

ORDINANCE NO. 448

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING ORDINANCE NO. 120, DULY PASSED BY THE CITY COUNCIL ON MAY 3, 1955, AND AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM RESIDENTIAL "R" TO COMMERCIAL "C" CLASSIFICATION UNDER A SPECIAL PERMIT, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND DESCRIBED AS FOLLOWS: TRACT 1: BEGINNING AT A POINT IN THE EAST LINE OF HICKORY TREE ROAD, SAID POINT BEING LOCATED 240 FEET SOUTH OF THE COMMON LINE OF THE D. TANNER SURVEY, ABSTRACT 1,462, AND THE S. H. MILLER SURVEY, ABSTRACT 974, SAID POINT BEING IN THE RIGHT-OF-WAY LINE OF THE OUTER METROPOLITAN FREEWAY AS PROPOSED BY THE STATE HIGHWAY DEPARTMENT ON APRIL 27, 1962; THENCE SOUTH ALONG THE EAST LINE OF HICKORY TREE ROAD, A DISTANCE OF 981 FEET TO A POINT FOR CORNER IN A PROPERTY LINE; THENCE EAST ALONG SAID PROPERTY LINE A DISTANCE OF 310 FEET TO A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF THE OUTER METROPOLITAN FREEWAY; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID FREEWAY RIGHT-OF-WAY LINE A DISTANCE OF 1,020 FEET TO A POINT FOR CORNER; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 45 FEET TO THE PLACE OF BEGINNING: TRACT 2: BEGINNING AT A POINT OF THE PROPERTY LINE LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF MILITARY PARKWAY, 1,680 FEET EAST OF THE INTERSECTION OF THE SOUTH LINE OF MILITARY PARKWAY AND THE COMMON LINE OF THE D. TANNER SURVEY, ABSTRACT 1,462 AND THE S. H. MILLER SURVEY, ABSTRACT 974; THENCE SOUTH ALONG SAID PROPERTY LINE A DISTANCE OF 436.75 FEET TO A POINT FOR CORNER; THENCE WEST A DISTANCE OF 615 FEET TO A POINT FOR CORNER IN THE CENTER LINE ON EXISTING SEWER EASEMENT; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID SEWER EASEMENT A DISTANCE OF 505 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF MILITARY PARKWAY; THENCE IN AN EASTERLY DIRECTION ALONG SAID LINE OF MILITARY PARKWAY A DISTANCE OF 785 FEET MORE OR LESS TO THE PLACE OF BEGINNING; AND AN ORDINANCE AMENDING ORDINANCE NO. 120, DULY PASSED BY THE CITY COUNCIL ON MAY 3, 1955, AND AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM RESIDENTIAL "R" TO APARTMENT "A-1" AND COMMERCIAL "C" CLASSIFICATION UNDER A SPECIAL PERMIT, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF MILITARY PARKWAY 95 FEET EAST OF THE INTERSECTION OF THE SOUTH LINE OF MILITARY PARKWAY AND THE COMMON LINE OF THE D. TANNER SURVEY, ABSTRACT 1,462 AND THE S. H. MILLER SURVEY, ABSTRACT 974, SAID POINT ALSO BEING IN THE EAST LINE OF THE OUTER METROPOLITAN FREEWAY AS PROPOSED BY THE STATE HIGHWAY DEPARTMENT ON APRIL 27, 1962; THENCE IN A SOUTHERLY DIRECTION ALONG SAID FREEWAY RIGHT-OF-WAY LINE A DISTANCE OF 1,530 FEET MORE OR LESS TO A POINT FOR CORNER IN A PROPERTY LINE; THENCE IN AN EASTERLY DIRECTION

ALONG SAID PROPERTY LINE A DISTANCE OF 190 FEET TO A POINT FOR CORNER; THENCE IN A NORTHERLY DIRECTION ALONG A LINE 175 FEET EAST OF AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF THE OUTER METROPOLITAN FREEWAY, A DISTANCE OF 1,525 FEET MORE OR LESS TO A POINT FOR CORNER IN THE SOUTH LINE OF MILITARY PARKWAY; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 190 FEET MORE OR LESS TO THE PLACE OF BEGINNING, SAVE AND EXCEPT THE 130 FEET IMMEDIATELY ADJACENT TO MILITARY PARKWAY WHICH IS TO BE ZONED "COMMERCIAL"; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR WHICH SHALL BE APPROVED BY THE CITY PLANNING COMMISSION; PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan 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 the granting of special permits 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 said special permit should be granted herein, 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 of the City of Mesquite, Texas, duly passed by the Governing Body of the City of Mesquite on the 3rd day of May, 1955, be, and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to give the following described property a COMMERCIAL "C" Classification under special permit, described as follows:

Tract 1: Beginning at a point in the east line of Hickory Tree Road, said point being located 240 feet south of the common line of the D. Tanner Survey, Abstract 1,462, and the S. H. Miller Survey, Abstract 974, said point being in the right-of-way line of the Outer Metropolitan Freeway as proposed by the State Highway Department on April 27, 1962; THENCE south along the east line of Hickory Tree Road, a distance of 981 feet to a point for corner in a property line; THENCE east along said property line a distance of 310 feet to a point for corner in the west right-of-way line of the Outer Metropolitan

Freeway; THENCE in a northwesterly direction along said freeway right-of-way line a distance of 1,020 feet to a point for corner; THENCE in a westerly direction a distance of 45 feet to the place of beginning.

Tract 2: Beginning at a point of the property line located in the south right-of-way line of Military Parkway, 1,680 feet east of the intersection of the south line of Military Parkway and the common line of the D. Tanner Survey, Abstract 1,462 and the S. H. Miller Survey, Abstract 974; THENCE south along said property line a distance of 436.75 feet to a point for corner; THENCE west a distance of 615 feet to a point for corner in the center line on existing sewer easement; THENCE in a northwesterly direction along the center line of said sewer easement a distance of 505 feet to a point for corner in the south line of Military Parkway; THENCE in an easterly direction along said line of Military Parkway a distance of 785 feet more or less to the place of beginning.

That Ordinance No. 120 of the City of Mesquite, Texas, duly passed by the Governing Body of the City of Mesquite on the 3rd day of May, 1955, be, and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to give the following described property an Apartment "A-1" and Commercial "C" Classification under special permit, described as follows:

Beginning at a point in the south line of Military Parkway 95 feet east of the intersection of the south line of Military Parkway and the common line of the D. Tanner Survey, Abstract 1,462 and the S.H. Miller Survey, Abstract 974, said point also being in the east line of the Outer Metropolitan Freeway as proposed by the State Highway Department on April 27, 1962; THENCE in a southerly direction along said freeway right-of-way line a distance of 1,530 feet more or less to a point for corner in a property line; THENCE in an easterly direction along said property line a distance of 190 feet to a point for corner; THENCE in a northerly direction along a line 175 feet east of and parallel to the east right-of-way line of the Outer Metropolitan Freeway, a distance of 1,525 feet more or less to a point for corner in the south line of Military Parkway; THENCE in a westerly direction a distance of 190 feet more or less to the place of beginning, save and except the 130 feet immediately adjacent to Military Parkway which is to be zoned "Commercial."

SECTION 2. That the special permit for Apartment "A-1" and Commercial "C" uses is approved and granted on the following express conditions and in accordance with Section IV of Ordinance No. 120 of the City of Mesquite.

(1) That prior to any construction or change in use, a site plan shall be submitted and shall be approved by the City Plan 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 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.

(5) That all streets, service drives, parking areas and alleys shall be paved and drainage structures, curbs and gutters installed in accordance with the City of Mesquite requirements and as indicated on the approved site plan; and 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 for developed portions of the tract 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 bill boards 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 bill board 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 Plan Commission.

(11) That screening consisting of protective fencing and/or shrubs shall be as required by the City Plan 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 the site plan for the above-described tracts of land, when approved by the City Plan Commission, shall become a part of this Ordinance for all purposes. A true copy of the site plan shall be retained in the office of the City Secretary and in the office of the Director of Public Works, on the above-described tracts of land, for observance in connection with these improvements. That all paved areas, permanent drives, streets and drainage structures, if any, shall be constructed in accordance with standard City of Mesquite specifications adopted for such purposes and shall be done to the satisfaction of the City Engineer; that the entire cost of all such paved areas, permanent drives, streets and drainage structures, if any, shall be paid for by the developer.

SECTION 4. That all ordinances of the City of Mesquite in conflict with the provisions of this Ordinance be, and the same are, hereby repealed and all other ordinances of the City of Mesquite not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That the above-described tract of land shall be used only in the manner and for the purposes provided for by Ordinance No. 120 of the City of Mesquite as heretofore amended and as amended herein by the granting of this special permit.

SECTION 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance No. 120 of the City of Mesquite as heretofore amended and, upon conviction, shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 8. WHEREAS, the above-described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and protect the general welfare of the City of Mesquite and creates an urgency and an 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 the caption of said Ordinance as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL of the City of Mesquite, Texas, on the 4 day of Sept. 1962.

APPROVED:

B. W. Cramer
MAYOR

DULY ENROLLED:

Thomas J. M. Laughy
CITY SECRETARY

APPROVED AS TO FORM:

H. Louis Michel
ATTORNEY