

8-1-12

ORDINANCE NO. 28719

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Planned Development District No. 269 (the Deep Ellum/Near East Side District):

BEING Lot 36 in City Block D/484; fronting approximately 50 feet on the north line of Elm Street; and containing approximately 5,000 square feet of land,

to be used under Specific Use Permit No. 1974 for a bar, lounge, or tavern; 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,

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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 Planned Development District No. 269, to be used under Specific Use Permit No. 1974 for a bar, lounge, or tavern:

BEING Lot 36 in City Block D/484; fronting approximately 50 feet on the north line of Elm Street; and containing approximately 5,000 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 bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on August 8, 2015.
4. FLOOR AREA: The maximum floor area is 2,500 square feet.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 2:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and near 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 director of public works and transportation.

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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:

THOMAS P. PERKINS, JR., City Attorney

BY

  
Assistant City Attorney

AUG 08 2012

Passed \_\_\_\_\_

# Site Plan

28719

121 45

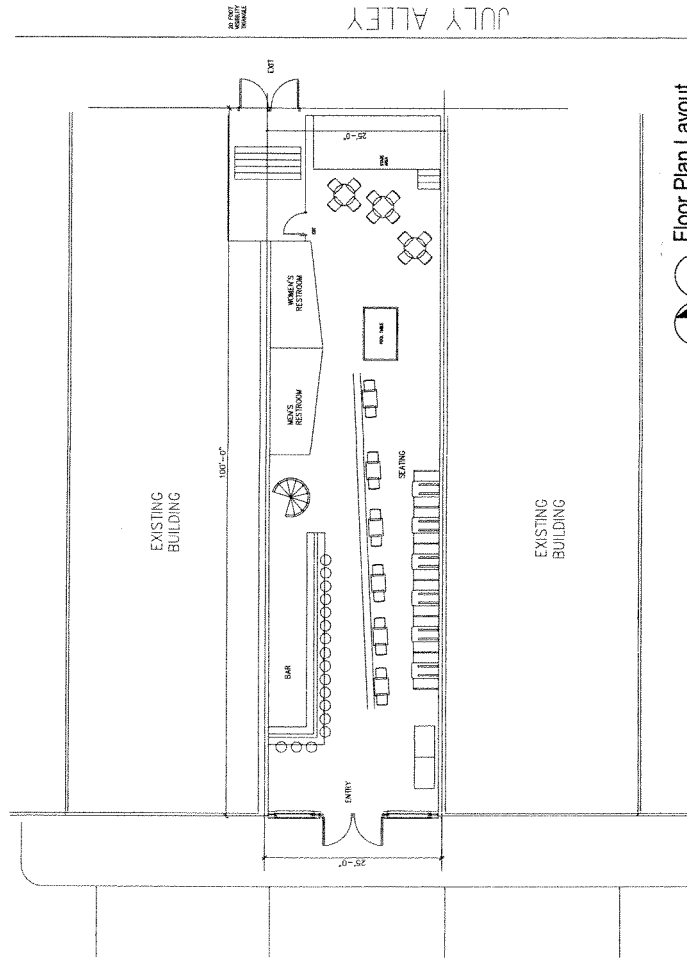
z 101-371 (WE)

JULY ALLEY BAR  
2809 Elm Street  
Dallas, Texas 75226

ISSUE LOG
SUP Revised 7/2012
SUP Revised 8/2011

DESIGNED BY J. HAMILTON
FOR NUMBER
DATE JULY 2012
SHEET NO

Site  
Floor  
Plan



Floor Plan Layout  
1/8" = 1'-0"



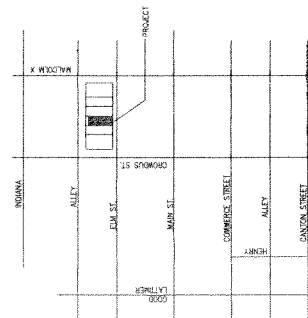
Specific Use Permit  
No. 1974

Approved  
City Plan Commission  
June 21, 2012

ELM STREET

PARKING LOT  
ENTRANCE

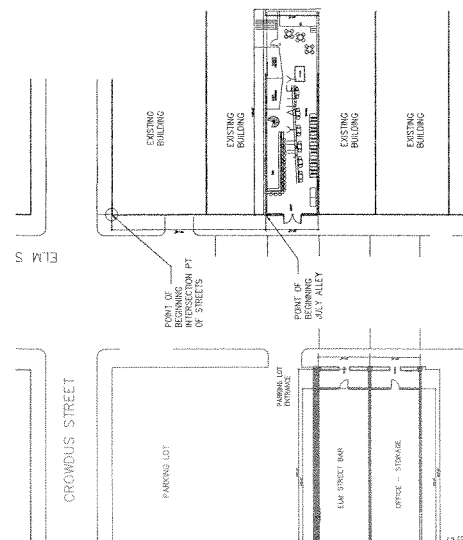
TREET BAR



Vicinity Map  
NO SCALE

## PARKING SUMMARY

PROJECT SQUARE FOOTAGE 2500 SF.  
JULY ALLEY BAR  
EXEMPT SF PER ORDINANCE 269 2500  
NET SF OF JULY ALLEY: 0 SF  
PARKING REQUIREMENT 1:100  
PARKING REQUIRED: 0 SPACES  
PARKING PROVIDED: MULTIPLE SPACES @ ADJACENT PARKING

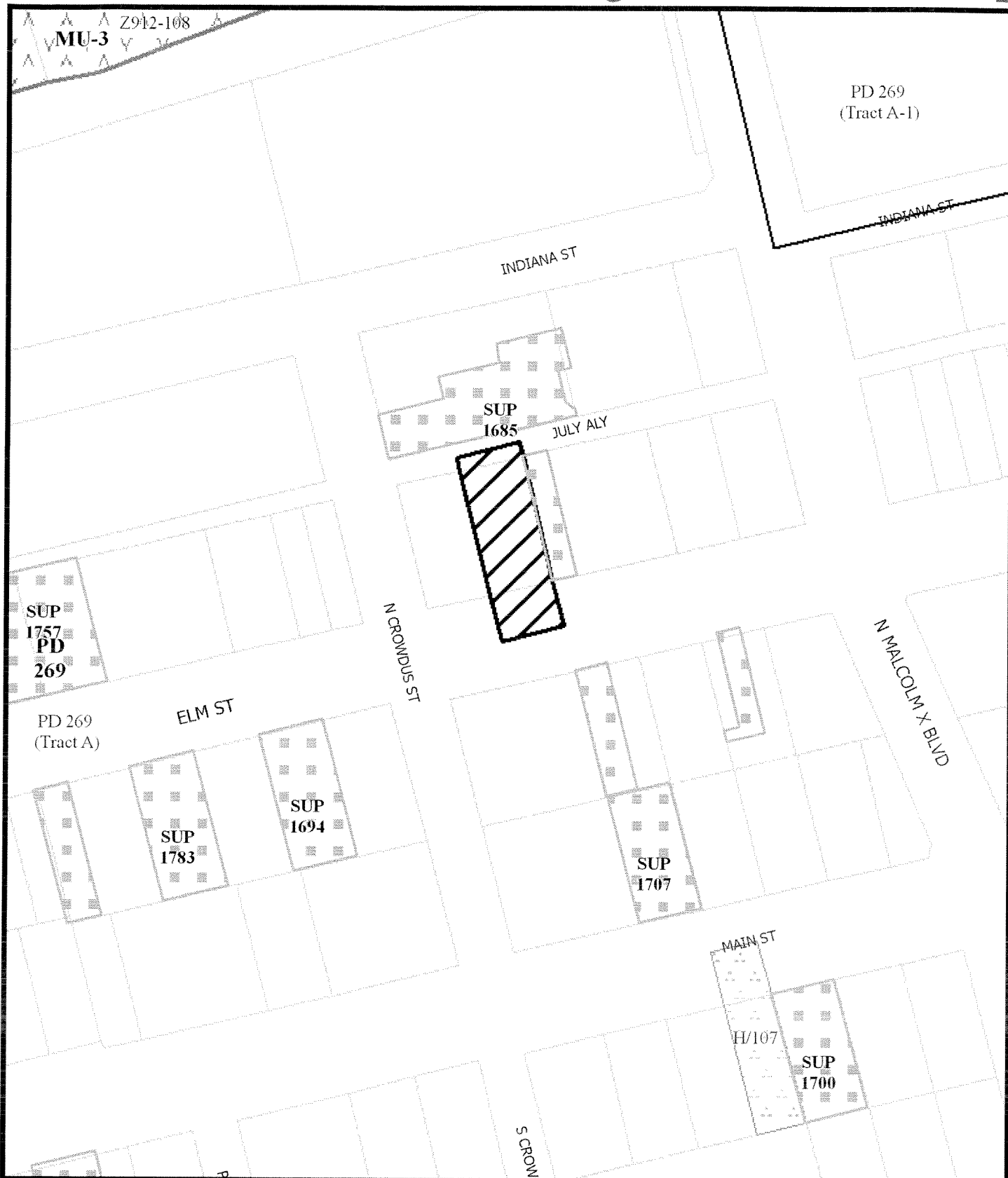


Site Plan Layout  
NO SCALE



28719

121945



1:1,200

## ZONING AND LAND USE

Case no: Z101-371

Date: 4/27/2012