

**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

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**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 | XA - Major Dist Ambulance  | 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  | XA - Major Dist Ambulance  | 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        |

Z189-278(AM)

## 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      |

Z189-278(AM)

### 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

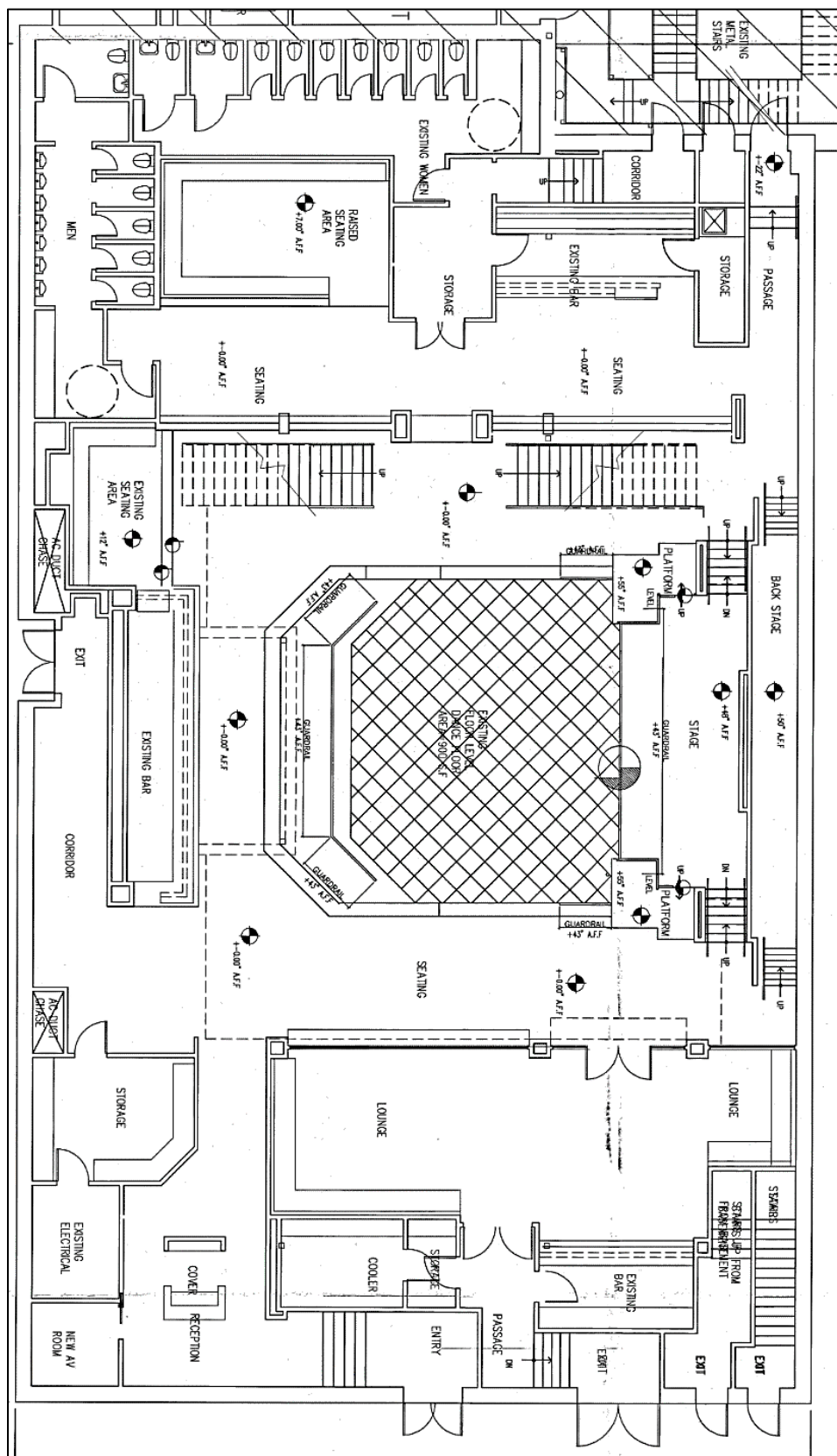
**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 0 Against: 0

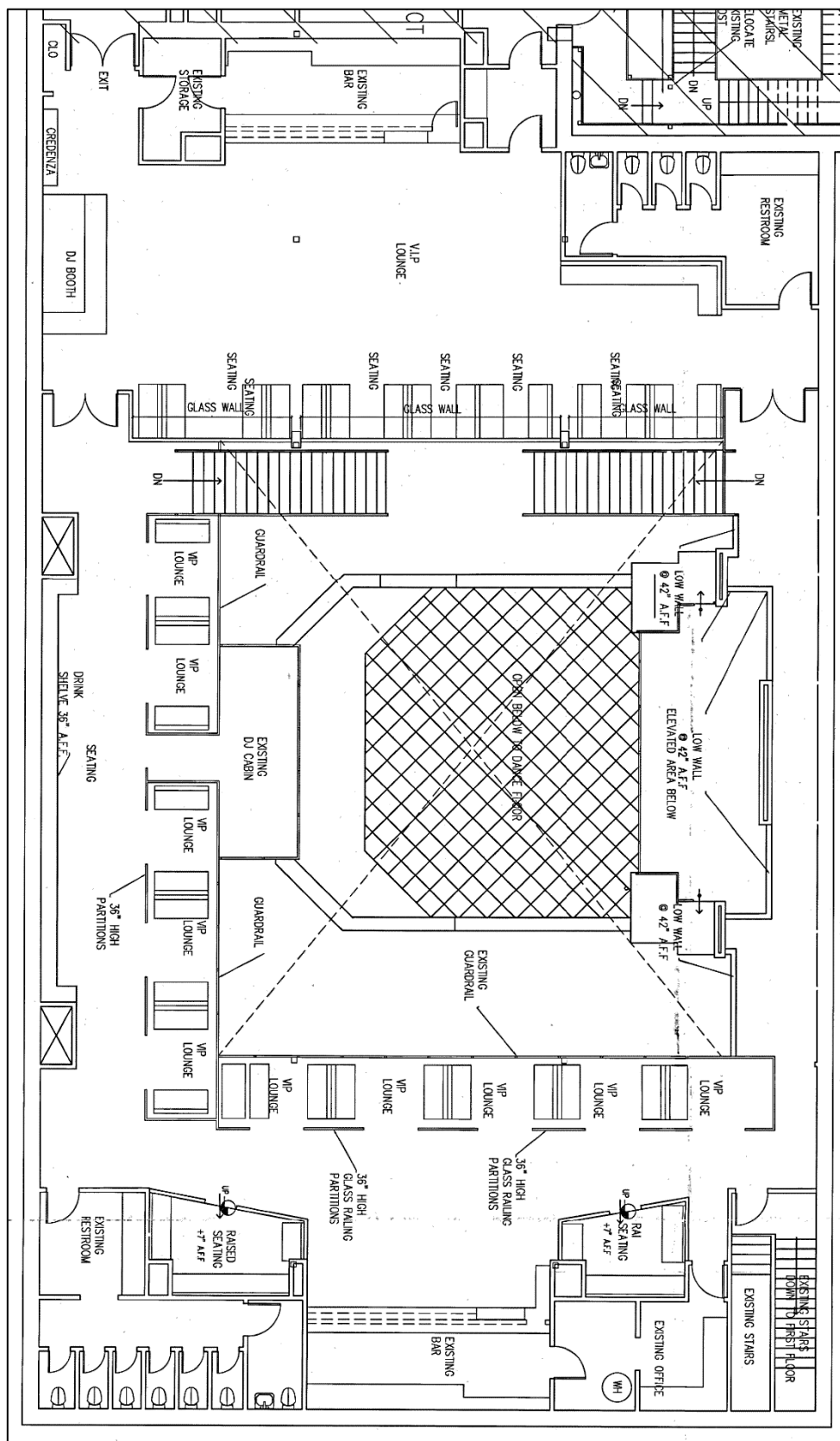
**Speakers:** For: Chris Valentine, 8111 LBJ Freeway, Dallas, TX, 75251  
Tailim Song, 8111 LBJ Freeway, Dallas, TX, 75251  
Larry Friedman, 5301 Spring Valley Rd., Dallas, TX,  
75248  
Mike Casas, 5433 Monticello Ave., Dallas, TX, 75206  
For (Did not speak): Lucio Cano, 4116 Glenhaven Blvd., Dallas,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

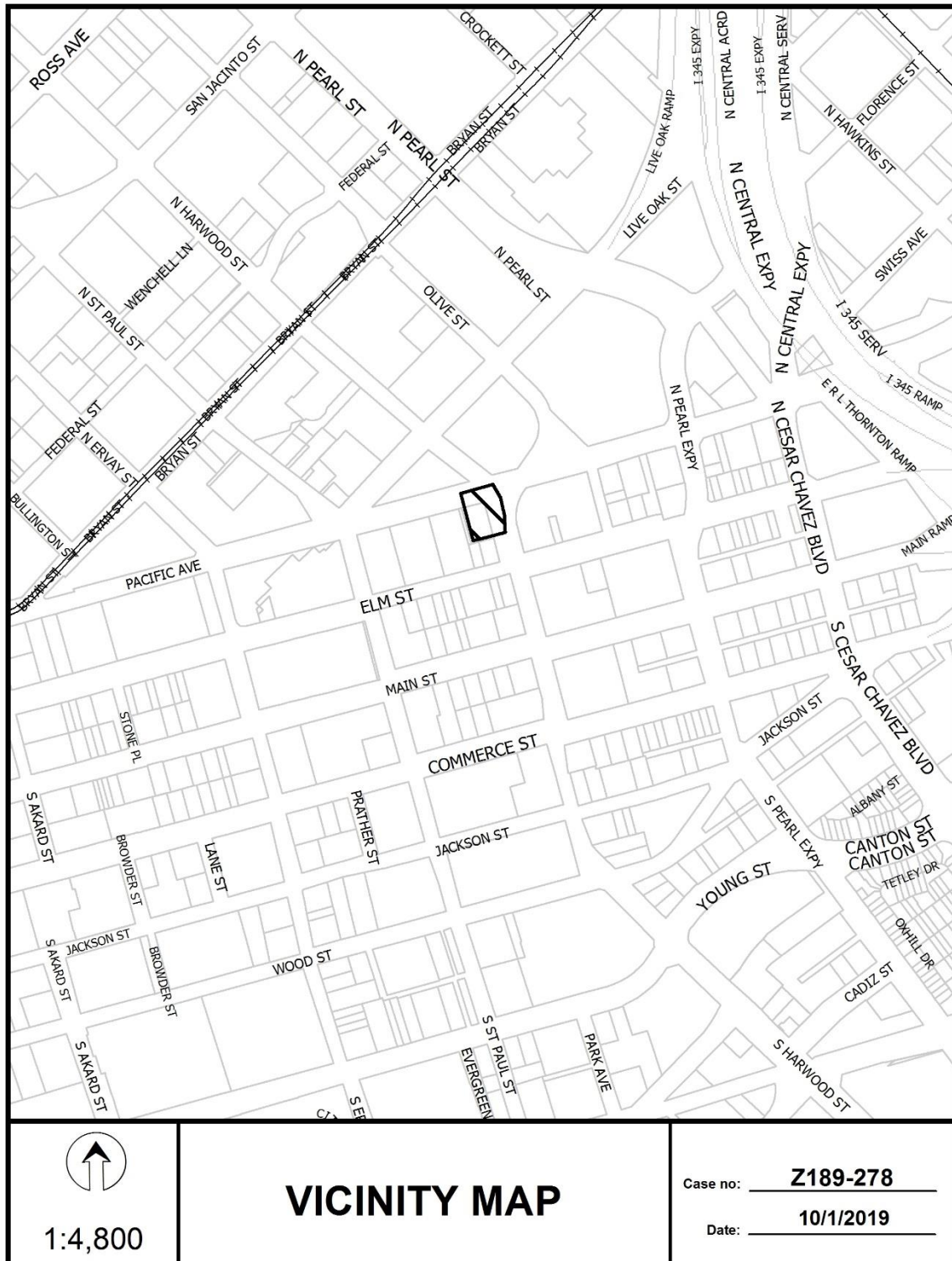
### **CPC Recommended Conditions**

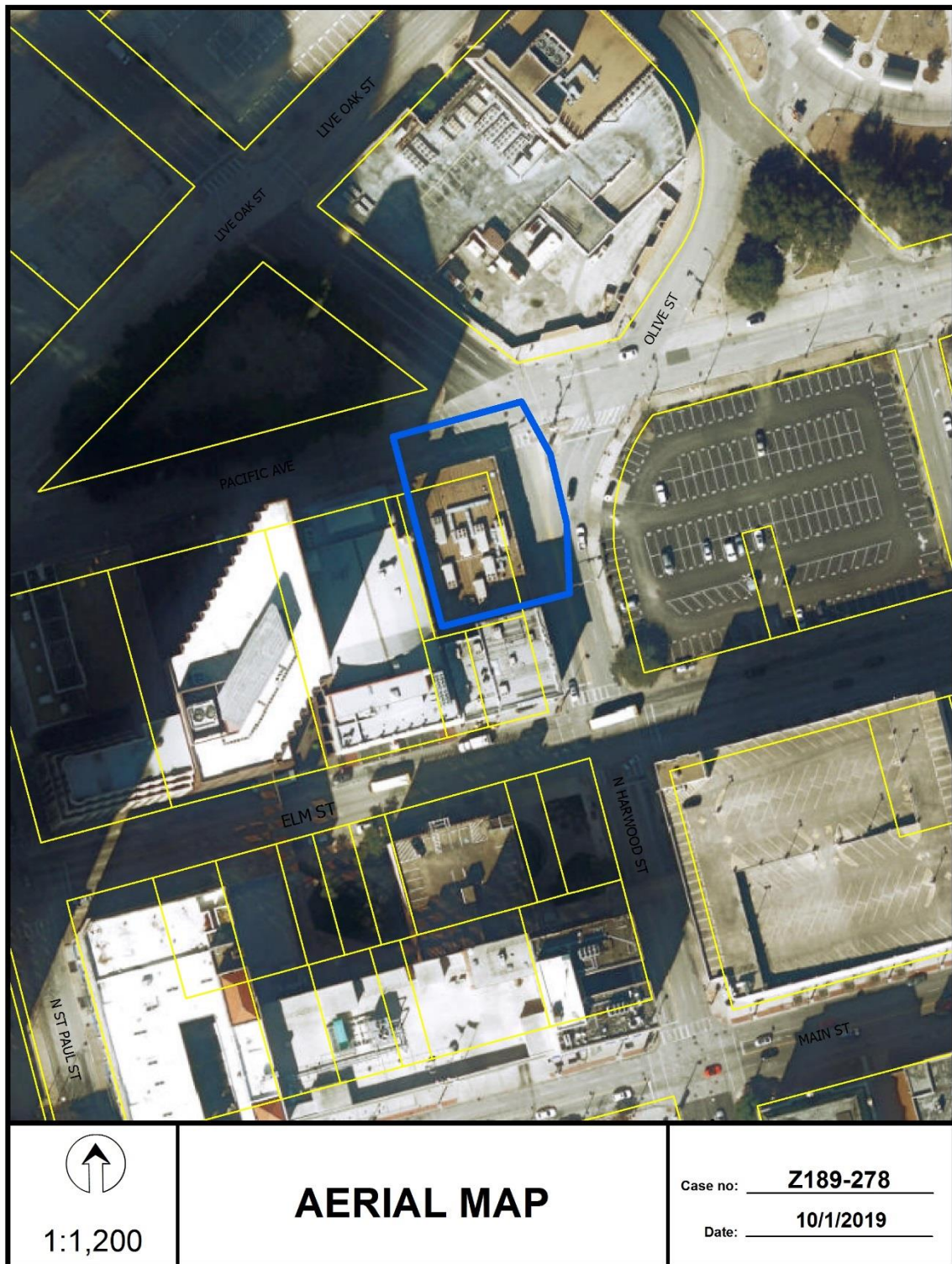
1. USE: The only uses authorized by this specific use permit are a commercial amusement (inside) limited to a dance hall and an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached first and second floor 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.

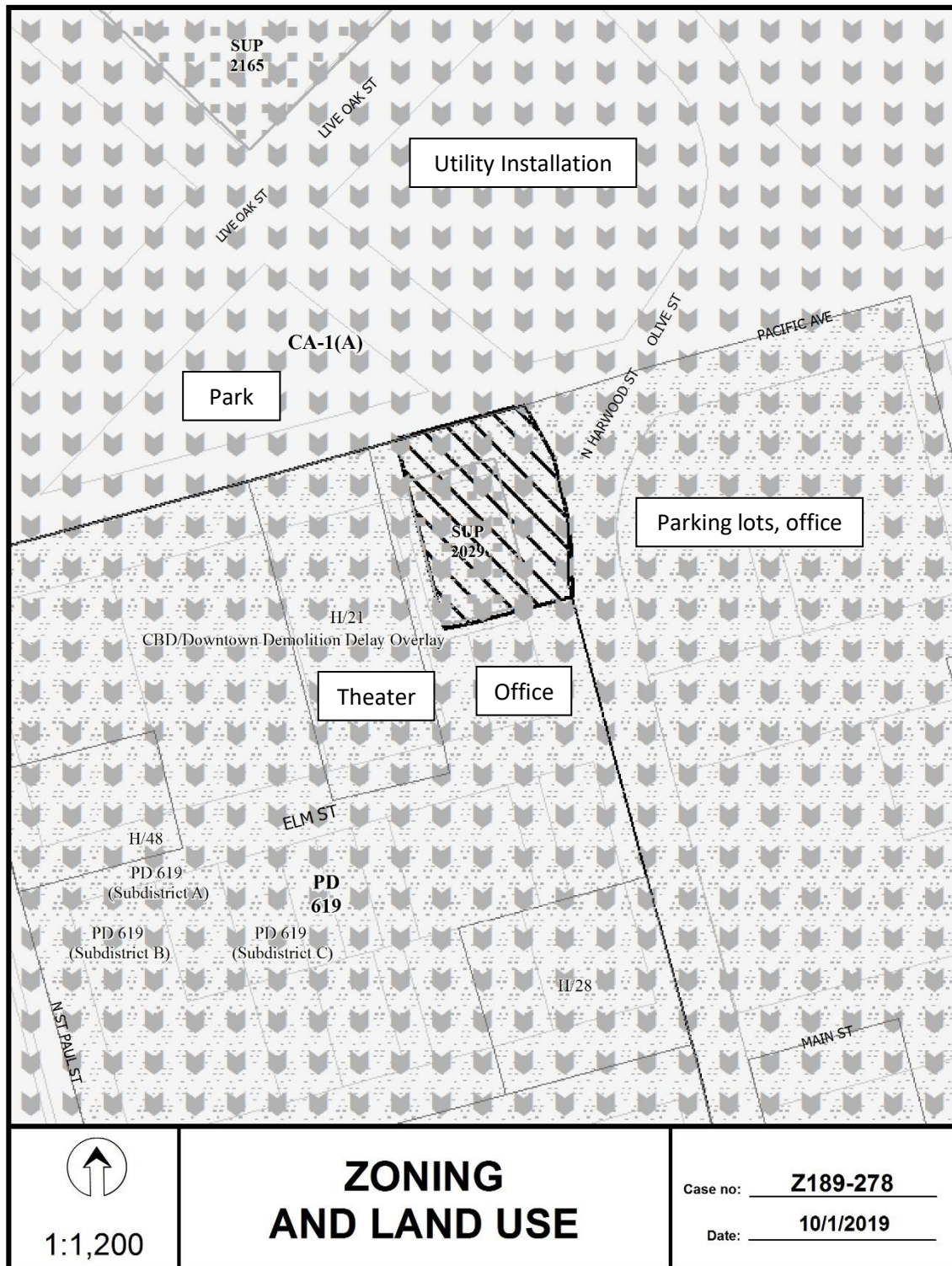
### Existing Site Plan – First Floor (No changes)

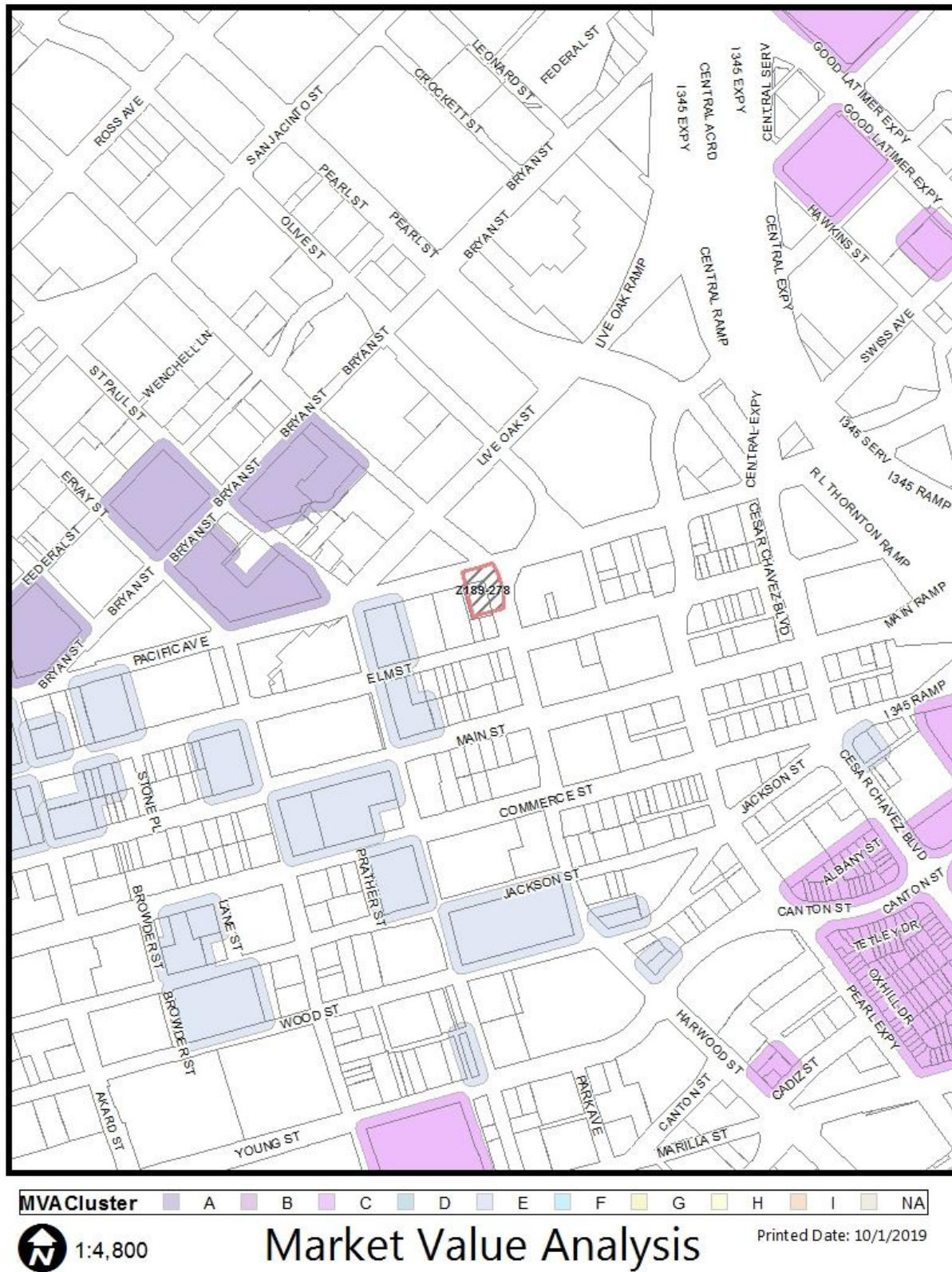














Z189-278(AM)

02/19/2020

## ***Reply List of Property Owners***

***Z189-278***

***8 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>       |
|---------------------|-----------------------|-----------------------|---------------------------|
|                     | 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  |