

6-17-20

ORDINANCE NO. 31568

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subdistrict 1A within Planned Development District No. 714 (West Commerce Street/Fort Worth Avenue Special Purpose District):

BEING all of Lots 5 and 6 in City Block 6812; fronting approximately 110 feet along the east line of Hardwick Street approximately 180.64 feet south of Commerce Street; and containing approximately 0.2832 acres,

to be used under Specific Use Permit No. 2384 for a commercial amusement (inside); 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 Subdistrict 1A within Planned Development District No. 714, to be used under Specific Use Permit No. 2384 for commercial amusement (inside):

BEING all of Lots 5 and 6 in City Block 6812; fronting approximately 110 feet along the east line of Hardwick Street approximately 180.64 feet south of Commerce Street; and containing approximately 0.2832 acres.

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).
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 24, 2025.
4. HOURS OF OPERATION: The commercial amusement (inside) may only operate between 7:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: A minimum of 20 parking spaces are required on the Property. A minimum of 16 additional parking spaces may be provided remotely.
7. OUTDOOR SPEAKERS AND AMPLIFICATION: The use of outdoor speakers or sound amplification is limited to the rooftop deck only. Speaker location must direct sound to the south or east.
8. ROOFTOP DECK SCREENING: The rooftop deck must be screened on the north and west sides by a minimum eight-foot-tall solid screening wall.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. 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:

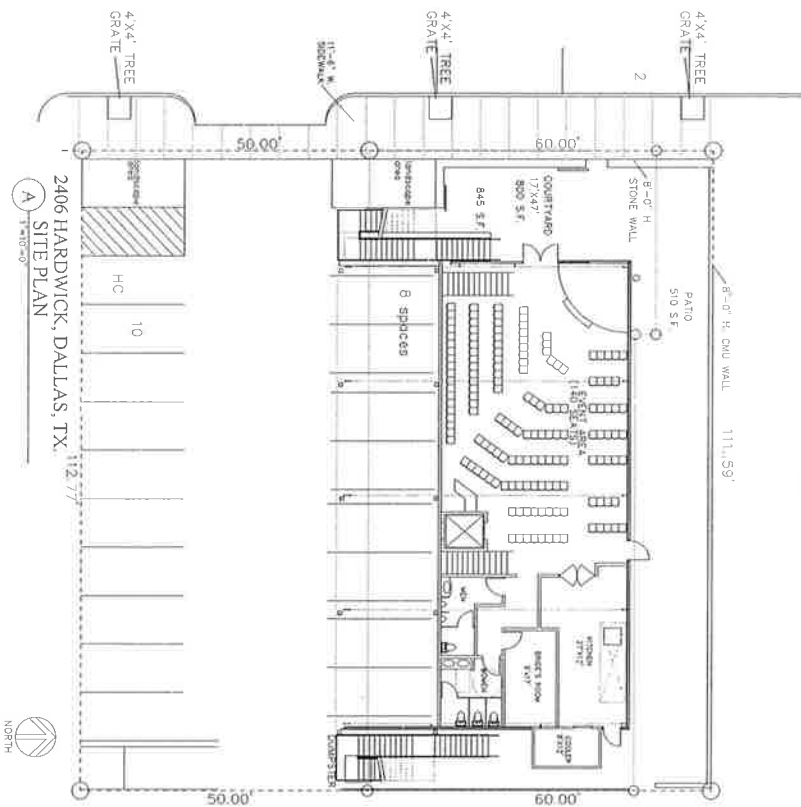
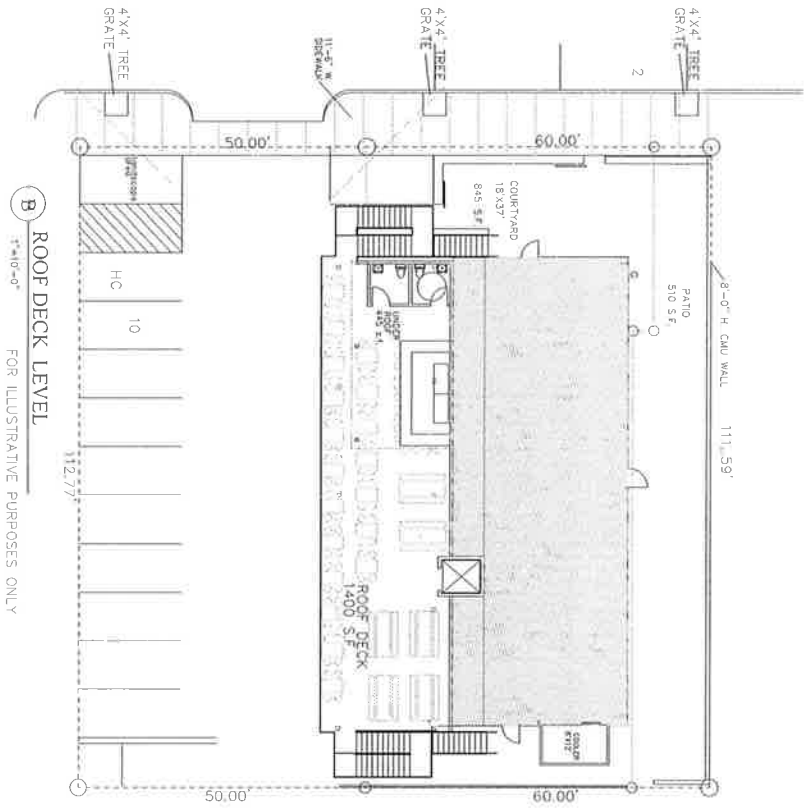
CHRISTOPHER J. CASO, City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

201043

31568

Passed JUN 24 2020



**SITE DATA**

PROPOSED USE	COMMERCIAL AMUSEMENT- EVENT FACILITY
SITE AREA	131.04 S.F./0.30 ACRE
TOTAL FLOOR AREA	4592 S.F. TOTAL FLOOR AREA
LOT COVERAGE	30%
PARKING REQUIRED: (7100 FOR MAIN ASSEMBLY AREA, 1200 FOR UNCOVERED FLOOR AREA)	2727 S.F. - 37 PARKING SPACES 1845 ROOFTOP PARKING SPACES 30 SPACES REQUIRED
PARKING PROVIDED	37 PROVIDED (21 ON SITE/16 REMOTE)

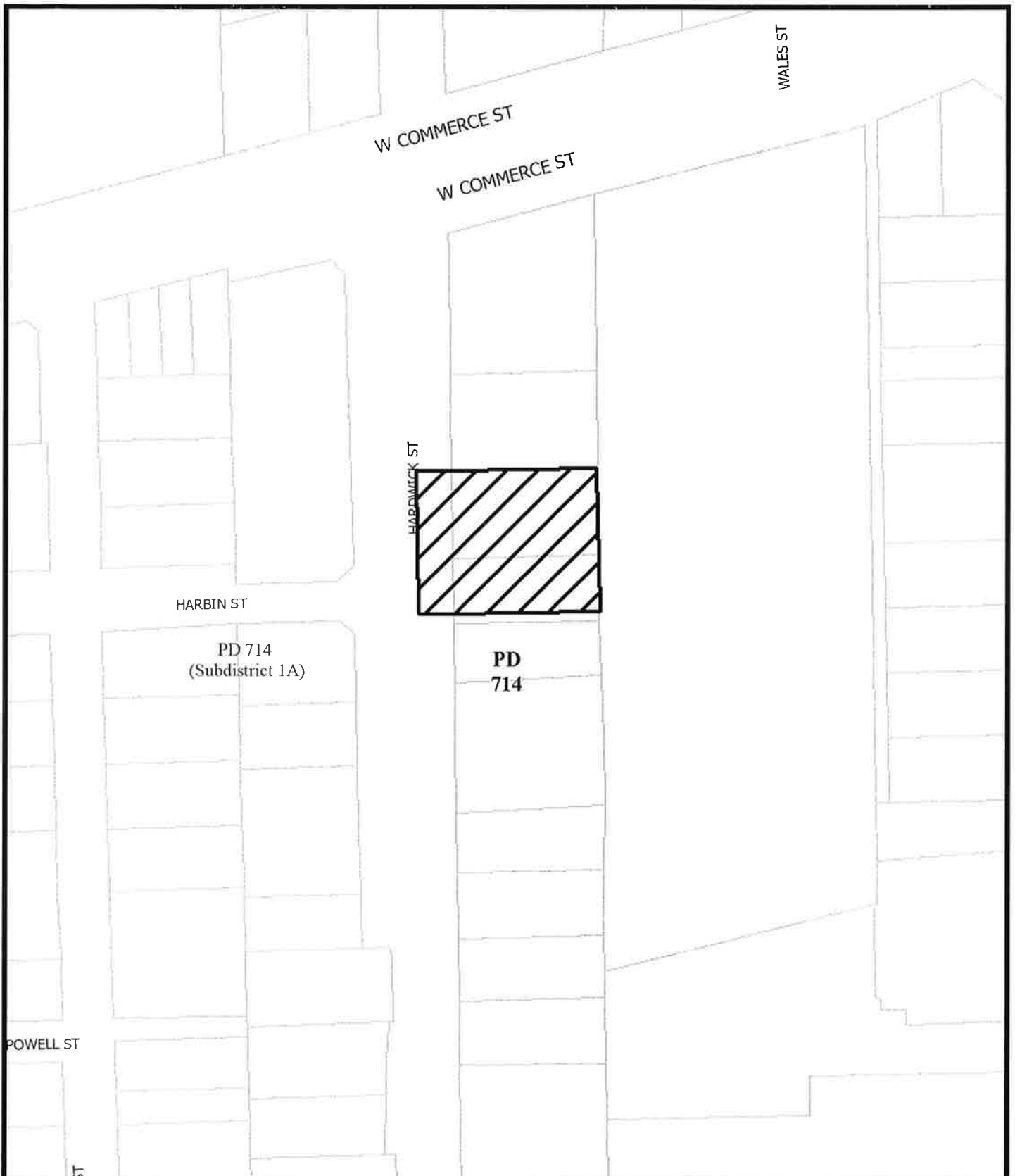


2406 HARDWICK STREET  
EVENT CENTER  
DALLAS, TEXAS

	4725 MIDWAY SUITE 1000 DALLAS, TEXAS 75220 214-596-1321
	DATE: 08/20/20 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]

31568

201043



1:1,200

# ZONING MAP

Case no: Z190-172

Date: 2/6/2020



**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.**

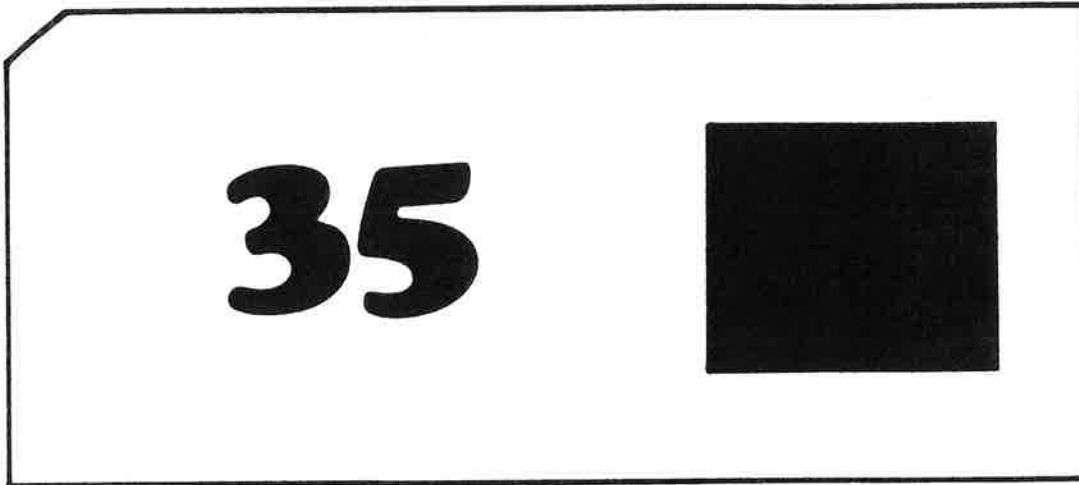
**DATE ADOPTED BY CITY COUNCIL** JUN 24 2020

**ORDINANCE NUMBER** 31568

**DATE PUBLISHED** JUN 27 2020

**ATTESTED BY:**

**NOTICE**



**THIS FILE INCLUDES ONE OR MORE 35MM APERTURE CARDS**