

ORDINANCE NO. 226

AN ORDINANCE AMENDING ORDINANCE NO. 120 ENACTED BY THE CITY COUNCIL ON MAY 3, 1955, BY PERMITTING THE FOLLOWING DESCRIBED PROPERTY, WHICH IS PRESENTLY ZONED RESIDENTIAL, TO WIT: OF THE COUNTY OF DALLAS STATE OF TEXAS ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS AND BEING OUT OF THE JACOB LAKEY SURVEY, ABSTRACT 810, DALLAS COUNTY, TEXAS AND BEING THAT TRACT DEEDED TO D. T. REDDEN BY DEED DATED NOVEMBER 20, 1934 RECORDED IN DALLAS COUNTY DEED RECORDS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF GUS THOMASSON ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE SAID D. T. REDDEN TRACT AND ALSO BEING THE NORTHWEST CORNER OF A TRACT DEEDED TO DALLAS COUNTY AND RECORDED IN VOL. 3685, PAGE 517, DALLAS COUNTY, TEXAS DEED RECORDS, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT DEEDED TO RICHARD WEBB BY DEED RECORDED DALLAS COUNTY, TEXAS, DEED RECORDS; THENCE SOUTH 89 DEGREES 29' 30" WEST ALONG THE SOUTH LINE OF THE SAID RICHARD WEBB TRACT SAID LINE BEING THE NORTH LINE OF SAID D. T. REDDEN TRACT, AT 564.95 FEET PASSING THE SOUTHWEST CORNER OF THE SAID WEBB TRACT, IN ALL A DISTANCE OF 790.45 FEET TO THE NORTHWEST CORNER OF THE SAID D. T. REDDEN TRACT SAID CORNER BEING A CORNER OF A TRACT DEEDED TO JAMES R. RIGGS AND W. WESLEY HARRIS BY ROSA GRUBBS ET AL BY DEED DATED SEPTEMBER 29, 1958 RECORDED DALLAS COUNTY, TEXAS, DEED RECORDS; THENCE SOUTH 0 DEG. 46' EAST ALONG AN EAST LINE OF SAID TRACT DEEDED TO SAID JAMES F. RIGGS 312.8 FEET TO THE SOUTHWEST CORNER OF SAID D. T. REDDEN TRACT; THENCE NORTH 89 DEGREES 15' 30" EAST ALONG THE SOUTH LINE OF SAID D. T. REDDEN TRACT 792.5 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF GUS THOMASSON ROAD SAID POINT BEING THE SOUTHEAST CORNER OF SAID D. T. REDDEN TRACT; THENCE NORTH 1 DEG. 13' 30" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF GUS THOMASSON ROAD 310.4 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.66 ACRES, MORE OR LESS, SAVE AND EXCEPT HOWEVER, THAT TRACT OF LAND CONVEYED BY D. T. REDDEN ET UX TO THE COUNTY OF DALLAS FOR RIGHT-OF-WAY PURPOSES BY DEED DATED 5/31/52 RECORDED IN VOLUME 3685, PAGE 517, DEED RECORDS OF DALLAS COUNTY, TEXAS; TO BE USED UNDER A SPECIAL PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A CITY HALL, AND OTHER ATTENDANT USES AS DESIGNATED AND APPROVED BY THE CITY PLANNING AND ZONING COMMISSION, SUBJECT, HOWEVER, TO THE SPECIAL CONDITIONS HEREINAFTER MORE FULLY EXPRESSED; 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 PENALTY, 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

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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, which is presently zoned Residential, shall be used under a Special Permit to allow the construction and operation of a City Hall, and other attendant uses as designated and approved by the City Planning and Zoning Commission, subject to the special conditions contained herein:

Of the County of Dallas State of Texas all that certain lot, tract or parcel of land situated in Dallas County, Texas and being out of the Jacob Lakey Survey, Abstract 810, Dallas County, Texas and being that tract deeded to D. T. Redden by deed dated November 20, 1934 recorded in Dallas County Deed Records and being described as follows: BEGINNING at a point in the West right-of-way line of Gus Thomasson Road, said point being the Northeast corner of the said D. T. Redden tract and also being the Northwest corner of a tract deeded to Dallas County and recorded in Vol. 3685, page 517, Dallas County, Texas Deed Records, said point being the Southeast corner of a tract deeded to Richard Webb by deed recorded Dallas County, Texas, Deed Records; THENCE South 89 Deg. 29' 30" West along the South line of the said Richard Webb tract said line being the North line of said D. T. Redden tract, at 564.95 feet passing the Southwest corner of the said Webb tract, in all a distance of 790.45 feet to the Northwest corner of the said D. T. Redden tract said corner being a corner of a tract deeded to James R. Riggs and W. Wesley Harris by Rosa Grubbs et al by deed dated September 29, 1958 recorded Dallas County, Texas, Deed Records; THENCE South 0 deg. 46' East along an east line of said tract deeded to said James F. Riggs 312.8 feet to the Southwest corner of said D. T. Redden tract; THENCE North 89 deg. 15' 30" East along the South line of said D. T. Redden tract 792.5 feet to a point in the West right-of-way line of Gus Thomasson Road said point being the Southeast corner of said D. T. Redden tract; THENCE North 1 deg. 13' 30" West along the West right-of-way line of Gus Thomasson Road 310.4 feet to the place of beginning and containing 5.66 acres, more or less, save and except however, that tract of land conveyed by D. T. Redden et ux to the County of Dallas for right-of-way purposes by deed dated 5/31/52 recorded in Volume 3685, page 517, Deed Records of Dallas County, Texas.

SECTION 2. That this Special Permit to allow the construction and operation of a City Hall, and other attendant uses as designated and approved by the City Planning and Zoning Commission on the hereinabove 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

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or amended if such revision or amendment thereof is first approved by the City 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 the 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 for developed portion 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 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 screening consisting of fencing and/or shrubs shall be as required by the City Planning and Zoning Commission, and shown on approved site plan.
- (12) That all storage facilities, whether inside or outside, shall be designated on approved site plan.

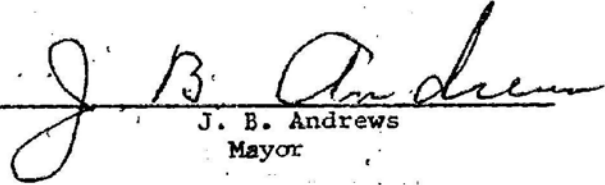
SECTION 3. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the same penalties provided for in Ordinance No. 120.

SECTION 4. WHEREAS, it appears that the subject property of this Ordinance is to be used under a Special Permit to allow the construction and

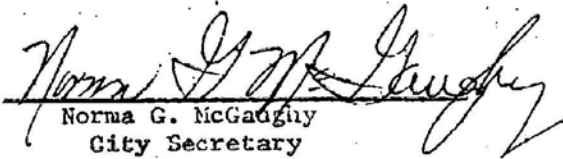
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operation of a City Hall, and other attendant uses, as designated and approved by the City Planning and Zoning Commission, subject to certain conditions, and will serve the public interest, comfort and general welfare and requires that this Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND ADOPTED this the 3rd day of March, 1959.


J. B. Andrews
Mayor

ATTEST:


Norma G. McGaughey
City Secretary