

07-23 -12

ORDINANCE NO. 28732

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 Lot 4 in City Block A/8475; fronting approximately 206.30 feet on the west line of Buckner Boulevard; fronting approximately 190 feet on the north line of Samuell Boulevard; and containing approximately 1.046 acres,

to be used under Specific Use Permit No. 1975 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 following property (“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. 1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less:

BEING Lot 4 in City Block A/8475; fronting approximately 206.30 feet on the west line of Buckner Boulevard; fronting approximately 190 feet on the north line of Samuell Boulevard; and containing approximately 1.046 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 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, 2015.
4. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. OFF-STREET PARKING: Off-street parking must be provided 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.

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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.

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 

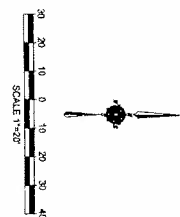
Assistant City Attorney

Passed

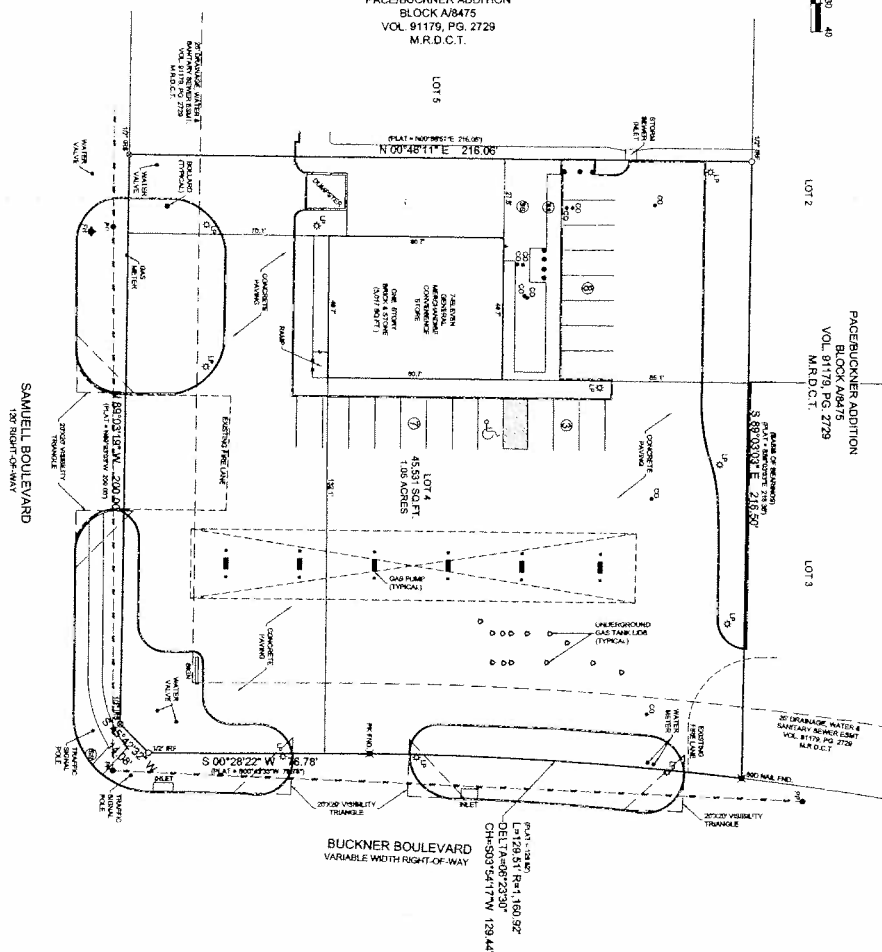
AUG 08 2012

Site Plan

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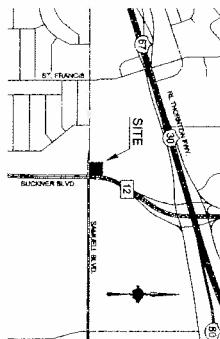
FACE/BUCKNER ADDITION
BLOCK A/8475
VOL. 91179, PG. 2729
M.R.D.C.T.



Zoning: (R)1 - Residential Rural, (D)1 - Dry Overbush
 Building: One Story Brick & Stone (3,017 Sq Ft.)
 Lot Area: 45,531 Sq. Ft. (1.05 Acres)
 Lot Coverage: 6.6%
 Parking: 18 Spaces Provided
 1 Handicap Space
 19 Total Spaces

SITE NOTES

- ## LEGEND
- (S) SAFETY ARMOR
MATERIAL COVER
 - (H) HAZARDOUS COVER
 - (D) DUST DAMP
MATERIAL COVER
 - (T) THERMOGRAPHIC STATE
 - (I) FADING SPACE
 - (R) ROLL-UP
 - (L) LIGHT POLE
 - (P) POWER POLE
 - (E) FIRE INSTANT
 - (A) ELECTRIC ACTUATOR
 - (C) CLEANING



PROPERTY DESCRIPTION

Being Lot 4, Block A/8475, PeaceBuckner Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 91179, Page 2729, Map Records, Dallas County, Texas.

VICINITY MAP - NOT TO SCALE

THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. SERVICE AND ARE PROTECTED BY COMMON LAW.		NO DATE REVISION DESCRIPTION BY NO. DATE REVISION DESCRIPTION BY	
ANY INFORMATION MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGN GROUP		NO DATE REVISION DESCRIPTION BY	
 <p> THE DIMENSION GROUP 5501 S. BUCKNER BOULEVARD DALLAS, TEXAS 75221 TEL: 214.343.4400 </p>		PROJECT INFO PROJECT No. 11047 DATE: 06/04/2011 DRAWN BY: CJS CHECKED BY:	
SUP SITE PLAN		SHEET NUMBER 1 OF 1	

211a-11c

Specific Use Permit
No. 1975

Approved
City Plan Commission
June 21, 2012

121957

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S BUCKNER SERV

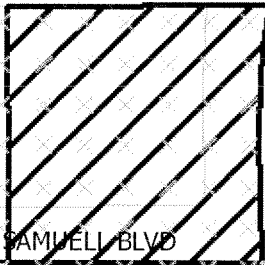
S BUCKNER ACRD

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RR

City of
Mesquite

D-1



SAMUELL BLVD

SAMUELL BLVD

PD
605

PD
549

S BUCKNER BLVD
S BUCKNER BLVD

FREESTONE CIR

R-7.5(A)
ELLIOTT DR



1:2,400

ZONING AND LAND USE

Case no: Z112-110

Date: 2/2/2012