

ORDINANCE NO. 296

AN ORDINANCE AMENDING ORDINANCE NO. 120 ENACTED BY THE CITY COUNCIL ON MAY 3, 1955, BY PERMITTING THE FOLLOWING DESCRIBED PROPERTY, NOW ZONED RESIDENTIAL "R" AND LIGHT MANUFACTURING "LM" TO BE USED UNDER A SPECIAL PERMIT ALLOWING HEAVY MANUFACTURING "HM" USES: BEING A TRACT OF LAND SITUATED IN THE DANIEL TANNER LEAGUE, ABSTRACT NO. 1462, DALLAS COUNTY, TEXAS, AND BEING A PART OF LOTS 24, 31, 32, 39 AND 40 OF THE SUBDIVISION OF SAID TANNER LEAGUE AS PER MAP RECORDED IN VOLUME 51, PAGE 283 IN THE DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHWEST LINE OF THE TEXAS AND PACIFIC RAILWAY RIGHT-OF-WAY AT THIS POINT A 200-FOOT RIGHT-OF-WAY (100 FEET RIGHT AND 100 FEET LEFT OF THE CENTER LINE OF SAID RAILWAY), AND THE NORTHEAST LINE OF THE SAM HOUSTON ROAD, AN 80-FOOT ROAD, SAID BEGINNING POINT BEING SOUTH 45 DEGREES 00 MINUTES WEST, 323.32 FEET; SOUTH 83 DEGREES 12 MINUTES 45 SECONDS WEST, 684.58 FEET FROM THE WEST CORNER OF SAID LOT 23 OF SAID SUBDIVISION OF THE TANNER LEAGUE; THENCE NORTH 83 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID TEXAS AND PACIFIC RAILWAY RIGHT-OF-WAY, A DISTANCE OF 2461.31 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 00 MINUTES 15 SECONDS AND A RADIUS OF 2764.79 FEET; THENCE IN A NORTHEASTERLY TO SOUTHEASTERLY DIRECTION ALONG SAID CURVE, CONTINUING ALONG THE SOUTHWEST LINE OF SAID RAILWAY A DISTANCE OF 868.79 FEET TO THE END OF THE CURVE; THENCE SOUTH 78 DEGREES 47 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID RAILWAY, A DISTANCE OF 1262 FEET; THENCE SOUTH 11 DEGREES 13 MINUTES WEST, A DISTANCE OF 732 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS EAST, AT 1252 FEET CROSSING THE SOUTHEAST LINE OF LOT 32, IN ALL THIS DIRECTION A DISTANCE OF 1532 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST, AT 280 FEET CROSSING THE SOUTHEAST LINE OF LOT 32, IN ALL THIS DIRECTION, A DISTANCE OF 1665 FEET; THENCE SOUTH 45 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 365 FEET TO A POINT IN THE NORTHEAST LINE OF SAID SAM HOUSTON ROAD, AT THIS POINT A 60-FOOT ROAD; THENCE NORTH 44 DEGREES 56 MINUTES 30 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID SAM HOUSTON ROAD, A DISTANCE OF 2307.13 FEET TO AN ANGLE POINT; THENCE NORTH 45 DEGREES 21 MINUTES 30 SECONDS WEST, CONTINUING ALONG THE NORTHEAST LINE OF SAID SAM HOUSTON ROAD, A DISTANCE OF 768.71 FEET TO AN ANGLE POINT; THENCE NORTH 42 DEGREES 29 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 200.25 FEET; THENCE NORTH 45 DEGREES 21 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 246.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 180 ACRES OF LAND MORE OR LESS;

AS DESIGNATED AND APPROVED BY THE CITY PLANNING AND ZONING COMMISSION, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREAFTER MORE FULLY EXPRESSED; AND THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO THE PLANS AND SPECIFICATIONS SUBMITTED THEREFOR AND APPROVED BY THE CITY PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS; AND DECLARING AN EMERGENCY.

WHEREAS, the City 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 the State Law with reference to the granting of Special Permits under the Zoning Ordinance regulations and zoning map have given the requisite notices by publications and otherwise and after holding due hearing and affording a full and fair hearing to all property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof, the governing body of the City of Mesquite is of the opinion that said Special Permit should be granted, subject to the conditions set out herein.

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

Section 1. That Ordinance No. 120 enacted by the City Council on May 3, 1955 be and is hereby amended insofar as the hereinafter described property is concerned and said property shall be used under a Special Permit allowing Heavy Manufacturing "HM" uses, as designated and approved by the City Planning and Zoning Commission, subject to the special conditions contained herein:

BEING A TRACT OF LAND SITUATED IN THE DANIEL TANNER LEAGUE, ABSTRACT NO. 1462, DALLAS COUNTY, TEXAS, AND BEING A PART OF LOTS 24, 31, 32, 39 AND 40 OF THE SUBDIVISION OF SAID TANNER LEAGUE AS PER MAP RECORDED IN VOLUME 51, PAGE 283 IN THE DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHWEST LINE OF THE TEXAS AND PACIFIC RAILWAY RIGHT-OF-WAY AT THIS POINT A 200-FOOT RIGHT-OF-WAY (100 FEET RIGHT AND 100 FEET LEFT OF THE CENTERLINE OF SAID RAILWAY) AND THE NORTHEAST LINE OF THE SAM HOUSTON ROAD, AN 80-FOOT ROAD, SAID BEGINNING POINT BEING SOUTH 45 DEGREES 00 MINUTES WEST, 323.32 FEET; SOUTH 83 DEGREES 12 MINUTES 45 SECONDS WEST, 684.58 FEET FROM THE WEST CORNER OF SAID LOT 23 OF SAID SUBDIVISION OF THE TANNER LEAGUE; THENCE NORTH 83 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID TEXAS AND PACIFIC RAILWAY RIGHT-OF-WAY, A DISTANCE OF 2461.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 00 MINUTES 15 SECONDS AND A RADIUS OF

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Section 2. That this Special Permit allowing Heavy Manufacturing "HM" uses as designated and approved by the City Planning and Zoning Commission on the herein above described property is approved and granted upon the following express conditions and in accordance with Section 4 of the Zoning Ordinance.

- (1) That prior to any construction or change in use a site plan shall be submitted and shall be approved by the City Planning and Zoning Commission and development shall be generally in conformance therewith. Such approved site plan may be revised or amended if such revision or amendment thereof is first approved by the City Planning and Zoning Commission.
- (2) That all on-site improvements shall be specified on approved site plan.
- (3) That all adjacent uses of property shall be indicated on approved site plan.
- (4) That all means of ingress and egress shall be as indicated on the approved site plan.

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(5) That all streets, service drives, parking areas and alleys shall be paved and drainage structures and curbs and gutters installed in accordance with the City of Mesquite requirements and as indicated on the approved site plan; and that the developer shall bear the total cost of all such improvements.

(6) That off-street parking facilities shall be provided as indicated on the approved site plan, and shall not be less than the requirement of Ordinance No. 120 for each use and occupancy.

(7) That the width of all streets and rights-of-way shall be in conformance with the City of Mesquite thoroughfare and street plan and shall be indicated on the approved site plan, dedicated and improved to the minimum requirements of the City.

(8) That all utility services shall be shown on site plan and shall conform to the City's specifications and be as approved by the City's Engineer.

(9) The City of Mesquite water and sanitary sewer lines shall be extended to and service shall be made available at the cost of the owner and developer and shall be in accordance with the City's specifications and regulations.

(10) That no signs or billboards other than those pertaining to the occupancy of the premises or commodities sold thereon shall be permitted, and such allowable signs shall be of the parapet wall, marquee or flat wall type, except that in the event a gasoling filling station is approved for location on the property, a standard pole sign not exceeding thirty-six (36) square feet shall be permitted for the filling station. No sign or billboard shall be permitted of a flashing or intermittently lighted type. That the location of any sign other than as stated above shall be first approved by the City Planning and Zoning Commission.

(11) That screening consisting of fencing and/or shrubs shall be as required by the City Planning and Zoning Commission, and shown on approved site plan.

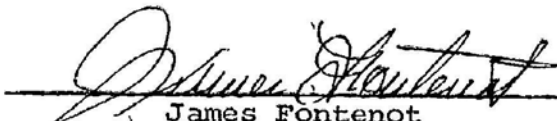
(12) That all storage facilities, whether inside or outside, shall be designated on approved site plan.

Section 3. That any person, firm or corporation violating any of the terms and provisions of this ordinance shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars, and each violation shall constitute a separate offense.

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Section 4. WHEREAS, it appears that the subject property of this ordinance is to be used under a Special Permit allowing Heavy Manufacturing "HM" uses, as designated and approved by the City Planning and Zoning Commission, subject to certain conditions and will serve the public interest, comfort, and general welfare and requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND ADOPTED THIS the 6th day of June, 1960.


James Fontenot
Mayor

ATTEST:


Norma G. McGaughy
City Secretary