

2-26-19

ORDINANCE NO. 31132

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. 407:

BEING all of Lot 25C in City Block A/6975; fronting approximately 306 feet along the south line of Kiest Boulevard; fronting approximately 209 feet along the east line of Boulder Drive; and containing approximately 2.704 acres,

to be used under Specific Use Permit No. 2317 for a multifamily use; 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,

31132

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 Planned Development District No. 407, to be used under Specific Use Permit No. 2317 for a multifamily use:

BEING all of Lot 25C of City Block A/6975; fronting approximately 306 feet along the south line of Kiest Boulevard; fronting approximately 209 feet along the east line of Boulder Drive; and containing approximately 2.704 acres.

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 multifamily use.
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 February 27, 2021.
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. DENSITY: Maximum number of dwelling units is 66.
6. PARKING:
 - A. Except as provided in this section, off-street parking must be provided in accordance to the Dallas Development Code, as amended. Delta credits, as defined in Section 51A-4.704(b)(4), may be used to meet the off-street parking requirement.
 - B. After delta credits have been applied to the total parking requirement, a minimum of 96 off-street parking spaces must be provided on the Property in the locations shown on the attached site plan.
7. STORIES: Maximum number of stories is two.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

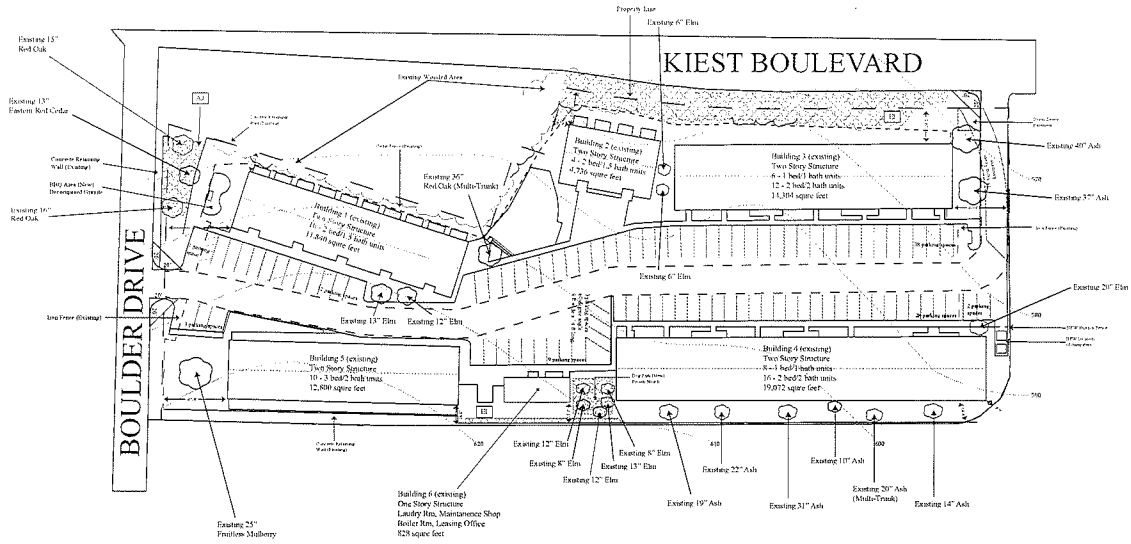
SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By  _____
Assistant City Attorney

Passed **FEB 27 2019**



Site Data Table

Unit Type	Number of Unit Type	Square Footage of Unit
1 Bed - 1 Bath	14	602
2 Bed - 2 Bath	28	891
2 Bed - 1.5 Bath	14	1,184
3 Bed - 2 Bath	10	1,280

Site Plant Table

Key	Common Name	Botanical Name	Remarks
EL	English Ivy	Hedera Helix	Existing
AJ	Asian Jasmine	Trachelospermum Asiaticum	Existing

Impervious Coverage

Total Lot Size (sq ft)	Impervious Cover (existing)
130,375 sq ft	86,699 sq ft
source: Dallas County Appraisal District	source: survey
66.5% Impervious Cover	

Parking Table

Provided Parking
96 spaces (existing)

Boulder Ridge Apartments

3130 Springwood Lane, Dallas, Texas 75233

Site Plan

Scale: 1" = 40'

Prepared: September 12, 2018
 Revised: December 17, 2018

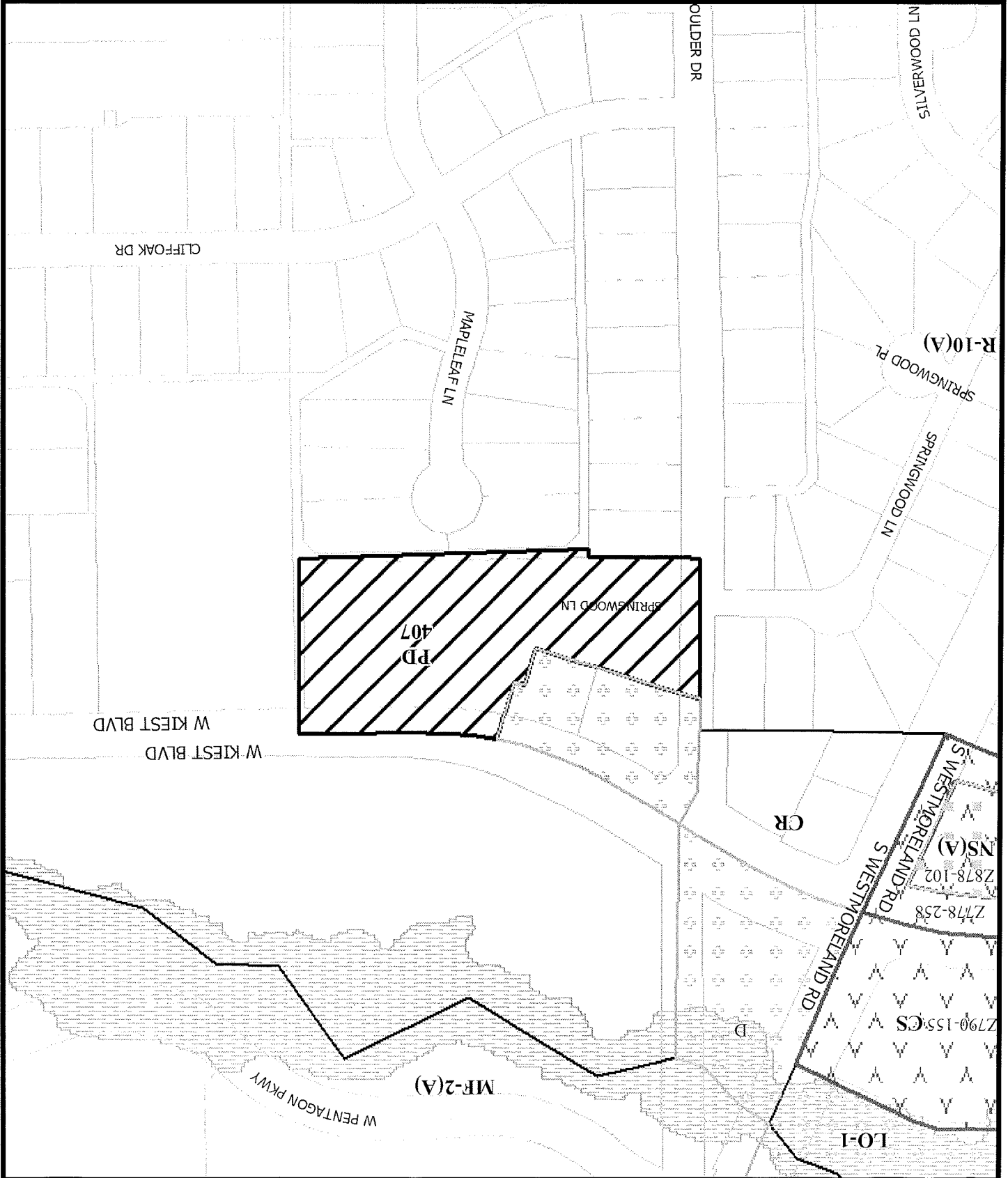
Zoning Case No: Z178-380

1:2,400



ZONING MAP

Case no: Z178-380
Date: 1/18/2019



190351

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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 FEB 27 2019

ORDINANCE NUMBER 31132

DATE PUBLISHED MAR 02 2019

ATTESTED BY: