

9-30-13

ORDINANCE NO. 29172

An ordinance amending Ordinance No. 27265, passed by the Dallas City Council on August 13, 2008, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1719 for an office use; amending the conditions in Section 2 of that ordinance; 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. 1719; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1719; 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. 27265 are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is an office use.
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 October 8, 2018 [~~August 13, 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. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. HOURS OF OPERATION: The office use may only operate between 8:00 a.m. and 10:00 p.m., Monday through Friday, and between 9:00 a.m. and 1:00 p.m., Saturday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan.
8. SCREENING: A six-foot-high solid screening fence must be maintained along the west boundary line of the Property, as shown on the attached site 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 2. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. 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 4. 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 5. 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:

WARREN M.S. ERNST, Interim City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

Passed OCT - 8 2013 \_\_\_\_\_

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131783

MU-3

PD 465  
(Area 2)

SUP  
1719

CUSHATA LN

PD  
465

SLEEPY HOLLOW DR

PD 465  
(Area 3)



1:1,200

## ZONING MAP

Case no: Z123-336

Date: 9/25/2013