

9-3-15

ORDINANCE NO. 29845

An ordinance amending Ordinance No. 23749, passed by the Dallas City Council on January 13, 1999, as amended by Ordinance No. 25855, passed by the Dallas City Council on January 12, 2005, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1376 for a community service center; amending the conditions in Section 2 of that ordinance; providing a revised site/landscape plan; providing a new property description; 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. 1376; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1376; 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. 23749, as amended, are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan.

3. TIME LIMIT: This specific use permit expires on September 9, 2025, but ~~[is approved for a ten-year period, and]~~ is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A ~~[CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE,"]~~ of the Dallas City Code, as amended. ~~[In order f]~~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. PARKING: A minimum of 56 ~~[62]~~ off-street parking spaces must be provided and located as shown on the attached site/landscape plan.
5. SCREENING: Screening must be provided as shown on the attached site/landscape plan.
6. LANDSCAPING: Landscaping ~~[for Tract I]~~ must be provided as shown as the attached site/landscape plan. ~~[Landscaping for Tract II must be provided prior to the final inspection for improvements on Tract II.]~~ ~~[All p]~~Plant materials must be maintained in a healthy, growing condition ~~[at all times]~~.
7. GATE CLOSURE: The access gate crossing the drive approach along the Reagan Street frontage must be secured between ~~[the hours of]~~ 12:00 a.m. (midnight) and 6:00 a.m., Monday through Sunday.
8. MAINTENANCE: The Property ~~[entire premises]~~ 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 2. That the Exhibit A property description attached to Ordinance No. 25855 is replaced by the Exhibit A property description attached to this ordinance.

SECTION 3. That the site plan attached to Ordinance No. 23749, as amended, is replaced by the site/landscape plan attached to this ordinance.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.


SECTION 5. 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 6. 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 7. 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

SEP 09 2015

Passed _____

29845

151674
GIS_Approved

EXHIBIT A
Property Description

BEING a 41,250 square feet tract of land being lots 1, 2, 3, 4, 5 and the southwestern half of Lot 6 out of Dallas City Block 3/1333 more particularly described as follows:

BEGINNING at a point being the intersection of the northwest line of Reagan Street with the northeast line of Brown Street and being the south corner of lot 1 of Dallas Block 3/1333, the PLACE OF BEGINNING;

THENCE North 45° 00' 00" East along the northwest line of Reagan Street a distance of 275 feet to a point;

THENCE North 45° 00' 00" West through lot 6 in block 3/1333 a distance of 150 feet to a point in the southeast line of a 15' alley;

THENCE South 45° 00' 00" West along the southeast line of the 15' wide alley a distance of 275 feet to a point in the northeast line of Brown Street;

