

Ordinance No. 2794.6

An ordinance amending Ordinance No. 26014, passed by the Dallas City Council on June 8, 2005, which amended Ordinance No. 25115, passed by the Dallas City Council on November 13, 2002, which amended Ordinance No. 24518, passed by the Dallas City Council on February 14, 2001, which amended Ordinance No. 23925, passed by the Dallas City Council on June 23, 1999, which amended Ordinance No. 21197, which established Conservation District No. 7 (the Bishop/Eighth Street Conservation District); eliminating the subareas so that the entire Property is subject to the same use regulations and development standards, with retention of Historic District No. 95 (Bishop Arts) and the D Dry Liquor Control Overlay; providing a new Exhibit A boundary map; providing a new Exhibit B 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 the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Conservation District No. 7 (the Bishop/Eighth Street Conservation District) as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Ordinance No. 21197, “Conservation District No. 7 (The Bishop/Eighth Street Conservation District),” as amended, is amended to read as follows:

“SECTION 1. Table of contents. The following table of contents is provided for use with this ordinance:

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SECTION 2. Zoning classification change. Chapter [CHAPTER] 51A[, “PART II OF THE DALLAS DEVELOPMENT CODE,”] of the Dallas City Code, as amended, is amended by establishing Conservation District No. 7 (the Bishop/Eighth Street Conservation District) on the Property described in the Exhibit B attached to this ordinance. [~~following-described property, to wit:~~

~~BEING tract of land in City Blocks 1/3141, 21/3141, 2/3142, 3/3143, 4/3144, 26/3146, 27/3147, and 28/3148 in the G. L. Leonard Survey, Abstract No. 770, Dallas County, Texas, and further described as follows:~~

~~BEGINNING at the intersection of Seventh Street and Madison Avenue;~~

~~THENCE in a southerly direction along the centerline of Madison Avenue, a distance of approximately 159 feet to a point for corner on a line, said line being the westward prolongation of the centerline of a 20 feet wide public alley in City Block 1/3141;~~

~~THENCE in an easterly direction along said line, said line continuing along the centerline of the 20 feet wide public alley in City Blocks 1/3141 and 21/3141, a distance of approximately 430 feet to a point for corner on a line, said line being the northward prolongation of the common line between Lots 8 and 9 in City Block 21/3141;~~

~~THENCE in a southerly direction along said line and continuing in a southerly direction along said common lot line and its southerly prolongation, crossing Eighth Street and continuing along the common line between Lots 12 and 13 in City Block 28/3148 and its southerly prolongation, a distance of approximately 305 feet to a point for corner on the centerline of a 20 feet wide public alley;~~

~~THENCE in a westerly direction along the centerline of said alley and its westward prolongation, crossing Madison Avenue, and continuing along the centerline of a 20 feet wide public alley, in City Block 27/3147 and its westward prolongation across Bishop Avenue, and continuing along the centerline of a 20 feet wide alley in City Block 26/3146 and its westward prolongation, in all a distance of approximately 1,575 feet to a point for corner in the centerline of Adams Avenue;~~

~~THENCE in a northerly direction along the centerline of Adams Avenue, a distance of approximately 315 feet to a point for corner on the eastward prolongation of the centerline of a 20 feet wide public alley in City Block 4/3144;~~

~~THENCE in a westerly direction along said line and continuing along the centerline of said alley and its westward prolongation, a distance of approximately 585.2 feet to a point for corner on the centerline of Llewellyn Avenue;~~

~~THENCE in a northerly direction along the centerline of Llewellyn Avenue, a distance of approximately 170 feet to a point for corner on the centerline of Seventh Street;~~

~~THENCE in an easterly direction along the centerline of Seventh Street, a distance of approximately 1,669.4 feet to a point on the centerline of Madison Avenue, the PLACE OF BEGINNING, and containing approximately 17.59 acres of land.]~~

SECTION 3. Purpose. This district is established to provide a means of conserving the Bishop/Eighth Street neighborhood and to protect and enhance its significant architectural and cultural attributes.

SECTION 4. Interpretations and definitions. Unless the context clearly indicates otherwise:

(a) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this ordinance refer to articles, divisions, or sections in Chapter [CHAPTER] 51A~~[, “PART II OF THE DALLAS DEVELOPMENT CODE,”]~~ of the Dallas City Code, as amended.

(2) All attached exhibits are part of this ordinance.

(3) Section 51A-2.101, “Interpretations,” applies to this ordinance.

(4) The following rules apply in interpreting the use regulations in this ordinance:

(A) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(B) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(5) For purposes of determining the applicability of regulations in this ordinance and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district ~~[Subarea 1 is considered to be a residential zoning district and Subarea 2]~~ is considered to be a nonresidential zoning district.

(b) Definitions. The definitions contained in Chapter [CHAPTER] 51A~~[, “PART II OF THE DALLAS DEVELOPMENT CODE,”]~~ of the Dallas City Code, as amended, apply to this ordinance. In the event of a conflict, this section controls. In this ordinance:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(1.1) ANTIQUÉ SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(1.2) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(1.3) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(1.4[+]) BOARD means the Board of Adjustment.

(1.5) BOOKSTORE means a facility for the retail sale of books and associated items.

