

7-22-19

ORDINANCE NO. 31298

An ordinance amending Ordinance No. 30423, passed by the Dallas City Council on April 12, 2017, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 2238 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a private club-bar; amending the conditions in Section 2 of that ordinance; providing a revised site plan; 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 amendment to Specific Use Permit No. 2238; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 2238; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 30423 are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to [~~a bar, lounge, or tavern and~~] a private club-bar.
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 28, 2024 [~~April 12, 2020~~], but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum total floor area for a private club-bar is 1,357 square feet.
  - A. The maximum indoor floor area is 1,007 square feet.
  - B. The maximum floor area for an outdoor covered patio is 350 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to [~~a bar, lounge, or tavern or~~] a private club-bar may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. OUTDOOR SPEAKERS:
  - A. Outdoor speakers may be installed a minimum of six feet and a maximum of 40 feet from the east line of Tyler Street.
  - B. Outdoor speakers must be installed to face downward toward the ground.
  - C. Outdoor speakers may only operate between 11:00 a.m. and 10:00 p.m., Monday through Sunday.
7. ROOFTOP PATIO: A rooftop patio is prohibited [~~The maximum outdoor patio area is 350 square feet~~].
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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 2. That the site plan attached to Ordinance No. 30423 is replaced by the site plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. 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 5. 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 6. 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

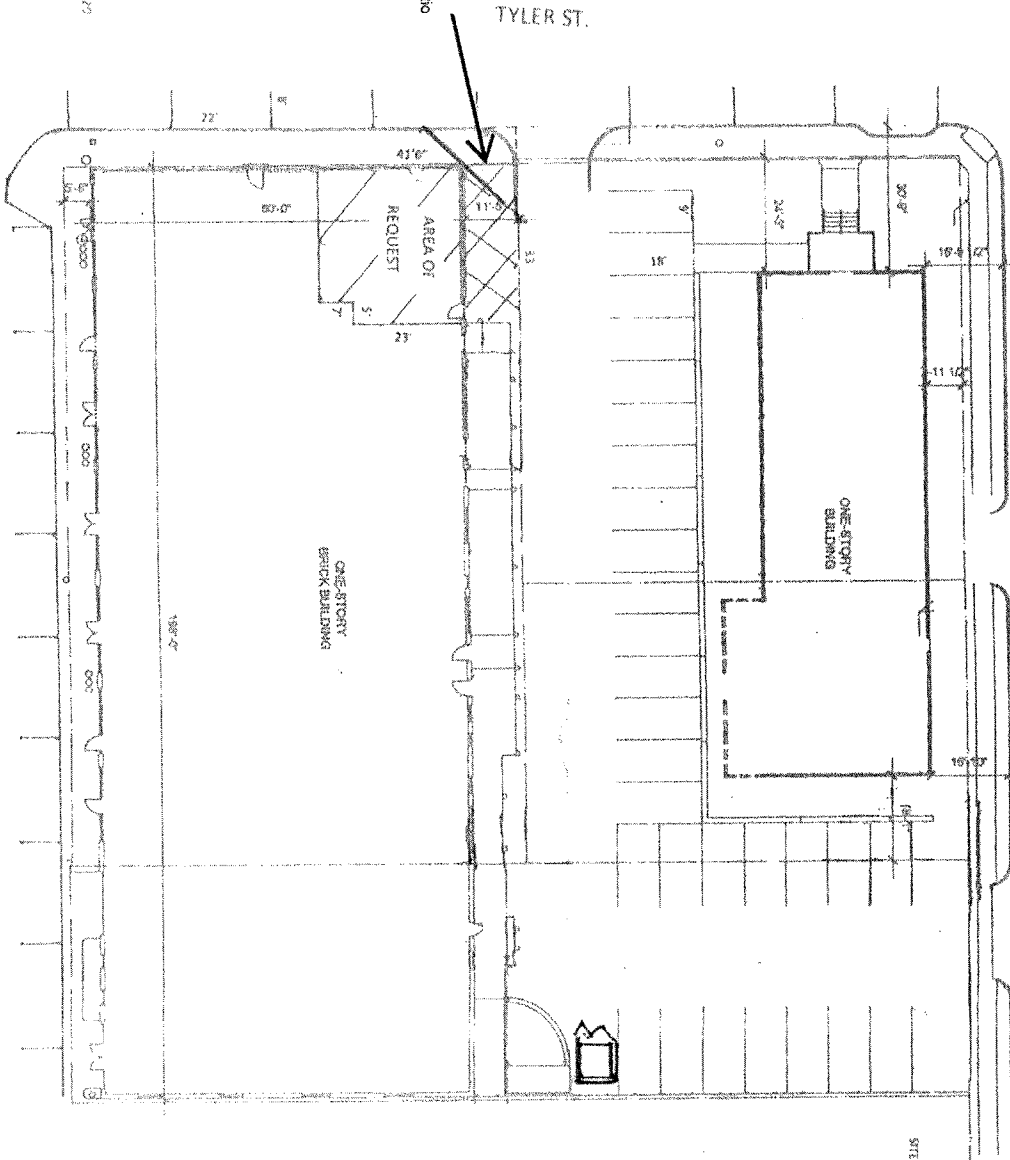
By Anna Lambert Holmes  
Assistant City Attorney

Passed \_\_\_\_\_

Specific Use Permit  
No. 2238

BDA 189-044: approval of special exception to  
visual obstruction regulations to allow covered patio  
in proposed location; April 16, 2019

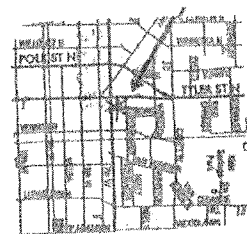
Existing on-street parking along Tyler  
Street will be removed after approved  
two way conversion of Tyler Street is  
completed



SCALE: 1"=20'

DAVIS ST.

