

8-1-12

ORDINANCE NO. 28722

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

BEING a tract of land in City Block 6265; fronting approximately 77.47 feet on the east side of Longbranch Lane approximately 126.86 feet south of the intersection of Loop 12; and containing approximately 0.23 acres,

to be used under Specific Use Permit No. 1977 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

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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 property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as an RR Regional Retail District with a D-1 Liquor Control Overlay, to be used under Specific Use Permit No. 1977 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

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 August 8, 2014, 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.

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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

AUG 08 2012

Passed

Exhibit A

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"EXHIBIT A"

GIS Approved

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE ELAM SURVEY, A-444, AND IN CITY BLOCK 8285 OF THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD AT THE SOUTHWEST CORNER OF THE W. H. WHITE PROPERTY AND IN THE EAST RIGHT-OF-WAY LINE OF LONGBRANCH LANE (A 60 FOOT RIGHT-OF-WAY); SAID POINT BEING SOUTH 00 DEGREES 45 MINUTES 00 SECONDS WEST, 125.00 FEET FROM THE PRESENT INTERSECTION OF THE EAST LINE OF LONGBRANCH LANE WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY LOOP 12. (A VARIABLE WIDTH RIGHT-OF-WAY);

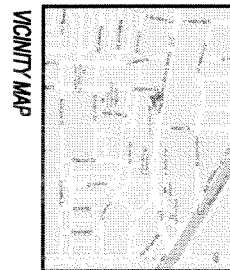
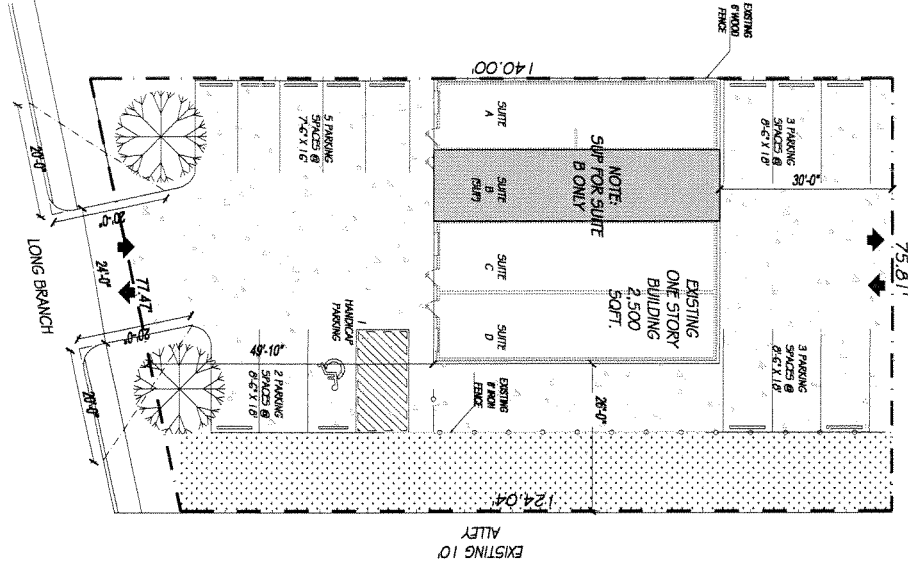
THENCE SOUTH 77 DEGREES 22 MINUTES 00 SECONDS EAST, 140.00 FEET WITH THE SOUTH LINE OF SAID WHITE PROPERTY TO A 3/4 INCH IRON ROD FOR CORNER IN THE WEST LINE OF REISBERG ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 87096, PAGE 6859 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 12 DEGREES 38 MINUTES 00 SECONDS WEST, 75.81 FEET WITH THE WEST LINE OF SAID ADDITION TO A 1/2 INCH IRON PIPE FOR CORNER IN THE NORTH LINE OF A VARIABLE WIDTH ALLEY;

THENCE NORTH 77 DEGREES 22 MINUTES 00 SECONDS WEST, 124.04 FEET WITH THE NORTH LINE OF SAID ALLEY TO A CROSS FOR CORNER IN THE EAST LINE OF LONGBRANCH LANE;

THENCE NORTH 00 DEGREES 45 MINUTES 00 SECONDS EAST, 77.47 FEET WITH THE EAST LINE OF LONGBRANCH LANE TO THE PLACE OF BEGINNING AND CONTAINING 10,008.45 SQUARE FEET OR 0.2298 ACRES OF LAND.

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VICINITY MAP

ANALYSIS PARKING				
SUITE	TENANT	SQUARE FOOTAGE	APPL. RATION 1 CAR PER	PARKING REQUIRED
A	HIGH RESIDENCE COOKING	625	100 SQ. FT.	6.3
B	FOOD STORE	625	200	3.1
C	BARBER SHOP	625	200	3.1
D	VACANT	625	300	3.1
PARKING REQUIRED				16
PARKING PROVIDED				14



Project	Sheet
SUP SITE PLAN	
Date	
5/31/12	
Scale	
1"=0'-10"	
Drawn By	
	1

ZONING & CASE #

Z112-202

SUP SITE PLAN

110 LONGBRANCH LN.

DALLAS, TX 75217

SUITE B

CONSTRUCTION CONCEPTS INC.

"Planning and Designing a Better Tomorrow"

317 E. JEFFERSON BLVD.

DALLAS, TX. 75203

TEL. (214) 946-4300

FAX. (214) 948-9544

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MF-2(A)

GREAT TRINITY FOREST WAY

D-1

Z845-291

CR

GREAT TRINITY FOREST WAY

RR

TH-3(A)

OLUSTA DR

R-7.5(A)

LONGBRANCH LN

WHITESTAR LN



1:1,200

ZONING AND LAND USE

Case no: Z112-202

Date: 3/22/2012