(2) BODY COLOR means the dominant paint color of a structure.

(3) COMMERCIAL STYLE STRUCTURE means a structure designed or intended for a commercial or retail use.

(4) CONTRIBUTING STRUCTURE means any structure listed as a contributing structure by street address or designated as a contributing structure on the map labeled "Architectural Styles" in Exhibit A. In the event of a discrepancy between the identity of a contributing structure in the list and in the map contained in Exhibit A, the text of the street address list prevails over the map. A contributing structure is one which exemplifies the district's original architectural appearance because of its identifiable style and form.

(5) DIRECTOR means the director of sustainable [~~planning and~~] development and construction or the director's representative.

(6) DOCUMENTED ASSURANCE means an architectural drawing or photograph delineating the original or existing appearance of the structure.

(7) EXISTING STRUCTURE means a structure located in this district on the date of passage of this ordinance.

(8) FACADE means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses or covers usable space. Where separate faces are oriented in the same direction, or in the directions within 45° of one another, they are to be considered as part of a single facade.

(8.1) FLORIST means a facility for the retail sale of cut or uncut flowers and ornamental plants and associated items.

(9) FLUORESCENT COLOR means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.

(10) HALF STORY means the space in a structure located just under the roof rafters and above a finished floor.

(11) LOT means a building site, as defined in the Dallas Development Code, as amended.

(12) NONCONTRIBUTING STRUCTURE means any structure so designated on the map entitled "Architectural Styles" in Exhibit A.

(12.1) PROJECTING SIGN means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(13) RESIDENTIAL STYLE STRUCTURE means a structure designed or intended for a residential use.

(14) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.

(14.1) REMOTE SURFACE PARKING LOT means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(15) ROLL ROOFING means roofing material commonly packaged in rolls.

(16) SIDE YARD means a side yard as defined in Chapter 51A, or a front yard that is treated as a side yard pursuant to that chapter.

(18) STREET FACADE means any facade that faces a lot line that abuts a public right-of-way.

(19) THIS OR THE DISTRICT means the Bishop/Eighth Street Conservation District.

(20) TRIM COLOR means a paint color other than the dominant color. Wood colored translucent stains are not trim colors. Furthermore, trim color does not include the color of screen and storm doors and windows, gutters, downspouts, and porch floors and ceilings.

SECTION 5. Conceptual Plan. The Bishop/Eighth Conceptual Plan, which reflects the history of this district, illustrates architectural style requirements, and shows the locations of contributing and noncontributing structures, is attached as Exhibit A. In the event of a conflict between the text of the main body of this ordinance and the conceptual plan, the text of the main body of this ordinance controls. The conceptual plan is a historic document that reflects the provisions of the conservation district on the date of its creation on February 12, 1992. The conceptual plan should be consulted for guidance on the intent and purpose of the district, but the conceptual plan itself should not be consulted for current regulations.

SECTION 6. Exhibits. ~~[Creation of subareas. This district is hereby divided into two subareas, which shall be known as "Subarea 1" and "Subarea 2." Subarea 1 is divided into Subarea 1A, Subarea 1B, and Subarea 1C. Subarea 2 is divided into Subarea 2A and Subarea 2B. The Property description[s] is [of these Subareas are] attached to this ordinance as Exhibit B. A map showing the [subarea] boundaries of the Property is attached to this ordinance as [included in] Exhibit A.]~~

SECTION 7. Reserved. ~~[Creation of new uses.~~

(a) Antique shop.

(1) ~~Definition: an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.~~

(2) ~~Subareas permitted: By right in Subareas 1 and 2. RAR required in Subareas 1 and 2.~~

(3) ~~Required off-street parking: one space for each 220 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

- (4) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	None
10,000 to 60,000	1
Each additional 60,000- or fraction thereof	1 additional

- (5) Additional provision: No outside display or open storage is permitted under this use.

(b) Art gallery:

- (1) Definition: an establishment for the retail sale and display of objects of art and art supplies.

- (2) Subareas permitted: By right in Subareas 1 and 2. RAR required in Subareas 1 and 2.

- (3) Required off-street parking: one space per 500 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

- (4) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	1
50 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

- (5) Additional provision: This use must be open and available to the general public.

(e) Bed and breakfast.

(1) ~~Definition: One dwelling unit on a lot containing five or fewer guest rooms or suites that are rented to occupants for 14 or fewer consecutive days.~~

(2) ~~Subareas permitted: By SUP only in Subareas 1 and 2 except that the use is not permitted in Subarea 2B].~~

(3) ~~Required off-street parking: two spaces, plus one space for each guest room or suite. No handicapped parking is required.~~

(4) ~~Required off-street loading: None.~~

(5) ~~Additional provisions:~~

(A) ~~The operator of this use may serve one meal a day to occupants, but not between the hours of 6:00 p.m. and 3:00 a.m.~~

(B) ~~This use may not have cooking facilities in a guest room or suite.~~

(C) ~~The operator must reside in the facility when it is in use.~~

(D) ~~No more than one sign may be erected on the lot subject to the following restrictions:~~

(i) ~~The sign regulations governing single family and duplex residential premises in non-business zoning districts apply to the sign, except those regulations governing effective area and height.~~

(ii) ~~The sign may not exceed 10 square feet in effective area or four feet in height.~~

(E) ~~The facility must be designated as a contributing structure within the study area.~~

(F) ~~The facility must maintain a register of all occupants, including names, addresses, and dates of occupancy.~~

(d) Bookstore.

(1) ~~Definition: A facility for the retail sale of books and associated items.~~

(2) ~~Subareas permitted: By right in Subareas 1 and 2. RAR required in Subareas 1 and 2.~~

~~(3) Required off-street parking: one space per 220 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

~~(4) Required off-street loading:~~

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

~~(e) Florist store.~~

~~(1) Definition: A facility for the retail sale of cut or uncut flowers and ornamental plants and associated items.~~

~~(2) Subareas permitted: By right in Subareas 1 and 2. RAR required in Subareas 1 and 2.~~

~~(3) Required off-street parking: one space per 220 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

~~(4) Required off-street loading:~~

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional]

SECTION 8. Development standards.

(a) Main uses permitted. The following uses are the only main uses permitted:

- Alcoholic beverage establishments. [SUP]
- Antique shop. [RAR. No outside display or open storage is permitted.]
- Art gallery. [RAR. Must be open and available to the general public.]
- Bed and breakfast. [SUP]
- Bookstore. [RAR]
- Catering services.

- Child-care facility.
- Church.
- Duplex.
- Dry cleaning or laundry store.
- Financial institution (without drive-thru window).
- Florist store. [RAR]
- Furniture store.
- General merchandise or food store. [SUP required if over 5,000 square feet of floor area.]
- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
- Medical clinic or ambulatory surgical center.
- Multifamily.
- Nursery, garden shop, or plant sales.
- Office. [RAR]
- Personal service uses. [RAR]
- Remote surface parking lot.
- Restaurant without drive-in or drive-through service. [RAR]
- Retirement housing.
- Single family.
- Theater. [SUP]

(b) Prohibited uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted only by SUP:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

~~[Subarea 1. Except as otherwise provided, the development standards of the D(A) Duplex District apply to the area designated on the map as Subarea 1 of the Bishop/Eighth Street Conservation District. (See attached Exhibit A.) The following development standards are applicable to Subarea 1 of this district.~~

~~(1) Main uses permitted.~~

~~(A) Any use permitted in the D(A) Duplex District, Subject to the same conditions of approval, if any, required by Article IV, "Zoning Regulations," as amended. (For example, if a use is permitted by SUP only in a D(A) District, that use is permitted by SUP only in this subarea.)~~

~~(B) Antique shop. [RAR]~~

~~(C) Art gallery. [RAR]~~

~~(D) Bed and breakfast. [SUP]~~

~~(E) Bookstore. [RAR]~~

~~(F) Florist store. [RAR]~~

~~(G) Office. [RAR]~~

~~(H) Personal service uses. [RAR]~~

~~(2) Lot size requirements. Lots must have a minimum area of 6,000 square feet, a minimum depth of 100 feet, and a minimum width of 50 feet. Lots may not exceed a maximum area of 7,500 square feet, a maximum depth of 120 feet, or a maximum width of 62.5 feet.~~

~~(3) Minimum and maximum front yard setbacks for main structures.~~

~~(A) If three or more main structures are located on that blockface, the front yard setback must be within five feet of the average setback of the three main structures on that blockface that are closest to the structure.~~

~~(B) If two or fewer main structures are located on that blockface, the minimum front yard setback is 20 feet.~~

~~(4) Minimum side yard setbacks for main structures. The minimum side yard setback is five feet.~~

~~(5) Minimum rear yard setback for main structures. A minimum rear yard setback is 10 feet.~~

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(6) Maximum lot coverage. The maximum permitted lot coverage on each building site is 60 percent.

(7) Maximum building height. The maximum structure height is 24 feet when measured vertically from grade to the halfway point between roof ridge and top of the building wall.

(8) Stories. No structure may have more than one and one-half stories.

(9) Dwelling unit density. No lot may contain more than two dwelling units.

(10) Floor area ratio. The maximum floor area ratio is 0.5.

(11) Off-street parking and loading.

(A) Unless otherwise specified in this ordinance, consult the use regulations (Division 51A 4.200 et seq.) to determine the off-street parking regulations for each use and consult the off-street parking and loading regulations (Division 51A 4.300 et seq.) to determine the off-street parking and loading requirements for each use.

(B) Subarea 1 shall be considered a residential district for purposes of the off-street parking regulations.

(C) The parking requirements for the uses listed below are as follows:

(i) one and one-half off-street parking spaces for each residential dwelling unit. (A duplex must have at least three off-street parking spaces.);

(ii) one off-street parking space per 220 square feet of floor area of a retail use; and

(iii) one off-street parking space per 366 square feet of floor area of an office use.

(b) Subarea 2. Except as otherwise provided, the development standards of the CS Commercial Service District apply to the area designated on the map as Subarea 2 of the Bishop/Eighth Street Conservation District. (See attached Exhibit A.) The following development standards are applicable to Subarea 2 of this district.

(1) Main uses permitted.

[(A) Except as provided in this paragraph, any use permitted in either the CS Commercial Service District or the D(A) Duplex District, subject to the same conditions of approval, if any, required by Article IV, 'Zoning Regulations, as amended. (For

example, if a use is permitted by SUP only in a D(A) District, that use is permitted by SUP only in this subarea.)

- (B) ~~Antique shop. [RAR]~~
- (C) ~~Art gallery. [RAR]~~
- (D) ~~Bed and breakfast. [SUP in Subarea 2A. Not allowed in Subarea 2B.]~~
- (E) ~~Bookstore. [RAR]~~
- (F) ~~Florist store. [RAR]~~
- (G) ~~Office. [RAR]~~
- (H) ~~Personal service uses. [RAR]~~
- (I) ~~The following uses are not Subarea 2B:~~
 - (i) ~~Bed and breakfast.~~
 - (ii) ~~Bus or rail transit vehicle maintenance or storage facility.~~
 - (iii) ~~Commercial amusement (inside).~~
 - (iv) ~~Commercial bus station and terminal.~~
 - (v) ~~Commercial parking lot or garage.~~
 - (vi) ~~Hotel or motel.~~
 - (vii) ~~Lodging or boarding house.~~
 - (viii) ~~Machinery, heavy equipment, or truck sales and service.~~
 - (ix) ~~Manufactured building sales lot.~~
 - (x) ~~Mini-warehouse.~~
 - (xi) ~~Pawn shop.~~
 - (xii) ~~Radio, television, or microwave tower.~~

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- (xiii) ~~Restaurant with drive-in or drive through service.~~
- (xiv) ~~Swap or buy shop.~~
- (xv) ~~Vehicle display, sales and service.~~
- (xvi) ~~Vehicle storage lot.]~~

(d) Yard, lot, and space regulations.

~~(1[2]) Lot size [requirements]. No minimum lot size. [Lots must have a minimum area of 6,000 square feet, a minimum depth of 100 feet, and a minimum width of 50 feet. Lots may not exceed a maximum area of 7,500 square feet, a maximum depth of 120 feet, or a maximum width of 62.5 feet.]~~

~~(2[3]) Front yard setback. [Minimum and maximum front yard setbacks for main structures.] Except as provided in this paragraph, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.~~

~~[(A) If three or more main structures are located on that blockface, the front yard setback must be within five feet of the average setback of the three main structures on that blockface that are closest to the structure.~~

~~(B) If two or fewer main structures are located on that blockface, the minimum front yard setback is:~~

- ~~(i) 20 feet if the structure is a residential style structure; or~~
- ~~(ii) zero feet and the maximum front yard setback is five feet if the structure is a commercial style structure.]~~

~~(3[4]) Side yard setback. [Minimum side yard setbacks for main structures.] No [The] minimum side yard. [setback is:~~

- ~~(A) five feet if the structure is a residential style structure; and~~
- ~~(B) zero feet if the structure is a commercial style structure.]~~

~~(4[5]) Rear yard setback. [Minimum rear yard setback for main structures.] No [The] minimum rear yard. [setback is:~~

- ~~(A) 10 feet if the structure is a residential style structure; and~~

(B) ~~zero feet if the structure is a commercial style structure.]~~

(5[6]) Lot coverage. ~~[Maximum lot coverage. The] M[m]aximum [permitted]~~ lot coverage on each building site is 80 percent.~~;~~

(A) ~~60 percent if the structure is a residential style structure within Subarea 2A;~~

(B) ~~100 percent if the structure is a commercial style structure within Subarea 2A; and~~

(C) ~~80 percent if the structure is within Subarea 2B.]~~

(6[7]) Height. ~~[Maximum building height. The] M[m]aximum~~ structure height is 36 [24] feet ~~[when measured vertically from grade to the halfway point between roof ridge and top of the building wall].~~

(7[8]) Stories. Maximum number of stories is three. ~~[No structure may have more than two stories.]~~

(8[9]) Dwelling unit density. No maximum number of dwelling units. ~~[No lot may contain more than two dwelling units.]~~

(9[10]) Floor area ratio. ~~[The] M[m]aximum~~ floor area ratio is 2.~~;~~

(A) ~~0.5 if the structure is a residential style structure; and~~

(B) ~~1.0 if the structure is a commercial style structure.]~~

(10[1]) Off-street parking and loading.

(A) In general. Except as provided in this paragraph ~~[Unless otherwise specified in this ordinance]~~, consult the use regulations (Division 51A-4.200 et seq.) to determine the off-street parking regulations for each use and consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) to determine the off-street parking and loading requirements for each use.

(B) Residential/commercial style structure. If a lot contains a residential style structure, the off-street parking regulations governing residential districts apply. If a lot contains a commercial style structure, the off-street parking regulations governing nonresidential districts apply.

(C) Required parking and loading. The parking requirements for the uses listed ~~[below]~~ are as follows:

(i) Alcoholic beverage establishments or restaurant with or without drive-in or drive through. One off-street parking space per 220 square feet of floor area. [of an alcoholic beverage establishment or restaurant with or without drive-in or drive through].

(ii) Antique shop.

(aa) Required off-street parking: One space for each 220 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>None</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(iii) Art gallery.

(aa) Required off-street parking: One space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

(iv) Bed and breakfast. Two off-street parking spaces, plus one off-street parking space for each guest room or suite. No required off-street loading.

(v) Bookstore.

(aa) Required off-street parking: One space for each 220 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(vi) Florist store.

(aa) Required off-street parking: One space for each 220 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(vii) Office use. One off-street parking space per 500 square feet of floor area.

(viii) Remote surface parking lot. Off-street parking and loading is not required.

(ix) Residential uses. One and one-half off-street parking spaces for each residential dwelling unit. (A duplex must have at least three off-street parking spaces.)

(x) Retail use. One off-street parking space per 400 square feet of floor area.

~~[One and one-half off-street parking spaces for each residential dwelling unit. (A duplex must have at least three off-street parking spaces.)~~

~~(ii) One off-street parking space per 400 square feet of floor area of a retail use.~~

~~(iii) One off-street parking space per 500 square feet of floor area of an office use.~~

~~(iv) One off-street parking space per 220 square feet of floor area of an alcoholic beverage establishment or restaurant with or without drive-in or drive-through.]~~

(D) Remote parking.

(i) For nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Division 51A-4.320 are met, including the landscape requirements, except that the remote parking may be within a walking distance of 1,000 feet from the use served. [Remote parking must be located within Subarea 2 and within a walking distance of 600 feet from the use served by the remote parking.]

(ii) An agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease of the remote parking spaces only if the lease:

(aa) is in writing;

(bb) contains legal descriptions of the properties affected;

(cc) specifies the special parking being provided and the hours of operation of any use involved;

(dd) is governed by the laws of the state of Texas;

(ee) is signed by all owners of the properties affected;

(ff) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(gg) is for a minimum term of three years; and

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(hh) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(iii) The remote parking provisions of this subsection and Division 51A-4.320 shall not affect or cause the reduction of delta credits.

SECTION 9. Architectural provisions.

(a) In general.

(1) New construction on vacant lots or on lots where structures have been willfully demolished must comply with one of the architectural styles permitted by this section. All of the required criteria of the style selected must be incorporated into the new construction.

(2) All remodeling, reconstruction, or alteration of an existing contributing structure must comply with the requirements of the contributing structure's designated style as established in Exhibit A. All of the required criteria of the contributing style must be incorporated into the new construction.

(3) As an alternative to compliance with a contributing structure's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct the original or existing architectural style and materials of the structure.

(4) Existing noncontributing structures may be remodeled or altered without complying with the architectural style requirements described in this section. Any existing noncontributing structure that is damaged or destroyed by accident or act of God may be rebuilt in accordance with the provisions for nonconforming structures contained in Section 51A-4.704 of the Dallas Development Code, as amended.

(5) Structures associated with utility and transportation uses and erected in a public right-of-way or easement are exempt from the architectural provisions of this ordinance.

(b) Criteria. [Subarea 1.]

(1) Required criteria. Any construction, addition, or renovation of or to a street facade of a contributing structure or a new structure must conform with all the required criteria of either the transitional victorian or the prairie/craftsman style for single family or duplex structures and the early 20th century commercial style for multifamily, mixed use, and nonresidential structures:

(A) Transitional victorian style:

(i) Stories. All structures must have two [~~one or one and one-half~~] stories.

(ii) Siding. All structures must have wood siding or imitation wood siding.

(iii) Footprint. The main building footprint must be generally derived from one of the illustrations shown in Figure 1 of Exhibit A.

(iv) Roofs.

(aa) Except for porch roofs, all structures must have a hip roof or roofs with a pitch of between 20 and 40 degrees.

(bb) All porches must have either a gable or shed roof that is [~~that is~~] generally derived from one of the illustrations shown in Figure 2 of Exhibit A.

(cc) No roll roofing is permitted except on a porch roof that has a pitch of less than 20 degrees.

(v) Porch. All main buildings must have at least one porch.

(vi) Windows. All windows must have a height that exceeds the width.

(vii) Colors. All paint and siding colors other than black and fluorescent colors are permitted.

(viii) Foundation. The main building foundation must be between one and one-half feet and two feet above grade.

(B) Prairie/Craftsman style.

(i) Stories. No structure may have more than two stories [~~one story~~].

(ii) Siding. The structure must have wood siding or imitation wood siding.

(iii) Footprint. The main building footprint must be generally derived from one of the illustrations shown in Figure 3 of Exhibit A.

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(iv) Roofs.

(aa) Except for porch roofs, all structures must have a gabled roof or roofs with a pitch of between 20 and 30 degrees.

(bb) All porches must have either a gable or shed roof that is generally derived from one of the illustrations shown in Figure 4 of Exhibit A.

(cc) No roll roofing is permitted except on a porch roof that has a pitch of less than 20 degrees.

(v) Porch. All main buildings must have at least one porch.

(vi) Colors. All paint and siding colors other than black and fluorescent colors are permitted.

(vii) Foundation. The main building foundation must be between one and one-half feet and two feet above grade.

(C) Early 20th century commercial style.

(i) Stories. All structures must have one, one with loft, two, or three stories.

(ii) Siding. All structures must have brick siding.

(iii) Windows.

(aa) First floor store fronts must be divided into two, three, or four bays as shown in figure 5 of Exhibit A. At least 85 percent of the area of the first floor store front must consist of window either window or door area. Transom windows must be above all first floor windows and doors.

