

ORDINANCE NO. 29031

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. 619:

BEING Lot 12 in City Block 94 located at the southwest corner of Pacific Avenue and Harwood Street; fronting approximately 75 feet on the south line of Pacific Avenue; fronting approximately 120 feet on the west line of Harwood Street; and containing approximately 9,000 square feet of land,

to be used under Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to 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

29031

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 Planned Development District No. 619, to be used under Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall:

BEING Lot 12 in City Block 94 located at the southwest corner of Pacific Avenue and Harwood Street; fronting approximately 75 feet on the south line of Pacific Avenue; fronting approximately 120 feet on the west line of Harwood Street; and containing approximately 9,000 square feet of land.

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached first and second floor site plans. The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate on the second floor.
3. TIME LIMIT: This specific use permit expires on June 12, 2016.
4. DANCE FLOOR: Maximum dance floor area is 927 square feet.
5. FLOOR AREA: Maximum floor area is 16,192 square feet.
6. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a dance hall may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
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.

29031

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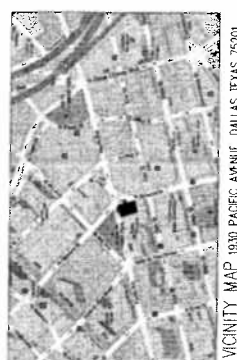
SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

BY _____
Assistant City Attorney

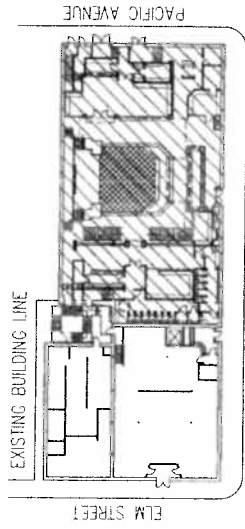
Passed JUN 12 2013



VICINITY MAP DALLAS, TEXAS 75201

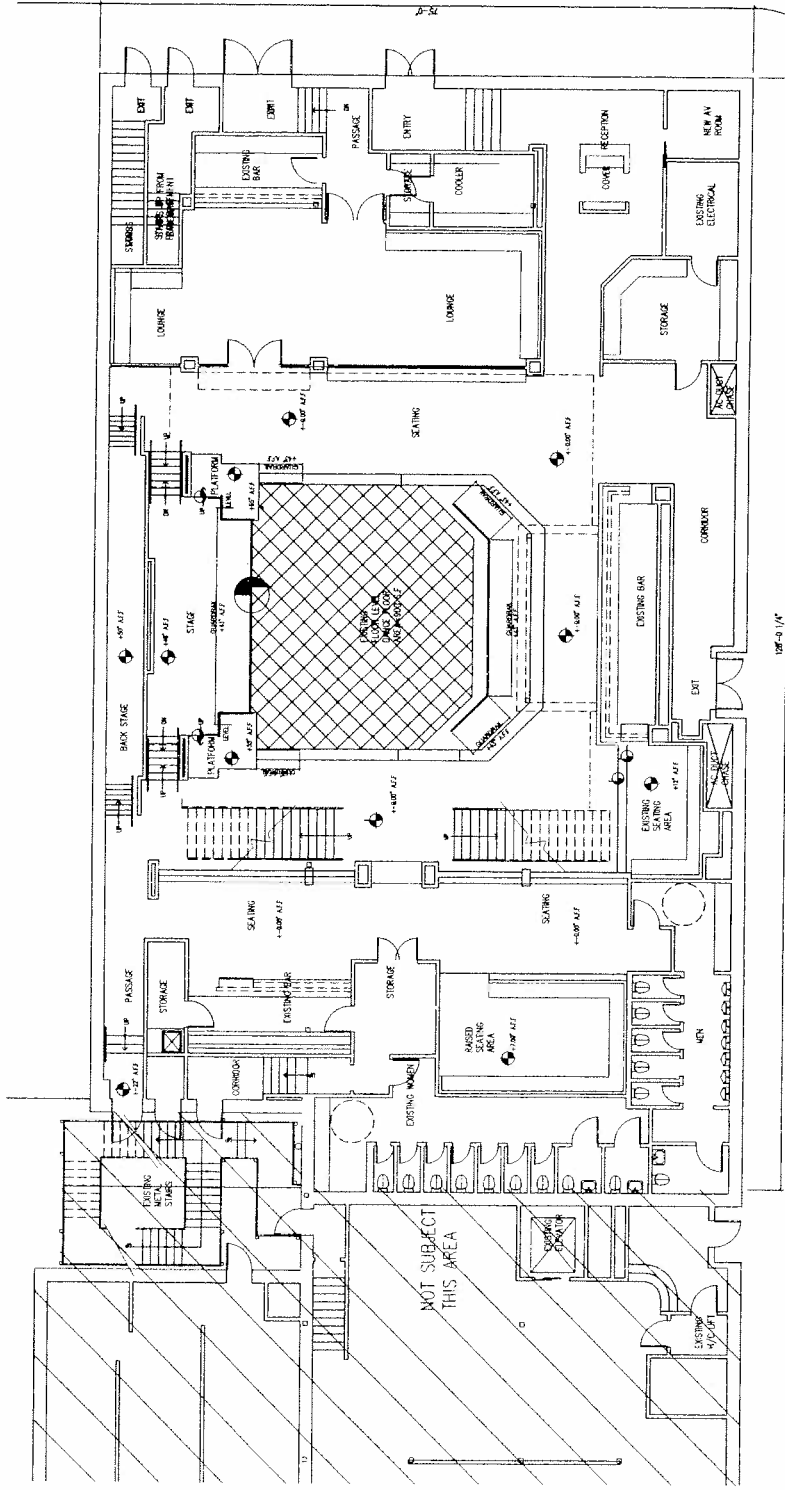
Specific Use Permit
No. 2029

Approved
City Plan Commission
April 18, 2013



KEY PLAN

1930 PACIFIC AVENUE, DALLAS TEXAS 75201
N.T.S.



AS BUILT FIRST LEVEL
9,393 S.F. 1ST FLOOR
TOTAL 16,192 S.F. OF BUILDING

HARDWOOD STREET

PACIFIC AVENUE

AS BUILT
MEDUSA
1530 PACIFIC AVENUE
DALLAS TX 75201

Site Plan
(2 of 2)

DATE: MAY 18, 2013
DRAWN BY: MEDUSA 01
PROJECT: AS-BUILT-2
SHEET: 2 OF 2

29031

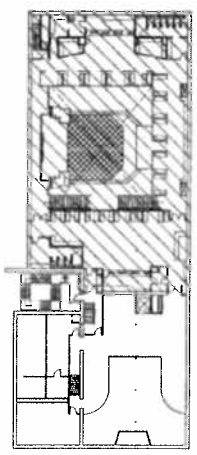
Z123-134(WE)



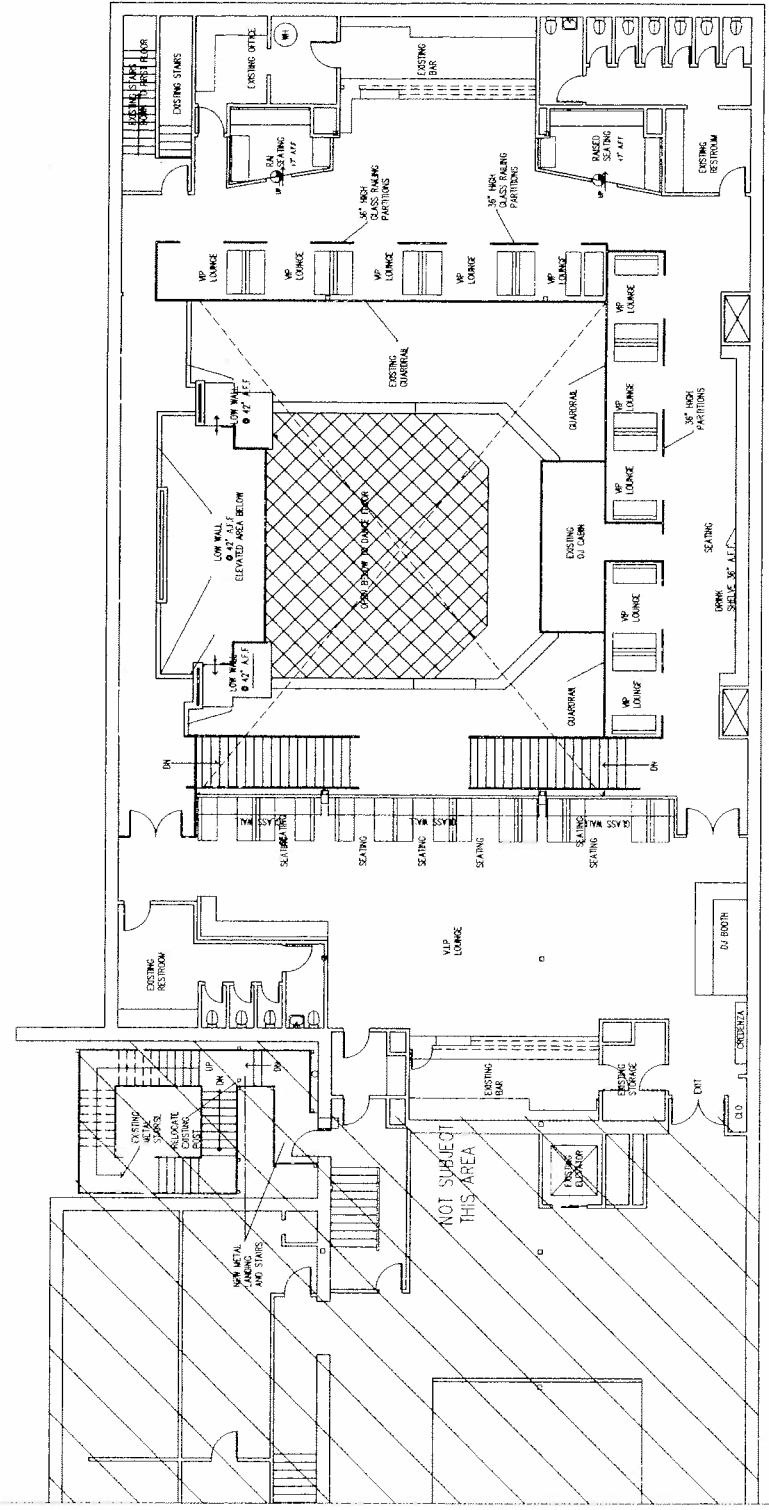
VICINITY MAP 1530 PACIFIC AVENUE, DALLAS TEXAS 75201

Specific Use Permit
No. 2029

Approved
City Plan Commission
April 18, 2013



KEY PLAN
1530 PACIFIC AVENUE, DALLAS TEXAS 75201
NTS.



01 AS BUILT SECOND LEVEL
6,799 S.F. 2ND FLOOR
SCALE: 3/8" = 1'-0"
DATE: MAY 18, 2013

29031



1:1,200

ZONING AND LAND USE

Case no: **Z123-134**

Date: **12/14/2012**