

ORDINANCE NO. 29836

An ordinance amending Ordinance No. 27524, passed by the Dallas City Council on April 22, 2009, as amended by Ordinance No. 29115, passed by the Dallas City Council on August 28, 2013, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1750 for commercial motor vehicle parking; amending the conditions in Section 2 of that ordinance; providing a revised site plan/landscape 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. 1750; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1750; Now, Therefore,

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

SECTION 1. That the conditions in Section 2 of Ordinance No. 27524, as amended, are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan/landscape plan.

3. TIME LIMIT: This specific use permit expires on August 26, 2017 [~~August 28, 2015~~].
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. COMMERCIAL VEHICLES: The only commercial vehicles allowed to park on the Property are dump trucks and tractors. Trailers, buses, and vehicles longer than 30 feet are prohibited. [~~HOURS OF OPERATION: Ingress and egress of commercial motor vehicles may only occur between 9:30 a.m. and 4:00 p.m., Monday through Friday; and between 11:00 a.m. and 3:00 p.m. on Saturday.~~]
6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan/landscape plan. No other ingress and egress is permitted.
7. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited.
8. PARKING: Eight commercial motor vehicle parking spaces and three off-street parking spaces must be located as shown on the attached site plan/landscape plan.
9. REFRIGERATION UNITS: Trailers with refrigeration units are prohibited.
10. SCREENING: A six-foot-high solid fence must be provided in the location shown on the attached site plan/landscape plan.
11. SECURITY GATE: An automatic gate must be installed across the Chalk Hill Road ingress and egress location shown on the attached site/landscape plan.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 13[42]. 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 2. That the site plan/landscape plan attached to Ordinance No. 29115 is replaced by the site/landscape plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. 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 5. 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 6. 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  Assistant City Attorney

Passed           AUG 26 2015





1:1,200

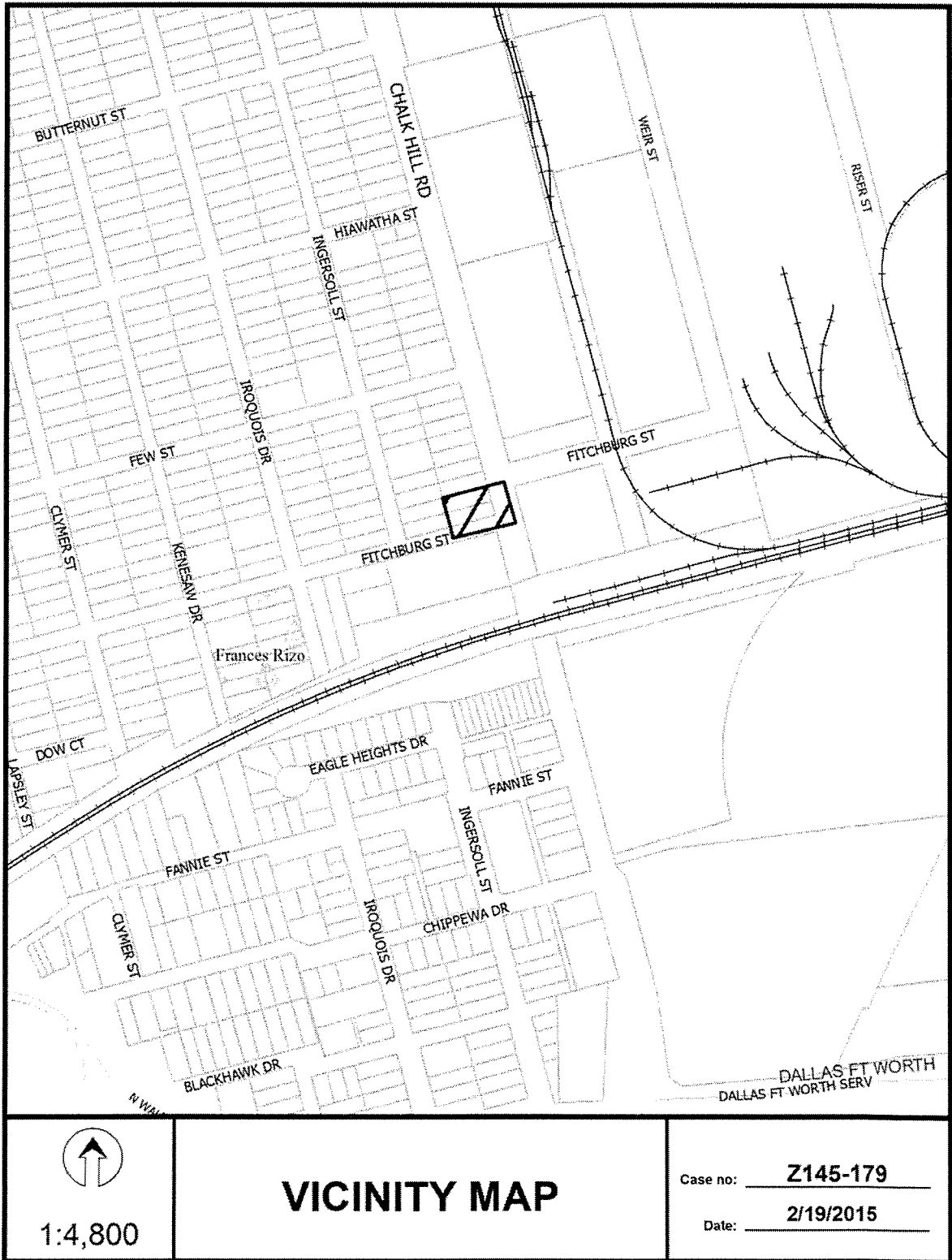
# ZONING MAP

Case no: Z145-179

Date: 2/19/2015







1:4,800

### VICINITY MAP

Case no:           Z145-179          

Date:           2/19/2015

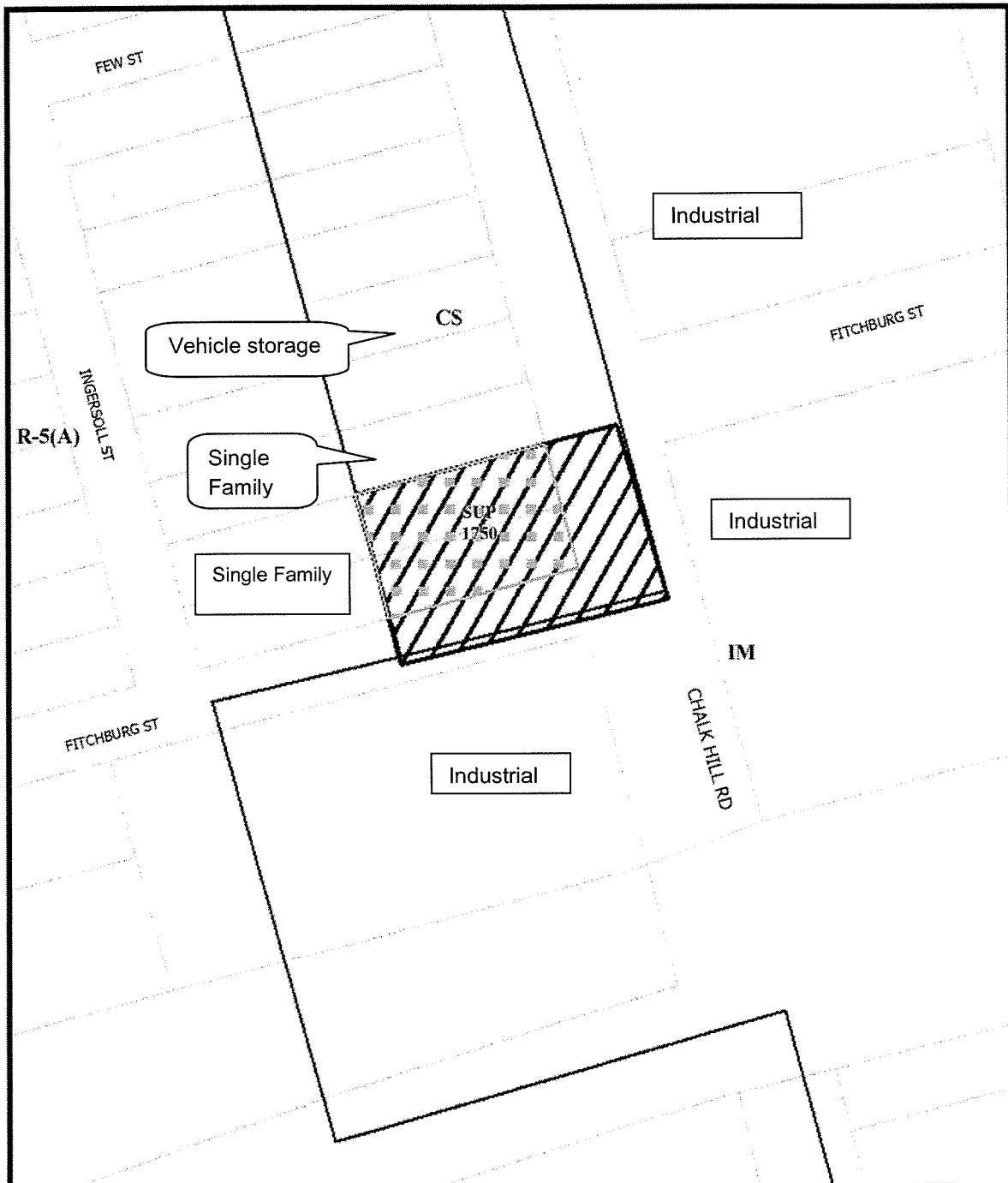




1:1,200

# AERIAL MAP

Case no: Z145-179  
Date: 2/19/2015



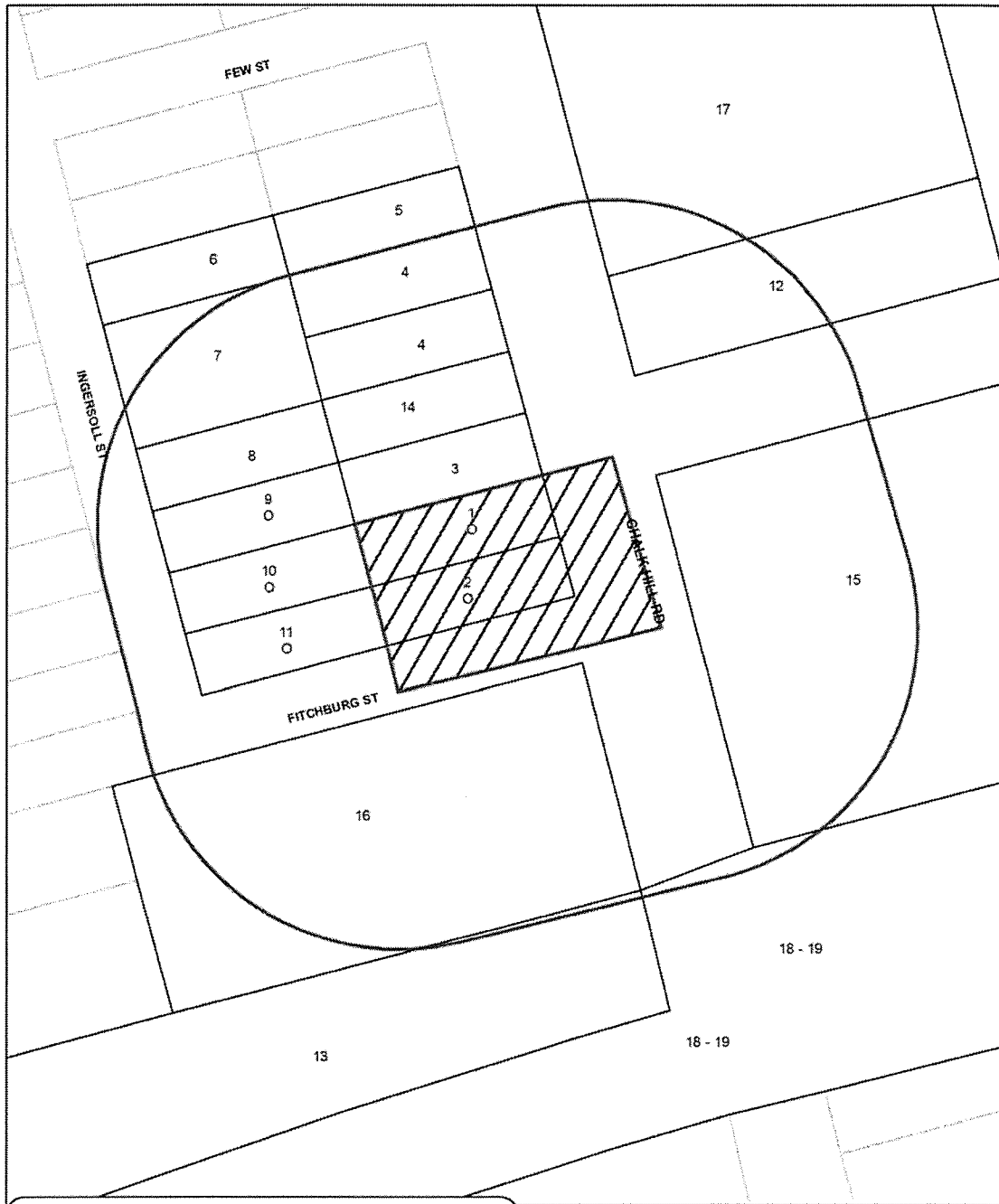
1:1,200

# ZONING AND LAND USE

Case no: Z145-179

Date: 2/19/2015

CPC RESPONSES



<u>19</u>	Property Owners Notified (20 parcels)
<u>5</u>	Replies in Favor (5 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>5/21/2015</u>	Date <u>5/7/2015</u> Under Advisement

Z145-179  
CPC

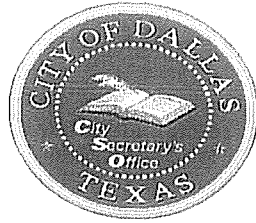


1:1,200

05/20/2015

**Reply List of Property Owners****Z145-179****19 Property Owners Notified****5 Property Owners in Favor****0 Property Owners Opposed**

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
O	1	2407 CHALK HILL RD	ALBARRAN GAMALIEL SR
O	2	2403 CHALK HILL RD	ALBARRAN GAMALIEL SR
	3	2411 CHALK HILL DR	RODRIGUEZ JUANA B &
	4	2419 CHALK HILL RD	GARCIA ROQUE & ROSALBA
	5	2427 CHALK HILL RD	WR PROPERTIES LTD
	6	2426 INGERSOLL ST	SANTOS RAUL A
	7	2418 INGERSOLL ST	HERNANDEZ ANTONIO JR
	8	2414 INGERSOLL ST	GONZALEZ SALLY B
O	9	2410 INGERSOLL ST	LARA ALEJANDRO
O	10	2406 INGERSOLL ST	GARFIAS MARIA L & JOSAFAT
O	11	2402 INGERSOLL ST	ALBARRAN CONRADO J
	12	2518 CHALK HILL DR	AZTECA ENTERPRISES INC
	13	5401 FANNIE ST	MISSOURI PACIFIC RR CO
	14	2415 CHALK HILL RD	GARCIA ROQUE & ROSALBA
	15	2414 CHALK HILL DR	BENITEZ FREDIS & MARGARITA
	16	2323 CHALK HILL RD	A TRUCK EXPRESS INC
	17	2518 CHALK HILL DR	FOUR L CAPITAL LTD
	18	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	19	9999 NO NAME ST	UNION PACIFIC RR CO



151593

## 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 AUG 26 2015

ORDINANCE NUMBER 29836

DATE PUBLISHED AUG 29 2015

ATTESTED BY: