

ORDINANCE NO. 28857

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an R-7.5(A) Single Family District:

BEING a tract of land in City Block 5823; fronting approximately 176.20 feet on the south line of Toland Street; fronting approximately 299.98 feet on the east line of Jim Miller Road; and containing approximately 1.25 acres,

to be used under Specific Use Permit No. 2001 for a fire station; 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 property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as an R-7.5(A) Single Family District, to be used under Specific Use Permit No. 2001 for a fire station.

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 fire station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
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.

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.

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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.

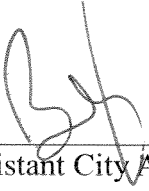
SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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

DEC 12 2012

Passed _____

Fire Station No. 32

GIS Approved

DESCRIPTION, of a 1.250 acre tract of land situated in the Samuel Beeman Survey, Abstract No. 68, Dallas County, Texas; said tract being all of Lot 33 and part of Lot 34, Block 5823, First Installment Urbandale, an addition to the City of Dallas, Texas according to the plat recorded in Volume 3, Page 403 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land to the City of Dallas, Texas described in Warranty Deed recorded in Volume 3092, Page 537 of the Deed Records of Dallas County, Texas, Warranty Deed without Vendor's Lien recorded in Volume 78200, Page 1114 of said Deed Records, Warranty Deed recorded in Instrument No. 201200165398 of the Official Public Records of Dallas County, Texas and Agreed Final Judgment recorded in Instrument No. 201200189712 of said Official Public Records; said 1.250 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner at the intersection of the east right-of-way line of Jim Miller Road (a 100-foot wide right-of-way, part of which is recorded in said Volume 3, Page 403) and the south right-of-way line of Toland Street (a 50-foot wide right-of-way, recorded in said Volume 3, Page 403); said point being the northwest corner of said Lot 34;

THENCE, Due East, departing the said east line of Jim Miller Road and along the said south line of Toland Street and the north line of said Lot 34, a distance of 176.20 feet to a PK nail with "PACHECO KOCH" washer found for corner; said point being the northwest corner of that certain tract of land described in General Warranty Deed with Vendor's Lien to Porfirio P. Mendez, Maria A. Mendez and Maria E. Mendez recorded in Volume 2000079, Page 356 of said Deed Records;

THENCE, South 00 degrees, 14 minutes, 52 seconds West, departing the said south line of Toland Street and the said north line of Lot 34 and along the west line of said Mendez tract, a distance of 149.99 feet to a 5/8-inch iron rod with "CITY OF DALLAS" cap found for corner in the south line of said Lot 34; said point being the southwest corner of said Mendez tract;

THENCE, Due East, along the said south line of Lot 34 and the south line of said Mendez tract, a distance of 10.00 feet to a metal fence post in concrete found for corner; said point being the southeast corner of said Lot 34, the southwest corner of Lot 35 of said Block 5823, the northwest corner of Lot 32 of said Block 5823 and the northwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Crecencio Torres Tristan and wife, Concepcion Rivera Tristan recorded in Volume 2004069, Page 2818 of said Deed Records;

THENCE, South 00 degrees, 14 minutes, 52 seconds West, along the west line of said Lot 32, a distance of 149.99 feet to a "+" cut in concrete found for corner in the north right-of-way line of Benning Avenue (a 50-foot wide right-of-way, recorded in said Volume 3, Page 403); said point being the southwest corner of said Lot 32 and the southwest corner of said Tristan tract;

THENCE, Due West, along the said north line of Benning Avenue, a distance of 186.70 feet to a "+" cut in concrete found for corner at the intersection of the said north line of Benning Avenue and the said east line of Jim Miller Road;

THENCE, North 00 degrees, 20 minutes, 36 seconds East, departing the said north line of Benning Avenue and along the said east line of Jim Miller Road, a distance of 299.98 feet to the POINT OF BEGINNING;

CONTAINING, 54,430 square feet or 1.250 acres of land, more or less.

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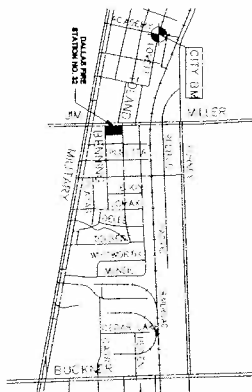
SITE PLAN

Specific Use Permit
No. 2001

Approved
City Plan Commission
November 1, 2012

ZONING CASE NO.: Z112-320

VICINITY MAP



LOT COVERAGE	
LOT AREA	1.25 ACRES/ \$4,400 SF
TOTAL BUILDING AREA	12,296 SF
PARKING AREA	6,166 SF
APPARATUS BA DRIVE AREA	3,043 SF
OTHER PAVING AREA	3,192 SF
TOTAL IMPERVIOUS COVERAGE	27,698 SF

REQUIRED SPACES		PROVIDED SPACES	
5 PLUS 1 PER BED		5 PLUS 17 BEDS =	22
9.0" SPACES ACCESSIBLE	21	9.0" SPACES ACCESSIBLE	21
TOTAL	22	TOTAL	22

EXISTING TREE LEGEND			
NO.	CALL	COMMON NAME	SCIENTIFIC NAME
1420	19'	COTTONWOOD	Populus deltoides
1116	6'	HACKBERRY	Celastrus occidentalis
1172	46'	AMERICAN WHITE HACKBERRY	Celastrus occidentalis
1721	22'	PECAN	Carya albuca
1844	39'	MULTI-TRUNK HACKBERRY	Celastrus occidentalis
1986	12'	RED OAK	Quercus rubra
2130	14'	MULTI-TRUNK CEDAR	Juniperus horizontalis
2163	24'	ELM	Ulmus americana

PROTECTED TREE MITIGATION

EXISTING PROTECTED TREES TO BE REMOVED:

(1) 22' PECAN

22 TOTAL CALIPER INCHES TO BE REMOVED

NEW ST. STREET, AND BUFFER REPLACEMENT TREES TO MEET ARTICLE X:

61 TOTAL CALIPER INCHES TO BE REPLACED

[illegible]

FIRE STATION NO. 32
211033.00
4262 N. JIM MILLER RD.
DALLAS, TX 75227

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BROWN REYNOLDS WATFORD ARCHITECTS, P.C.
DATE FEBRUARY 5, 2012
DRAWN BY CS
CHECKED BY CD
BRW PROJECT NUMBER 211033.00



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SITE PLAN

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1:2,400

ZONING AND LAND USE

Case no: **Z112-320**

Date: **11/15/2012**