

ORDINANCE NO. 30593

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 6160; fronting approximately 500.87 feet on the east line of Westmoreland Road south of Interstate Highway 30; and containing approximately 7.2618 acres, from an NO(A) Neighborhood Office District and an IR Industrial/Research District to Planned Development District No. 986; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 986; establishing use regulations and development standards for this planned development district; 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 the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from an NO(A) Neighborhood Office District and an IR Industrial/Research District to Planned Development District No. 986 on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

SECTION 2. That Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Article 986 to read as follows:

**“ARTICLE 986.**

**PD 986.**

**SEC. 51P-986.101. LEGISLATIVE HISTORY.**

PD 986 was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on August 9, 2017.

**SEC. 51P-986.102. PROPERTY LOCATION AND SIZE.**

PD 986 is established on property located south of Interstate Highway 30 and east of Westmoreland Road. The size of PD 986 is approximately 7.26 acres.

**SEC. 51P-986.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.

**SEC. 51P-986.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 986A: development plan.
- (2) Exhibit 986B: landscape plan.

**SEC. 51P-986.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 986A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P-986.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

(b) The following main uses are prohibited:

(1) Commercial and business service uses.

- Building repair and maintenance shop.
- Tool or equipment rental.

(2) Industrial uses.

- Gas drilling and production.

(3) Office uses.

- Alternative financial establishment.

(4) Retail and personal service uses.

- Liquor store.
- Pawn shop.
- Swap or buy shop.

**SEC. 51P-986.107. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-986.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the CR Community Retail District apply.

**SEC. 51P-986.109. OFF-STREET PARKING AND LOADING.**

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

**SEC. 51P-986.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-986.111. LANDSCAPING.**

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 986B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-986.112. SIDEWALKS.**

(a) A sidewalk with an unobstructed width of at least six feet must be provided in an area parallel to and between four and 12 feet from the back of the projected Westmoreland Road street curb.

(b) A scored concrete sidewalk is required to provide an additional pedestrian connection between Westmoreland Road and the main structure as shown on the development plan.

(c) At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

**SEC. 51P-986.113. SIGNS.**

Signs must comply with the provisions for business zoning districts in Article VII.

**SEC. 51P-986.114. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-986.115. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That development of this district must comply with the full-scale versions of Exhibit 986A (development plan) and Exhibit 986B (landscape plan) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 986 in Chapter 51P.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

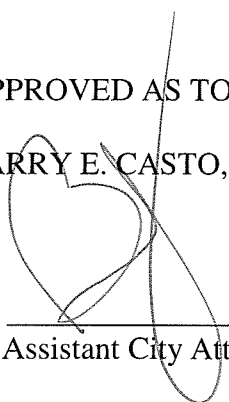
SECTION 7. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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 9. 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:

LARRY E. CASTO, City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

AUG 9 2017

Passed \_\_\_\_\_

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GIS\_Approved  
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**EXHIBIT A**  
**PD No. 986**

**BEING** at tract of land located in the City of Dallas, Dallas County, Texas, part of the John C. Read Survey, Abstract No. 1186, part of City Block No. 6160, being part of a called 15.6324 acre tract of land described in deed to Dallas County Hospital District as recorded in Volume 92253, Page 4016, Deed Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 3-1/2" brass monument stamped "US Army Corps of Engineers Survey Mark" found at the southwest corner of a called 75 acre tract of land described in deed to the U.S. Postal Service as recorded in Volume 72129, Page 301, Deed Records, Dallas County, Texas, being the southeast corner of Lot 1A, Block B/6160, Parkland Deharo-Saldivar Health Center according to the plat thereof as recorded as Instrument No. 201300026690, Official Public Records, Dallas County, Texas, located in the easterly line of said 15.6324 acre tract and in the north right-of-way line of Redmond Drive (60' R.O.W.);

**THENCE**, along the west line of said 75 acre tract and the easterly line of said Lot 1A and the easterly line of said 15.6324 acre tract, North 02 degrees 05 minutes 49 seconds West, a distance of 615.35 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing the west line of said 75 acre tract, over and across said 15.6324 acre tract as follows:

North 87 degrees 54 minutes 47 seconds West, a distance of 278.12 feet;

South 02 degrees 05 minutes 13 seconds West, a distance of 181.01 feet to a 1/2" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found, being in the north line of said Lot 1A, Block B/6160;

**THENCE**, along the north line of said Lot 1A as follows:

North 87 degrees 54 minutes 47 seconds West, a distance of 462.20 feet to a 1/2" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found;

South 02 degrees 05 minutes 13 seconds West, a distance of 118.19 feet to a 1/2" iron rod with cap stamped "LIM-Assoc. RPLS 5322" found;

North 87 degrees 54 minutes 47 seconds West, a distance of 81.63 feet to a 5/8" iron rod with cap stamped "Bury" found, being the northwest corner of said Lot 1A, being in the easterly right-of-way line of Westmoreland Road (100' R.O.W. at this point), as described in City Cause No. 42284-B, Volume 5, Page 608, County Court No. 2, Dallas County, Texas, the beginning of a non-tangent curve to the right;

**THENCE**, along the easterly right-of-way line of Westmoreland Road, the westerly line of said 15.6324 acre tract and along said curve to the right through a central angle of 29 degrees 36 minutes 40 seconds, a radius of 521.53 feet, an arc length of 269.53 feet, a chord bearing of North 32 degrees 37 minutes 22 seconds West and a chord distance of 266.54 feet to a 5/8" iron

rod with cap stamped "Bury" found, being the south corner of a called 0.053 acre tract of land described in deed to the City of Dallas as recorded as Instrument No. 201300067264, Official Public Records, Dallas County, Texas;

**THENCE**, continuing along the easterly right-of-way of Westmoreland Road, being the easterly line of said 0.053 acre tract as follows:

North 13 degrees 05 minutes 06 seconds East, a distance of 21.07 feet to a 5/8" iron rod with cap stamped "Bury" found, the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 15 degrees 23 minutes 02 seconds, a radius of 511.03 feet, an arc length of 137.21 feet, a chord bearing of North 08 degrees 05 minutes 53 seconds West and a chord distance of 136.80 feet to 5/8" iron rod with cap stamped "Bury" found;

North 00 degrees 21 minutes 41 seconds West, a distance 73.06 feet to a 5/8" iron rod with cap stamped "Bury" found for the northeast corner of said 0.053 acre tract, being in the south line of a called 1.0188 acre tract described in deed to Texas Utilities Electric Company as recorded in Volume 94213, Page 1138, Deed Records, Dallas County, Texas;

**THENCE**, along the south line of said 1.0188 acre tract, South 82 degrees 56 minutes 15 seconds East, a distance of 394.01 feet to a 5/8" iron rod with cap stamped "Bury" found for the southeast corner of said 1.0188 acre tract;

**THENCE**, along the east line of said 1.0188 acre tract, North 07 degrees 03 minutes 35 seconds East, a distance of 120.00 feet to 5/8" iron rod with cap stamped "Bury" found for the northeast corner of said 1.0188 acre tract, being in the north line of said 15.6324 acre tract and the south right-of-way line of Interstate Highway 30 (variable width R.O.W.);

**THENCE**, along north line of said 15.6324 acre tract and the southerly line of Interstate Highway 30, South 82 degrees 56 minutes 15 seconds East, 126.87 feet to the beginning of a curve to the left, from which a 5/8" iron rod with cap stamped "Bury" found bears South 77 degrees 31 minutes 57 seconds West, a distance of 0.47 feet;

**THENCE**, continuing along the north line of said 15.6324 acre tract and the southerly line of Interstate Highway 30, as follows:

Along said curve to the left, through a central angle of 04 degrees 55 minutes 11 seconds, a radius of 2893.79 feet, an arc length of 248.48 feet, a chord bearing of South 85 degrees 23 minutes 49 seconds East and a chord distance of 248.40 feet to a 5/8" iron rod with cap stamped "Bury" found;

South 87 degrees 51 minutes 24 seconds East, a distance of 143.64 feet to a 5/8" iron rod with cap stamped "Bury" found, being the northwest corner of the remainder of a 15.7148 acre tract described in deed to Stallion International, Inc. as recorded in Volume 92253, Page 4009, Deed Records, Dallas County, Texas;



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GIS\_Approved

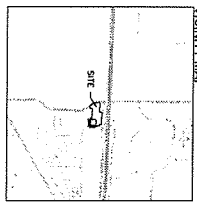
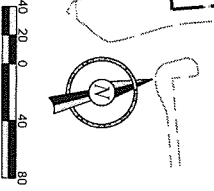
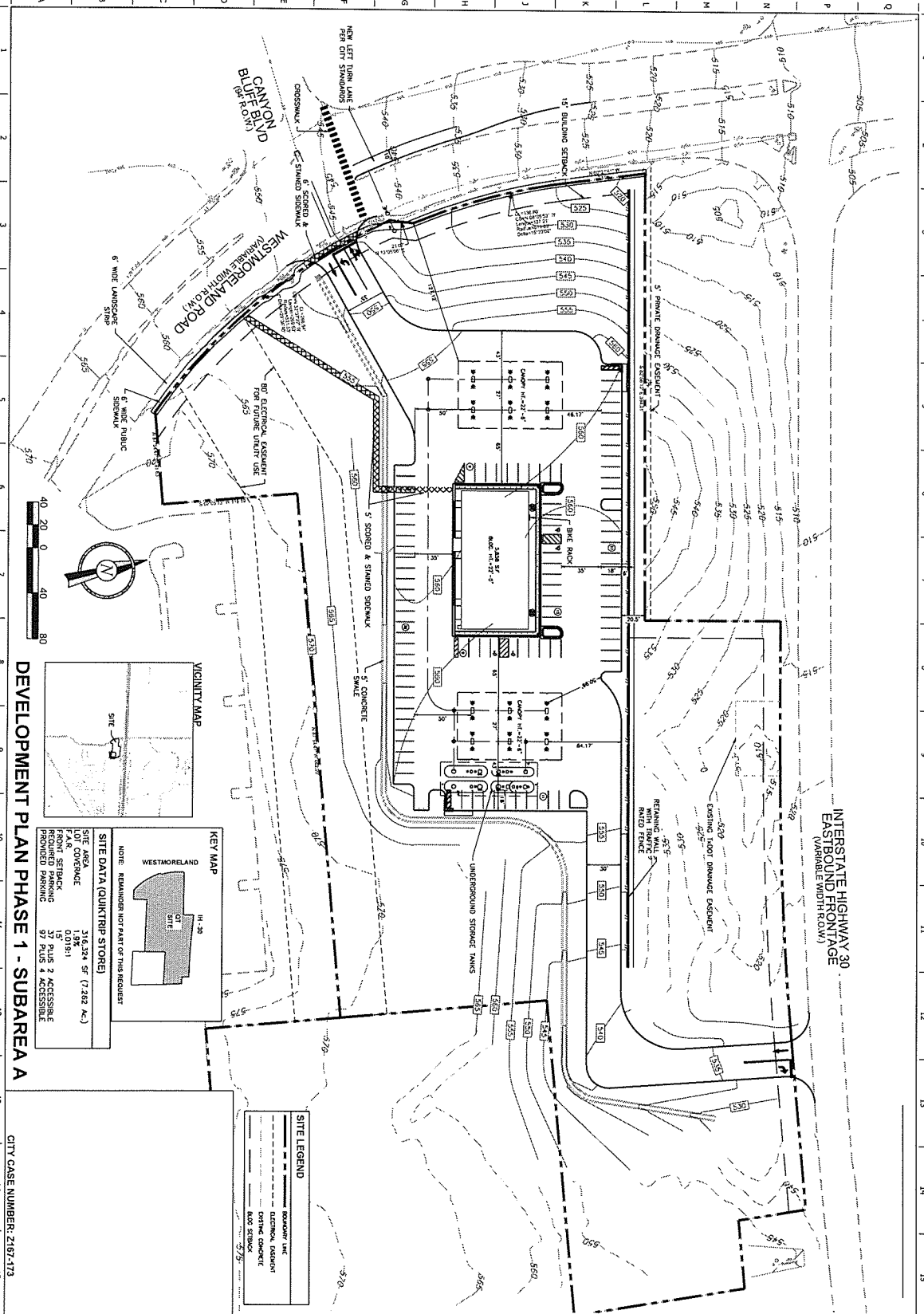
**THENCE**, along the common line of said 15.6324 acre tract and the remainder of said 15.7148 acre tract as follows:

South 02 degrees 07 minutes 55 seconds East, a distance of 60.00 feet to a 1/2" iron rod found;

South 87 degrees 51 minutes 24 seconds East, a distance of 60.43 feet to the southeast corner of said remainder tract, being in the west line of said 75 acre U.S Postal Service tract and the east line of said 15.6324 acre tract, from which a 1/2" iron rod found bears North 75 degrees 05 minutes 21 seconds West;

**THENCE**, along the west line of said 75 acre tract and the east line of said 15.6324 acre tract, South 02 degrees 05 minutes 49 seconds East, a distance of 152.06 feet to the **POINT OF BEGINNING** and containing 316,324 square feet or 7.2618 acres of land more or less.

FILE LOCATION: \\p0116002\_0977\Drawings\PO plans\0977\_cdd.dwg TAB NAME: DEVELOPMENT PLAN USER: mmorris@ DATE: 5/8/2017 2:19 PM PLOTTED: 5/8/2017 2:32 PM



DEVELOPMENT PLAN PHASE 1 - SUBAREA A

NOTE: REMAINDER NOT PART OF THIS REQUEST

KEY MAP	
14-30	CITY SITE

SITE DATA (QUIKTRIP STORE)	
SITE AREA	374,324 SF (7.242 AC)
LOT COVERAGE	1.8%
FRONT SETBACK	15' (1.811)
REAR SETBACK	37' PLUS 2' ACCESSIBLE
PROPOSED PARKING	37 PLUS 2 ACCESSIBLE
PROPOSED FURNISHING	

**SITE LEGEND**

	OWNER LINES
	EXISTING EASEMENT
	EXISTING CHANGE
	ASPH. DRIVEWAY

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: \_\_\_\_\_

SHEET NUMBER: \_\_\_\_\_

CITY CASE NUMBER: Z197-173

**QuikTrip No. 977**  
1-30 & WESTMORELAND  
DALLAS, TX

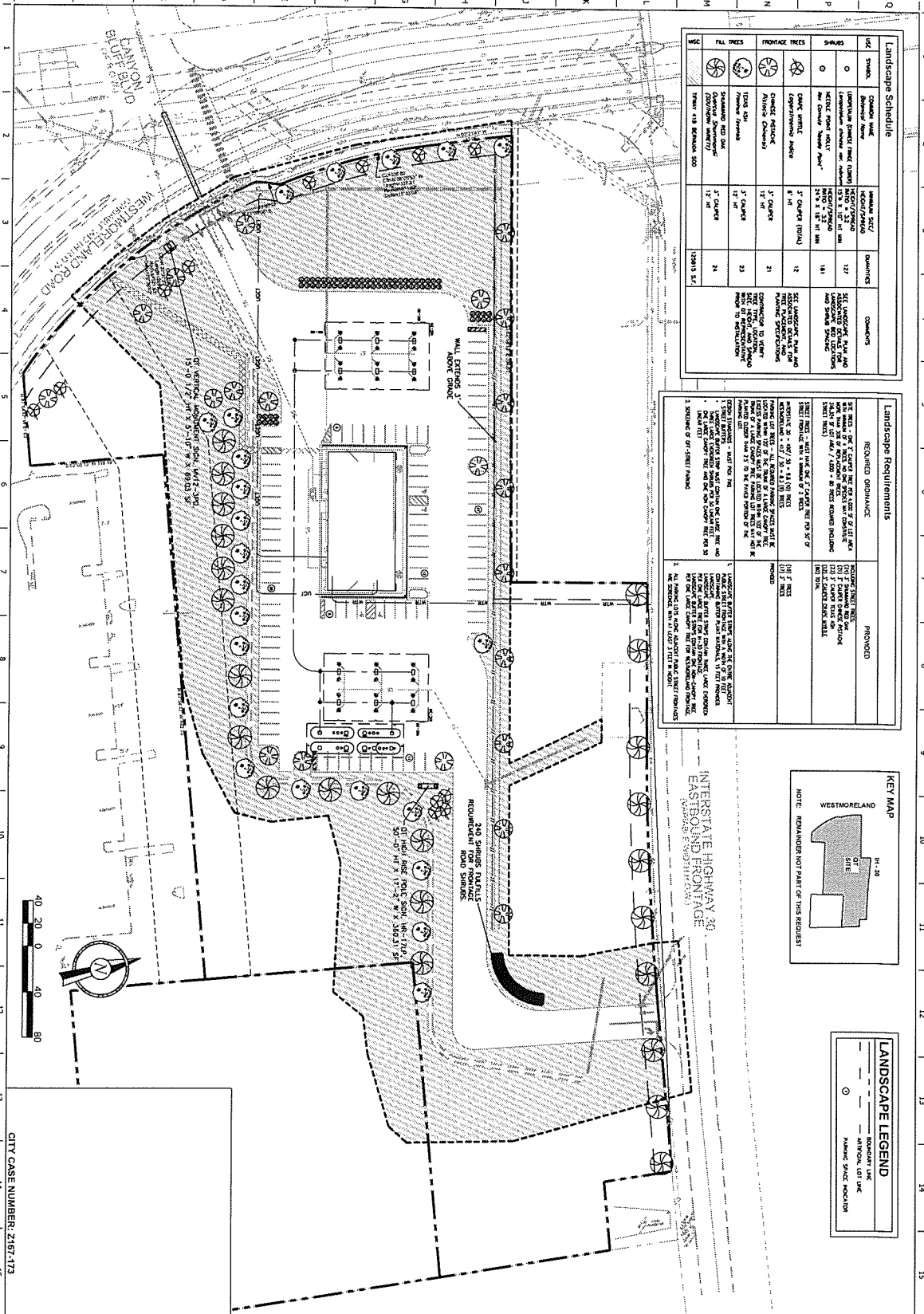
PROJECT NO. 010426-0177

Hickman  
ENGINEERING

Planned Development  
District No. 986

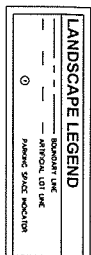
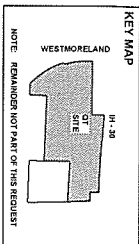
Approved  
City Plan Commission  
May 4, 2017

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QTY	SYMBOL	COMMON NAME	RECOMMENDED SIZE	PLACEMENT	COMMENTS
127	(Symbol)	SHRUBS	12\"/>		
181	(Symbol)	FRONTAGE TREES	12\"/>		
21	(Symbol)	FRONTAGE TREES	12\"/>		
23	(Symbol)	FRONTAGE TREES	12\"/>		
24	(Symbol)	FRONTAGE TREES	12\"/>		

REQUIREMENT	PROVIDED
1. THE TOTAL AREA OF THE SITE SHALL BE 100,000 SQ. FT. MINIMUM.	100,000 SQ. FT.
2. THE TOTAL AREA OF THE SITE SHALL BE 100,000 SQ. FT. MINIMUM.	100,000 SQ. FT.
3. THE TOTAL AREA OF THE SITE SHALL BE 100,000 SQ. FT. MINIMUM.	100,000 SQ. FT.
4. THE TOTAL AREA OF THE SITE SHALL BE 100,000 SQ. FT. MINIMUM.	100,000 SQ. FT.



Planned Development  
District No. 986

Approved  
City Plan Commission  
May 4, 2017

CITY CASE NUMBER: 2167-173

**QuikTrip No. 977**  
1-30 & WESTMORELAND  
DALLAS, TX

PROJECT NO. QTR002-977

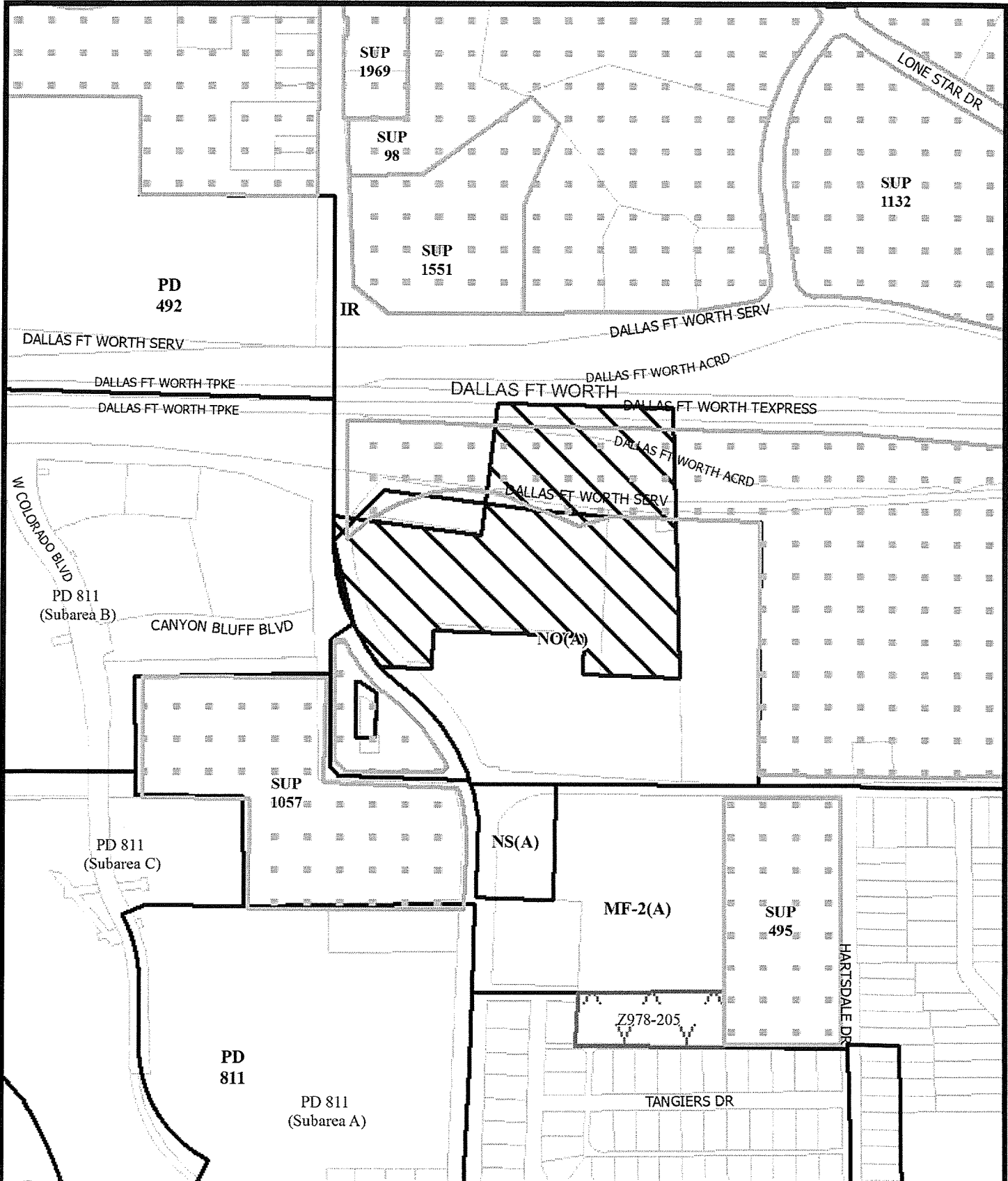
REV	DATE	DESCRIPTION

SHEET TITLE:  
LANDSCAPE PLAN

ORIGINAL ISSUE DATE:

30593

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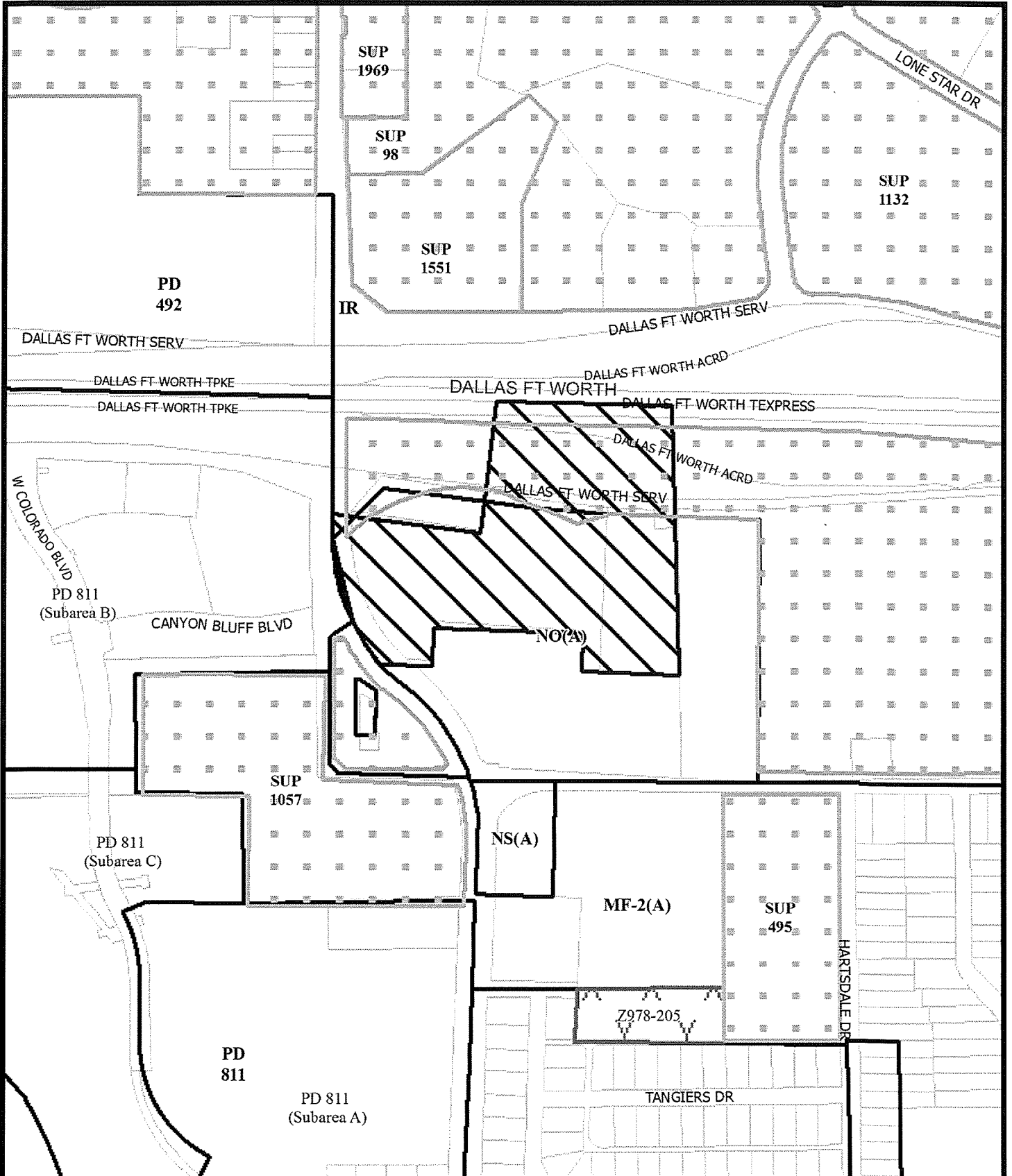


1:4,800

# ZONING MAP

Case no: Z167-173

Date: 2/15/2017



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# ZONING MAP

Case no: Z167-173

Date: 2/15/2017



## 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 9 2017

ORDINANCE NUMBER 30593

DATE PUBLISHED AUG 12 2017

ATTESTED BY: