

4-1-13

ORDINANCE NO. 28965

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as a CR Community Retail District with a D-1 Liquor Overlay:

BEING all of Lot 1 in City Block A/6762; fronting approximately 125 feet on the south line of Scyene Road; fronting approximately 197 feet on the east line of Namur Street; and containing approximately 18,944.244 square feet of land,

to be used under Specific Use Permit No. 2020 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet; 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

28965

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 a CR Community Retail District with a D-1 Liquor Control Overlay, to be used under Specific Use Permit No. 2020 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet:

BEING all of Lot 1 in City Block A/6762; fronting approximately 125 feet on the south line of Scyene Road; fronting approximately 197 feet on the east line of Namur Street; and containing approximately 18,944.244 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 the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
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.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
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 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.

28965

130660

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:

THOMAS P. PERKINS, JR., City Attorney

BY



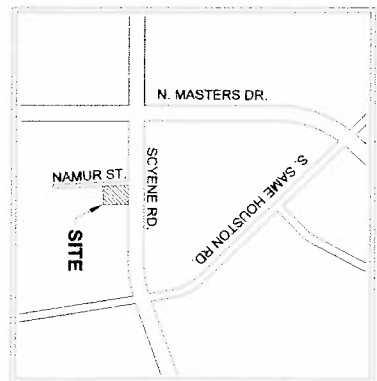
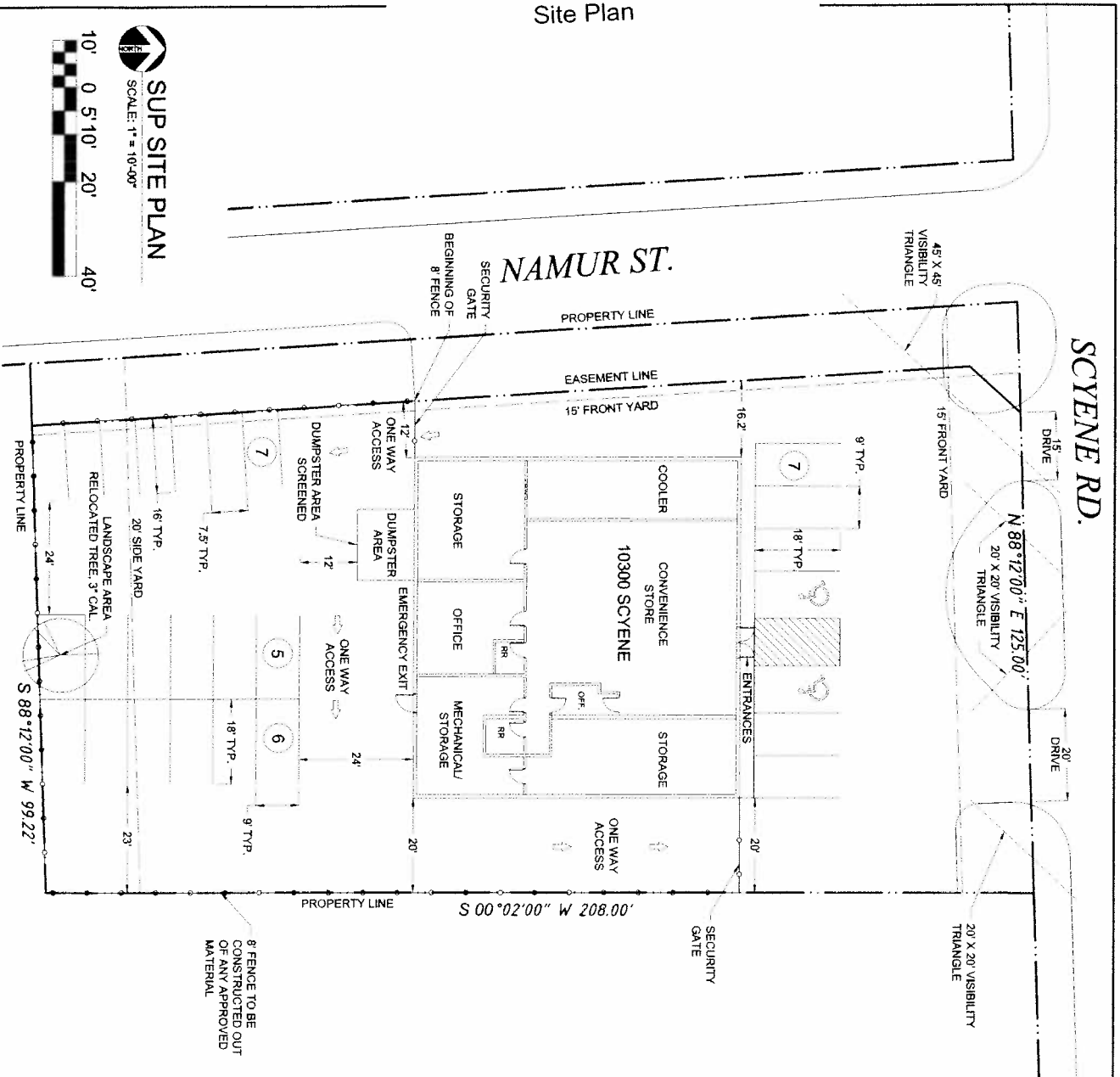
Assistant City Attorney

Passed APR 10 2013

28965

130660

Site Plan



Parking Analysis

Use	Area (Sq. Ft.)	Parking Ratio	Required Parking
Commercial	10,300	1:10	1,030
Office	1,000	1:10	100
Storage	1,000	1:10	100
Other	1,000	1:10	100
TOTAL REQUIRED	13,300		1,330
PROPOSED PARKING			1,330
EXCESS PARKING			0

Site Information

Lot Area: 10,300 Sq. Ft. (0.236 AC)

Front Yard Setback: 15'

Side Yard Setback: 5'

Map Area: 0.236 AC (0.236 AC)

Building Height: 1 Story

SUP SITE PLAN
SCALE: 1" = 10'-00"

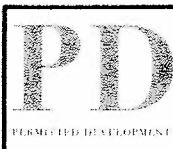


Specific Use Permit
No. 2020

Approved
City Plan Commission
March 7, 2013

2123-165 (w/c)

10300 SCYENE RD.
CITY OF DALLAS, TEXAS



PERMITTED DEVELOPMENT

416 S. Ervay Street
Dallas, Texas 75201
214.686.3635
www.permitteddevelopmentllc.com

01/30/13

PROJECT NUMBER

CASE NUMBER

28965

130660

CS

D-1 CR

SCYENE RD

SCYENE RD

SUP
1835

NAMUR ST

R-7.5(A)



1:1,200

ZONING AND LAND USE

Case no: **Z123-165**

Date: **1/25/2013**