

ORDINANCE NO. 31567

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. 714 (West Commerce Street/Fort Worth Avenue Special Purpose District):

BEING Lot 4 in City Block 6/6813; fronting approximately 50 feet on the east line of May Street approximately 100 feet south of Harbin Street; and containing approximately 0.118 acre, to be used under Specific Use Permit No. 2383 for a commercial parking lot or garage; 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 Subdistrict 1A within Plan Development District 714, to be used under Specific Use Permit No. 2383 for a commercial parking lot or garage:

BEING Lot 4 in City Block 6/6813; fronting approximately 50 feet on the east line of May Street approximately 100 feet south of Harbin Street; and containing approximately 0.118 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 a commercial parking lot or garage.
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 June 24, 2025.
4. HOURS OF OPERATION: The commercial parking lot or garage may only operate between 7:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

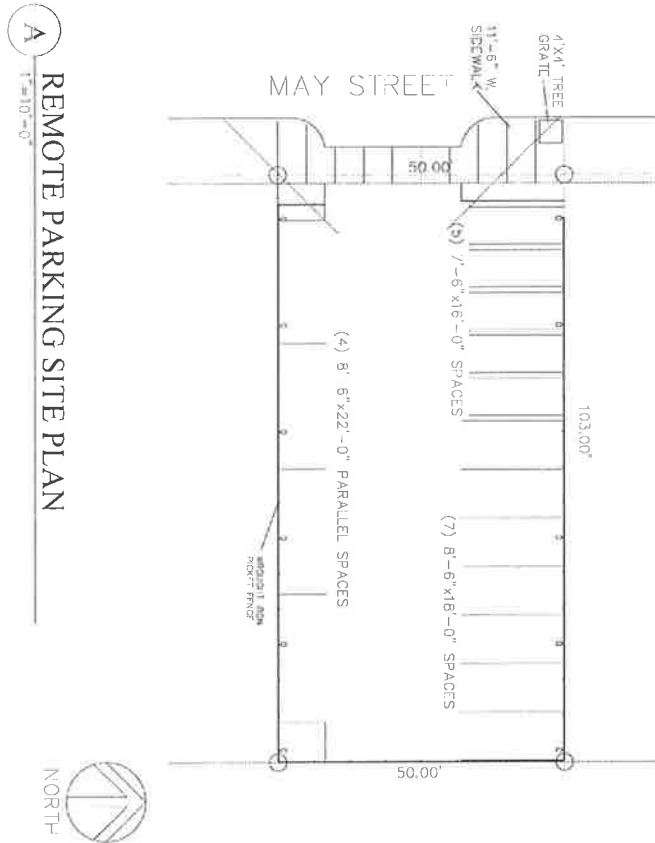
SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

Passed           JUN 24 2020



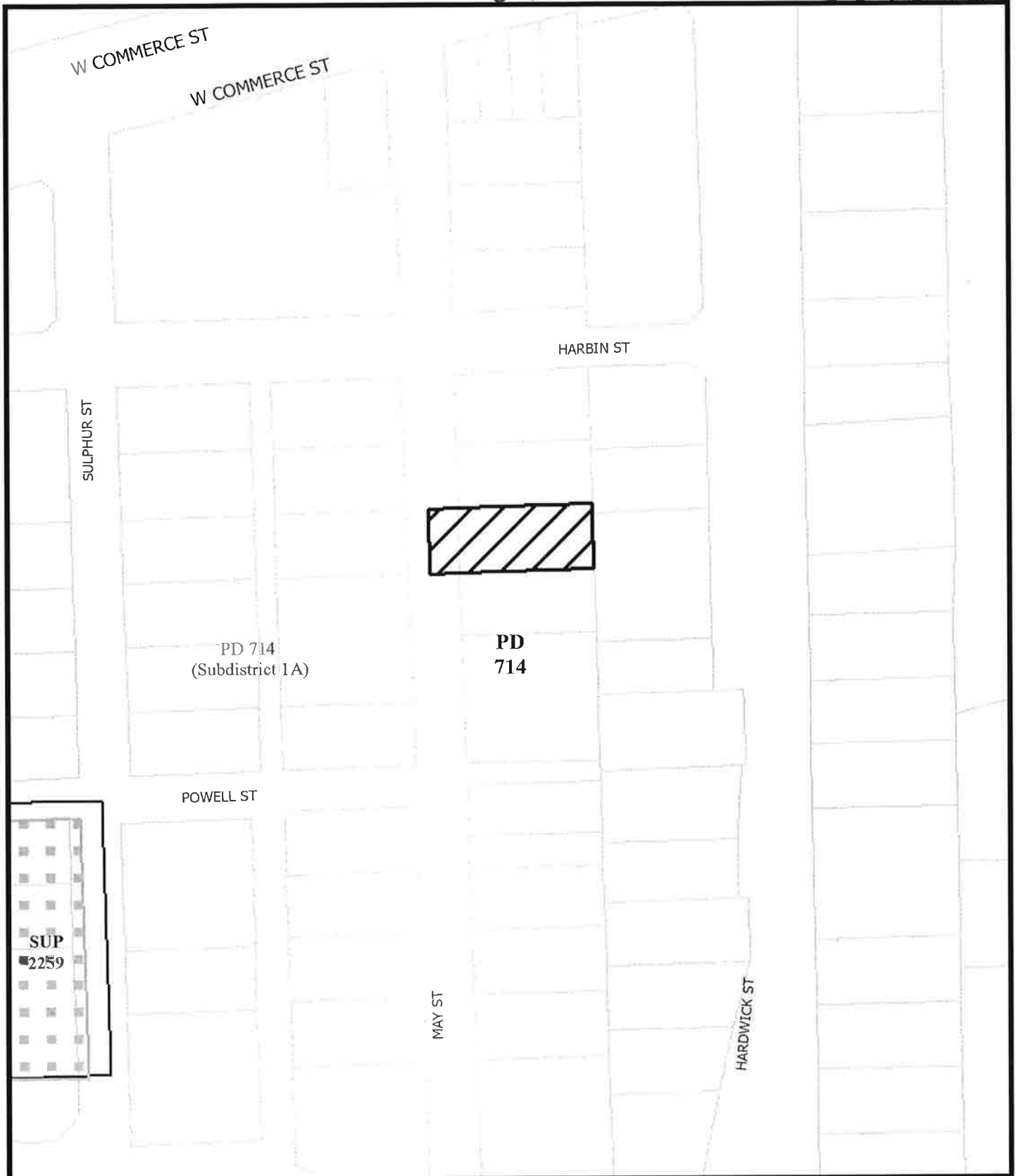
Specific Use Permit  
No. 2383

Approved  
City Plan Commission  
May 21, 2020

	<p>2314 MAY STREET REMOTE PARKING DALLAS, TEXAS</p>	 <p>6722 WESTCHURCH DALLAS, TEXAS 75205 214.768.2200 www.dallas.gov</p>
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# ZONING MAP

Case no:           Z190-171          

Date:           1/21/2020



**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** JUN 24 2020

**ORDINANCE NUMBER** 31567

**DATE PUBLISHED** JUN 27 2020

**ATTESTED BY:**

A handwritten signature in black ink, appearing to be "R. B. ...".