

ORDINANCE NO. 3963  
Zoning Text Amendment No. 2008-3

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, BY PROVIDING CERTAIN ADDITIONS AND DELETIONS UNDER SECTIONS 3-200 AND 3-500 THEREBY CLARIFYING REGULATIONS ON GENERAL SERVICE AND LIMITED SERVICE HOTELS AND MOTELS INCLUDING REQUIREMENTS FOR THE LOCATION, SIZE AND OPERATION OF RESTAURANTS IN CONJUNCTION THEREWITH; PROVIDING A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, in order that the intended purposes of the Mesquite Zoning Ordinance are best served, it has been determined necessary to amend certain language of said ordinance; and

WHEREAS, the Planning and Zoning Commission did give public notice and did hold a public hearing regarding proposed revisions and has recommended amendment of the ordinance; and

WHEREAS, the City Council did give public notice and did hold a public hearing regarding the proposed amendment.

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 providing certain additions and deletions under Sections 3-200 and 3-500 to read as follows, said Ordinance in all other respects to remain in full force and effect:

- (1) *Section 3-203.701(a).* Amend by deleting the Special Conditions under Section 3-203.701(a) in their entirety and adding new Special Conditions under Section 3-203.701(a) to read as follows:

| <u>SIC</u><br><u>CODE</u> | <u>USE DESCRIPTION</u>            | <u>SPECIAL CONDITIONS</u>  |
|---------------------------|-----------------------------------|--|
| 701                       | Hotels, Motels                    |  |
|                           | a. General Service<br>Hotel/Motel | General service hotel/motel requires a minimum of 150 guest rooms and shall meet the design standards of Sec. 3-506. |

- (2) *Section 3-506.* Amend by adding a new Section 3-506 to read as follows:

### 3-506 GENERAL SERVICE HOTEL/MOTEL

In addition to the minimum number of guest rooms specified in Section 3-203, a general service hotel/motel shall comply with the following design and amenity standards:

#### A. INTERNAL HALLWAYS

All guest rooms of the hotel shall have their primary access through internal hallways and all hallways shall be accessible from a central lobby.

#### B. MEETING ROOM AND BUSINESS CENTER

The hotel shall contain a meeting room and a separate business center. The space designated as the meeting room shall be at least 4,000 square feet and shall be clearly identified on the building plans. The room shall be used primarily for the purpose of holding meetings, banquets or events sponsored or conducted by organizations having one or more representatives who are guests at the hotel or by outside entities for a fee. The room shall be equipped at a minimum with tables, chairs and a lectern. The business center shall be equipped with at least two computers with Internet access, two printers and a facsimile machine.

#### C. RECREATIONAL FACILITY

The hotel shall include an indoor or outdoor swimming pool, an indoor fitness center or both. Separate dressing rooms shall be provided for men and women. If provided, the swimming pool shall have a minimum surface area of 800 square feet. If provided, the fitness center shall be key-restricted to guests of the hotel, be supplied with cardio-equipment, free or static weights, video screens, a drinking fountain and towel service.

#### D. RESTAURANT

A restaurant shall be located within the hotel or attached by an enclosed hallway. The restaurant shall include seating for a minimum of 50 customers and offer menu service with wait staff for two of three meal periods during the day (e.g., breakfast-lunch, lunch-dinner). The restaurant must be classified as a Class I restaurant by the City of Mesquite and a certified food manager shall be on duty whenever meals are being served. Hotel guests shall have the option to charge meals to their hotel accounts. Drive-through service is prohibited.

#### E. EXTERIOR APPEARANCE

All elevations of the hotel shall be considered primary façades for purposes of the Community Appearance Manual.

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, phrase or section of this ordinance be 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 4. 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, 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 5. That this ordinance shall be effective immediately from and after its passage.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 16th of June, 2008.

  
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John Monaco  
Mayor

ATTEST:

  
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Judy Womack  
City Secretary

APPROVED:

  
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B. J. Smith  
City Attorney