

ORDINANCE NO. 30582

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

BEING a portion of Lot 40 in City Block C/483; fronting approximately 50 feet on the north line of Elm Street west of Crowds Street; and containing approximately 0.114 acres,

to be used under Specific Use Permit No. 2252 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue; 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 property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”), which is presently zoned as Tract A within Planned Development District No. 269, to be used under Specific Use Permit No. 2252 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.

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 a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
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 August 9, 2019.
4. FLOOR AREA: The maximum floor area is 4,196 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern and inside commercial amusement limited to a live music venue may only operate from 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. ROOFTOP DECK:
  - A. The covered rooftop deck is limited to 1,869 square feet in the location shown on the attached site plan.
  - B. The uncovered rooftop deck is limited to 689 square feet in the location shown on the attached site plan.
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.

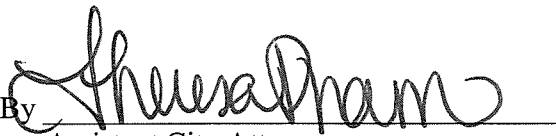
SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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:

LARRY E. CASTO, City Attorney

By   
Assistant City Attorney

Passed                     AUG · 9 2017

30582

GIS\_Approved

171216

**EXHIBIT A**

**BEING** part of Lot 40, Block C/483 of Eliza McCoy's Addition, an addition to the City of Dallas, Dallas County, Texas, being part of a tract of land conveyed to Elm Street Realty, Ltd., by deed recorded in Instrument No. 20080122937, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

**BEGINNING** at a point in the Northwest line of Elm Street, (a 60' R.O.W.), said point being the most Southerly corner of said Lot 40, same being the most Easterly corner of Lot 41 of said addition, an "x" cut in concrete found for corner;

**THENCE:** North 13 deg. 35 min. 30 sec. West, with the common line of said Lots 40 and 41, a distance of 100.00 feet to a point in the Southeast line of a 20' alley, same being the common Northerly corner of said Lots 40 and 41, a point for corner;

**THENCE:** North 76 deg. 45 min. 00 sec. East, with the said Southeast line of a 20' alley, a distance of 50.00 feet to the most Westerly corner of Lot 39 of said addition, same being the most Northerly corner of said Lot 40, a point for corner;

**THENCE:** South 13 deg. 35 min. 30 sec. East, with the common line of said Lots 39 and 40, same being with a Southwest line of a tract of land conveyed to Westdale Properties America, Ltd., by deed recorded in Instrument No. 201100043907, Official Public Records, Dallas County, Texas, a distance of 39.50 feet, a nail found for corner;

**THENCE:** South 76 deg. 45 min. 00 sec. West, with a Northwest line of said Westdale Properties American, Ltd. tract, a distance of 0.17 feet, a point for corner;

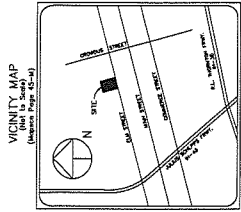
**THENCE:** South 13 deg. 19 min. 35 sec. East, with a Southwest line of said Westdale Properties America, Ltd. tract, a distance of 60.50 feet to a point in the said Northwest line of Elm Street, same being the most Southerly corner of said Westdale Properties American, Ltd. tract, an "x" cut in concrete found for corner;

**THENCE:** South 76 deg. 45 min. 00 sec. West, with the said Northwest line of Elm Street, a distance of 49.55 feet to the **PLACE OF BEGINNING** and **CONTAINING** 4,981 square feet or 0.114 acres of land.

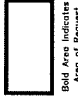
Site Plan

Specific Use Permit  
No. 2252

30582  
171216



2715 Elm Street (The Green Room)  
Area of 1st Floor = 2,327 Sq. Ft.  
Covered Rooftop Deck Area = 1,746 Sq. Ft.  
Uncovered Rooftop Deck Area = 1,746 Sq. Ft.  
Berthroom Area = 127 Sq. Ft.  
Total Rooftop Area = 2,558 Sq. Ft.

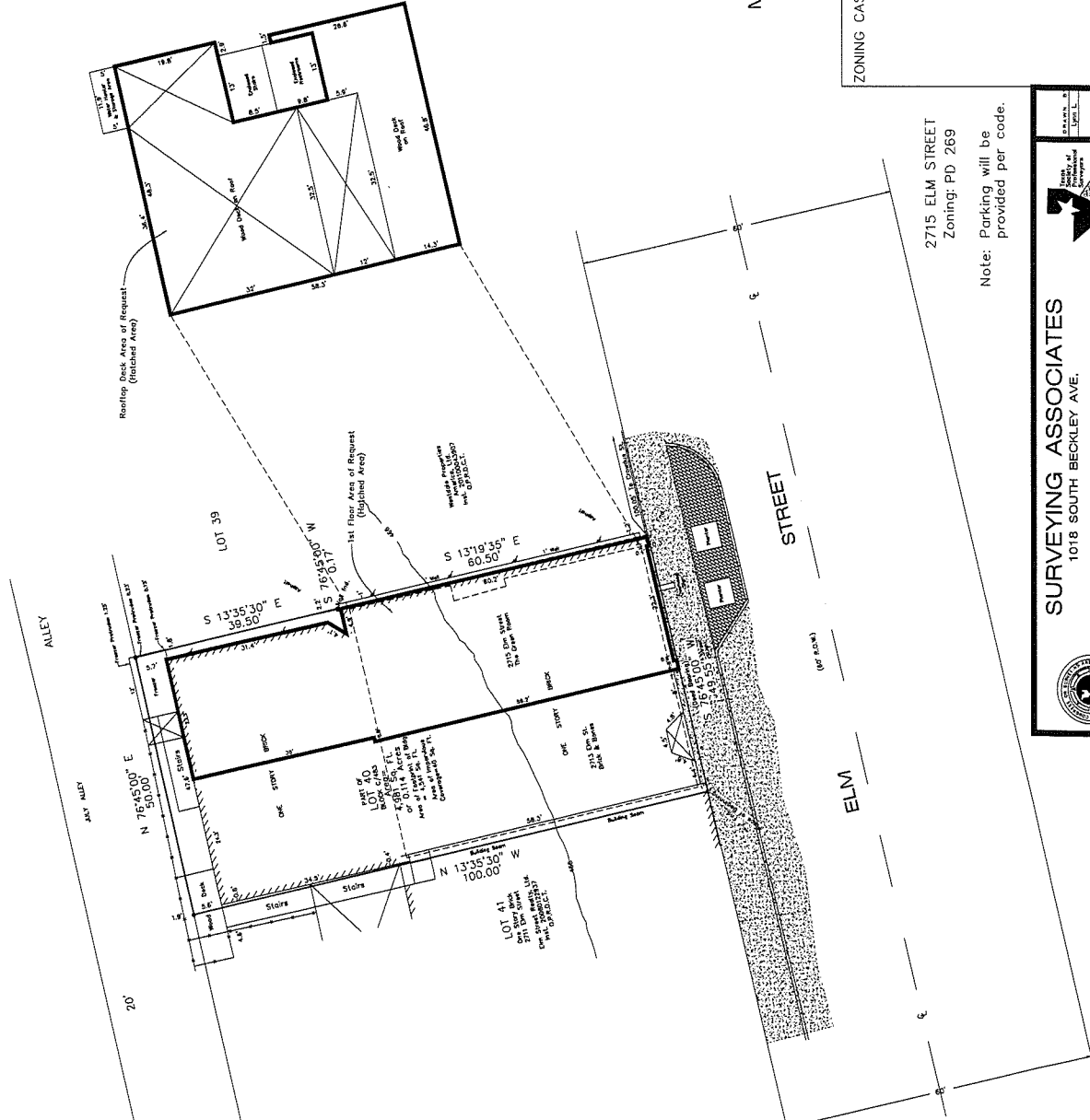


**SITE PLAN**  
THE GREEN ROOM  
2715 ELM STREET  
DALLAS, TX. 75226  
Part of LOT 40, BLOCK C/488  
ELIZA MCCOY'S ADDITION  
Volume 150, Page 407  
Map Records, Dallas County, Texas

A METES AND BOUNDS SURVEY ACCOMPANIES THIS SITE PLAN

OCTOBER 22, 2016  
Prepared: JUNE 13, 2017  
Revised: JUNE 13, 2017  
Printed: JUNE 14, 2017

ZONING CASE NO. 2167-277



2715 ELM STREET  
Zoning: PD 269

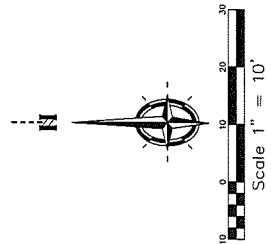
Note: Parking will be provided per code.

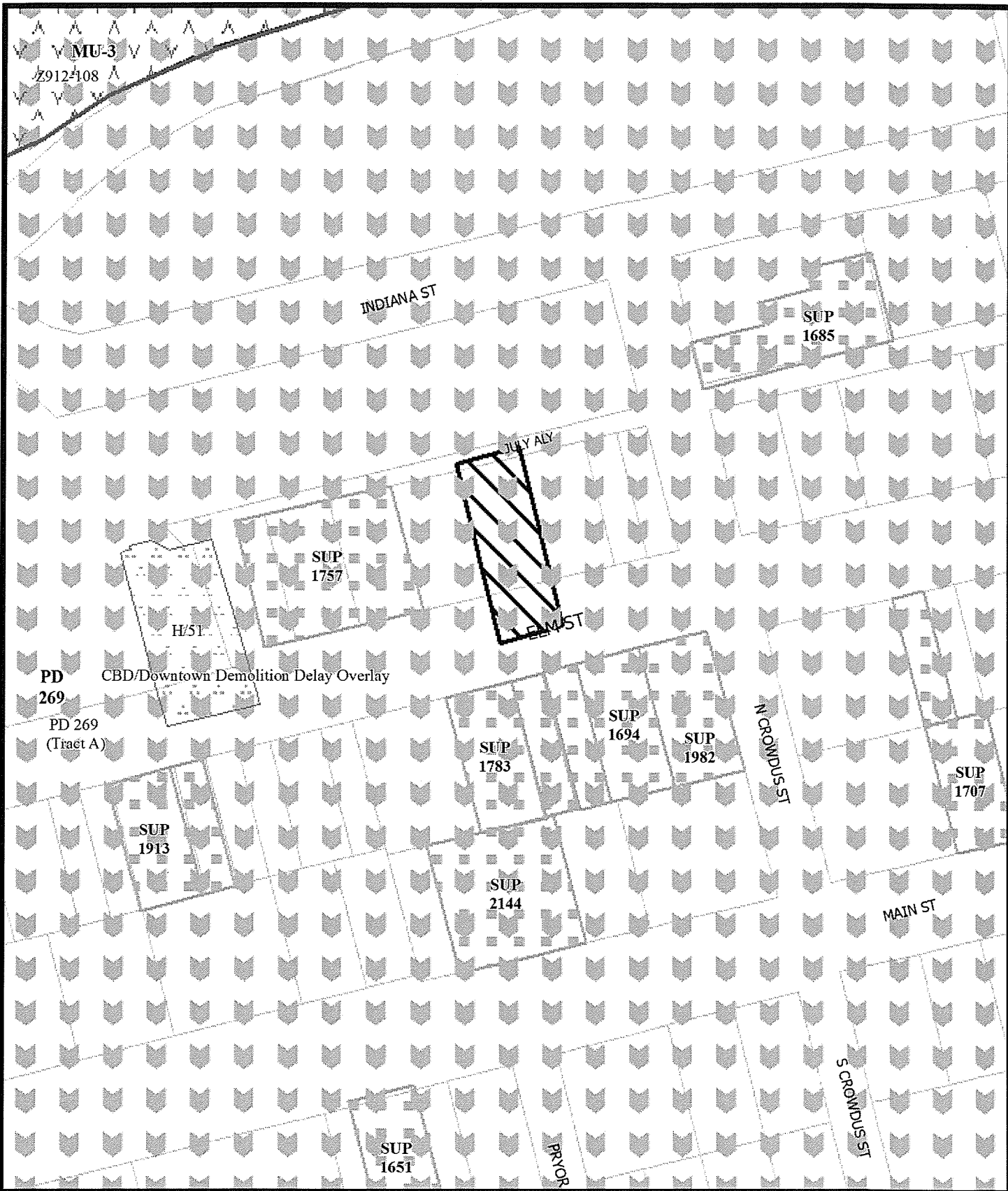
**SURVEYING ASSOCIATES**  
1018 SOUTH BECKLEY AVE.  
DALLAS, TEXAS 75203  
PHONE (214) 948-3324  
FAX (214) 948-7540  
Email: Brychlik@SASUR.net

**LEGEND**

CONCRETE FOOTING
JOINT FOOTING
BASEL
WASSEL
SPARCEL
STAKE

Approved  
City Plan Commission  
June 22, 2017





1:1,200

# ZONING MAP

Case no: Z167-277

Date: 5/10/2017



## 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 AUG 9 2017

ORDINANCE NUMBER 30582

DATE PUBLISHED AUG 12 2017

ATTESTED BY: