

12-2-20

ORDINANCE NO. 31728

An ordinance amending Ordinance No. 28721, passed by the Dallas City Council on August 8, 2012, as amended by Ordinance No. 29782 passed by the Dallas City Council on June 17, 2015, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1976 for a child-care facility; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a landscape 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. 1976; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1976; 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. 28721, as amended, are amended to read as follows:

- “1. USE: The only use[s] authorized by this specific use permit is is ~~[are]~~ a child-care facility ~~[and a private school]~~.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

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3. TIME LIMIT: This specific use permit expires on December 9, 2025 [~~June 17, 2020~~], 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. LANDSCAPING: Landscaping must be provided and maintained as shown on the attached landscape [~~site~~] plan.
5. [CLASSROOMS]: ~~For a private school, the maximum number of classrooms is five.~~
- 6]. ENROLLMENT: Enrollment in the child-care facility may not exceed 180 [~~120~~] children.
- 6[7]. FLOOR AREA: The maximum floor area is 15,000 square feet in the location shown on the attached site plan.
- A. ~~For a child care facility, maximum floor area is 8,284 square feet.~~
- B. ~~For a private school, maximum floor area is 3,981 square feet.]~~
- 7[8]. HOURS OF OPERATION:
- A. The child-care facility [~~and private school~~] may only operate between 7:30 a.m. and 6:00 p.m., Monday through Friday.
- B. [~~For the child care facility and private school, u~~]Use of the outdoor play area is prohibited before 9:00 a.m., Monday through Friday.
- 8[9]. QUEUING: Queuing is prohibited within city rights-of-way.
- 9[10]. TRAFFIC CIRCULATION:
- A. Curbside drop-off.
- i. [(1)] Curbside drop-off may only occur between 8:20 a.m. and 9:20 a.m.
- ii. [(2)] Four teachers must be outside during drop-off to unload students.

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iii.~~(3)~~ One staff member must be at the front desk to sign in students, and two staff members must be at the front door to walk students to classrooms.

B. Curbside pick-up.

i.~~(1)~~ Curbside pick-up may only occur between 2:40 p.m. and 3:20 p.m.

ii.~~(2)~~ One staff member must be outside at the entrance to message to staff members with names of students ready for pick-up.

iii.~~(3)~~ Two staff members must take students to the front door.

iv.~~(4)~~ Six teachers must be outside to load students into their vehicles.

10~~(11)~~. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11~~(12)~~. 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 site plan attached to Ordinance No. 28721, as amended, 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.

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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:

CHRISTOPHER J. CASO, City Attorney

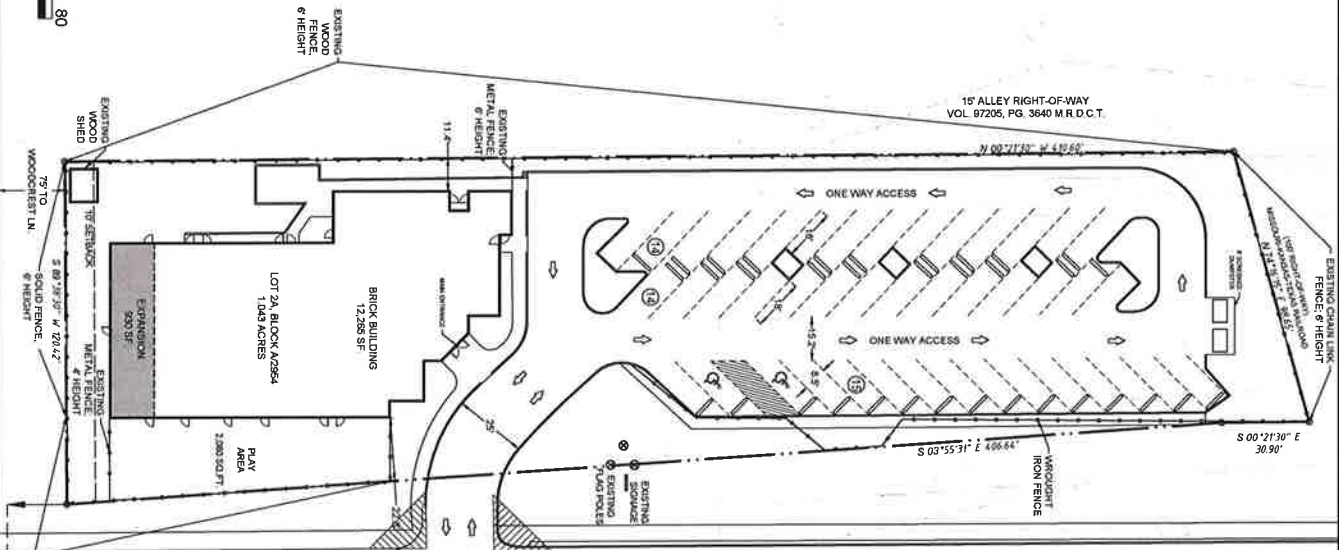
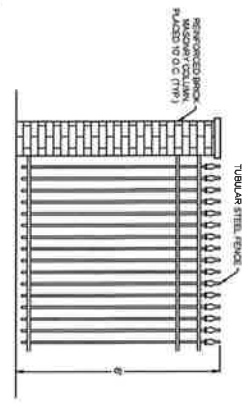
By Cody Byers
Assistant City Attorney

Passed DEC 09 2020



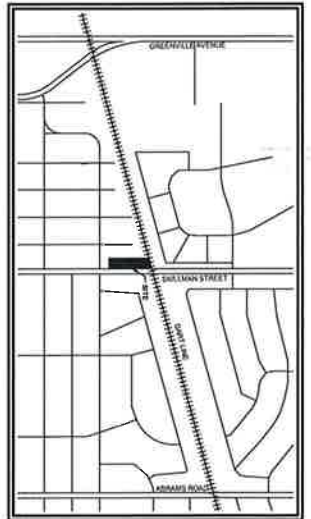
1 SITE PLAN
SCALE: 1" = 20'-0"

2 TYP. FENCE ELEVATION
SCALE: 1" = 20'-0"



SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

Approved
City Plan Commission
October 1, 2020



VICINITY MAP
NTS

4411 SKILLMAN STREET
PD 493
USE: CHILD CARE FACILITY
TOTAL BLDG. AREA: 12,265 SF.
HEIGHT/STORIES: MAX. 30/ 2 STORIES
LOT COVERAGE: 33%
PROVIDED PARKING: 43 SPACES
REQUIRED PARKING (1/500 SF): 25 SPACES

Z190-246

Specific Use Permit
No. 1976

PROPOSED CHILDCARE FACILITY
4411 SKILLMAN STREET
DALLAS, TX

Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

08/18/2020
PROJECT NUMBER
CASE NUMBER



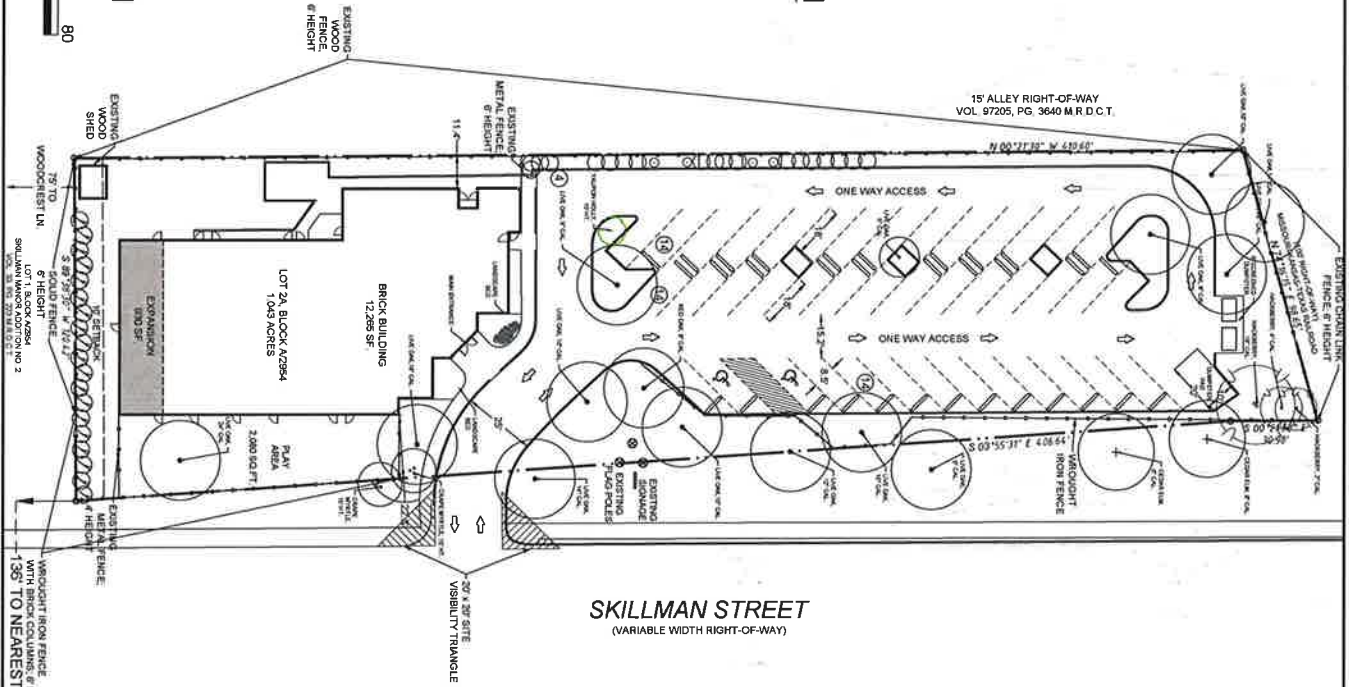
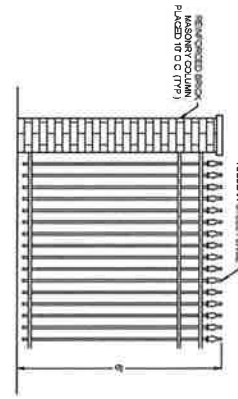
1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



2 TYP. FENCE ELEVATION

SCALE: 1" = 20'-0"



SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

WOODCREST LN
135' TO NEAREST FIRE HYDRANT (WOODCREST AND SKILLMAN)

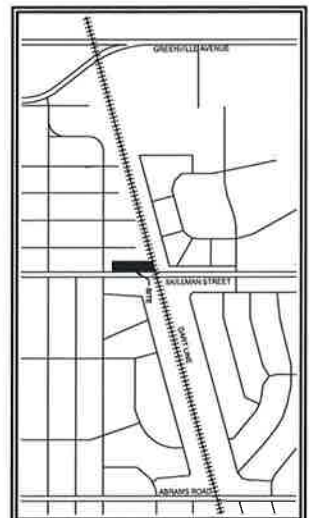
4411 SKILLMAN STREET
PD 493
USE: CHILD CARE FACILITY
TOTAL BLDG. AREA: 12,265 SF.
HEIGHT/STORIES: MAX. 30' / 2 STORIES
LOT COVERAGE: 33%
PROVIDED PARKING: 42 SPACES
REQUIRED PARKING (1/500 SF.): 27 SPACES

Specific Use Permit
No. 1976

Z190-246



VICINITY MAP
NTS



PROPOSED CHILDCARE FACILITY
4411 SKILLMAN STREET
DALLAS, TX

Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

11/05/2020
PROJECT NUMBER
CASE NUMBER

31728

201968



1:2,400

ZONING MAP

Case no: Z190-246

Date: 9/17/2020



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 DEC 09 2020

ORDINANCE NUMBER 31728

DATE PUBLISHED DEC 12 2020

ATTESTED BY: