

5-8-13

ORDINANCE NO. 29002

An ordinance amending Ordinance No. 27740, passed by the Dallas City Council on November 9, 2009, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1775 for a medical clinic; 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. 1775; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1775; 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. 27740 are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a medical clinic.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires [~~automatically terminates~~] on May 22, 2018 [~~June 9, 2013~~].

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4. CLASSES: Instructional classes in women's health, child birthing, and similar subjects may be held twice a month. The maximum number of patients who may attend a class is five. A log summarizing the monthly number of classes and number of class attendees must be available to the building official. Personal information regarding patients (name, address, etc.) may be redacted from any information provided to the building official in order to maintain doctor/patient confidentiality.
5. HOURS OF OPERATION:
 - a. Except as provided in this section, the medical clinic may only operate between 8:30 a.m. and 5:00 p.m., Monday through Friday.
 - b. Instructional classes may be held between 5:00 p.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 12:00 p.m. (noon) on Saturday.
 - c. For live births, the medical clinic may operate 24 hours a day.
6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. LIGHTING:
 - a. The maximum pole height for light standards is 12 feet. Fixtures attached to light standards must be oriented away from adjacent properties.
 - b. Attached lighting is limited to the west facade and must be oriented downward.
8. MAXIMUM NUMBER OF OFFICE VISITS: The maximum daily number of scheduled office visits during the hours of operation is 25. A log summarizing the number of appointments must be available to the building official. Personal information regarding patients (name, address, reason for visit, etc.) may be redacted from any information provided to the building official in order to maintain doctor/patient confidentiality.
9. OFF-STREET PARKING: A minimum of seven off-street parking spaces must be provided in the location shown on the attached site plan.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
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."

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SECTION 2. That the site plan attached to Ordinance No. 27740 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.

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

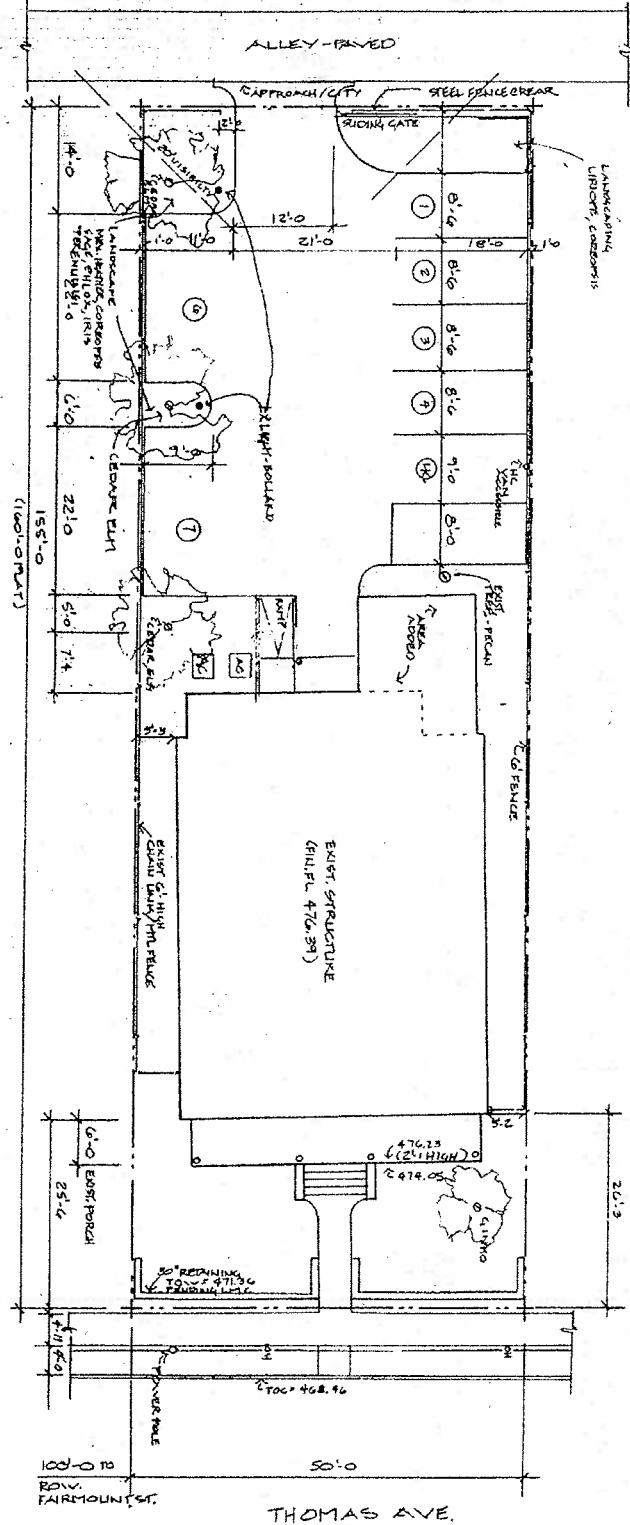
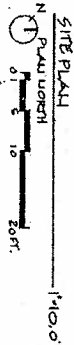
By Caden Buiyos
Assistant City Attorney

Passed MAY 22 2013

29002



VICINITY MAP (M-45-E)



Specific Use Permit
No. 1775

Approved
City Plan Commission
April 4, 2013

Madewell Medical Office

2508 Thomas Ave.
Dallas, Texas 75204
State-Thomson Rhetoric District

studio B.
Daron Tapeccott Architects
5230 Goodwin Ave.
Dallas, Texas 75206
214. 821. 1755
214. 828. 4840 fax

Project No. 2804

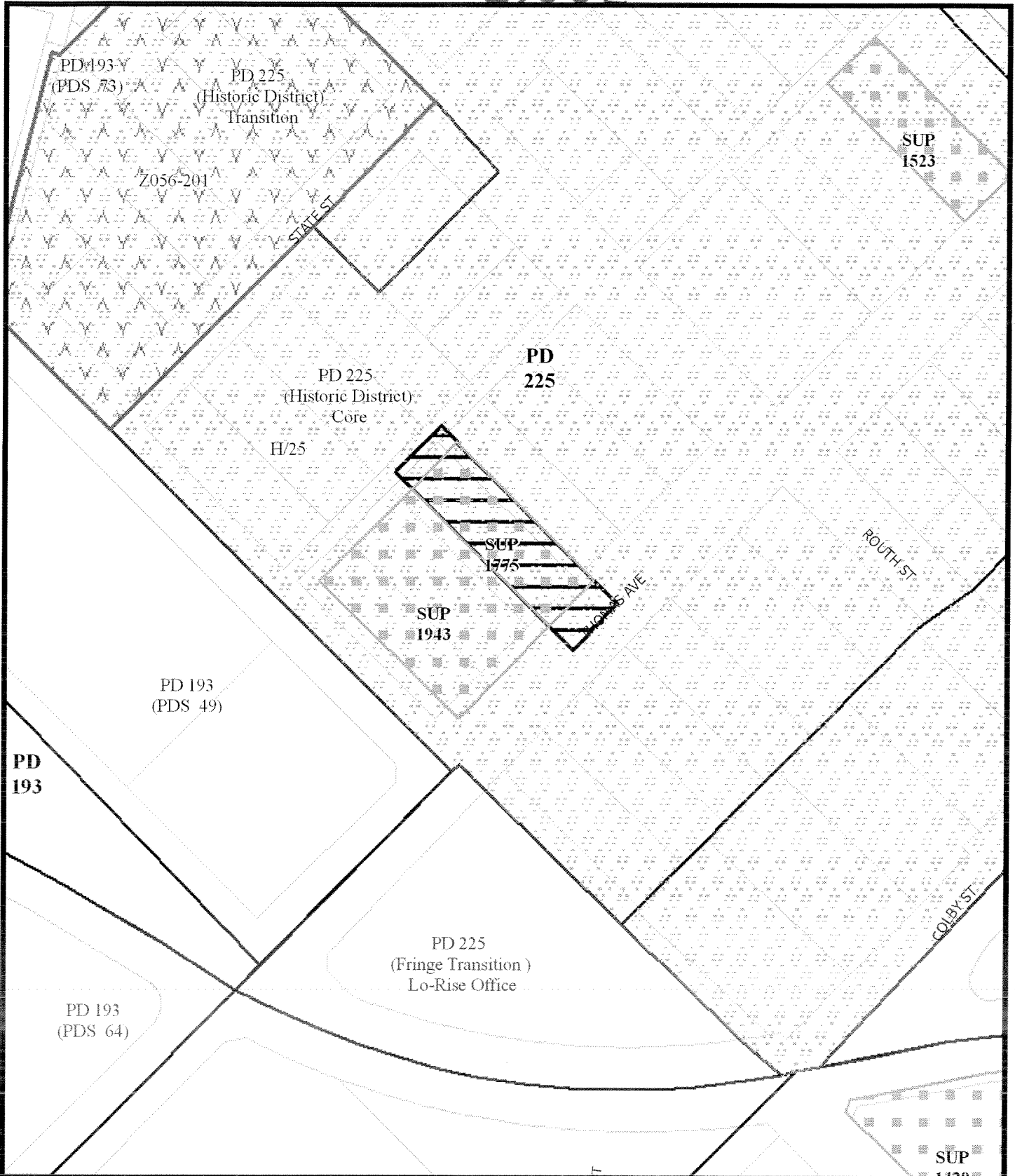
6 August 2009
14 March 2013
25 March 13

Site Plan

Z123-185 (RB)

29002

130879



1:1,200

ZONING AND LAND USE

Case no: Z123-185

Date: 2/20/2013