

11-28-18

ORDINANCE NO. 31066

An ordinance amending Ordinance No. 28886, passed by the Dallas City Council on January 23, 2013, as amended by Ordinance No. 29899, passed by the Dallas City Council on October 14, 2015, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 2011 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery; 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. 2011; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 2011; 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. 28886, as amended, are amended to read as follows:

- “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 [~~October 14, 2018~~], but is eligible for automatic renewal for additional five-year [~~three-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 a microbrewery, microdistillery, or winery is 704 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The microbrewery, microdistillery, or winery may only operate between 11:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.
6. OUTSIDE STORAGE: Outside storage of silos or containers of spent grain is not permitted.
7. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.”

SECTION 2. That the site plan attached to Ordinance No. 28886 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.

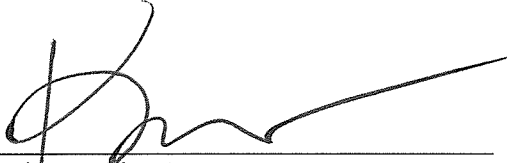
SECTION 4. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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.

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:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed DEC 12 2018

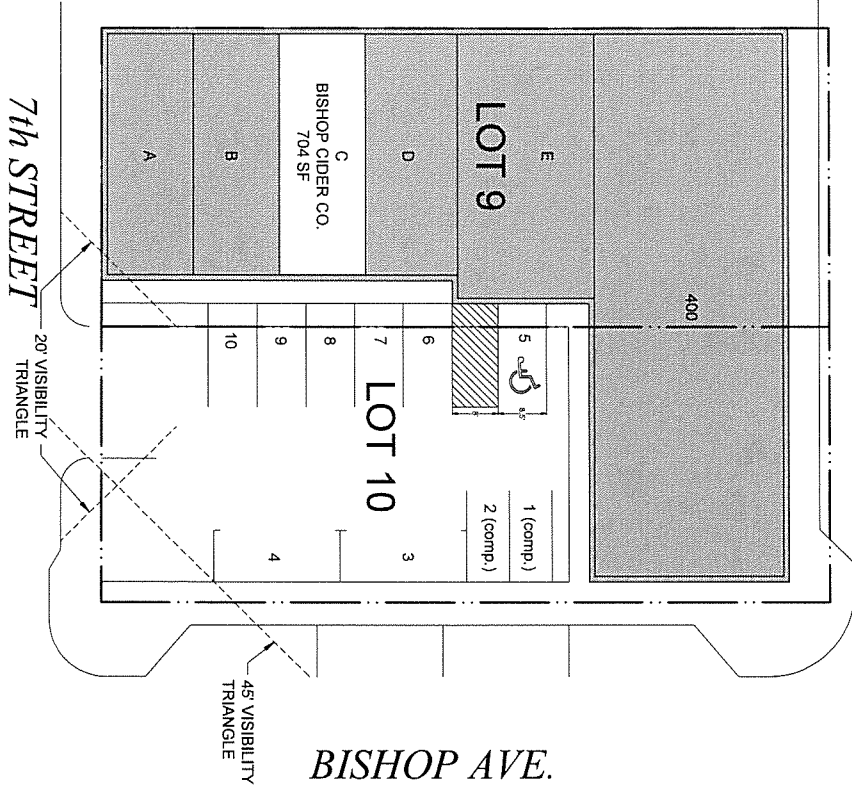
31066

Specific Use Permit
No. 2011

Approved
City Plan Commission
October 18, 2018



BISHOP CIDER CO. SITE PLAN



VICINITY MAP
NTS

Sub-Block	Use	SF	Ratio	Req'd	Comments
A	Office	720	40%	2	Office Building
B	Office	720	40%	2	Office Building
C	Office	704	40%	2	Office Building
D	Office	704	40%	2	Office Building
E	Office	704	40%	2	Office Building
Total SF: 3552					

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Parking Summary

Total parking spaces required: 20
 - Total parking spaces provided: 10
 - Parking provided by agreement: 9
 - Parking provided over (if) or under (if) requirement: 0

Site Information

Site Name: Bishop Cider Co.
 Address: 509 N. Bishop St.
 City: Dallas, TX 75201
 Date: 09/13/2018
 Project No: 181845
 Designer: [Name]
 Checker: [Name]

509 N. BISHOP STE. C
CITY OF DALLAS, TEXAS

PERMITTED
DEVELOPMENT

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

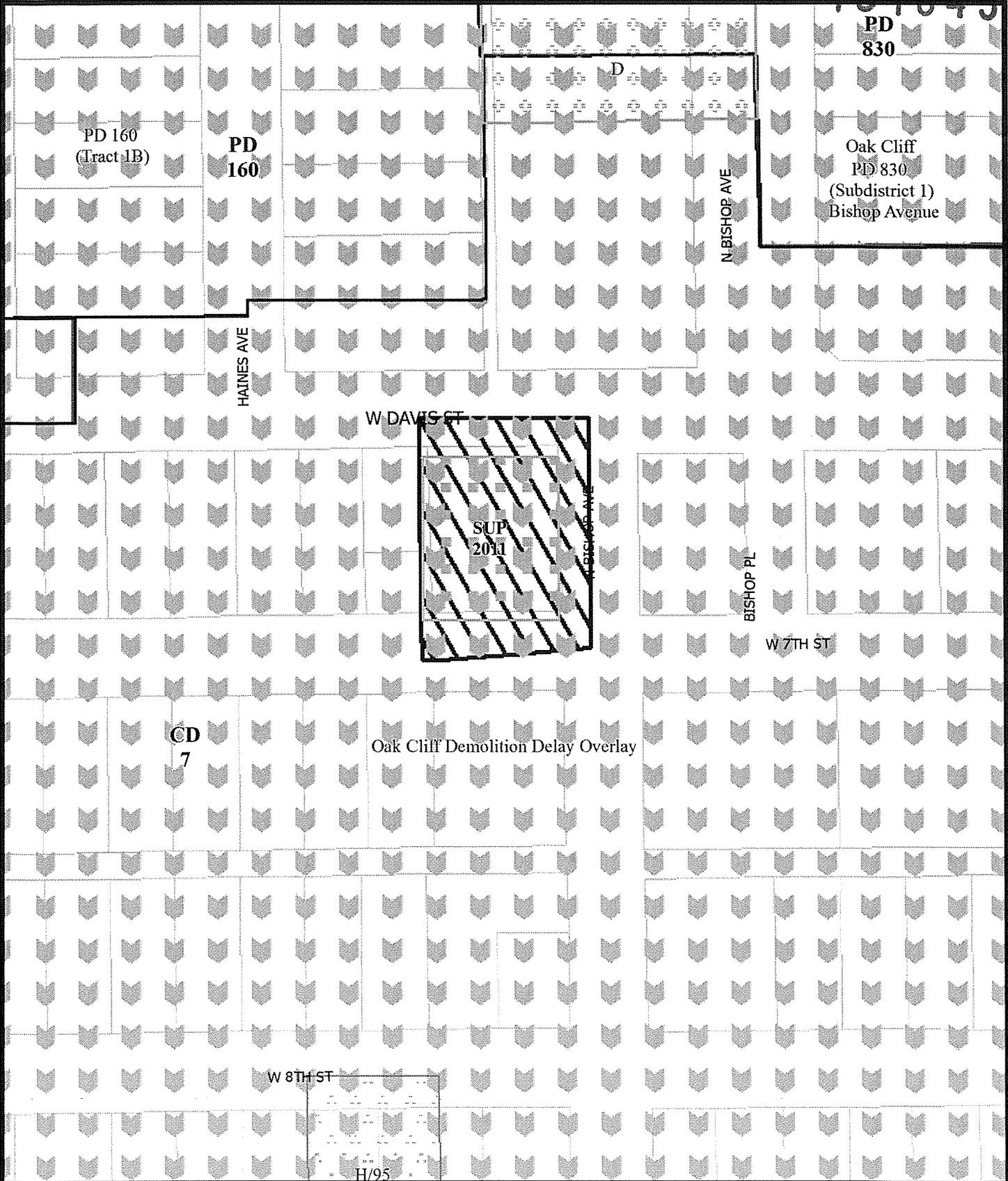
09/13/2018

PROJECT NUMBER

CASE NUMBER

31066

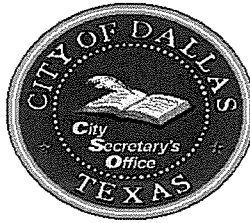
181845



1:1,200

ZONING MAP

Case no: Z178-328
 Date: 11/13/2018



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 31066

DATE PUBLISHED DEC 15 2018

ATTESTED BY: