

ORDINANCE NO. 29847

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an R-10(A) Single Family District and an R-7.5(A) Single Family District:

BEING all of Lot 1 in City Block 11/5306; fronting approximately 346.50 feet along the east line of Oldgate Lane; and containing approximately 3.21 acres,

to be used under Specific Use Permit No. 2154 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 property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”), which is presently zoned as an R-10(A) Single Family District and an R-7.5(A) Single Family District, to be used under Specific Use Permit No. 2154 for a child-care facility.

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 September 9, 2020, but is eligible for automatic renewals 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 or operator of the private school 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. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.
5. HOURS OF OPERATION: The child-care facility may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday.
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. PARKING: Off-street parking and loading must be provided in the location shown on the attached site plan and in accordance with the regulations in Division 51A-4.200 of Chapter 51A of the Dallas City Code, as amended.
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 regulation, 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.

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APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

BY 
Assistant City Attorney

SEP 09 2015

Passed _____

LEGAL DESCRIPTION

BEING all of Lot 1, Block 11/5306, The White Rock Methodist Church Addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 75160, Page 349 of the Map Records of Dallas County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found at the most Westerly Southwest corner of said Lot 1 being the most Westerly corner of that certain tract of land described in deed to White Rock United Methodist Church recorded in Volume 96004, page 1069 of the Deed Records of Dallas County, Texas, lying in the Northeast right-of-way line of Old Gate Lane (a 50-foot wide right-of-way) and lying N 45° 00' 00" W, 62.02 feet along said right-of-way line from an "x" cut in concrete found at its intersection with the Northwest right-of-way line of Diceman Street (a 50-foot wide right-of-way);

THENCE N 45° 00' 00" W, 350.67 feet along the said Northeast right-of-way line of Old Gate Lane to an "X" cut in concrete found at the most Westerly corner of said Lot 1 being the most Southerly corner of Lot 1A, Block D/5306, St. Bernard Catholic Church Addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 90156, Page 5047 of the Map Records of Dallas County, Texas;

THENCE along the common boundary line between said Lot 1 and said Lot 1A as follows:

N 45° 06' 59" E, 245.80 feet to a 3/8-inch iron rod found;

N 45° 00' 00" W, 1.80 feet to a ½-inch iron rod set;

N 56° 28' 49" E, 176.75 feet to a ½-inch iron rod set at the most Northerly corner of aforesaid Lot 1 lying in the Southwest right-of-way line of San Saba Drive (a 50-foot wide right-of-way) and from which a ½-inch iron rod found with red plastic cap stamped "RLG" bears N 56° 28' 49" E, 1.50 feet;

THENCE along the said Southwest right-of-way line of San Saba Drive as follows:

S 44° 58' 00" E, 67.10 feet to a ½-inch iron rod set at the Beginning of a Curve to the Right;

SOUTHEASTERLY, 43.53 feet along said Curve to the Right, having a radius of 170.00 feet, a central angle of 14° 40' 14" and a chord bearing S 37° 41' 52" E, 43.41 feet to a ½-inch iron rod set at the End of said Curve and the Beginning of a Curve to the Left;

SOUTHEASTERLY, 108.93 feet along said Curve to the Left, having a radius of 1935.10 feet, a central angle of 03° 13' 31" and a chord bearing S 22° 56' 52" E, 108.92 feet to a ½-inch iron rod set at the End of said Curve and the most Northerly Northeast corner of aforesaid Lot 1, being the most Northerly corner of Lot 21, Block D/5312, Casa Linda Estates Addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 5, Page 424-A of the Map Records of Dallas County, Texas;

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GIS Approved

THENCE along the common boundary line between said Lot 1 and said Lot 21 as follows:

S 44° 19' 00" W, 126.87 feet to an "X" cut in concrete set;

S 45° 00' 00" E, 166.19 feet to a MAG nail set in concrete at the most Easterly Northeast corner of aforesaid Lot 1 lying in the aforesaid Northwest right-of-way line of Diceman Drive;

THENCE S 45° 00' 00" W, 121.16 feet along the said Northwest right-of-way line of Diceman Drive to a railroad spike set in asphalt at the most Easterly Southeast corner of said Lot 1 being the most Easterly corner of that certain tract of land described in deed to Stephanie Jehle recorded in Instrument No. 201400066968 of the Deed Records of Dallas County, Texas;

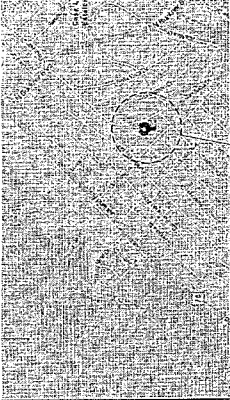
THENCE N 45° 00' 00" W, 62.02 feet along the common boundary line between said Lot 1 and said Jehle Tract to a point in concrete;

THENCE S 45° 00' 00" W, 124.54 feet along the common boundary line between said Lot 1 and said Jehle Tract and the Northwest boundary line of aforesaid White Rock United Methodist Tract to the PLACE OF BEGINNING, containing 3.073 acres of land

Approved
City Plan Commission
August 6, 2015

Site Plan
Specific Use Permit
No. 2154

LOCATION MAP



THE CHILDREN'S CENTER
AT WHITE ROCK

**SUP SITE PLAN FOR
CHILDREAN FACILITY**

CURRENT ZONING DISTRICT
R-150B (E.P. 1008)

PARKING TABULATION

1450 OLDGATE LANE (OF 131844 SF)
OWNER: WHITE ROCK UNITED METHODIST CHURCH
CURRENT USE: CHURCH

PROPOSED ACCESSORY USE: SUP FOR CHILDREAN FACILITY = 14000 SF
ADMINISTRATION OFFICE = 1000 SF
TOTAL AREA = 15000 SF

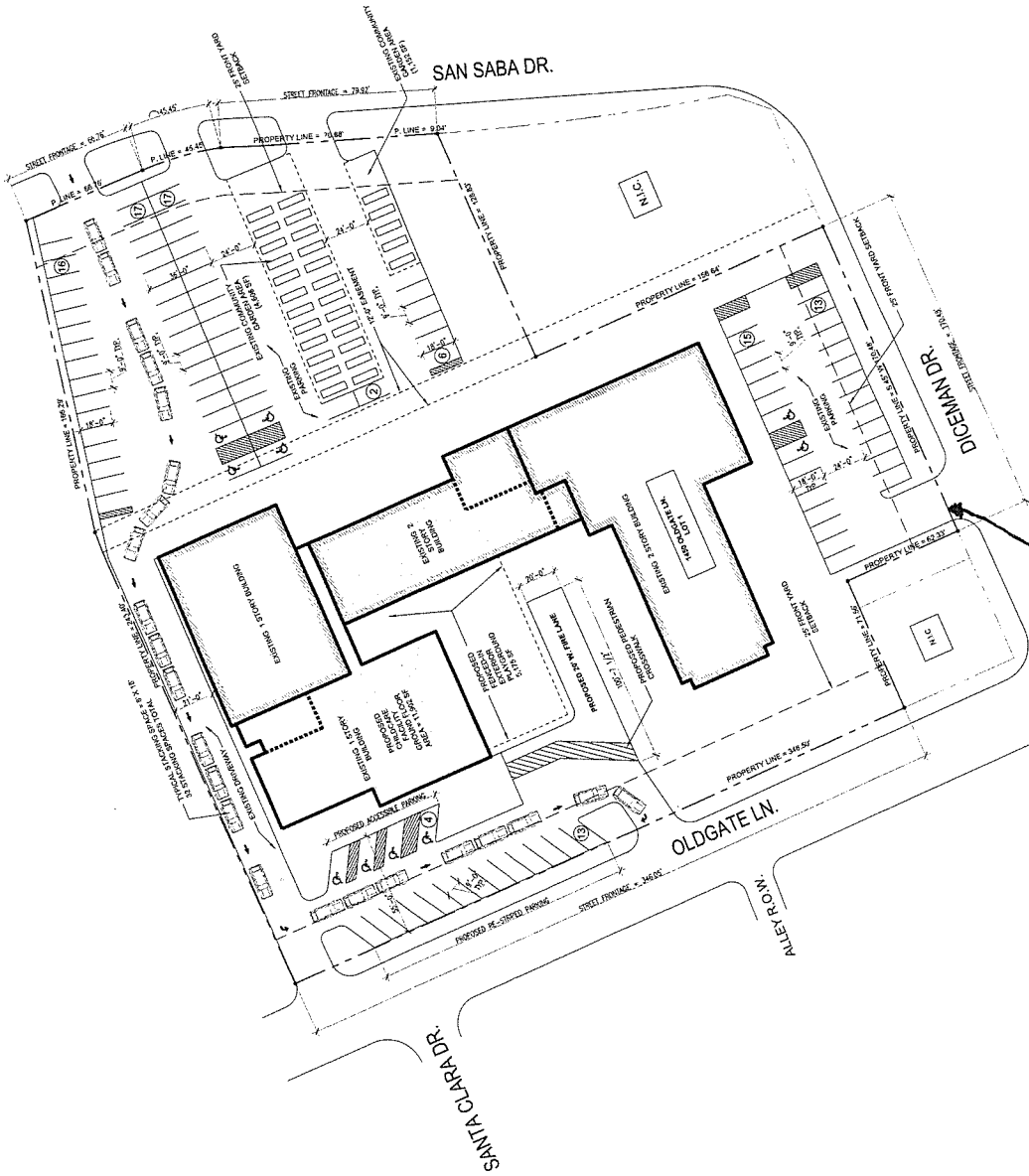
REQUIRED PARKING SPACES FOR CHILDREAN: 25 SPACES

TOTAL PROPOSED PARKING: 93 SPACES
8 NEW ACCESSIBLE SPACES
85 TOTAL SPACES

OFF-STREET STACKING

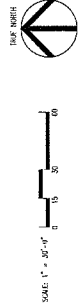
STACKING AT 10' HIGHS: 10' x 10' x 10'
TOTAL STACKING SPACES: 25
STACKING LOCATIONS AT SAN SABA DRIVE
SHOWING ONE END AT OLDGATE LANE (NOT FROM ONLY)

Z145-219



*NSCAS Zoned property not
included in SUP boundary*

A1 SUP SITE PLAN & TRAFFIC MANAGEMENT PLAN
1"=30'-0"



OWNER:
WRUMC
1450 OLDGATE LANE
DALLAS, TX 75218
T 214 324 3661
WWW.WRUMC.ORG



CALLISON, LLC
www.callison.com

PROJECT #780
THE CHILDREN'S CENTER
1450 OLDGATE LANE
DALLAS, TX 75218

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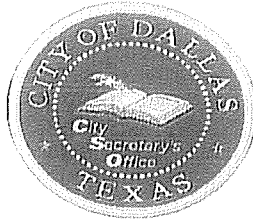


1:2,400

ZONING MAP

Case no: Z145-219

Date: 9/1/2015



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 29847

DATE PUBLISHED SEP 12 2015

ATTESTED BY: