

ORDINANCE NO. 328

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 LIGHT MANUFACTURING "LM" 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 Light Manufacturing "LM" uses, as designated and approved by the City Planning and Zoning Commission, subject to the special conditions contained herein:

A PART OF THE DANIEL TANNER SURVEY, ABSTRACT NO. 1462, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAM HOUSTON ROAD, WITH THE NORTHERLY LINE OF THE TEXAS & PACIFIC RAILROAD, THENCE NORTH 55 DEGREES 15 MINUTES WEST ALONG THE NORTHEASTERLY LINE OF SAM HOUSTON ROAD, 570 FEET TO POINT FOR CORNER, THIS POINT BEING THE MOST SOUTHERLY CORNER OF TRACT CONVEYED BY MELVIN W. JACKSON TO K. A. MJAALAND BY DEED DATED NOVEMBER 23, 1956, FILED NOVEMBER 27, 1956; THENCE NORTH 35 DEGREES EAST ALONG THE SOUTHEASTERLY LINE OF SAID MJAALAND TRACT, 558 FEET TO MOST EASTERLY CORNER OF SAME; THENCE NORTH 55 DEGREES 15 MINUTES WEST ALONG THE NORTHEASTERLY LINE OF SAME, 390.32 FEET TO POINT FOR CORNER; THIS POINT BEING THE MOST NORTHERLY CORNER OF

SAID MJAALAND TRACT; THENCE NORTH 35 DEGREES EAST PARALLEL WITH AND AT ALL TIMES 357.66 FEET THEREFROM, WITH FORNEY AVENUE ROAD, 1168.1 FEET MORE OR LESS TO POINT FOR CORNER IN THE NORTHEASTERLY LINE OF THAT TRACT DESCRIBED IN DEED FROM R. P. HARRIS ET AL TO MELVIN W. JACKSON DATED MARCH 24, 1954, FILED MARCH 26, 1954; THENCE SOUTH 55 DEGREES 43 MINUTES EAST ALONG SAID NORTHEASTERLY LINE OF SAID JACKSON TRACT, 1646.71 FEET MORE OR LESS TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID JACKSON TRACT; THENCE SOUTH 34 DEGREES 42 MINUTES WEST, 866 FEET TO POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF TEXAS & PACIFIC RIGHT-OF-WAY; THENCE SOUTH 73 DEGREES 14 MINUTES WEST ON NORTH LINE OF SAID TEXAS & PACIFIC RAILROAD RIGHT-OF-WAY 1116.06 FEET TO PLACE OF BEGINNING.

Section 2. That this Special Permit allowing Light Manufacturing "LM" 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 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 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.

Page 3
Ordinance No. 328

(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 standard approved screening consisting of fencing and/or shrubs shall be provided on the site as approved by the City Planning and Zoning Commission.

(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 Light Manufacturing "LM" 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

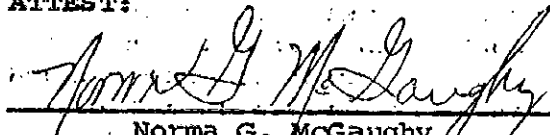
Page 4
Ordinance No. 328

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 19th day of September, 1960.


James Fontenot
Mayor

ATTEST:


Norma G. McGaughy
City Secretary