

12-4-19

ORDINANCE NO. 31409

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subdistrict 1A within Planned Development District No. 621 (Old Trinity and Design District Special Purpose District):

BEING Lots 1 and 2 in City Block 9/6839; fronting approximately 125 feet on the southwest line of Riverfront Boulevard; fronting approximately 90 feet on the northwest line of Pittsburgh Street; and containing approximately 12,500 square feet of land,

to be used under Specific Use Permit No. 2353 for an auto service center; 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 following property ("the Property"), which is presently zoned as Subdistrict 1A within Planned Development District No. 621, to be used under Specific Use Permit No. 2353 for an auto service center:

BEING Lots 1 and 2 in City Block 9/6839; fronting approximately 125 feet on the southwest line of Riverfront Boulevard; fronting approximately 90 feet on the northwest line of Pittsburgh Street; and containing approximately 12,500 square feet of land.

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 an auto service center.
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 December 11, 2021.
4. FLOOR AREA: The maximum floor area is 2,080 square feet.
5. PARKING: A minimum of 10 off-street parking spaces must be provided in the locations shown on the attached site plan.
6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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  _____

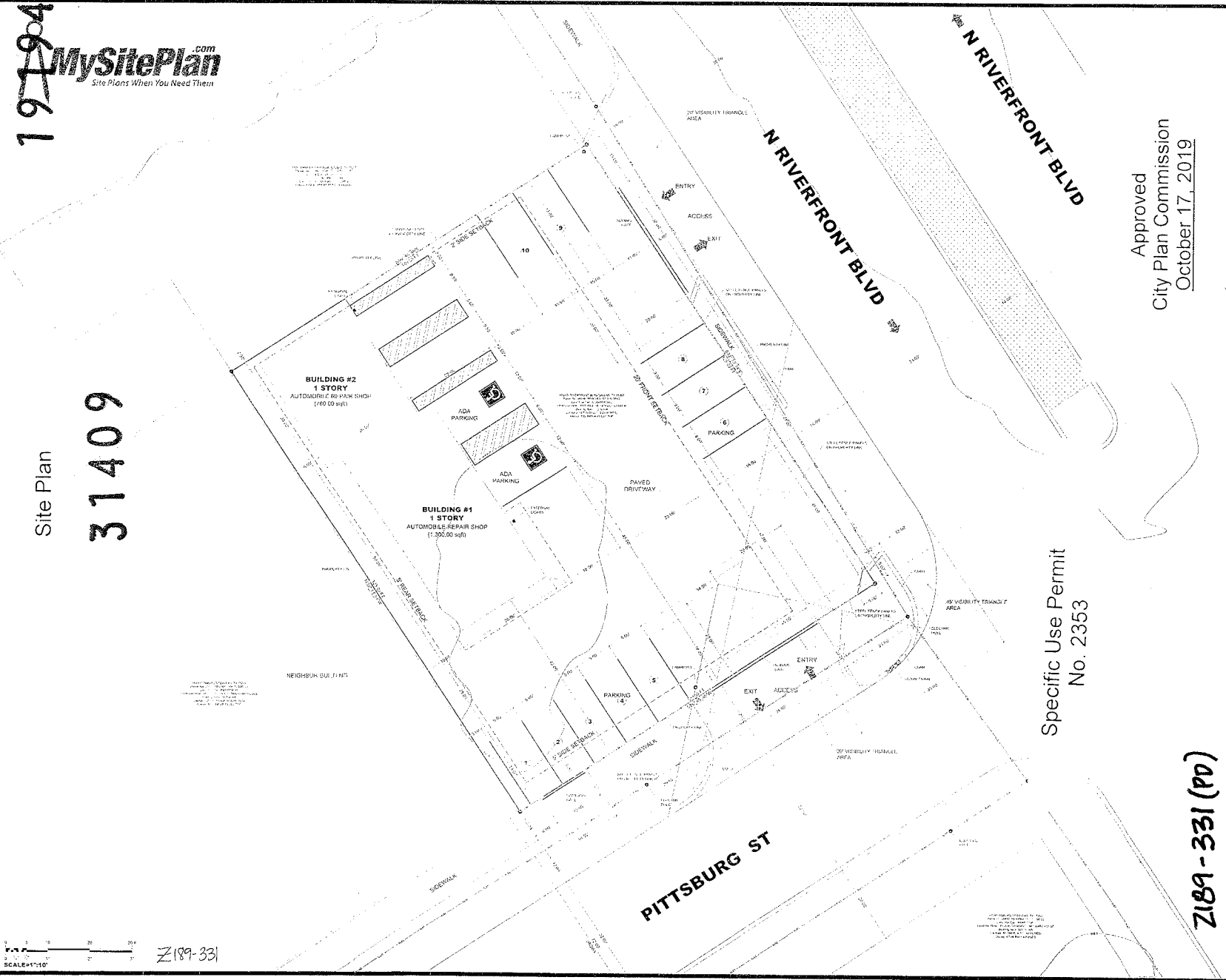
DEC 11 2019

191948

Site Plan

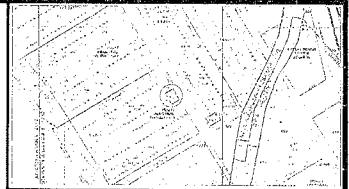
31409

MySitePlan.com
Site Plans When You Need Them



Approved
City Plan Commission
October 17, 2019

Specific Use Permit
No. 2353



VICINITY MAP

1101 N RIVERFRONT BLVD DALLAS, TX 75207			
COVERAGE TABLE			
Area	12,500.00 sqft	0.287 acres	100%
Building #1 (20' x 12')	1,600.00 sqft	0.036 acres	10.40%
Building #2 (20' x 12')	1,305.00 sqft	0.030 acres	8.34%
(1) ADA Parking Stall (12' x 18')	432.00 sqft	0.010 acres	3.45%
(1) ADA Parking Stall (9' x 18')	1,620.00 sqft	0.037 acres	12.96%
(2) Parking Stall (9' x 22')	418.00 sqft	0.010 acres	3.35%
Paved Driveway	7,950.00 sqft	0.183 acres	43.00%
Total Area	12,500.00 sqft	0.287 acres	100.00%
Impervious area	2,905.00 sqft	0.066 acres	16.94%
Paved Driveway/ Paved Parking	10,420.00 sqft	0.239 acres	83.06%
Total Impervious area	12,500.00 sqft	0.287 acres	100.00%

Scale	1" = 10'
Parking Stall Required	
1 Parking stall for each 300 sqft	
Building	Area (sqft)
1	1,300.00
2	780.00
Total	2,080.00
Required	7
Existing	10

NOTE:
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

LEGAL INFORMATION: TRINITY INDUSTRIAL DISTRICT
BLK 9/6835 LOT 1 2 & 810FT 3 PITTSBURG & INDUSTRIAL
NO 11073 INT201700003553 DD12312016 CO-DC
SUBDIVISION: TRINITY INDUSTRIAL DISTRICT
LEGAL LOT 1 LEGAL BLOCK: 6835

LAND USE CATEGORY: COMMERCIAL
LAND USE DESCRIPTION: AUTOMOTIVE SERVICE CENTER
ZONING: INDUSTRIAL/RESEARCH DISTRICT

OWNER NAME: 3BS IMPORTS LLC THE
OWNER ADDRESS: 161 PITTSBURG ST DALLAS, TX 75207

ADDRESS:
1101 N RIVERFRONT BLVD DALLAS, TX 75207
PARCEL # 00-00063-397-900-00-00
AREA 12,500.00 sqft (0.287 acres)

EXISTING SITE PLAN

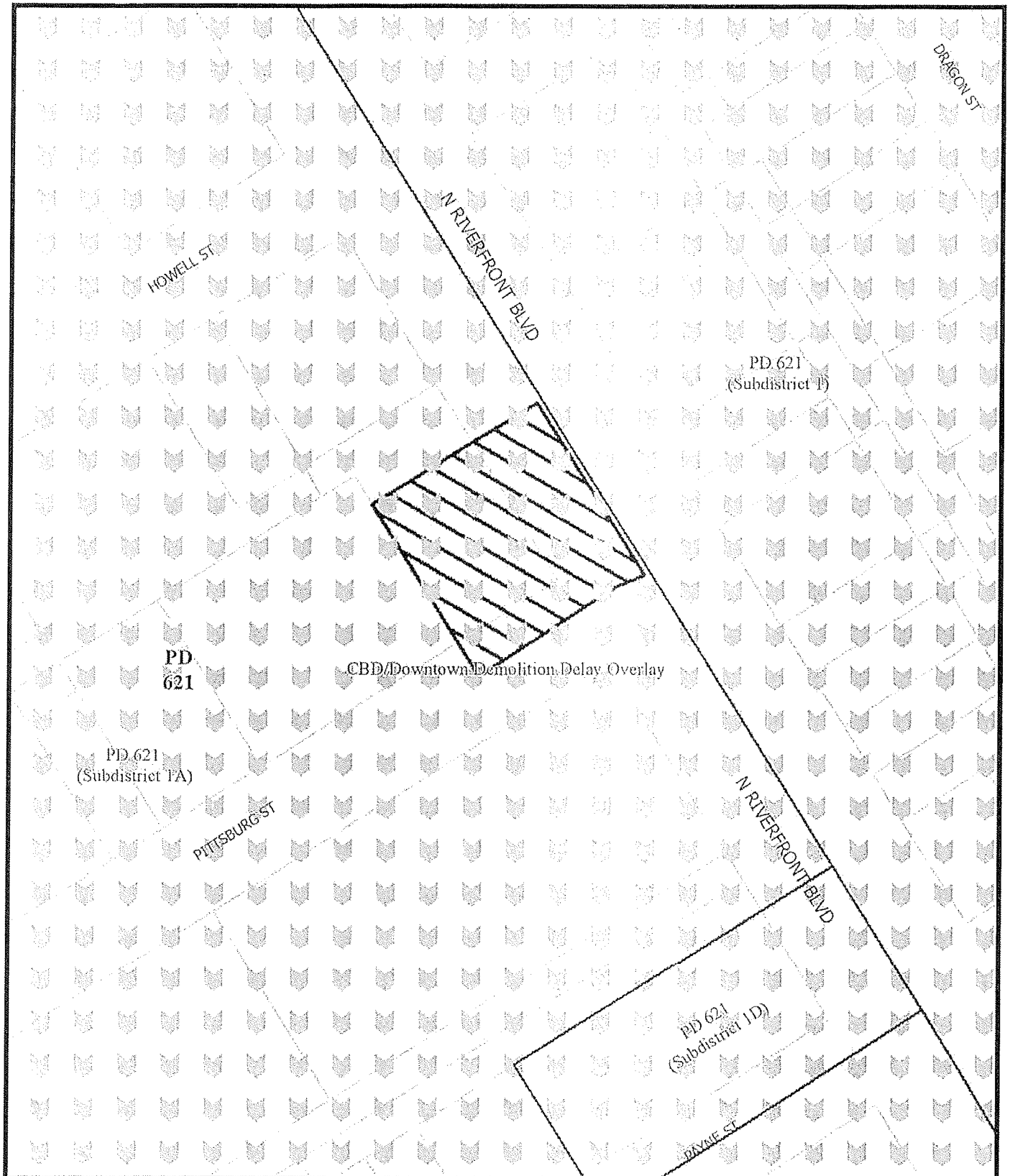
PREPARED BY:	NORTH:		
SCALE:	DATE:	REVISION #:	SHEET #:
1"=10'	SEPTEMBER 19 2019	2	1

2189-331 (PD)

Z189-331

31409

191948



1:1,200

ZONING MAP

Case no: **Z189-331**

Date: **10/2/2019**



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 11 2019

ORDINANCE NUMBER 31409

DATE PUBLISHED DEC 14 2019

ATTESTED BY: