

ORDINANCE NO. 28261

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 4 in City Block A/6870 located at the southeast corner of Bonnie View Road and Simpson Stuart Road; and containing 0.928 acres,

to be used under Specific Use Permit No. 1860 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet; 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. 1860 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet:

BEING Lot 4 in City Block A/6870 located at the southeast corner of Bonnie View Road and Simpson Stuart Road; and containing 0.928 acres.

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 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. 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.

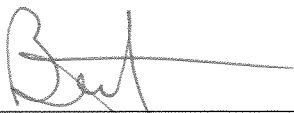
28261

111772

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

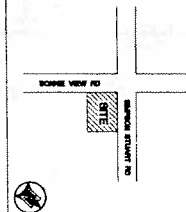
Passed JUN 22 2011

111772

28261

# Site Plan

## VICINITY MAP



## CODE INFORMATION SUMMARY

**CODE OF ORDINANCE**  
 2008 DALLAS BUILDING DEPARTMENT  
 2008 DALLAS PLANNING DEPARTMENT  
 2008 DALLAS ZONING DEPARTMENT  
 2008 DALLAS HEALTH DEPARTMENT  
 2008 DALLAS FIRE DEPARTMENT  
 2008 DALLAS POLICE DEPARTMENT  
 2008 DALLAS WATER DEPARTMENT  
 2008 DALLAS SANITATION DEPARTMENT  
 2008 DALLAS PARKS AND RECREATION DEPARTMENT  
 2008 DALLAS TRANSPORTATION DEPARTMENT  
 2008 DALLAS COMMUNITY DEVELOPMENT DEPARTMENT  
 2008 DALLAS ENVIRONMENTAL HEALTH DEPARTMENT  
 2008 DALLAS HISTORIC PRESERVATION DEPARTMENT  
 2008 DALLAS OFFICIAL RECORDS DEPARTMENT  
 2008 DALLAS INFORMATION TECHNOLOGY DEPARTMENT  
 2008 DALLAS LEGAL COUNSEL DEPARTMENT  
 2008 DALLAS MANAGEMENT AND SUPPORT SERVICES DEPARTMENT  
 2008 DALLAS OFFICE OF THE CITY CLERK  
 2008 DALLAS OFFICE OF THE CITY ATTORNEY  
 2008 DALLAS OFFICE OF THE CITY COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY MANAGER  
 2008 DALLAS OFFICE OF THE CITY PLANNING COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY ZONING COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY HEALTH COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY FIRE COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY POLICE COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY WATER COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY SANITATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY PARKS AND RECREATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY TRANSPORTATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY COMMUNITY DEVELOPMENT COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY ENVIRONMENTAL HEALTH COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY HISTORIC PRESERVATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICIAL RECORDS COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY INFORMATION TECHNOLOGY COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY LEGAL COUNSEL COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY MANAGEMENT AND SUPPORT SERVICES COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY CLERK  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY ATTORNEY  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY MANAGER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY PLANNING COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY ZONING COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY HEALTH COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY FIRE COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY POLICE COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY WATER COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY SANITATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY PARKS AND RECREATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY TRANSPORTATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY COMMUNITY DEVELOPMENT COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY ENVIRONMENTAL HEALTH COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY HISTORIC PRESERVATION COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY OFFICIAL RECORDS COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY INFORMATION TECHNOLOGY COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY LEGAL COUNSEL COMMISSIONER  
 2008 DALLAS OFFICE OF THE CITY OFFICE OF THE CITY MANAGEMENT AND SUPPORT SERVICES COMMISSIONER

## INDEX OF DRAWINGS

- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. ELEVATIONS
- 4. SECTION
- 5. FOUNDATION
- 6. MECHANICAL
- 7. ELECTRICAL
- 8. PLUMBING
- 9. FIRE PROTECTION
- 10. LANDSCAPE
- 11. SIGNAGE
- 12. SPECIALTIES
- 13. ACCESSORIES
- 14. FURNITURE
- 15. EQUIPMENT
- 16. MATERIALS
- 17. FINISHES
- 18. PAINTS
- 19. GLASS
- 20. METALS
- 21. WOOD
- 22. FABRICS
- 23. CERAMICS
- 24. STONE
- 25. CONCRETE
- 26. ASPHALT
- 27. GROUND COVER
- 28. TREES
- 29. SHRUBS
- 30. GRASS
- 31. MULCH
- 32. SOIL
- 33. FERTILIZER
- 34. PESTICIDES
- 35. IRRIGATION
- 36. LIGHTING
- 37. SOUND
- 38. VIBRATION
- 39. AIR QUALITY
- 40. WATER QUALITY
- 41. SOIL QUALITY
- 42. CLIMATE
- 43. WEATHER
- 44. SEISMIC
- 45. FLOODING
- 46. EROSION
- 47. SLOPES
- 48. DRAINAGE
- 49. UTILITIES
- 50. POWER
- 51. GAS
- 52. WATER
- 53. SEWER
- 54. TELEPHONE
- 55. CABLE
- 56. RADIO
- 57. TELEVISION
- 58. INTERNET
- 59. SECURITY
- 60. SAFETY
- 61. HEALTH
- 62. ENVIRONMENTAL
- 63. HISTORIC
- 64. CULTURAL
- 65. RECREATION
- 66. TRANSPORTATION
- 67. COMMUNITY
- 68. ECONOMIC
- 69. SOCIAL
- 70. POLITICAL
- 71. LEGAL
- 72. ETHICAL
- 73. MORAL
- 74. RELIGIOUS
- 75. PHILOSOPHY
- 76. SCIENCE
- 77. ARTS
- 78. LITERATURE
- 79. MUSIC
- 80. THEATRE
- 81. FILM
- 82. TELEVISION
- 83. RADIO
- 84. INTERNET
- 85. VIDEO
- 86. AUDIO
- 87. VISUAL
- 88. TACTILE
- 89. OLFACTORY
- 90. GUSTATORY
- 91. COGNITIVE
- 92. AFFECTIVE
- 93. PSYCHOMOTOR
- 94. PSYCHOLOGICAL
- 95. PSYCHOSOCIAL
- 96. PSYCHOPHYSIOLOGICAL
- 97. PSYCHONEUROLOGICAL
- 98. PSYCHOPHYSIOLOGICAL
- 99. PSYCHONEUROLOGICAL
- 100. PSYCHOPHYSIOLOGICAL

## GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF THE EXISTING SITE PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CITY DEPARTMENT OF PLANNING AND ZONING.

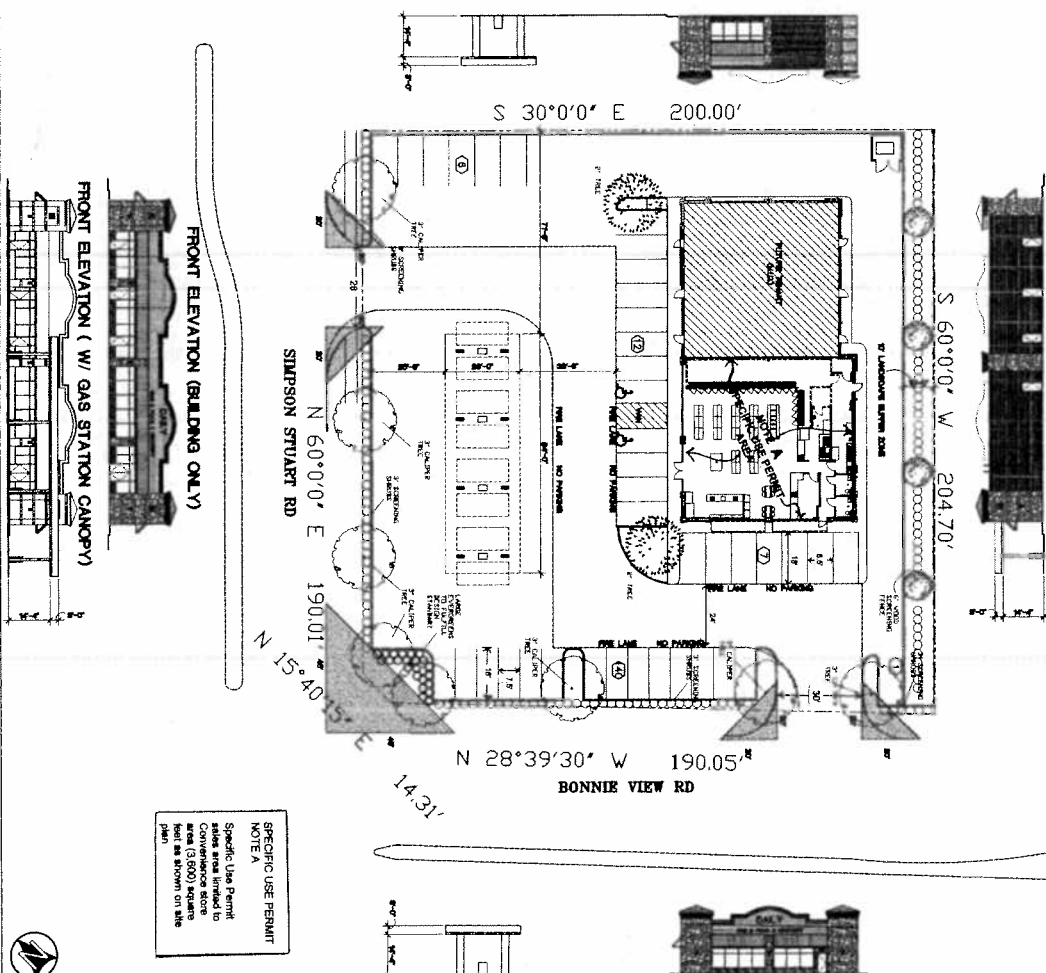
ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. FUEL PUMPS	2	EA	1200	2400
2. FUEL PUMPS	2	EA	1200	2400
3. FUEL PUMPS	2	EA	1200	2400
4. FUEL PUMPS	2	EA	1200	2400
5. FUEL PUMPS	2	EA	1200	2400
6. FUEL PUMPS	2	EA	1200	2400
7. FUEL PUMPS	2	EA	1200	2400
8. FUEL PUMPS	2	EA	1200	2400
9. FUEL PUMPS	2	EA	1200	2400
10. FUEL PUMPS	2	EA	1200	2400

Specific Use Permit  
 No. 1860

# C-STORE & GAS STATION

3502 SIMPSON STUART RD. #100, DALLAS TEXAS

## 01 SITE PLAN & OVERALL EXTERIOR ELEVATION



**SPECIFIC USE PERMIT**  
 NOTE A  
 Specific Use Permit  
 for the proposed  
 convenience store  
 area (3,600 square  
 feet) as shown on site  
 plan.

MA International  
 2801 Perth Street  
 Dallas, TX 75220  
 972-944-2159



Approved  
 City Plan Commission  
 May 19, 2011

**SPECIFIC USE PERMIT**  
 SITE PLAN  
 Z101-218

LOT 4, BLOCK A6870  
 3502 SIMPSON STUART ROAD

28261

111772

R-7.5(A)

MF-1(A)  
HIGHLAND VILLAGE DR

Z812-100

SIMPSON STUART RD  
SIMPSON STUART RD

D

CR

BONNIE VIEW RD  
BONNIE VIEW RD

MF-2(A)

SUP  
464

R-5(A)

SUP  
487

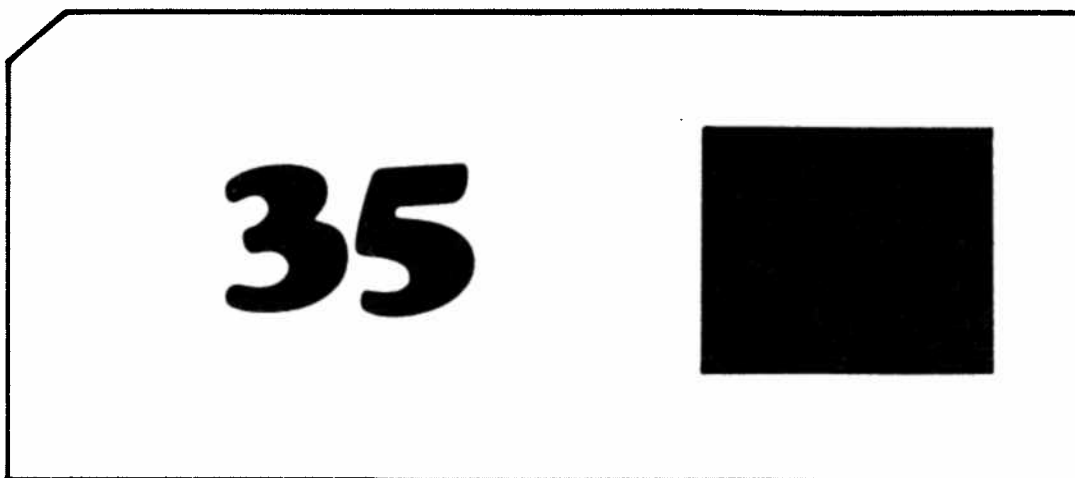


1:2,400

# ZONING AND LAND USE

Map no: O-8  
Case no: Z101-218

**NOTICE**



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