

6-13-11

ORDINANCE NO. 28256

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as a CR Community Retail District with a D-1 Liquor Control Overlay:

BEING Lot 166 in City Block 6332 at the southwest corner of Lake June Road and Holcomb Road; fronting approximately 125 feet on the south line of Lake June Road; fronting approximately 140.52 feet on the west line of Holcomb Road; and containing approximately 18,860 square feet of land,

to be used under Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this specific use permit; and

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the following property ("the Property"), which is presently zoned as a CR Community Retail District with a D-1 Liquor Control Overlay, to be used under Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less:

BEING Lot 166 in City Block 6332 at the southwest corner of Lake June Road and Holcomb Road; fronting approximately 125 feet on the south line of Lake June Road; fronting approximately 140.52 feet on the west line of Holcomb Road; and containing approximately 18,860 square feet of land.

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on June 22, 2013, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

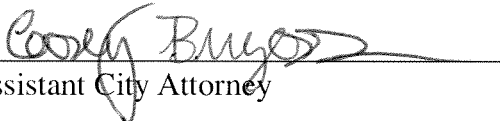
28256

111768

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

BY   
Assistant City Attorney

Passed JUN 22 2011

PARKING ANALYSIS			
ADDRESS	TOTAL SQ. FT.	OCCUPANT	REQ. PARKING
28256	2,800	RETAIL	10.25
74	68	DR. CLIN. PKG.-UP	1.62
68	68	DR. CLIN. PKG.-UP	2.10
TOTAL REQUIRED PARKING SPACES			14
TOTAL AVAILABLE PARKING SPACES			15
AVAILABLE COMPACT PARKING SPACES			15

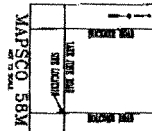
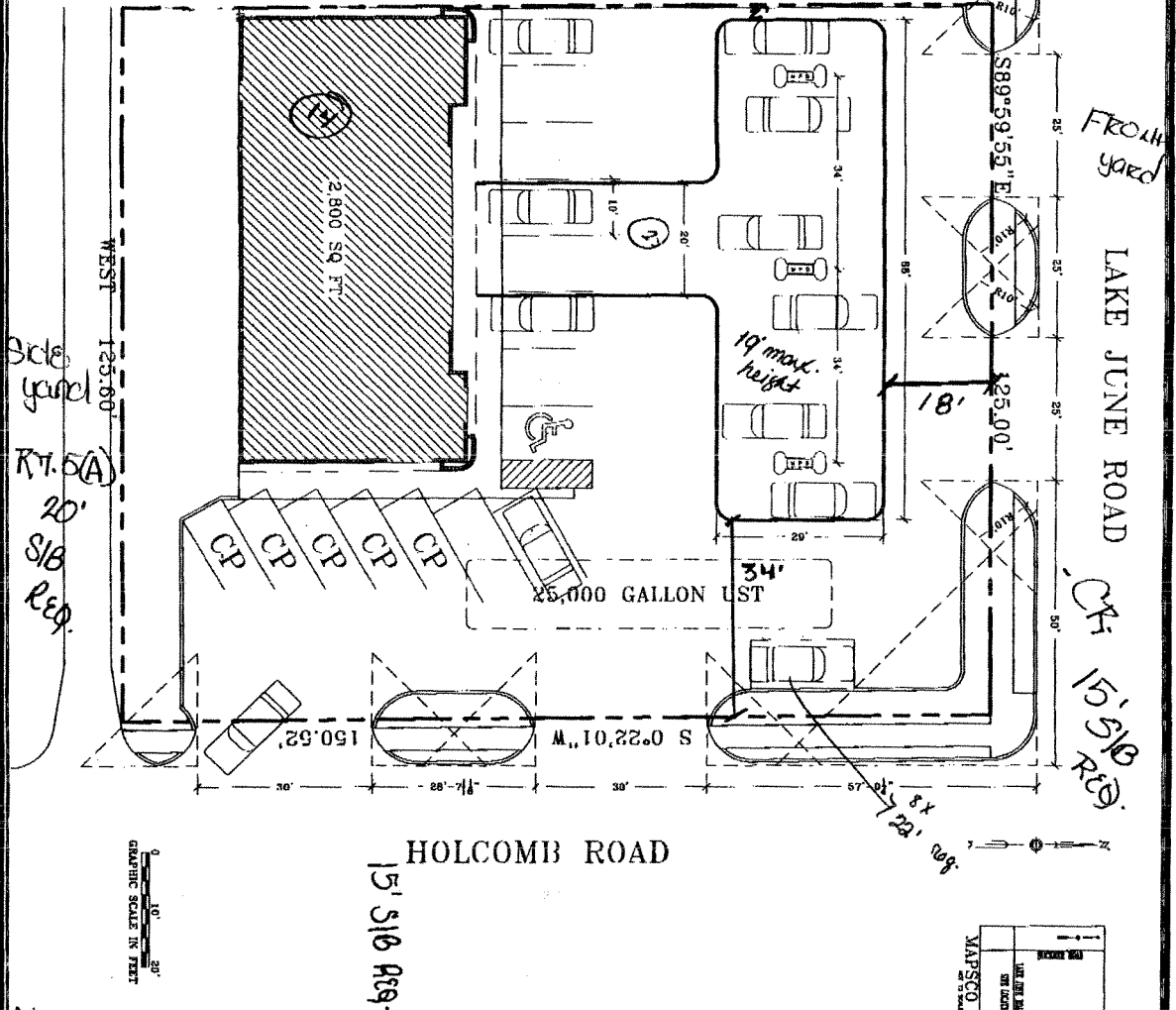
**SITE DATA SUMMARY**  
 ZONING: COMMERCIAL  
 PROPOSED USE: RETAIL  
 OCCUPANCY CATEGORY: B2  
 TYPE OF CONSTRUCTION: II-N  
 LAND AREA: 18,880 SQ. FT.  
 BUILDING AREA: 2,800 SQ. FT.  
 BUILDING COVERAGE: 14.85%  
 PARKING SPACES REQUIRED: 16  
 PARKING SPACES PROVIDED: 15  
 HANDICAP PARKING SPACES: 1  
 LANDSCAPED AREA: 2,726 SQ. FT.  
 LANDSCAPED COVERAGE: 14.45%  
 IMPERVIOUS SURFACE: 16,134 SQ. FT.

0.61B  
Req.

-CR

Side yard

N 0°08'18"E 150.52'



HOLCOMB ROAD

15' S/B Req.

Z10-186

Specific Use Permit  
No. 1867

Approved  
City Plan Commission  
May 19, 2011

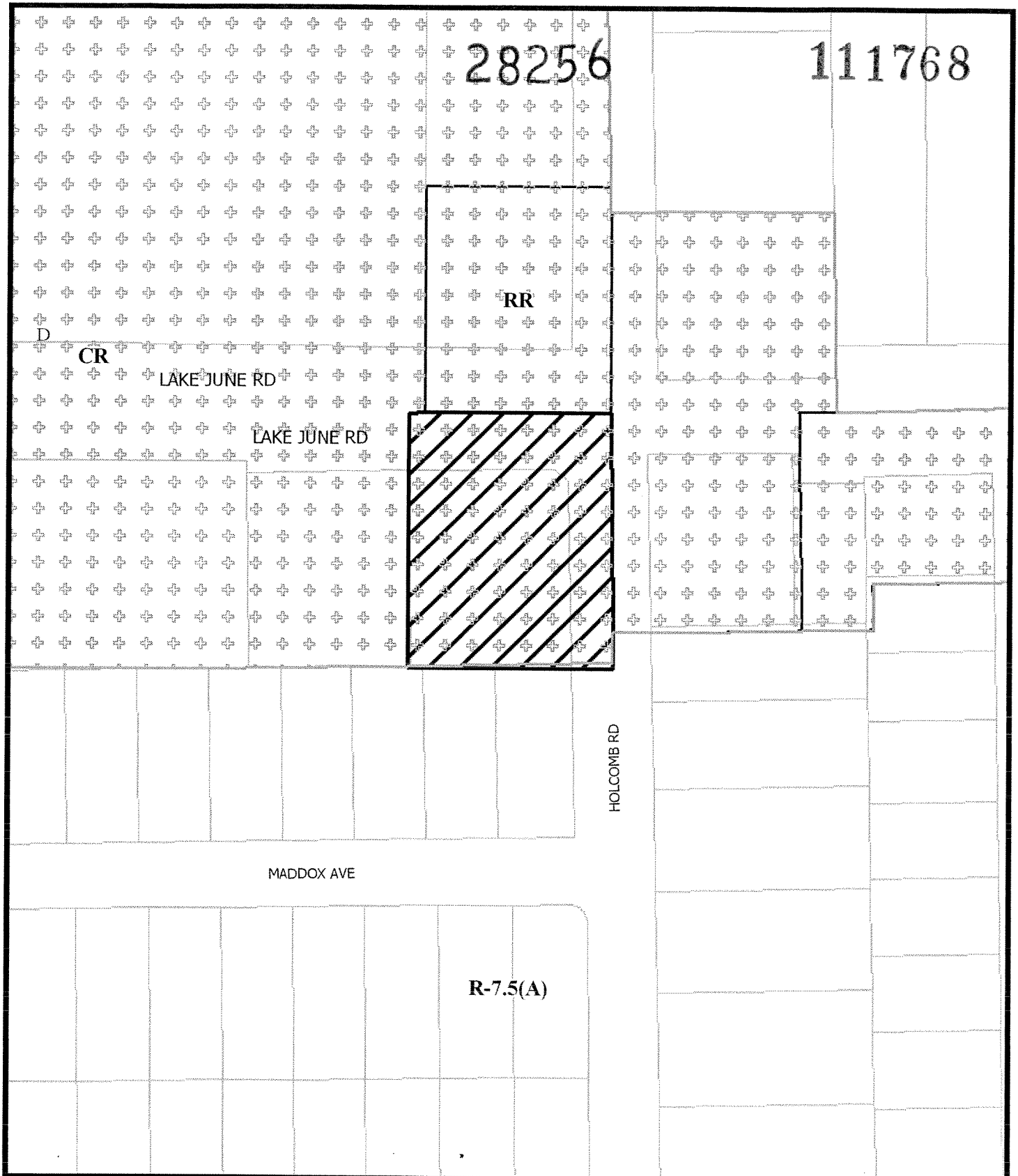
C-0-220

AMCO'S  
FOOD MART  
#2  
1800 LUTHER DR  
DALLAS, TX  
75207  
SITE PLAN

1888. ENGINEERING MANAGEMENT SERVICES (EMS). ALL RIGHTS RESERVED. NO PARTS OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM WITHOUT PRIOR AUTHORIZATION FROM EMS. THE CONTENTS OF THIS PLAN AND DESIGN ARE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES AND ORDINANCES, AND OTHER REGULATIONS AND REQUIREMENTS THAT APPLY TO THIS PROJECT. THE USER OF THIS PLAN AND DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN AND DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN AND DESIGN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FOR PROJECT DESIGN INFORMATION, CONTACT:  
**ENGINEERING MANAGEMENT SERVICES**  
 COMMERCIAL PROPERTY DEVELOPMENT  
 517 ASHFORD DRIVE  
 COPPELL, TX 75019  
 PHONE (814) 533-8554 FAX (972) 383-7130

00011101  
 JUL 11 2011  
 01/15/11  
 01/15/11



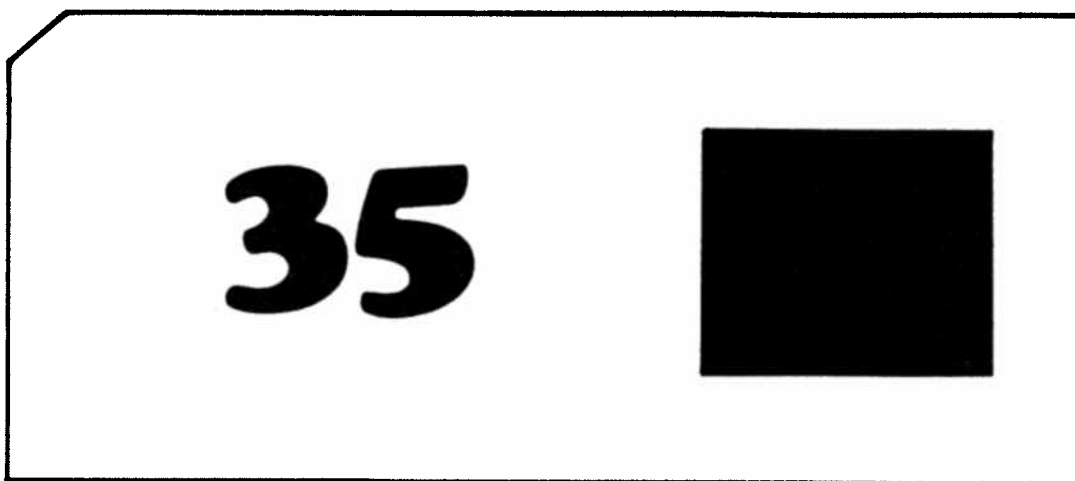
1:1,200

# ZONING AND LAND USE

Map no: L-10  
Case no: Z101-186

DATE: April 21, 2011

**NOTICE**



**THIS FILE INCLUDES ONE OR MORE 35MM APERTURE CARDS**