

ORDINANCE NO. 485

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 GIVE THE FOLLOWING DESCRIBED PROPERTY AN "LR" LOCAL RETAIL CLASSIFICATION UNDER A SPECIAL PERMIT, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: TRACT NO. 1: BEING A TRACT OF LAND IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, FRONTING 500 FEET ON THE EAST RIGHT OF WAY LINE OF BARNES BRIDGE ROAD AND FRONTING 400 FEET ON THE SOUTH RIGHT OF WAY LINE OF OATES DRIVE, AND BOUNDED ON THE EAST BY THE RIGHT OF WAY LINE OF THE PROPOSED OUTER LOOP NO. 635 AND BEING A TRIANGULAR SHAPED TRACT OF LAND IN THE SOUTHEAST CORNER OF THE INTERSECTION OF BARNES BRIDGE ROAD AND OATES DRIVE, CONTAINING $2\frac{1}{2}$ ACRES OF LAND, MORE OR LESS; AND SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY A "C" COMMERCIAL CLASSIFICATION UNDER A SPECIAL PERMIT, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: TRACT NO. 2: BEING ALL OF BLOCK K IN THE TWIN HILLS ESTATE, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS; AND SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY AN "R" RESIDENTIAL CLASSIFICATION, SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: TRACT NO. 3: BEING ALL OF THE REMAINDER OF THE FOLLOWING DESCRIBED TRACT OF LAND WHICH WAS NOT CONTAINED IN TRACT NO. 1 AND TRACT NO. 2 ABOVE: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTHEAST AND NORTHWEST CORPORATE LIMIT LINES OF THE CITY OF MESQUITE WHICH IS NORTH OF HIGHWAY 67 (INTERSTATE 30) AND EAST OF BARNES BRIDGE ROAD, SAID CORPORATE LIMIT LINE BEING THE COMMON CORPORATE LIMIT LINE BETWEEN MESQUITE AND GARLAND; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST CORPORATE LIMIT LINE OF THE CITY OF MESQUITE A DISTANCE OF 1800 FEET TO A POINT FOR CORNER; THENCE IN A SOUTHWESTERLY DIRECTION AT RIGHT ANGLES TO SAID CORPORATE LIMIT LINE A DISTANCE OF 1400 FEET TO A POINT FOR CORNER; THENCE IN A NORTHWESTERLY DIRECTION AT RIGHT ANGLES TO SAID POINT FOR CORNER A DISTANCE OF 1800 FEET TO A POINT IN THE NORTHWEST CORPORATE LIMIT LINE OF THE CITY OF MESQUITE; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CORPORATE LIMIT LINE A DISTANCE OF 1400 FEET TO THE PLACE OF BEGINNING, SAID TRACT CONTAINING 16.42 ACRES; THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO PLANS AND SPECIFICATIONS SUBMITTED THEREFOR, WHICH SHALL BE APPROVED BY THE CITY PLAN 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 permits 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 an "LR" Local Retail Classification under a special permit, described as follows:

TRACT NO. 1:

Being a tract of land in the City of Mesquite, Dallas County, Texas, fronting 500 feet on the East right of way line of Barnes Bridge Road and fronting 400 feet on the South right of way line of Oates Drive and bounded on the East by the right of way line of the proposed Outer Loop No. 635 and being a triangular shaped tract of land in the Southeast corner of the intersection of Barnes Bridge Road and Oates Drive, containing $2\frac{1}{2}$ acres of land, more or less.

SECTION 2. 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 "C" Commercial Classification under a special permit, described as follows:

TRACT NO. 2:

Being all of Block K in the Twin Hills Estate Addition, an addition to the City of Mesquite, Dallas County, Texas.

SECTION 3. 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 "R" Residential Classification, described as follows:

TRACT NO. 3:

Being all of the remainder of the following described tract of land which was not contained in Tract No. 1 and Tract No. 2 above:

Beginning at a point which is the intersection of the Northeast and Northwest corporate limit lines of the City of Mesquite which is North of Highway 67 (Interstate 30) and East of Barnes Bridge Road, said corporate limit line being the common corporate limit line between Mesquite and Garland;

THENCE in a Southeasterly direction along the Northeast corporate limit line of the City of Mesquite a distance of 1800 feet to a point for corner;

THENCE in a Southwesterly direction at right angles to said corporate limit line a distance of 1400 feet to a point for corner;

THENCE in a Northwesterly direction at right angles to said point for corner a distance of 1800 feet to a point in the Northwest corporate limit line of the City of Mesquite;

THENCE in a Northeasterly direction along said corporate limit line a distance of 1400 feet to the place of beginning, said tract containing 16.42 acres.

SECTION 4. That the special permits for the "LR" Local Retail Classification and "C" Commercial Classification uses are 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 developer 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 Plan 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; that all such streets, service drives, parking areas and alleys shall be paved with a minimum of six-inch compact gravel and two coats of penetration asphalt, or any other minimum requirements which may be established by street ordinances of the City.

(6) That whenever a structure is erected or converted for multiple dwelling use, one and one-half (1½) offstreet parking space shall be provided on the lot, but not in the required front yard, for each dwelling unit in the structure, as indicated on the approved site plan.

(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 tracts at the cost of the owner and developer and shall be in accordance with the City's specifications and regulations.

(10) That any and all signs or billboards placed on the property shall comply with provisions of Ordinances Nos. 452 and 453 of the City of Mesquite.

(11) That solid protective screening shall be required by the City Plan Commission along the North and East property lines abutting residential property and shall be shown on the approved site plan.

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

(13) A lot on which a multiple family dwelling is erected or converted shall contain not less than 1,200 square feet per family.

SECTION 5. That the site plans for the above described Tract No. 1 and Tract No. 2, when approved by the City Plan Commission, shall become a part of this ordinance for all purposes. A true copy of the site plans 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 those 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 by the developer.

SECTION 6. 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 7. That the above described tracts 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 these special permits.

SECTION 8. 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 9. 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 10. WHEREAS, the above described property requires that it be given the above zoning classifications in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Mesquite

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 3 day of June, 1963.

APPROVED:

B. W. Cline
MAYOR

ATTEST:

John A. McLaughlin
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY

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