

ORDINANCE NO. 31262

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an RR Regional Retail District with a D-1 Liquor Control Overlay:

BEING a tract of land in City Block 1/6265; fronting approximately 123.90 feet along the south line of Great Trinity Forest Way approximately 150 feet west of Murdock Road; and containing approximately 0.66 acre,

to be used under Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less; 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 an RR Regional Retail District with a D-1 Liquor Control Overlay, to be used under Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

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 the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
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 June 26, 2021.
4. FLOOR AREA: The maximum floor area for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less is 1,999 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

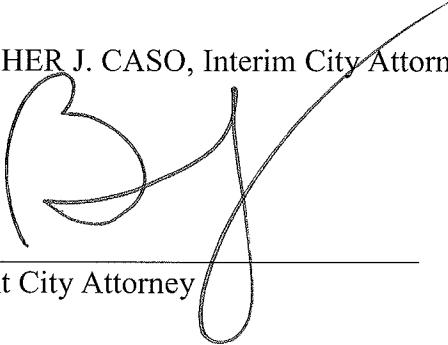
SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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 JUN 26 2019

EXHIBIT A

Being 0.85 acres of land, and being a part of Lot 2, Block 1/6265 of the Cullum-Hawn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90027, Page 3434, Plat Records; Dallas County, Texas, also being a part of a called 3.428 acre tract of land described in a deed to Joes Management Corp., as recorded in Volume 2000123, Page 3875, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an 'X' cut in concrete found for a Southeast corner of said Lot 2, Block 1/6265, said 'X' cut also being an ell corner of Lot 3, Block 1/6265 of said addition;

Thence S 50° 17' 00" W, along said South line of said Lot 2 and the North line of said Lot 3, for a distance of 63.65 feet to a 'PK nail' set for the most Southerly corner of this tract, from which a brass cap stamped 'Pierce-Lunsford' found for the South corner of said Lot 2, bears S 50° 17' 00" W, 328.15 feet;

Thence N 39° 06' 27" W, leaving said South line, for a distance of 322.02 feet to a 1/2" capped iron rod (stamped 'DMAC #5799') found for the Northwest corner of this tract in the South right-of-way line of South Loop 12 and the North line of said Lot 2, in a non-tangent curve to the left, having a delta of 01° 00' 17", a radius of 2932.40 feet, and a long chord bears N 79° 25' 09" E, 51.42 feet, from which a 1/2" capped iron rod (stamped 'DMAC #5799') found for the Northwest corner of said 3.428 acre tract bears S 81° 37' 03" W, 173.56 feet;

Thence with said curve to the left and with said South right-of-way line for an arc distance of 51.42 feet to a 3/4 inch iron rod found for the end of curve;

Thence N 81° 42' 56" E, continuing with said South right-of-way line, for a distance of 123.85 feet to a 'PK nail' set in asphalt corner, said 'PK nail' also being the Northwest corner of Lot 1, Block 1/6265, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 74100, Page 900, Plat Records, Dallas County, Texas;

Thence S 08° 24' 56" E, leaving said South right-of-way line and with the West line of said Lot 1, for a distance of 99.97 feet to a brass cap stamped 'Pierce-Lunsford' found for the Southwest corner of said Lot 1;

Thence S 77° 47' 41" E, with the South line of said Lot 1, for a distance of 108.38 feet to a brass cap stamped 'Pierce-Lunsford' found for the most Southerly corner of said Lot 1;

Thence N 49° 54' 03" E, with the Southeasterly line of said Lot 1, for a distance of 130.00 feet to an 'X' cut in concrete set for the most Easterly corner of said Lot 1, said 'X' cut also being in the Southwest right-of-way line of Murdock Road (a variable width right-of-way);

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GIS Approved

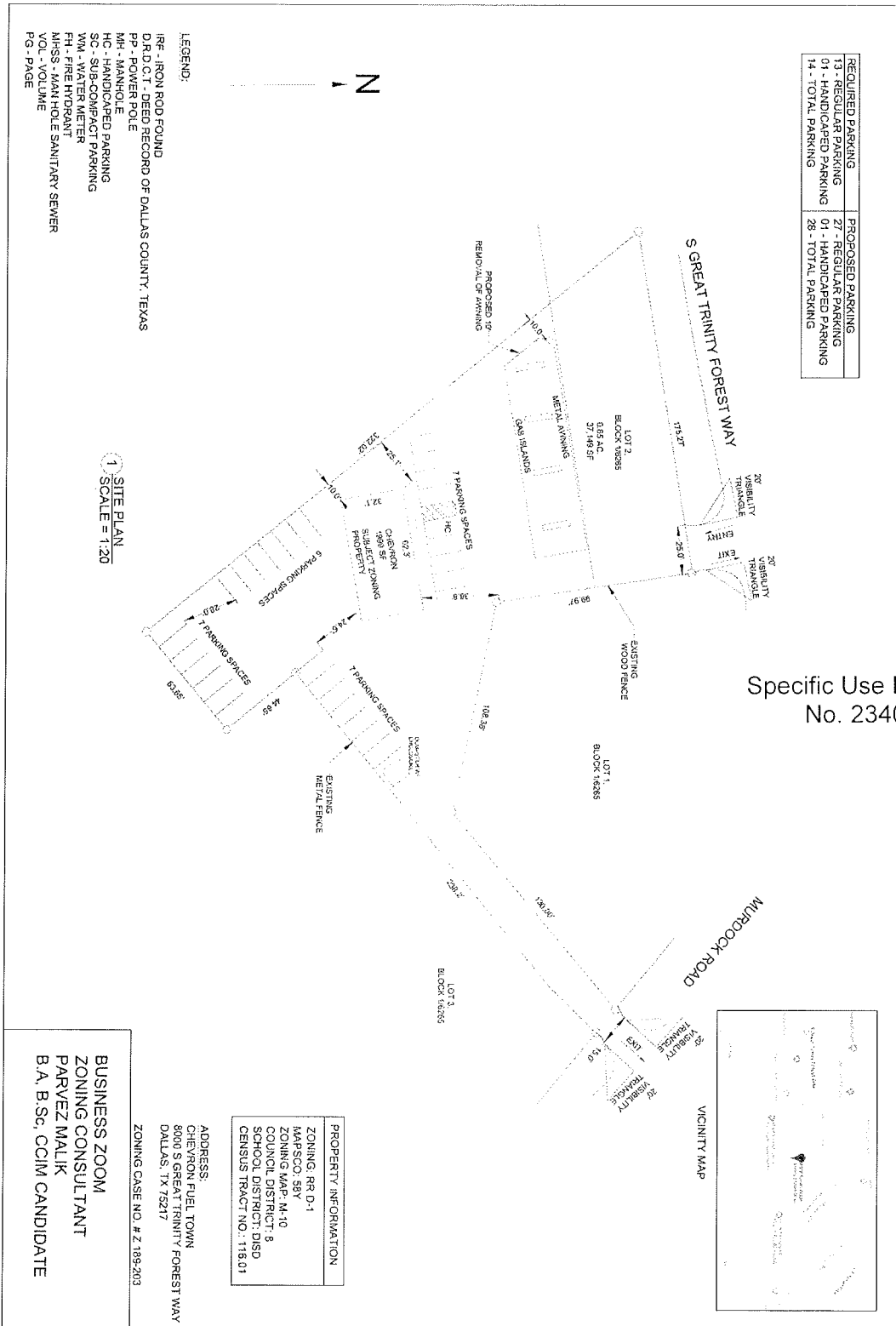
Thence S 50° 12' 57" E, leaving said Southeasterly line and with said Southwest right-of-way line, for a distance of 15.05 feet to a 'PK nail' set in asphalt for the most northerly corner of said Lot 3;

Thence S 43° 40' 57" W, leaving said Southwest right-of-way line and with the Northwest line of said Lot 3, for a distance of 31.47 feet to a brass cap stamped 'Pierce-Lunsford' found for corner;

Thence S 50° 25' 58" W, continuing along said Northwest line, for a distance of 206.73 feet to an 'X' cut in concrete set for an ell corner;

Thence S 39° 43' 00" E. for a distance of 44.65 feet to the Point of Beginning and containing 0.85 acres of land, more or less.

Proposed Site Plan

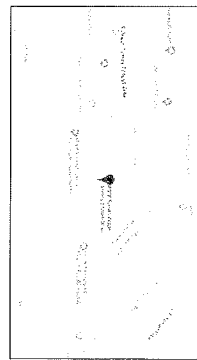


REQUIRED PARKING	PROPOSED PARKING
13 - REGULAR PARKING	27 - REGULAR PARKING
01 - HANDICAPPED PARKING	01 - HANDICAPPED PARKING
14 - TOTAL PARKING	28 - TOTAL PARKING

- LEGEND:
- IRF - IRON ROD FOUND
 - D.P.D.C.T. - DEED RECORD OF DALLAS COUNTY, TEXAS
 - PP - POWER POLE
 - MH - MANHOLE
 - HC - HANDICAPPED PARKING
 - SC - SUB-COMPACT PARKING
 - WM - WATER METER
 - FH - FIRE HYDRANT
 - MHSS - MAN HOLE SANITARY SEWER
 - VOL - VOLUME
 - PG - PAGE

1 SITE PLAN
SCALE = 1:20

Specific Use Permit
No. 2340



PROPERTY INFORMATION
ZONING: RR D-1
MAPSCO: 58Y
ZONING MAP: M-10
COUNCIL DISTRICT: 8
SCHOOL DISTRICT: DISD
CENSUS TRACT NO.: 116.01

ADDRESS:
CHEVRON FUEL TOWN
8000 S GREAT TRINITY FOREST WAY
DALLAS, TX 75271
ZONING CASE NO. # Z 189-203

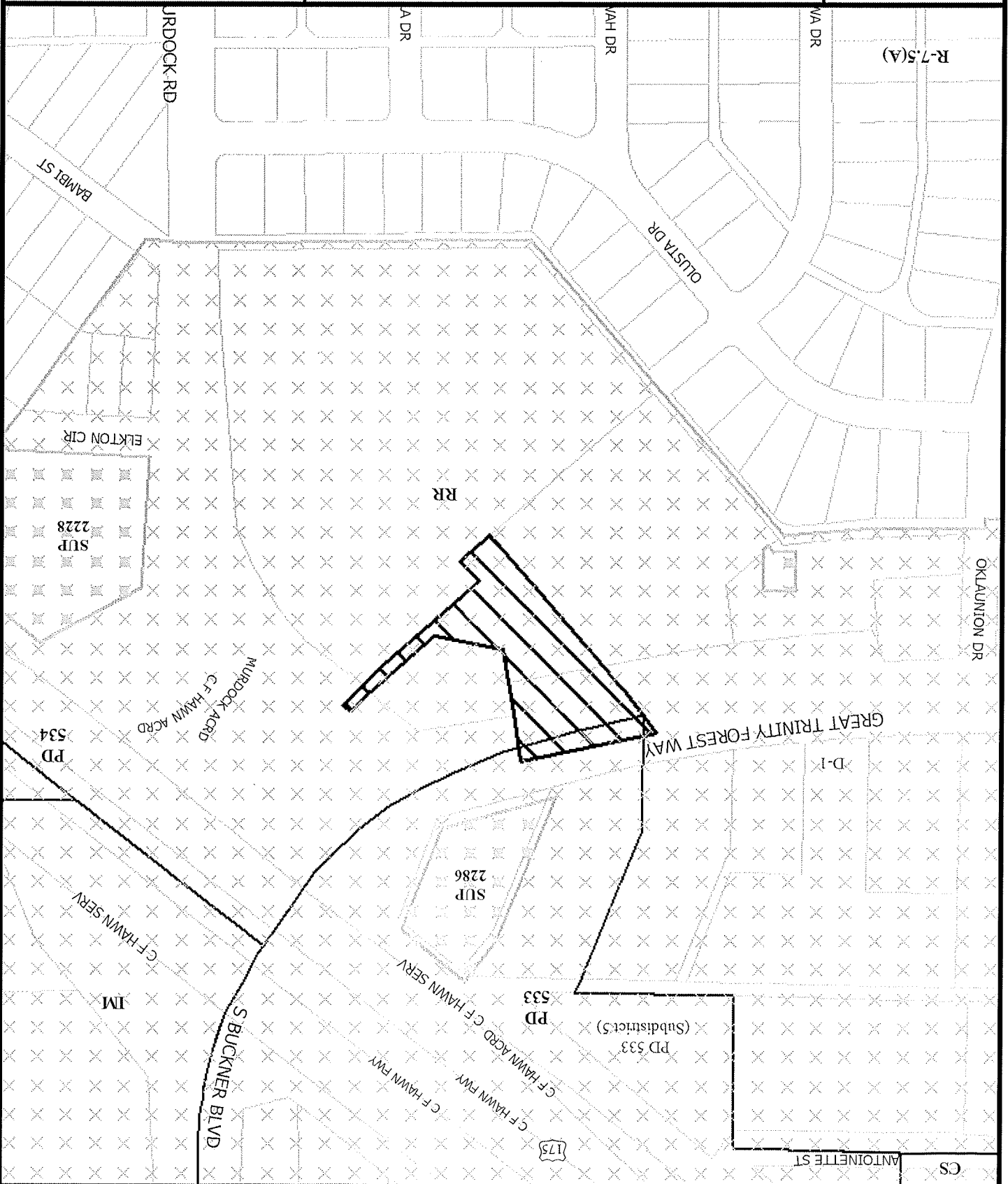
BUSINESS ZOOM
ZONING CONSULTANT
PARVEZ MALIK
B.A.B.Sc. CCIM CANDIDATE

1:2,400



ZONING MAP

Case no:
Date: 3/6/2019
Z189-203



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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 JUN 26 2019

ORDINANCE NUMBER 31262

DATE PUBLISHED JUN 29 2019

ATTESTED BY: