

6-25-19

ORDINANCE NO. 31260

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 (Deep Ellum/Near East Side District):

BEING a portion of Lot 9 in City Block 10/812; fronting approximately 25 feet along the southwest line of Exposition Avenue northwest of Parry Avenue; and containing approximately 0.07 acre, to be used under Specific Use Permit No. 2341 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,

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. 2341 for a bar, lounge, or tavern.

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 expires on June 26, 2021.
4. MAXIMUM FLOOR AREA: The maximum floor area for the bar, lounge, or tavern is 1,300 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 11:00 a.m. and 2:00 a.m. (the next day) on Saturday.
6. OUTSIDE SPEAKERS: Outside speakers and outside amplified sound are 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 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:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

JUN 26 2019

Passed _____

EXHIBIT A

Being the East 25 feet of Lot 9, of Block 10/812 of Exposition Park Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 106, Page 203, of the Deed Records, Dallas County, Texas, same being a portion of that tract of land conveyed to Expo Park Partners, LTD., a Texas Limited Partnership, by deed recorded in Volume 2000074, Page 1691, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the West corner of Lot 10 and being in the Northeast line of a 15 foot alley of said Exposition Park Addition, from which a building corner bears South 66 degrees 07 minutes 20 seconds East, a distance of 1.46 feet for witness;

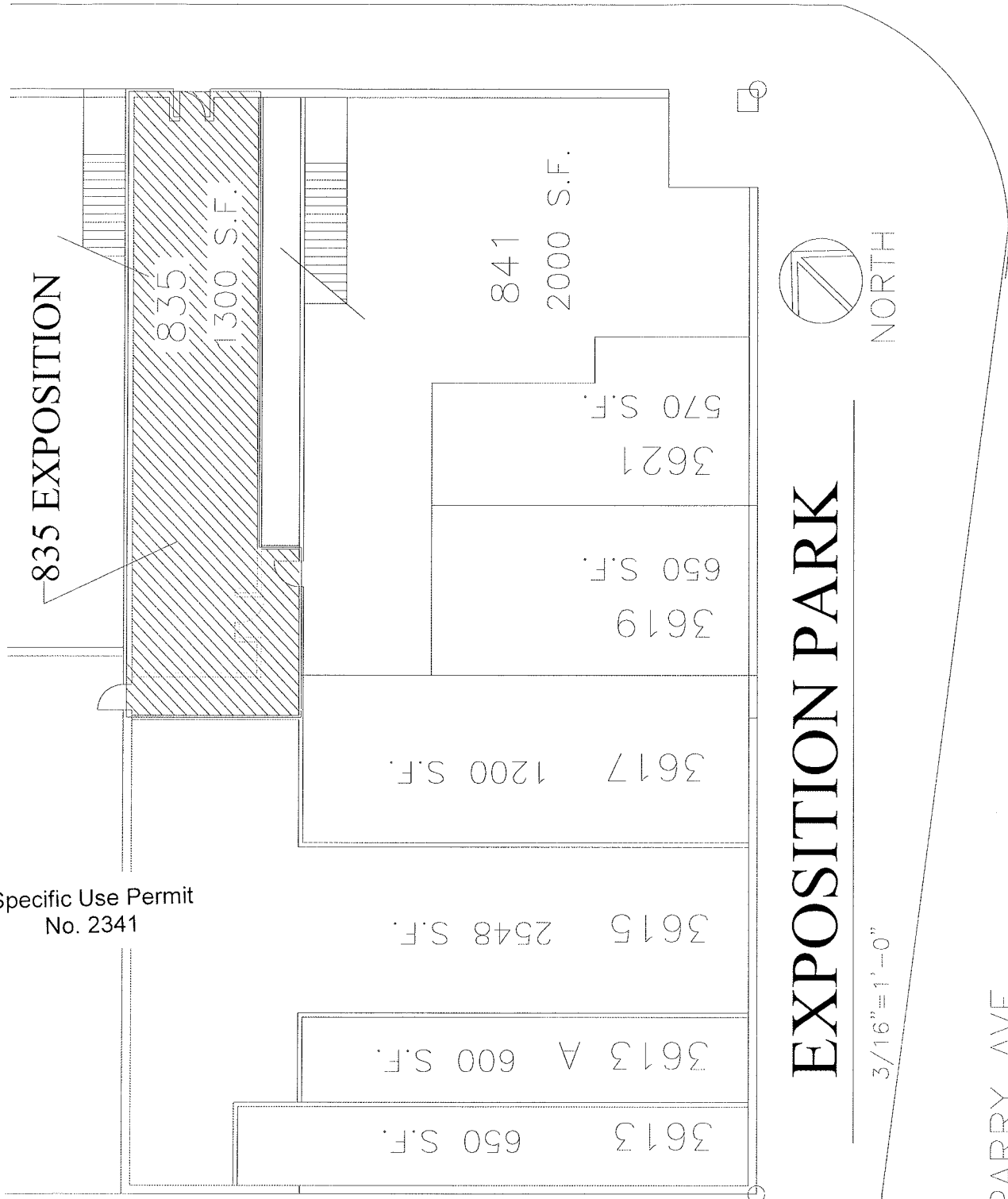
THENCE North 60 degrees 00 minutes 00 seconds West, along the Northeast line of said 15 foot alley, a distance of 25.00 feet to a point for corner, said corner being the South corner of the remainder of Lot 9, from which a building corner bears North 89 degrees 28 minutes 35 seconds East, a distance of 0.39 feet for witness;

THENCE North 30 degrees 00 minutes 00 seconds East, along the Southeast line of the remainder of said Lot 9, a distance of 130.00 feet to a point for corner, said corner being the East corner of the remainder of said Lot 9 and being in the Southwest line of Exposition Avenue (60 foot right-of-way), from which a building corner bears North 85 degrees 59 minutes 28 seconds East, a distance of 0.69 feet fro witness;

THENCE South 60 degrees 00 minutes 00 seconds East, along the Southwest line of said Exposition Avenue, a distance of 25.00 feet to a point for corner, said corner being the North corner of aforesaid Lot 10, from which a building corner found bears South 72 degrees 34 minutes 08 seconds East, a distance of 1.68 feet for witness;

THENCE South 30 degrees 00 minutes 00 seconds West, along the Northwest line of said Lot 10, a distance of 130.00 feet to the POINT OF BEGINNING and containing 3,250 square feet or 0.07 acres of land.

EXPOSITION



Specific Use Permit
No. 2341

ALLEY

Approved
City Plan Commission
May 16, 2019

31260

191049

H/98
COMMERCE ST.

H/3

EXPOSITION AVE

PD 269
(Tract A)

SUP
1691

PD
269

SUP
1692

SUP
1598

1ST AVE

H/33

CS

PARRY AVE

PARRY AVE

PARRY AVE

1ST AVE



1:1,200

ZONING MAP

Case no: Z189-222

Date: 4/4/2019



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 JUN 26 2019

ORDINANCE NUMBER 31260

DATE PUBLISHED JUN 29 2019

ATTESTED BY: