

6-22-12

ORDINANCE NO. 28695

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subdistrict 2A within Planned Development District No. 534 (C. F. Hawn Special Purpose District No. 2):

BEING Lot 1 in City Block A/7873; fronting on the southwest line of C. F. Hawn Freeway, southeast of Big Oaks Drive; and containing approximately 1.77 acres,

to be used under Specific Use Permit No. 1968 for an office showroom/warehouse; 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 Subdistrict 2A within Planned Development District No. 534, to be used under Specific Use Permit No. 1968 for an office showroom/warehouse:

BEING Lot 1 in City Block A/7873, fronting on the southwest line of C. F. Hawn Freeway, southeast of Big Oaks Drive; and containing approximately 1.77 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 an office showroom/warehouse.
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 27, 2032, but is eligible for automatic renewal for additional twenty-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. LANDSCAPING: By September 25, 2012, landscaping must be provided as follows:
 - A. Screening of off-street parking in the areas identified as "Off-street parking area screening," must be provided with evergreen plant materials located in a three-foot-wide bed with a minimum soil depth of 24 inches, with initial plantings capable of obtaining a solid appearance within three years.
 - B. Irrigation for screening of off-street parking must be provided as required by Article X.

- C. A minimum of one small tree must be planted on each side of the drive approach.
- D. Plant materials must be maintained in a healthy, growing condition.
- 5. FLOOR AREA: The maximum floor area for the office showroom/warehouse is 34,250 square feet in the location shown on the attached site plan.
- 6. OUTSIDE STORAGE: Outside storage of equipment or materials is prohibited.
- 7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 8. 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.

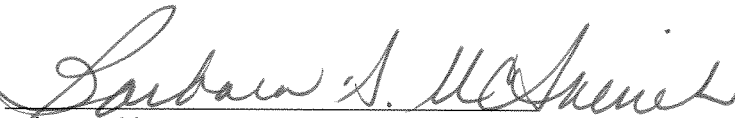
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SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

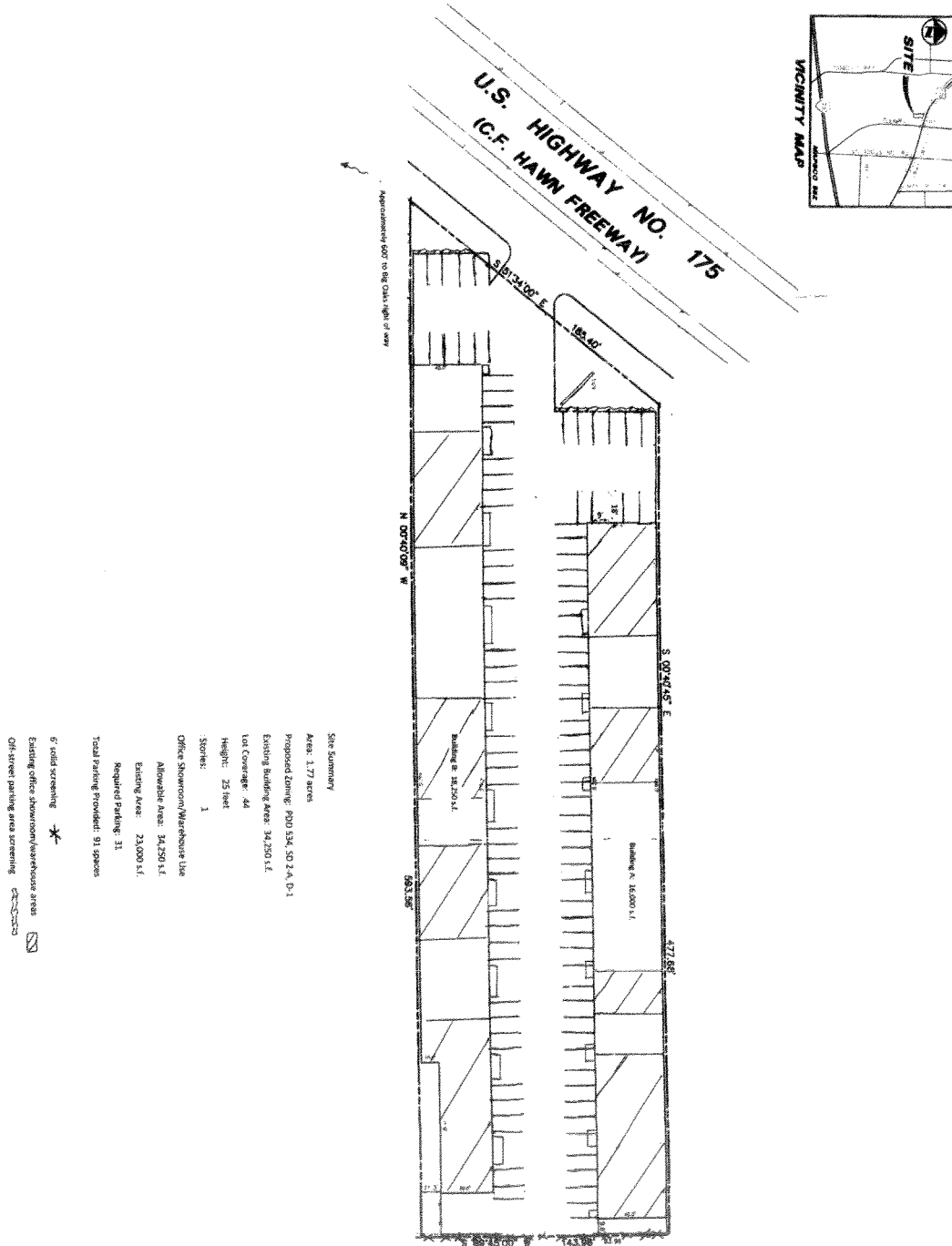
BY 
Assistant City Attorney

Passed JUN 27 2012

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Site Plan



Specific Use Permit
No. 1968

Approved
City Plan Commission
May 17, 2012

SITE PLAN

Z112-114

28695



1:3,600

ZONING AND LAND USE

Case no: Z112-114

Date: 4/5/2012