

1-11-22

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ORDINANCE NO. \_\_\_\_\_

An ordinance changing the zoning classification on the following property:

BEING Lot 11 in City Block 2168 on the southeast corner of the intersection of Greenville Avenue and Marquita Avenue; fronting approximately 174.98 feet along the east line of Greenville Avenue; fronting approximately 113.17 feet along the south line of Marquita Avenue; and containing approximately 0.473 acre,

from Conservation District No. 11 (M Streets East Conservation District) to Subarea 1 within Conservation District No. 11; amending Ordinance No. 25474, passed by the Dallas City Council on January 14, 2004, which established Conservation District No. 11; providing an Exhibit C (Subarea 1 site plan); providing an Exhibit D (Subarea 1 elevations plan); providing an Exhibit F (tract map); amending interpretations and definitions; amending development standards; providing development standards for the legacy building in Subarea 1; providing architectural standards for Subarea 1; 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 the rezoning of the property described in this ordinance and this amendment to Conservation District No. 11; and

WHEREAS, the city council finds that it is in the public interest to change the zoning classification and amend Conservation District No. 11 as specified in this ordinance; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from Conservation District No. 11 (the M Streets East Conservation District) to Subarea 1 within Conservation District No. 11 on the following property (“the Property”):

BEING Lot 11 in City Block 2168 on the southeast corner of the intersection of Greenville Avenue and Marquita Avenue; fronting approximately 174.98 feet along the east line of Greenville Avenue; fronting approximately 113.17 feet along the south line of Marquita Avenue; and containing approximately 0.473 acre of land.

SECTION 2. That the Exhibit A (conservation district regulations) attached to Ordinance No. 25474 is replaced by the Exhibit A attached to this ordinance.

SECTION 3. That development of this district must comply with the full-scale version of Exhibit C (Subarea 1 site plan) attached to this ordinance.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit D (Subarea 1 elevations plan) attached to this ordinance.

SECTION 5. That the property description in Section 2 of Ordinance No. 25474 is replaced by the Exhibit E attached to this ordinance.

SECTION 6. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 8. 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 9. 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 Casey Buxes  
Assistant City Attorney

Passed JAN 12 2022

## EXHIBIT A

## M STREETS EAST CONSERVATION DISTRICT REGULATIONS

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- (a) Interpretations and definitions.
- (1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A.
  - (2) Unless otherwise stated, the definitions in Chapter 51A apply to this ordinance. In this ordinance:
    - (A) COLONIAL REVIVAL means colonial revival architectural style as shown in Exhibit B.
    - (B) COMPATIBLE means consistent with the architecture found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
    - (C) CONTRIBUTING means a structure listed as Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic, or Tudor structure in Exhibit B.
    - (D) CORNER LOT means a lot that has frontage on two different streets.
    - (E) CORNERSIDE FACADE means a main building facade facing a side street.
    - (F) CORNERSIDE LOT LINE means the lot line on a side street.
    - (G) CORNERSIDE YARD means a side yard that abuts a street.
    - (H) CRAFTSMAN means craftsman architectural style as shown in Exhibit B.
    - (I) DEMOLITION means the razing of a structure pursuant to a demolition permit.
    - (J) DIRECTOR means the director of the department of development services or the director's representative.
    - (K) DISTRICT means the M Streets East Conservation District.
    - (L) FOCAL WINDOW is a full length window, typically triple-arched or parabolic, and typically with stained glass or leaded glass.
    - (M) FRONT FACADE means the building elevation facing the front street.
    - (N) FRONT STREET means McCommas Boulevard, Morningside Avenue, Mercedes Avenue, Monticello Avenue, Marquita Avenue, and Vanderbilt Avenue.

- (O) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, mulch, pavers, or stones.
- (P) HEIGHT means the vertical distance measured from grade to the roof ridge.
- (Q) MAIN STRUCTURE means the building on a lot intended for occupancy by the main use.
- (R) MINIMAL TRADITIONAL means minimal traditional architectural style as shown in Exhibit B.
- (S) NONCONTRIBUTING means a structure listed as an undefined style structure in Exhibit B.
- (T) ONE-AND-ONE-HALF STORY STRUCTURE means a main structure in which the space within the roof structure has been converted to livable space.
- (U) ORIGINAL means a structure or status that existed on the date of creation of this conservation district.
- (V) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (W) PRAIRIE means prairie architectural style as shown in Exhibit B.
- (X) REAR YARD means:
  - (i) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
  - (ii) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (Y) REMODEL means improvements or repairs that change the exterior materials or appearance of the front facade or wrap-around of the main structure.
- (Z) RETAINING WALL means a wall used to prevent the erosion of land.

- (AA) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
- (BB) SIDE-STREET means Greenville Avenue, Matilda Avenue, Delmar Avenue, Concho Street, and Skillman Street.
- (CC) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
- (DD) SPANISH ECLECTIC means spanish eclectic architectural style as shown in Exhibit B.
- (EE) STREET FACADE means any part of a building that faces a public street.
- (FF) TUDOR means tudor architectural style as shown in Exhibit B.
- (GG) WRAP-AROUND means the front 25 feet of each side facade.
- (b) Conceptual plan. The M Streets East Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit B. In the event of a conflict between Exhibit A, the district regulations, and Exhibit B, the conceptual plan, Exhibit A controls.
- (c) Creation of Subarea 1. This district includes Subarea 1. A property description of Subarea 1 is attached to and made a part of this ordinance as Exhibit E. The following exhibits apply to Subarea 1:
- (1) Exhibit C: Subarea 1 site plan.
  - (2) Exhibit D: Subarea 1 elevations plan.
- (d) Nonconforming structures. Section 51A-4.704(c), "Nonconforming Structures," applies, except:
- (1) as otherwise provided in these regulations, or
  - (2) if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
- (e) Development standards. Except as otherwise provided, the development standards of the R-7.5(A) Single Family District apply. Except as otherwise provided, the development standards of the MF-2(A) Multifamily District apply to original multifamily uses in the 5700 block of Morningside Drive and the 5700 block of Marquita Avenue. Original multifamily uses are identified in Exhibit B. Except as otherwise provided, the development standards of the CR Community Retail District apply to Lot 10 of City Block 2168. Except as provided in the architectural



standards for specific styles, the following development standards apply to the entire lot.

- (1) Use.
  - (A) Except for original duplex uses and original multifamily uses, the only use allowed is single-family.
  - (B) Original duplex uses are legal nonconforming uses. Original duplex uses are identified in Exhibit B.
  - (C) Original multifamily uses in the 5700 block of Morningside Drive and the 5700 block of Marquita Avenue are legal conforming uses. Original multifamily uses are identified in Exhibit B.
- (2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
- (3) Front yard. Minimum front yard is the average of the front yard of the contributing main structures on the block face. The average front yard of contributing main structures on each block face is listed in Exhibit B.
- (4) Side yard. Minimum side yard for main structures is five feet on the west side and 10 feet on the east side.
- (5) Rear yard. Minimum rear yard for main structures is 20 feet.
- (6) Density.
  - (A) The number of dwelling units on a lot may not be increased.
  - (B) If an original duplex use is converted to a single family use, the only use allowed thereafter is single family.
  - (C) If the number of dwelling units in an original multifamily use is reduced, the number of dwelling units may not thereafter be increased.
- (7) Floor area ratio. No maximum floor area ratio.
- (8) Height. Maximum height for all structures is 30 feet.
- (9) Lot coverage. Maximum lot coverage is 40 percent.
- (10) Lot size. Minimum lot size is 7,500 square feet.

- (11) Stories. See Exhibit B.
- (A) For Colonial Revival, Craftsman, Prairie, and Spanish Eclectic structures, maximum number of stories above grade is two.
  - (B) For Minimal Traditional and Tudor structures, maximum number of stories above grade is one-and-one-half.
- (12) Off-street parking and loading.
- (A) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
  - (B) Porte cocheres may not be enclosed.
- (13) Environmental performance standards. See Article VI.
- (14) Landscaping. Landscaping must be provided in accordance with Article X. Plant materials must be maintained in a healthy, growing condition.
- (15) Signs. See Article VII.
- (16) Accessory structures.
- (A) Location. Accessory structures must be located to the rear of the main structure.
  - (B) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the main structure.
  - (C) Roof slope. If an accessory structure is visible from a street, the slope of the roof must either match the roof slope of the main structure or comply with the architectural standard for the roof slope for the style of the main structure.
  - (D) Side yard setback.
    - (i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum five-foot side yard setback.
    - (ii) Except as provided in this subsection, there is no required side yard setback for accessory structures 15 feet or less in height.
    - (iii) On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure.

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- (iv) No part of an accessory structure may overhang adjacent property.
  - (v) The minimum cornerside yard setback for all garages that enter from a side street is 20 feet.
- (E) Rear yard setback.
- (i) Accessory structures over 15 feet in height must have a minimum five-foot rear yard setback.
  - (ii) Accessory structures 15 feet or less in height must have a minimum three-foot rear yard setback.
  - (iii) The minimum rear yard setback for all garages, except car ports, that enter from the alley is 20 feet.
  - (iv) A replacement accessory structure may be built in the rear yard in the same location as an original accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.
- (F) Original accessory structures. Original accessory structures that are not located to the rear of the main structure may be repaired or maintained, but may not be altered, enlarged, or replaced.
- (17) Driveways and curbing.
- (A) Driveway access is allowed from the front yard, cornerside yard, or alley.
  - (B) Driveways and curbing constructed of asphalt, shredded rubber, or similar materials are not allowed. Unimproved dirt driveways are not allowed.
  - (C) Ribbon driveways are allowed. Circular driveways are allowed.
  - (D) The driveway entry must be between eight and 10 feet wide.
  - (E) On corner lots, a driveway entry on the side street may be up to 24 feet wide if it is located behind the rearmost corner of the main structure and provides access to a garage.
- (18) Fences.
- (A) Chain link fences are not allowed in the front yard.

- (B) Fences in a front yard must be constructed of brick that matches the main structure, decorative wire, hog wire, stone, stucco, wood or material that looks like wood, wrought iron, a combination of these materials, or other compatible materials.
  - (C) Fences in an interior side yard, cornerside yard, or rear yard may be constructed of brick, chain link, decorative wire, hog wire, stone, stucco, wood or material that looks like wood, wrought iron, a combination of these materials, or other compatible materials.
  - (D) Fences in front yards may not exceed four feet in height.
  - (E) Fences in side yards and rear yards may not exceed nine feet in height.
- (19) Front facade. The facade of a main structure containing the front entrance may not face a side street.
- (20) Front yards and parkways.
- (A) No more than 50 percent of the front yard may be paved or hardscaped. The parkway may not be paved or hardscaped except for curb cuts and sidewalk extensions.
  - (B) Mailboxes, pylons, satellite dishes, and other accessory structures are not allowed in the front yard or parkway.
- (21) Roofing materials.
- (A) Corrugated plastic, standing-seam metal, rolled, or tar-and-gravel roofing is not allowed.
  - (B) Copper roofing accents are only allowed on dormers and eyebrows of Tudor style structures.
- (22) Steps. Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the rolling or waterfall steps.
- (23) Walkways.
- (A) Walkways must be constructed of concrete, brick, stone, or a similar material.
  - (B) Walkways must lead to the front porch or front entrance.
  - (C) Walkways may be straight or curved.

- (24) Windows. The following applies to the front facade and cornerside facade.
- (A) Only transparent glass, stained glass, or leaded glass is allowed in windows.
  - (B) Metal window frames must have a finish that is indistinguishable from the finish on original wood windows.
  - (C) Window air conditioner units are not allowed.
  - (D) Glass block may be used in bathroom windows or sidelights of main doors.
  - (E) Windows must be typical of the style of the structure. See Exhibit B.
- (f) Architectural standards for new construction.
- (1) Except as otherwise provided in this section, the front facade and wrap-around of new construction must be built in the Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic, or Tudor style and must comply with the architectural standards for the style. See Exhibit B.
  - (2) After a noncontributing main structure is destroyed by the intentional act of the owner or owner's agent, the front facade and wrap-around of a new main structure may only be built in the Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic, or Tudor style and must comply with the architectural standards for the style. See Exhibit B.
  - (3) After a noncontributing main structure is unintentionally destroyed, a new main structure may be built that replicates the original main structure.
- (g) Architectural standards for Colonial Revival structures.
- (1) Applicability.
    - (A) Contributing Colonial Revival structures are identified in Exhibit B.
    - (B) New construction structures that are built in the Colonial Revival style must comply with the following standards. Colonial Revival structures that are remodeled must comply with the applicable standards.
    - (C) These architectural standards apply only to the front facade and wrap-around.

- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Colonial Revival style must incorporate at least four of these features. See Exhibit B.
- (A) Centered front gable.
  - (B) Centered front main entrance with symmetrically balanced windows.
  - (C) Chimney.
  - (D) Front entry porch with pilasters or columns.
  - (E) Pair of carriage lights flanking the front main entrance.
  - (F) Straight walkway leading to the front main entrance.
  - (G) Wooden shutters.
- (3) Materials.
- (A) Colonial Revival structures must be clad in brick, stone, stucco, wood or material that looks like wood, or a combination of these materials.
  - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (4) Roof form. Colonial Revival structures must have a cross or side-gabled roof with a low to moderate roof slope between 20 degrees and 45 degrees. Hipped roofs are not allowed.
- (5) Windows.
- (A) Windows must be double hung with multi-pane sashes.
  - (B) Windows on the first floor of the front facade must be rectangular.
  - (C) Windows must be typical of the Colonial Revival style of the structure. See Exhibit B.
  - (D) Glass in windows and doors on the front facade must be clear or leaded.
- (h) Architectural standards for Craftsman structures.
- (1) Applicability.
- (A) Contributing Craftsman structures are identified in Exhibit B.

- (B) New construction structures that are built in the Craftsman style must comply with the following standards. Craftsman structures that are remodeled must comply with the applicable standards.
  - (C) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate four of these features. See Exhibit B.
- (A) Chimney.
  - (B) Decorative roof beams or braces.
  - (C) Exposed roof rafter tails.
  - (D) Gabled dormer with exposed rafter tails.
  - (E) Solid balustrade of brick or wood on the front porch.
  - (F) Straight walkway leading to the front main entrance.
- (3) Front porches.
- (A) A front porch is required along a minimum of 50 percent of the front facade.
  - (B) The front porch roof must be supported by square or tapered columns with a brick or stone base.
  - (C) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.
  - (D) Front porches must be open-air.
  - (E) The front entryway must have a Craftsman style wood door.
- (4) Materials.
- (A) Craftsman structures must be clad in brick, wood or material that looks like wood, or a combination of these materials. Stone accents are allowed. Stucco is allowed only in gables.
  - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Porte cocheres. Porte cochere columns must match the porch columns.

- (6) Roof form.
- (A) Craftsman structures must have a cross-gabled, front-gabled, or side-gabled roof with a shallow roof slope between 20 degrees and 45 degrees, with a minimum roof overhang of at least 18 inches.
  - (B) Dormers may be gabled or shed.
- (7) Windows.
- (A) Windows must be double-hung with 1-over-1 or multipaned lights, or must be mission-styled. See Exhibit B.
  - (B) Windows must be grouped in clusters of two or three.
  - (C) Windows must be typical of the Craftsman style of the structure. See Exhibit B.
- (i) Architectural standards for Minimal Traditional structures.
- (1) Applicability.
- (A) Contributing Minimal Traditional structures are identified in Exhibit B.
  - (B) New construction structures that are built in the Minimal Traditional style must comply with the following standards. Minimal Traditional structures that are remodeled must comply with the applicable standards.
  - (C) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Minimal Traditional style must incorporate three of these features. See Exhibit B.
- (A) Chimney.
  - (B) Front facing gable.
  - (C) Projecting front entryway.
  - (D) Straight walkway leading to the front entrance.
- (3) Front porches.
- (A) A front porch entry feature is required.
  - (B) Front porches may be open-air or enclosed.



- (C) If front porches are enclosed, at least 75 percent of the material used to enclose the front porch openings must be transparent glass, stained glass, or leaded glass.
- (4) Materials.
- (A) Minimal Traditional structures must be clad in brick, stone, stucco, wood or material that looks like wood, or a combination of these materials.
- (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Roof form.
- (A) Minimal Traditional structures must have a cross-gabled or side-gabled roof with low to moderate roof slope between 20 degrees and 40 degrees.
- (B) The maximum roof overhang is 12 inches.
- (6) Windows.
- (A) Windows must have multi-pane sashes.
- (B) Windows must be typical of the Minimal Traditional style of the structure. See Exhibit B.
- (j) Architectural standards for Prairie structures.
- (1) Applicability.
- (A) Contributing Prairie structures are identified in Exhibit B.
- (B) New construction structures that are built in the Prairie style must comply with the following standards. Prairie structures that are remodeled must comply with the applicable standards.
- (C) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Prairie style must incorporate four of these features. See Exhibit B.
- (A) Broad, flat chimney.
- (B) Centered dormer on front facade.
- (C) Decorative casement windows.
- (D) Massive square porch supports.

- (E) Straight walkway leading to the front door.
- (F) Two-story home with a one-story wing.
- (G) Window boxes.
- (3) Front porches.
  - (A) A full-width front porch entry feature is required.
  - (B) Front porches must be open-air.
- (4) Materials.
  - (A) Prairie structures must be clad in brick, stone, wood or material that looks like wood, or a combination of these materials.
  - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Roof form.
  - (A) Prairie structures must have a hipped or side-gabled roof with low to moderate roof slope between 20 degrees and 40 degrees.
  - (B) The minimum roof overhang is 12 inches.
- (6) Windows.
  - (A) Windows must be casement or double-hung with multi-pane sashes.
  - (B) Windows must be typical of the Prairie style of the structure. See Exhibit B.
- (k) Architectural standards for Spanish Eclectic structures.
  - (1) Applicability.
    - (A) Contributing Spanish Eclectic structures are identified in Exhibit B.
    - (B) New construction structures that are built in the Spanish Eclectic style must comply with the following standards. Spanish Eclectic structures that are remodeled must comply with the applicable standards.
    - (C) These architectural standards apply only to the front facade and wrap-around.

- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Spanish Eclectic style must incorporate four of these features. See Exhibit B.
- (A) Balconet. “Balconet” means a full length window with a railing without a projecting floor.
  - (B) Balcony with wood or iron railing on the second story of the front facade.
  - (C) Brick or tiled vents on the front facade.
  - (D) Chimney with decorative top.
  - (E) Decorative window grille.
  - (F) Focal window.
  - (G) Front door surrounded by spiral columns, pilasters, carved stonework, or pattern tiles.
- (3) Front arches. Doors and windows on the ground floor of the front facade must have arches.
- (4) Front porches.
- (A) Front porches may be the full width or partial width of the front facade.
  - (B) Front porches must have arches under the porch roof.
- (5) Materials.
- (A) Spanish Eclectic structures must be clad in brick, stone, stucco, or a combination of these materials.
  - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (6) Roof form and materials.
- (A) Spanish Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof slope of less than 45 degrees, with a maximum roof overhang of 18 inches.
  - (B) Only the following roofing materials are allowed: tile and composition shingle.
- (7) Windows.
- (A) Windows must be focal, casement, or double-hung.

- (B) Window grilles are permitted.
  - (C) Glass in windows must be transparent, stained, or leaded.
  - (D) Windows must be typical of the Spanish Eclectic style of the structure. See Exhibit B.
- (l) Architectural standards for Tudor structures.
- (1) Applicability.
    - (A) Contributing Tudor structures are identified in Exhibit B.
    - (B) New construction structures that are built in the Tudor style must comply with the following standards. Tudor structures that are remodeled must comply with the applicable standards.
    - (C) These architectural standards apply only to the front facade and wrap-around.
  - (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Tudor style must incorporate four of these features. See Exhibit B.
    - (A) Arched front doorway.
    - (B) Decorative chimney on the front facade or wrap-around.
    - (C) Dormers with stained or leaded glass.
    - (D) Front-facing gable with decorative verge board.
    - (E) Multiple arch open-air front porch.
    - (F) Pair of stained glass windows in the front facade.
    - (G) Stone accents.
    - (H) Straight walkway leading to the front main entrance.
  - (3) Chimney. New construction Tudor structures must have a massive chimney of at least five feet in width on the front facade or wrap-around. See Exhibit B.
  - (4) Front porches.
    - (A) Front porches may be open-air or enclosed.
    - (B) If front porches are enclosed, at least 75 percent of the material used to enclose the front porch openings must be transparent glass, stained glass, or leaded glass.

- (C) Front porches must be at least 25 percent and no more than 50 percent of the width of the front facade.
- (5) Materials.
- (A) Tudor structures must be clad in brick, stucco with wooden half-timbering, or a combination of these materials. Stone accents are allowed.
  - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (6) Roof form.
- (A) Tudor structures must have a side-gabled roof with a roof slope between 45 degrees and 70 degrees, with a maximum roof overhang of 12 inches.
  - (B) Tudor structures must have at least one front-facing gable.
- (7) Windows.
- (A) Windows must be double-hung or casement.
  - (B) Windows must be clear, stained glass, or leaded glass.
  - (C) Windows must be typical of the Tudor style of the structure. See Exhibit B.
- (m) Subarea 1.
- (1) Definitions. In this subarea:
    - (A) LATE-HOURS ESTABLISHMENT means a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m.
    - (B) LEGACY BUILDING means a commercial building constructed prior to 1931.
  - (2) Development standards. Except as otherwise provided, the development standards of the CR Community Retail District apply. Except as provided in the architectural standards, the following development standards apply to the entire lot.
    - (A) Main uses. Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP;

a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

(i) The following main uses are prohibited:

(aa) Agricultural uses.

-- Crop production.

(bb) Commercial and business service uses.

-- Building repair and maintenance shop.

-- Custom business services.

-- Medical or scientific laboratory.

-- Tool or equipment rental.

(cc) Industrial uses.

-- Gas drilling and production.

-- Temporary concrete or asphalt batching plant.

(dd) Institutional and community service uses.

-- Adult day care facility.

-- Cemetery or mausoleum.

-- Child-care facility.

-- Church.

-- College, university, or seminary.

-- Community service center.

-- Convent or monastery.

-- Hospital.

-- Open-enrollment charter school or private school.

-- Public school other than an open-enrollment charter school.

(ee) Lodging uses.

-- Hotel or motel.

-- Lodging or boarding house.

-- Overnight general purpose shelter.

(ff) Miscellaneous uses.

-- Attached non-premise sign.

- Carnival or circus (temporary).
- Temporary construction or sales office.

(gg) Office uses.

- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.

(hh) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(ii) Residential uses.

- College dormitory, fraternity, or sorority house.

(jj) Retail and personal service uses.

- Alcoholic beverage establishments.
- Ambulance service.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.
- Restaurant with drive-in or drive-through service. [*See Section (m)(2)(W)(v).*]
- Swap or buy shop.
- Temporary retail use.
- Theater.

(kk) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(ll) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(mm) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.

## (ii) The following additional use is prohibited:

- Late-hours establishment.

(iii) Accessory uses. Except as provided in this paragraph, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. The following accessory uses are prohibited:

- Motor vehicle fueling station.
- Restaurant with drive-in or drive-through service.
- Restaurant without drive-in or drive-through service.

(B) Front yard.

- (i) For Marquita Street, minimum front yard is 13 feet.
- (ii) For Greenville Avenue, minimum front yard is 30 feet.
- (iii) Awnings and canopies are permitted in a required front yard.

(C) Side yard. No minimum side yard setback.



- (D) Rear yard. No minimum rear yard setback.
- (E) Floor area ratio. No maximum floor area ratio.
- (F) Height. Maximum structure height is 30 feet.
- (G) Lot coverage. No maximum lot coverage.
- (H) Lot size. Minimum lot size is 7,500 square feet.
- (I) Stories.
  - (i) General. Except as provided in this paragraph, maximum number of stories above grade is two.
  - (ii) Legacy building. Maximum number of stories above grade is one.
- (J) Legacy building facade and fenestrations.
  - (i) The primary facade must front on Greenville Avenue.
  - (ii) The main entrances must front on Greenville Avenue.
  - (iii) The primary facade must have window and door openings that total at least 50 percent of the facade area.
- (K) Off-street parking and loading.
  - (i) General. Except as provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
  - (ii) Porte cocheres. Porte cocheres may not be enclosed.
  - (iii) Legacy building.
    - (aa) No off-street parking is required.
    - (bb) Delta credit parking is prohibited.
    - (cc) Uses within a legacy building may not use existing parking spaces in the city's right-of-way along Greenville Avenue and Marquita Avenue for purposes other than parking and valet operations.
    - (dd) Valet stand operation is limited to taking up a maximum of two parking spots.
- (L) Environmental performance standards. See Article VI.

(M) Landscaping.

- (i) In general. Article X does not apply. Plant materials must be maintained in a healthy, growing condition.
- (ii) New construction requirements for the Greenville Avenue facade planting area.
  - (aa) Foundation planting area or planters (containers for plants) containing a mixture of small shrubs or seasonal plantings and large shrubs or small trees must be provided, or a combination of foundation planting area and planters. If small trees are provided, the minimum planting area must be recommended for small trees.
  - (bb) Foundation planting areas must be a minimum of three feet in width and extend for 50 percent of the length of the foundation that faces Greenville Avenue. The large shrubs or small trees must be provided at one plant per every six feet of foundation planting length. If planters are used alone or in combination with foundation planting areas, the density of required large shrubs or small trees must be maintained.

(N) Signs. See Article VII.

(O) Accessory structures.

- (i) Location. Accessory structures must be located to the rear of the main structure.
- (ii) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the main structure.
- (iii) Roof slope. If an accessory structure is visible from a street, the slope of the roof must either match the roof slope of the main structure or comply with the architectural standard for the roof slope for the style of the main structure.
- (iv) Side yard setback.

- (aa) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum five-foot side yard setback.
  - (bb) Except as provided in this subsection, there is no required side yard setback for accessory structures 15 feet or less in height.
  - (cc) On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure.
  - (dd) No part of an accessory structure may overhang adjacent property.
  - (ee) The minimum cornerside yard setback for all garages that enter from a side street is 20 feet.
- (v) Rear yard setback.
- (aa) Accessory structures over 15 feet in height must have a minimum five-foot rear yard setback.
  - (bb) Accessory structures 15 feet or less in height must have a minimum three-foot rear yard setback.
  - (cc) The minimum rear yard setback for all garages, except car ports, that enter from the alley is 20 feet.
  - (dd) A replacement accessory structure may be built in the rear yard in the same location as an original accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.
  - (ee) Original accessory structures that are not located to the rear of the main structure may be repaired or maintained, but may not be altered, enlarged, or replaced.

(P) Driveways and curbing.

- (i) Driveway access is allowed from the front yard, cornerside yard, or alley.
- (ii) Driveways and curbing constructed of asphalt, shredded rubber, or similar materials are not allowed. Unimproved dirt driveways are not allowed.

- (iii) Ribbon driveways are allowed. Circular driveways are allowed.
- (iv) On corner lots, a driveway entry on the side street may be up to 24 feet wide if it is located behind the rearmost corner of the main structure and provides access to a garage.

(Q) Fences.

- (i) Chain link fences are not allowed in the front yard.
- (ii) Fences in a front yard must be constructed of brick that matches the main structure, decorative wire, hog wire, stone, stucco, wood or material that looks like wood, wrought iron, a combination of these materials, or other compatible materials.
- (iii) Fences in an interior side yard, cornerside yard, or rear yard may be constructed of brick, chain link, decorative wire, hog wire, stone, stucco, wood or material that looks like wood, wrought iron, a combination of these materials, or other compatible materials.
- (iv) Fences in front yards may not exceed four feet in height.
- (v) Fences in side yards and rear yards may not exceed nine feet in height.

(R) Front yards and parkways. Mailboxes, pylons, satellite dishes, and other accessory structures are not allowed in the front yard or parkway.

(S) Roofing materials. Corrugated plastic, standing-seam metal, rolled, or tar-and-gravel roofing is not allowed.

(T) Steps. Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the rolling or waterfall steps.

(U) Walkways.

- (i) Walkways must be constructed of concrete, brick, stone, or a similar material.
- (ii) Walkways must lead to the front porch or front entrance.
- (iii) Walkways may be straight or curved.

- (V) Windows. The following applies to the front facade and cornerside facade.
- (i) Only transparent glass, stained glass, or leaded glass is allowed in windows.
  - (ii) Metal window frames must have a finish that is indistinguishable from the finish on original wood windows.
  - (iii) Window air conditioner units are not allowed.
  - (iv) Glass block may be used in bathroom windows or sidelights of main doors.
  - (v) Windows must be typical of the style of the structure. See Exhibit D.
- (W) Additional legacy building development standards.
- (i) Site plan. The legacy building must comply with the site plan attached as Exhibit C. If the legacy building is unintentionally damaged or destroyed, it may be rebuilt in substantial compliance with the site plan attached as Exhibit C. The legacy building is a conforming structure, but may not be enlarged, except as provided in this subparagraph.
  - (ii) Awnings. Awnings may encroach up to five feet from the street-facing facade.
  - (iii) Building height. Except as provided in this subparagraph, the building height may not be increased. Exception. An additional five feet may be added to the structure height to improve the architectural compatibility of the structure. Additional height must be decorative in nature (for example, a parapet), and may not add usable square footage to the structure existing as of January 12, 2022.
  - (iv) Visual obstruction. Except as provided, the visual obstruction regulations in Section 51A-4.602(d) apply. In Subarea 1, the visibility triangle is the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the street curb lines) and points on each of the street curb lines 30 feet from the intersection.
  - (v) Restaurant use. A maximum of 5,700 square feet of floor area of a legacy building may be used for restaurant uses that

derive 50 percent or more of their gross revenue on a quarterly (three-month) basis from the sale or service of food. The person owning or operating the use shall upon request supply the building official with any records needed to document the percentage of gross revenue for the previous 12-month period derived from the sale or service of food.

(X) Miscellaneous provisions.

- (i) Outdoor seating, speakers, and amplified music are prohibited.
- (ii) Outside and rooftop patios are prohibited.
- (iii) Except for maintenance and location of mechanical equipment, use of rooftops is prohibited.

(3) Architectural standards for Subarea 1.

(A) Legacy building. The legacy building in Subarea 1 is a conforming structure and shall substantially comply with the elevation as shown in Exhibit D. If the legacy building is unintentionally damaged or destroyed, it may be rebuilt in substantial compliance with the elevation attached as Exhibit D.

(B) Architectural standards for remodeling the existing structure.

- (i) In general. Exterior remodeling of the existing structure must be in accordance with this section or substantially comply with the Elevation attached as Exhibit D.
- (ii) Doors. Each front door must have at least one large full-view window. Primary customer entrances must face Greenville Avenue.
- (iii) Equipment screening. All rooftop mechanical equipment must be screened with a parapet in order to not be visible from Greenville Avenue.
- (iv) Facade material. All structures must have brick or masonry facades facing Greenville Avenue, excluding windows and doors. Decorative accent materials are limited to cast stone and tile.
- (v) Roofs. All roofs must be flat or hidden by parapets facing Greenville Avenue.

- (vi) Street-facing facades.
  - (aa) Greenville Avenue-facing facades and the facade wrapping around the building (wrap around) must be visually divided into a main facade and top. The top must be distinguished from the main facade by cornice treatments, stepped parapets, corbelling, textured materials, or differently colored materials.
  - (bb) Awnings are limited to covering window and door areas only.
- (vii) Stories. Maximum number of stories for a remodel is one.
- (viii) Windows and panels.
  - (aa) At least 50 percent of the area of the facade facing Greenville Avenue must consist of window or door area. Mirrored and opaque glasses are not permitted in any window or door opening.
  - (bb) Paneling is not required for remodeling the existing structure.
  - (cc) Roll-up, flip out, flip-up, garage or bay style, and other similar window styles that open wall sections to the outdoors are prohibited.
- (C) Architectural standards for new construction in Subarea 1.
  - (i) In general. In addition to the architectural requirements for a remodel, the following architectural standards apply for new construction to model the early 20th century commercial style for non-residential structures. If there is a conflict between (A) and (B), this paragraph controls.
  - (ii) Doors. In addition to the remodeling door requirements, primary customer entrances must be recessed a minimum of one foot.
  - (iii) Height. Maximum structure height for new construction is 30 feet in height as measured from the top of the roof.
  - (iv) Stories. Maximum number of stories is two.

- (v) Facade material. All structures must have brick facades. Painted brick is prohibited.
- (vi) Panels. Panels less than three feet in height must be placed below all first floor windows. Panels must be made of wood, brick, tile, or other material deemed appropriate.
- (vii) Street-facing facades.
  - (aa) First floor store fronts must be divided into two, three, or four bays.
  - (bb) Greenville Avenue-facing facades and the wrap-around facade must be visually divided into a base, middle, and top. The base is the panel requirement of this section. The middle is the fenestration (window and door) requirement of this section. The top must be distinguished from the middle by cornice treatments, stepped parapets, corbelling, textured materials, or differently colored materials.
  - (cc) Facade tops must have a decorative cornice along the top of the facade of each bay.
  - (dd) Each bay must be distinguished by decorative finials or an architecturally detailed stepped parapet.
  - (ee) Signage, lighting, and awnings should be integrated into the storefront design.
- (viii) Windows.
  - (aa) At least 50 percent of the area of the first floor facade facing Greenville Avenue must consist of window or door area. At least 30 percent of the area of the second floor facade facing Greenville Avenue and the wrap-around must consist of window or door area.
  - (bb) Transom windows must be above all first floor windows and doors.
  - (cc) Mirrored, opaque, and translucent glasses are not permitted in any window or door opening. First floor windows must have a minimum internal transparency depth of three feet.



- (dd) Roll-up, flip out, flip-up, garage or bay style, and other similar window styles that open wall sections to the outdoors are prohibited.
    - (ee) Window frames must be wood or appropriately colored aluminium or vinyl clad.
  - (n) Demolition of main structures. Contributing main structures may be demolished only if the cost of bringing the structure into compliance with all applicable building code requirements using materials similar to the original materials is greater than 80 percent of the structure's value according to the Dallas Central Appraisal District.
  - (o) Procedures.
    - (1) Review form applications. A review form application must be submitted to the director for any exterior alteration of a front facade or wrap-around and for new construction.
    - (2) Work requiring a building permit.
      - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 30 days after submission of a complete review form application.
      - (B) If the director determines that the new construction or remodeling complies with the standards of this ordinance, the director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
      - (C) If the director determines that the new construction or remodeling does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.

(3) Work not requiring a building permit.

- (A) For work not requiring a building permit, the applicant must submit a review form application. The director shall determine whether the proposed new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 10 days after submission of the review form application.
- (B) If the director determines that the new construction or remodeling complies with the standards of this ordinance, the director shall approve the review form application and give written notice to the applicant.
- (C) If the director determines that the new construction or remodeling does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

(4) Appeals.

- (A) An applicant may appeal any decision made by the director to the board of adjustment. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."
- (B) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the director.
- (C) Appeal to the board of adjustment is the final administrative remedy.

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**EXHIBIT E**

Conservation District 11  
(the M Streets East Conservation District)

BEING an area generally bounded by the Lots on both sides of McCommas Boulevard on the north, the centerline of Skillman Street on the east, the Lots on both sides of Vanderbilt Avenue on the south, and the centerline of Greenville Avenue on the west, *(with the exception of Blocks 5900 and 6000)* and specifically containing the Lots and Blocks described below:

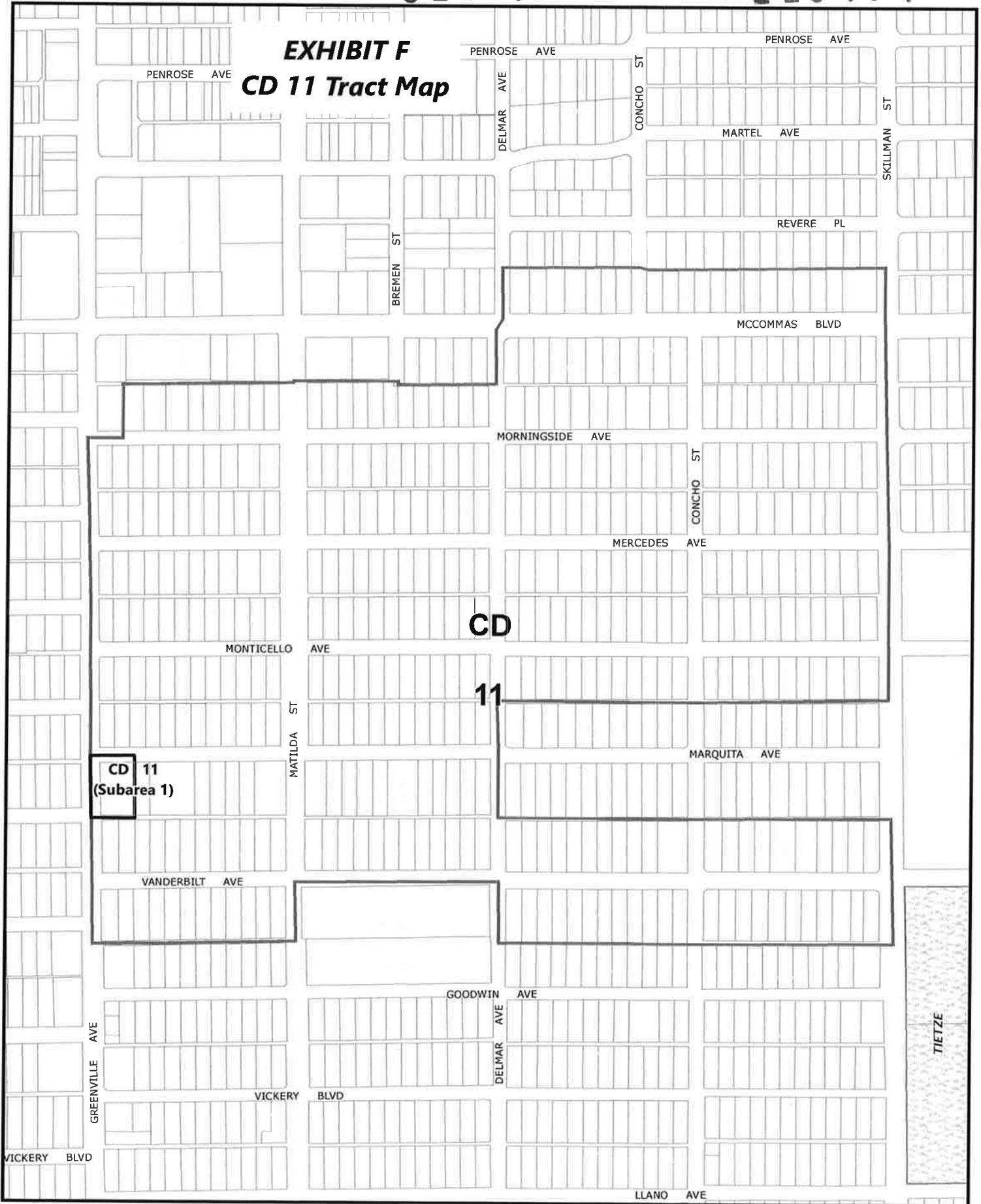
**PERIMETER**

BEING all of Lots 1 through 8 of City Block C/2878, all Lots 1 through 19 of City Block C/2874, all of Lots 6 through 14 of City Block A/2876, all of Lots 3 through 12 of City Block 4/2149, and all of the following City Blocks: A/2873, B/2873, 1/2164, 5/2150, D/2865, C/2864, 3/2148, 6/2151, A/2862, H/2861, B/2863, G/2860, 2/2147, 7/2152, E/2858, F/2859, 1/2146, 4/2852, 8/2153, D/2857, C/2856, 2168, 5/2166, B/2154, 6/2145, 3/2165, 7/2167, 8/2853, CONTAINING a calculated area of approximately 108.148 acres of land, more or less.

**SUBAREA 1**

BEING all of Lot 11 of City Block 2168, CONTAINING a calculated area of approximately 0.473 acres of land more or less.

**EXHIBIT F**  
**CD 11 Tract Map**

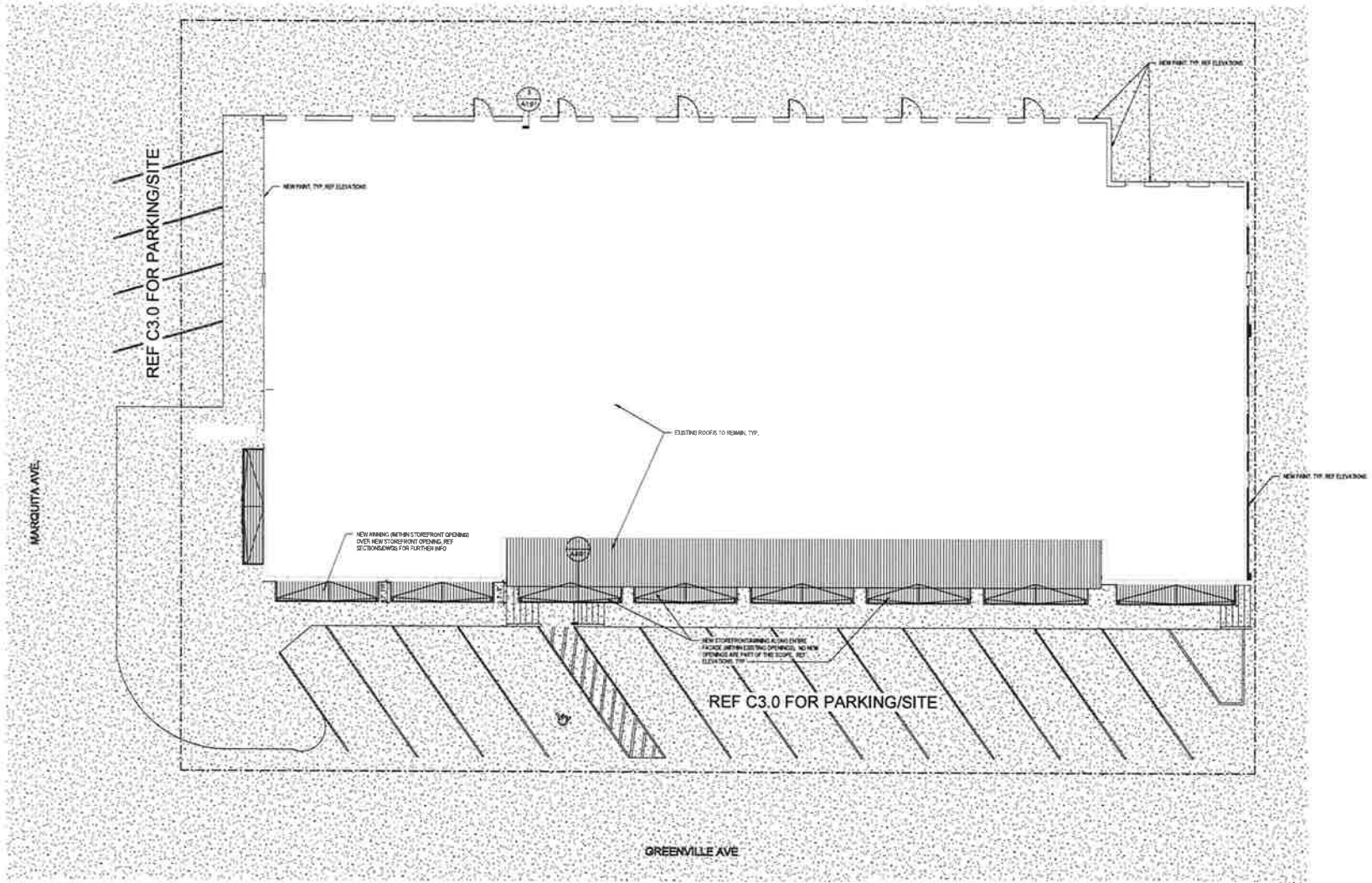


**CD 11**  
**(Subarea 1)**

**CD**  
**11**

TIETZE





1 Arch - Site plan  
 SCALE: 1/8" = 1'-0"

Exhibit C: Subarea 1 Site Plan

Approved  
 City Plan Commission  
 October 21, 2021

Exhibit C –  
 Subarea A Site  
 Plan

201-213

32107



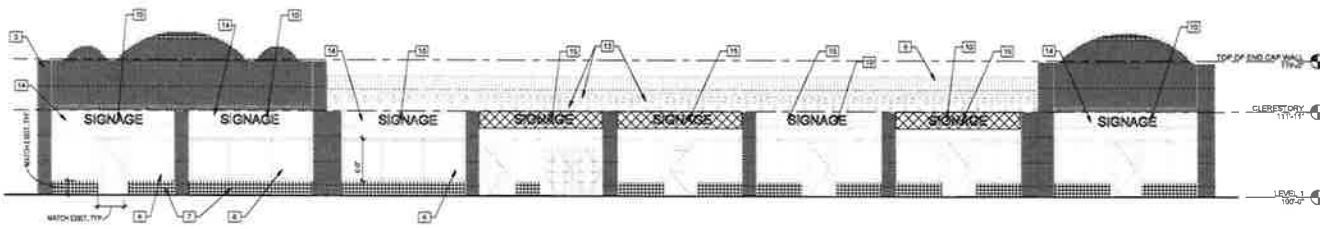
PERMIT / BID SET

no. revision date

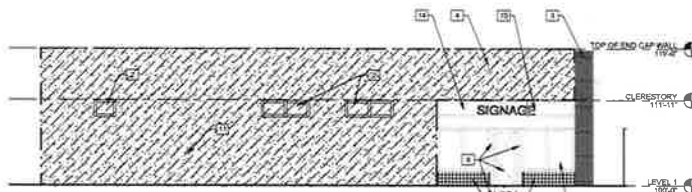
Arch - Site plan

DATE: 04.11.18  
 DRAWN: as noted  
 CHECKED: DS | DP  
 PROJECT NO: FE

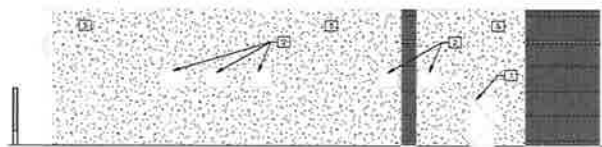
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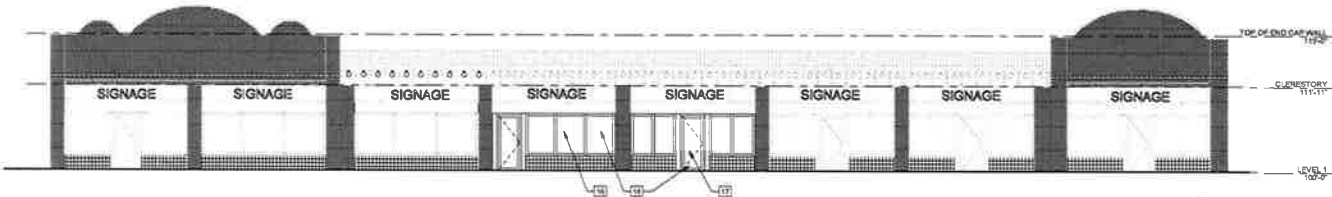
1 Greenville Elevation - As-Built  
SCALE 1/8" = 1'-0"



2 Marquita Elevation - As-Built  
SCALE 1/8" = 1'-0"



3 Alley/Side Elevation - As-Built  
SCALE 1/8" = 1'-0"



4 Greenville Elevation - Future  
SCALE 1/8" = 1'-0"

### STOREFRONT INFO & EXTERIOR FINISH SCHEDULE

1. NEW WINDOW GLAZING SYSTEM IN TWO LOCATIONS (STONE INFILL WALL) TO MATCH EXISTING. TOP OF FRAME, MATERIAL, WOOD, PAINT AND TRIM GLAZING TO BE TRANSFERRED, MATCH AS EXISTING ALSO.
2. ALL BRICK TO BE CLEANED.
3. ALL GREEN GRAM GLAZED BRICK TO REMAIN AS IS IN TERMS OF NOT ADDING A FINISH TO THE SURFACE BRICKS. EXCEPT FOR THE FEW BRICKS IN THE EXISTING BRICK PLANTERS THAT ARE CURRENTLY PAINTED WHITE AND/OR GREEN (A FEW FEET OFF THE GROUND). PREP THESE SURFACES ONLY FOR NEW PAINT TO MATCH WHITE OR WOOD TRIM MENTIONED BELOW. DO NOT PAINT ANY CURRENTLY UNPAINTED BRICK.
4. ALL CORNER METALLIZING CRESTS ETC TO BE CLEANED.
5. PAINT EXISTING NORTH WALL AND BRICK ALONG SIDE STREET EXISTING BRICK. COLOR TO MATCH EXISTING SOUTH WALL AND BRICK ALONG ALLEY. COLOR TO MATCH GENERAL COLOR OF NORTH WALL.
6. PAINT EXISTING BRICK REAR WALL WITH TWO COATS OF BLACK SEALER ON NEW BRICK INFILL ONLY. A METHOD FOR EUCY HERE AND EXISTING FULL PAINT. COLOR TBD.
7. ALL WOOD TRIM AND BRACKETS TO BE CLEANED AND REFINISHED. BRICK STOREFRONT HATS AND SIGN BRICK ROOF TILES TO BE CLEANED AND PREP FOR NEW EXTERIOR FINISH. TYPICAL NEW PAINT TO MATCH EXISTING AT WOOD TRIM AND BRACKETS ETC.

### GENERAL NOTES

1. PROTECT ALL EXTERIOR FACADE SURFACES FROM REMOVAL OF ALL EXISTING FRAMEWOOD AWNING.
2. CRACKED ROOFING ITEMS ARE EXISTING TO REMAIN. TYPICAL.
3. REMOVE TRIM LEAVING ALL LIVING AT EACH END CAP SPACE OF BUILDING. TYP.
4. REMOVE EXISTING LIGHTING VERTICAL/HORIZONTAL IN LINE WITH GREEN GLAZED BRICK ABOVE STOREFRONT OPENING AT END CAP SPACE OF BUILDING. TYP.
5. REF ELECTRICAL SYMBOL FOR SPECIFICATIONS INFORMATION ON LOCATIONS.
6. ALL DIMENSIONS SHOWN IN ELEVATIONS FOR SIZE OF EXISTING CONDITIONS AND APPROPRIATE AND ARE TO BE FIELD VERIFIED BY CONSULTING PRIOR TO ORDERING FABRICATING, INSTALLING MATERIALS, AND/OR BY OTHERS. COORDINATE WITH OWNER.

### KEYED NOTES

1. REMOVE WOOD BLOCKING COVERING EXISTING DOOR. REPLACE EXISTING DOOR WITH NEW HOLLOW METAL DOOR. FINISH TO MATCH ADJACENT WALL.
2. REPLACE ALL EXISTING WINDOWS EXCEPT NOTED. HEIGHT AND WIDTH OF WINDOWS ALONG WITH SILL HEIGHT TO MATCH EXISTING. VERIFY SIZE PRIOR TO SEE. FINISHES SHALL BE DETERMINED AT PERMITS OF OPENINGS. ALL NEW EXTERIOR GLAZING TO BE 1" TRANSPARENT TINTED POLYCARBONATE. METAL FRAMES OF NEW WINDOWS TO BE FINISH TO MATCH WOOD TRIM PER DIMENSIONS. FINISH TO REPLICATE MATCH FINISH ON WOOD FRAMES/ROOFING. NEW FINISHES INCLUDING CALLING AT JANTS TO BE INSTALLED AT ALL OPENINGS FOR WINDOWS PRIOR TO INSTALLATION OF NEW WINDOW UNITS.
3. REPAIR BRICK WORK IN THE AREA WITH NEW RE-POINTED MORTAR FOR AREAS OF SIGNING AND BRACKETS. REMOVE EXPOSED WALL JOINTS/CRACKS IN THE AREA. ALL THE WAY UP FROM GROUND TO TOP.
4. REPAIR BRICKWORK IN THE AREA ABOVE STOREFRONT - CRACKS, CHANGES, ETC.
5. REPAIR BRICKWORK ALONG SOUTH SIDE - CRACKS, CHANGES, ETC.
6. DUE TO DAMAGE WITH EXISTING FRAMING OF METAL WALL. HALF HEIGHT WALL FOUND DURING DEMOLITION WORK. NEW WINDOWING SYSTEM TO BE METAL FRAMES. METAL FRAME TO BE FINISH TO MATCH WOOD WALL. NOT BE FINISH TO MATCH WOOD. FINISHES, PEASHER MATTER INCLUDING CALLING AT JANTS TO BE INSTALLED AT ALL OPENINGS.
7. SIMILAR TO PREVIOUS KEYNOTE. EXISTING END WALL. EXISTING TRIM WALL. DAMAGE WITH FINISHES INCLUDING TRIM AND NEW BRICK WALL TO BE CONSTRUCTED. NEW FINISHES TO MATCH EXISTING IN TERMS OF HEIGHT. FINISH JACK TILES TO MATCH A FINISH PATTERN.
8. NEW 1" TINTED METAL DOOR TO BE FINISH TO MATCH WOOD. WALL TO BE FINISH TO MATCH WOOD. DOOR TO BE BUILT WITH FINISHES WITH SIDE PANELS ON EACH SIDE OF DOOR TO MATCH EXISTING DOORWORK AT OTHER TRIM SPACES. ALL FINISHES TO BE FINISH TO MATCH WOOD. MATCH TRIMWORK OF TRIM ON SIDE PANELS TO EXISTING.
9. EXISTING ROOF TO REMAIN WITH GREEN TILE ROOF AND OVERALL SLUING ROOF.
10. REMAIN BRACKETS. EXACT CONFIGURATION AND FINISHES TO BE SEPARATE PERMIT AS ADVISED BY TOWN/CITY. INTENT THAT SPACED IS (SPIDER SURFACE) MOUNTED OR MOUNTED FROM ABOVE FACADITION AT WOOD SPACES.
11. WATERED AREA INDICATES APPROXIMATE AREA FOR NEW METAL. METAL WILL BE SPECIFIC TO DALLAS. EXACT DESIGN TBD. COORDINATE WITH OWNER.
12. NEW GLAZING.
13. CLEAN ALL EXISTING TOLERANCE, BRACKETS, ETC. PREP FOR NEW EXTERIOR GRADE PAINT.
14. REMOVE EXISTING CLEVERESTORY GLAZING FRAME TO UNDER END CAP SPACE AWNING. TYPICAL.
15. EXISTING SIGNAGE - INFILL OVER EXISTING CLEVERESTORY SYSTEM. TYPICAL EACH BAY BETWEEN END CAP SPACES. THE EXISTING SIGNAGE INFILL TO REMAIN OVER THE BAYS OF ST MARK'S SPACE. OTHER LOCATIONS ARE ALTERNATE BY LETTERS AS ALTERNATE BY LETTERS TO BE REFINISHED. EXISTING SIGNING EXISTING SIGNAGE. CLEVERESTORY TO MATCH EXISTING. WALL HEIGHT DIMENSIONS OF PORTION OF EXISTING SIGNAGE AND SIGN BRICK FROM WOOD OF SPACE. INTENT WOULD BE TO REFINISH EXISTING CLEVERESTORY IN THESE BAYS THAT WOULD MATCH EXISTING.
16. STOREFRONT BRICKING TO MATCH REST OF EXISTING FACADE.
17. STOREFRONT DOOR TO MATCH REST OF EXISTING FACADE.
18. NOTE: NUMBER OF DOORS MAY CHANGE AND LOCATIONS MAY SHIFT BASED ON TENANT/UNIT SPACE. BUT ALL NEW DOORS AND FRONT WALLS TO MATCH EXISTING.

+one  
DESIGN | CONSTRUCTION  
521 Goodwin Dr | Richardson TX  
972.383.0634 | 866.799.0268

Retail Shopping  
exterior facade  
renovation

PROJECT #17-01-082  
3016 Greenville Avenue | Dallas, TX

32107



CITY COUNCIL

no. revision date

BUILDING ELEVATIONS

01.07.22  
as noted  
DB | DP  
PCH | MCH  
FE

Z201-213  
A3.01

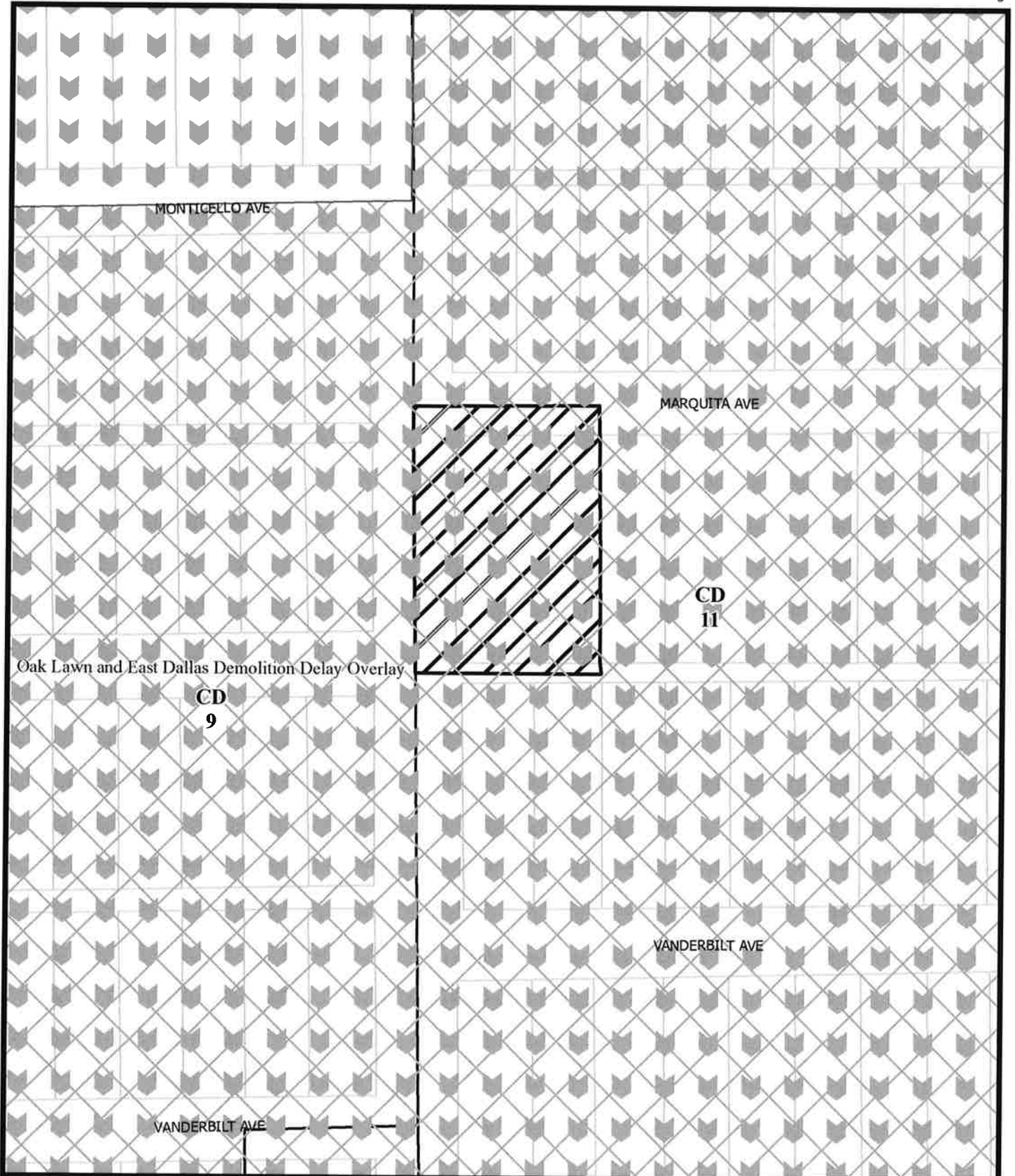
220184

Exhibit D: Subarea 1 Elevations Plan

Approved  
City Plan Commission  
October 21, 2021

32107

220184



1:1,200

# ZONING MAP

Case no: Z201-213

Date: 10/5/2021



## 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 JAN 12 2022

ORDINANCE NUMBER 32107

DATE PUBLISHED JAN 15 2022

ATTESTED BY: