

12-11-18

ORDINANCE NO. 31072

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Tract III within Planned Development District No. 598:

BEING a tract of land in City Block 7620; fronting approximately 405 feet on the south line of Wheatland Road; fronting approximately 1,137.20 feet on the west line of Polk Street; and containing approximately 11.95 acres,

to be used under Specific Use Permit No. 2310 for a utility or government installation other than listed limited to government offices, courtrooms, and a microwave tower to be used exclusively for government communications; 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 Tract III within Planned Development District No. 598, to be used under Specific Use Permit No. 2310 for a utility or government installation other than listed limited to government offices, courtrooms, and a microwave tower to be used exclusively for government communications.

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, courtrooms, and a microwave tower to be used exclusively for government communications.
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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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** _____

Exhibit A

DESCRIPTION, of an 11.951 acre tract of land situated in the William Sprowls Survey, Abstract No. 1291, Dallas County, Texas and in Block 7620, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to TRAYLOR MOTOR HOMES, INC. recorded in Volume 96110, Page 241 of the Deed Records of Dallas County, Texas; said 11.951 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the west right-of-way line of Polk Street (a 100-foot wide right-of-way), said point being at the south end of a right-of-way corner clip at the intersection of said west line of Polk Street with the south right-of-way line of Wheatland Road (a 100-foot wide right-of-way) and the southernmost northeast corner of said Traylor Motor Homes tract;

THENCE, South 00 degrees, 41 minutes, 12 seconds East, departing the said corner clip and along the said west line of Polk Street, a distance of 1,137.20 feet to a 1/2-inch iron rod with "SURVEYING ASSOCIATES" cap found for corner; said point being the northeast corner of that certain tract of land described in Special Warranty Deed to SIKKA INVESTMENTS, LLC recorded in Instrument No. 201700105250 in the Official Public Records of Dallas County, Texas;

THENCE, South 89 degrees, 18 minutes, 48 seconds West, departing the said west line of Polk Street and along the north line of said Sikka Investments tract, a distance of 146.34 feet to a 1/2-inch iron rod found for corner; said point being the northwest corner of said Sikka Investments tract;

THENCE, South 08 degrees, 23 minutes, 48 seconds West, along the west line of said Sikka Investments tract, a distance of 197.80 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of that certain tract of land described in Special Warranty Deed to Prescott Interests Billboards, Ltd. recorded in Instrument No. 201300021492 of said Official Public Records;

THENCE, North 58 degrees, 26 minutes, 22 seconds West, departing the said west line of the Sikka Investments tract and along the north line of said Prescott Interests tract, a distance of 44.61 feet to a 1/2-inch iron rod found for corner; said point being the northwest corner of said Prescott Interests tract;

THENCE, South 00 degrees, 41 minutes, 12 seconds East, along the west line of said Prescott Interests tract, a distance of 70.00 feet to a 1/2-inch iron rod found for corner in the northeast right-of-way line of Interstate Highway 20; said point being the southwest corner of said Prescott Interests tract;

THENCE, North 78 degrees, 49 minutes, 12 seconds West, along the said northeast line of Interstate Highway 20, a distance of 198.94 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of that certain tract of land describe in Special Warranty Deed to MEF Wheatland/20, Ltd. recorded in Volume 94172, Page 6048 of said Deed Records;

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GIS_Approved

THENCE, North 00 degrees, 41 minutes, 12 seconds West, departing the said northeast line of Interstate Highway 20 and along the east line of said MEF Wheatland/20 tract, a distance of 1,339.35 feet to a 5/8-inch iron rod found for corner in the said south line of Wheatland Road; said point being the northeast corner of said MEF Wheatland/20 tract;

THENCE, North 88 degrees, 49 minutes, 48 seconds East, along the said south line of Wheatland Road, a distance of 405.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being at the north end of said corner clip;

THENCE, South 45 degrees, 55 minutes, 42 seconds East, departing the said south line of Wheatland Road and along the said corner clip, a distance of 7.04 feet to the POINT OF BEGINNING;

CONTAINING, 520,572 square feet or 11.951 acres of land, more or less.

Site Plan

31072

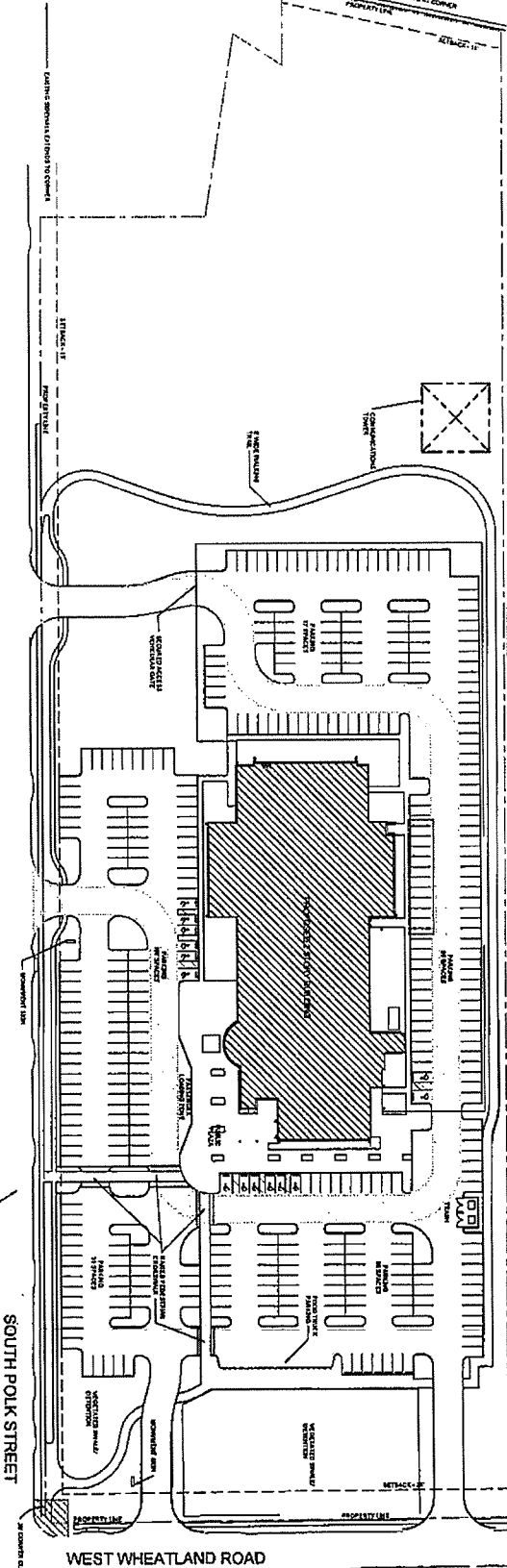
120 FRONTAGE RD.

SITE KEY PLAN

Approved
City Plan Commission
November 1, 2018

Specific Use Permit
No. 2310

CASE #: Z178-363



PROJECT INFORMATION		PERMIT INFORMATION	
PROJECT NAME	SOUTH GOVERNMENT CENTER	PERMIT TYPE	CONSTRUCTION
OWNER	DALLAS COUNTY	PERMIT NUMBER	2310
DESIGNER	...	ISSUE DATE	...
CONTRACTOR	...	EXPIRES	...
ARCHITECT	...	STATUS	...
ENGINEER	...	REMARKS	...
DATE	...	APPROVED BY	...



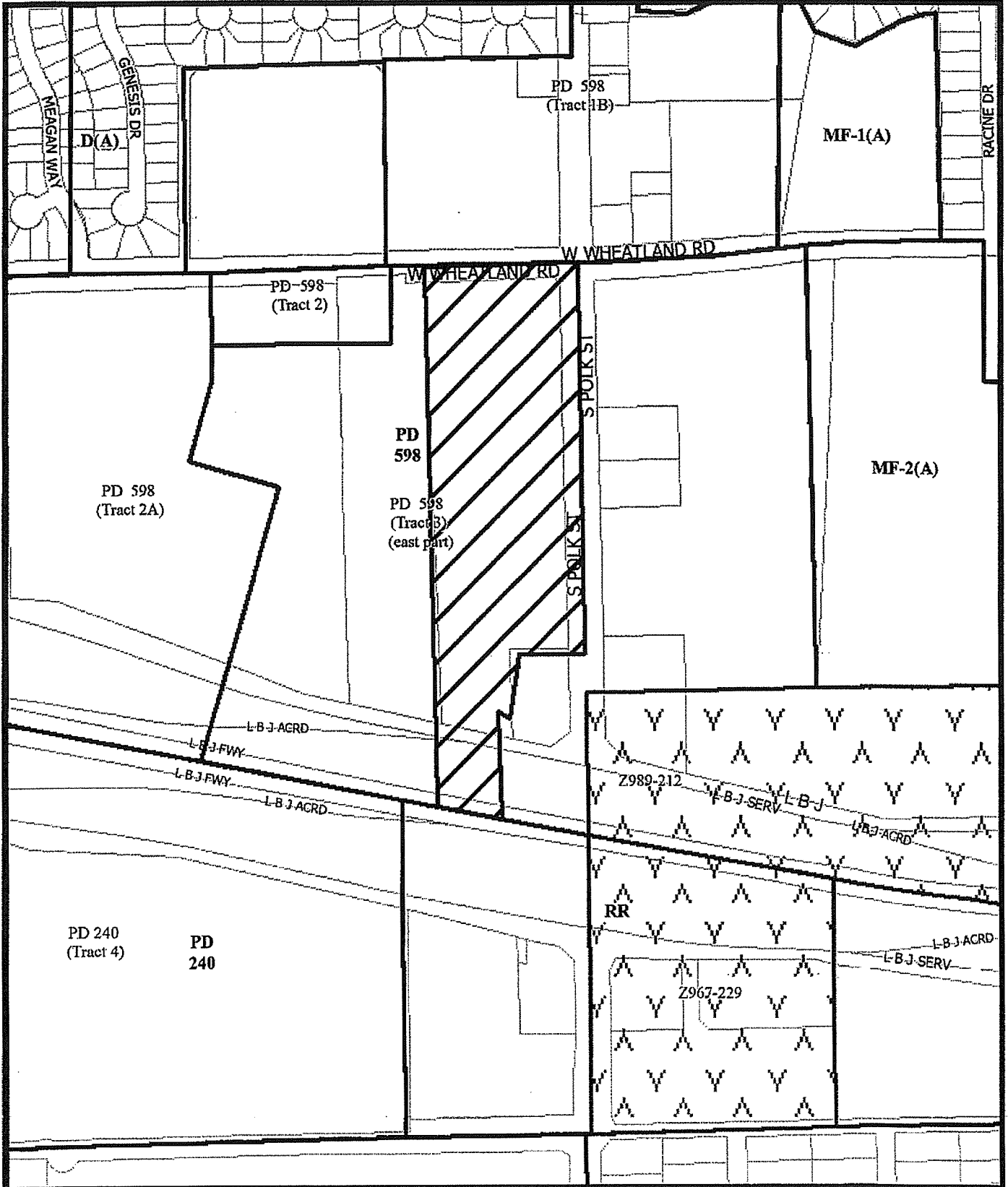
<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 02/11/2018 PROJECT: SOUTH GOVERNMENT CENTER SHEET: 1 OF 1 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>
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A PROJECT FOR DALLAS COUNTY
SOUTH GOVERNMENT CENTER
8800 SOUTH POLK STREET
DALLAS, TEXAS
DESIGN DEVELOPMENT

1811 North Loop East, Suite 1100
Dallas, Texas 75206
Tel: 214.726.2000
Fax: 214.726.2000
www.hatchmottmacdonald.com



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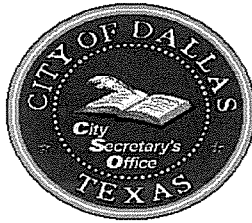


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ZONING MAP

Case no: **Z178-363**

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 31072

DATE PUBLISHED DEC 15 2018

ATTESTED BY: