

7-20-12

ORDINANCE NO. **28723**

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subdistrict 3 within Planned Development District No. 533 (the C.F. Hawn Special Purpose District No. 1):

BEING Lots 53 and 54 in City Block 6241; fronting approximately 150 feet along the northeast line of C.F. Hawn Freeway southeast of Lake June Road; and containing approximately 34,848 square feet of land,

to be used under Specific Use Permit No. 1978 for a machinery, heavy equipment, or truck sales and service use; 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 3 within Planned Development District No. 533 (the C.F. Hawn Special Purpose District No. 1), to be used under Specific Use Permit No. 1978 for a machinery, heavy equipment, or truck sales and service use:

BEING Lots 53 and 54 in City Block 6241; fronting approximately 150 feet along the northeast line of C.F. Hawn Freeway southeast of Lake June Road; and containing approximately 34,848 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 a machinery, heavy equipment, or truck sales and service use.
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, 2017, 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. LANDSCAPING: By November 6, 2012, landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
5. MECHANICAL AND MAINTENANCE WORK: Any mechanical or maintenance work on equipment or vehicles must be performed within a structure or under a canopy.

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.

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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

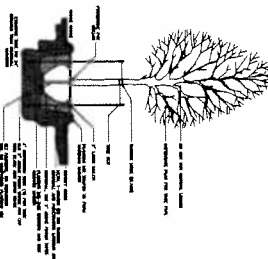
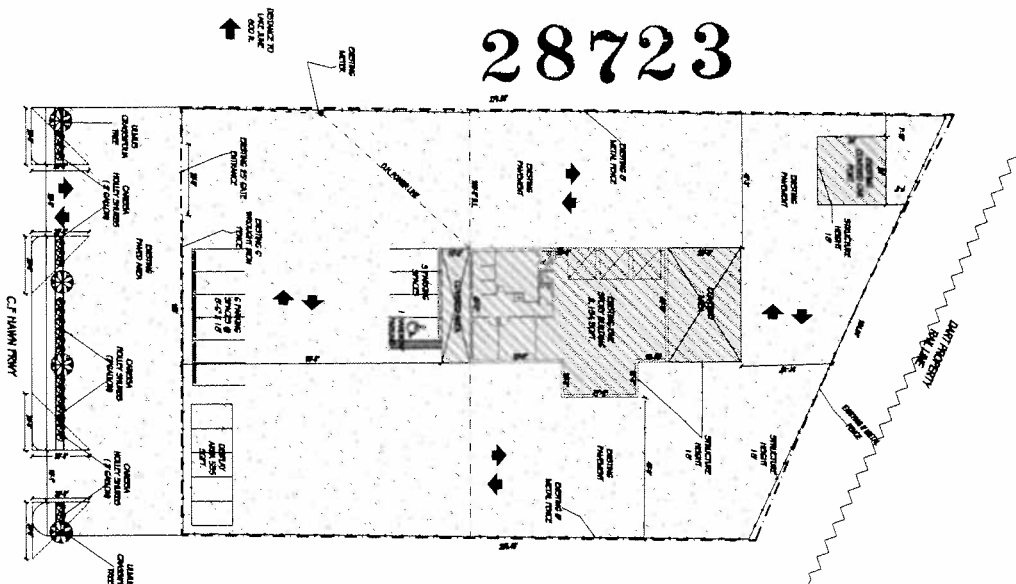
BY Casey B. Myers  
Assistant City Attorney

AUG 08 2012

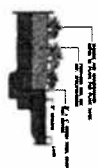
Passed \_\_\_\_\_

Site Plan

28723



TREE PLANTING DETAIL  
Not To Scale



STEEL EDGING DETAIL  
Not To Scale

SYMBOL	TYPE	PLANT LEGEND	SIZE	REMARKS
(Symbol)	Tree	Botanical Name	Common Name	Size
(Symbol)	Shrub	Botanical Name	Common Name	Size
(Symbol)	Grass	Botanical Name	Common Name	Size
(Symbol)	Flower	Botanical Name	Common Name	Size

NOTE: ALL REPAIR & MAINTENANCE WILL BE DONE UNDER A CANOPY OR INSIDE THE BUILDING

NOTE: ALL STRUCTURE HEIGHTS MUST BE FIELD VERIFIED.



LOCATION MAP  
for reference only

SQUARE FOOTAGE	
EXISTING BUILDING	1,194 SF
FRONT COVERED AREA	498 SF
REAR COVERED AREA	1,000 SF

PARKING ANALYSIS			
BUILDING	SPACE	SQUARE FOOTAGE	PARKING REQUIRED
BUILDING 1	OFFICE	1,194	3 CAR PER 1,000 SQ. FT.
COVERED AREA	COVERED	2,692	3 CAR PER 1,000 SQ. FT.
PARKING REQUIRED			9.0
PARKING PROVIDED			10.0



NOTE: FIELD VERIFY CARISSA HOLLY SHURBS LOCATED IN VISIBILITY TRIANGLE TO BE (2 GALLON)

Specific Use Permit  
No. 1978

Approved  
City Plan Commission  
June 7, 2012

CONSTRUCTION CONCEPTS INC.

