

FILE NUMBER: Z189-278(AM)

DATE FILED: May 24, 2019

LOCATION: Southwest corner of Pacific Avenue and North Harwood Street

COUNCIL DISTRICT: 14

MAPSCO: 45 L

SIZE OF REQUEST: ±0.3645 acres

CENSUS TRACT: 31.01

REPRESENTATIVE: Chris Valentine, Tailim Song Law Firm

APPLICANT: Old Town Ranchers, Inc.

OWNER: Kevin Kristian 2612, LLC

REQUEST: An application for the renewal of Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use, and an amendment to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern as an additional use on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029.

SUMMARY: The applicant proposes to continue the use of the property as a commercial amusement (inside) limited to a dance hall and to amend the existing Specific Use Permit to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern as an additional use.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 619 was created on June 12, 2002, as a result of several public and private studies that developed retail strategies for the Central Business District (CBD) area and promoted the downtown core as a “full time” activity area. Moreover, the goal was to encourage the development of retail and personal service uses in the area and create a mixed-use urban activity center.
- PD No. 619 contains 34 acres of land divided into 11 subdistricts, including vertical subdistricts, at, below, and above street level. A Specific Use Permit is required to operate a commercial amusement (inside) use and an alcoholic beverage establishment on both levels.
- On June 12, 2013, the City Council approved 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 for a three-year period, subject to a site plan and conditions. The SUP was renewed on May 25, 2016 with an amendment to exclude the alcoholic beverage establishment limited to a bar, lounge, or tavern on the second floor. SUP No. 2029 had an expiry date of May 25, 2019.
- The site is developed with a two-story building with 16,192 square feet of floor area. The first floor contains the 9,393 square feet for the commercial amusement (inside) limited to a dance hall use. The second floor contains the remaining 6,799 square feet of space. The purpose of the amendment is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on the second floor which is also used as a commercial amusement (inside) limited to a dance hall use.
- The existing site plan limits the dance floor to 927 square feet but includes the total maximum floor area of both floors for the commercial amusement (inside) limited to a dance hall use.

Zoning History: There have been three zoning change requests in the area within the last five years.

1. **Z178-123:** On June 13, 2018, the City Council approved the renewal of Specific Use Permit No. 1957 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 in an area bound by Pacific Avenue, St. Paul Street, Elm Street, and South Ervay Street.
2. **Z167-351:** On March 28, 2018, the City Council approved Tract C within Historic Overlay No. 48, the Harwood Historic District, to allow additional signage on property zoned Planned Development District No. 619, located on the northeast corner of St. Paul Street and Elm Street.
3. **Z145-334:** On December 9, 2015, the City Council approved SUP No. 2165 for a vehicle display, sales, and service use on property zoned a CA-1(A) Central Area District with a Core Pedestrian Overlay on the west corner of Olive Street and Live Oak Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Pacific Street	Local Street	80 feet
Harwood Street	Local Street	80 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding roadway system.

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Downtown Building Block.

The proposed zoning request meets the below goals and objectives of the Comprehensive Plan.

Urban Design Element**Goal 5.3** Establishing Walk-To Convenience

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other

Economic Element**Goal 2.3** Build a Dynamic and Expanded Downtown

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 619 & H/48	Bar, lounge or tavern and a dance hall
North	PD No. 619 & H/48	Park and local utilities station
East	PD No. 619 & H/48	Parking lot and office
South	PD No. 619 & H/48	Office and parking
West	PD No. 619 & H/48	Majestic Theater

Land Use Compatibility:

The approximately 0.3645 acre site is zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and contains Subdistricts A and C. The site is developed with a two-story building and is adjacent to office uses to the south, and The Majestic Theater to the west. Additional surrounding uses include a park, office uses, surface parking, and a utility installation.

The SUP was granted on June 12, 2013 and has been renewed continuously on a three-year time period since it was granted. The request to amend the SUP for a commercial amusement (inside) limited to a dance hall and the addition of a bar, lounge, or tavern use (as it was originally approved in the 2013 ordinance) is not foreseen to pose a detriment to the public health, safety, or general welfare of the public or surrounding properties. The establishment will only be open after normal business hours and will not impact any of the office uses which neighbor it. The overall use and operation will not change. As this has been an existing use, staff is supportive of the request.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA category but lies east of an 'E' MVA designated property on Pacific Street.

Police Report:

Staff obtained the Police Department reported offenses for a four-year time period, May 2016- January 2019. The list of offenses is provided below.

Crime Part 1 – Calls

Incident No.	Date	Time	Problem	Priority_Number	Priority_Description	Address
16-0829060	5/1/2016	3:00:00 PM	3 - General Service	VIP CLUB MEDUSA	1930 Pacific Ave	
16-0988997	5/23/2016	2:30:00 AM	2 - Urgent	MEDUSA NIGHT CLUB	1930 Pacific Ave	
16-1195363	6/19/2016	1:24:00 AM	2 - Urgent	MEDUSA NIGHTCLUB	1930 Pacific Ave	
16-1359168	7/10/2016	1:02:00 AM	2 - Urgent	MEDUSA NIGHT CLUB	1930 Pacific Ave	
16-1400269	7/16/2016	1:27:00 AM	2 - Urgent	MEDUSA NIGHT CLUB	1930 Pacific Ave	
16-1457021	7/24/2016	1:14:00 AM	2 - Urgent	MEDUSA	1930 PACIFIC AVE	
16-1603982	8/13/2016	2:08:00 AM	3 - General Service	MEDUSA NIGHT CLUB	1930 Pacific Ave	
16-1660972	8/21/2016	12:58:00 AM	4 - Non Critical	MEDUSA	Pacific Ave / Olive St	
16-1864352	9/18/2016	2:25:00 AM	2 - Urgent	MEDUSA NIGHT CLUB	1930 Pacific Ave	
16-2069551	10/17/2016	12:34:00 AM	2 - Urgent	MEDUSA CLUB	Pacific Ave / N Harwood St	
16-2069809	10/17/2016	1:59:00 AM	2 - Urgent	club medusa	Pacific Ave / N Harwood St	
16-2105601	10/22/2016	2:07:00 AM	2 - Urgent	MEDUSA NIGHT CLUB	1930 Pacific Ave	
16-2112805	10/23/2016	2:01:00 AM	2 - Urgent	MEDUSA	1930 PACIFIC AVE	
16-2433314	12/10/2016	2:10:00 AM	3 - General Service	CLUB MEDUSA	Pacific Ave / N Harwood St	
17-0047611	1/8/2017	3:18:00 AM	40/01 - Other	MEDUSA	2 - Urgent	1930 Pacific Ave
17-0091866	1/15/2017	2:51:00 AM	11V - Burg Motor Veh	MEDUSA	3 - General Service	1930 Pacific Ave
17-0287609	2/13/2017	12:53:00 AM	6X - Major Dist (Violence)	MEDUSA	2 - Urgent	Elm St / N Harwood St
17-0668169	4/9/2017	12:05:00 AM	23 - Parking Violation	CLUB MEDUSA	4 - Non Critical	1930 Pacific Ave
17-0668774	4/9/2017	1:50:00 AM	6X - Major Dist (Violence)	MADOOSA	2 - Urgent	1930 Pacific Ave
17-0999722	5/27/2017	12:21:00 AM	40 - Other	CLUB MEDUSO	3 - General Service	1930 Pacific Ave
17-1017129	5/29/2017	5:07:00 PM	40 - Other		3 - General Service	1930 Pacific Ave
17-1250775	7/2/2017	2:36:00 AM	11V - Burg Motor Veh	MEDUSA CLUB	3 - General Service	1930 Pacific Ave
17-1265652	7/4/2017	1:28:00 AM	08 - Intoxicated Person	MEDUSA CLUB	3 - General Service	1930 Pacific Ave
17-1398599	7/23/2017	12:35:00 AM	07 - Minor Accident	CLUB MEDUSA	3 - General Service	1930 Pacific Ave
17-1399551	7/23/2017	3:35:00 AM	40 - Other	MEDUSA CLUB	3 - General Service	1930 Pacific Ave
17-1439314	7/29/2017	2:04:00 AM	**PD Requested by Fire		2 - Urgent	1930 Pacific Ave
17-1485677	8/5/2017	12:27:00 AM	07 - Minor Accident		3 - General Service	1930 Pacific Ave
17-1539563	8/13/2017	2:41:00 AM	09V - UUMV	MEDUSA	4 - Non Critical	1930 Pacific Ave
17-1625895	8/26/2017	1:49:00 AM	40 - Other	MEDUSA NIGHT CLUB CR	3 - General Service	1930 Pacific Ave
17-1633143	8/27/2017	2:41:00 AM	6X - Major Dist (Violence)	MEDUSA	2 - Urgent	1930 Pacific Ave
17-1763737	9/15/2017	11:28:00 PM	40 - Other	CLUB MEDUSA	3 - General Service	1930 Pacific Ave
17-1866070	10/1/2017	2:20:00 AM	6X - Major Dist (Violence)	MEDUSA CLUB	2 - Urgent	1930 Pacific Ave
17-2022549	10/24/2017	2:57:00 AM	12B - Business Alarm	VIP CLUB (MEDUSA)	3 - General Service	1930 Pacific Ave
17-2095018	11/4/2017	1:07:00 AM	06 - Minor Disturbance	CLUB MEDUSA	4 - Non Critical	200 N Harwood St
17-2147920	11/12/2017	12:37:00 AM	6X - Major Dist (Violence)	THE MEDUSA BAR	2 - Urgent	N Harwood St / Olive St
17-2196209	11/19/2017	4:50:00 AM	09V - UUMV		4 - Non Critical	1930 Pacific Ave
17-2346211	12/13/2017	2:01:00 AM	31 - Criminal Mischief		4 - Non Critical	1930 Pacific Ave
17-2372521	12/17/2017	2:03:00 AM	6X - Major Dist (Violence)	CLUB MEDUSA	2 - Urgent	1930 PACIFIC AVE
18-0060500	1/10/2018	2:16:00 PM	12B - Business Alarm	*VIP CLUB	3 - General Service	1930 Pacific Ave
18-0118967	1/20/2018	12:22:00 AM	6X - Major Dist (Violence)	Medusa Dallas	2 - Urgent	1930 Pacific Ave
18-0126183	1/21/2018	2:02:00 AM	6X - Major Dist (Violence)	medusa	2 - Urgent	1930 Pacific Ave
18-0170018	1/28/2018	12:40:00 AM	31 - Criminal Mischief	MEDUSA	4 - Non Critical	1930 Pacific Ave
18-0185181	1/30/2018	3:05:00 PM	40/01 - Other	MEDUSA	2 - Urgent	201 N Harwood St
18-0259178	2/12/2018	12:26:00 AM	6X - Major Dist (Violence)	MEDUSA	2 - Urgent	1930 Pacific Ave
18-0382999	3/4/2018	12:34:00 AM	6X - Major Dist (Violence)	MEDUSA DALLAS	2 - Urgent	1930 Pacific Ave
18-0512949	3/24/2018	2:51:00 AM	11V/01 - Burg Motor Veh	CLUB MEDUSA	3 - General Service	1930 Pacific Ave
18-0520336	3/25/2018	2:19:00 AM	6X - Major Dist (Violence)	MEDUSA CLUB	2 - Urgent	1930 Pacific Ave
18-0746129	4/29/2018	2:02:00 AM	6X - Major Dist (Violence)	MEDUSA CLUB	2 - Urgent	1930 Pacific Ave
18-0888302	5/20/2018	2:11:00 AM	6X - Major Dist (Violence)	MEDUSA DALLAS	2 - Urgent	1930 Pacific Ave
18-1277361	7/15/2018	1:57:00 AM	6X - Major Dist (Violence)	CLUB MEDUSA	2 - Urgent	Pacific Ave / Olive St
18-1343843	7/25/2018	2:09:00 AM	12B - Business Alarm	VIP CLUB	3 - General Service	1930 Pacific Ave
18-1356220	7/26/2018	11:26:00 PM	12B - Business Alarm	MEDUSA	3 - General Service	1930 Pacific Ave
18-1417246	8/5/2018	3:00:00 AM	38 - Meet Complainant	MEDUSA DALLAS	4 - Non Critical	1930 Pacific Ave
18-1555496	8/26/2018	1:02:00 AM	07 - Minor Accident		3 - General Service	1930 Pacific Ave
18-1563222	8/27/2018	9:28:00 AM	12B - Business Alarm	VIP CLUB	3 - General Service	1930 Pacific Ave

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Crime Part 1 – Calls (Con't)

18-1772814	9/28/2018	5:33:00 PM	12B - Business Alarm	MEDUSA VIP CLUB	3 - General Service	1930 Pacific Ave
18-1822681	10/6/2018	2:06:00 AM	XA - Major Dist Ambulance	MEDUSA CLUB	2 - Urgent	1930 Pacific Ave
18-1962592	10/28/2018	1:54:00 AM	11V - Burg Motor Veh	MEDUSA CLUB	4 - Non Critical	1930 Pacific Ave
18-1964376	10/28/2018	10:04:00 AM	11V - Burg Motor Veh	MEDUSA	4 - Non Critical	1930 Pacific Ave
18-2172882	12/1/2018	2:31:00 AM	7X - Major Accident		2 - Urgent	1930 Pacific Ave
18-2265522	12/15/2018	11:36:00 PM	6X - Major Dist (Violence)	medusa	2 - Urgent	1930 Pacific Ave
18-2266038	12/16/2018	1:03:00 AM	30/01 - ODO w/Prisoner	MEDUSA CLUB	2 - Urgent	1930 Pacific Ave
19-0068511	1/12/2019	1:47:00 AM	6X - Major Dist (Violence)	MEDUSA NIGHT CLUB	2 - Urgent	1930 Pacific Ave
19-0116490	1/20/2019	2:15:00 AM	XA - Major Dist Ambulance	medusa	2 - Urgent	1930 Pacific Ave
19-0198769	2/3/2019	1:23:00 AM	6X - Major Dist (Violence)	MEDUSA DALLAS	2 - Urgent	1930 Pacific Ave
19-0236956	2/9/2019	2:21:00 AM	15 - Assist Officer	MEDUSA	1 - Emergency	1930 Pacific Ave
19-0237066	2/9/2019	2:46:00 AM	07 - Minor Accident	MEDUSA	3 - General Service	1930 Pacific Ave
19-0242207	2/9/2019	11:11:00 PM	07 - Minor Accident	MEDUSA	3 - General Service	Harwood St / Pacific Ave
19-0457860	3/16/2019	1:11:00 AM	40/01 - Other	MEDUSA	2 - Urgent	1930 Pacific Ave
19-0505120	3/23/2019	12:46:00 AM	40/01 - Other	MEDUSA NIGHT CLUB	2 - Urgent	1930 Pacific Ave
19-0552755	3/30/2019	1:49:00 AM	6X - Major Dist (Violence)	MEDUSA NIGHT CLUB	2 - Urgent	1930 Pacific Ave
19-0559154	3/31/2019	1:11:00 AM	XA - Major Dist Ambulance	MEDUSA NIGHT CLUB	2 - Urgent	1930 Pacific Ave
19-0590892	4/5/2019	12:44:00 AM	30/01 - ODO w/Prisoner	MEDUSA NIGHT CLUB	2 - Urgent	1930 Pacific Ave
19-0795729	5/5/2019	12:06:00 AM	6X - Major Dist (Violence)	CLUB MEDUSA	2 - Urgent	1930 Pacific Ave
19-0796770	5/5/2019	2:47:00 AM	07 - Minor Accident	MEDUSA CLUB	3 - General Service	1930 Pacific Ave
19-0945497	5/26/2019	2:25:00 AM	6X - Major Dist (Violence)	MEDUSA NIGHT CLUB	2 - Urgent	1930 Pacific Ave
19-1585602	8/24/2019	2:25:00 AM	6X - Major Dist (Violence)	MEDUSSA	2 - Urgent	1930 Pacific Ave
19-1887921	10/6/2019	2:01:00 AM	14 - Stabbing, Cutting	MEDUSA	1 - Emergency	1930 Pacific Ave
19-1887934	10/6/2019	2:01:00 AM	11V - Burg Motor Veh		4 - Non Critical	1930 Pacific Ave
19-2116095	11/9/2019	2:41:00 AM	09V - UUMV	madusa	4 - Non Critical	1930 Pacific Ave
19-2307534	12/8/2019	2:27:00 AM	7X - Major Accident	MEDUSA	2 - Urgent	1930 Pacific Ave
19-2354503	12/15/2019	2:04:00 AM	40/01 - Other	MEDUSA	2 - Urgent	CIFIC AVE / N PEARL EX
19-2399204	12/21/2019	11:50:00 PM	30 - Prisoner	MEDUSA NIGHT CLUB	3 - General Service	1930 Pacific Ave
19-2400204	12/22/2019	3:04:00 AM	7X - Major Accident	MEDUSA CLUB	2 - Urgent	1900 ELM ST
20-0000849	1/1/2020	12:40:00 AM	38 - Meet Complainant	MEDUSA CLUB	4 - Non Critical	1930 Pacific Ave
20-0003359	1/1/2020	3:33:00 AM	11V - Burg Motor Veh	MEDUSA NIGHT CLUB	4 - Non Critical	1930 Pacific Ave

Crime Part 2 - Offense

IncidentNum	Offincident	Premise	Address	Date1	Time1
147950-2016	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	6/19/2016	1:30:00 AM
REDACTED	SEX ASSAULT (RAPE)	Apartment Residence	1930 PACIFIC AVE	6/25/2016	8:00:00 PM
194491-2016	BMV	Parking Lot (All Others)	1930 PACIFIC AVE	8/13/2016	12:00:00 AM
207045-2016	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	1930 PACIFIC AVE	8/28/2016	1:00:00 AM
213252-2016	THEFT OF PROP > OR EQUAL \$100 BUT <\$750- NOT SHOPLIFT	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	9/4/2016	12:30:00 AM
249140-2016	ASSAULT (AGG) -SERIOUS BODILY INJURY	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	10/17/2016	12:30:00 AM
249140-2016	ASSAULT (AGG) -SERIOUS BODILY INJURY	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	10/17/2016	12:30:00 AM
290034-2016	THEFT FROM PERSON-PICKPOCKE	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	12/3/2016	11:30:00 PM
061237-2017	BMV	Parking Lot (All Others)	1930 PACIFIC AVE	3/17/2017	11:00:00 PM
131760-2017	ASSAULT (AGG) -SERIOUS BODILY INJURY	Outdoor Area Public/Private	1930 PACIFIC AVE	6/10/2017	11:00:00 PM
257642-2017	THEFT FROM PERSON-PURSE SNATC	Bar/NightClub/DanceHall ETC.	1930 PACIFIC	11/11/2017	2:00:00 AM
294954-2017	THEFT FROM PERSON	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	12/29/2017	11:00:00 PM
060734-2018	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	3/21/2018	11:00:00 PM
220358-2018	ASSAULT (AGG) -SERIOUS BODILY INJURY	Parking Lot (Park)	1930 PACIFIC AVE	10/6/2018	1:45:00 AM
220358-2018	ASSAULT (AGG) -SERIOUS BODILY INJURY	Parking Lot (Park)	1930 PACIFIC AVE	10/6/2018	1:45:00 AM
235610-2018	BMV	Parking Lot (Park)	1930 PACIFIC AVE	10/27/2018	11:20:00 PM
063281-2019	ASSAULT (AGG) -SERIOUS BODILY INJURY	Bar/NightClub/DanceHall ETC.	1930 PACIFIC AVE	3/31/2019	1:05:00 AM
RMS/NIBRS	801874-2019	2019	801874-2019-01	75201	DALLAS
RMS/NIBRS	203351-2019	2019	203351-2019-01	75201	DALLAS

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Crime Part 3 – Arrests

IncidentNum	ArrestNumber	ArArrestDate	ArArrestTime	ArLAddress	NIBRS_Crime	ChargeDesc
166559-2016	16-030442	7/10/2016	1:20:00 AM	1930 PACIFIC AVE	SIMPLE ASSAULT	ASSAULT -PUB SERV (LAW ENF) - BODILY INJURY ONLY
166559-2016	16-030442	7/10/2016	1:20:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
171089-2016	16-031092	7/16/2016	12:00:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
236450-2016	16-042466	10/2/2016	1:45:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
249189-2016	16-044606	10/17/2016	2:20:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
249189-2016	16-044607	10/17/2016	2:20:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
253639-2016	16-045325	10/22/2016	2:51:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
078707-2017	17-014319	4/9/2017	2:17:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
285516-2017	17-050232	12/17/2017	3:30:00 AM	1930 PACIFIC AVE	SIMPLE ASSAULT	ASSAULT -BODILY INJURY ONLY
285516-2017	17-050232	12/17/2017	3:30:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
051557-2018	18-008097	3/11/2018	5:00:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
268574-2018	18-043940	12/16/2018	1:35:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
027062-2019	19-004761	2/9/2019	2:41:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
027062-2019	19-004765	2/9/2019	2:41:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
027062-2019	19-004767	2/9/2019	2:41:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
066759-2019	19-011821	4/5/2019	1:30:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION	PUBLIC INTOXICATION
203351-2019	19-036771	10/6/2019	2:08:00 AM	1930 PACIFIC AVE	75201	ASSAULT (AGG) -DEADLY WEAPON
255875-2019	19-045643	12/22/2019	2:06:00 AM	1930 PACIFIC AVE	75201	PUBLIC INTOXICATION

Parking:

Parking must be provided in accordance to Planned Development District No. 619. No parking changes are being proposed with this request.

Landscaping:

Landscaping in this district must comply with all landscaping requirements set forth for the CA-1(A) Central Area District and should be consistent with any design guidelines for the district approved by City Council. However, the proposed use does not trigger any landscaping.

CPC ACTION:
February 20, 2020

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use, and an amendment to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern as an additional use for a three-year period, subject to conditions on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029, on the southwest corner of Pacific Avenue and North Harwood Street.

Maker: Garcia
Second: Schwope
Result: Carried: 13 to 1

For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Schultz,
Schwope, Murphy, Garcia, Rubin

Against: 1 - Housewright
Absent: 0
Vacancy: 1 - District 3

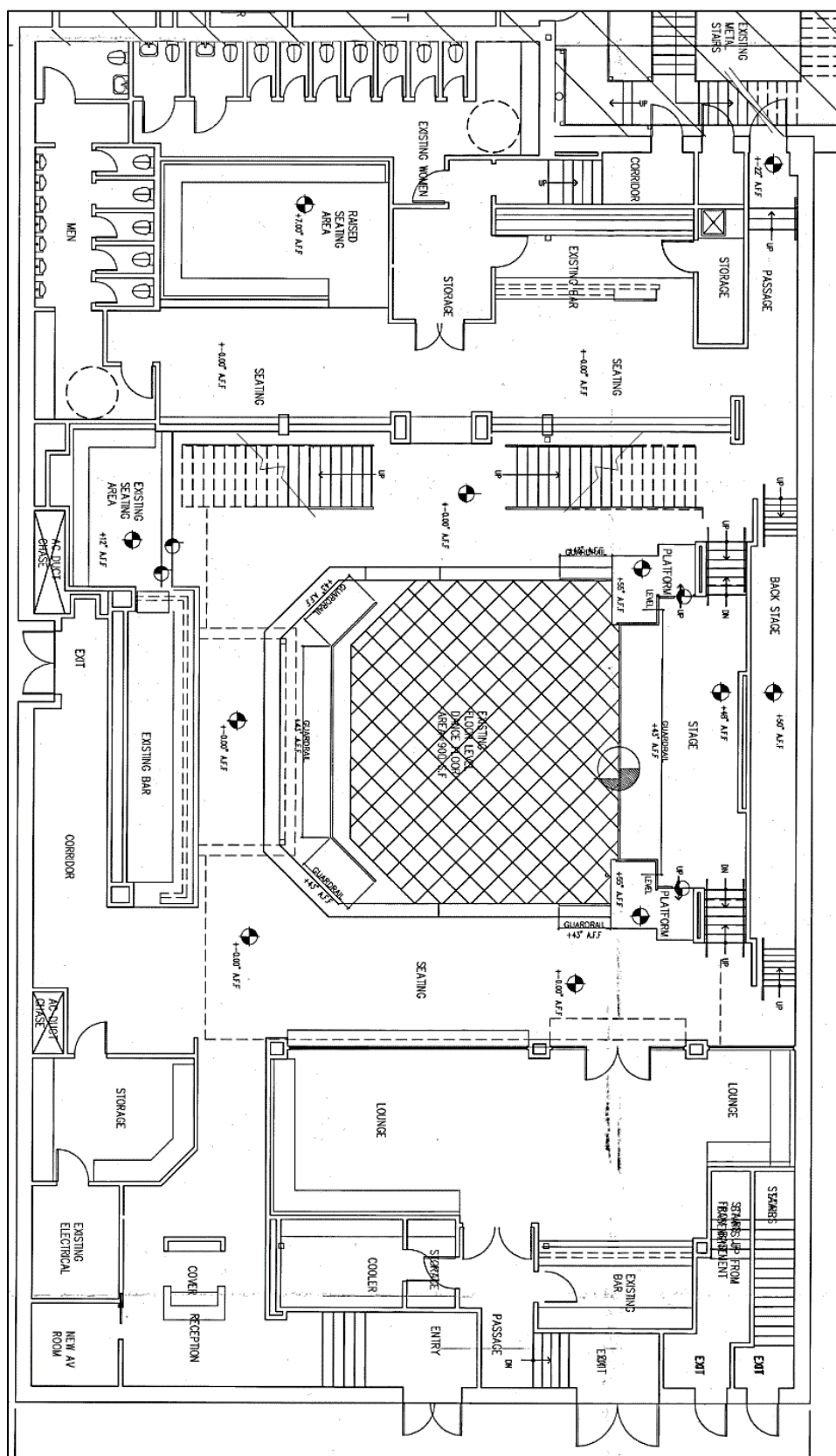
Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

Speakers: For: Chris Valentine, 8111 LBJ Freeway, Dallas, TX, 75251
Tailim Song, 8111 LBJ Freeway, Dallas, TX, 75251
Larry Friedman, 5301 Spring Valley Rd., Dallas, TX,
75248
Mike Casas, 5433 Monticello Ave., Dallas, TX, 75206
For (Did not speak): Lucio Cano, 4116 Glenhaven Blvd., Dallas, TX, 75211
Against: None

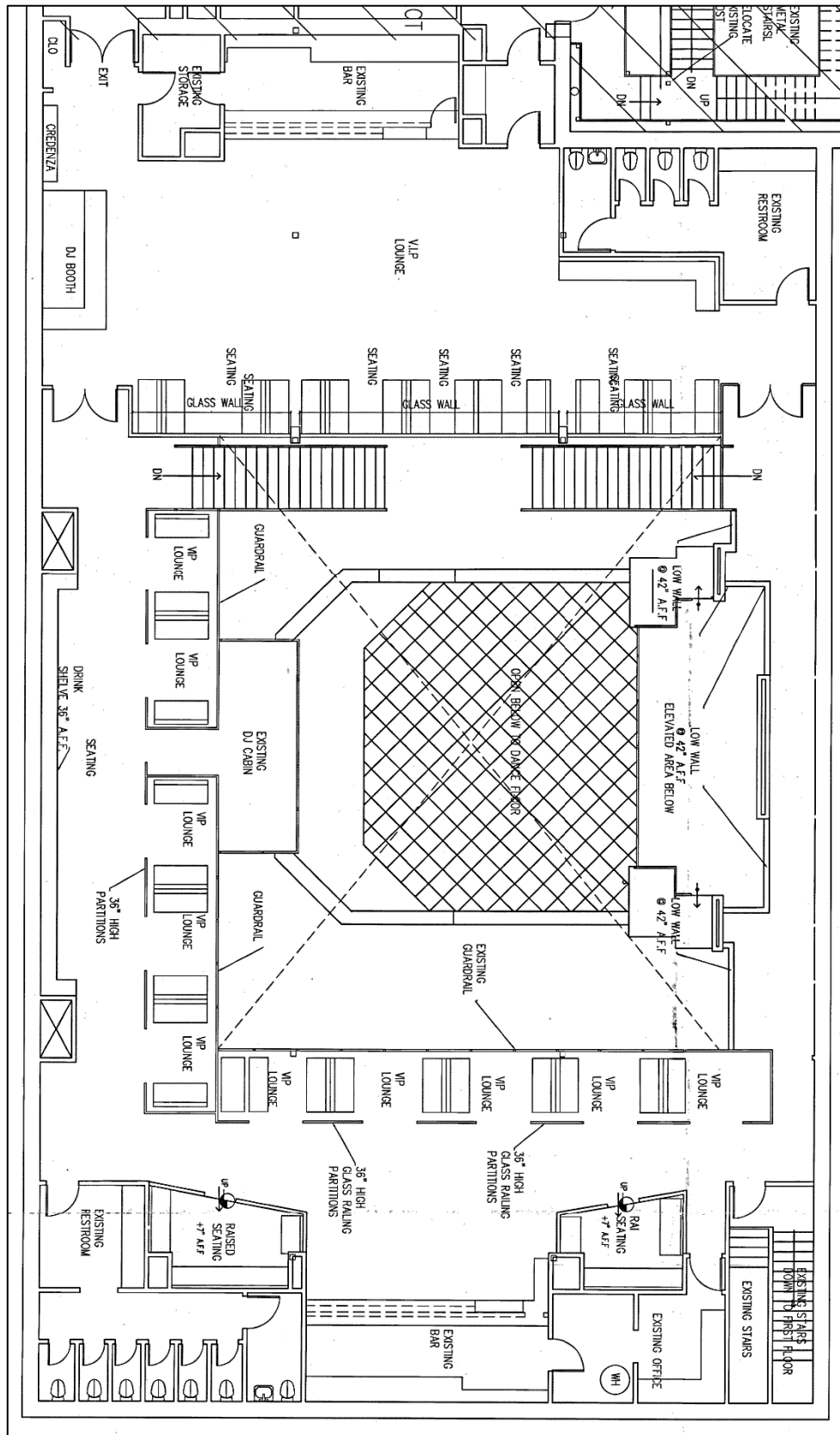
CPC Recommended Conditions

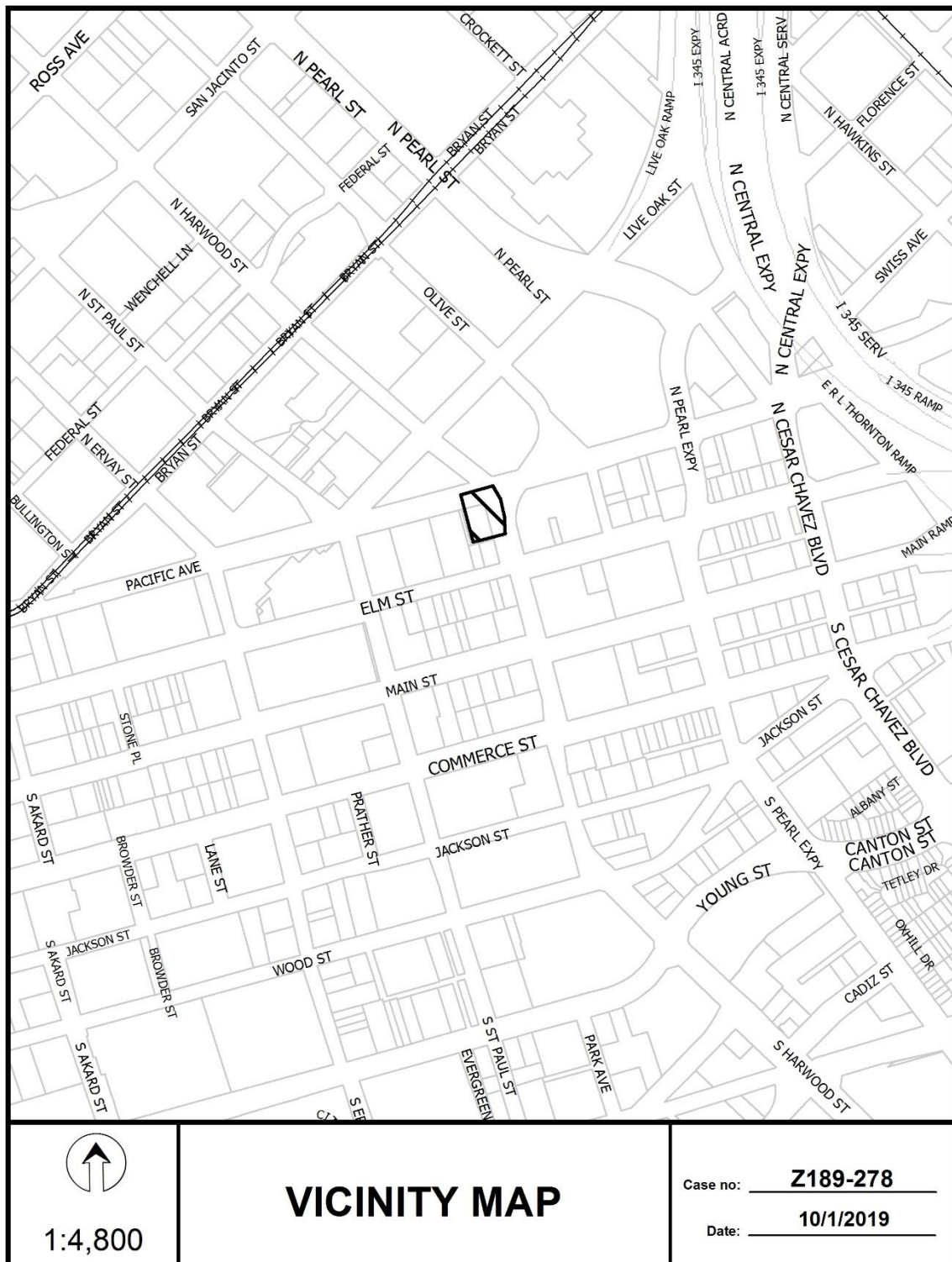
1. USE: The only uses authorized by this specific use permit are a commercial amusement (inside) limited to a dance hall and an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached first and second floor site plans.
3. TIME LIMIT: This specific use permit expires on [three years from the passage of this ordinance].
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 commercial amusement (inside) limited to a dance hall and the alcoholic beverage establishment limited to a bar, lounge, or tavern 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 on the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site Plan – First Floor (No changes)

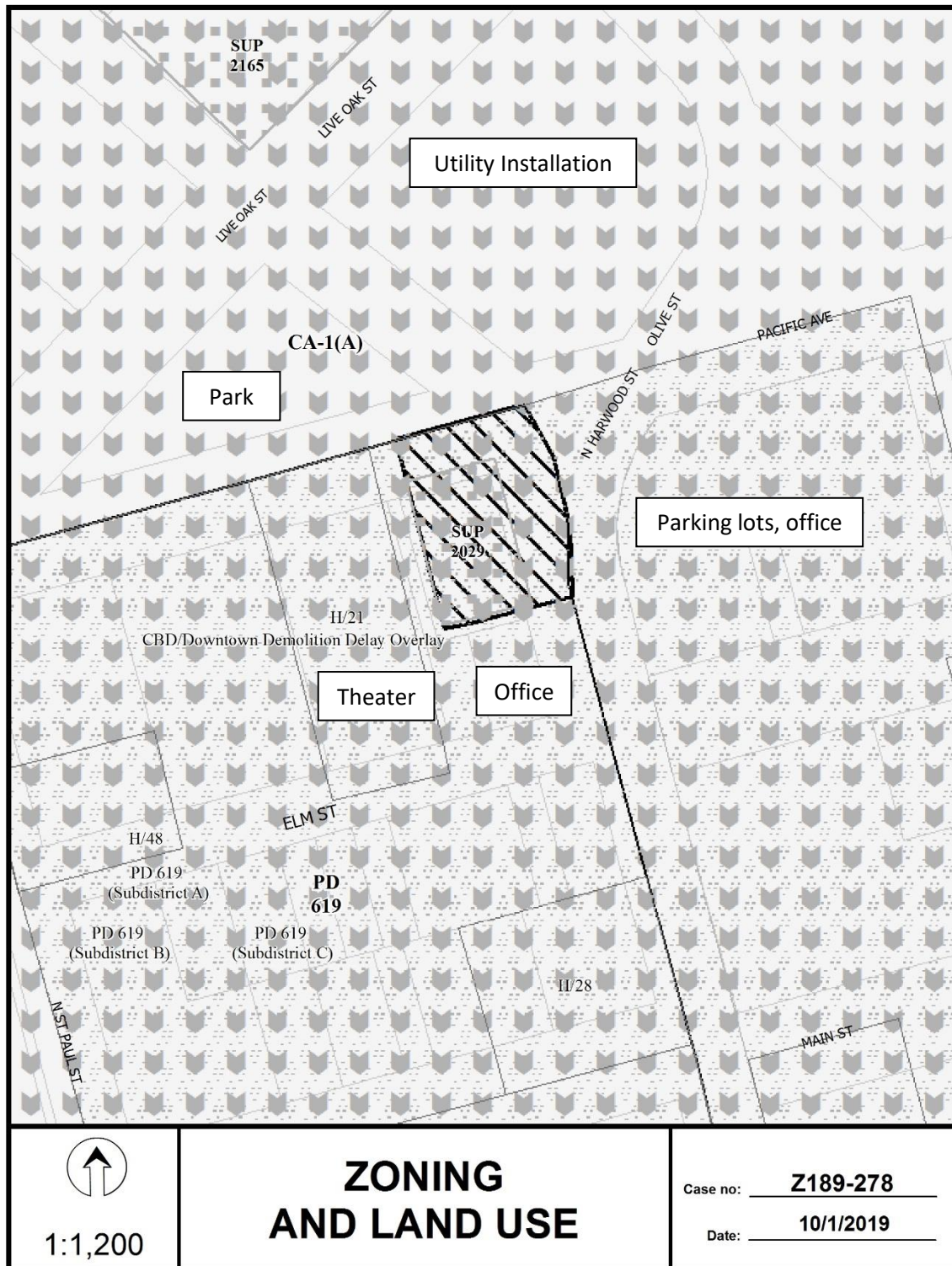


Existing Site Plan – Second Floor (No changes)

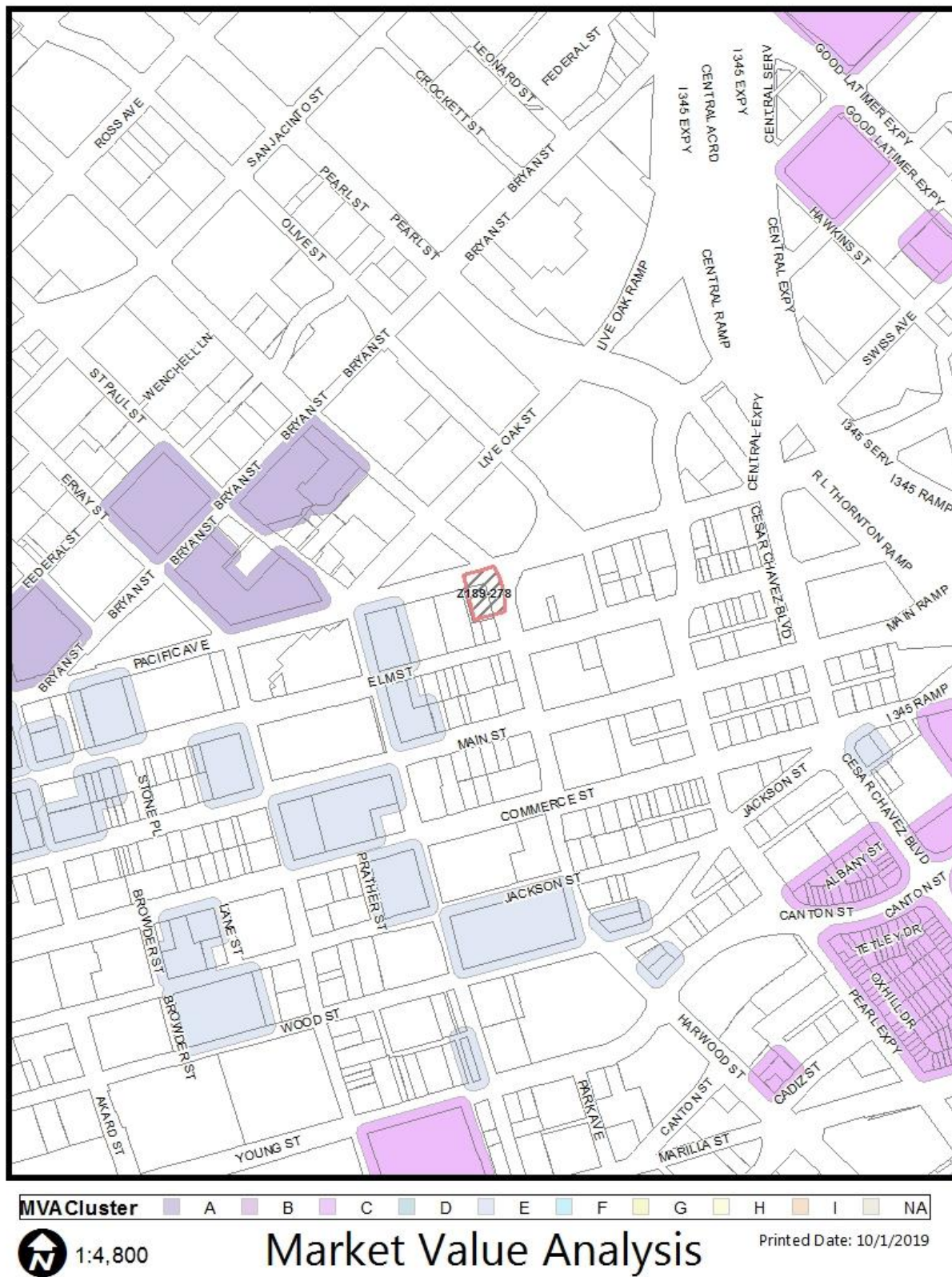








Z189-278(AM)



CPC REPLIES



Z189-278(AM)

02/19/2020

Reply List of Property Owners

Z189-278

8 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

Reply	Label #	Address	Owner
	1	1933 ELM ST	KEVIN KRISTIAN 2612 LLC
	2	1910 PACIFIC AVE	1910 PACIFIC LP
	3	1910 PACIFIC AVE	OLYMBEC USA LLC
	4	2001 ELM ST	CAIN JOHN CHARLES
	5	2009 ELM ST	DENIUS FRANKLIN W & ET AL
	6	2020 LIVE OAK ST	WESTDALE 2020 LIVE OAK LP
	7	1920 ELM ST	1900 PACIFIC HOLDINGS LP
	8	1920 ELM ST	1900 PACIFIC HOLDINGS LP