

ORDINANCE NO. 29029

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 Lot 32A in City Block 1/6887 located on the east side of Lancaster Boulevard, north of Sylvia Street; fronting approximately 100 feet on the east line of Lancaster Boulevard; and containing approximately 12,400 square feet of land,

to be used under Specific Use Permit No. 2032 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 following property ("the Property"), which is presently zoned as an R-7.5(A) Single Family District, to be used under Specific Use Permit No. 2032 for a child-care facility:

BEING Lot 32A in City Block 1/6887 located on the east side of Lancaster Boulevard, north of Sylvia Street; fronting approximately 100 feet on the east line of Lancaster Boulevard; and containing approximately 12,400 square feet of land.

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 June 12, 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. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 9:00 p.m., Monday through Friday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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 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 City of Dallas.

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

SECTION 6. 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 7. 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 8. 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 12 2013

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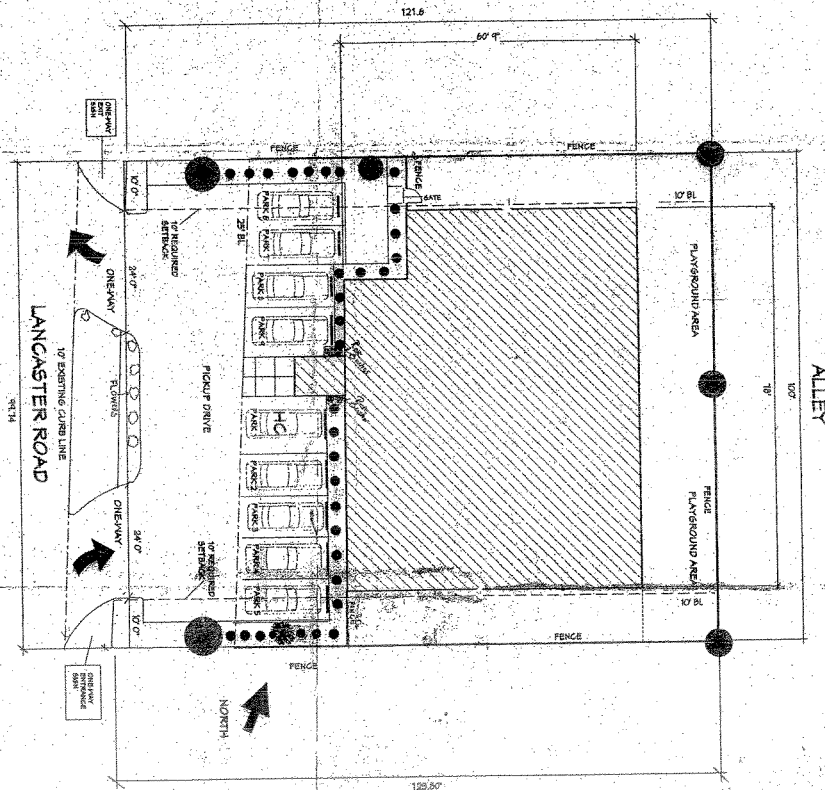
LANDSCAPE PLAN

TYPE TREES... 4 LIVE OAKS & 3 SHAD-BLOOM PLANTS

TYPE SHRUBS... 6 EUROPEAN HOLLYS

PARKING PLAN
9 Parking Spaces meets code requirements of
ONE Space per 500 sq. feet

SITE & LANDSCAPE PLAN
SCALE: 1" = 10'



Z123-218

PAGE	PLAN NO.	PERMIT NUMBER	4343	BIRMINGHAM'S ADDRESS	MATOR UNLIMITED, INC. 5787 S. HAMPTON ROAD, SUITE 295 DALLAS, TEXAS 75232	DESIGNER FOR:	GRAN'S LIL ANGELE	SITE ADDRESS:	IDA CHEATHAM 651416 LANCASTER ROAD DALLAS, TEXAS 75216	LOT	32-A BLOCK 1/6887	NOTES: (OPTIONAL) SHEETING LARGEST 40 LARGEST 100' BY 50' STRUCTURE MUST BE CONSTRUCTED ALL FOUNDATIONS MUST BE REINFORCED TO RESIST COLLAPSE WITH CEMENT REBAR AND CEMENT MORTAR AND CONSTRUCTION TAPED PLATE	BROWN'S CUSTOM DESIGNS PHONE 972-317-1344 P.O. BOX 8369 DALLAS, TEXAS 75216 DESIGNED BY TROY W. BROWN, JR. REGISTERED TROY W. BROWN, JR.
		TOTAL LIVING	4243										

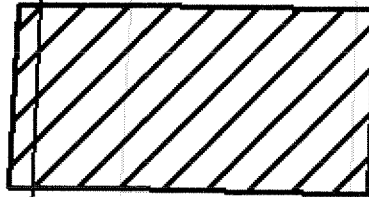
Approved
City Plan Commission
May 2, 2013

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PD 625
(Residential Use)

WILMA ST



PD
625

R-7.5(A)

KEMP ST

PD 625
(Mixed Use)

LEANA AVE

S LANCASTER RD

S LANCASTER RD

SYLVIA ST



1:1,200

ZONING AND LAND USE

Case no: Z123-218

Date: 5/7/2013