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RESOLUTION NO. 21-81

A RESOLUTION OF THE CITY OF MESQUITE, TEXAS, DECLARING A MORATORIUM ON THE ESTABLISHMENT OF USED AUTOMOBILE SALES LOTS PENDING DETERMINATION OF NEW ZONING REGULATIONS TO PREVENT BLIGHT AND DETERIORATION OF ESTABLISHED NEIGHBORHOODS AND DECLARING THE EFFECTIVE DATE THEREOF.

WHEREAS, the proliferation of used automobile sales lots in the City has become a detriment to the health and welfare of the City; and

WHEREAS, the City Council has determined that additional zoning regulations are necessary to prevent blight and deterioration of neighborhoods; and

WHEREAS, time is needed for study of such need for additional zoning regulations by the Planning and Zoning Commission and City Council;

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

SECTION 1. That a 180 day moratorium on the establishment of used automobile sales lot within the City is hereby decreed for the purpose of determination of the need for additional zoning regulations.

SECTION 2. That any party desiring to begin operations of a used automobile sales lot in the City during such period, prior to being issued a *certificate of occupancy*, shall present an application to the City Council setting forth the location and proposed manner of operation.

Upon consideration, the City Council may allow temporary approval of such operation during such interim period with the express understanding that such operation shall be subject to any new zoning regulations established and shall not acquire legal non-conforming use status due to such temporary approval.

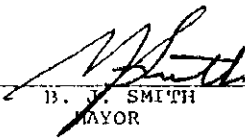
SECTION 3. Temporary approval shall be given only in such cases where such operation will substantially conform to the proposed new regulations as it reasonably appears will be adopted with the end result of preventing blight and deterioration of established neighborhoods.

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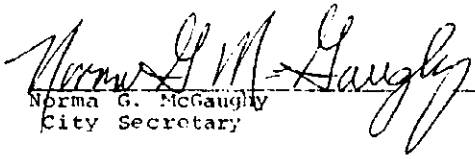
SECTION 4. That this resolution take effect immediately from and after its passage as the law in such cases provides.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 2nd day of November, A.D., 1981.


B. V. SMITH
MAYOR

ATTEST:

APPROVED AS TO FORM:


Norma G. McGaughey
City Secretary

Elland Archer
City Attorney