

00151

ORDINANCE NO. 1397

Appl. 342-8

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1973, DULY PASSED BY THE CITY COUNCIL ON SEPTEMBER 4, 1973, SO AS TO GRANT A CHANGE OF ZONING FOR A CONDITIONAL USE IN A COMMERCIAL ZONING DISTRICT FOR THE CONSTRUCTION OF A METAL BUILDING WITH A MASONRY FRONT WITH THE STIPULATION THAT: (1) THE BUILDING HAVE MASONRY CONSTRUCTION ON THE SOUTH (FRONT) AND WEST SIDES, AND THAT SHRUBBERY SCREENING BE PROVIDED ON THE EAST SIDE OF THE PARKING AREA AND SHRUBBERY SCREENING OR CHAIN LINK FENCING WITH SLATS BE PROVIDED ON THE NORTH SIDE OF THE PARKING AREA; SAID PROPERTY BEING LOCATED BETWEEN SCYENE ROAD AND MILITARY PARKWAY APPROXIMATELY 200 FEET WEST OF GROSS ROAD, TRACT 1-A, 1-D AND 2, ABSTRACT 342, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL REGULATIONS OF THE 1973 ZONING ORDINANCE TO THE LAND HERewith ZONED; BY PROVIDING THAT ANY DEVELOPMENT OF THE LAND BEING DEVELOPED IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 granting of zoning changes 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 change of zoning may be granted herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

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SECTION 1. That the Comprehensive Zoning Ordinance of 1973, duly passed by the City Council of the City of Mesquite, Texas, on the 4th day of September, 1973, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to grant a change of zoning for a conditional use in a Commercial Zoning District for the construction of a metal building with the stipulation that: (1) the building have masonry construction on the south (front) and west sides, and that the shrubbery screening be provided on the east side of the parking area and shrubbery screening or chain link fencing with slats be provided on the north side of the parking area; said property being located between Scyene Road and Military Parkway approximately 200 feet west of Gross Road, Tract 1-A, 1-D, and 2, Abstract 342, City of Mesquite, Dallas County, Texas, and being more fully described in Exhibit "A" attached hereto and made a part of this ordinance.

SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That the property described in Section 1 of this ordinance, shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1973.

SECTION 4. That the foregoing zoning change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

SECTION 5. 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 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above classification 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 said ordinance, as the law in such cases provides.

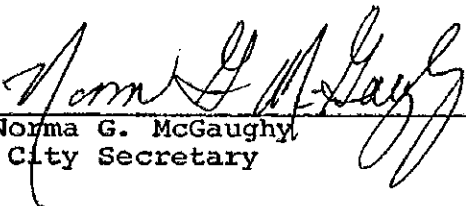
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 7th day of November, A.D., 1977.



B. J. SMITH
MAYOR

ATTEST:

APPROVED AS TO FORM:



Norma G. McGaughy
City Secretary

Elland Archer
City Attorney

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F I E L D N O T E S

BEING a survey of a tract of 1.914 Acres of land in the D. S. CARVER SURVEY ABST. NO. 342, Dallas County, Texas; and being in the Town of Mesquite, Texas; and said 1.914 Acre tract being more particularly described as follows:

BEGINNING at a point in the North line of Military Parkway that is N 86°22'00" W, 188.7 ft. from the point of intersection of the North line of Military Parkway with the West line of Cross Road;

THENCE N 86°22'00" W, along the North line of Military Parkway, 186.52 ft.;

THENCE N 00°29'00" E, 465.5 ft. to a point in the Southwest line of Scyene Road (State Highway No. 352);

THENCE S 75°38'00" E, along the Southwest line of Scyene Road, 191.84 ft.;

THENCE S 00°29'00" W, 429.72 ft. to the POINT OF BEGINNING and containing 1.914 Acres of land.

NOTE:: 1. Improvements as shown.
2. Fences as shown.

BENCH MARK:

EFS No. 3 - 0.7 mile West along the Texas & Pacific Railway from the station at Mesquite, top of South rail at the crossing of the centerline of a road.
ELEV. 473.6 ft.

LEGEND

○	Iron Rod or Iron Pipe
⊙	Concrete Monument
—	Power Pole and Wire
—	Survey Boundry
—	Survey Line
—	City Limit Line
—	County Line
—	Center Line
—	Fence