

ORDINANCE NO. 27396

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an MU-2 Mixed Use District:

BEING a tract of land in City Block 7282 approximately 174.08 feet west of the west line of North Central Expressway, fronting approximately 142.06 feet on the south line of Northaven Road, and containing approximately 2.36 acres,

to be used under Specific Use Permit No. 1731 for a hospital; 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 an MU-2 Mixed Use District, to be used under Specific Use Permit No. 1731 for a a hospital.

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 hospital, limited to a special hospital as licensed by the State of Texas pursuant to Chapter 241 of the *Texas Health and Safety Code*. The hospital may not offer acute care, but may offer long term skilled care, long term non-acute care, or rehabilitation. Rehabilitation may not include substance abuse treatment and recovery.
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 November 10, 2038, but is eligible for automatic renewal for additional ten-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. AMBULANCES: Patients may not be delivered to the hospital by an ambulance using a siren.
5. BEDS: The maximum number of beds is 60.
6. HOURS OF DELIVERY: Hours of delivery for equipment and supplies are between 7:00 a. m. and 5:00 p. m., Monday through Sunday. Deliveries must be made to the service entrance shown on the site plan.
7. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

8. OFF-STREET PARKING AND LOADING: A minimum of 122 off-street parking spaces must be provided in the locations shown on the attached site plan. Except for valet parking, required off-street parking must be available as free parking. A fee may be charged for valet parking.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENT: 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 director of public works and transportation.

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 the director of development services shall correct Zoning District Map No. E-8 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. 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.

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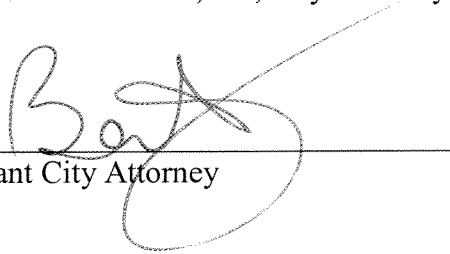
SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. 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:

THOMAS P. PERKINS, JR., City Attorney

BY


Assistant City Attorney

Passed

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EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land situated in the D. Barrow survey, Abstract No. 177 and the M. J. Sanchez Survey, Abstract No. 1272, being part of City Block No. 7282, in the City of Dallas, Dallas County, Texas, being all of the tracts of land conveyed to Local Union No. 59, Electrical Workers Building Corporation, Inc. by deed recorded in Volume 20000100, Page 1186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at an "X" found in concrete for corner in the south right-of-way line of Northaven Road (60 foot R.O.W.), said point being the northwest corner of a tract of land conveyed to Brantlo, Inc. by deed recorded in Volume 2001173, Page 3037 of the Deed Records of Dallas County, Texas, same being the northeast corner of herein described tract;

Thence South 07 degrees 51 minutes 00 seconds East, along the west line of said Brantlo, Inc. tract, a distance of 85.90 feet to a 5/8 inch iron rod found for corner;

Thence South 48 degrees 41 minutes 21 seconds East, along the southwest line of said Brantlo, Inc. tract, a distance of 114.44 feet to a 3/8 inch iron rod found for corner, said point being the north corner of a tract of land conveyed to 11111 Central Plaza, Ltd. By deed recorded in Volume 84174, Page 2229 of the Deed Records of Dallas County, Texas, same being the east corner of herein described tract;

Thence South 40 degrees 57 minutes 22 seconds West, along the northwest line of said 11111 Central Plaza, Ltd. Tract, a distance of 252.73 feet to a pk nail found for corner in the northeast line of a tract of land conveyed to Gilit Iloni Mandelbaum by deed recorded in Volume 2003245, Page 2773 of the Deed Records of Dallas County, Texas, said point being the west corner of said 11111 Central Plaza, Ltd. Tract, same being the south corner of herein described tract;

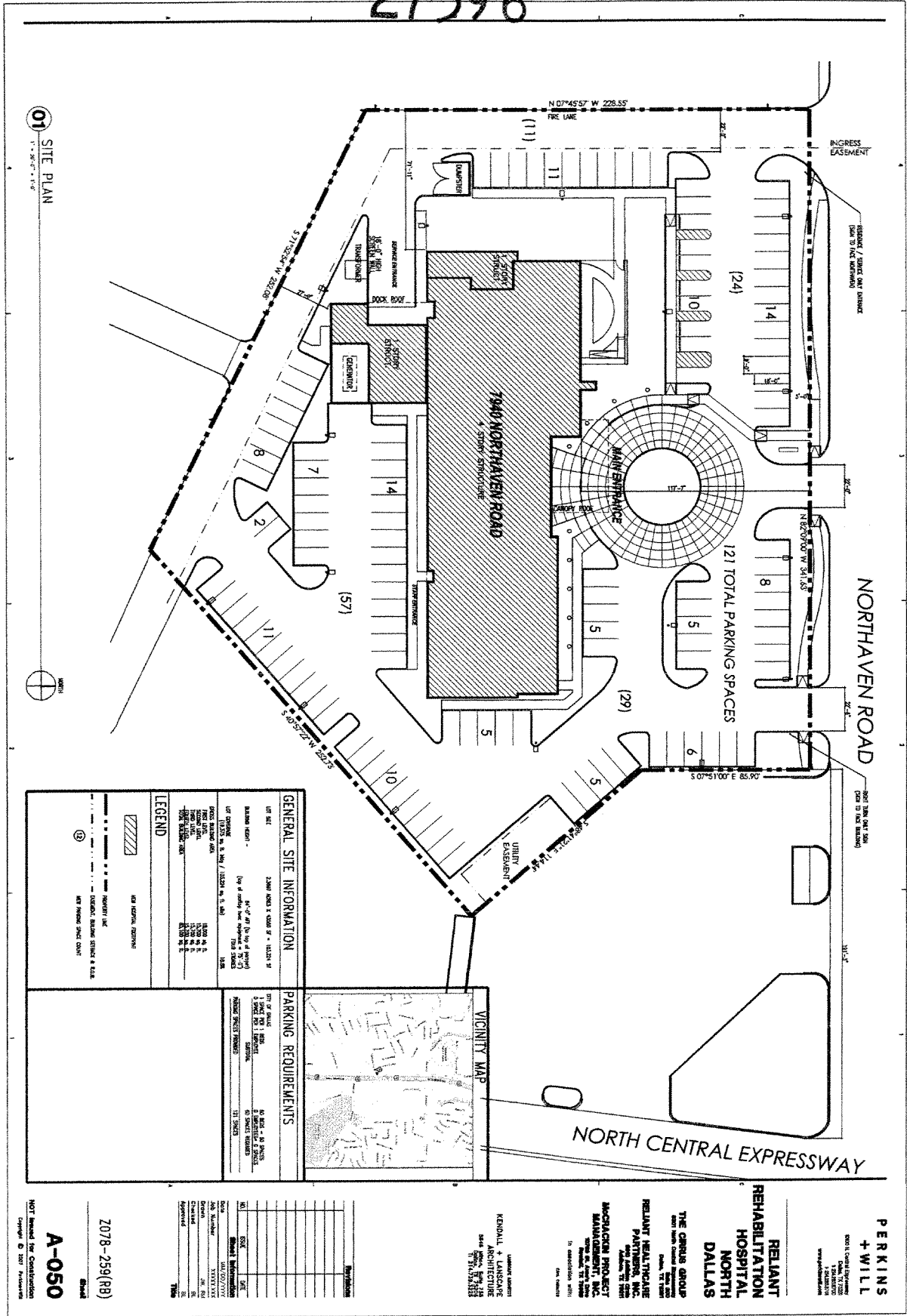
Thence North 71 degrees 52 minutes 54 seconds West, along the northeast line of said Mandelbaum tract, a distance of 252.08 feet to an "X" found in concrete for corner;

Thence North 07 degrees 45 minutes 57 seconds West, along the east line of said Mandelbaum tract, a distance of 228.55 feet to an "X" found in concrete in the south right-of-way line of said Northaven Road, said point being the northeast corner of said Mandelbaum tract, same being the northwest corner of herein described tract;

Thence North 82 degrees 09 minutes 00 seconds East, along the south right-of-way line of said Northaven Road, a distance of 341.63 feet to the Point of Beginning and containing 103,226.92 square feet of 2.3697 acres of land.

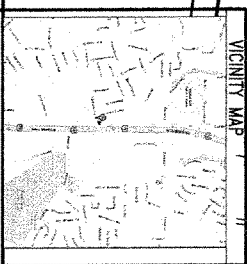
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01 SITE PLAN
 1" = 30' - 0"

GENERAL SITE INFORMATION	
LOT AREA	2.5801 ACRES ± (304,877 sq. ft.)
REAR YARD SETBACK	15'-0" (15'-0" MIN. OF 10'-0" PERMITTED)
LOT COVERAGE	10% of 304,877 sq. ft. = 30,488 sq. ft. (70% COVERED)
LOT DIMENSIONS	113,253 sq. ft. N. Hwy / 12,129 sq. ft. S. Hwy
PERMITTED USES	REHABILITATION HOSPITAL
PROPOSED USES	REHABILITATION HOSPITAL
PERMITTED HEIGHT	4 STORIES
PROPOSED HEIGHT	4 STORIES
PERMITTED FLOOR AREA	1,219,508 sq. ft.
PROPOSED FLOOR AREA	1,219,508 sq. ft.
PERMITTED PARKING	121 SPACES
PROPOSED PARKING	121 SPACES



LEGEND	
	ADA ACCESSIBLE
	UTILITY EASEMENT
	SETBACK
	EASEMENT
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PARKING SPACE
	DRIVE
	SIDEWALK
	STREET
	RIGHT-OF-WAY
	NORTH

PERKINS + WILL
 600 N. CHASE ST. SUITE 2000
 CHICAGO, IL 60610
 TEL: 312.344.4000
 WWW.PW.COM

RELIANT REHABILITATION HOSPITAL NORTH DALLAS

THE CARUS GROUP
 1000 WEST END AVENUE
 SUITE 1000
 DALLAS, TEXAS 75201
 TEL: 214.750.1000
 WWW.CARUSGROUP.COM

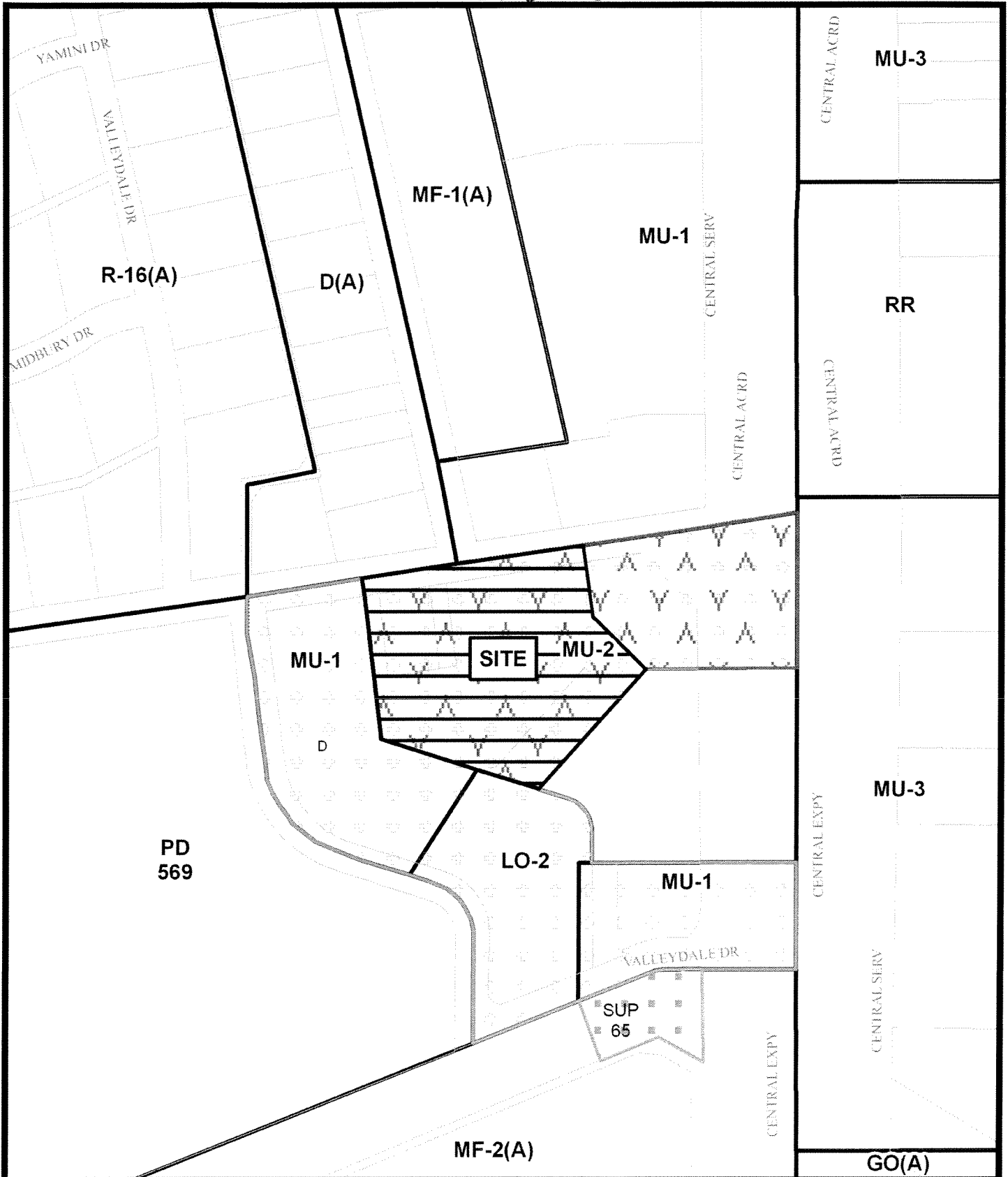
RELIANT REHABILITATION HOSPITAL NORTH DALLAS PROJECT MANAGEMENT, INC.
 1000 WEST END AVENUE
 SUITE 1000
 DALLAS, TEXAS 75201
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 WWW.RELIANTREHAB.COM

REINHOLD & LANSING
 1000 WEST END AVENUE
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 TEL: 214.750.1000
 WWW.REINHOLDLANSING.COM

A-050
 2078-259(89)
 NOT Valid For Construction
 Project # 2007-140211208

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1:2,400

ZONING AND LAND USE

Map no: E-8
 Case no: Z078-259 RB