

ORDINANCE NO. \_\_\_\_\_  
File No. Z0118-0019

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 COMMERCIAL TO COMMERCIAL WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 100 GRAND JUNCTION BOULEVARD THEREBY ALLOWING A LIMITED SERVICE HOTEL 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 Commercial to Commercial with a Conditional Use Permit to allow a limited service hotel subject to the following stipulations:

1. Development of the limited service hotel shall conform generally to the concept plan, attached hereto as Exhibit "A," and subject to the City's environmental and site development regulations.
2. A minimum of 91 guest rooms shall be provided.

That the subject site is located at 100 Grand Junction Boulevard and is more fully described in the field notes in Exhibit "B" attached hereto.

SECTION 2. That, except as provided herein, the use and development of the site shall comply with Chapter 1-700 of the Mesquite Zoning Ordinance and all other development regulations of the City of Mesquite.

SECTION 3. 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of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed.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 4. 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 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 2nd day of April, 2018.

---

Stan Pickett  
Mayor

ATTEST:

APPROVED:

---

Sonja Land  
City Secretary

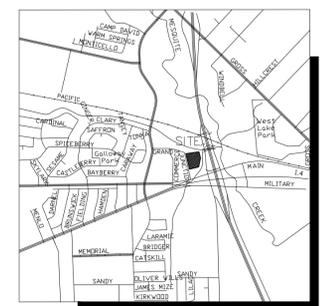
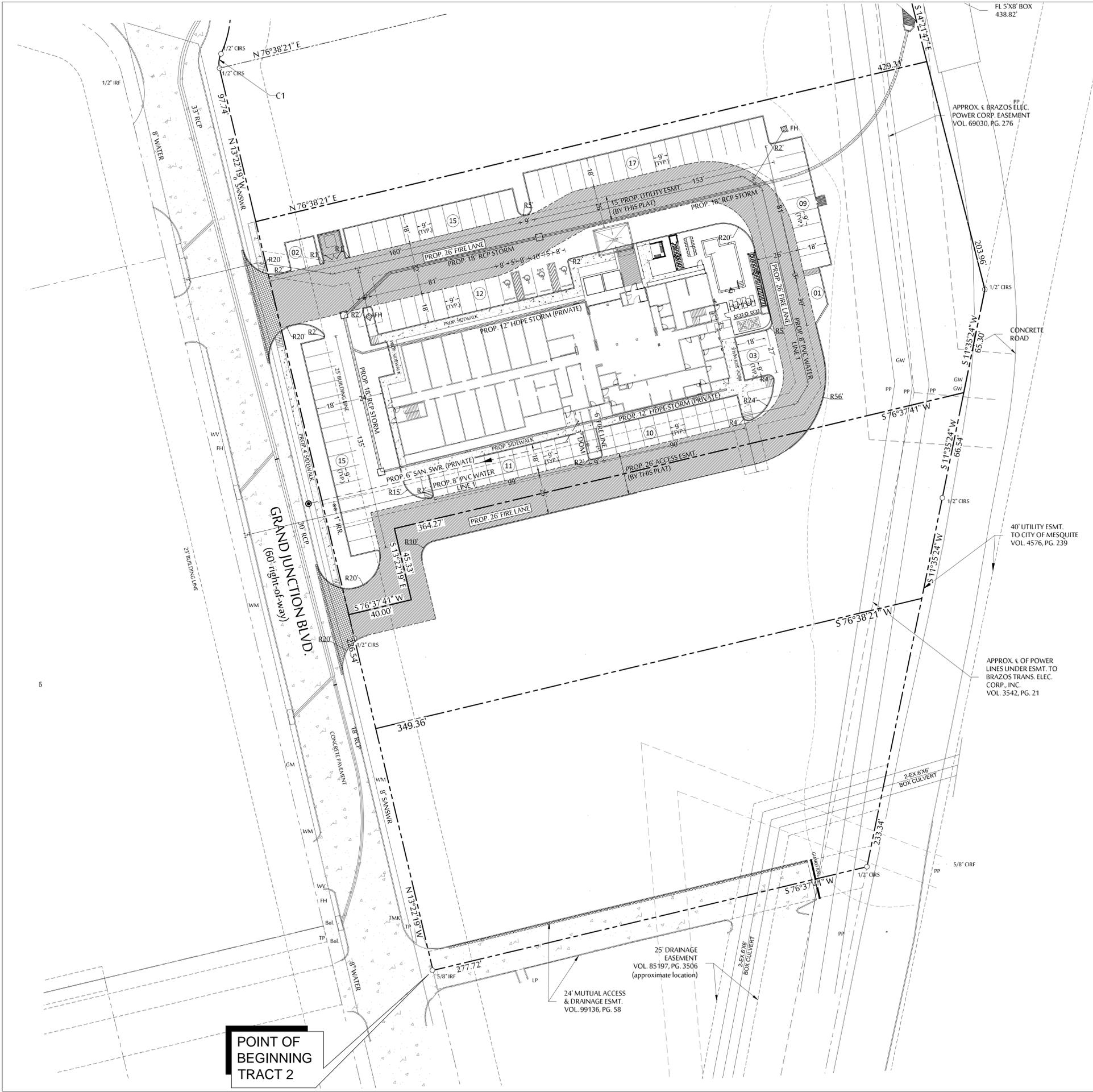


---

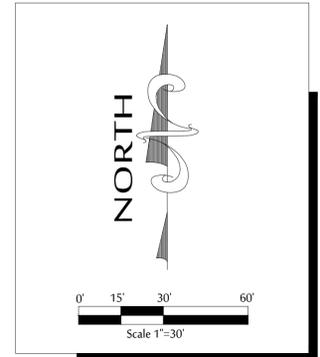
B. J. Smith  
City Attorney

**EXHIBIT “A”**

**Concept Plan for Z0118-0019**



LOCATION MAP  
(NOT TO SCALE)



**LEGEND**

DEDICATED, MUTUAL/  
CROSS ACCESS EASEMENT

**SITE DATA SUMMARY TABLE**

LOT/BLOCK	GRAND JUNCTION ADDITION LOT 10, BLOCK 3
ZONING	COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	LIMITED SERVICE HOTEL (HOME 2 SUITE)
LOT AREA	89,328 SQ. FT. / 2.05 ACRE
PROP. BUILDING AREA	13,652 SQ. FT.
BUILDING HEIGHT	60' - 4 STORIES
FLOOR AREA RATIO	19.06 %
TOTAL PARKING (REQ)*	91
PARKING PROVIDED	91
HANDICAP PARKING PROVIDED	4
IMPERVIOUS AREA	45765
IMPERVIOUS LOT COVERAGE	51.23 %
OPEN SPACE AREA	26533 SQ. FT.
PERCENTAGE OF SPACE AREA	29.70 %

**SITE PLAN NOTES**

- Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- All Parking spaces are 9'x18' unless otherwise noted.
- All responsibility for adequacy of design remains with the Design Engineer. The City of Mesquite, in reviewing and releasing plans for construction, Assumes no responsibility for adequacy or accuracy of design.
- Sizing and location of any needed storm water detention pond to be determined during Engineering Plan Review.
- Intent of replat is to divide into two lots and add proposed easements.

**BENCHMARKS**

BM #1 - "X" cut centerline of headwall, ±11.8 feet northeast of the northeast property corner of Tract 1. ELEVATION - 445.49 feet.

BM #2 - PK nail set in concrete at median nose, centerline military Parkway at the intersection of Military Parkway and Peachtree road. ELEVATION - 494.84 feet

**POINT OF BEGINNING TRACT 2**

**d|e|c** DESIGN DEVELOPMENT CONSULTANTS, INC.

CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT  
FIRM REGISTRATION # 10970  
400 CHISHOLM PLACE, SUITE 410, PLANO, TX 75075  
SITE OFFICE: 503 WADE COURT, EULESS, TX, 76039  
Tel: 214-886-9320 Fax: 1-866-531-8683

No.	DATE	CITY SUBMITTAL	REVISION
01	01/16/18		

**SITE PLAN**

**HOME 2 SUITES**

LOT 9, 10 & 11, BLOCK 3,  
GRAND JUNCTION, VOL. 85197, PG 3506  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

01/16/2018

SEAL OF STATE OF TEXAS  
S.I. ABED  
97531  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEERING  
#97531

DATE: 01/16/18 SCALE: 1"=30"

DRAWN: A.I. CHECKED BY: S.I. ABED

PROJECT # 017020.00

SHEET NO: C-1

**EXHIBIT "B"**

**Field Notes for Z0118-0019**

## 100 GRAND JUNCTION

Being a all of Lot 10 and part of Lot 11, Block 3, of Grand Junction, an Addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 85197, Page 3506, Map Records, Dallas County, Texas, and being part of the same tract of land described in deed to Grand Junction Partners, LLC, recorded in Instrument No. 201300314436, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a point for corner in the Northeast line of Grand Junction Boulevard, a 65' right-of-way, at the common Westerly corner of Lot 9, and said Lot 10, Block 3;

Thence North  $76^{\circ}38'21''$  East, a distance of 429.31' to a point for corner in the Southwesterly line of Lot 1, of Speed Addition, an Addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 80087, Page 2216, Map Records, Dallas County, Texas, and being at the common Easterly corner of said Lots 9 and 10;

Thence South  $14621'47''$  East, along said Westerly line, a distance of 145.76' to a point for corner;

Thence South  $11^{\circ}35'24''$  West, along said Westerly line, a distance of 65.30' to a point for corner;

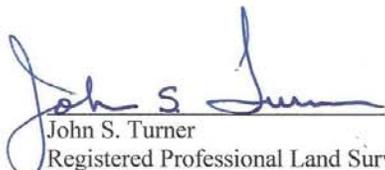
Thence South  $76^{\circ}37'41''$  West, a distance of 364.27' to a point for corner;

Thence South  $13^{\circ}22'19''$  East, a distance of 45.33' to a point for corner;

Thence South  $76^{\circ}37'41''$  West, a distance of 40.00' to a point for corner in the said Northeast line of Grand Junction Boulevard;

Thence North  $13^{\circ}22'19''$  West, along said Northeast line, a distance of 250.35' to the PLACE OF BEGINNING and containing 89,331 square feet or 2.051 acres of land.

This legal description is not based upon an on the ground survey, it is for the purpose of a political subdivision. This is for zoning purposes only, in accordance with Texas land Practice Act, Rule §663.21, which states, "legal description does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

  
John S. Turner  
Registered Professional Land Surveyor  
No. 5310

