

9-8-10

ORDINANCE NO. 28000

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an R-7.5(A) Single Family District:

BEING a tract of land in City Block 6629; fronting 1,242.07 feet on the south line of Camp Wisdom Road; fronting 303.01 feet on the west line of Houston School Road; and containing 10.042 acres,

to be used under Specific Use Permit No. 1812 for a child-care facility; 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 R-7.5(A) Single Family District, to be used under Specific Use Permit No. 1812 for a child-care facility.

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 child-care facility.
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 September 22, 2015, but is eligible for automatic renewal 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. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. ENROLLMENT: Enrollment in the child-care facility may not exceed 285 children.
6. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.
7. FLOOR AREA: The maximum floor area is 14,270 square feet in the location shown on the attached site plan.
8. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.

9. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
10. OUTDOOR PLAY AREA: A minimum of 100 square feet of outdoor play area must be provided for each child in the outdoor play area at one time. The outdoor play area must be located as shown on the attached site plan.
11. PARKING: Parking must be located as shown on the attached site plan.
12. PLATTING: The Property must be platted as a single lot before issuance of a building permit or certificate of occupancy.
13. QUEING: No queing of vehicular traffic is allowed in public rights-of-way.
14. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
15. 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 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 sustainable development and construction shall correct Zoning District Map No. P-7 in the offices of the city secretary, the building official, and the department of sustainable development and construction 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.

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 SEP 22 2010

Exhibit A
Surveying Associates

1018 S. Beckley
Dallas, TX 75203

102424

Ben D. Rychlik,
R.P.L.S.

28000

(214) 948-3324

**PART OF LOT 1, BLOCK 6629
ESTATE OF FRANCIS R. DANIEL**

BEING a tract of land situated in the Morris Ferris Survey, Abstract No. 460, Dallas County, Texas, being part of Lot 1, Block 6629 of the partition of the Estate of Francis R. Daniel as recorded in Volume 2, Page 1, Probate Records Dallas County, Texas, being part of a tract of land conveyed to Cornerstone Christian Learning Center, dba The Ranch, by deed recorded in Volume 94132, Page 514, Deed Records Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a point in the South line of E. Camp Wisdom Road, (a variable width R.O.W.), said point being the Northwest corner of said Cornerstone Christian Tract, said point being North 01 deg. 11 min. 27 sec. East, a distance of 9.6 feet from a 5/8" capped iron rod found at the Northeast corner of Wisdom Terrace Addition, Phase 2, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2001084, Page 163, Map Records of Dallas County, Texas, a 1/2" iron rod found for corner;

THENCE: South 89 deg. 43 min. 02 sec. East, with the said South line of E. Camp Wisdom Road, a distance of 925.76 feet, to the Northwest corner of a tract of land conveyed to the City of Dallas for widening, by deed recorded in Instrument No. 20080381032, Real Property Records Dallas County, Texas, a 1/2" iron rod found for corner;

THENCE: South 00 deg. 06 min. 11 sec. West, with the South right of way line of E. Camp Wisdom Road, a distance of 1.00 feet, a 1/2" iron rod found for corner;

THENCE: Easterly, with the said South line of E. Camp Wisdom Road, same being with a curve to the right, having a central angle of 11 deg. 37 min. 07 sec., a radius of 240.00 feet, a chord bearing of South 83 deg. 26 min. 41 sec. East, a chord distance of 48.59 feet, an arc distance of 48.67 feet to the end of said curve, a capped 5/8" iron rod found for corner;

THENCE: South 77 deg. 38 min. 02 sec. East, with the said South line of E. Camp Wisdom Road, a distance of 6.36 feet to the beginning of a curve to the left, having a central angle of 12 deg. 15 min. 48 sec., a radius of 860.00 feet, a chord bearing of South 83 deg. 45 min. 55 sec. East, and a chord distance of 183.72 feet, a capped 5/8" iron rod found for corner;

THENCE: Easterly, with the said South line of E. Camp Wisdom Road, same being with said curve to the left, an arc distance of 184.07 feet to the end of said curve, an "x" cut found in concrete for corner;

THENCE: South 89 deg. 53 min. 49 sec. East, with the said South line of E. Camp Wisdom Road, a distance of 2.61 feet to the beginning of a visibility curve to the right for the intersection of the said South line of E. Camp Wisdom Road, with the West line of Houston School Road, (a variable width R.O.W.), having a central angle of 87 deg. 19 min. 53 sec., a radius of 100.00 feet, a chord bearing of South 46 deg. 13 min. 56 sec. East, a chord distance of 138.09 feet, an "x" cut found in concrete for corner;

THENCE: Southeasterly, with said visibility curve to the right, an arc distance of 152.42 feet to the end of said curve, a 1/2" iron rod found for corner;

THENCE: South 02 deg. 34 min. 03 sec. East, with the said West line of Houston School Road, a distance of 191.59 feet to the beginning of a curve to the left, having a central angle of 06 deg. 31 min. 06 sec., a radius of 309.50 feet, a chord bearing of South 05 deg. 49 min. 36 sec. East, a chord distance of 35.19 feet, a capped 5/8" iron rod found corner;

THENCE: Southeasterly, with said curve to the left, same being with the said West line of Houston School Road, an arc distance of 35.21 feet, a 1/2" iron rod found for corner;

THENCE: North 89 deg. 57 min. 12 sec. West, with the common line of Lots 1 and 2 of said Francis R. Daniel Estate, same being with the North line of a tract of land conveyed to RFC Tri-Plex, Inc., by deed recorded in Volume 87178, Page 1309, Deed Records Dallas County, Texas, a distance of 1284.69 feet to a point in the East line of said Wisdom Terrace Addition, Phase 2, said point being in a pond of water from which a Bois d'arc fence post found bears South 46 deg. 26 min. East, a distance of 14.3 feet;

THENCE: North 01 deg. 11 min. 27 sec. East, with the East line of said Wisdom Terrace Addition, Phase 2, a distance of 353.39 feet to the **PLACE OF BEGINNING** and **CONTAINING** 437,433 square feet or 10.042 acres of land.

 6-14-10
Ben D. Rychlik, R.P.L.S. No. 1630



RECEIVED BY

JUN 14 2010

Current Planning

"Remove not the ancient landmark, which thy fathers have set" -Proverbs 22:28

2090-188

Site Plan 28000

102424

BLOCK 6903
Surrey Land Memorial
14.606 Ac.

BLOCK 6903
Savannah Property Co. LLC
Vol. 2002030 Pg. 3423
91.424 Ac.

Floodway Management Area
Block V/6629
Wisdom Terrace Addition, Phase 2
Vol. 2001084 Pg. 163
(Plat Bearing - Vol. 2001084 Pg. 163)

S 01°11'06" W - 384.50'
To 1/2" I.R.F. (C.M.)

N 01°11'27" E
353.39'



Scale 1" = 50'

Owner: Communion Christian Learning Center, Inc.
also the Ranch
1050 E. Camp Wisdom Road
Dallas, Texas 75241
(972-224-6716)

E. CAMP WISDOM ROAD
(Variable Width R.O.W.)

S 89°43'02" E 925.76'

S 00°06'11" W 11.00'

S 77°38'02" E 6.36'

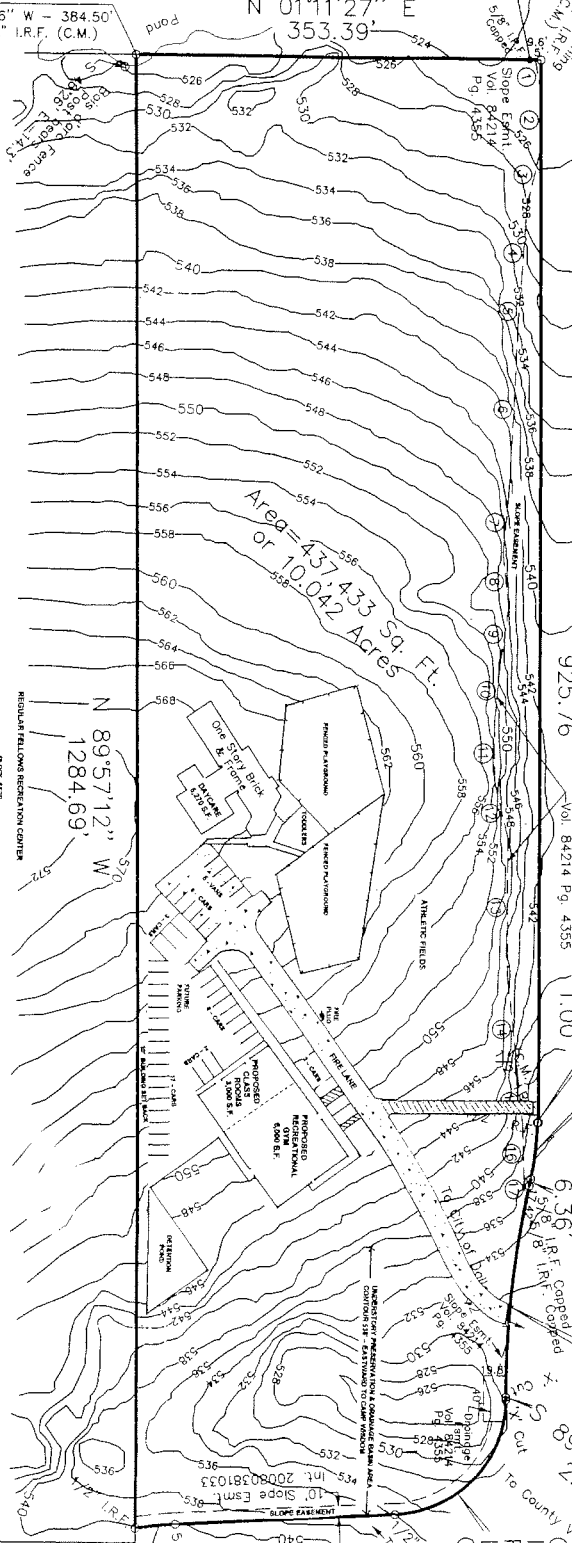
S 89°53'49" E 2.61'

S 46°3'56" E

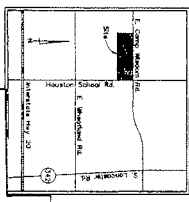
CB=S 83°26'41" E
L=11°37'07"
R=240.00'

CB=S 83°45'55" E
L=12°15'48"
R=860.00'

CB=S 83°45'55" E
L=12°15'48"
R=860.00'



LEGEND
EXISTING BUILDING
EXISTING DRIVEWAY
EXISTING PARKING
EXISTING FENCE
EXISTING UTILITY
EXISTING ROAD
EXISTING DRAINAGE
EXISTING EROSION CONTROL
EXISTING LANDSCAPE
EXISTING TREES
EXISTING PLANTS
EXISTING ANIMALS
EXISTING PEOPLE
EXISTING VEHICLES
EXISTING AIRCRAFT
EXISTING BOATS
EXISTING CRAFTS
EXISTING TOOLS
EXISTING EQUIPMENT
EXISTING MATERIALS
EXISTING SUPPLIES
EXISTING SERVICES
EXISTING UTILITIES
EXISTING INFRASTRUCTURE
EXISTING COMMUNICATIONS
EXISTING TRANSPORTATION
EXISTING ENERGY
EXISTING WASTE
EXISTING RECYCLING
EXISTING WATER
EXISTING SEWER
EXISTING GAS
EXISTING ELECTRICITY
EXISTING TELEPHONE
EXISTING INTERNET
EXISTING CABLE
EXISTING SATELLITE
EXISTING RADIO
EXISTING TELEVISION
EXISTING MUSIC
EXISTING ARTS
EXISTING CULTURE
EXISTING HISTORY
EXISTING SCIENCE
EXISTING TECHNOLOGY
EXISTING INNOVATION
EXISTING ENTREPRENEURSHIP
EXISTING LEADERSHIP
EXISTING TEAMWORK
EXISTING COMMUNITY
EXISTING SOCIETY
EXISTING CIVILIZATION
EXISTING HUMANITY
EXISTING NATURE
EXISTING ENVIRONMENT
EXISTING ECOSYSTEM
EXISTING BIOSPHERE
EXISTING GEOSPHERE
EXISTING LITHOSPHERE
EXISTING ATMOSPHERE
EXISTING HYDROSPHERE
EXISTING CRYOSPHERE
EXISTING BIOSPHERE
EXISTING GEOSPHERE
EXISTING LITHOSPHERE
EXISTING ATMOSPHERE
EXISTING HYDROSPHERE
EXISTING CRYOSPHERE



HOUSTON
S 02°34'03" E
191.59'
C=35.21'
R=309.50'
I=06°31'06"
CB=S 05°49'36" E

ZONING FILE 2-88-188 (40)

Approved
City Plan Commission
August 19, 2010

Specific Use Permit
No. 1812

PARKING CALCULATION		FUTURE TRAFFIC	
EXISTING	REQUIRED	EXISTING	REQUIRED
8,275 SF	1,188,000 SF	11	11
1,188,000 SF	1,188,000 SF	11	11
TOTAL	2,376,000 SF	22	22

THE RANCH DAYCARE	
DATE	REVISION
10/1/10	1
10/1/10	2
10/1/10	3
10/1/10	4
10/1/10	5
10/1/10	6
10/1/10	7
10/1/10	8
10/1/10	9
10/1/10	10
10/1/10	11
10/1/10	12
10/1/10	13
10/1/10	14
10/1/10	15
10/1/10	16
10/1/10	17
10/1/10	18
10/1/10	19
10/1/10	20
10/1/10	21
10/1/10	22
10/1/10	23
10/1/10	24
10/1/10	25
10/1/10	26
10/1/10	27
10/1/10	28
10/1/10	29
10/1/10	30
10/1/10	31
10/1/10	32
10/1/10	33
10/1/10	34
10/1/10	35
10/1/10	36
10/1/10	37
10/1/10	38
10/1/10	39
10/1/10	40
10/1/10	41
10/1/10	42
10/1/10	43
10/1/10	44
10/1/10	45
10/1/10	46
10/1/10	47
10/1/10	48
10/1/10	49
10/1/10	50
10/1/10	51
10/1/10	52
10/1/10	53
10/1/10	54
10/1/10	55
10/1/10	56
10/1/10	57
10/1/10	58
10/1/10	59
10/1/10	60
10/1/10	61
10/1/10	62
10/1/10	63
10/1/10	64
10/1/10	65
10/1/10	66
10/1/10	67
10/1/10	68
10/1/10	69
10/1/10	70
10/1/10	71
10/1/10	72
10/1/10	73
10/1/10	74
10/1/10	75
10/1/10	76
10/1/10	77
10/1/10	78
10/1/10	79
10/1/10	80
10/1/10	81
10/1/10	82
10/1/10	83
10/1/10	84
10/1/10	85
10/1/10	86
10/1/10	87
10/1/10	88
10/1/10	89
10/1/10	90
10/1/10	91
10/1/10	92
10/1/10	93
10/1/10	94
10/1/10	95
10/1/10	96
10/1/10	97
10/1/10	98
10/1/10	99
10/1/10	100