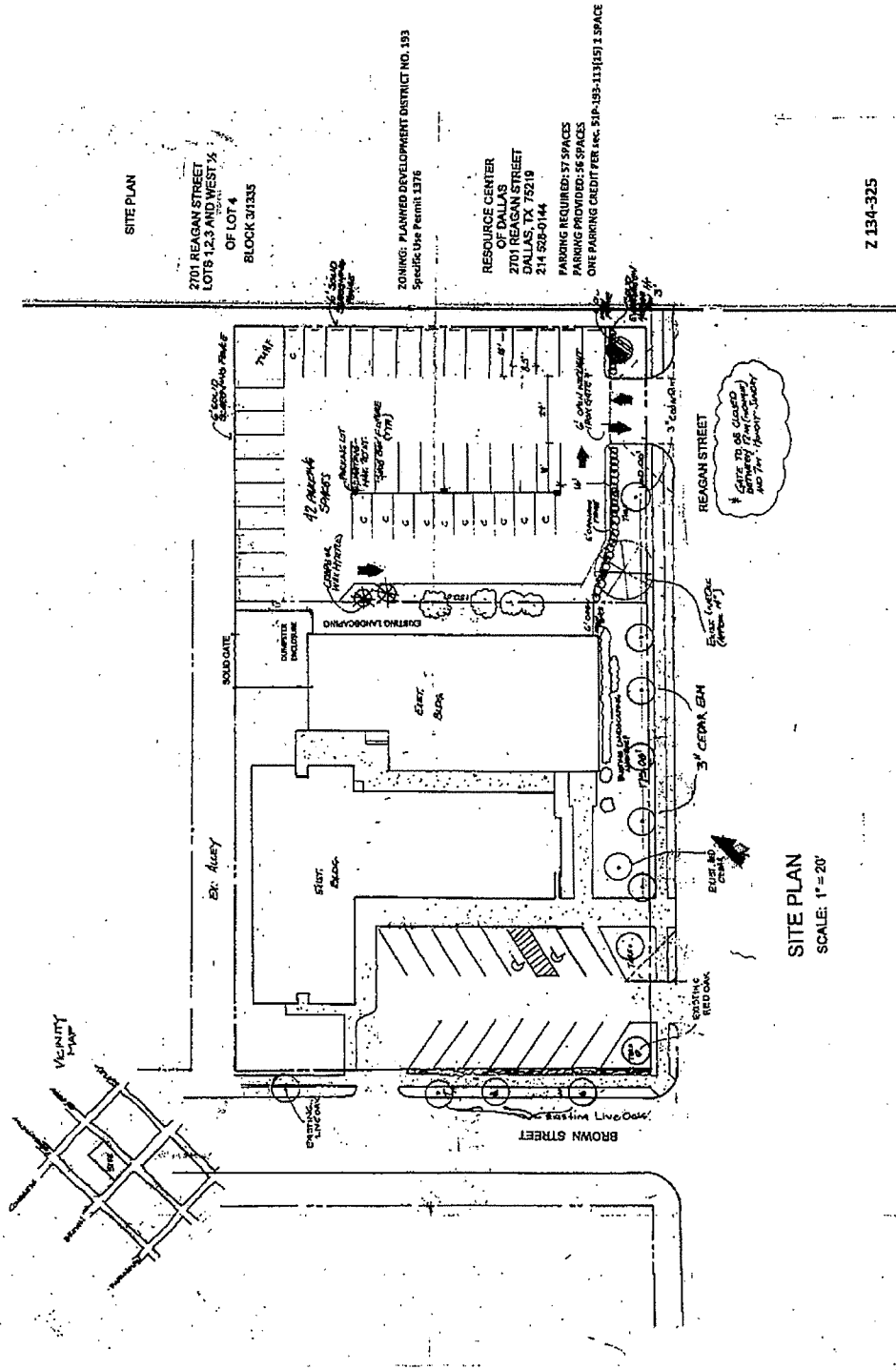
THENCE South 45° 00' 00" East along the northeast line of Brown Street a distance of 150 feet to the PLACE OF BEGINNING and containing 41,250 square feet of land.

29845

151674

Site Plan (Revised)
Specific Use Permit
No. 1376

Approved
City Plan Commission
August 6, 2015



SITE PLAN

2701 REAGAN STREET
LOTS 1,2,3 AND WEST 1/4
OF LOT 4
BLOCK 311335

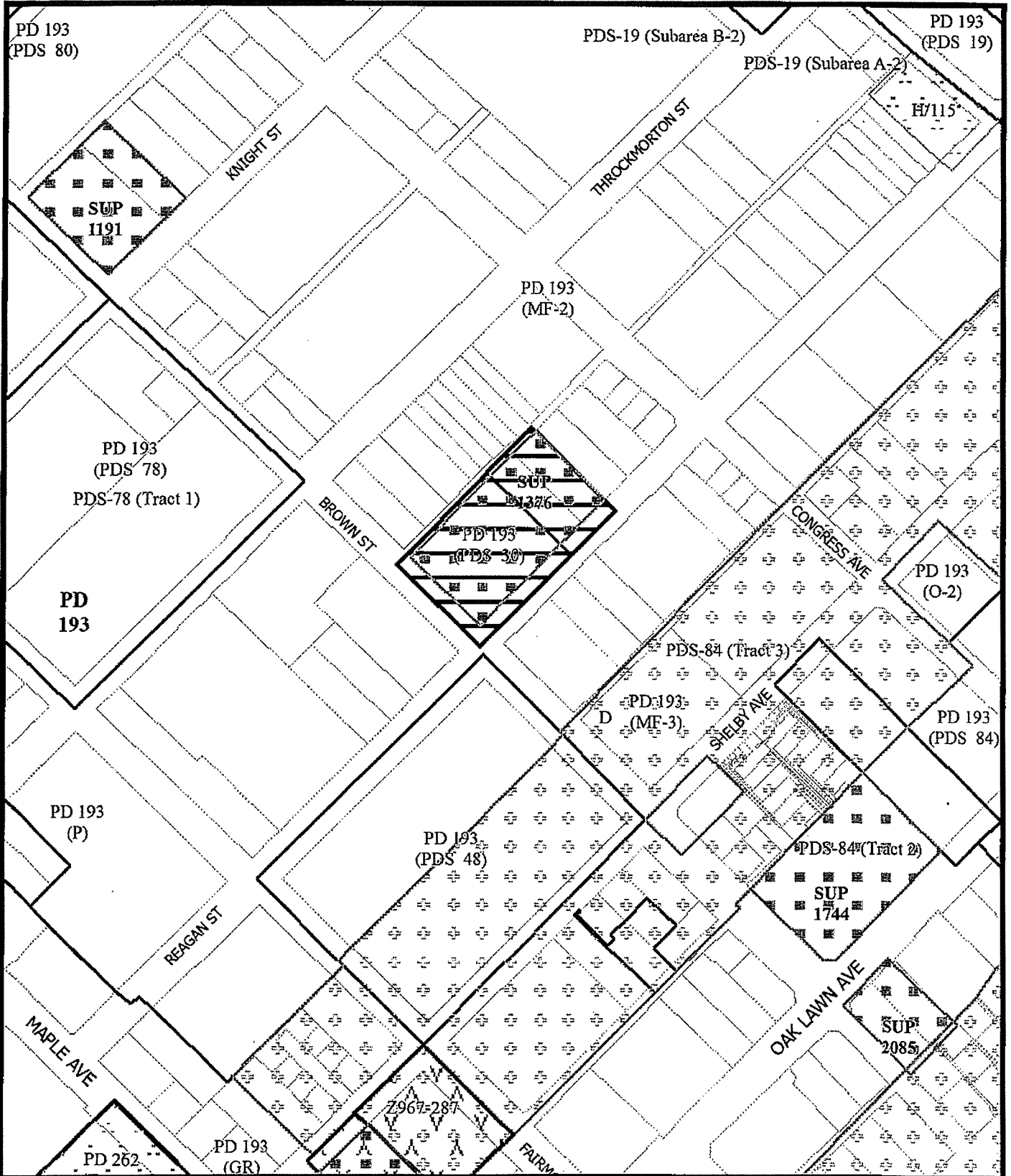
ZONING: PLANNED DEVELOPMENT DISTRICT NO. 133
Specific Use Permit 1376

RESOURCE CENTER
OF DALLAS
2701 REAGAN STREET
DALLAS, TX 75219
214 528-0144

PARKING REQUIRED: 57 SPACES
PARKING PROVIDED: 56 SPACES
ONE PARKING CREDIT PER ACC. 518-153-111(5)1 SPACE

Z 134-325

SITE PLAN
SCALE: 1" = 20'

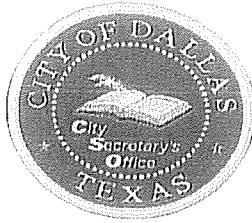


1:2,400

ZONING MAP

Case no: Z134-325

Date: 10/14/2014



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 SEP 09 2015

ORDINANCE NUMBER 29845

DATE PUBLISHED SEP 12 2015

ATTESTED BY: