

RESOLUTION NO. 18-2000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AMENDING THE *MESQUITE DEVELOPMENT GUIDE: 1994 UPDATE* BY DELETING CERTAIN RESIDENTIAL REQUIREMENTS IN AREAS OF SOUTHEAST MESQUITE AND ADOPTING NEW REGULATIONS FOR SUCH AREAS TO ASSURE ORDERLY AND EFFICIENT QUALITY DEVELOPMENT AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the *Mesquite Development Guide* underwent extensive review and updating in 1994; and

WHEREAS, in order to allow flexibility for further revision, the *Mesquite Development Guide: 1994 Update* was adopted as an interim general plan to allow for further review and revision; and

WHEREAS, significant additional residential development has occurred in the Southeast Mesquite area since such adoption; and

WHEREAS, such development has raised concerns of density policy and other development standards in relation to infrastructure, services and ultimate build-out of the City; and

WHEREAS, the development policies of the *Mesquite Development Guide: 1994 Update* no longer fully or clearly reflect the objectives for the quality and standards of the residential development nor provide the appropriate guidelines for the desired development pattern and standards in the Southeast Mesquite area; and

WHEREAS, the existing Agricultural zoning on a majority of the undeveloped land in the area is a temporary classification which may be more restrictive than such objectives would allow; and

WHEREAS, the R-1 Single-Family Residential District classification defines the overall density and standards desired for residential development in the area of Southeast Mesquite.

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

SECTION 1. That the *Mesquite Development Guide: 1994 Update* be hereby amended by removing all density and lot size recommendations for residential development in Planning Areas 9 – 13 and adding recommendations that a maximum overall density of 3.0 units per net acre be set for residential development in these areas and that the R-1 Single Family Residential District be the zoning classification applied to these areas.

SECTION 2. That such amendment shall be made effective immediately and shall remain in effect until the Planning and Zoning Commission and City Council conduct further evaluation of development objectives and make further recommendations regarding development requirements and standards to assure orderly and efficient quality development in Southeast Mesquite.

SECTION 3. That the Planning and Zoning Commission, City Council, developers, citizens and homebuilders shall utilize this amended policy in the planning, design and evaluation of residential developments and subdivisions in Southeast Mesquite.

SECTION 4. That this resolution shall take effect upon date of passage.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of April 2000.



Mike Anderson
Mayor

ATTEST:

APPROVED:



Ellen Williams
City Secretary



E.J. Smith
City Attorney