

5-14-13

ORDINANCE NO. 29008

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as a CS Commercial Service District:

BEING Lots 1 and 2 in City Block 16/1258 located at the west corner of Grand Avenue and St. Mary Avenue; fronting approximately 100 feet on the northwest line of Grand Avenue; and containing approximately 21,000 square feet of land,

to be used under Specific Use Permit No. 1601 for a commercial amusement (inside) limited to a Class A dance hall; 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 CS Commercial Service District, to be used under Specific Use Permit No. 1601 for a commercial amusement (inside) limited to a Class A dance hall:

BEING Lots 1 and 2 in City Block 16/1258 located at the west corner of Grand Avenue and St. Mary Avenue; fronting approximately 100 feet on the northwest line of Grand Avenue; and containing approximately 21,000 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 commercial amusement (inside) limited to a Class A dance hall.
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 May 22, 2016.
4. FLOOR AREA: The maximum floor area for the commercial amusement (inside), including dance floors, is 17,200 square feet. The maximum combined floor area of the dance floors is 800 square feet.
5. HOURS OF OPERATION: The commercial amusement (inside) may only operate between 9:00 a.m. and 9:00 p.m. on Monday through Wednesday; between 9:00 a.m. and 2:00 a.m. (the next morning) on Thursday through Saturday; and between 12:00 p.m. (noon) and 2:00 a.m. (the next morning) on Sunday. The commercial amusement (inside) may not operate after these hours even with a late hour permit.
6. PARKING: A minimum of 196 off-street parking spaces must be provided.
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 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:

THOMAS P. PERKINS, JR., City Attorney

BY 

Assistant City Attorney

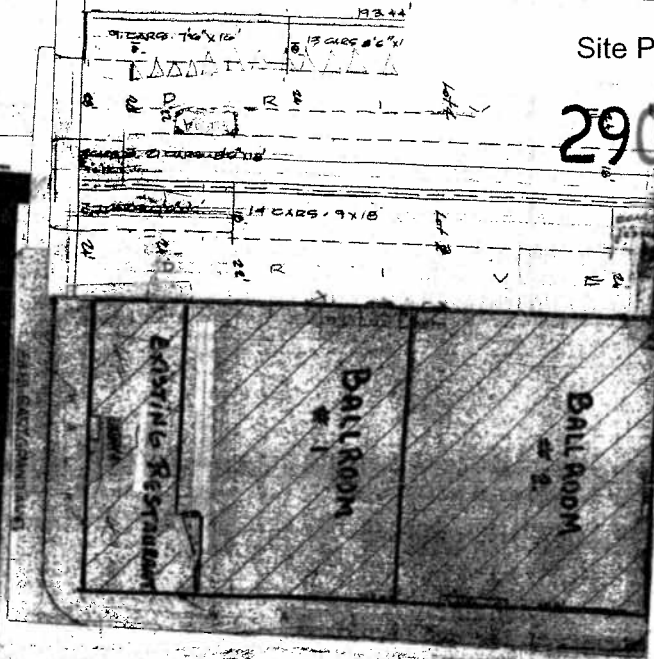
**MAY 22 2013**

Passed \_\_\_\_\_

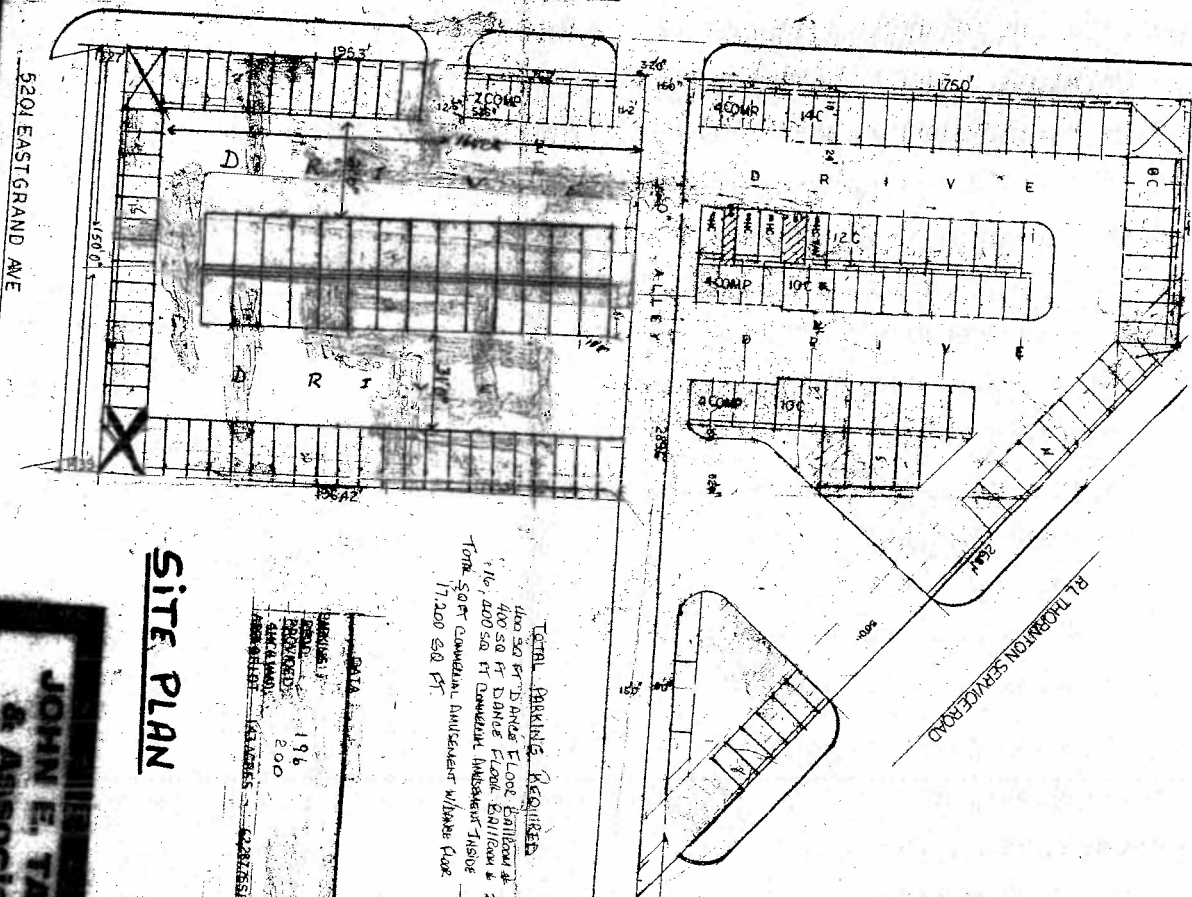
Site Plan

130885

29008

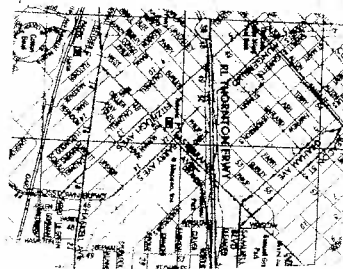


AREA  
of SUP



**SITE PLAN**

TOTAL PARKING REQUIRED  
400 SQ FT DANCE FLOOR BUILDING # 1 16 SPACES  
400 SQ FT DANCE FLOOR BUILDING # 2 16 SPACES  
16,400 SQ FT COMMERCIAL BUILDING INSIDE 164 SPACES  
TOTAL 500 COMMERCIAL BUILDING INSIDE 164 SPACES  
11,200 SQ FT



**JOHN E. TAYLOR  
& Associates**

Scaled

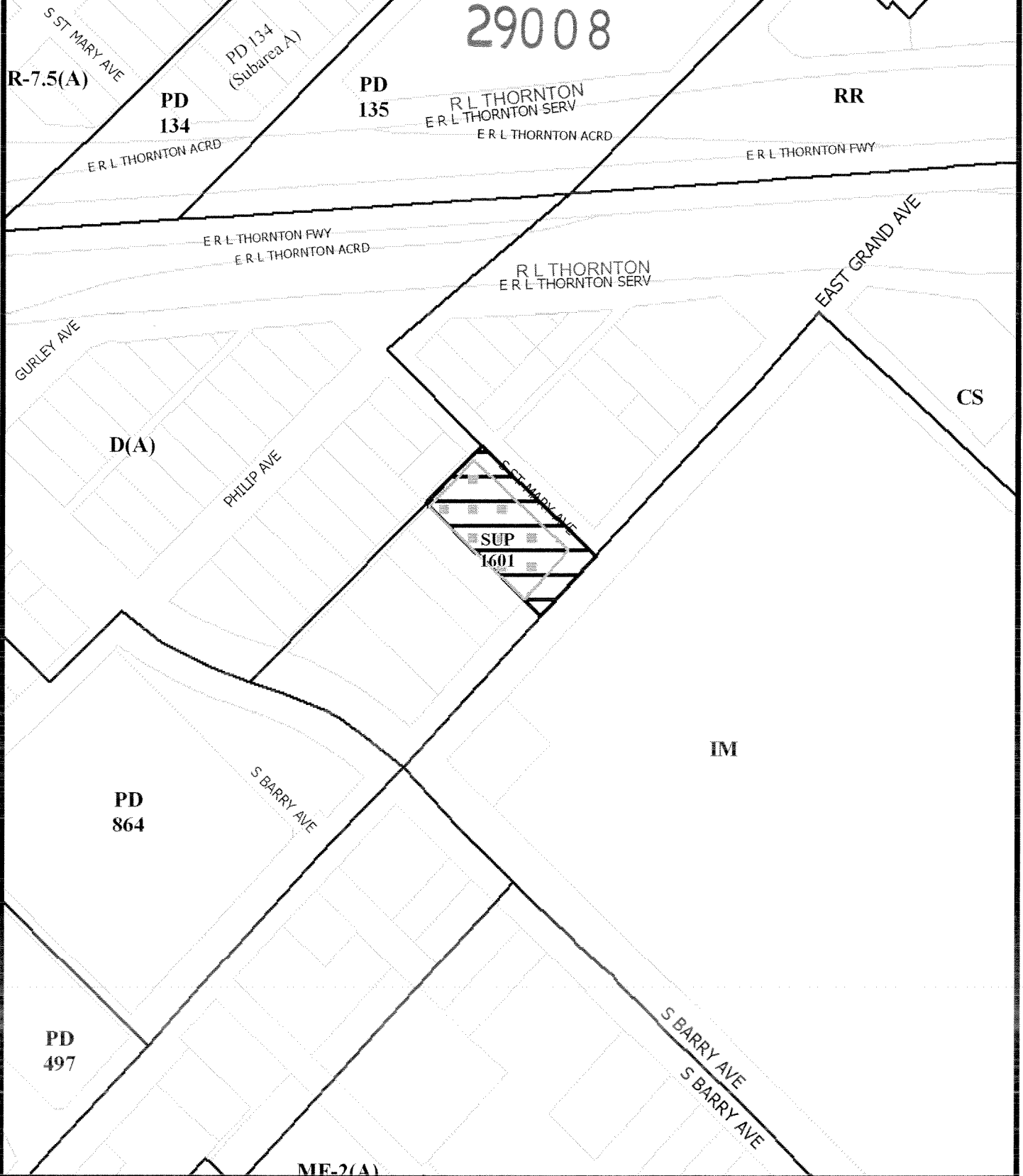
2/13-203/03

Approved  
City Plan Commission  
April 4, 2013

Specific Use Permit  
No. 1601

130885

29008



1:2,400

## ZONING AND LAND USE

Case no: Z123-203

Date: 3/19/2013