"Planning and Designing a Better Tomorrow"

317 E. JEFFERSON BLVD.  
DALLAS, TX. 75203  
TEL (214) 946-4300  
FAX (214) 948-9544

Project Name & Address

6426 C. F. HAWN FRYWAY  
DALLAS, TX.  
75217

CASE & ZONING #

Z112-207

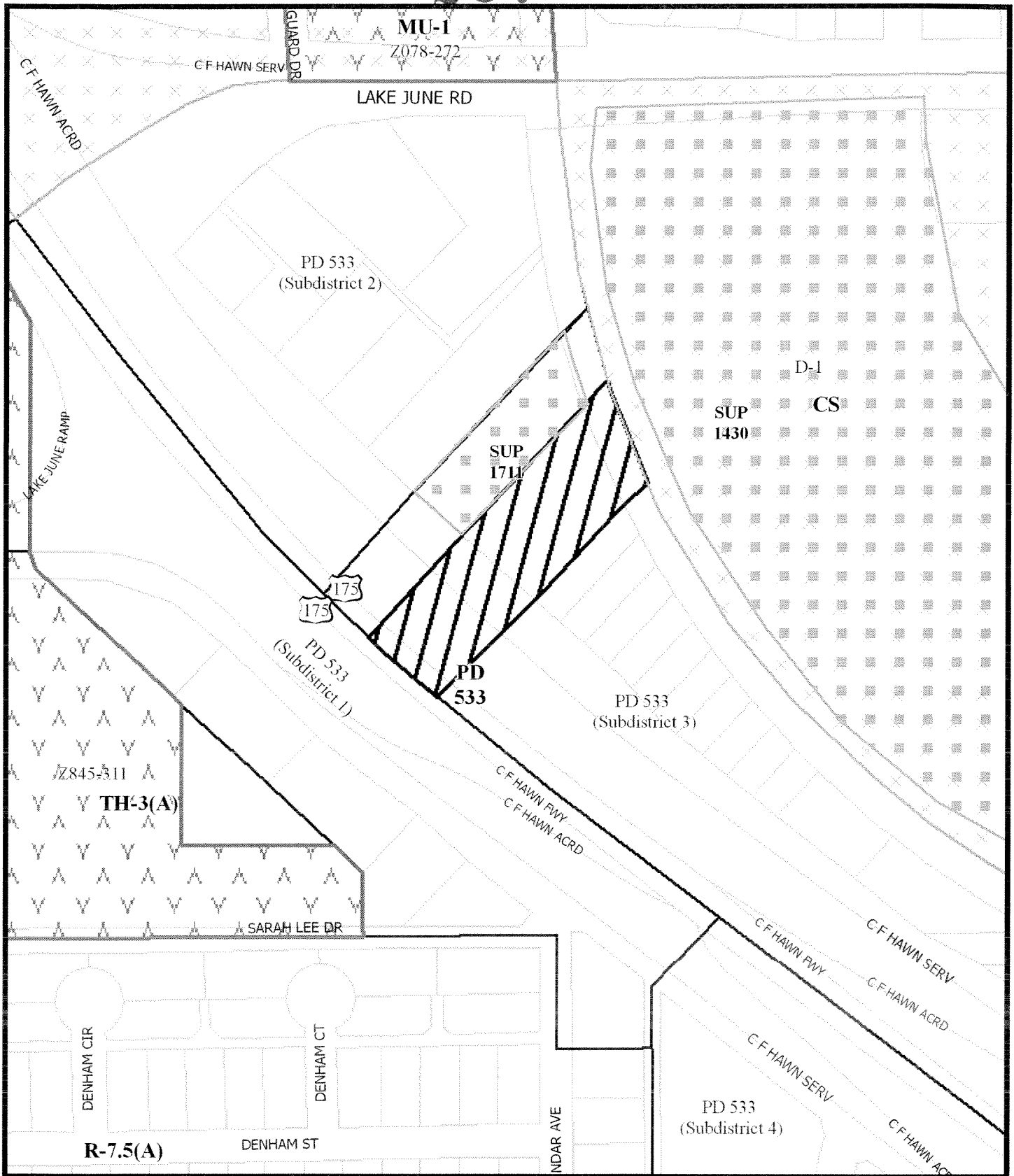
SITE PLAN

LEGAL DESCRIPTION

OLD INDIANA PLANTATION  
BLK: 6241  
LOT: 53 & 54

28723

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1:2,400

## ZONING AND LAND USE

Case no: **Z112-207**

Date: **4/5/2012**