

11-30-20

ORDINANCE NO. 31724

An ordinance amending Ordinance No. 28381, passed by the Dallas City Council on September 14, 2011, as amended by Ordinance No. 29218, passed by the Dallas City Council on December 11, 2013; as amended by Ordinance No. 30254, passed by the Dallas City Council on October 26, 2016; which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service; amending the conditions in Section 2 of that ordinance; 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. 1905; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1905; 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. 28381, as amended, are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
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 9, 2025 [~~October 26, 2020~~].

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4. FLOOR AREA:
  - A. Maximum floor area is 1,475 square feet.
  - B. Maximum outdoor patio area is 253 square feet in the location shown on the attached site plan.
  - C. The patio must be uncovered.
  - D. The owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official, before the outdoor patio may be used by customers.
5. HOURS OF OPERATION: The late-hours establishment may only operate between 12:00 a.m. (midnight) and 3:00 a.m., Tuesday, Wednesday, Thursday, and Sunday, and between 12:00 a.m. (midnight) and 4:00 a.m., Friday and Saturday.
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.
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 ordinances, rules, and regulations of the City of Dallas.”

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

SECTION 3. 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 4. 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.

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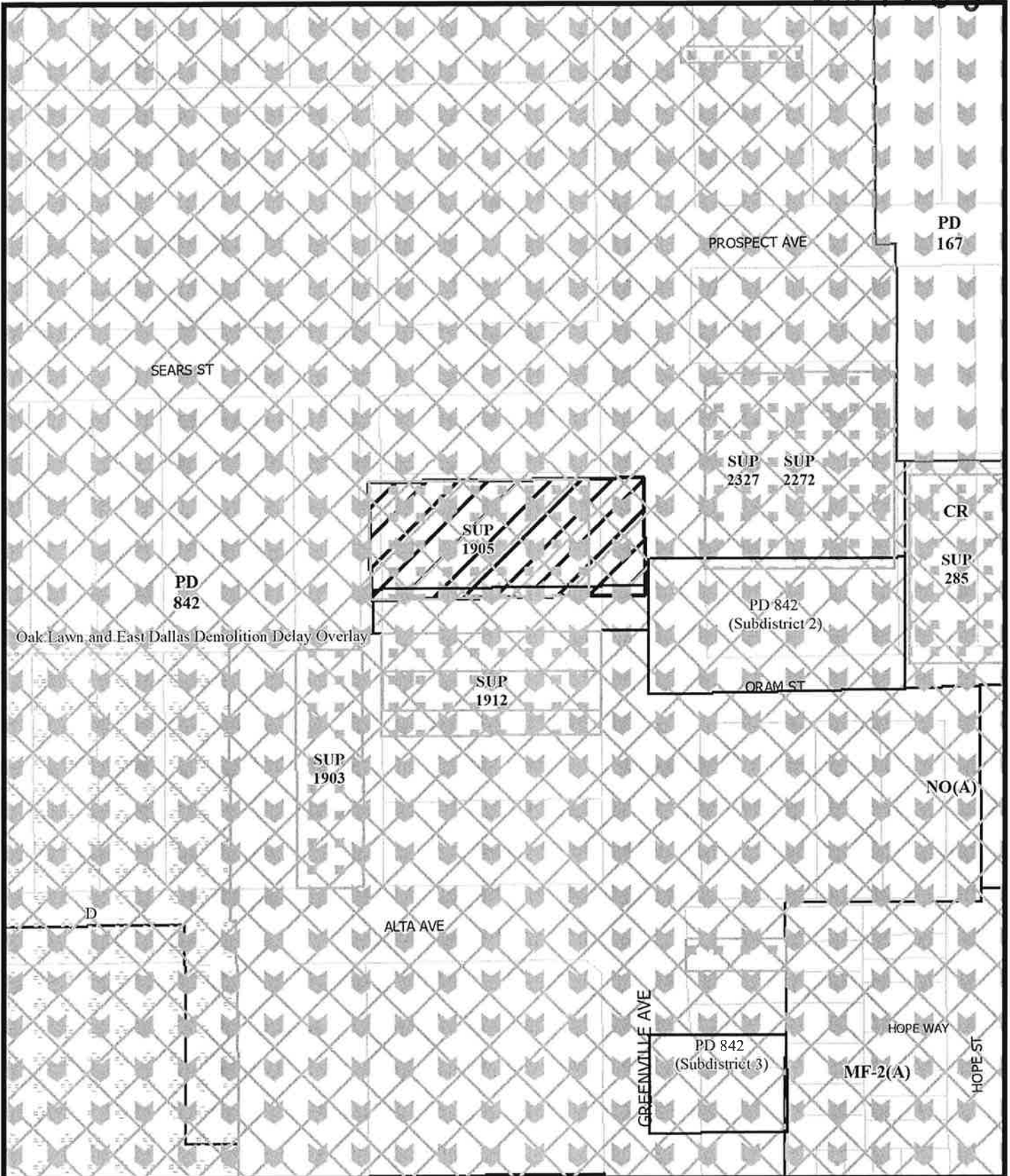
SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By   
Assistant City Attorney

Passed DEC 09 2020



1:1,200

# ZONING MAP

Case no:           Z190-306          

Date:           11/12/2020



## 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 DEC 09 2020

ORDINANCE NUMBER 31724

DATE PUBLISHED DEC 12 2020

ATTESTED BY: