

2-26-19

ORDINANCE NO. 31131

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subarea 1 within Planned Development District No. 316 (Jefferson Area Special Purpose District):

BEING Lot 16 in City Block 53/3173; fronting approximately 50 feet along the south line of Jefferson Boulevard between Adams Avenue and Bishop Avenue; and containing approximately 5,500 square feet of land,

to be used under Specific Use Permit No. 2324 for a general merchandise or food store greater than 3,500 square feet; 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 following property (“the Property”), which is presently zoned as Subarea 1 within Planned Development District No. 316, to be used under Specific Use Permit No. 2324 for a general merchandise or food store greater than 3,500 square feet:

BEING Lot 16 in City Block 53/3173; fronting approximately 50 feet along the south line of Jefferson Boulevard between Adams Avenue and Bishop Avenue; and containing approximately 5,500 square feet of land.

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 general merchandise or food store greater than 3,500 square feet.
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, 2024, 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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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:

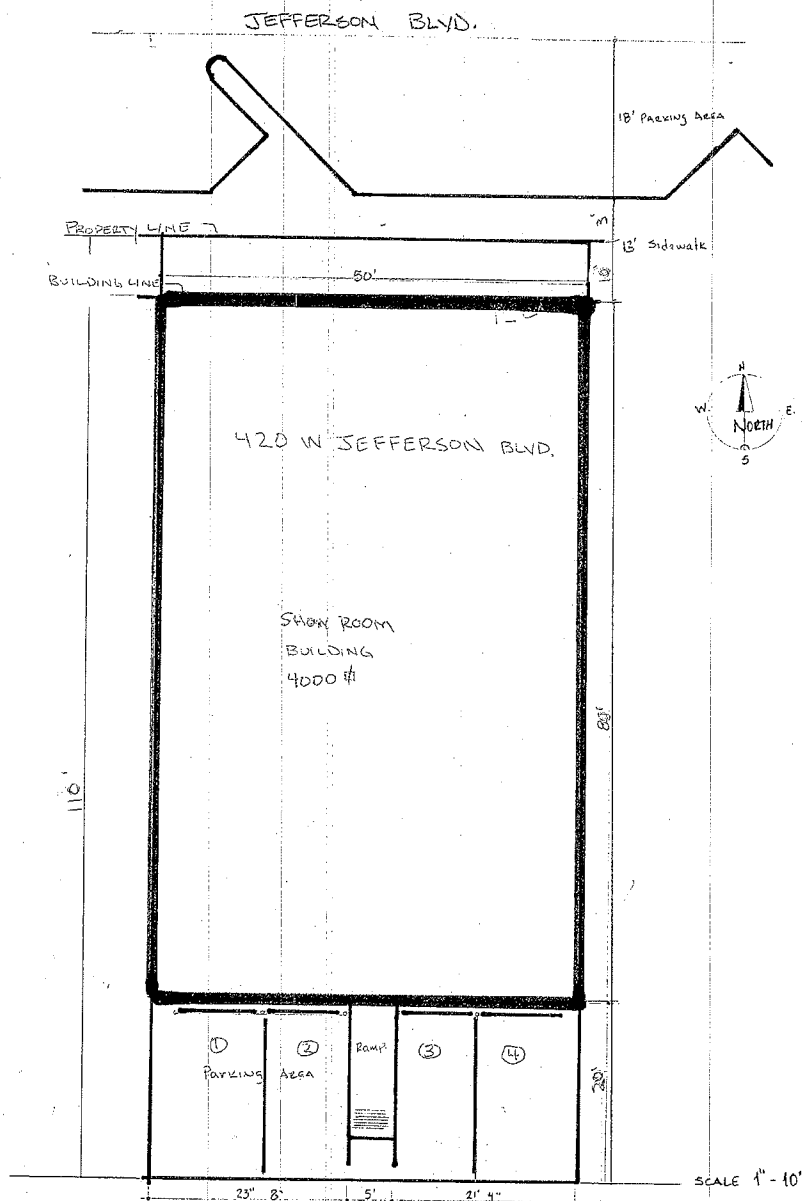
CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed **FEB 27 2019**

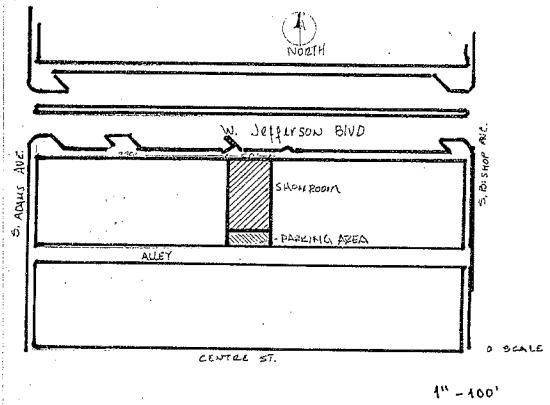
Specific Use Permit
No. 2324

Approved
City Plan Commission
January 17, 2019



4 Parking spaces provided
Parking is not required per code.

SCALE 1" = 10'



SITE PLAN

- NOTE:
- PROPERTY - 5500 #F
 - BUILDING - 4000 #F
 - PARKING - 1050 #F

420 W Jefferson Blvd.
BLK 53 / 3173 LT 16

BLK # 53/3173 LT 16
420 W. Jefferson Blvd
Dallas Tx 75208

Z 189-123

Site Plan

31131

190349

31131

190349

PD 316
(Subarea 4)
North Tract

SUP
1065

S ADAMS AVE

PD 316
(Subarea 1)

W JEFFERSON BLVD

W JEFFERSON BLVD



PD
316

Oak Cliff

CENTRE ST

PD 316
(Subarea 4)
South Tract

S BISHOP AVE

PD 316
(Subarea 3)

SUP
1584



1:1,200

ZONING MAP

Case no: Z189-123

Date: 11/27/2018



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

ORDINANCE NUMBER 31131

DATE PUBLISHED MAR 02 2019

ATTESTED BY: