

ORDINANCE NO. 27561

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. 619:

BEING Lot 2A in City Block 114/69½, fronting approximately 145 feet of the north line of Main Street, fronting approximately 200 feet on the east line of Four Way Place, fronting approximately 145 feet on the south line of Elm Street, and containing approximately 0.687 acres,

to be used under Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs; 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 Planned Development District No. 619, to be used under Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs:

BEING Lot 2A in City Block 114/69½, fronting approximately 145 feet of the north line of Main Street, fronting approximately 200 feet on the east line of Four Way Place, fronting approximately 145 feet on the south line of Elm Street, and containing approximately 0.687 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 two attached projecting non-premise district activity videoboard signs.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevations.
3. TIME LIMIT: This specific use permit automatically terminates on June 10, 2015.
4. DIMENSIONS: The maximum vertical length of the signs is 16 feet. The maximum horizontal width (projection) of the signs is nine feet. The lowest point of the signs must be at least 15 feet above the sidewalk. See the attached elevations.
5. HOURS OF OPERATION: The signs may only operate between 7:00 a.m. and 1:00 a.m. (the next day), Monday through Friday; and between 8:00 a.m. and 2:00 a.m. (the next day), Saturday and Sunday. The signs must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and between 2:00 a.m. and 8:00 a.m., Saturday and Sunday.
6. SEPARATION FROM RESIDENTIAL: The signs must have a minimum of one floor separation from the highest point of the sign and residential uses of the building.
7. SIZE: The signs may have a maximum effective area of 144 square feet as shown on the attached elevations.

8. OPERATIONAL REQUIREMENTS: The signs must comply with the operational and maintenance requirements in Section 51A-7.910 of the Dallas Development Code.
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 director of public works and transportation.

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 the director of development services shall correct Zoning District Map No. J-7 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. 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 8. 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.

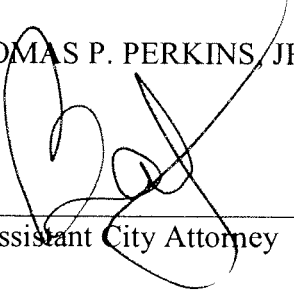
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SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

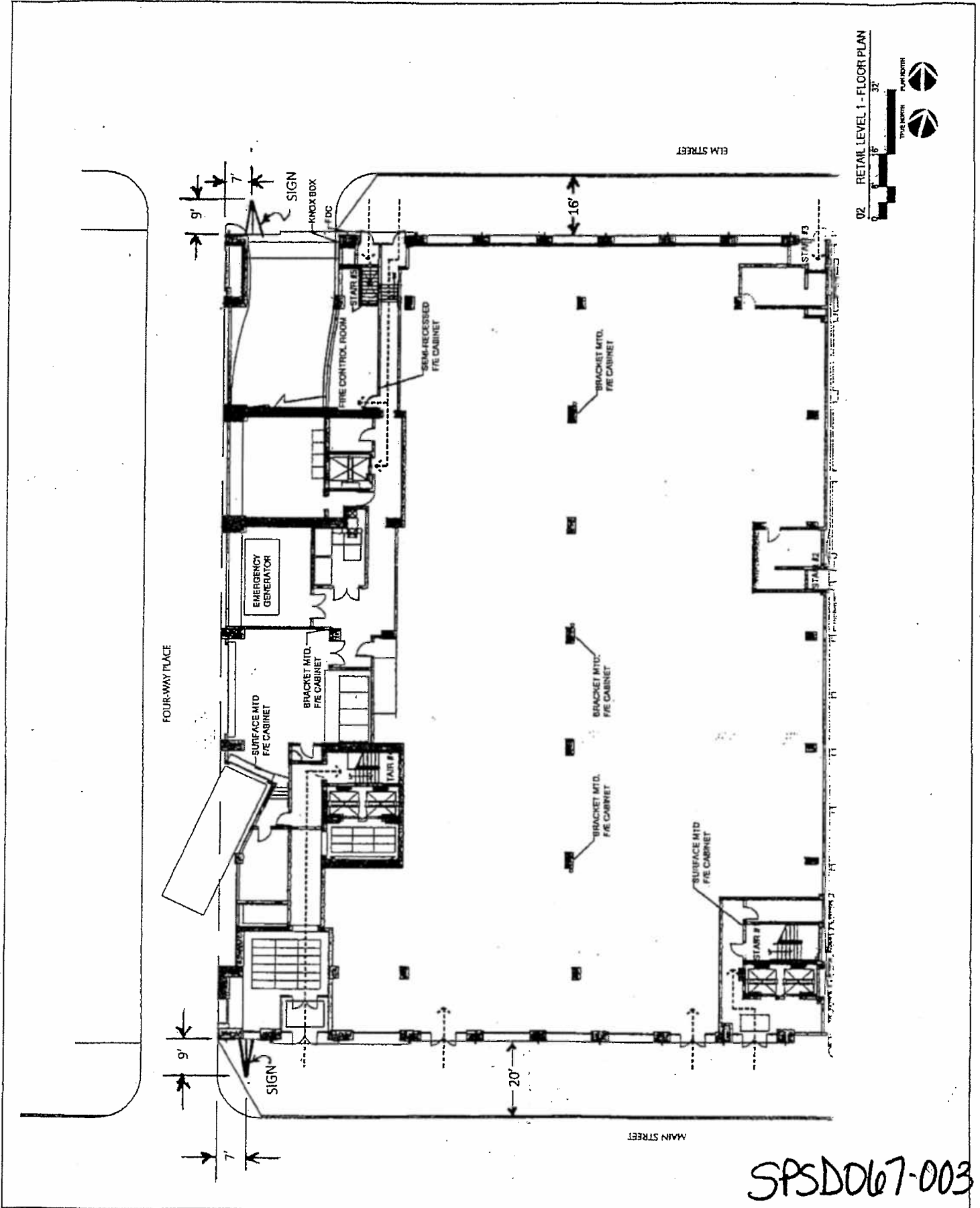
THOMAS P. PERKINS, JR., City Attorney

BY  _____
Assistant City Attorney

Passed JUN 10 2009

Site Plan
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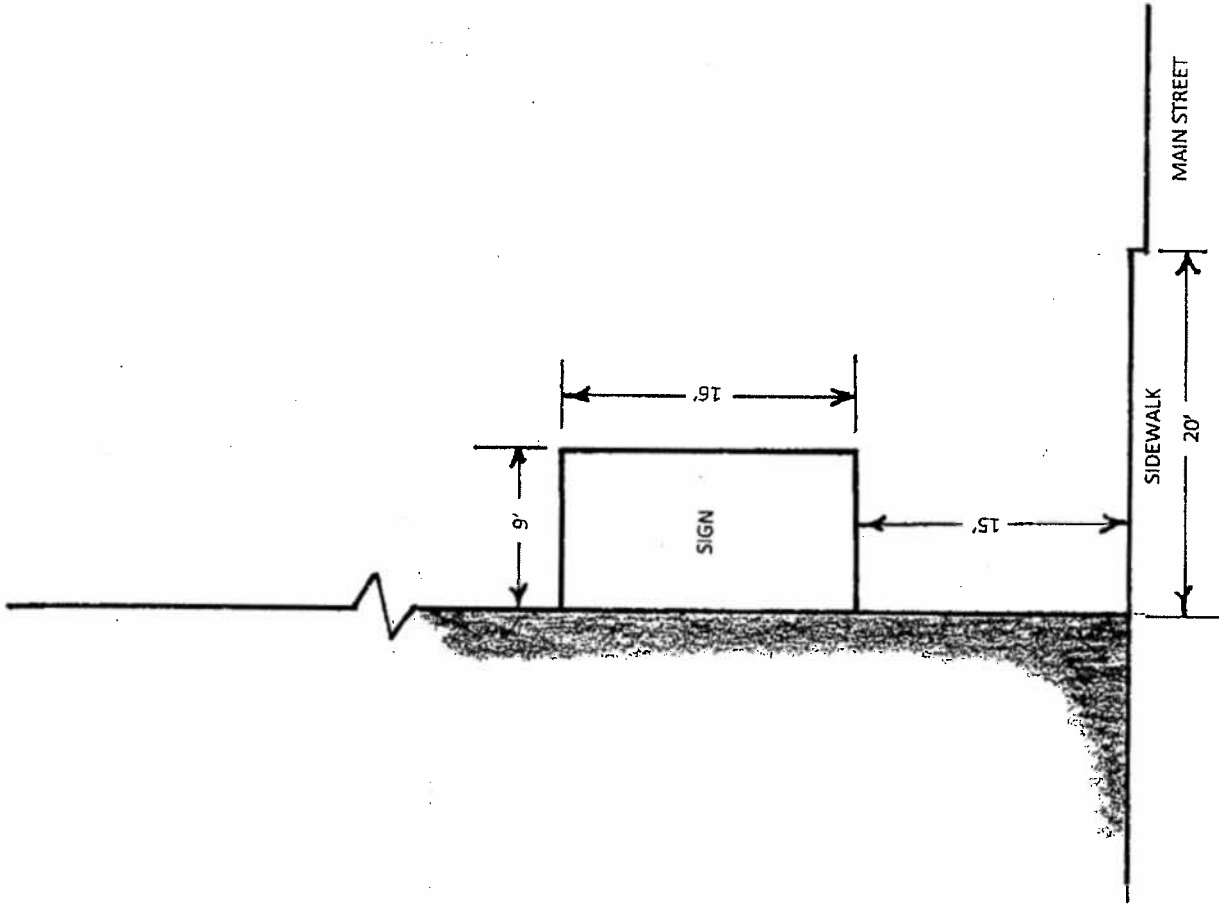
02 RETAIL LEVEL 1 - FLOOR PLAN
0 8 16 24 32
TRUE NORTH
PLAN NORTH

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1" = 10'



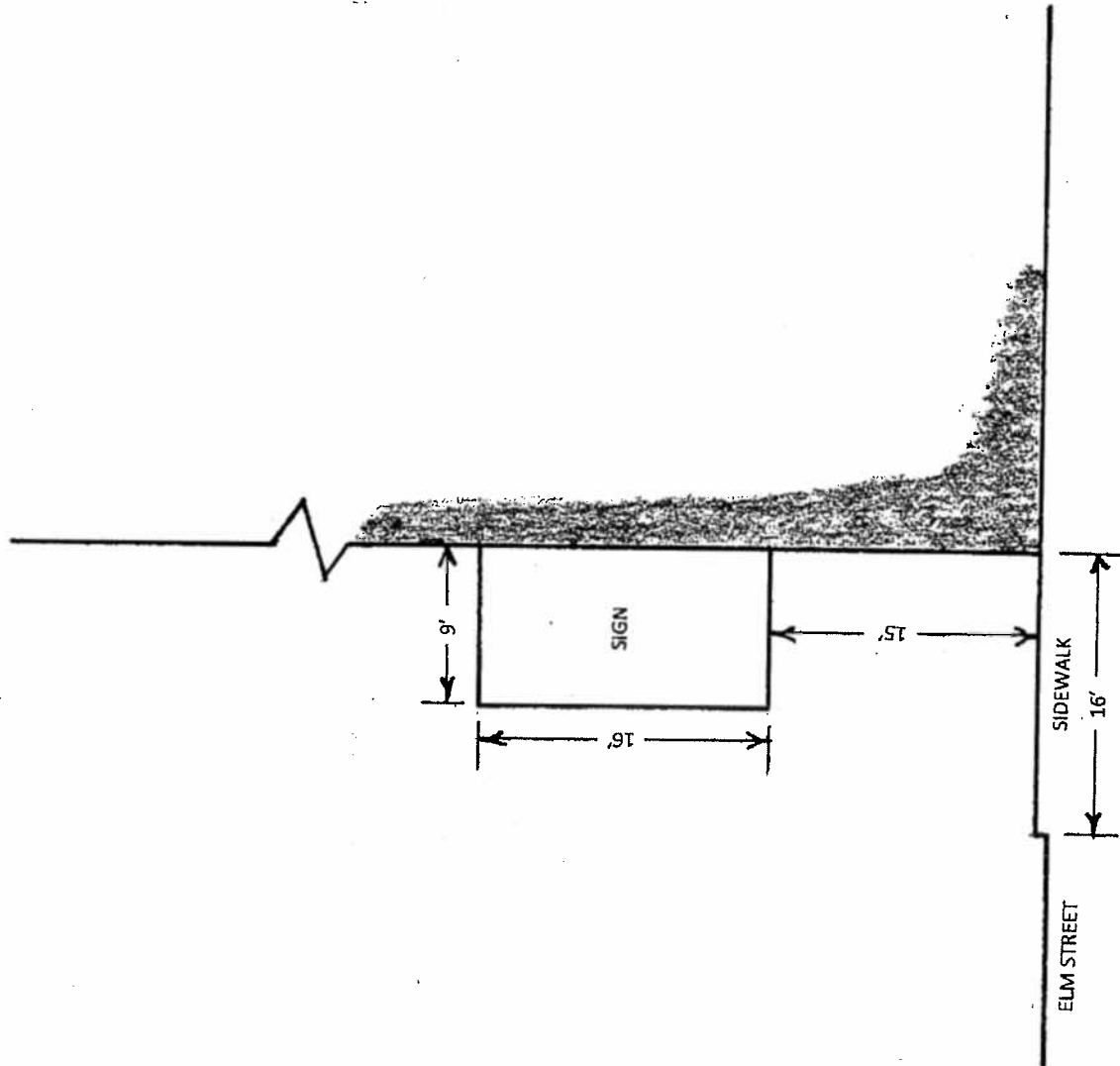
MAIN STREET SIGN ELEVATION FACING EAST FROM FOUR-WAY PLACE

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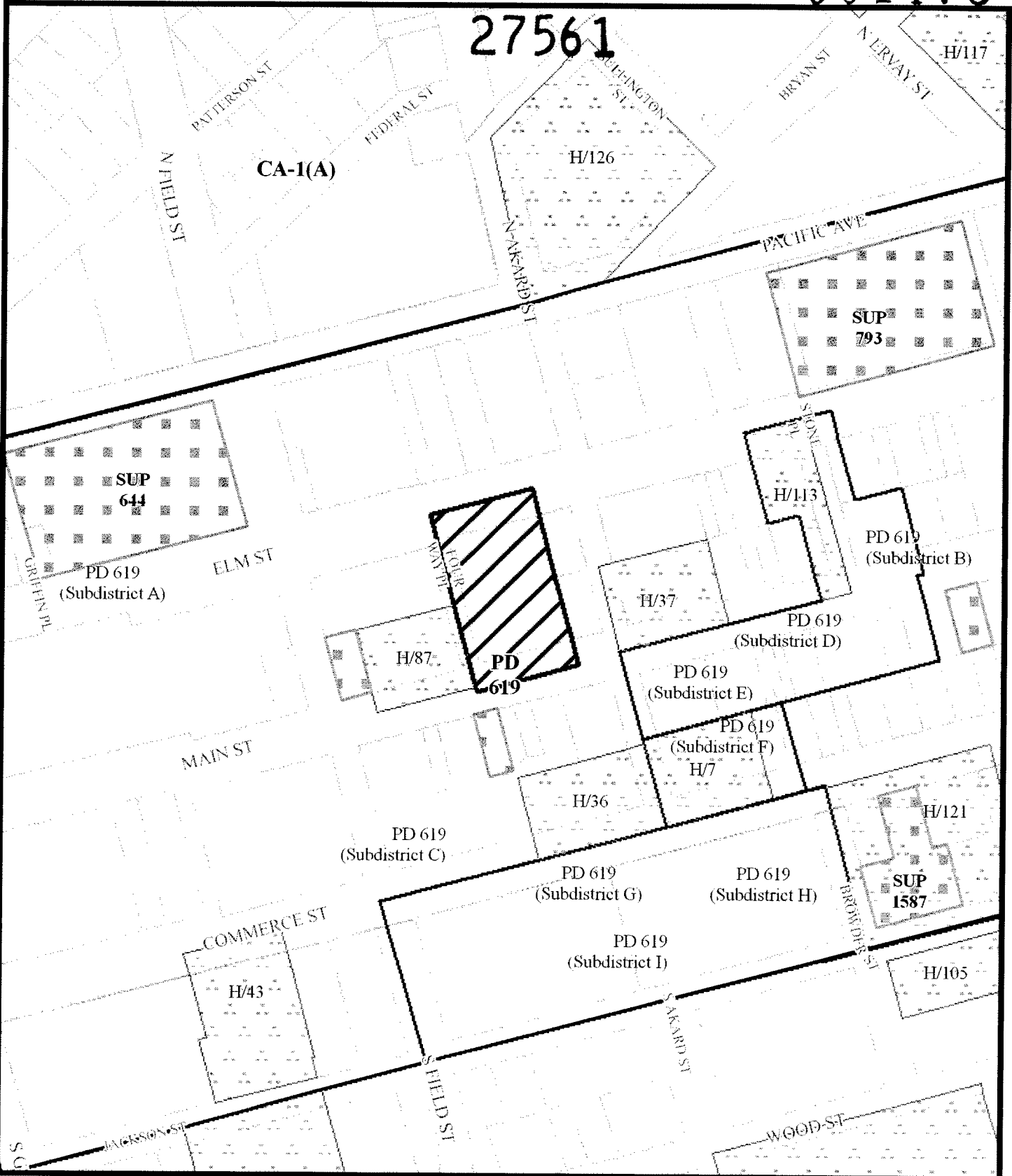
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1" = 10'



ELM STREET SIGN ELEVATION FACING EAST FROM FOUR-WAY PLACE

SPSD067-003



1:2,400

ZONING AND LAND USE

Map no: J-7

Case no: SPSD067-003