

ORDINANCE NO. 334

AN ORDINANCE AMENDING ORDINANCE NO. 120 ENACTED BY THE CITY COUNCIL ON MAY 3, 1955, BY PERMITTING THE HEREINAFTER DESCRIBED PROPERTY TO BE USED UNDER A SPECIAL PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A SKATING RINK; 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 to allow the construction and operation of a skating rink, 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 John Hardin Survey, Abstract No. 545, Dallas County, Texas, and being a portion of Casa View Heights No. 16 Shopping Area, an addition to the City of Mesquite, Texas, and being more particularly described as follows:

BEGINNING at the most Easterly corner of said Casa View Heights No. 16 Shopping Area, said point also being in a line parallel to and 200' from the Southwest line of Gus Thomasson Road (a 90' R.O.W.), an iron stake for corner;

THENCE S44 deg. 53' W and along a Southeasterly line of said Shopping Area, 141.00' to an iron stake for corner;

THENCE N 45 deg. 15' W, 312.91' to a point on the Southeasterly line of a 50' Power Line Easement and 10' Sanitary Sewer Easement, an iron stake for corner;

THENCE N47 deg. 56'E, 141.22' along the Southeasterly line of said 50' and 10' easements to a point on the Northeast line of said Shopping Area, an iron stake for corner;

THENCE S45 deg. 15'E and along said Shopping Area Northeast line, 305.40' to the place of beginning and containing 1.00 acres of land.

Section 2. That this Special Permit allowing the construction and operation of a skating rink, 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.

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

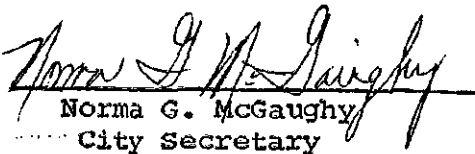
(12) That additional parking area, other than the 1 acre tract, required to conform to Ordinance No. 120 shall be obtained by the developer of the skating rink as a part of the deed conveying the 1 acre tract of land; paving of the additional parking area is to be completed when paving of the area West of the Brazos power line easement is completed.

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 the construction and operation of a skating rink, 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 24th day of October, 1960.

ATTEST:


Norma G. McGaughey
City Secretary


James Fontenot
Mayor