

ORDINANCE NO. 315

AN ORDINANCE AMENDING ORDINANCE NO. 120 ENACTED BY THE CITY COUNCIL ON MAY 3, 1955, BY PERMITTING THE HEREINAFTER DESCRIBED PROPERTY, NOW ZONED RESIDENTIAL "R" TO BE USED UNDER A SPECIAL PERMIT ALLOWING COMMERCIAL "C" USES, 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 Commercial "C" 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 SURVEY, ABSTRACT NO. 1462 AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY 80, SAID POINT BEING IN A COMMON PROPERTY LINE OF THE MARY ALMA YOUSEY AND THE C. T. ROFFINO TRACT. SAID POINT IS LOCATED APPROXIMATELY 1228 FEET EAST OF THE EAST LINE OF MURPHY SCHOOL-NEW HOPE ROAD; THENCE NORTH 3 DEGREES 59 MINUTES EAST ALONG SAID PROPERTY LINE A DISTANCE OF 429.87 FEET TO A POINT FOR CORNER; THENCE NORTH 52 DEGREES 43 MINUTES WEST, A DISTANCE OF 187.30 FEET

TO A POINT FOR CORNER; THENCE NORTH 57 DEGREES 48 MINUTES WEST, A DISTANCE OF 418.89 FEET TO A POINT FOR CORNER, SAID POINT BEING LOCATED IN THE SOUTHEAST RIGHT OF WAY LINE OF MURPHY SCHOOL-NEW HOPE ROAD; THENCE NORTH 0 DEGREES 84 MINUTES WEST, A DISTANCE OF 144.53 FEET TO A POINT FOR CORNER; THENCE NORTH 46 DEGREES 8 MINUTES WEST, A DISTANCE OF 20 FEET TO A POINT FOR CORNER; THENCE NORTH 44 DEGREES 25 MINUTES EAST, A DISTANCE OF APPROXIMATELY 275 FEET TO A POINT FOR CORNER, SAID POINT BEING LOCATED IN THE SOUTHWEST LINE OF PROPOSED 60 FOOT STREET; THENCE WITH AN ANGLE OF 90 DEGREES TO THE RIGHT, A DISTANCE OF 145 FEET TO A POINT FOR CORNER; THENCE WITH AN ANGLE OF 90 DEGREES TO THE RIGHT ALONG A LINE 145 FEET SOUTHEAST OF AND PARALLEL TO MURPHY SCHOOL-NEW HOPE ROAD, A DISTANCE OF 175 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF A CREEK; THENCE IN A SOUTHERLY, EASTERLY, AND SOUTHEASTERLY DIRECTION ALONG THE MEANDERINGS OF SAID CENTER LINE OF CREEK, A DISTANCE 1155 FEET MORE OR LESS TO A POINT FOR CORNER, SAID POINT BEING LOCATED 310 FEET NORTH OF THE NORTH LINE OF U. S. HIGHWAY 80; THENCE IN AN EASTERLY DIRECTION ALONG A LINE 310 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF U. S. HIGHWAY 80, A DISTANCE OF 440 FEET MORE OR LESS TO A POINT FOR CORNER IN THE LINE OF THE C. T. ROFFINO TRACT; THENCE SOUTH 47 DEGREES 56 MINUTES EAST ALONG SAID LINE OF ROFFINO TRACT, A DISTANCE OF 450 FEET MORE OR LESS TO A POINT FOR CORNER ON THE U. S. HIGHWAY 80; THENCE IN A WESTERLY DIRECTION ALONG SAID NORTH LINE OF U. S. HIGHWAY 80, A DISTANCE OF 1,387.58 FEET TO THE PLACE OF BEGINNING.

Section 2. That this Special Permit allowing Commercial "C" 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.

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(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.

(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 right-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 gasoline 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.

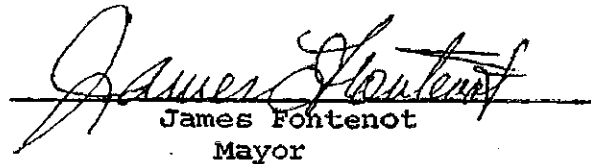
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(12) That all storage facilities, whether inside or outside, shall be designated on approved site plan.

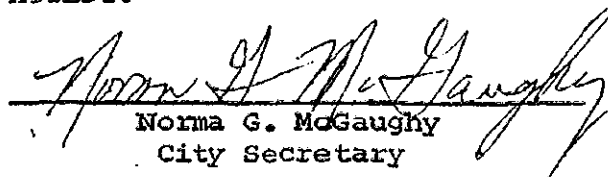
Section 3. That any person, firm or corporation violating any of the terms and provisions of this ordinance shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars, and each violation shall constitute a separate offense.

Section 4. WHEREAS, it appears that the subject property of this ordinance is to be used under a Special Permit allowing Commercial "C" 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 15th day of August, 1960.

  
James Fontenot  
Mayor

ATTEST:

  
Norma G. McGaughy  
City Secretary

NOTE - Utilities & Services Shown in  
approx. location Only.

All Pavement Asphaltic Concrete w/ 18" Conc  
55'

285' to E of T&P  
RR ROW

WEST MAIN

STREET

LOCUST

SOUTH

BLOCK 5

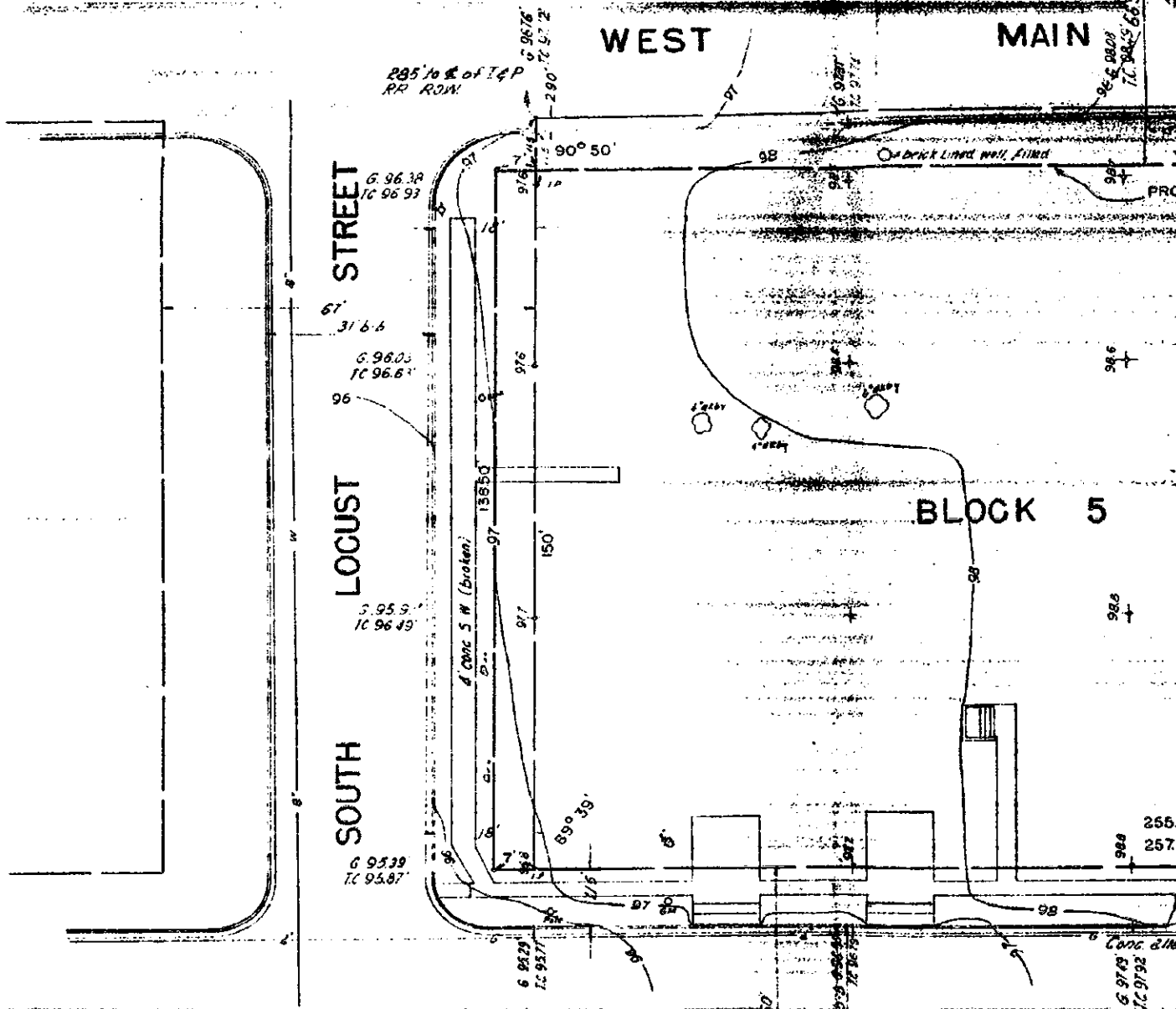
WEST

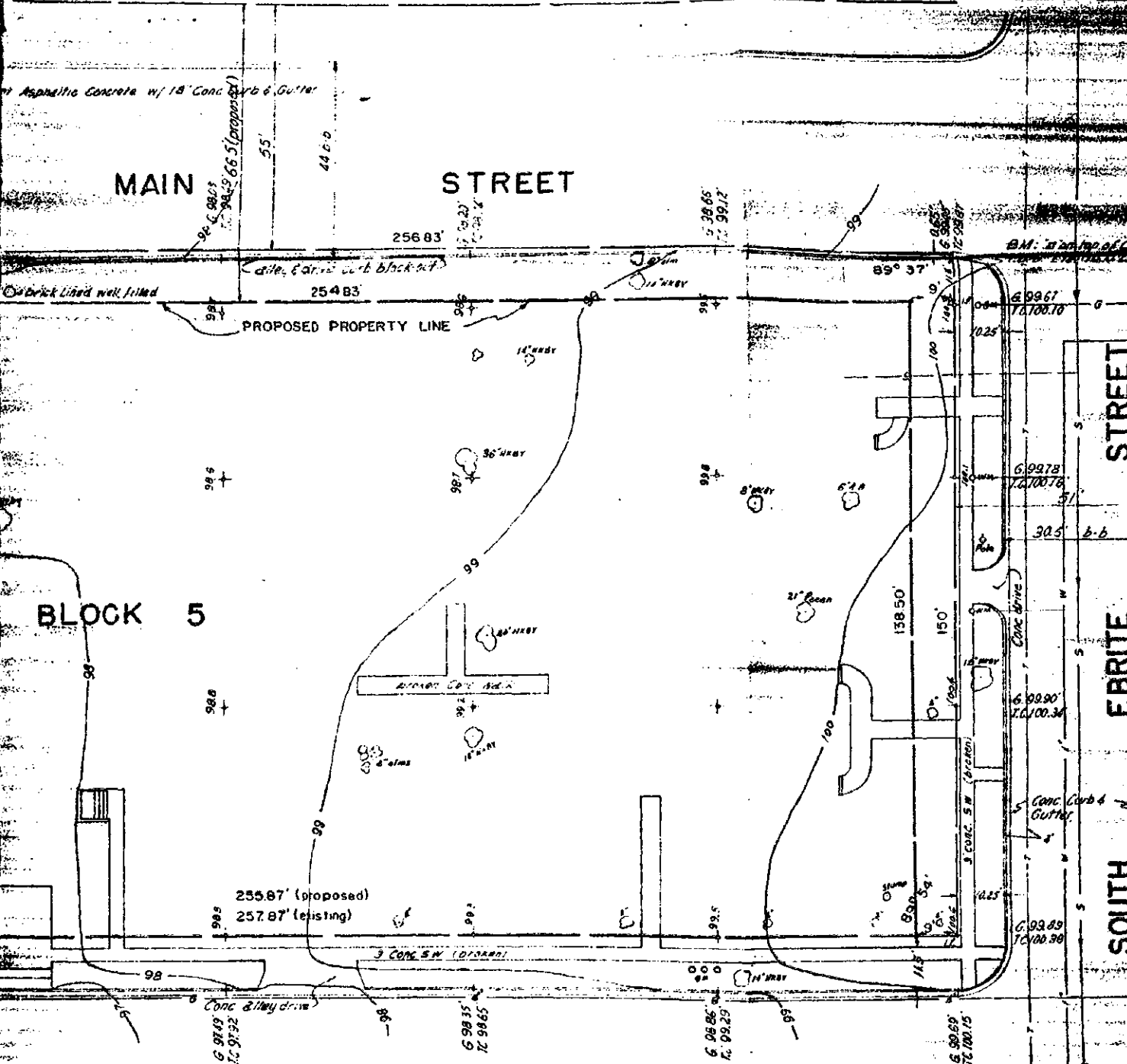
BLOCK 5 - ORIGINAL  
MESQUIT

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MESQUITE BUILDING AND LOA

SCALE: 1" = 20'





**BLOCK 5 - ORIGINAL TOWN OF MESQUITE, TEXAS**

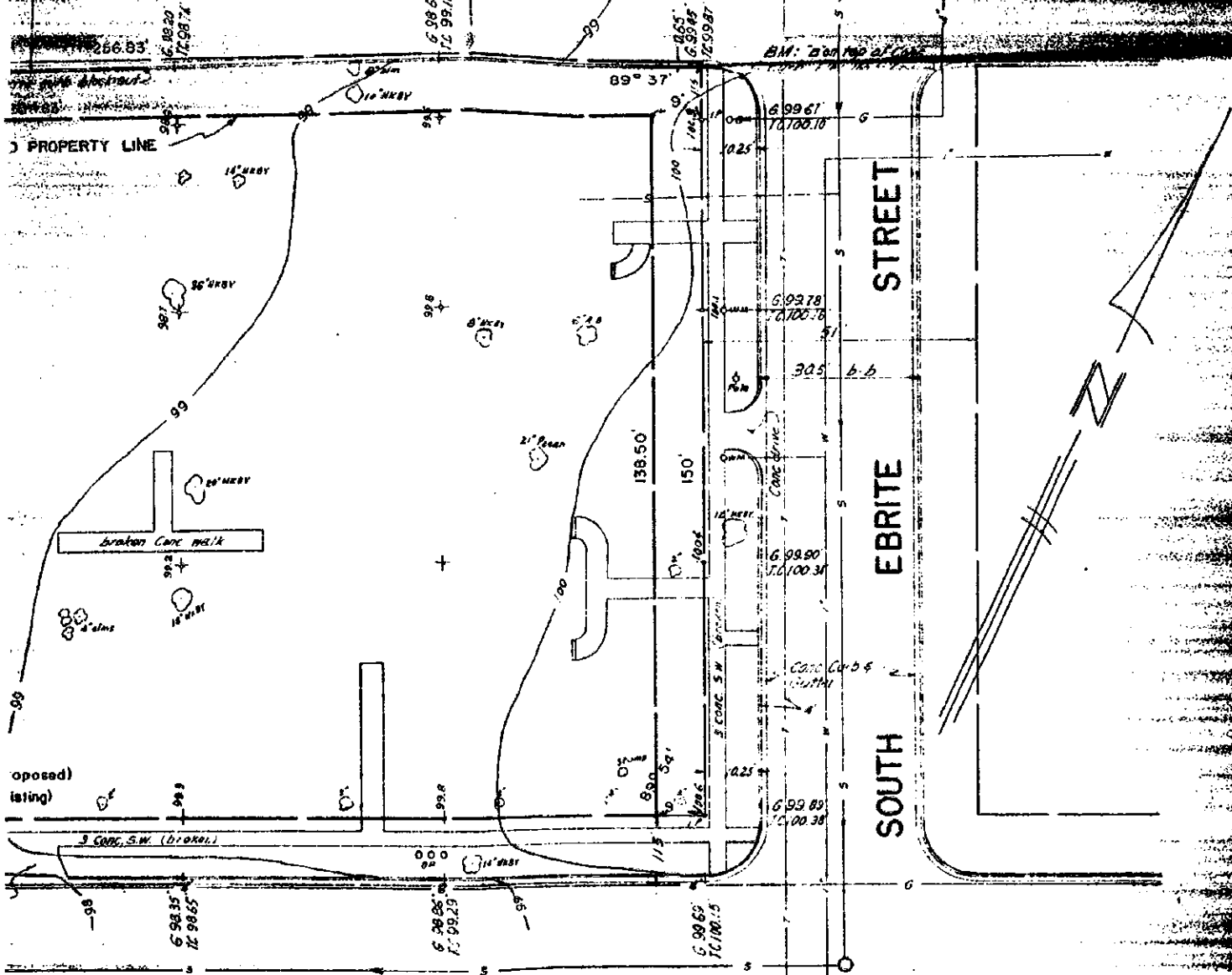
VOL. U, PAGE 70 MAP RECORDS DALLAS COUNTY, TEXAS  
 MESQUITE BUILDING AND LOAN ASSOCIATION, MESQUITE, TEXAS

SCALE: 1" = 20' JANUARY, 1960

DAVIS

H. LOU HORNE, JR.  
 CONSULTING ENGINEER  
 DALLAS, TEXAS

STREET



AL TOWN OF  
TEXAS  
DALLAS COUNTY, TEXAS  
ASSOCIATION, MESQUITE, TEXAS  
JANUARY, 1960

DAVIS

STREET



H LOU HORNE, JR.  
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