

11-26-18

ORDINANCE NO. 31071

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. 137:

BEING a portion of Lot 1 in Block 7448; fronting approximately 518 feet along the south line of Interstate Highway 635; fronting approximately 425 feet along the west line of Hillcrest Road; and containing approximately 7.863 acres,

to be used under Specific Use Permit No. 2309 for a utility or government installation other than listed limited to government offices and courtrooms; 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. 137, to be used under Specific Use Permit No. 2309 for a utility or government installation other than listed limited to government offices and courtrooms.

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 utility or government installation other than listed limited to government offices and courtrooms.
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. FLOOR AREA: The maximum floor area is 109,697 square feet in the locations shown on the attached site plan.
5. TRAFFIC CONTROL: Before the issuance of a certificate of occupancy for a utility or government installation other than listed limited to government offices and courtrooms, a traffic detection device must be installed and functional at the intersection of Hillcrest Road and Hillcrest Plaza Drive.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

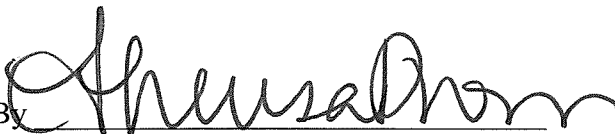
SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed DEC 12 2018

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Exhibit A

Being a 7.863 acre tract of land situation in the McKinney & Williams Survey, Abstract No. 1032 and the Thomas Dyke Survey, Abstract No. 405, City of Dallas, Dallas County, Texas, and being a portion of Lot 1, Block 7448 of Oak Creek Plaza Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 82154, Page 3353, Deed Records of Dallas County, Texas and being the remaining portion of a called 7.9983 acres tract of land described in the special warranty deed to Brinker International Payroll Corporation recorded in Volume 2000112, Page 8240, Deed Records, Dallas County, Texas said 7.863 acre tract of land being more particularly described as follows:

Beginning at a 5/8-inch iron rod with yellow plastic cap stamped "STANTEC" set for the point of intersection of the west right-of-way line of Hillcrest Road, (a variable width public right-of-way), with the northerly right-of-way line of Hillcrest Plaza Drive (a called 56-foot public right-of-way) and being the southeast corner of said Lot 1, Block 7448;

Thence along said northerly right-of-way line, the following calls;

South 68°51'06" West, a distance of 140.63 feet to a ½-inch iron rod found for corner;

South 70°38'34" West, a distance of 194.72 feet to a ½-inch iron rod found for the point of curvature of a curve to the right having a radius of 202.00 feet;

Southwesterly with said curve to the right through a central angle of 17°06'57" for a arc length of 60.34 feet, a chord bearing of south 79°02'53" west and a chord distance of 60.12 feet to a ½-inch iron rod found for the point of tangency;

South 87°36'22" west, a distance of 247.11 feet to a 5/8-inch iron rod found (bent) for the point of curvature of a curve to the right having a radius of 202.00 feet;

Northwesterly with said curve to the right through a central angle of 19°10'14" for a arc length of 67.59 feet, a chord bearing of north 82°48'31" west and a chord distance of 67.27 feet to a 5/8-inch iron found with yellow plastic cap stamped "STANTEC" set for the end of said curve;

North 73°09' 06" West, a distance of 58.49 feet to a ½-inch iron rod found for the southwest corner of said Lot 1, Block 7448, same being the southeast corner of Lot 1, Block B/7447 of Hillcrest Plaza (Revised), an addition to the City of Dallas according to the plat thereof recorded in Volume 79147, Page 2903, Deed Records, Dallas County, Texas;

Thence along the common line of said Lot 1, Block 7448 and Lot 1, Block B/7447, the following calls:

North 00°27;45" West, a distance of 62.15 feet to a point for corner;

North 35°40'51" East, a distance of 30.25 feet to a point for corner;

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South 54°34'48" East, a distance of 42.34 feet to a point for corner;

North 86°09'52" East, a distance of 33.66 feet to a point for corner;

North 36°42'35" East, a distance of 186.83 feet to a point for corner;

North 09°58'49" East, a distance of 47.46 feet to a point for corner;

North 33°42'29" West, a distance of 70.11 feet to a point for corner;

North 52°46'19" East, a distance of 94.10 feet to a point for corner;

North 11°09'34" West, a distance of 77.34 feet to a point for corner;

North 02°53'00" West, a distance of 77.45 feet to a point for corner;

North 17°24'32" West, a distance of 39.54 feet to a point for corner;

North 00°29'39" West, a distance of 84.62 feet to an aluminum TxDOT monument found at the southwest corner of that called 0.166 acre tract of land described to the State of Texas in the deed recorded in Instrument Number 201400247525, Official Public Records of Dallas County, Texas and being in the south right-of-way line of Interstate Highway 635, (L.B.J. Freeway)(a variable width public right-of-way), and being a point of curvature of non-tangent curve to the right, having a radius point which bears south 04°15'32" West, a distance of 2,771.98 feet;

Thence along said south right-of-way line, the following calls:

Southeasterly with said curve to the right through a central angle of 00°52'25" for a arc length of 42.27 feet, a chord bearing of south 85°18'16" East and a chord distance of 42.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "STANTEC" set for the end of said curve;

South 81°53'22" East, a distance of 209.02 feet to a cut "X" set for corner;

South 84°51'30" East, a distance of 239.96 feet to a 5/8 inch iron rod with yellow plastic cap stamped "STANTEC" set for corner;

South 74°46'05" East, a distance of 22.82 feet to a 5/8 inch iron rod with yellow plastic cap stamped "STANTEC" set for corner;

South 31°24'26" East, a distance of 26.95 feet to a 5/8 inch iron rod with yellow plastic cap stamped "STANTEC" set for corner;

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GIS_Approved

South 02°07'54" east, a distance of 93.68 feet to a 5/8 inch iron rod with yellow plastic cap stamped "STANTEC" set for the most southerly corner of said 0.166 acre tract and being in the west right-of-way line of said Hillcrest Road and being the point of curvature of a non-tangent curve to the left having a radius point which bears South 78°41'24" East, a distance of 261.00 feet;

Thence along said west right-of-way line, the following calls;

Southwesterly with said curve to the left through a central angle of 11°49'42" for a arc length of 53.88 feet, a chord bearing of south 05°23'45" West and a chord distance of 53.79 feet to a ½-inch iron rod found for the point of tangency;

South 00°31'06" East, a distance of 100.00 feet to a cut "X" set for corner;

South 27°25'50" East, a distance of 22.09 feet to a ½ inch iron rod found for corner;

South 00°31'06" East, a distance of 145.48 feet to a ½ inch iron rod found for corner;

South 01°29'25" West, a distance of 44.46 feet to the point of beginning;

Containing a computed area of 7.863 acres of land or 642,501 square feet of land.

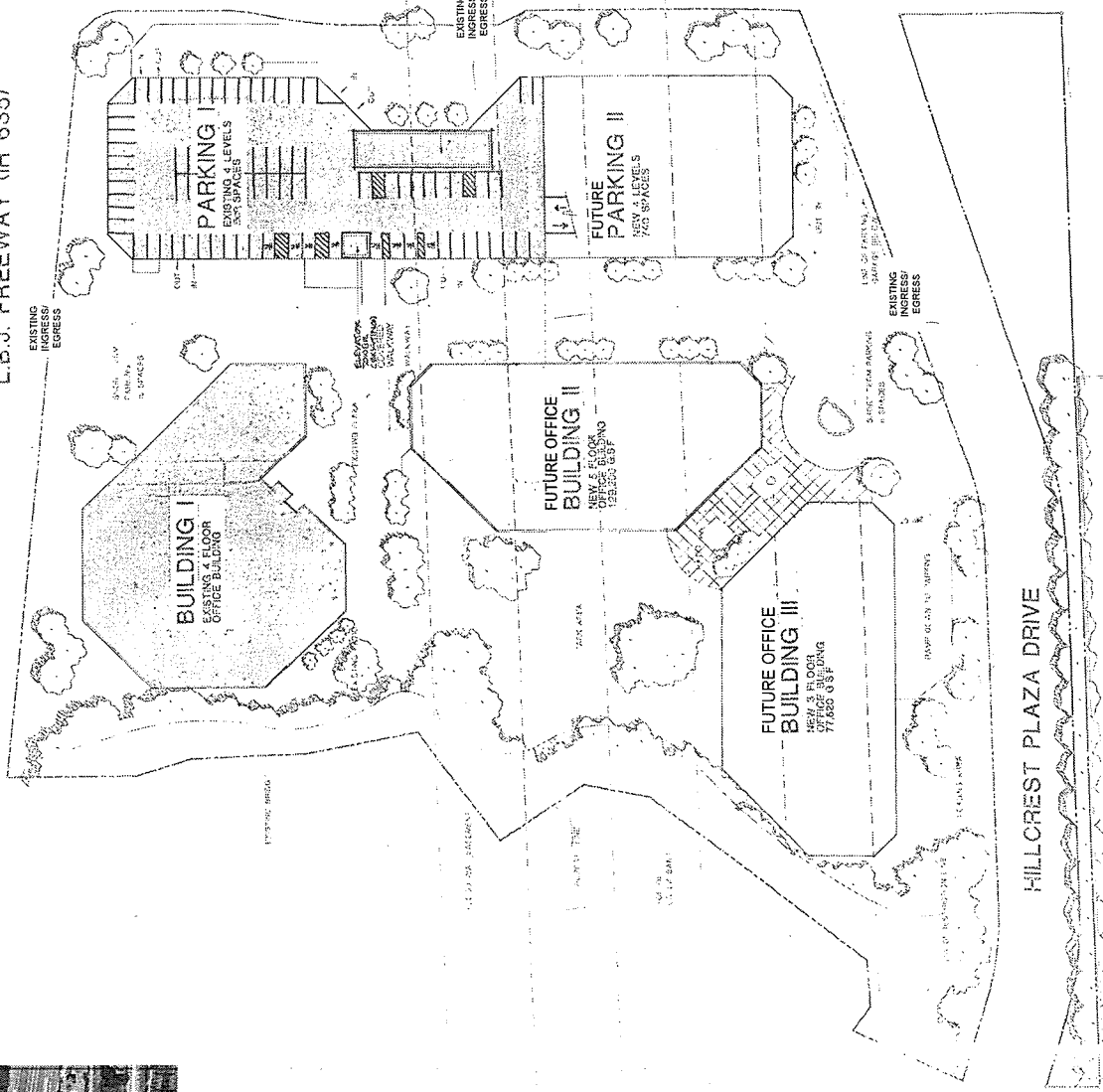
Specific Use Permit
No. 2309

Approved
City Plan Commission
November 1, 2018



VICINITY MAP

L.B.J. FREEWAY (IH 635)



PD137 DEVELOPMENT DATA

BUILDING FABRICATIONS		TOTAL GROSS SQ. FOOTAGE BUILDING FLOOR AREA	
AREA	PERCENT OF TOTAL	AREA	PERCENT OF TOTAL
1ST	25.00	15,000	25.00
2ND	25.00	15,000	25.00
3RD	25.00	15,000	25.00
4TH	25.00	15,000	25.00
TOTAL	100.00	60,000	100.00

PARKING FABRICATIONS

EXISTING PARKING		NEW PARKING	
TYPE	PERCENT OF TOTAL	TYPE	PERCENT OF TOTAL
1	50.00	1	50.00
2	50.00	2	50.00
3	0.00	3	0.00
4	0.00	4	0.00
TOTAL	100.00	TOTAL	100.00

TOTAL GROSS SQ. FOOTAGE BUILDING FLOOR AREA: 60,000
 TOTAL PARKING SPACES: 100
 TOTAL PARKING SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA: 1.67

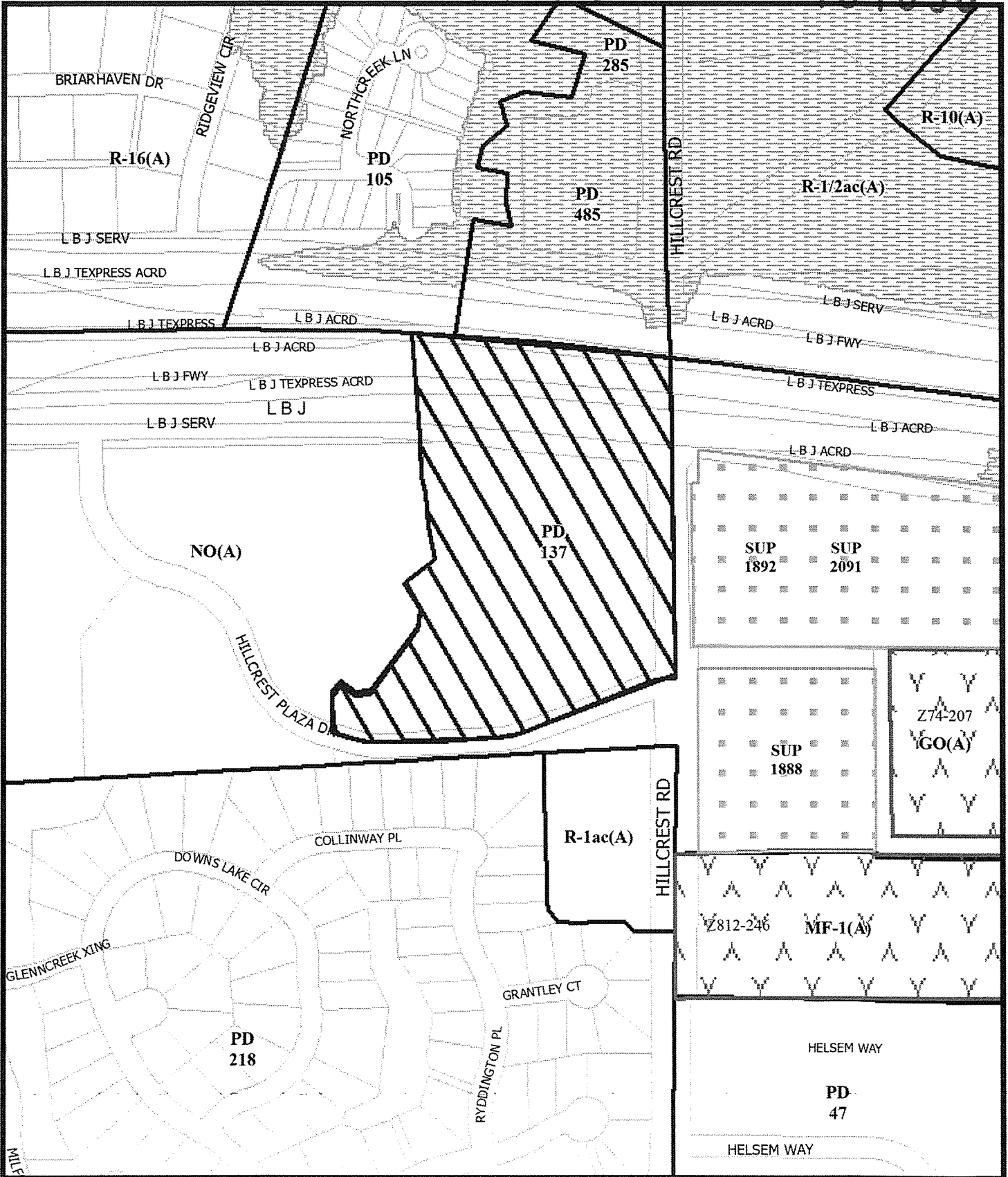
Site Plan
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TOTAL GROSS AREA		TOTAL PARKING SPACES	
EXISTING BUILDING	60,000	EXISTING	100
PROPOSED BUILDING	0	PROPOSED	0
TOTAL	60,000	TOTAL	100

EXISTING BUILDING
 PROPOSED BUILDING
SUP FOR GOVT INSTALLATION LIMITED TO BUILDING I

SUP SITE PLAN
Z178-362

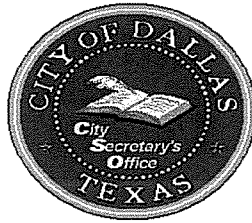


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ZONING MAP

Case no: Z178-362

Date: 10/17/2018



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 DEC 12 2018

ORDINANCE NUMBER 31071

DATE PUBLISHED DEC 15 2018

ATTESTED BY: