

12-5-12

ORDINANCE NO. 28850

An ordinance amending Ordinance No. 25031, passed by the Dallas City Council on September 25, 2002, as amended by Ordinance No. 25280, passed by the Dallas City Council on June 11, 2003, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1486 for a mini-warehouse; providing a revised property description; amending the conditions in Section 2 of that ordinance; providing a revised site plan; 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 amendment to Specific Use Permit No. 1486; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1486; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the property description (Exhibit A) attached to Ordinance No. 25031 is replaced by the following property description:

BEING Lot 3 in City Block A/7543 located on the northeast corner of Cockrell Hill Road and Wheatland Road; fronting approximately 255 feet on the east line of Cockrell Hill Road; and containing approximately 3.18 acres.

SECTION 2. That the conditions in Section 2 of Ordinance No. 25031, as amended, are amended to read as follows:

“1. USE: The only use authorized by this specific use permit is a mini-warehouse.

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2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit [~~is approved for a time period that~~] expires on December 12, 2022 [~~September 25, 2012~~], but [~~and~~] is eligible for automatic renewal for additional 10-year [~~time~~] periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For [~~In order 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. FLOOR AREA: The maximum floor area is as follows:
 - (a) 84,529 [~~84,500~~] square feet for storage space; [~~and~~]
 - (b) 1,581 square feet for [~~office or~~] caretaker's quarters; and [-]
 - (c) 619 square feet for office area.
5. HOURS OF OPERATION: The mini-warehouse may only operate from 7:00 a.m. to 7:00 p.m., Monday through Saturday, and from 1:00 p.m. to 7:00 p.m. on Sundays.
6. PARKING: Parking must be located as shown on the attached site plan.
7. OUTSIDE STORAGE: Outside storage of vehicles, equipment, or any other materials is prohibited.
8. MAINTENANCE: The [~~entire~~] Property must be properly maintained in a state of good repair and neat appearance [~~at all times~~].
9. 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 the site plan attached to Ordinance No. 25280 is replaced by the site plan attached to this ordinance.

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SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 5. 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 6. 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 7. 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

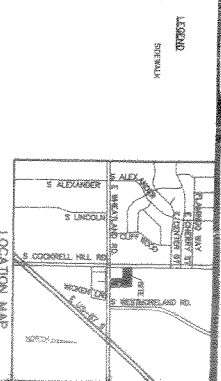
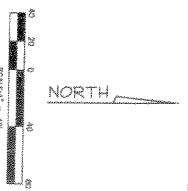
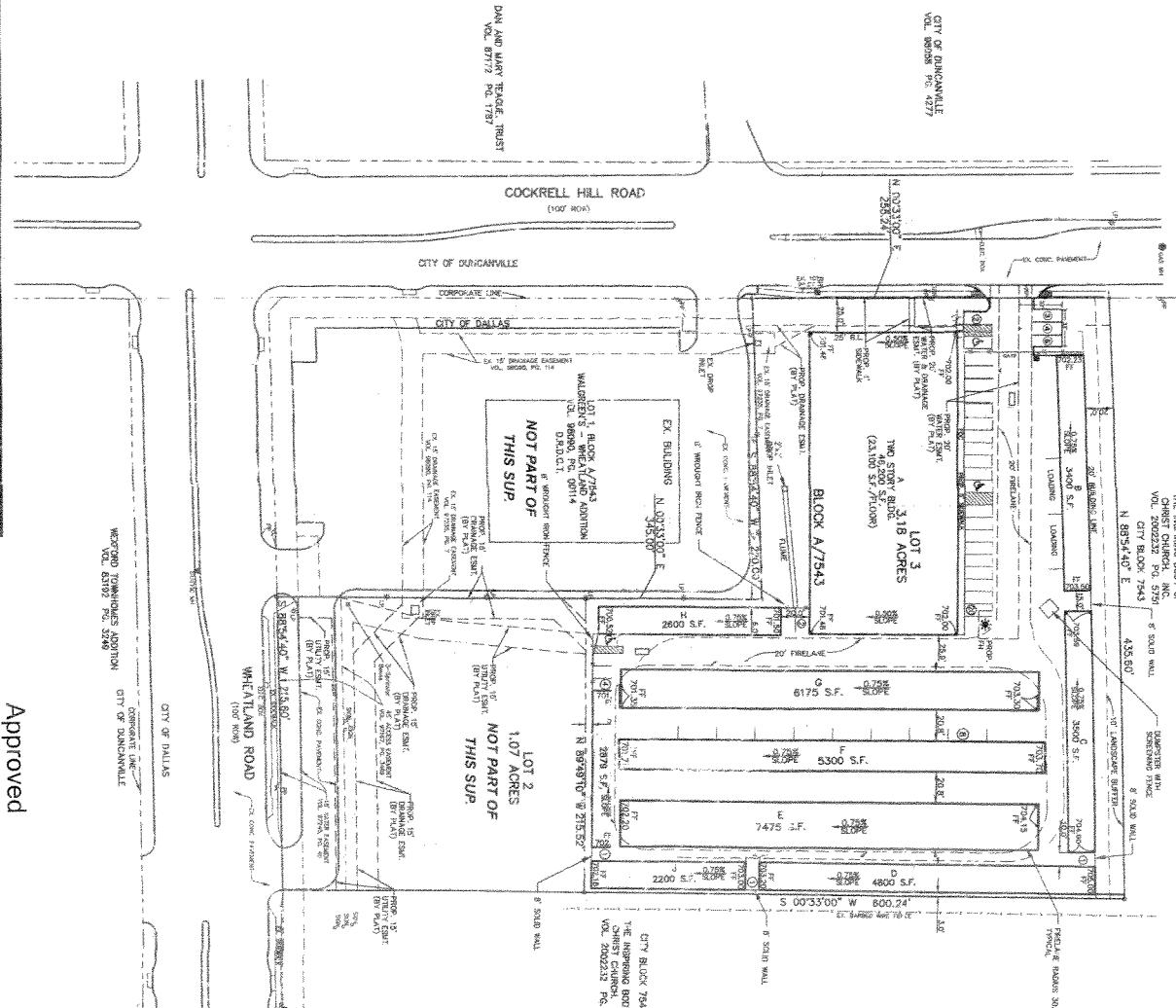
By  _____
Assistant City Attorney

Passed DEC 12 2012

123021

Site Plan

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PROJECT DATA:

Development of 4.26 Acres of vacant land being part of Tract 1 out of the Henderson C. Walker Survey, Abst. #1544 City Block 7543 City of Dallas, Dallas Co., Texas
 Parcel A - 3.343 Acres - Mini Warehouse
 Parcel B - 0.917 Acres - Commercial Pad Site
 ZONING: Existing/Proposed
 SUP (Mini Warehouse) Parcel A
 MU-1 to remain on Parcel B

BUILDING DATA:

Building A -	46,200 SF	Two Story (Max Height 12)
Building B -	3,400 SF	One Story (Max Height 14)
Building C -	3,500 SF	One Story (Max Height 14)
Building D -	4,800 SF	One Story (Max Height 12)
Building E -	7,475 SF	One Story (Max Height 12)
Building F -	5,300 SF	One Story (Max Height 12)
Building G -	6,175 SF	One Story (Max Height 12)
Building H -	2,600 SF	One Story (Max Height 12)
Building I -	2,875 SF	One Story (Max Height 12)
Building J -	2,200 SF	One Story (Max Height 12)
Total:	84,529 SF	Gross Spaces
Office -	619 SF	One Story
Caretaker's Quarters -	1,581 SF	Two Story
Total Service Bldgs. -	2,200 SF	Service Bldgs.
Net Storage:	82,329 SF	
Total Building Ground Coverage -	72,350 SF	

PARKING DATA:

Parking Required for Storage Area = 1 Car/3000 SF
 82,329 / 3000 = 27.44 spaces
 Caretaker's Quarters = 1 Car/500 SF = 2 Spaces (max)
 Parking Required for Office = 1 Car/333 SF = 2 Spaces
 Total Parking Required: 31 spaces
 Total Parking Provided: 37 spaces
 Loading Spaces Required for Storage Area = 2
 Loading Spaces Provided for Storage Area = 2

ZONING CASE:
 Z112-238 (OTH)

NOTE: 100% BENEFICIAL SQUARE FOOTAGE IN CENTER OF WEST NORTH SIDE OF WHEATLAND ROAD, 573 EAST OF COCKRELL HILL ROAD, 700.50'



CITY PLAN FILE NO. 5023-306				
SITE PLAN				
ASSURED-WHEATLAND ADDITION				
WHEATLAND RD. AT COCKRELL HILL RD.				
DEPT. OF PUBLIC WORKS & TRANSPORTATION				
CITY OF DALLAS, TEXAS				
DESIGN	DATE	SCALE	NOTES	FILE
BD	BD	1"=40'		311T

Specific Use Permit
 No. 1486

Approved
 City Plan Commission
 October 4, 2012