

12-13-17

ORDINANCE NO. 30725

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Tract A of Planned Development District No. 269 (the Deep Ellum/Near East Side District):

BEING Lot 4 in City Block 13/191; fronting approximately 50 feet on the south line of Commerce Street west of Malcom X Boulevard; and containing approximately 0.143 acres,

to be used under Specific Use Permit No. 2268 for a bar, lounge, or tavern; 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:

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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 Tract A of Planned Development District No. 269, to be used under Specific Use Permit No. 2268 for a bar, lounge, or tavern:

BEING Lot 4 in City Block 13/191; fronting approximately 50 feet on the south line of Commerce Street west of Malcom X Boulevard; and containing approximately 0.143 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 a bar, lounge, or tavern.
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 13, 2019.
4. FLOOR AREA: The maximum floor area is 435 square feet.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 10:00 a.m. and 1:00 a.m., (the next day), Monday through Friday; between 8:00 a.m. and 1:00 a.m., (the next day), Saturday; and between 11:00 a.m. and 11:00 p.m., Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4) of Chapter 51A of the Dallas City Code, as amended, may not be used to meet the off-street parking requirement.
8. PATIO: The uncovered patio is limited to 3,600 square feet in the location shown on the attached site plan.
9. SILOS:
 - A. Maximum height of the silos is 30 feet in the location shown on the attached site plan.
 - B. The maximum number of silos is two.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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11. 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.

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.

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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.

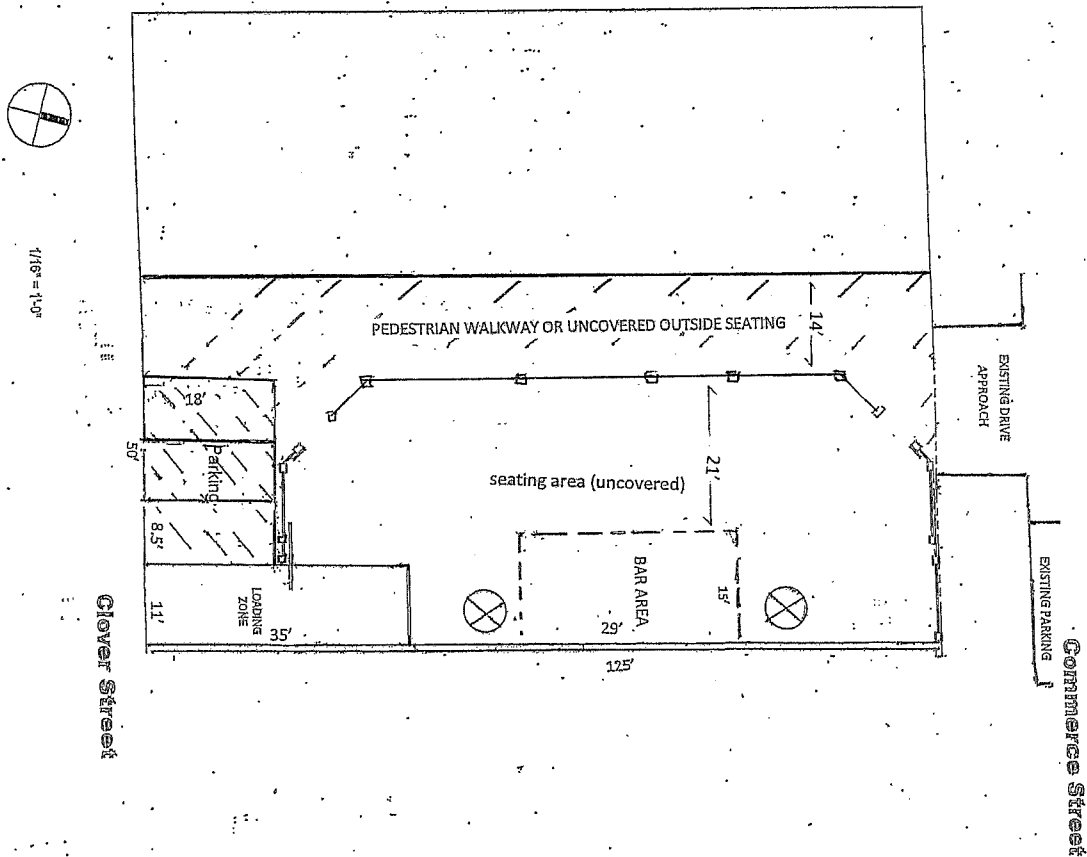
APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By 
Assistant City Attorney

Passed DEC 13 2017

Site Plan

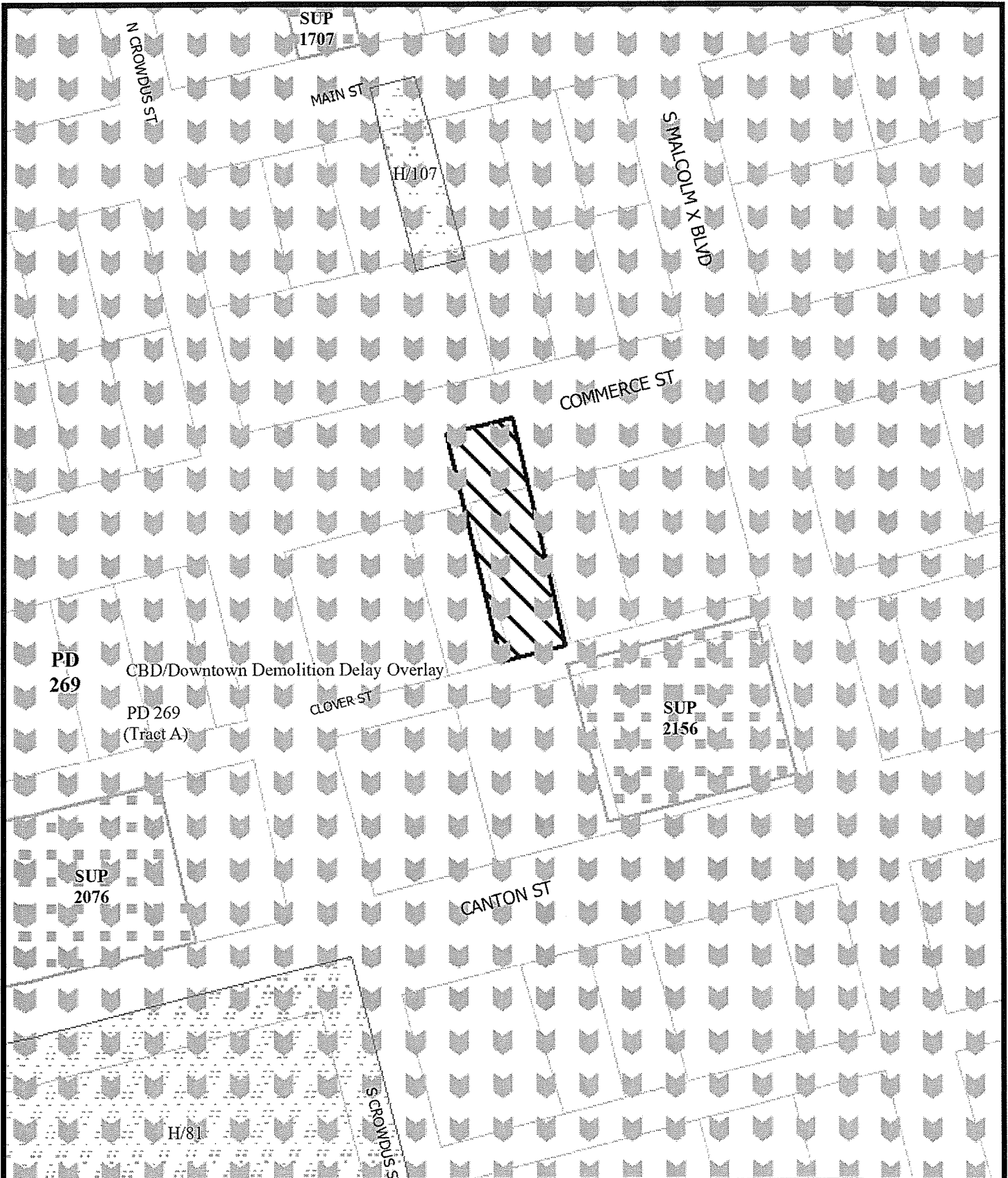


- SITE SUMMARY**
- ZONING: PDD 269 (TRACT A)
 - USE: Alcoholic Beverage Establishment
 - PROPOSED FLOOR AREA: 435 s.f.
 - REQUIRED PARKING: 4
 - PROVIDED PARKING: 4
 - PROPOSED SILO LOCATION(S) (maximum height 30')
 - PROPOSED RAILING
 - PATIO AREA (uncovered): 3600 s.f.

Specific Use Permit No. 2268

2167-382 SITE PLAN

SHEET TITLE		<p>Westlime Brewing 2210 COMMERCIAL STREET DALLAS, TX</p>	
PROJECT NAME AND LOCATION			
DATE	BY	CONTRACT NO.	
01/11/2017	02/28/2017		

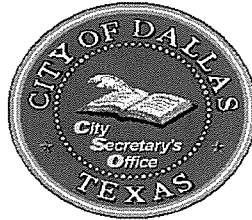


1:1,200

ZONING MAP

Case no: Z167-382

Date: 11/17/2017



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 13 2017

ORDINANCE NUMBER 30725

DATE PUBLISHED DEC 16 2017

ATTESTED BY: