

6-12-14

ORDINANCE NO. 29385

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as a GR General Retail Subdistrict within Planned Development District No. 193 (Oak Lawn Special Purpose District):

BEING Lots 2 through 5 in City Block 2/1025; fronting approximately 103 feet on the southeast line of Oak Lawn Avenue; fronting approximately 148 feet on the northeast line of Brown Street; and containing approximately 0.35 acre,

to be used under Specific Use Permit No. 2085 for a bank or savings and loan office with drive-in window service; 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 a GR General Retail Subdistrict within Planned Development District No. 193, to be used under Specific Use Permit No. 2085 for a bank and savings and loan office with drive-in window service:

BEING Lots 2 through 5 in City Block 2/1025; fronting approximately 103 feet on the southeast line of Oak Lawn Avenue; fronting approximately 148 feet on the northeast line of Brown Street; and containing approximately 0.35 acre.

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 bank or savings and loan office with drive-in window service.
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 June 25, 2024, but is eligible for automatic renewal for additional 10-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. FENCE: A minimum six-foot-high solid fence must be provided in the location shown on the attached site plan.
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

6. SPEAKER BOX: The speaker box must be located as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

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.

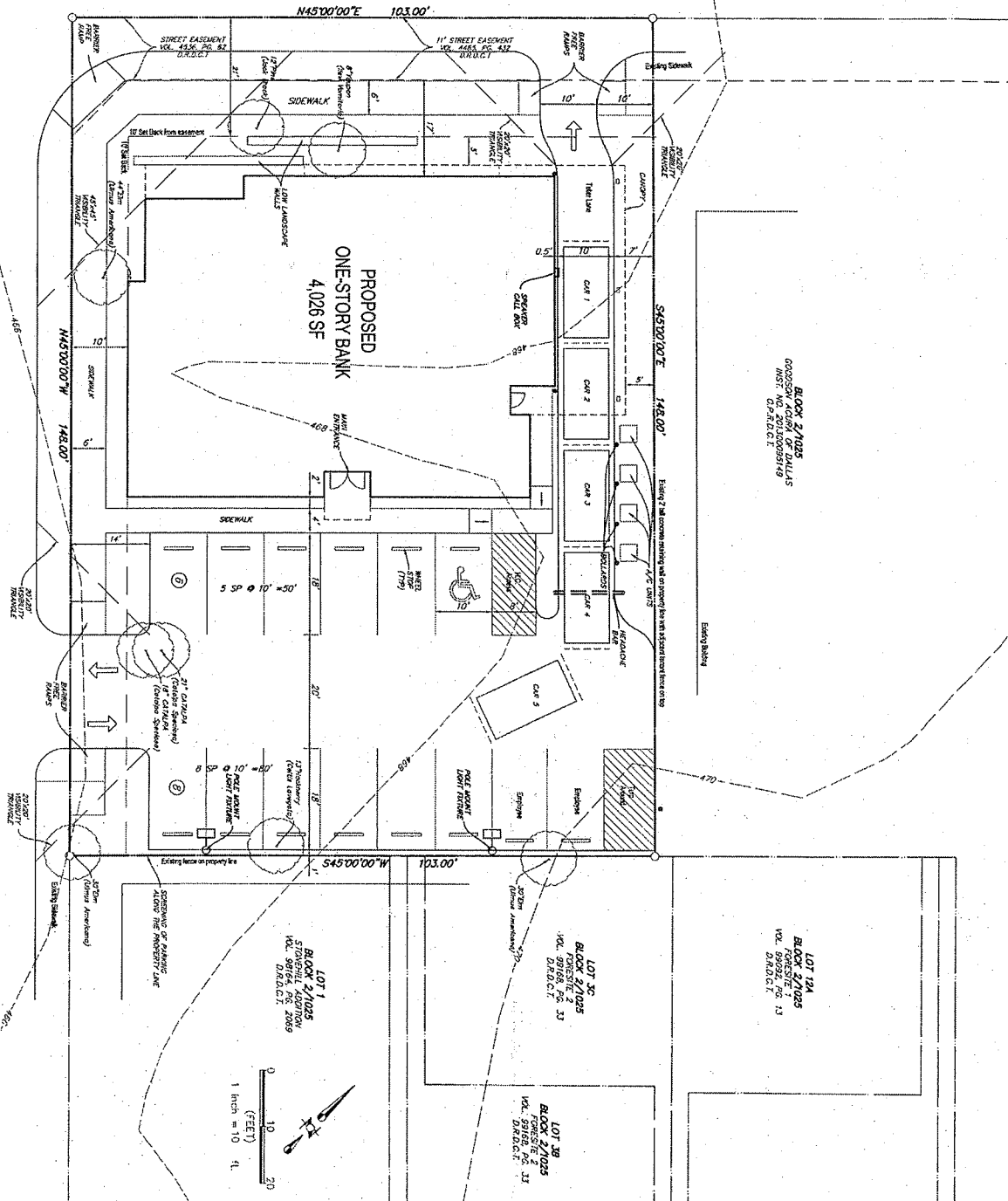
APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

BY Casey Bunger
Assistant City Attorney

Passed JUN 25 2014

OAK LAWN AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)



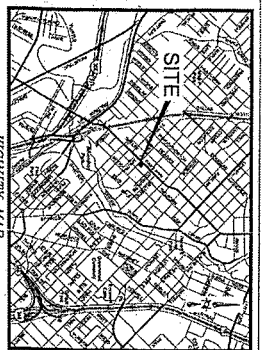
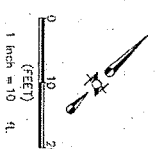
BLOCK 2, 2025
GOODSON, ADAM OF DALLAS
MST. NO. 20100283149
D.D.D.C.T.

LOT 2A
BLOCK 2, 2025
GOODSON, ADAM OF DALLAS
MST. NO. 20100283149
D.D.D.C.T.

LOT 2C
BLOCK 2, 2025
GOODSON, ADAM OF DALLAS
MST. NO. 20100283149
D.D.D.C.T.

LOT 2B
BLOCK 2, 2025
GOODSON, ADAM OF DALLAS
MST. NO. 20100283149
D.D.D.C.T.

LOT 1
BLOCK 2, 2025
GOODSON, ADAM OF DALLAS
MST. NO. 20100283149
D.D.D.C.T.



2700/2706 Oak Lawn Ave.
PD 193 GR
Building Area:
4026 Sq. Ft.

Parking:
- 11 spaces required / 1366 sq. ft.
- 14 parking spaces provided
(10' x 18' w/ 20' aisle)

Imperious Area: 13,806 S.F.

Set Backs:
- 10' Front Oak Lawn and Brown
- 0' Side/Rear

Oak Lawn Landscape Frontage:
- Required Front Yard 915 sq. ft.
- Provided 953 sq. ft.

Trash Service:
- Inside Building Via
- Private Contract, Secure Disposal
- and Housekeeping Service

Ⓟ Parking spaces count

Site Plan
Specific Use Permit
No. 2085

Approved
City Plan Commission
May 22, 2014

SITE PLAN

RLG
RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
444 W. WOODROW WILSON
DALLAS, TEXAS 75219
TEL: 972.355.4444
FAX: 972.355.4444

VERITEX BANK
2700 OAK LAWN AVENUE
DALLAS, TX 75219
ZONING CASE NO. Z134-202
DATE: JUNE 4, 2014

VERITEX BANK
2700 Oak Lawn Ave
Dallas, TX 75219

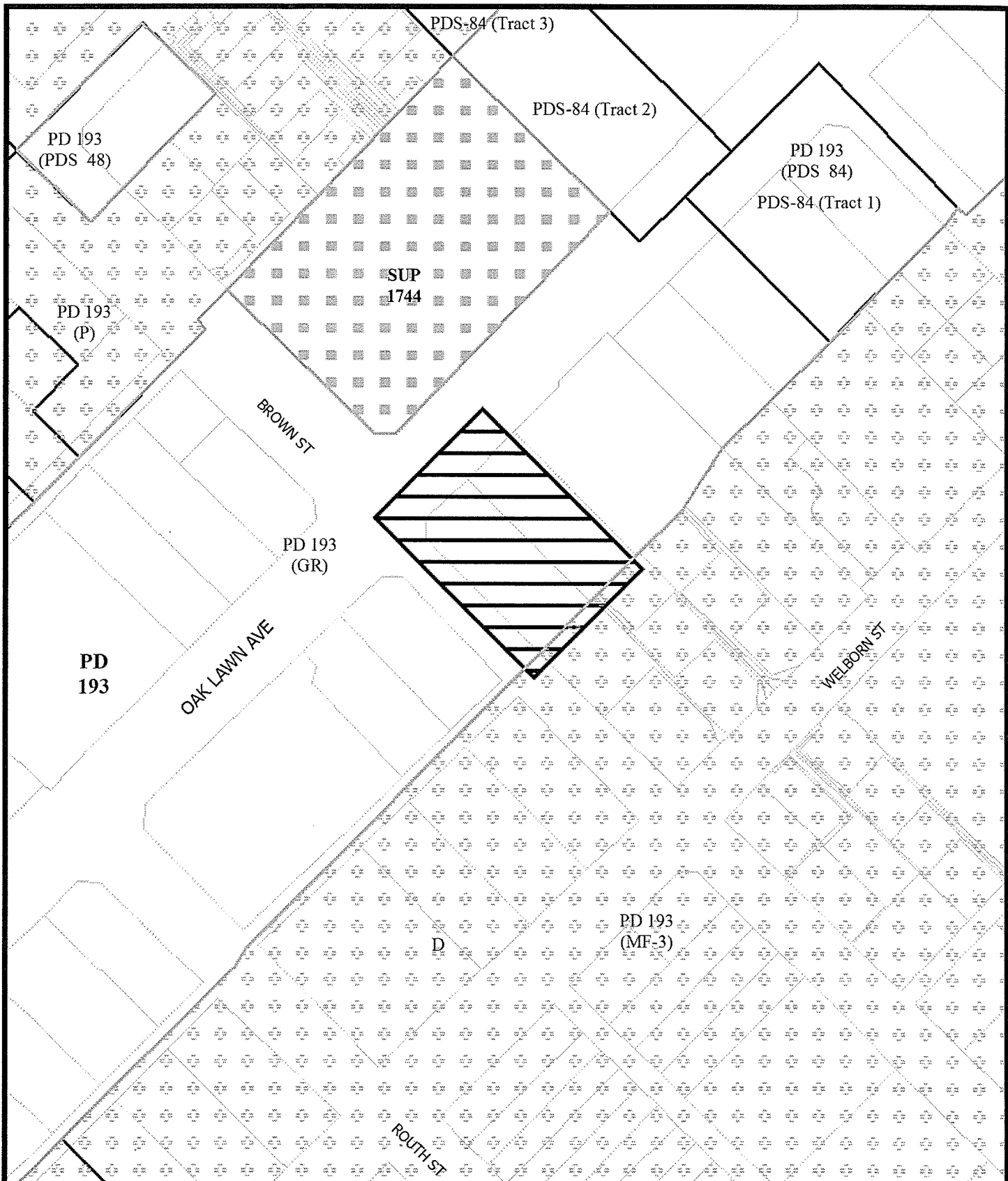


Good Fulton & Farrell Architects

2808 Fairmount Street

214.303.1500/tel

Approved	
Project No.	
Date	
Last Revision	

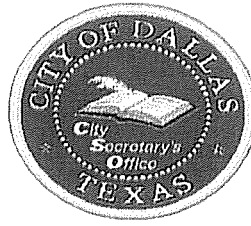


1:1,200

ZONING MAP

Case no: Z134-202

Date: 5/6/2014



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 25 2014

ORDINANCE NUMBER 29385

DATE PUBLISHED JUN 28 2014

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Sims".