(bb) Second and third floor store front windows must be individually punched and have a double hung (one over one) sash. At least 50 percent of the area of the second and third floor store front must consist of window area.

(iv) Wood. Wood or imitation wood panels less than three feet in height must be placed below all first floor windows.

(v) Doors. Each door must be composed of wood or imitation wood and have one large full-view window.

(vi) Roofs. All roofs must be flat, although parapets are permitted.

(vii) Colors. All paint and siding colors other than black and fluorescent colors are permitted.

(viii) Story setbacks. No story may be setback from another story. (The wall facing the street must be vertical).

(ix) Equipment screening. All mechanical equipment located within 50 feet of a street facade must be screened with a parapet or similar structure.

(2) Encouraged criteria. Although not required, any construction, addition, or renovation of or to a street facade of a contributing structure or a new structure is encouraged to conform with either the transitional victorian or the prairie/craftsman style for single family or duplex structures and the early 20th century commercial style for multifamily, mixed use and nonresidential structures:

(A) Transitional victorian style.

(i) Siding. All structures should have novelty wood siding with a maximum width of three inches.

(ii) Eaves. All eaves should be enclosed.

(iii) Entrances. All entrances should have a transom and side lights.

(iv) Dormers. All structures should have gabled dormers, especially if the structure has one and one-half stories. If the front gable prominently projects out from the main building, the side facades should have cross gable dormers.

(v) Colors. The body color and trim colors of all structures should conform with the color ranges or their equivalents in value, chroma, and hue outlined in the Munsell Book of Color as follows:

(aa) Value: A body color should have a value of between six and nine and a trim color should have a value of between three and nine.

(bb) Chroma: A body color and a trim color should have a chroma of between one and six.

(cc) Hue: A body color and a trim color should have a hue of between two and one-half and ten for red (R), green (G), blue (B), yellow (Y), yellow-red (YR), green-yellow (GY), and neutral gray. Absolute white is also encouraged.

(vi) Porch columns. All porch columns should have either a round or box form and be contiguous to the floor. They should not, as a rule, have brick bases.

(B) Prairie/Craftsman style.

(i) Siding. All structures should have novelty wood siding with a maximum width of three inches.

(ii) Eaves. All eaves should be wide and unenclosed.

(iii) Roof rafters. All roof rafters should be exposed and have tails.

(iv) Decorative beams. Decorative (false) beams or braces under gables are encouraged.

(v) Porch columns. All porch columns should be square, tapered, and on top of brick bases.

(vi) Colors. The body color and trim colors of all structures should conform with the color ranges or their equivalents as described in Section 9(b)(2)(A)(v) of this ordinance.

(C) Early 20th century commercial encouraged criteria. The body color and trim colors of any structure built in the early 20th century commercial style should conform with the color ranges or their equivalents as described in Section 9(b)(2)(A)(v) of this ordinance.

[(e) Subarea 2.

~~(1) Required criteria. Any construction, addition, or renovation of or to a street facade of a contributing structure or a new structure must conform with all the required criteria of the:~~

~~(A) Transitional victorian style, as described in section 9(b)(1)(A) of this ordinance;~~

~~(B) Prairie/Craftsman style, as described in Section 9(b)(1)(B) of this ordinance; or~~

~~(C) Early 20th century commercial style, as described in this subparagraph:~~

~~(i) Stories. All structures must have one, one with loft, or two stories.~~

~~(ii) Siding. All structures must have brick siding.~~

(iii) ~~Windows.~~

(aa) ~~First floor store fronts must be divided into two, three, or four bays as shown in figure 5 of Exhibit A. At least 85 percent of the area of the first floor store front must consist of either window or door area. Transom windows must be above all first floor windows and doors.~~

(bb) ~~Second floor store front windows must be individually punched and have a double hung (one over one) sash. At least 50 percent of the area of the second floor store front must consist of window area.~~

(iv) ~~Wood. Wood or imitation wood panels less than three feet in height must be placed below all first floor windows.~~

(v) ~~Doors. Each door must be composed of wood or imitation wood and have one large full view window.~~

(vi) ~~Roofs. All roofs must be flat, although parapets are permitted.~~

(vii) ~~Colors. All paint and siding colors other than black and fluorescent colors are permitted.~~

(viii) ~~Story setbacks. No story may be setback from another story. (The wall facing the street must be vertical).~~

(ix) ~~Equipment screening. All mechanical equipment located within 50 feet of a street facade must be screened with a parapet or similar structure.~~

(x) ~~Foundation. The main building foundation must be between one and one half feet and two feet above grade.~~

(2) ~~Encouraged criteria. Although not required, any construction, addition, or renovation of or to a street facade of a contributing structure or a new structure is encouraged to conform with the transitional victorian style (as described in Section 9(b)(2)(A) of this ordinance), the prairie/craftsman style (as described in Section 9(b)(2)(B) of this ordinance), or the early 20th century commercial style (as described in Section 9(b)(3) of this ordinance).~~

(3) ~~Early 20th century commercial encouraged criteria. The body color and trim colors of any structure built in the early 20th century commercial style should conform with the color ranges or their equivalents as described in Section 9(b)(2)(A)(v) of this ordinance.]~~

SECTION 10. Signs.

(a) ~~[Subarea 1. All signs must comply with the with the provisions governing signs in non-business zoning districts contained in Article VII, "Sign Regulations," as amended.]~~

In general.

(1) For lots fronting on Davis Street, Bishop Avenue, and 7th Street east of Adams Avenue, the provisions for business zoning districts in Article VII apply.

(2) For all other lots, the provisions for non-business zoning districts in Article VII apply.

(3) Except for A-frame signs and movement control signs used for parking, detached signs are prohibited.

(b) Signs in the right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(c) A-frame signs. The following regulations apply:

(1) A-frame signs may identify a business use.

(2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(3) An A-frame sign may only be displayed when the business it identifies is open.

(4) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(5) Only one A-frame sign is permitted for each business use.

(6) A-frame signs must be separated by a minimum of 50 feet.

(7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(d) Blade signs. The following regulations apply:

- (1) Blade signs must be attached premise signs.
- (2) Blade signs may not be internally illuminated.
- (3) There is no limit on the number of blade signs.
- (4) The maximum effective area for blade signs is 30 square feet.
- (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
- (6) A blade sign may not project more than three feet into the right-of-way.
- (7) A blade sign may not be located closer than 15 feet to another projecting sign.

~~[(b) Subarea 2. All signs must comply with the provisions governing signs in business zoning districts contained in Article VII, "Sign Regulations," as amended.]~~

SECTION 11. Environmental performance standards. The provisions of Article VI, "Environmental Performance Standards," as amended, govern this district. ~~[For purposes of this section, Subarea 1 is considered to be a D(A) district and Subarea 2 is considered to be a CS district.]~~

SECTION 12. Landscape regulations. The provisions of Article X, "Landscape Regulations," as amended, govern this district. For purposes of this section, building sites developed with single family detached or duplex uses are ~~[Subarea 1 is]~~ considered to be in a D(A) Duplex D[d]istrict and building sites developed with any other use are ~~[Subarea 2 is]~~ considered to be in a CS Commercial Service D[d]istrict.

SECTION 13. Nonconforming uses and structures.

(a) Except as provided in Subsection (b), the nonconformity provisions of Chapter [CHAPTER] 51A of the Dallas City Code, ~~["PART II OF THE DALLAS DEVELOPMENT CODE,"]~~ as amended, apply to the Bishop/Eighth Conservation District.

(b) If a nonconforming structure is damaged other than by the intentional act of the owner or the owner's agent such that the cost of repair will exceed 60 percent [%] of the replacement cost of the structure before it was damaged, the owner may rebuild that structure only after a hearing and approval by the board.

SECTION 14. Review procedures.

(a) Building permit review.

(1) Upon receipt of an application for a building permit for work on any new or contributing structure in this district, if the proposed construction or modification is located on a street facade, the building official shall refer the permit application and plans to the director to determine whether the project meets the requirements of this ordinance. The review must be conducted so that the decision on issuance of the building permit can be completed no later than 30 days from the date of submission of the completed application to the building official.

(2) If the director determines that the application complies with the requirements of this ordinance, he or she shall refer the permit application, plans, and all other relevant information to the building official, who shall issue the permit if all requirements of the construction codes and other applicable ordinances have been met.

(3) If the director determines that the application does not comply with the requirements of this ordinance, he or she shall state in writing the specific requirements to be met before issuance of a permit to authorize the work requested, and the building official shall deny the permit. The director shall give written notice to the applicant of the reason for recommending denial of a building permit application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application.

(b) Work not requiring a building permit.

(1) This ordinance applies to any exterior work on a lot regardless of whether the work requires a building permit. Any violation of a provision of this ordinance is subject to civil and criminal enforcement.

(2) The director shall determine whether the proposed, in progress, or completed work or project meets the requirements of this ordinance. The review must be conducted so that the determination can be made no later than 10 days from the date of notification of the proposed, in progress, or completed work or project.

(3) If the director determines that the plans for or the work complies with the requirements of this ordinance, he or she shall approve the plans and shall give written notice of his findings to the applicant.

(4) If the director determines that the application does not comply with the requirements of this ordinance, he or she shall state in writing the specific requirements to be met before an approval is granted. The director shall give written notice to the property owner of the reason for denial of work. Notices given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application. In the event an address is not provided, the notice shall be sent to the address shown on the tax roll.

SECTION 15. Appeals.

(a) An applicant may appeal any decision made by the director pursuant to this ordinance to the board by filing a written request for appeal with the department of planning and development within 10 days after notice is given to the applicant of the director's decision.

(b) The director shall also notify the Bishop/Eighth neighborhood organization within five days of the receipt of an applicant's request for appeal.

(c) Appeal to the board constitutes the final administrative remedy available to an applicant.

(d) In considering the appeal, the sole issue before the board shall be whether the director erred in his or her decision. The board shall consider the same standards that were required to be considered by the director in making his or her decision.

SECTION 16. Notice of hearing.

(a) The board shall hold a public hearing on all appeals.

(b) The director shall send written notice of the public hearing on the appeal to the board to the appellant and all owners of real property located within 200 feet, including streets and alleys, from the boundary of the area upon which the appeal is made. The notice must be given not less than 10 days before the day set for the hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

(c) The director shall give notice of the time and place of the public hearing in the official newspaper of the city at least 10 days before the hearing.

~~[SECTION 17. Zoning district map. The director of planning and development shall correct Zoning District Map Number L-6 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.~~

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~~SECTION 18. Penalty clause. A person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2000.~~

~~SECTION 19. Saving clause. CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.~~

~~SECTION 20. Severability clause. 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 21. Effective date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.]”~~

SECTION 2. That the Exhibit A (subarea map) attached to Ordinance No. 26014 is replaced by the Exhibit A boundary map attached to this ordinance.

SECTION 3. That the Property descriptions in Ordinance Nos. 21197 and 23926 are replaced by the Exhibit B Property description attached to this ordinance.

SECTION 4. That the director of sustainable development and construction shall correct Zoning District Map No. L-6 in the offices of the city secretary, the building official, and the department of sustainable development and construction to reflect the changes in zoning made by this ordinance.

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:

THOMAS P. PERKINS, JR., City Attorney

By  Assistant City Attorney

Passed AUG 1 1 2010

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CANTY ST W

CEDAR HILL AVE

WOODLAWN AVE

HAINES AVE

BISHOP AVE N

MADISON AVE N

ELSBETH AVE

WINSTON ST

NEELY ST W

NEELY ST W

NEELY ST W

FOURAKER ST

DAVIS ST W

CD
7

BISHOP PL

7TH ST W

8TH ST W

MELBA ST

ADAMS AVE N

9TH ST W

MADISON AVE N

LLEWELLYN AVE N

BISHOP AVE N

10TH ST W



1:3,600

CD 7
Subarea Map

Overall Legal Description for Conservation District No. 7 (the Bishop/Eighth Street
Conservation District)

BEGINNING at the point of intersection of the centerline of Adams Ave. with the centerline of Davis St. and continuing in an easterly direction along the centerline of Davis St. to the point of intersection with the southerly projected centerline of the common line between the west 47.50 ft. and the east 100 ft. of Lot 1 in City Block 3437;

THENCE, in a northerly direction along said common lot line a distance of approximately 80 ft. to the point of intersection with the common line between Lots 1 and 2 in City Block 3437;

THENCE, in an easterly direction along the common line (platted) between Lots 1 and 2 in City Block 3437 to the point of intersection with the centerline of Hanes Ave.;

THENCE, in a northerly direction along the centerline of Hanes Ave. to the point of intersection with the common line (platted) between Lots 1 and 2 in City Block 1/3323;

THENCE, in an easterly direction along said common line to the point of intersection with the centerline of an alley in City Block 1/3323;

THENCE, in a northerly direction along said alley centerline, a distance of approximately 150 ft., to the point of intersection with the westerly projected line of the line that divides Lot 6 (platted) in City Block 1/3323 in half;

THENCE, in an easterly direction along said lot line to the point of intersection with the centerline of Bishop Ave.;

THENCE, in a southerly direction along the centerline of Bishop Ave. to the westerly projected common line between Lots 1 and 2 in City Block 2/3324;

THENCE, in an easterly direction along said common line to the point of intersection with the centerline of an alley in City Block 2/3324;

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THENCE, in a southerly direction along said alley centerline to the point of intersection with the westerly projected line that divides Lot 8 (platted) in City Block 2/3324 in half;

THENCE, in an easterly direction along said division line to the point of intersection with the centerline of Madison Ave.;

THENCE, in a southerly direction along the centerline of Madison Ave. to the point of intersection with the centerline of Davis St.;

THENCE, in an easterly direction along the centerline of Davis St. to the point of intersection with the northerly projected common line between Lots 4 and 5 in City Block 12/3136;

THENCE, in a southerly direction along said common line to the point of intersection with the centerline of 7th St.;

THENCE, in a westerly direction along the centerline of 7th St., to the point of intersection with centerline of Madison Ave.;

THENCE, in a southerly direction along the centerline of Madison Ave. to the point of intersection with the westerly projected centerline of an alley between City Blocks 1/3141 and 21/3141;

THENCE, in an easterly direction along said alley centerline to the point of intersection with the northerly projected common line between Lots 8 and 9 in City Block 21/3136;

THENCE, in a southerly direction along the said common lot line in City Block 21/3141 crossing 8th St. and continuing along the common line between Lots 12 and 13 in City Block 28/3148 to the projected point of intersection with the centerline of the alley running through City Block 28/3148;

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THENCE, in a westerly direction along the centerline of said alley, running through City Blocks 28/3148, 21/3147 and 26/3146, crossing Madison Ave. and Bishop Ave., to the point of intersection with the centerline of Adams Ave.;

THENCE, in a northerly direction along the centerline of Adams Ave. to the point of intersection with the easterly projected centerline of an alley in City Block 4/3144;

THENCE, in a westerly direction along said alley centerline to the point of intersection with the centerline of Llewellyn Ave.;

THENCE, in a northeasterly direction along the centerline of Llewellyn Ave. to the point of intersection with the centerline of 7th St.;

THENCE, in an easterly direction along the centerline of 7th St. to the point of intersection with the centerline of Adams Ave.;

THENCE, in a northerly direction along the centerline of Adams Ave., to the point of intersection with the centerline of Davis St., THE PLACE OF BEGINNING, and containing approximately 26.44 acres.