

8-25-15

ORDINANCE NO. 29833

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an R-5(A) Single Family District:

BEING Lot 1A of City Block A/7103; fronting approximately 104 feet on the east line of Winnetka Avenue; fronting approximately 188 feet on the north line of McBroom Street; and containing approximately 0.46 acres,

to be used under Specific Use Permit No. 2153 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-5(A) Single Family District, to be used under Specific Use Permit No. 2153 for a child-care facility:

BEING Lot 1A of City Block A/7103; fronting approximately 104 feet on the east line of Winnetka Avenue; and fronting approximately 188 feet on the north line of McBroom Street; and containing approximately 0.46 acres.

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 August 26, 2017.
4. LANDSCAPING: Landscaping must be provided as show on the attached landscape plan.
5. HOURS OF OPERATION: The child-care facility may only operate between 7:00 a.m. and 10:00 p.m., Sunday through Saturday.
6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
7. OFF-STREET PARKING: Off-street parking must be located as shown on the attached site plan. No additional off-street parking is required.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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 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:

WARREN M.S. ERNST, City Attorney

By  Assistant City Attorney

Passed AUG 26 2015

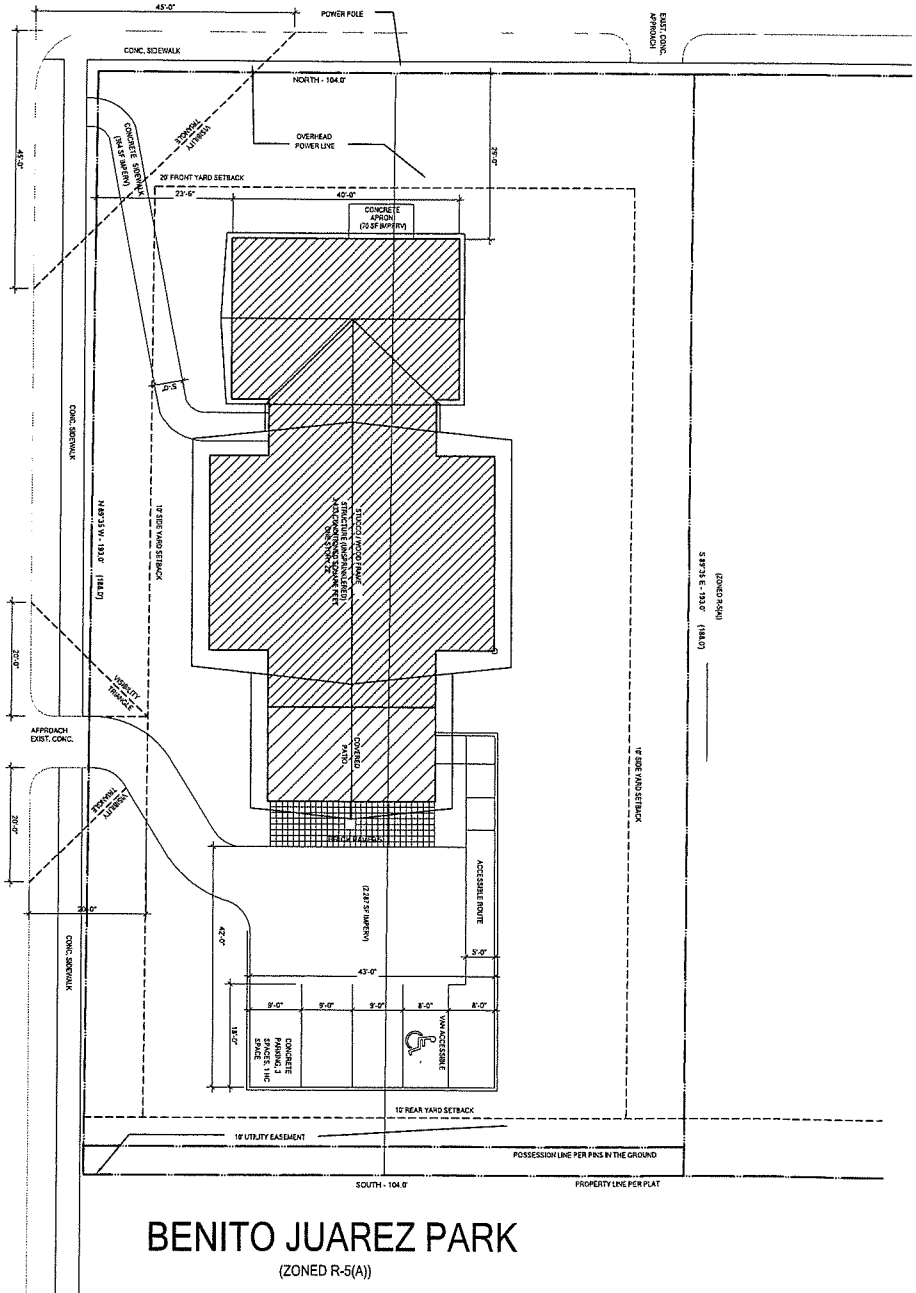
29833

151588

NORTH WINNETKA

50' R.O.W.

McBROOM STREET
50' R.O.W.



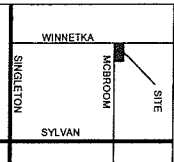
BENITO JUAREZ PARK
(ZONED R-5(A))

Approved
City Plan Commission
August 6, 2015

Site Plan
Specific Use Permit
No. 2153

01 SITE PLAN

File Name: A-SITE-SUP.dwg Scale: 1" = 10'



VICINITY MAP



2145-266

SARAH WILKE CENTER
3326 N. WINNETKA AVENUE
DALLAS, TEXAS 75212

Good Fulton & Farrell Architects

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Suite 300
Dallas, Texas 75201

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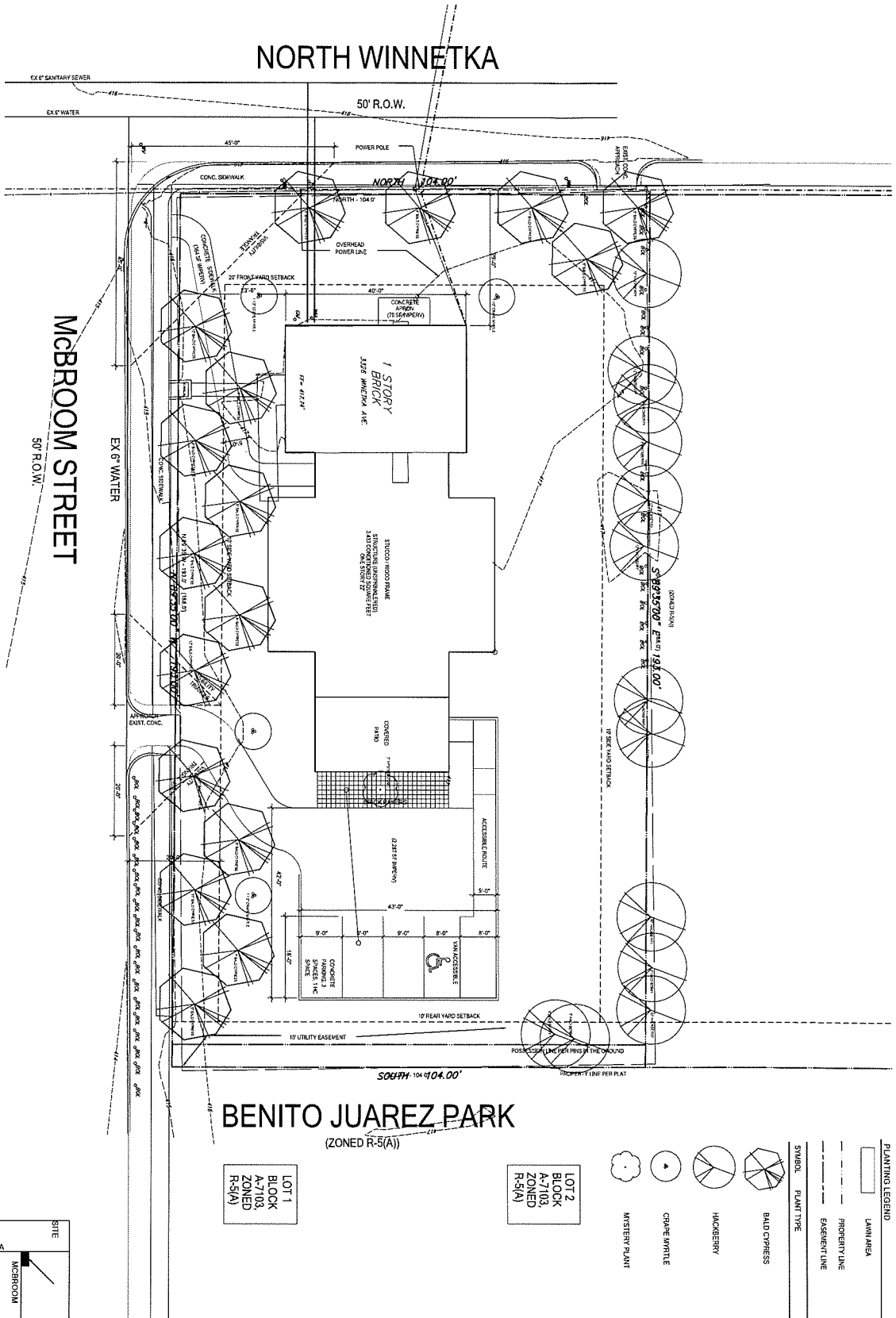
SUP SITE
PLAN



Project No. 15099.00
Date 05.18.15

A0.01

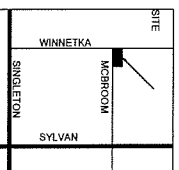
2145-266



Landscape Plan
Specific Use Permit
No. 2153



01 LANDSCAPE PLAN
File Name: A-SITE-SUP.dwg
Scale: 1" = 10'



SARAH WILKE CENTER
3326 N. WINNETKA AVENUE
DALLAS, TEXAS 75212

ISSUE FOR CONSTRUCTION

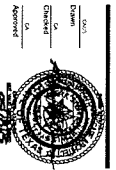


Good Fulton & Farrell Architects

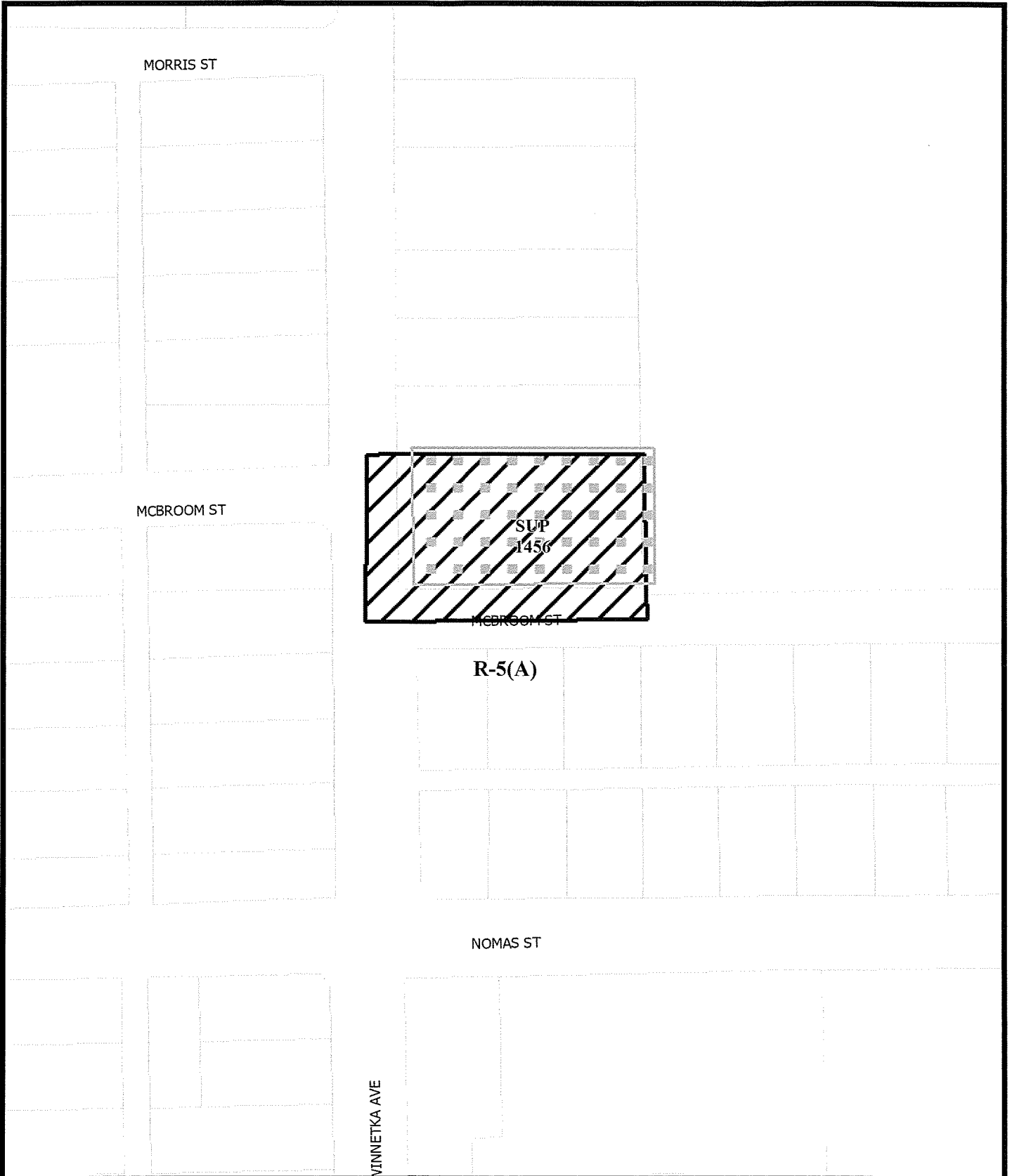
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SUP LANDSCAPE PLAN



Project No. 15099.00
Date: 03.14.15
L0.01



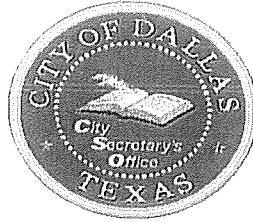
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ZONING MAP

Case no: Z145-266

Date: 6/11/2015

151588



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL AUG 26 2015

ORDINANCE NUMBER 29833

DATE PUBLISHED AUG 29 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Sims".