TYLER ST.

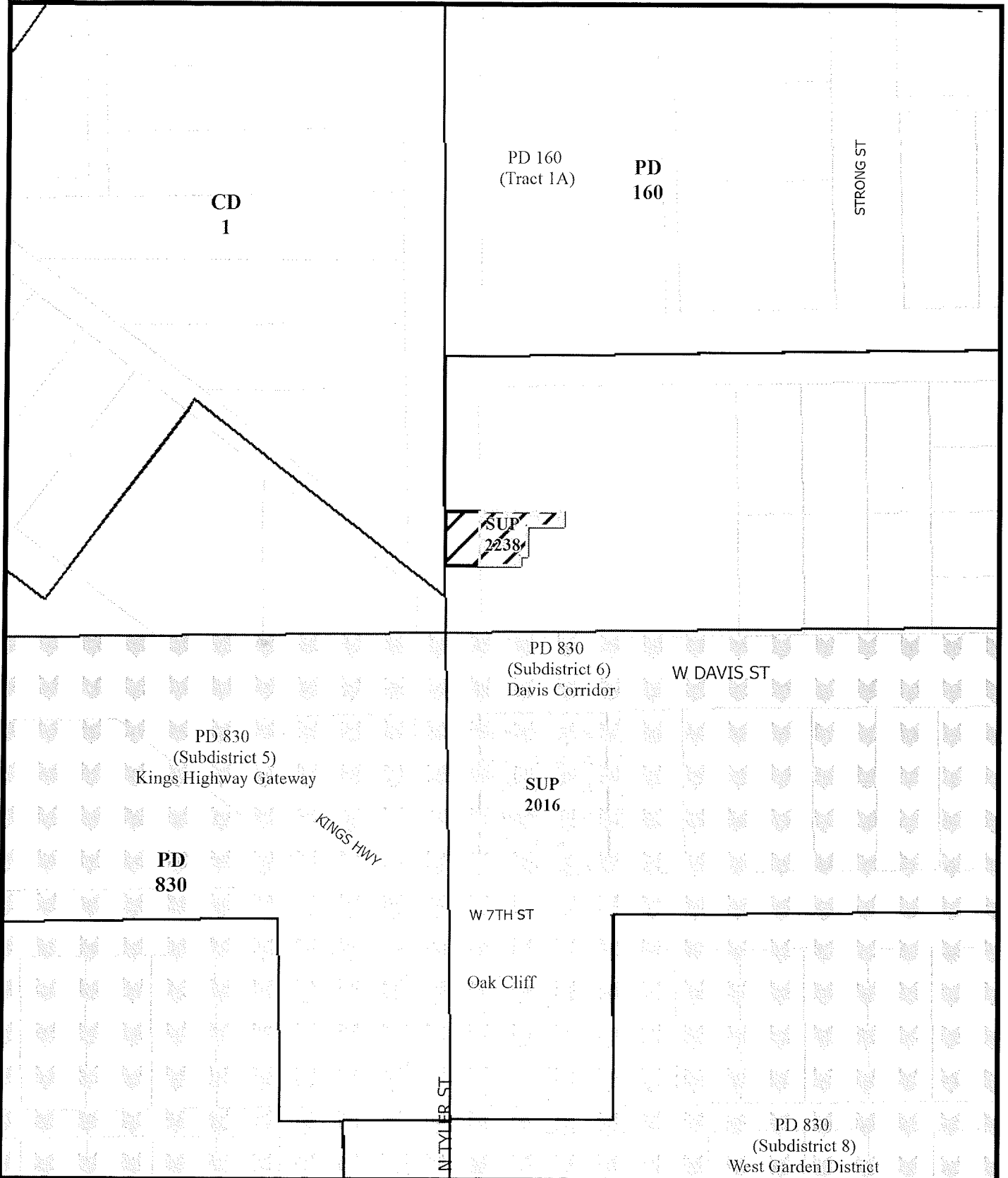


VICINITY MAP

- LEGEND:**
- PROPOSED USE: Academic/charitable establishment
  - AREA OF REQUEST: [Hatched pattern]
  - Floor Area: 1007 sq. ft.
  - Covered Patio: 350 sq. ft. [Hatched pattern]
  - REQUIRED PARKING: 14 [Hatched pattern]
  - PROVIDED PARKING: 14 [Hatched pattern]

SITE PLAN Z189-258

Approved  
City Plan Commission  
July 11, 2019



1:1,200

# ZONING MAP

Case no: Z189-258

Date: 6/3/2019



## 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 AUG 28 2019

ORDINANCE NUMBER 31298

DATE PUBLISHED AUG 31 2019

ATTESTED BY: