

2/18/86

ORDINANCE NO. 19042

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning classification on the following described property, to-wit:

Being a tract of land in City Block 107 located at the northwest corner of Main Street and Harwood Street, fronting 135 feet on the northwest line of Main Street and fronting 100 feet on the southwest line of Harwood Street and containing 13,500 square feet of land,

from a CA-1-CP Central Area District to a CA-1-CP-H/28 District; establishing new Historic Overlay District No. 28 (the Plaza Hotel) and providing procedures, regulations, and preservation criteria pertaining to that district; providing a penalty not to exceed \$1000; 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 applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that the Plaza Hotel is of historic significance and importance to the City of Dallas; and

WHEREAS, the city council finds that it is in the public interest to grant this change in zoning; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by changing the zoning classification from a CA-1-CP Central Area District to a CA-1-CP-H/28 District on the following described property ("the Property"), to-wit:

Being a tract of land in City Block 107 and further described as follows:

Beginning at the intersection of the northwest line of Main Street and the southwest line of Harwood Street;

Thence in a southwesterly direction along the northwest line of Main Street, a distance of 135 feet to a point for corner in a line, said line being 135 feet southwest of and parallel to the southwest line of Harwood Street;

Thence in a northwesterly direction along said line, a distance of 100 feet to a point for corner in a line, said line being 100 feet northwest of and parallel to the northwest line of Main Street;

Thence in a northeasterly direction along said line, a distance of 135 feet to a point for corner on the southwest line of Harwood Street:

Thence in a southeasterly direction along the southwest line of Harwood Street, a distance of 100 feet to a point on the northwest line of Main Street, the place of beginning, and containing approximately 13,500 square feet of land.

SECTION 2. That a person shall not make alterations to the Property without first obtaining a certificate of appropriateness in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 3. That the building official shall not issue a

building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the City of Dallas.

SECTION 4. That the director of planning and development shall correct Zoning District Map No. J-7 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.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$1000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land on the Property.

SECTION 6. That CHAPTER 51 of the Dallas City Code, 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.


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SECTION 8. That 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.

APPROVED AS TO FORM:

ANALES LIE MUNCY, City Attorney

By   
Assistant City Attorney

Passed and correctly enrolled FEB 26 1986

Zoning File No. Z856-141/6181-N

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