

12-9-20

ORDINANCE NO. 31720

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District):

BEING a tract of land in City Block 2/866; fronting approximately 274.02 feet on the northwest line of Logan Street southwest of Malcolm X Boulevard; and containing approximately 1.408 acres,

to be used under Specific Use Permit No. 2400 for an animal shelter or clinic with outside runs; 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 be made a part of this ordinance (“the Property”), which is presently zoned an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595 to be used under Specific Use Permit No. 2400 for an animal shelter or clinic with outside runs.

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 animal shelter or clinic with outside runs.
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 9, 2025.
4. AIR QUALITY: HVAC equipment must include filtration systems designed to eliminate airborne bacteria, particulate matter, and noxious odors.
5. FLOOR AREA: The maximum floor area is 17,000 square feet.
6. HOURS OF OPERATION: The animal shelter or clinic with outside runs may only operate between 6:30 a.m. and 7:00 p.m., Monday through Sunday.
7. OUTDOOR USE:
 - A. Animals may not be outdoors between 6:30 a.m. and 9:00 a.m., Monday through Sunday.
 - B. The outdoor area must be staff supervised when utilized and will be limited to a maximum of six dogs at the same time.
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.

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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, City Attorney

By Casey Byers
Assistant City Attorney

Passed DEC 12 2020

EXHIBIT A

BEING 1.408 acres of land out of the John Grigsby Survey, Abstract No. 495, and being comprised of two tract of land, Tract 1 being a 49,318 square foot tract and tract 2 being a 13,024.0 square foot tract of land, both being conveyed by Deed of Record to Gary Evans, and wife, Rebecca Evans in Document No. 20070361413 of the Official Public Records of Dallas County, Texas, save and except a tract of land as described in deed of record in volume 20070361413 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found Mag Nail at the south corner of said Tract 2, same being the east corner of a tract of land conveyed to Lone Star Gas by deed of record in Volume 1429, Page 390 of the Deed Records of Dallas County, Texas, and being in the northwesterly right-of-way of Lagan Street, (50' R.O.W.), said POINT OF BEGINNING have coordinates: (Y: 6,968,448.82; X: 2,498,545.82');

THENCE North 45°43'45" West (record – North 45°00' West) along the southwest line of Tract 2, same being the north line of the Lone Star Gas tract recorded in Volume 1429, Page 390, a distance of 223.73 feet (record – 233.74 feet) to a 1/2" found iron rod with plastic cap;

THENCE North 44°07'22" East (record – North 45°53' East), along the north line of Tract 1 and the remainder of Tract 1 along the south line of Cranfills Addition, a subdivision of record in Volume 1, Page 9 of the Map Records of Dallas County, Texas, and the south line of the save and except tract from Tract 1 a distance of 273.50 feet to a calculated point near the north corner of a one story brick building, from which a 1/2" found iron rod at the north east corner of the Tract 1 Save and Except tract same being an angle point in the east line of a 1.99 acre tract of land conveyed to Logan St LLC by deed of Record in Volume 98199, Page 3824 of the Official Public Records of Dallas County, Texas;

THENCE South 45°51'45" East (South 45°00' East), along the east line of the remainder of Tract 1, same being the west line of said 1.99 acre tract, a distance of 224.45 feet to a calculated point at the east corner of Tract 1, and being in the north right-of-way line of Logan Street.

THENCE South 44°16'17" West (record – South 45°00' West), along the southeast line of Tract 1 and Tract 2, same being the north line of Logan Street, a distance of 274.02 feet to the POINT OF BEGINNING, containing 1.408 acres of land.

LOT 4

BLOCK 2/866

DFW DAWG LIFE
2721 LOGAN STREET
DALLAS, TX 75215

SITE PLAN

ZONING: PD 595
(RS-C) TRACT 2

AREA TABULATIONS

OFFICES (SPRINKLED)	2,990 SF
OFFICE SHED/BN	17,000 SF
TOTAL	19,990 SF

WINDOW SCHEDULE

A	61	X	65	FIXED
B	47	X	74	FIXED
C	190	X	74	FIXED
D	42	X	36	FIXED
E	42	X	36	FIXED

DOOR SCHEDULE

1	7'-0" X 6'-6" METAL EXTERIOR
2	3'-0" X 6'-6" METAL EXTERIOR
3	16'-0" X 12'-0" OVERHEAD DOOR
4	3'-0" X 6'-6" METAL EXTERIOR
5	2'-6" X 6'-6" INTERIOR
6	3'-0" X 6'-6" CLASS STORMFRONT

REQUIRED PARKING

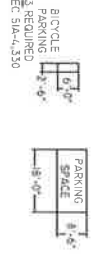
PROVIDED PARKING: 15

HANDICAPPED PARKING: 3

REQUIRED LOADING (NONCONFORMING): 2

BICYCLE PARKING: 3

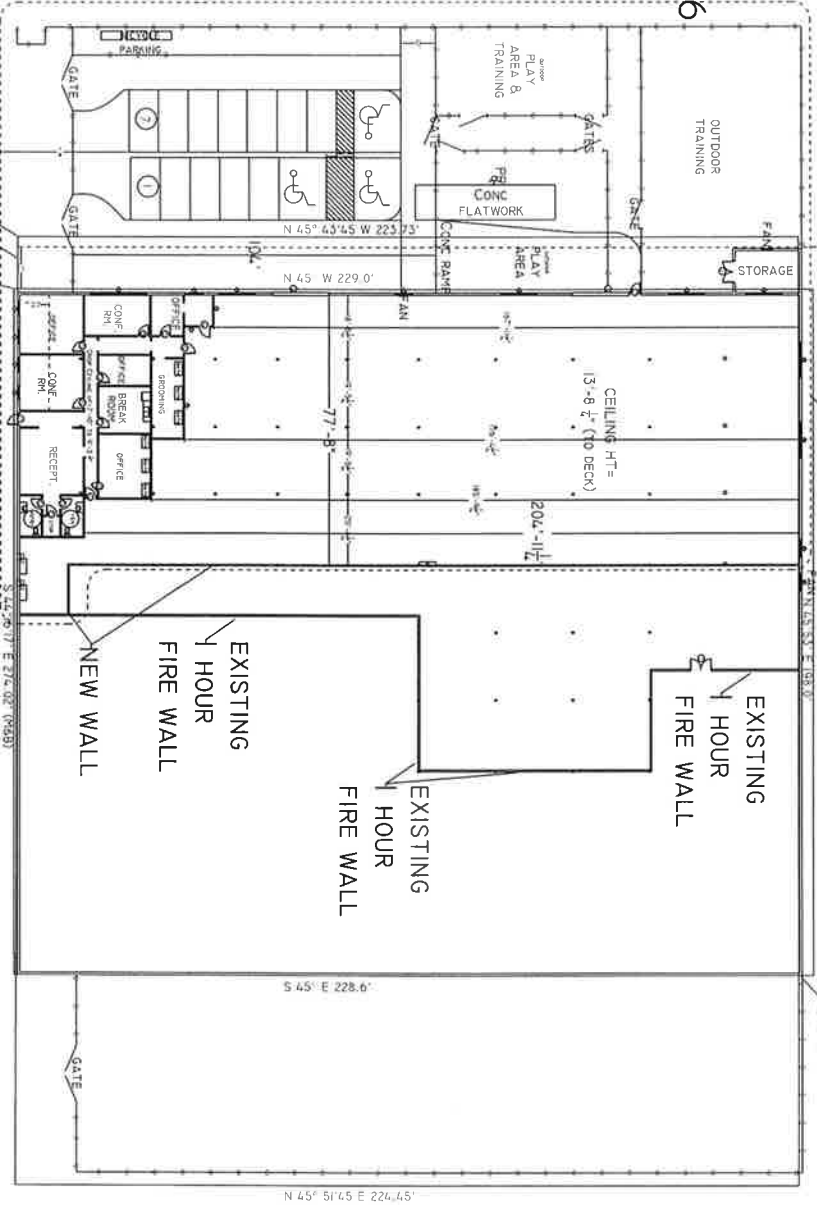
NOTE: PER THE CODE, THE ADDITIONAL 42 REQUIRED SPACES TO BE PROVIDED OFF-SITE.



LOGAN STREET

SURVEY PLAT

LOT 4, BLOCK 2/866 OF CRANFILL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT FILED 10-15-02, THEREOF RECORDED IN VOLUME 288-564, D.R., 2ND REV. FILED 3-21-03, VOL. 1-9 M.R. ABST 495, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



PROPOSED SUP AREA

LOGAN STREET

Project	LOGAN STREET
Date	12/08/2020
Scale	1" = 35'-0"
1	
DFW DAWG LIFE 2721 LOGAN STREET DALLAS, TX 75215	

SITE PLAN

SYMBOL LEGEND:

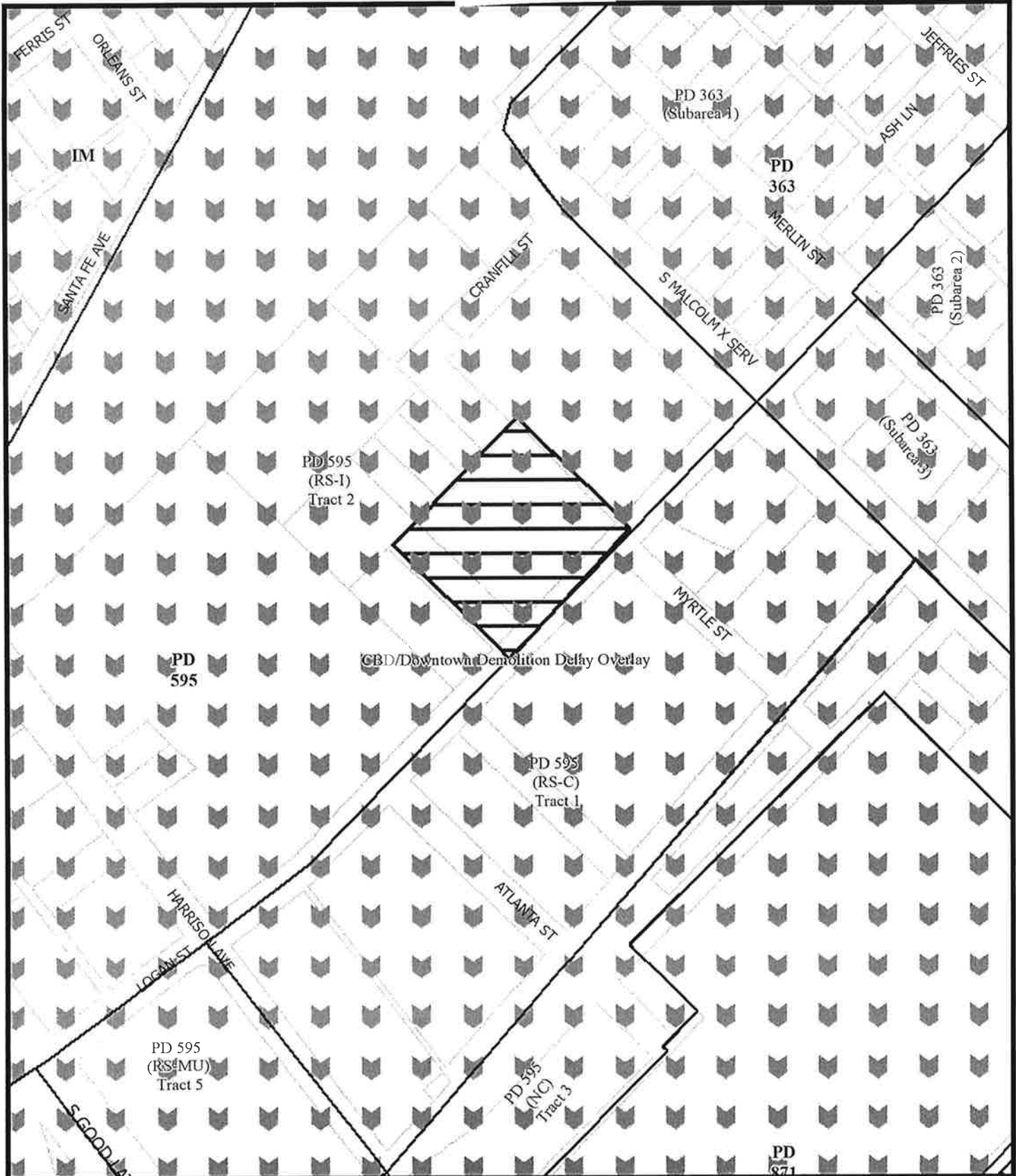
PR POWER POLE + LOCH

DP EXISTING/PROV. POLE

Drawn By: PMS DESIGNS, LLC.
Checked By: Heather Sney (214) 417-4410

No.	Revision/Issue	Date
1.	Survey/M&B w/parking	12/08

2190-311(PD)



1:2,400

ZONING MAP

Case no: Z190-311

Date: 11/12/2020



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 DEC 09 2020

ORDINANCE NUMBER 31720

DATE PUBLISHED DEC 12 2020

ATTESTED BY: