

28268

ORDINANCE NO. _____

An ordinance amending Ordinance No. 23376, passed by the Dallas City Council on December 10, 1997, as amended by Ordinance No. 24162, passed by the Dallas City Council on January 12, 2000, as amended by Ordinance No. 24635, passed by the Dallas City Council on June 13, 2001, as amended by Ordinance No. 24774, passed by the Dallas City Council on November 14, 2001, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1347 for a public school and tower/antenna for cellular communication limited to two monopole cellular towers; amending the conditions in Section 2 of that ordinance; providing a revised site plan; 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 amendment to Specific Use Permit No. 1347; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1347; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 23376, as amended, are amended to read as follows:

- “1. USE: The only uses authorized by this specific use permit are a public school and tower/antenna for cellular communication limited to two monopole cellular towers.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan; however, the plans and elevations attached to Ordinance No. 24635 shall govern the tower/antenna adjacent to the railroad only.
3. TIME LIMIT: This specific use permit has no expiration date; however, the additional tower/antenna for cellular communication adjacent to the railroad authorized by this specific use permit expires on November 14, 2011, but [is approved only for a 10-year time period and] is eligible for automatic renewal for additional 10-year time periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For [In order for] automatic renewal to occur, the P[~~p~~]roperty 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 P[~~p~~]roperty 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. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or [and] egress is permitted.
6. LIGHTING:
 - (a) Exterior lighting must be directed away from adjoining properties.
 - (b) For the public school, operation of exterior lighting is limited to school-sponsored athletic events and 20 non-athletic events per year, before 10:00 p.m., Monday through Friday.
7. LOUDSPEAKERS: For the public school, operation of loudspeakers is limited to school-sponsored athletic events and 20 non-athletic events per year, before 10:00 p.m., Monday through Friday.
8. PARKING: Parking must be located as shown on the attached site plan.
- 9[8]. MONOPOLE CELLULAR TOWERS: The maximum height for the monopole cellular towers is 75 feet. The monopole cellular towers must be located as shown on the attached site plan.

10[9]. SCREENING: A six-foot-high solid screening fence must be provided as shown on the site plan attached to Ordinance No. 24635. With regard to the improvements shown on the site plan attached to Ordinance No. 24635, no equipment, with the exception of the monopole tower and the attached antennas, may exceed the height of the screening fence. The overall height of the fence, measured from grade on the eastern side of the area identified as "VoiceStream 15' x 50' Lease Area," may not exceed six feet in height.

11[10]. MAINTENANCE: The ~~[entire]~~ Property must be properly maintained in a state of good repair and neat appearance.

12[11]. 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 2. That the site plan attached to Ordinance No. 24774 is replaced by the site plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. 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 5. 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.

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SECTION 6. 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:

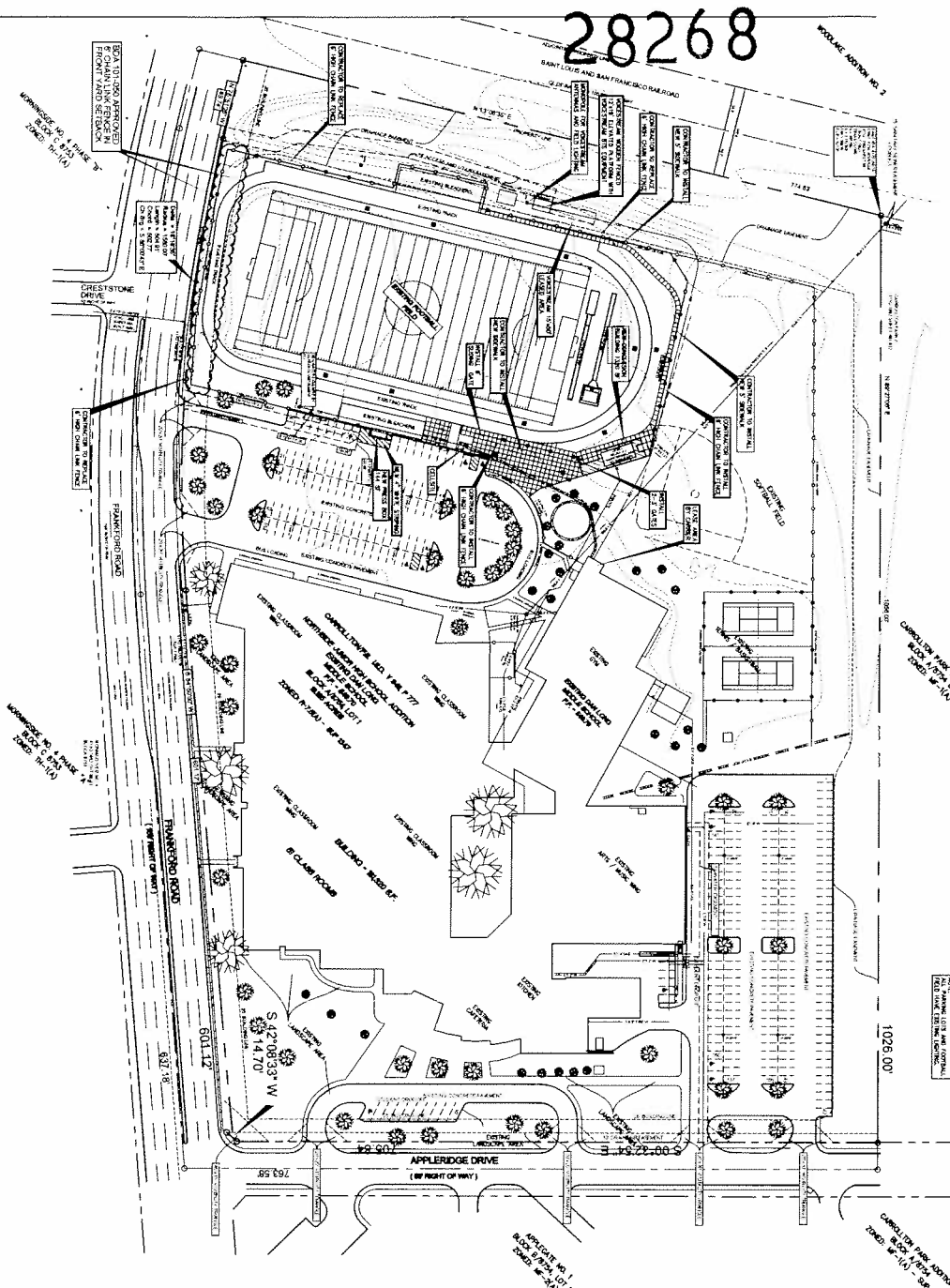
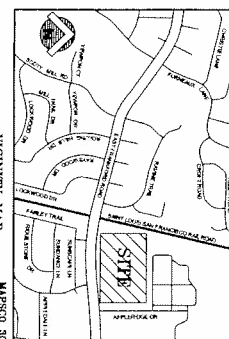
THOMAS P. PERKINS, JR., City Attorney

By 
Assistant City Attorney

Passed JUN 22 2011

111778

LAND COVERAGE	
OPEN SPACE	50.67% S.F.
WATERWAY	10.55% S.F.
PAVED	17.44% S.F.
	13.9% PERCENT



Specific Use Permit
No. 1347

Approved
City Plan Commission
May 19, 2011


PARKING REQUIREMENTS	
U.S. STUDIES PER EACH CLASSROOM	77 TOTAL REQUIRED
TOTAL OF 31 CLASSROOMS	

PARKING TABULATIONS	
PARKING PROVIDED = VARIOUS SIZES OF VEHICLES (4.0' x 16.0')	27
VARIOUS SIZES OF TRUCKS (8.0' x 16.0' WITH 8.0' WIDE STREPPED ACCESS)	16
TOTAL PARKING PROVIDED	284

THREE: Since \mathbf{A} is a 3×3 matrix, \mathbf{A}^{-1} is also a 3×3 matrix. The inverse of \mathbf{A} is the matrix \mathbf{A}^{-1} such that $\mathbf{A}\mathbf{A}^{-1} = \mathbf{A}^{-1}\mathbf{A} = \mathbf{I}$, where \mathbf{I} is the identity matrix. To find \mathbf{A}^{-1} , we can use the formula $\mathbf{A}^{-1} = \frac{1}{\det(\mathbf{A})} \text{adj}(\mathbf{A})$, where $\det(\mathbf{A})$ is the determinant of \mathbf{A} and $\text{adj}(\mathbf{A})$ is the adjugate of \mathbf{A} . The adjugate of \mathbf{A} is the transpose of the cofactor matrix of \mathbf{A} . The cofactor matrix of \mathbf{A} is the matrix whose entries are the cofactors of \mathbf{A} . The cofactor of the element a_{ij} in \mathbf{A} is $(-1)^{i+j} \det(\mathbf{M}_{ij})$, where \mathbf{M}_{ij} is the (i,j) -minor of \mathbf{A} . The (i,j) -minor of \mathbf{A} is the determinant of the (i,j) -minor matrix of \mathbf{A} , which is the matrix obtained by deleting the i -th row and j -th column of \mathbf{A} . The determinant of \mathbf{A} is $\det(\mathbf{A}) = a_{11}a_{22}a_{33} + a_{12}a_{23}a_{31} + a_{13}a_{21}a_{32} - a_{13}a_{22}a_{31} - a_{12}a_{21}a_{33} - a_{11}a_{23}a_{32}$. The adjugate of \mathbf{A} is $\text{adj}(\mathbf{A}) = \begin{bmatrix} a_{22}a_{33} - a_{23}a_{32} & a_{13}a_{32} - a_{12}a_{33} & a_{12}a_{23} - a_{13}a_{22} \\ a_{13}a_{31} - a_{11}a_{33} & a_{11}a_{23} - a_{12}a_{21} & a_{12}a_{21} - a_{11}a_{22} \\ a_{11}a_{22} - a_{12}a_{21} & a_{11}a_{23} - a_{12}a_{21} & a_{12}a_{21} - a_{11}a_{22} \end{bmatrix}$. Therefore, $\mathbf{A}^{-1} = \frac{1}{\det(\mathbf{A})} \text{adj}(\mathbf{A})$.

OWNER
CARROLLTON / FARMERS BRANCH I & C
1445 NORTH PERRY ROAD
CARROLLTON, TEXAS 75006
469/713-5200

ARCHITECT
COROAN ASSOCIATES, #
401 HOUSTON STREET
DALLAS, TEXAS 75202
(214) 749-2000



GLENN
ENGINEERING

CASE NO. - Z-101-236

DAN LONG M.S.
SITE PLAN

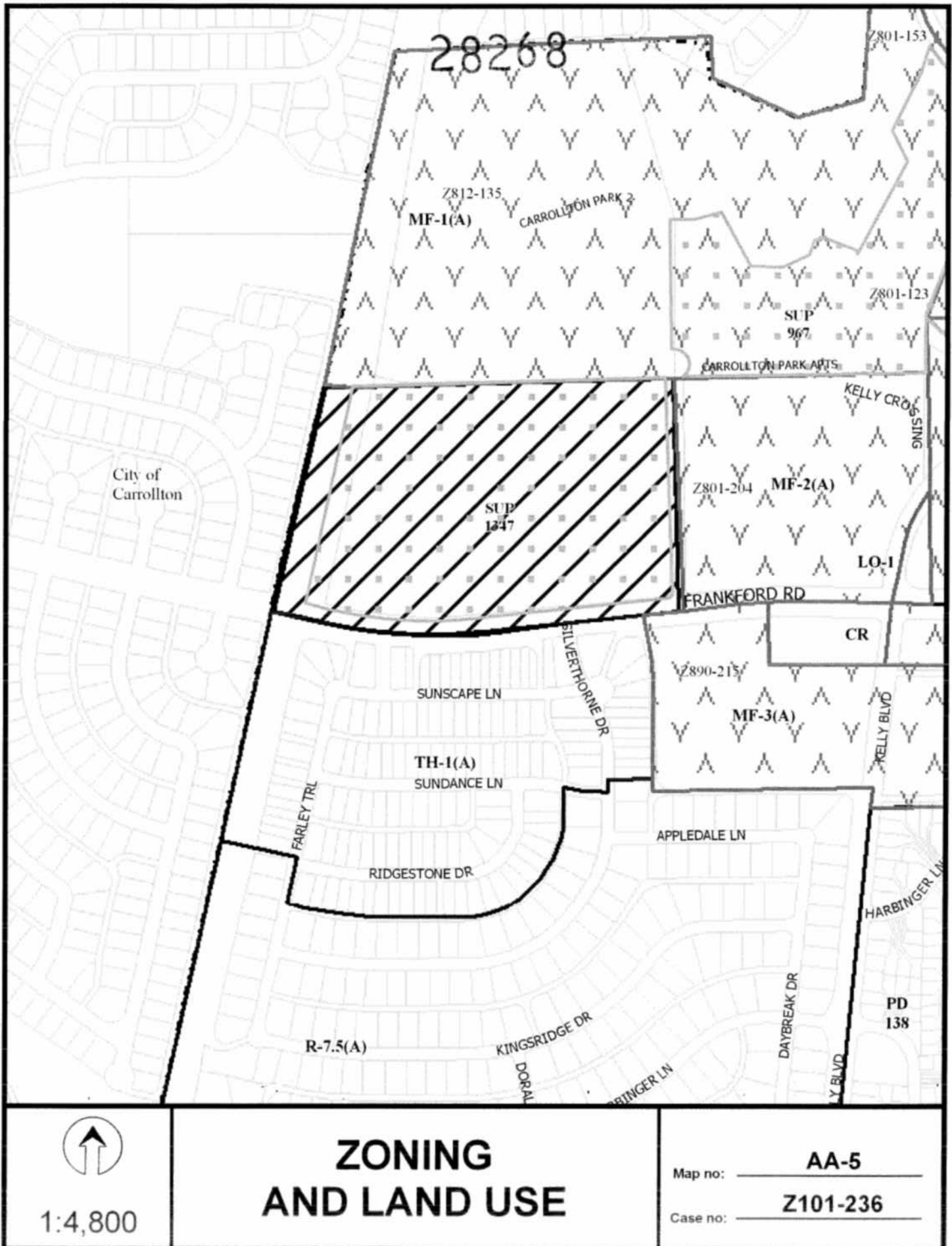
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DATE 03.28.2011
SHEET

CS 1.01

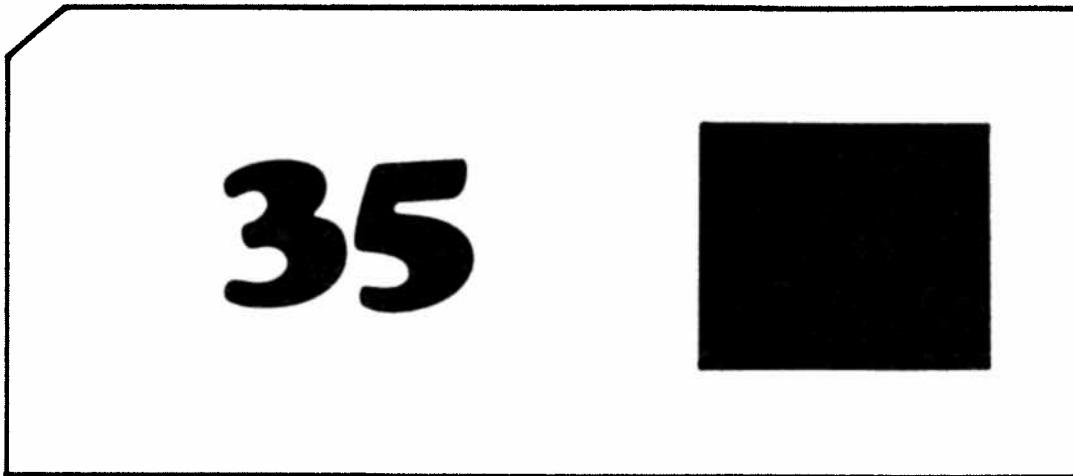


Carrollton-Farmers Branch I.S.D.
Dan Long Middle School
Restroom and Concession Building
2525 Frankford Road, Dallas 75287

[illegible]



NOTICE



THIS FILE INCLUDES ONE OR MORE 35MM APERTURE CARDS