

4-10-13

ORDINANCE NO. 28957

An ordinance amending Ordinance No. 28355, passed by the Dallas City Council on September 14, 2011, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1884 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less; amending the conditions in Section 2 of that ordinance; providing a revised site plan; 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 amendment to Specific Use Permit No. 1884; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1884; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 28355 are amended to read as follows:

- “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 April 10, 2015 [~~September 14, 2013~~], 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. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 7[5]. 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 2. That the site plan attached to Ordinance No. 28355 is replaced by the site plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. 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 5. 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 6. 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

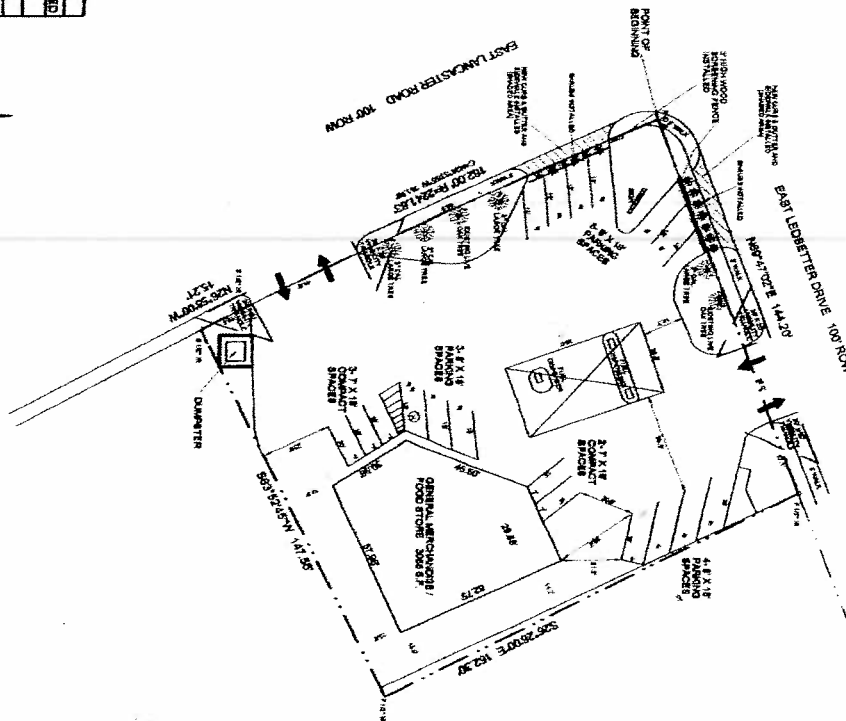
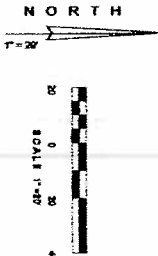
Passed APR 10 2013

Site Plan

28957

BARRIER AREA	
BEALING'S FOOT PRINT	3064.00 S.F.
CONCRETE/ ASPHALT	14,774.00 S.F.
TOTAL	21838.00 S.F.

STANDARD TOLERANCES	
Category	Required / Provided
REGULAR PIANO SPACES	18 / 17
UNADJUSTED SPACES	1 / 1
TOTAL	18 / 18



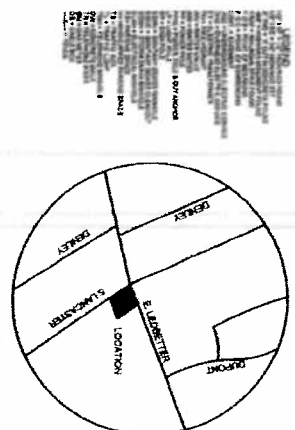
MOBLY LAND SURVEYING, INC.
740 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75060 972-262-1300

Specific Use Permit
No. 1884

Case Number Z 112-37

THIS IS AN AMENDMENT TO S.U.P. #1884

SITE PLAN
NR TEXACO
2104 E. LEDBETTER DRIVE

[illegible]

Approved
City Plan Commission
February 21, 2013

BUSINESS ZOOM

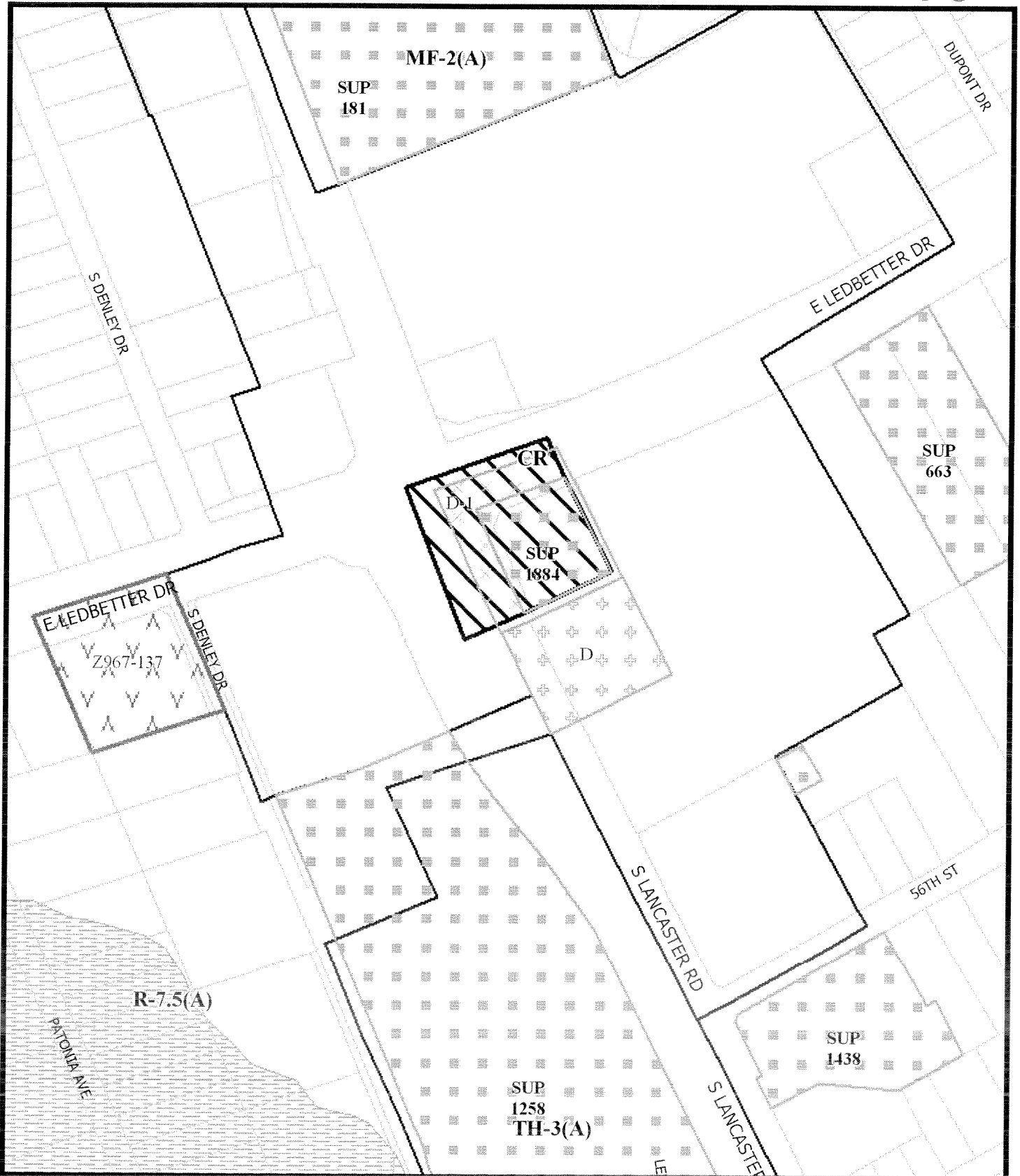
1901 CENTRAL DRIVE SUITE 607
BEDFORD, TEXAS 76021 972-591-3322
REPRESENTATIVE: PARVEZ MALIK B.S., B.A.
TEXAS REAL ESTATE LICENSED

DATE	9-18-2012
FILE NUMBER	11-0110

REVISIONS	REVIEWED
1-18-2012	1-07-2012
REVISIONS	REVIEWED
1-21-2012	1-07-2012

28957

130653



1:2,400

ZONING AND LAND USE

Case no: **Z112-327**

Date: **1/25/2013**