

ORDINANCE NO. 4554
File No. Z0218-0024

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 DELETING THE EXISTING
STIPULATIONS APPROVED IN ORDINANCE NO. 3870 IN
THEIR ENTIRETY AND ADDING NEW STIPULATIONS TO
ORDINANCE NO. 3870 ON PROPERTY CURRENTLY ZONED
PLANNED DEVELOPMENT - GENERAL RETAIL THEREBY
ALLOWING ADDITIONAL GENERAL RETAIL USES ON
PROPERTY LOCATED AT 3730 U. S. HIGHWAY 80 EAST;
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 delete the existing stipulations in Ordinance No. 3870 in their entirety and adding new stipulations to Ordinance No. 3870 on property zoned Planned Development - General Retail ("the Property") to read as follows:

1. All uses permitted by right in the General Retail zoning district are allowed on the Property except the prohibited uses listed in Subsections (a) and (b) of this paragraph. Uses listed in the Mesquite Zoning Ordinance as permitted by Conditional Use Permit in the General Retail zoning district are prohibited on the Property.
 - a. The following Retail Trade uses are prohibited on the Property:

554	Limited Fuel Sales
5947	Gift, Novelty, Souvenir Shops
5993	Tobacco Stores
 - b. The following Services uses are prohibited on the Property:

75	Automotive Repair, Services – all, including:
7514	Passenger Car Rental

7515	Passenger Car Leasing
752	Automobile Parking (Lots and Structures)
753	Automobile Repair Shops
7542	Car Washes, including Detail Shops
7549	Other Automotive Services

2. Removal of the existing pole sign located on the site.
3. Future pole signs shall be prohibited.
4. Architectural design shall be consistent with the requirements of the proposed Community Appearance Manual.
5. Landscaping that includes:
 - a. One shade tree per 50 feet along right-of-way excluding the drive aisles.
 - b. Decorative plantings and/or landscaping around the monument sign.
 - c. A four-foot parking screen along the perimeter of any parking area parallel to the street.
 - d. Parking lot landscaping:
 - (1) One tree per 15 spaces located in the parking lot.
 - (2) Each tree shall be placed in a landscaped area no smaller than nine-feet by 18-feet.
 - e. Foundation landscaping around the building.
 - f. Enhance landscaping in southeast corner open space and the southwest corner open spaces with a combination of all the following:
 - (1) Bushes or hedges.
 - (2) At least two additional trees added in southeast corner.
 - (3) Flowerbeds and/or low ground plantings.
6. Masonry dumpster screening that matches the building.
7. Construction of sidewalk along the right-of-way.
8. The applicant shall file a revised site plan showing compliance with stipulations 1-7 prior to filing a building permit application.

That the subject property is a 30,625-square foot lot located at 3730 U. S. Highway 80 East on the southeast corner of the South Town East Boulevard and U.S. Highway 80 intersection, and is more fully described in the approved field notes in Exhibit "A" 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 not in conflict herewith, the same shall remain in full force and effect.

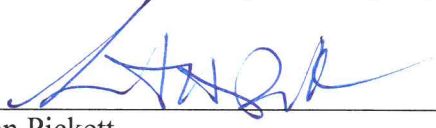
SECTION 3. That the property described in Section 1 of this ordinance shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance.

SECTION 4. That 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 5. 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.

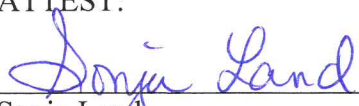
SECTION 6. That the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the 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 April, 2018.



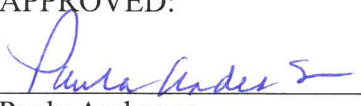
Stan Pickett
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



Paula Anderson
Interim City Attorney

EXHIBIT "A"

**Field Notes
File No. Z0218-0024**

Beginning at the point of intersection of the South line of said U. S. Highway 80 service road, (a 120' R.O.W.) and the East line of Town East Boulevard (100' R.O.W.), same point of intersection being the Northwest corner of said 1.670 acre tract, a ½" iron pin found at corner;

Thence, North 89 Degrees 56 Minutes 07 Seconds East, along said U. S. Highway 80 service road South Line, a distance of 175.00 feet to ½" iron pin found at corner;

Thence, South 00 Degrees 14 Minutes 12 Seconds East, along said U. S. Highway 80 service road South Line, a distance of 175.00 feet to ½" iron pin found at corner;

Thence, South 89 Degrees 56 Minutes 07 Seconds West, a distance of 175.00 feet to a point on said Town East Boulevard East line, to ½" iron pin found at corner;

Thence, North 00 Degrees 14 Minutes 12 Seconds West, along said Town East Boulevard a distance of 175.00 feet to the Point of Beginning and containing 20,625 square feet or 0.7031 acres of land.