

12-11-19

ORDINANCE NO. 31408

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as a CR Community Retail District with a D-1 Liquor Control Overlay:

BEING all of Lot 1 in City Block A/6762; fronting approximately 125 feet along the south line of Scyene Road; fronting approximately 197.98 feet along the east line of Namur Street; and containing approximately 0.48 acre,

to be used under Specific Use Permit No. 2354 for the sale of alcoholic beverages in conjunction with 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 a CR Community Retail District with a D-1 Liquor Control Overlay, to be used under Specific Use Permit No. 2354 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet:

BEING all of Lot 1 in City Block A/6762; fronting approximately 125 feet along the south line of Scyene Road; fronting approximately 197.98 feet along the east line of Namur Street; and containing approximately 0.48 acre.

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 the sale of alcoholic beverages in conjunction with 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 December 11, 2020.
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.

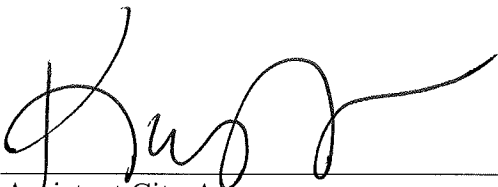
SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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 DEC 11 2019

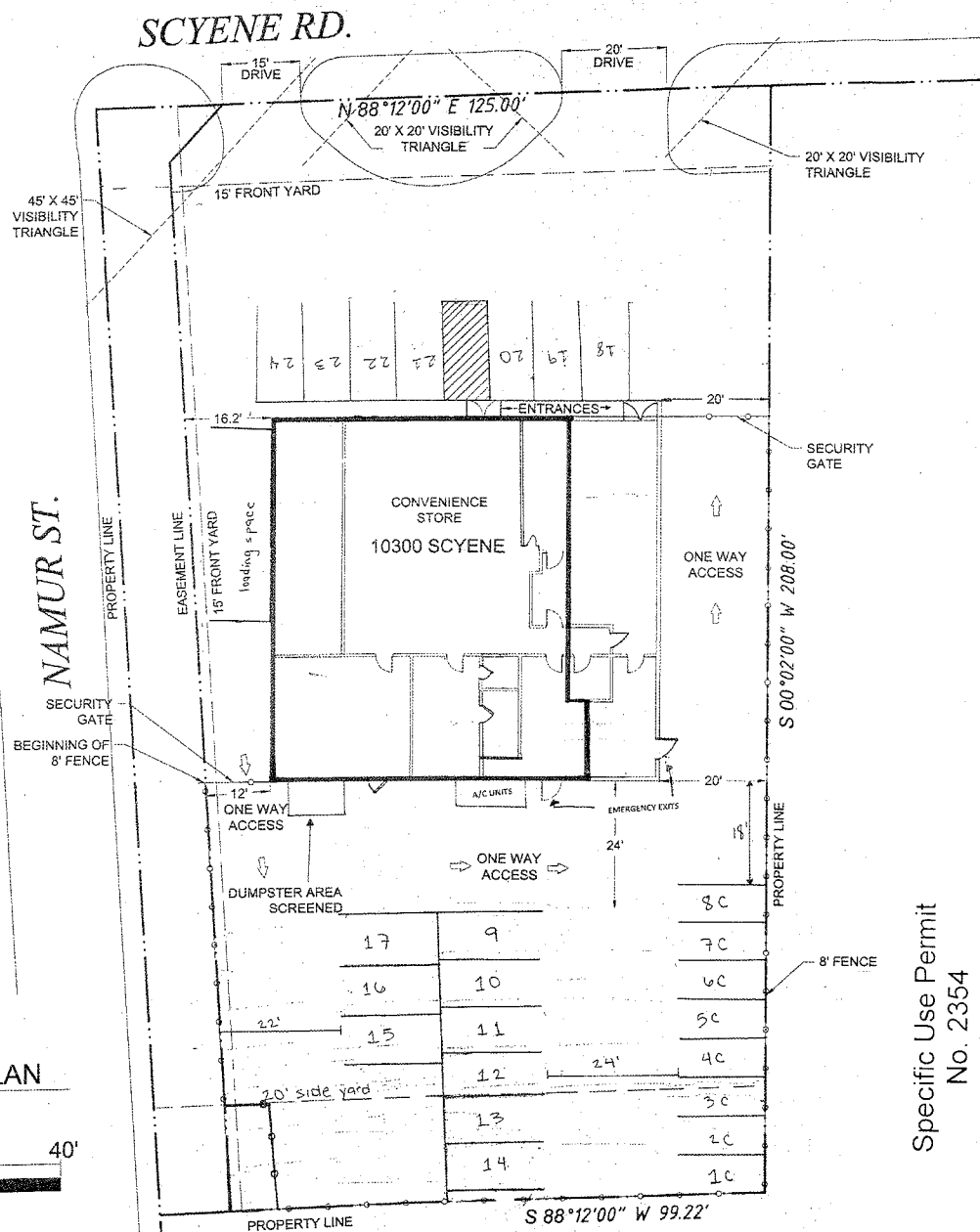
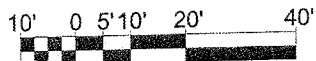
## Site Plan

191946

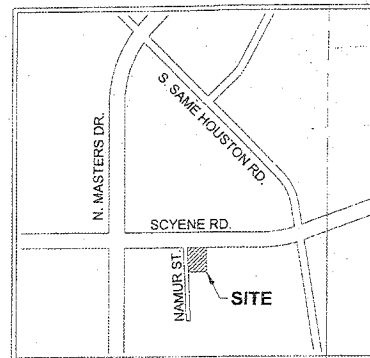


## SUP SITE PLAN

SCALE: 1" = 10'-00"



Specific Use Permit  
No. 2354



VICINITY MAP

NTS



### Site Summary

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*zoning required: SUT for the sale of alcoholic beverage for off-premise consumption in conjunction with general merchandise store 2,000 square feet or more*

Testing the 100 sq ft area. General merchandise or food store 1,500 square feet or more

Slip Flow Area: 3,774 sq. ft. (347 m<sup>2</sup>)

Convenience: 1,774 sq ft  
Pharmacy: 1,125 sq ft  
Total: 4,816 sq ft

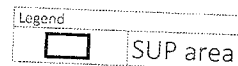
**Excluding Use for Pharmacy:** General merchandise or food store less than 3,500 square feet.

Parking Revenue: 4,200

**Required Parking:** 24 spaces

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Lot Area: 18,942.22 square feet



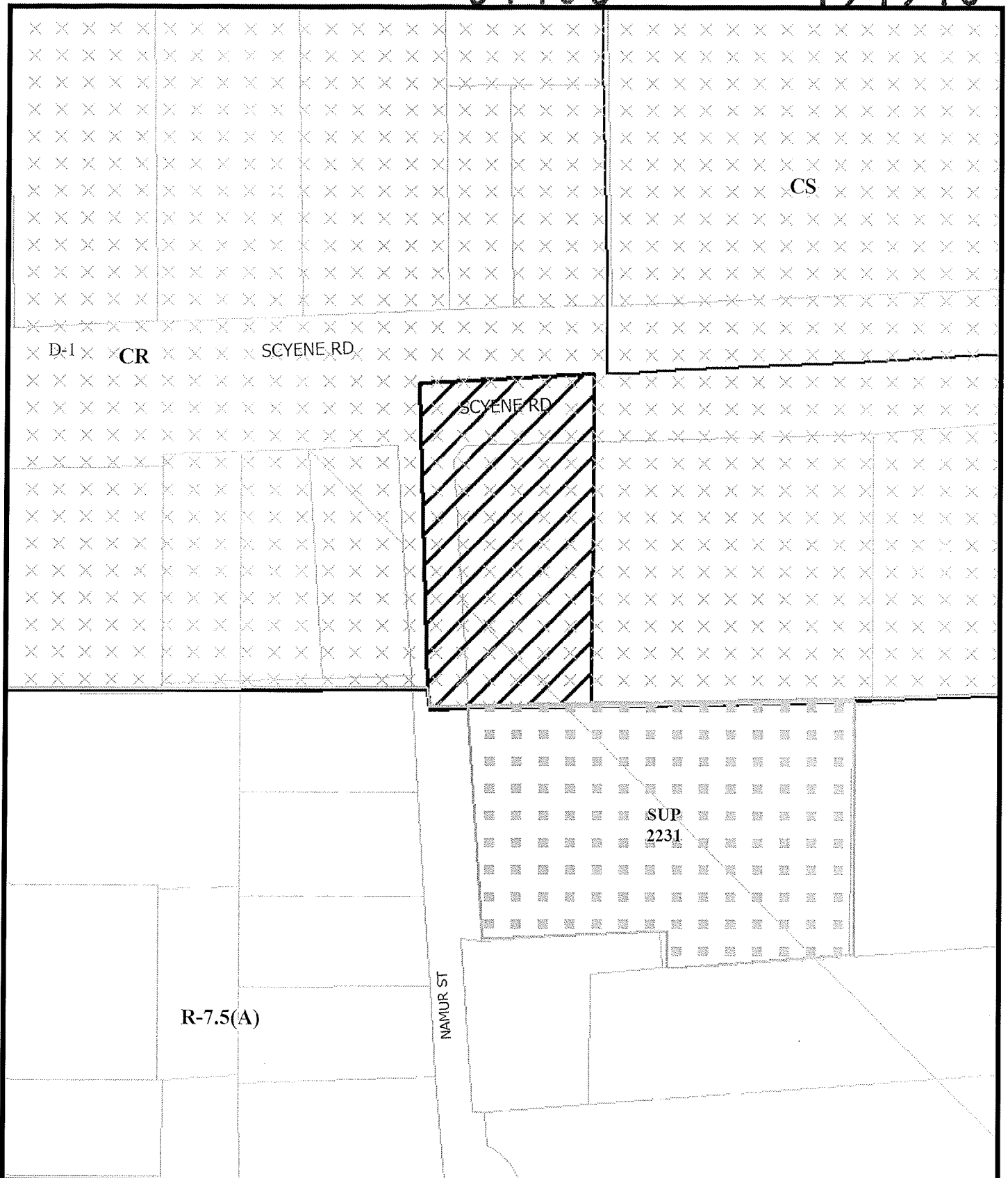
Approved  
City Plan Commission  
October 17, 2019

10300 SCYENE RD.  
CITY OF DALLAS, TEXAS

PROJECT NUMBER  
Z189-336  
CASE NUMBER

31408

191946



1:1,200

## ZONING MAP

Case no: Z189-336

Date: 10/2/2019



## 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 11 2019

ORDINANCE NUMBER 31408

DATE PUBLISHED DEC 14 2019

ATTESTED BY: