

2-25-19

ORDINANCE NO. 31127

An ordinance amending Ordinance No. 25766, passed by the Dallas City Council on October 13, 2004, as amended by Ordinance No. 27783, passed by the Dallas City Council on January 13, 2010, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1566 for a vehicle display, sales and service use; amending the conditions in Section 2 of that ordinance; correcting and replacing the property description; 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. 1566; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1566 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. 25766, as amended, are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service 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 February 27, 2022 [~~January 13, 2013~~], but is eligible for automatic renewal for additional 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. LANDSCAPING: Prior to the issuance of the certificate of occupancy, a minimum of four large trees must be provided along the northern property line in the location shown on the attached site plan.
5. FLOOR AREA: The maximum floor area is 2,149 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 8:00 a.m. and 9:00 p.m., Monday through Saturday.
7. SOLID SCREENING: Prior to the issuance of a certificated of occupancy, solid screening with a minimum height of six feet must be provided along the southern P[ø]roperty line in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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 the property description in Section 1 of Ordinance No. 25766, as amended, is corrected and replaced by the following property description:

BEING all of Lots 10 and 11 in City Block 1/7824; fronting approximately 100 feet on the south line of C. F. Hawn Freeway approximately 150 feet east of the east line of Beacon Hill Circle; and containing approximately 22,000 square feet of land.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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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.

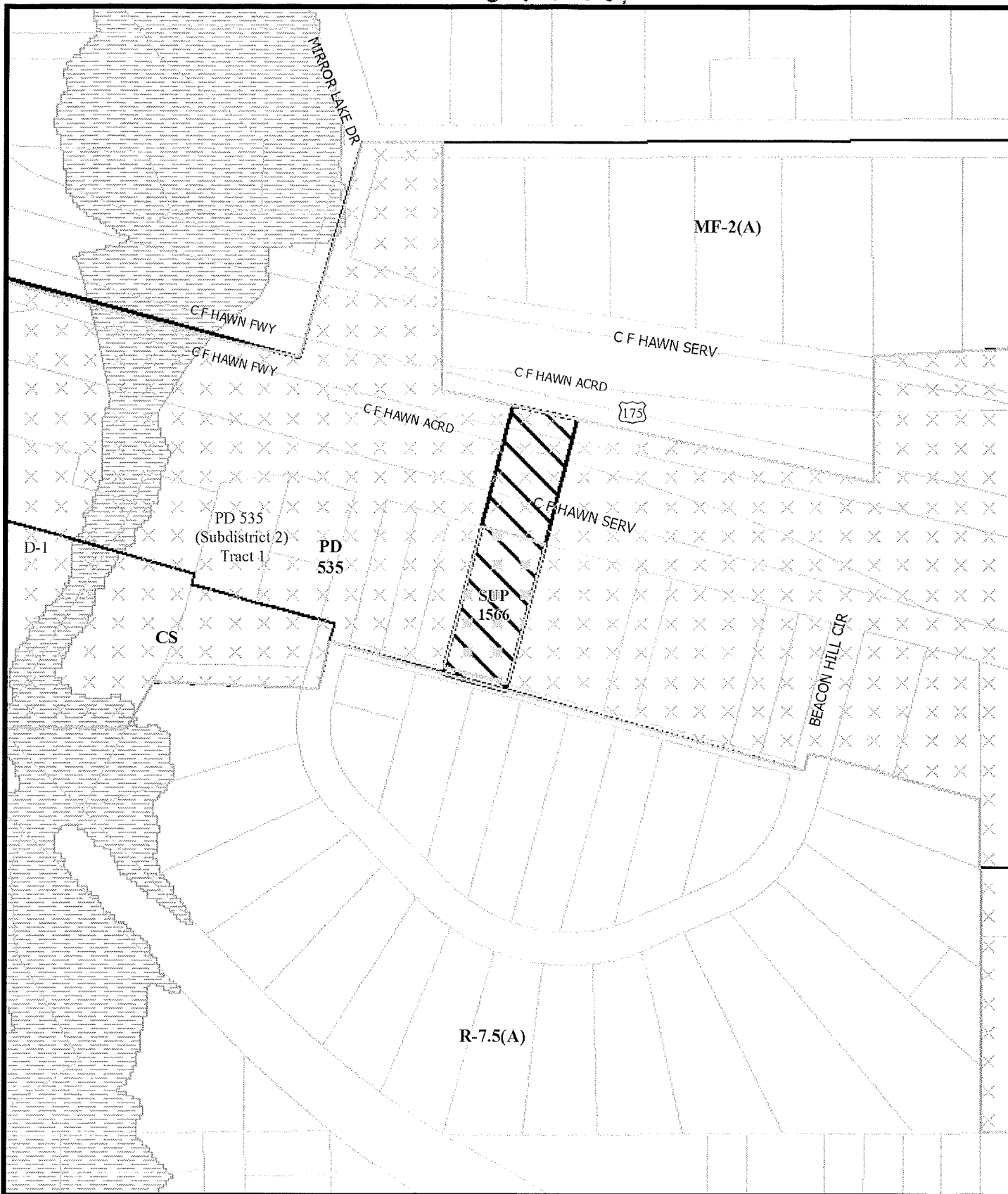
APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By   
Assistant City Attorney

FEB 27 2019

Passed \_\_\_\_\_



1:2,400

# ZONING MAP

Case no:           Z189-101          

Date:           12/24/2018



## 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 FEB 27 2019

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DATE PUBLISHED MAR 02 2019

ATTESTED BY: