

ORDINANCE NO. 31063

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subdistrict 1A within Planned Development District No. 621 (Old Trinity and Design District Special Purpose District):

BEING Lots 28 and 29 and the south 22.5 feet of Lot 30 in City Block 23/7890; fronting approximately 110 feet along the southeast line of Express Street north of Levee Street; and containing approximately 15,412.50 square feet of land,

to be used under Specific Use Permit No. 2311 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery; 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 property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”), which is presently zoned as Subdistrict 1A within Planned Development District No. 621, to be used under Specific Use Permit No. 2311 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery.

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 an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery.
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 12, 2021, 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. FLOOR AREA: The maximum floor area for the alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery is 3,599 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

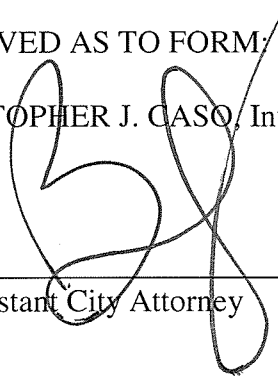
SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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.

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:
CHRISTOPHER J. CASO, Interim City Attorney

By  _____
Assistant City Attorney

Passed DEC 12 2018

31063

181842

GIS_Approved

EXHIBIT A

Property Description
120 Express Street

Being all of Lots 28 and 29 and the South 22.5 feet of Lot 30 in Block 23/7890 in **TRINITY INDUSTRIAL DISTRICT NO. 9**, in the City of Dallas, Dallas County, Texas, according to the Map Records recorded in Volume 15, Page 239 of the Map Records of Dallas County, Texas and being more particularly described as follows:


BEGINNING at a 1/2 inch iron rod set for corner on the East line of Express Street (a 70.0 foot R.O.W.), said point being 225.0 feet from the North line of Levee Street (a 70.0 foot R.O.W.), said point also being the Northwest corner of Lot 27 and the Southwest corner of Lot 28;

THENCE North 31 degrees 30 minutes 40 seconds East on the East line of Express Street, a distance of 112.5 feet to a 1/2 inch iron rod set for corner;

THENCE South 58 degrees 29 minutes 20 seconds East, a distance of 137.0 feet to a 5/8 inch iron rod set for corner on West line of Lot 45;

THENCE South 31 degrees 30 minutes 40 seconds West on the West line of Lot 45, a distance of 112.5 feet to a 1/2 inch iron rod set for corner, said point being the Southeast corner of Lot 28 and the Northeast corner of Lot 27;

THENCE North 58 degrees 29 minutes 20 seconds West on the common line between Lot 27 and Lot 28, a distance of 137.0 feet to the Place of **BEGINNING** and containing 15,412.50 square feet of land, more or less.



ZERO 3 Inc.
 Architecture & Interior Design
 3000 Main Street, Suite 8
 Dallas, Texas 75226
 214 623 3300
 214 623 3300 fax

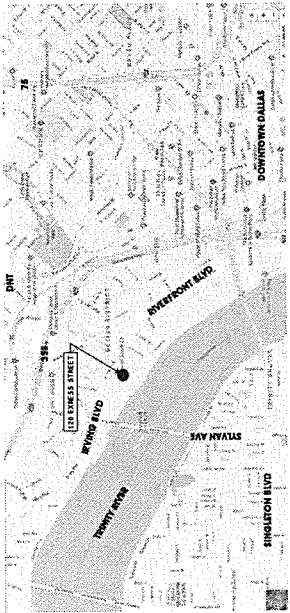
Site Plan
 31063



Parham
32 PARALLEL
 @ Dallas Design District
 1000 Ross Avenue, Suite 1000
 Dallas, TX 75207

ISSUED: 05/18/2018
 DATE: 05/18/2018
 DATE: 05/18/2018

181842
AT
 SITE PLAN



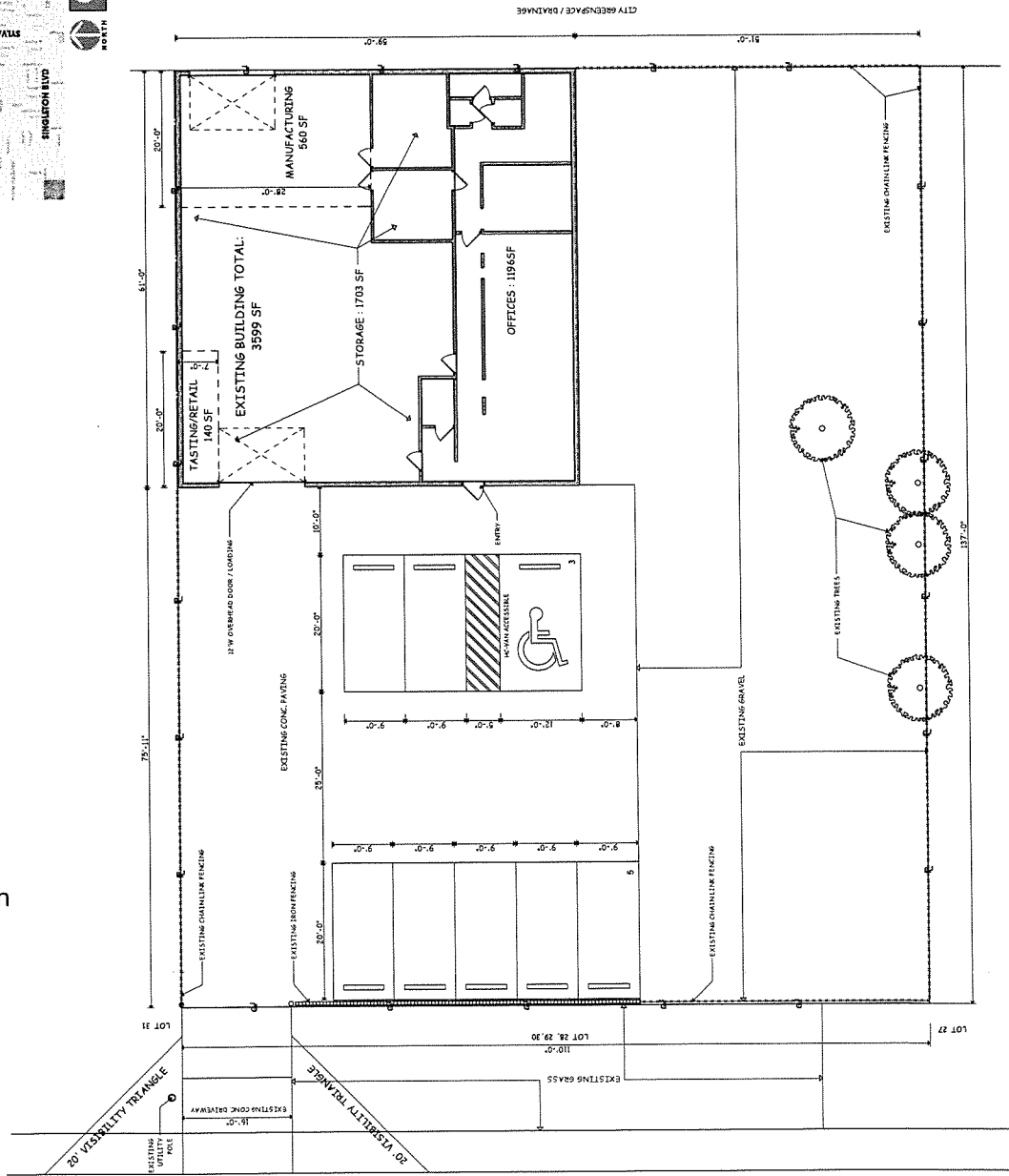
02 SITE LOCATION MAP

LOT COVERAGE

TYPE	AMOUNT	PERCENTAGE
CONCRETE PAVING	2055 SF	44%
TOTAL IMPERVIOUS	2055 SF	44%
TOTAL PERMEABLE	2700 SF	56%

PARKING CALCULATIONS

TYPE	AMOUNT	PERCENTAGE
CONCRETE PAVING	2055 SF	44%
TOTAL IMPERVIOUS	2055 SF	44%
TOTAL PERMEABLE	2700 SF	56%



01 SITE PLAN

01 SITE PLAN

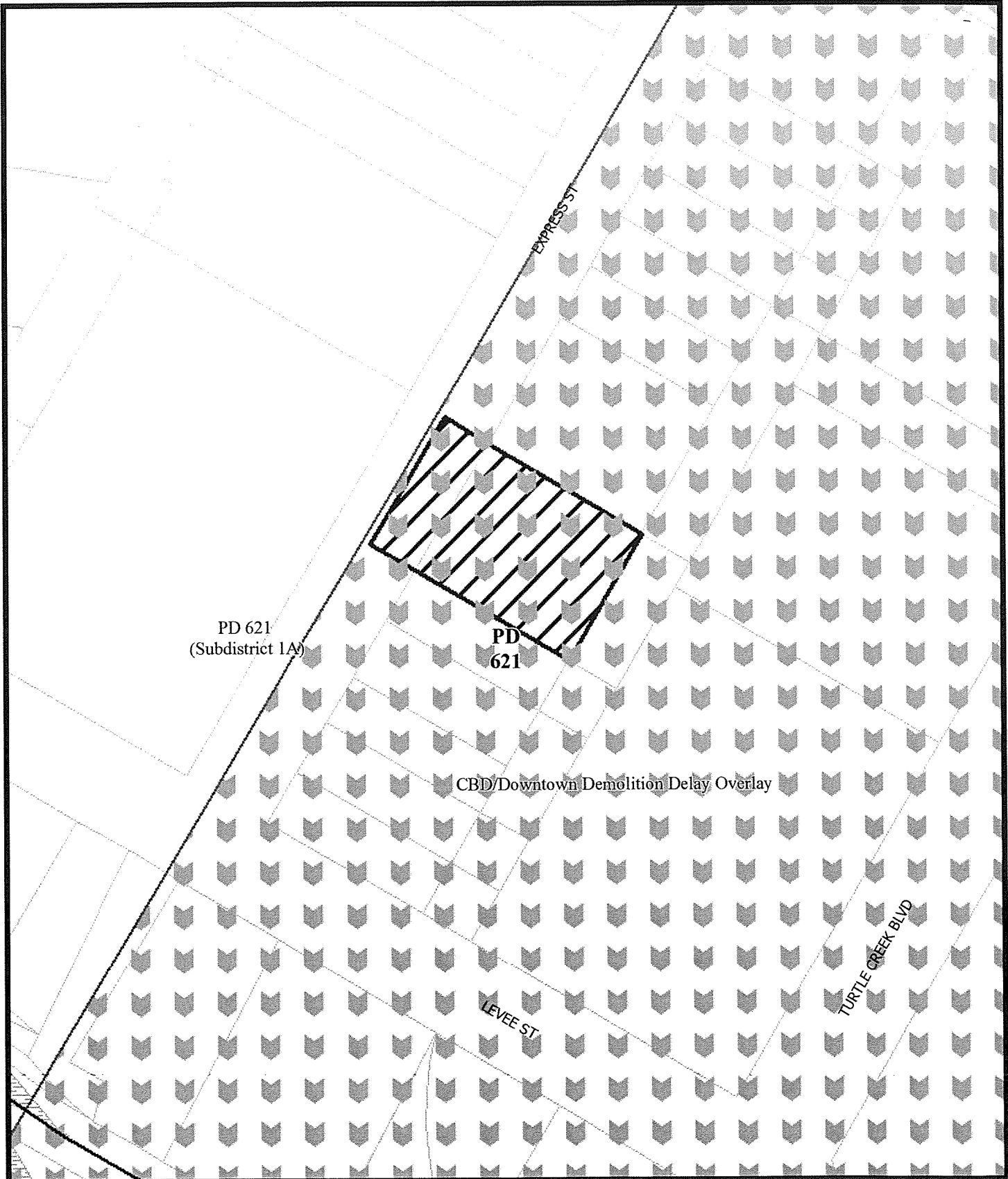
01 SITE PLAN

Specific Use Permit
 No. 2311

Approved
 City Plan Commission
 October 18, 2018

EXPRESS ST.

ZONING CASE # 2178-287

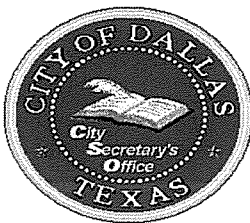


1:1,200

ZONING MAP

Case no: Z178-287

Date: 10/3/2018



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 12 2018

ORDINANCE NUMBER 31063

DATE PUBLISHED DEC 15 2018

ATTESTED BY: