

6-11-20

ORDINANCE NO. 31577

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Area 2 within Planned Development District No. 465 (Arlington Park Special Purpose District):

BEING all of Lots 23 and 24 in City Block 5629; fronting approximately 100 feet on the southeast line of Record Crossing Road northeast of Cushata Lane; and containing approximately 14,711 square feet of land,

to be used under Specific Use Permit No. 2382 for an office; 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:

31577

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 Area 2 within Planned Development District No. 465, to be used under Specific Use Permit No. 2382 for an office:

BEING all of Lots 23 and 24 in City Block 5629; fronting approximately 100 feet on the southeast line of Record Crossing Road northeast of Cushata Lane; and containing approximately 14,711 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 office.
2. SITE PLAN: Use and development of the Property must comply with the attached site/landscape plan.
3. TIME LIMIT: This specific use permit expires on June 24, 2023, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.
5. FENCE: A six-foot-tall solid screening fence must be provided and maintained along the western boundary line of the Property as shown on the attached site/landscape plan.
6. HOURS OF OPERATION: The office may only operate between 9:00 a.m. and 6:00 p.m., Monday through Friday.
7. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site/landscape plan. No other ingress or egress is permitted.
8. PARKING: Parking must be provided in the locations shown on the attached site/landscape plan.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.

31577

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.

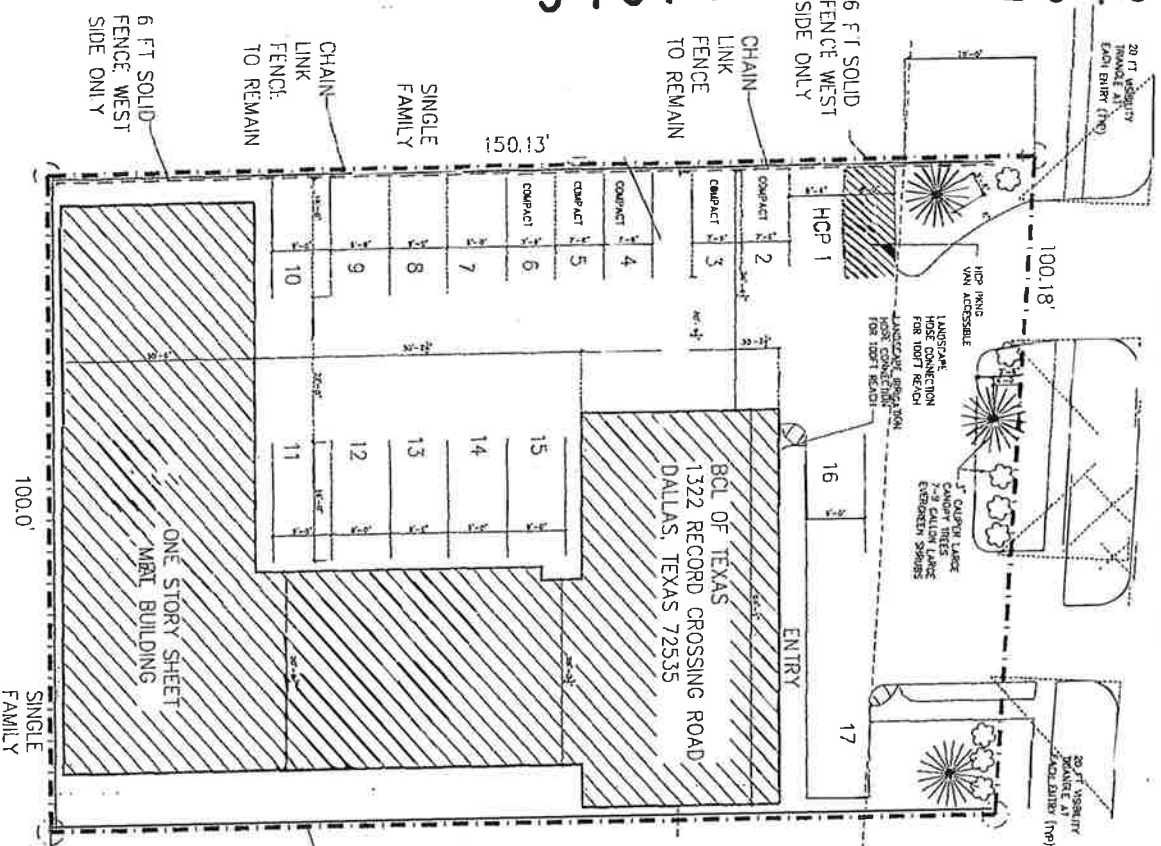
APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By Caden Burgess
Assistant City Attorney

Passed JUN 24 2020

RECORD CROSSING ROAD



04 Site Plan Layout

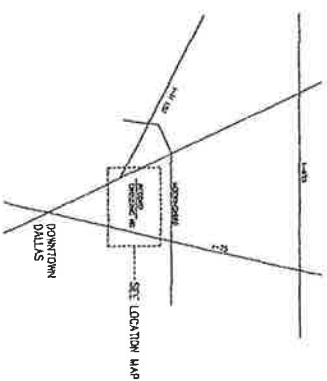
Site Plan
 Specific Use Permit
 No. 2382

Approved
 City Plan Commission
 May 21, 2020

BUILDING SF SUMMARY
 PROJECT STORAGE SQUARE FOOTAGE
 BCL OF TEXAS, APPROX 5,285 SF.
 ZONING: M.U.S. PD No. 405

PARKING SUMMARY
 PROJECT SQUARE FOOTAGE
 BCL OF TEXAS, APPROX 5,285 SF.
 PARKING REQUIREMENT 1:333 (APPROX)
 PARKINGS REQUIRED: 17 SPACES
 PARKING PROVIDED: 17 SPACES
 ALL PARKINGS ACHIEVED ON SITE IN STALLED PARKINGS

01 Vicinity Map

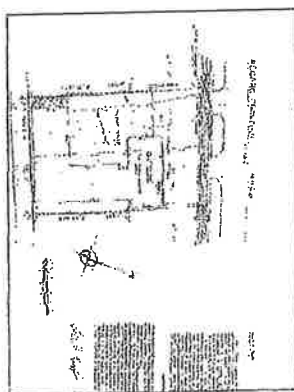


02 Location Map



IRRIGATION SUMMARY
 IRRIGATION OF ALL LANDSCAPING MUST BE WITHIN 100 FEET OF ALL PLANTING. LOCATION OF HOSE CONNECTIONS BY OWNER.

03 Survey



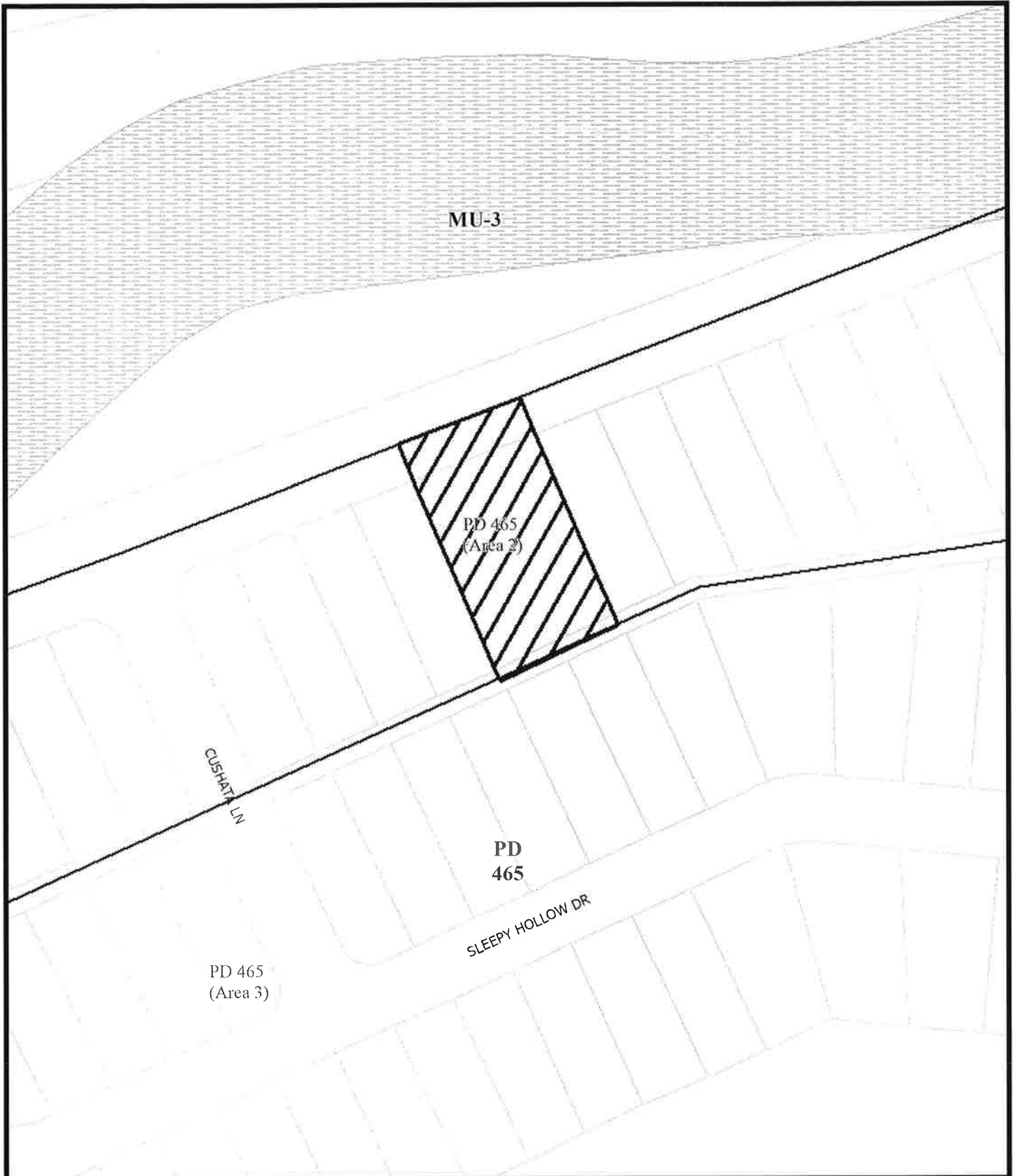
04 Site Plan Layout

Hamilton Wolf Andrews
 Architecture / Design / Development
 Restaurant Design / Hospitality Development

BCL of Texas
 1322 Record Crossing Road
 Dallas, Texas 75235

DATE: 5-21-20
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]
SHEET NO: [Number]

Site Plan



1:1,200

ZONING MAP

Case no: Z190-189

Date: 2/19/2020



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 24 2020

ORDINANCE NUMBER 31577

DATE PUBLISHED JUN 27 2020

ATTESTED BY:

A handwritten signature in black ink, appearing to be "R. G. D.", written over a horizontal line.