

ORDINANCE NO. 29006

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Planned Development District No. 888:

BEING a tract of land in City Block 7081 located south of Le Mans Drive and 590.95 feet north of the northwest corner of Northwest Highway and Plano Road; fronting approximately 334.03 feet on the west line of Plano Road; and containing approximately 7.51 acres,

to be used under Specific Use Permit No. 2031 for a private street; 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 Planned Development District No. 888, to be used under Specific Use Permit No. 2031 for a private street.

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 private street.
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. ALIGNMENT: The alignment of the street on the Property must generally conform to the street pattern indicated on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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 City of Dallas.

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

Passed

MAY 22 2013

29006

8501 Plano Road**Legal Description**

GIS Approved

BEING a tract of land in the W.C. JACKSON SURVEY, ABSTRACT NO. 704, of Dallas County, Texas, and also being part of City Block 7081, and being all of North Lake Terrace, an Addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 251, Page 2320 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an X found on the east right of way of Lullwater Drive (60 ft. R.O.W.) for the most southwest corner of said Addition:

THENCE with the east right of way line of Lullwater Drive, North 00 degrees 36 minutes 00 seconds West 60.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 319.73 feet and a chord bearing of North 12 degrees 18 minutes 00 seconds West, 129.67 feet;

THENCE continuing with the east right of way line of Lullwater Drive, along said curve to the left an arc distance of 130.58 feet to a 1/2 inch iron rod found;

THENCE North 24 degrees 00 minutes 00 seconds West, 39.55 feet to a 1/2 inch iron rod found for the beginning of a circular curve to the right having a radius of 254.74 feet and a chord bearing of North 12 degrees 14 minutes 29 seconds West, 103.83 feet;

THENCE along said curve to the right an arc distance of 104.56 feet to a 1/2 inch iron rod found;

THENCE North 00 degrees 23 minutes 00 seconds West, 5.00 feet to a 1/2 inch iron rod found on the south right of way line of an alley fifteen feet in width;

THENCE with the south right of way line of said alley North 89 degrees 31 minutes 00 seconds East, 1022.97 feet to a 1/2 inch iron rod found on the west right of way line of Piano Road (100 ft. R.O.W.);

THENCE with the west right of way line of Piano Road South 00 degrees 36 minutes 00 seconds East, 334.03 feet to a 1/2 inch iron rod found;

THENCE South 89 degrees 46 minutes 00 seconds West, 960.04 feet to the POINT OF BEGINNING and containing 7.51 acres (327,023 square feet) of land.

Z123-158

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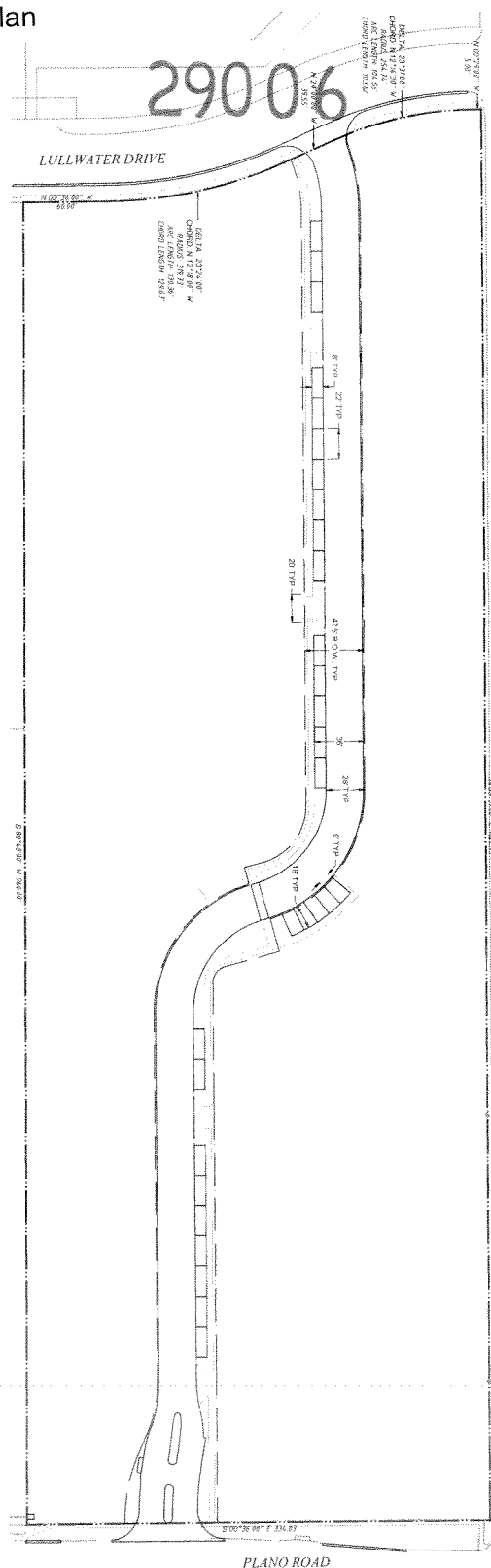
Specific Use Permit
No. 2031

Site Plan

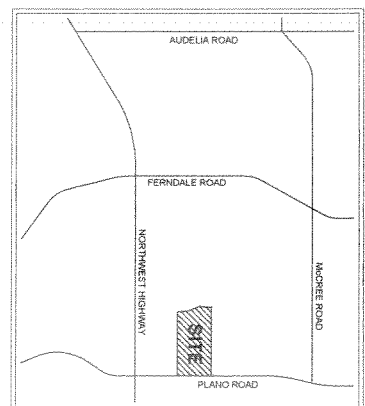


1

PRIVATE STREET
SCALE: 1" = 40'-0"

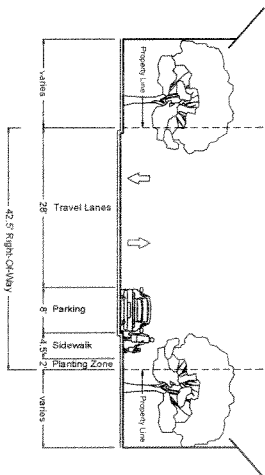


VICINITY MAP
NTS



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TYP. STREET SECTION
SCALE: 1" = 10'-0"



USE: SINGLE-FAMILY RESIDENTIAL

CASE NUMBER: Z123-158

Site Plan

8501 Plano Road
CITY OF DALLAS, TEXAS

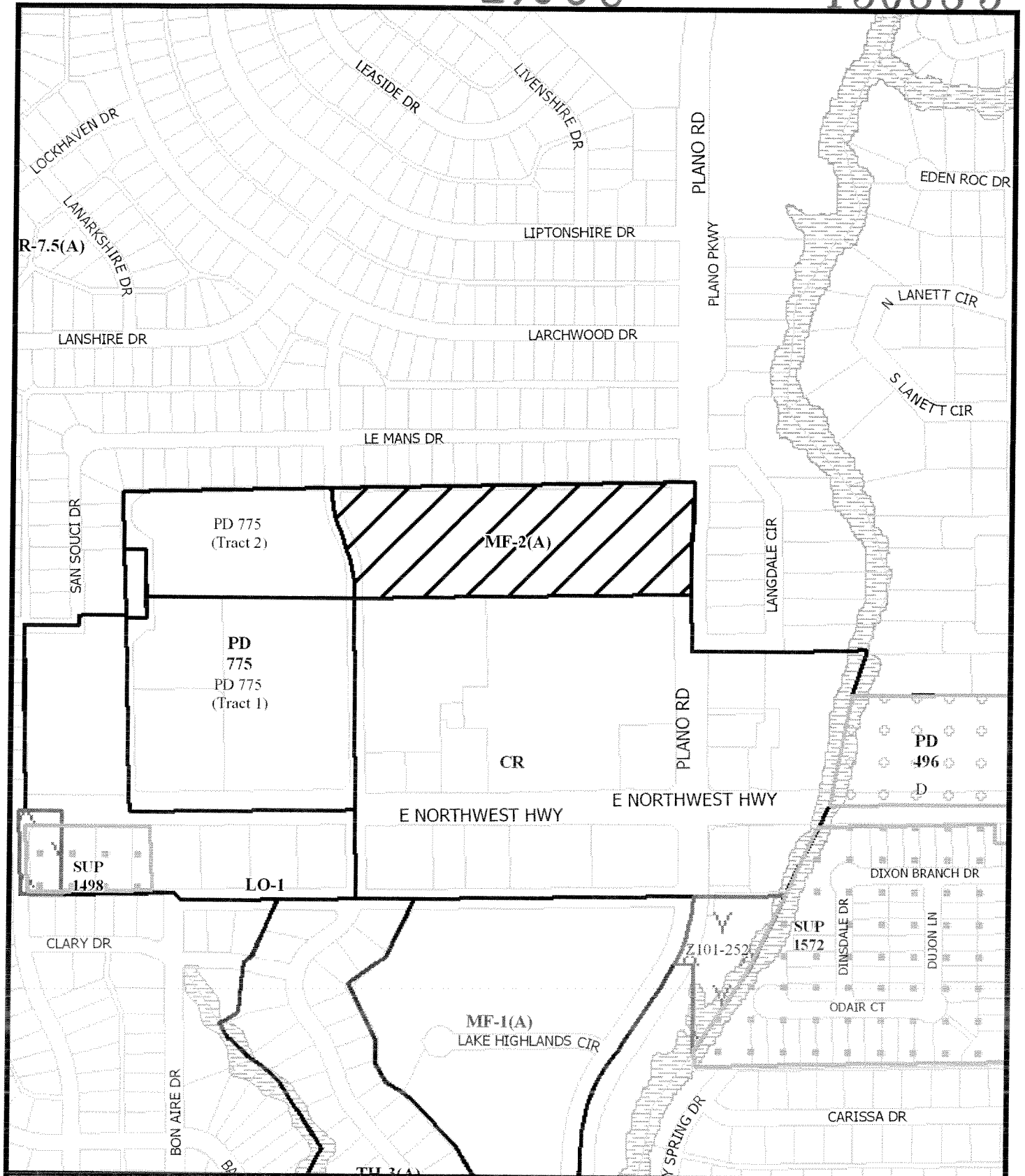
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05/07/13
PROJECT NUMBER
CASE NUMBER

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1:4,800

ZONING AND LAND USE

Case no: **Z123-158**

Date: **1/10/2013**