, B, C, and D are included in this portion of the building only.



Suite D

Suite C

Suite B

Suite A