

*Mrs. Malaise Savage*  
*5203 Swiss Ave.*

*File: 10 ST. DIST*  
*C. R. DUNN*

ORDINANCE NO. 14247

An Ordinance amending the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as Volume III of the Dallas City Code, as amended, by repealing Ordinance No. 11002, as amended; Providing definitions; Permitting the following described property, which is presently zoned Planned Development District No. 19 and Multi-Family-2, to be designated an Historic Landmark Subdistrict and used under Planned Development District No. 63-H, to-wit:

**BEGINNING** at the intersection of the present northeast line of Fitzhugh Avenue with the present northwest line of a 40 foot alley in Block C/681, official City numbers, said intersection being the south corner of Lot 16, in said Block C/681, said point being 241.35 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

**THENCE** in a northeasterly direction along said present northwest line of the 40 foot alley and being 241.35 feet, more or less, southeastward from and parallel with said present southeast line of Swiss Avenue, a distance of 2628.2 feet, more or less, to a point on the present northeast line of Parkmont Street;

**THENCE** in a southeasterly direction along said present northeast line of Parkmont Street, a distance of 7.45 feet, more or less, to its intersection with the present northwest line of a 25 foot alley in Block 12/1862, official City numbers, said intersection being the south corner of Lot 12 in said Block 12/1862, said point being 248.8 feet, more or less southeastward from the present southeast line of Swiss Avenue;

**THENCE** in a northeasterly direction along said present northwest line of the 25 foot alley, and being 248.8 feet, more or less, southeastward from and parallel with said southeast line of Swiss Avenue, a distance of 3242 feet, more or less, to the east corner of Lot 27, Block 3/1882, official City numbers;

**THENCE** in a northwesterly direction along the northeast line of said Lot 27, Block 3/1882, a distance of 28.8 feet, more or less, to the south corner of Lot 26 in said Block 3/1882;

**THENCE** in a northeasterly direction along the southeast line of Lot 26, in said Block 3/1882, a distance of 18.3 feet, more or less, to the east corner of Lot 26, said point also being the southwest corner of Lot 25 in said Block 3/1882;

**THENCE** in a northerly direction along the common line of said Lots 25 and 26, a distance of 183.5 feet, more or less, to a point on the present south line of La Vista Drive, said point also being the northeast corner of Lot 26 in said Block 3/1882;

**THENCE** in a northeasterly direction, crossing La Vista Drive, a distance of 70 feet, more or less, to the intersection of the present north line of La Vista Drive with the present west line of Swiss Avenue, said point being the southeast corner of Lot 12, Block 2/2233, official City numbers;

**THENCE** in a northerly direction along said present west line of Swiss Avenue, a distance of 170 feet, more or less, to its intersection with the present south line of a 13.8 foot alley in said Block 2/2233, said intersection also being the northeast corner of Lot 12, in said Block 2/2233;

THENCE in a westerly direction along said present south line of said 13.8 foot alley, and its prolongation, a distance of 367.25 feet, more or less, to a point on the present west line of Empire Drive;

THENCE in a northerly direction along said present west line of Empire Drive, a distance of 6.9 feet, more or less, to the northeast corner of Lot 14, Block 1/2143, official City numbers, said corner being 176.9 feet, more or less, northward from the present north line of La Vista Drive;

THENCE in a westerly direction along the north line of Lots 8 to 14, inclusive, in said Block 1/2143 and being 176.9 feet, more or less, northward from and parallel with said present north line of La Vista Drive, a distance of 350 feet, more or less, to a point of the present east line of Bryan Parkway, said point also being the northwest corner of Lot 8, in said Block 1/2143;

THENCE in a southerly direction along said east line of Bryan Parkway, a distance of 6.9 feet, more or less, to its intersection with the eastward prolongation of the present south line of a 12 foot alley in Block 2142, official City numbers, said intersection being 170 feet, more or less, northward from the north line of La Vista Drive;

THENCE in a westerly direction along said present south line of said 12 foot alley and its prolongation, and being 170 feet, more or less, northward from and parallel with the north line of La Vista Drive, a distance of 448 feet, more or less, to a point for corner;

THENCE in a southerly direction, a distance of 170 feet, more or less, to a point for corner in the present north line of La Vista Drive;

THENCE in an easterly direction along said present north line of La Vista Drive, a distance of 100 feet, more or less, to a point on the northeastward prolongation of the present southeast line of an alley lying between Block 1/2144 and 1/1881 1/2, official City numbers;

THENCE in a southwesterly direction along said present southeast line of said alley, and its prolongation, a distance of 1446 feet, more or less, to its intersection with the present northeast line of Glendale Street;

THENCE in a southeasterly direction along said present northeast line of Glendale Street, a distance of 345 feet, more or less, to its intersection with the southeast line of a 15 foot alley, said intersection also being the west corner of Lot 1, Block 14/1876, official City numbers, said point being 200 feet, more or less, northwestward from the present northwest line of Swiss Avenue;

THENCE in a southwesterly direction along said present southeast line of the 15 foot alley, and being 200 feet, more or less, northwestward from and parallel to said present northwest line of Swiss Avenue, a distance of 984.5 feet, more or less, to an angle point in said alley line, said point being the west corner of Lot 6 and the northeast corner of Lot 5, Block 17/1871, official City numbers;

THENCE in a westerly direction along the south line of said 15 foot alley, a distance of 180.9 feet, more or less, to the northwest corner of Lot 2 in said Block 17/1871, said point also being the northeast corner of Lot 1 in said Block 17/1871;

THENCE in a southerly direction along the common line of said Lots 1 and 2, a distance of 155 feet, more or less, to a point on the present north line of Bryan Street, said point also being the southwest corner of Lot 2 in said Block 17/1871;

THENCE in a westerly direction along said present north line of Bryan Street, a distance of 534 feet, more or less, to a point on the northward prolongation of the common line of Lots 7 and 8, Block R/1860, official City numbers;

THENCE in a southerly direction along said common line of said Lots 7 and 8, and its prolongation, a distance of 222.2 feet, more or less, to a point for corner in the present south line of a 20 foot alley;

THENCE in a westerly direction along said south line of said 20 foot alley, a distance of 30 feet, more or less, to an angle point in said alley line;

THENCE in a southwesterly direction along the present southeast line of said 20 foot alley, a distance of 147.7 feet, more or less, to its intersection with the present northeast line of Dumas Street, said point also being the west corner of Lot 1, in said Block R/1860;

THENCE in a southwesterly direction, crossing Dumas Street, a distance of 51 feet, more or less, to the intersection of the present southwest line of Dumas Street with the present southeast line of Sycamore Street, said point also being the north corner of Lot 7, Block Q/1498, official City numbers;

THENCE in a northwesterly direction along said present southwest line of Dumas Street and its prolongation, a distance of 320.75 feet, more or less, to its intersection with the present southeast line of Live Oak Street, said point also being the north corner of Lot 8 in said Block Q/1498;

THENCE in a southwesterly direction along said present southeast line of Live Oak Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point also being the west corner of Lot 14, in said Block Q/1498;

THENCE in a southeasterly direction along said present northeast line of Munger Boulevard and its prolongation, a distance of 320.75 feet, more or less, to its intersection with the present southeast line of Sycamore Street, said point also being the west corner of Lot 1, in said Block Q/1498;

THENCE in a southwesterly direction along said present southeast line of Sycamore Street, a distance of 1490 feet, more or less, to its intersection with the present northeast line of Fitzhugh Avenue, said point also being the west corner of Lot 1, Block A/570, official City numbers;

THENCE in a southeasterly direction along said present northeast line of Fitzhugh Avenue, a distance of 652.1 feet, more or less, to the Place of Beginning.

Providing that Planned Development District No. 63-H shall be granted with reference to the herein described property, subject to certain special conditions; enacting an Historic Landmark Subdistrict as provided in Sections 3-100, 4-121, 10-1901 and 10-1092 of the Comprehensive Zoning Ordinance of the City of Dallas, being Volume III of the Dallas City Code, as amended; Providing for additional permitted uses within the Historic Landmark Subdistrict; Providing for specific criteria for preservation of the exteriors of existing and new structures within the designated subdistrict; Providing a penalty; Providing a severability clause; and Providing an effective date.

o o o o o o

WHEREAS, pursuant to Chapter 19A of the Dallas City Code, as amended, a committee known as the Historic Landmark Preservation Committee has been created; and

WHEREAS, said Committee has thoroughly familiarized itself with the buildings, land, areas and districts within the City which may be eligible for designations as Historic Landmarks and has met and recommended to the City Planning Commission that the area hereinabove described be designated as an Historic Landmark Subdistrict; and

WHEREAS, Swiss Avenue from Fitzhugh Avenue to La Vista Drive, and adjoining areas are important historic and environmental resources in Dallas, which have been recognized by the State Historical Survey Committee, who, in turn, have nominated said area for placement in the National Register of Historic Landmarks; and

WHEREAS, the City Planning Commission, with the quorum of said body in attendance, held a public meeting on the 7th day of June, 1973, after advertising said public hearing in a daily newspaper of local circulation, being an official newspaper in compliance with the law, in order to consider the suggested revision to said Comprehensive Zoning Ordinance of the City of Dallas, adopted such recommended Historic Landmark Subdistrict and Planned Development designation and made its recommendations to the City Council; and

WHEREAS, the City Council on the 9th day of July, 1973, held a public hearing on the proposed revision of the Comprehensive Zoning Ordinance recommended by the City Planning Commission after notice was published in an official newspaper on the 21st day of June, 1973, at which hearing every property owner and interested person to be heard on the zoning revision was afforded an opportunity to be heard; and

WHEREAS, at the conclusion of said hearing, the City Council directed the City Attorney to prepare a revision of the Comprehensive Zoning Ordinance in legal form; Now, Therefore,

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

SECTION 1. That Ordinance No. 11082, as amended, which granted Planned Development District No. 19, is hereby repealed.

SECTION 2. That the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, being Volume III of the Dallas City Code, as amended, be amended insofar as it applies to property hereinafter described, which shall be designated an Historic Landmark subdistrict and used under Planned Development District No. 63-H, to-wit:

**BEGINNING** at the intersection of the present northeast line of Fitzhugh Avenue with the present northwest line of a 40 foot alley in Block C/681, official City numbers, said intersection being the south corner of Lot 16, in said Block C/681, said point being 241.35 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

**THENCE** in a northeasterly direction along said present northwest line of the 40 foot alley and being 241.35 feet, more or less, southeastward from and parallel with said present southeast line of Swiss Avenue, a distance of 2628.2 feet, more or less, to a point on the present northeast line of Parkmont Street;

**THENCE** in a southeasterly direction along said present northeast line of Parkmont Street, a distance of 7.45 feet, more or less, to its intersection with the present northwest line of a 25 foot alley in Block 12/1862, official City numbers, said intersection being the south corner of Lot 12 in said Block 12/1862, said point being 248.8 feet, more or less southeastward from the present southeast line of Swiss Avenue;

**THENCE** in a northeasterly direction along said present northwest line of the 25 foot alley, and being 248.8 feet, more or less, southeastward from and parallel with said southeast line of Swiss Avenue, a distance of 3242 feet, more or less, to the east corner of Lot 27, Block 3/1882, official City numbers;

**THENCE** in a northwesterly direction along the northeast line of said Lot 27, Block 3/1882, a distance of 28.8 feet, more or less, to the south corner of Lot 26 in said Block 3/1882;

**THENCE** in a northeasterly direction along the southeast line of Lot 26, in said Block 3/1882, a distance of 18.3 feet, more or less, to the east corner of Lot 26, said point also being the southwest corner of Lot 25 in said Block 3/1882;

**THENCE** in a northerly direction along the common line of said Lots 25 and 26, a distance of 153.5 feet, more or less, to a point on the present south line of La Vista Drive, said point also being the northeast corner of Lot 26 in said Block 3/1882;

**THENCE** in a northeasterly direction, crossing La Vista Drive, a distance of 70 feet, more or less, to the intersection of the present north line of La Vista Drive with the present west line of Swiss Avenue, said point being the southeast corner of Lot 12, Block 2/2233, official City numbers;

**THENCE** in a northerly direction along said present west line of Swiss Avenue, a distance of 170 feet, more or less, to its intersection with the present south line of a 13.8 foot alley in said Block 2/2233, said intersection also being the northeast corner of Lot 12, in said Block 2/2233;

**THENCE** in a westerly direction along said present south line of said 13.8 foot alley, and its prolongation, a distance of 367.25 feet, more or less, to a point on the present west line of Empire Drive;

**THENCE** in a northerly direction along said present west line of Empire Drive, a distance of 6.9 feet, more or less, to the northeast corner of Lot 14, Block 1/2143, official City numbers, said corner being 176.9 feet, more or less, northward from the present north line of La Vista Drive;

**THENCE** in a westerly direction along the north line of Lots 8 to 14, inclusive, in said Block 1/2143 and being 176.9 feet, more or less, northward from and parallel with said present north line of La Vista Drive, a distance of 350 feet, more or less, to a point of the present east line of Bryan Parkway, said point also being the northwest corner of Lot 8, in said Block 1/2143;

**THENCE** in a southerly direction along said east line of Bryan Parkway, a distance of 6.9 feet, more or less, to its intersection with the eastward prolongation of the present south line of a 12 foot alley in Block 2142, official City numbers, said intersection being 170 feet, more or less, northward from the north line of La Vista Drive;

THENCE in a westerly direction along said present south line of said 12 foot alley and its prolongation, and being 170 feet, more or less, northward from and parallel with the north line of La Vista Drive, a distance of 448 feet, more or less, to a point for corner;

THENCE in a southerly direction, a distance of 170 feet, more or less, to a point for corner in the present north line of La Vista Drive;

THENCE in an easterly direction along said present north line of La Vista Drive, a distance of 100 feet, more or less, to a point on the northeastward prolongation of the present southeast line of an alley lying between Block 1/2144 and 1/1881 1/2, official City numbers;

THENCE in a southwesterly direction along said present southeast line of said alley, and its prolongation, a distance of 1446 feet, more or less, to its intersection with the present northeast line of Glendale Street;

THENCE in a southeasterly direction along said present northeast line of Glendale Street, a distance of 345 feet, more or less, to its intersection with the southeast line of a 15 foot alley, said intersection also being the west corner of Lot 1, Block 14/1875, official City numbers, said point being 200 feet, more or less, northwestward from the present northwest line of Swiss Avenue;

THENCE in a southwesterly direction along said present southeast line of the 15 foot alley, and being 200 feet, more or less, northwestward from and parallel to said present northwest line of Swiss Avenue, a distance of 924.5 feet, more or less, to an angle point in said alley line, said point being the west corner of Lot 6 and the northeast corner of Lot 5, Block 17/1871, official City numbers;

THENCE in a westerly direction along the south line of said 15 foot alley, a distance of 180.9 feet, more or less, to the northwest corner of Lot 2 in said Block 17/1871, said point also being the northeast corner of Lot 1 in said Block 17/1871;

THENCE in a southerly direction along the common line of said Lots 1 and 2, a distance of 155 feet, more or less, to a point on the present north line of Bryan Street, said point also being the southwest corner of Lot 2 in said Block 17/1871;

THENCE in a westerly direction along said present north line of Bryan Street, a distance of 334 feet, more or less, to a point on the northward prolongation of the common line of Lots 7 and 8, Block R/1850, official City numbers;

THENCE in a southerly direction along said common line of said Lots 7 and 8, and its prolongation, a distance of 228.2 feet, more or less, to a point for corner in the present south line of a 20 foot alley;

THENCE in a westerly direction along said south line of said 20 foot alley, a distance of 30 feet, more or less, to an angle point in said alley line;

THENCE in a southwesterly direction along the present southeast line of said 20 foot alley, a distance of 147.7 feet, more or less, to its intersection with the present northeast line of Dumas Street, said point also being the west corner of Lot 1, in said Block R/1850;

THENCE in a southwesterly direction, crossing Dumas Street, a distance of 51 feet, more or less, to the intersection of the present southwest line of Dumas Street with the present southeast line of Sycamore Street, said point also being the north corner of Lot 7, Block Q/1498, official City numbers;

THENCE in a northwesterly direction along said present southwest line of Dumas Street and its prolongation, a distance of 320.75 feet, more or less, to its intersection with the present southeast line of Live Oak Street, said point also being the north corner of Lot 8 in said Block Q/1498;

THENCE in a southwesterly direction along said present southeast line of Live Oak Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point also being the west corner of Lot 14, in said Block Q/1498;

THENCE in a southeasterly direction along said present northeast line of Hunger Boulevard and its prolongation, a distance of 320.75 feet, more or less, to its intersection with the present southeast line of Sycamore Street, said point also being the west corner of Lot 1, in said Block Q/1498;

THENCE in a southwesterly direction along said present southeast line of Sycamore Street, a distance of 1490 feet, more or less, to its intersection with the present northeast line of Fitzhugh Avenue, said point also being the west corner of Lot 1, Block A/670, official City numbers;

THENCE in a southeasterly direction along said present northeast line of Fitzhugh Avenue, a distance of 652.1 feet, more or less, to the Place of Beginning.

SECTION 3. That the Historic Landmark Subdistrict designation and Planned Development District No. 63-H, with reference to the hereinabove described property, authorized by Section 10 of the Comprehensive Zoning Ordinance, as amended, is approved and granted upon the following express conditions, and adopted as part of Section 34 of the Zoning Ordinance:

A. DEFINITIONS

1. "Primary structural decay" means damage to foundation, structural walls, or interior structure support which endangers the building's structural reliability.

2. "Natural disaster" means hurricane, tornado, hail, lightning, earthquake, or other natural phenomenon.

3. "Block" means all lots fronting on one street between two intersecting streets.

4. "Redeveloped" means any alteration to the exterior of any structure requiring a building permit.

5. Area A:

BEGINNING at the intersection of the present northeast line of Fitzhugh Avenue with the present northwest line of a 40-foot alley in Block C/681, official City numbers, said intersection being the south corner of Lot 16, in said Block C/681, said point being 241.35 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

THENCE in a northeasterly direction along said present northwest line of the 40-foot alley, and being 241.35 feet, more or less, southeastward from and parallel with said present southeast line of Swiss Avenue, a distance of 2628.2 feet, more or less, to a point on the present northeast line of Parkmont Street;

THENCE in a southeasterly direction along said present northeast line of Parkmont Street, a distance of 7.45 feet, more or less, to its intersection with the present northwest line of a 25-foot alley in Block 12/1862, official City numbers, said intersection being the south corner of Lot 12, in said Block 12/1862, said point being 248.8 feet, more or less, southeastward from the present southeast line of Swiss Avenue;

THENCE in a northeasterly direction along said present northwest line of the 25-foot alley, and being 248.8 feet, more or less, southeastward from and parallel with said southeast line of Swiss Avenue, a distance of 3052.5 feet, more or less, to the east corner of Lot 29, in Block 3/1882, official City numbers, said point also being the south corner of Lot 28, in said Block 3/1882;

THENCE in a northwesterly direction along the common line of said Lots 28 and 29, a distance of 248.8 feet, more or less, to a point in the present southeast line of Swiss Avenue, said point being the west corner of Lot 28, in said Block 3/1882;

THENCE in a northeasterly direction along said present southeast line of Swiss Avenue, a distance of 191.5 feet, more or less, to its intersection with the present south line of La Vista Drive;

THENCE in a westerly direction along said present south line of La Vista Drive, and its prolongation, a distance of 500 feet, more or less, to its intersection with the northwest line of a 15-foot alley in Block 2/1881, official City numbers, said point also being the northeast corner of Lot 14 in said Block 2/1881;

THENCE in a southwesterly direction along said northwest line of said 15-foot alley, a distance of 1698 feet, more or less, to its intersection with the present northeast line of Glendale Street, said point also being the south corner of Lot 23, in Block 14/1875, official City numbers;

THENCE in a southeasterly direction along the southeastward prolongation of the northeast line of Glendale Street, and crossing said 15-foot alley, a distance of 15 feet, more or less, to its intersection with the southeast line of said 15-foot alley, said point also being the west corner of Lot 1 in said Block 14/1875;

THENCE in a southwesterly direction along the southeast line of said 15-foot alley, a distance of 384.5 feet, more or less, to an angle point in said alley line, said point being the west corner of Lot 6 and the northeast corner of Lot 5, Block 17/1871, official City numbers;

THENCE in a southeasterly direction along the common line of said Lots 5 and 6, a distance of 200 feet, more or less, to the intersection of the present northwest line of Swiss Avenue with the present north line of Bryan Street;

THENCE in a westerly direction along said present north line of Bryan Street, a distance of 300 feet, more or less, to the southwest corner of Lot 2 in said Block 17/1871;

THENCE in a southwesterly direction, crossing Bryan Street, a distance of 75 feet, more or less, to the intersection of the present south line of Bryan Street with the southeast line of a 20-foot alley in Block R/1860, official City numbers, said point also being the north corner of Lot 5 in said Block R/1860;

THENCE in a southwesterly direction along the southeast line of said 20-foot alley, a distance of 233.6 feet, more or less, to an angle point in said alley line;

THENCE in a westerly direction along the south line of the 20-foot alley, a distance of 170 feet, more or less, to an angle point in said alley line;

THENCE in a southwesterly direction along the southeast line of said 20-foot alley, a distance of 147.7 feet, more or less, to its intersection with the present northeast line of Dumas Street, said point also being the west corner of Lot 1 in said Block R/1860;

THENCE in a southwesterly direction, crossing Dumas Street, a distance of 51 feet, more or less, to the intersection of the present southwest line of Dumas Street with the present southeast line of Sycamore Street, said point being the north corner of Lot 7, Block Q/1493, official City numbers;



THENCE in a northwesterly direction along the northwestward prolongation of said present southwest line of Dumas Street, and crossing Sycamore Street, a distance of 40 feet, more or less, to its intersection with the present northwest line of Sycamore Street, said point also being the east corner of Lot 8 in said Block Q/1498;

THENCE in a southwesterly direction along said present northwest line of Sycamore Street, a distance of 521.6 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point also being the south corner of Lot 14, in said Block Q/1498;

THENCE in a southeasterly direction along the southeastward prolongation of the present northeast line of Munger Boulevard, crossing Sycamore Street, a distance of 40 feet, more or less, to its intersection with the present southeast line of Sycamore Street said point also being the west corner of Lot 1 in said Block Q/1498;

THENCE in a southwesterly direction along said present southeast line of Sycamore Street, a distance of 1490 feet, more or less, to its intersection with the present northeast line of Fitzhugh Avenue, said point also being the west corner of Lot 1, Block A/670, official City numbers;

THENCE in a southeasterly direction along said present northeast line of Fitzhugh Avenue, a distance of 652.1 feet, more or less, to the Place of Beginning.

#### 6. Area B:

BEGINNING at the intersection of the present south line of La Vista Drive with the present northwest line of a 15-foot alley in Block 2/1881, official City numbers, said point also being the northeast corner of Lot 14, in said Block 2/1881;

THENCE in a southwesterly direction along said northwest line of said 15-foot alley, a distance of 1698 feet, more or less, to its intersection with the present northeast line of Glendale Street, said point also being the south corner of Lot 23, in Block 14/1875, official City numbers;

THENCE in a northwesterly direction along said present northeast line of Glendale Street, a distance of 330 feet, more or less, to its intersection with the present southeast line of any alley lying between Live Oak Street and Bryan Parkway;

THENCE in a northeasterly direction along said southeast line of said alley, a distance of 1356 feet, more or less, to its intersection with the present south line of La Vista Drive, said point being the northwest corner of Lot 13, in Block 1/1881 1/2, official City numbers;

THENCE in an easterly direction along said present south line of La Vista Drive, a distance of 475 feet, more or less, to the place of beginning.

#### 7. Area C:

BEGINNING at the intersection of the present north line of Bryan Street with the present northwest line of Swiss Avenue, said point also being the south corner of Lot 6, and the southeast corner of Lot 5, in Block 17/1871, official City numbers;

THENCE in a northwesterly direction along the common line of Lots 5 and 6 in said Block 17/1871, a distance of 200 feet, more or less, to a common corner of Lots 5 and 6, in said Block 17/1871, said common corner being an angle point in a 15-foot alley line;

THENCE in a westerly direction along the south line of said 15-foot alley, a distance of 180.9 feet, more or less, to the northwest corner of Lot 2 in said

Block 17/1871, said point also being the northeast corner of Lot 1 in said Block 17/1871;

THENCE in a southerly direction along the common line of said Lots 1 and 2, a distance of 155 feet, more or less, to a point on the present north line of Bryan Street, said point also being the southwest corner of Lot 2 in said Block 17/1871;

THENCE in a westerly direction along said present north line of Bryan Street, a distance of 334 feet, more or less, to a point on the northward prolongation of the common line of Lots 7 and 8, Block R/1860, official City numbers;

THENCE in a southerly direction along said common line of said Lots 7 and 8, and its northerly prolongation, a distance of 228.2 feet, more or less, to a point for corner in the present south line of a 20-foot alley;

THENCE in an easterly direction along the present south line of said 20-foot alley, a distance of 140 feet, more or less, to an angle point in said alley line;

THENCE in a northeasterly direction along the southeast line of said 20-foot alley, a distance of 203.6 feet, more or less, to its intersection with the present south line of Bryan Street, said point also being the north corner of Lot 5 in Block R/1860, official City numbers;

THENCE in a northeasterly direction, crossing Bryan Street, a distance of 75 feet, more or less, to a point on the present north line of Bryan Street, said point being the southwest corner of Lot 2 in said Block 17/1871;

THENCE in an easterly direction along said present north line of Bryan Street, a distance of 300 feet, more or less, to the place of beginning.

#### 8. Area D:

BEGINNING at the intersection of the present north line of La Vista Drive with the present west line of Swiss Avenue, said intersection being the southeast corner of Lot 12 in Block 2/2233, official City numbers;

THENCE in a northerly direction along said present west line of Swiss Avenue, a distance of 170 feet, more or less, to its intersection with the present south line of a 13.8 foot alley in said Block 2/2233, said intersection also being the northeast corner of Lot 12, in said Block 2/2233;

THENCE in a westerly direction along said present south line of said 13.8 foot alley, and its prolongation, a distance of 367.25 feet, more or less, to a point on the present west line of Empire Drive;

THENCE in a northerly direction along said present west line of Empire Drive, a distance of 8.9 feet, more or less, to the northeast corner of Lot 14, Block 1/2143, official City numbers, said corner being 176.3 feet, more or less, northward from the present north line of La Vista Drive;

THENCE in a westerly direction along the north line of Lots 8 to 14, inclusive, in said Block 1/2143 and being 176.3 feet, more or less, northward from and parallel with said present north line of La Vista Drive, a distance of 350 feet, more or less, to a point on the present east line of Bryan Parkway, said point also being the northwest corner of Lot 8 in said Block 1/2143;

THENCE in a southerly direction along said east line of Bryan Parkway, a distance of 6.9 feet, more or less, to its intersection with the eastward prolongation of the present south line of a 12-foot alley in Block 2142, official City numbers, said intersection being 170 feet, more or less, northward from the north line of La Vista Drive;

THENCE in a westerly direction along said present south line of said 12-foot alley and its prolongation, and being 170 feet, more or less, northward from and parallel with the north line of La Vista Drive, a distance of 448 feet, more or less, to a point for corner;

THENCE in a southerly direction, a distance of 170 feet, more or less, to a point for corner in the present north line of La Vista Drive;

THENCE in an easterly direction along said present north line of La Vista Drive, a distance of 1165.25 feet, more or less, to the place of beginning.

9. Area E:

BEGINNING at the intersection of the present southeast line of Swiss Avenue with the present south line of La Vista Drive, said point being the northwest corner of Lot 26, in Block 3/1882, official City numbers;

THENCE in a southwesterly direction along said present southeast line of Swiss Avenue, a distance of 191.5 feet, more or less, to the west corner of Lot 26 in said Block 3/1882, said point also being the north corner of Lot 29 in said Block 3/1882;

THENCE in a southeasterly direction along the common line of said Lots 28 and 29 in said Block 3/1882, a distance of 243.8 feet, more or less, to a point on the northwest line of a 25 foot alley, said point being the south corner of Lot 28 and the east corner of Lot 29 in said Block 3/1882;

THENCE in a northeasterly direction along said northwest line of said 25 foot alley, a distance of 179.5 feet, more or less, to the east corner of Lot 27 in said Block 3/1882;

THENCE in a northwesterly direction along the northeast line of said Lot 27, Block 3/1882, a distance of 26.8 feet, more or less, to the south corner of Lot 26 in said Block 3/1882;

THENCE in a northeasterly direction along the southeast line of Lot 26, in said Block 3/1882, a distance of 18.3 feet, more or less, to the east corner of Lot 26, said point also being the southwest corner of Lot 25 in said Block 3/1882;

THENCE in a northerly direction along the common line of said Lots 25 and 26, a distance of 153.6 feet, more or less, to a point on the present south line of La Vista Drive, said point also being the northeast corner of Lot 26 in said Block 3/1882;

THENCE in a westerly direction along said present south line of La Vista Drive, a distance of 125 feet, more or less, to the place of beginning.

10. Area F:

BEGINNING at the intersection of the present northwest line of Sycamore Street with the present southwest line of Dumas Street, said point being the east corner of Lot 8, in Block Q/1498, official City numbers;

THENCE in a northwesterly direction along said present southwest line of Dumas Street, a distance of 280.75 feet, more or less, to its intersection with the present southeast line of Live Oak Street, said point being the north corner of Lot 8 in said Block Q/1498;

THENCE in a southwesterly direction along said present southeast line of Live Oak Street, a distance of 521.5 feet, more or less, to its intersection with the present northeast line of Munger Boulevard, said point being the west corner of Lot 14 in said Block Q/1498;

THENCE in a southeasterly direction along said present northeast line of Munger Boulevard, a distance of 200.75 feet, more or less, to its intersection with the present northwest line of Sycamore Street, said point being the south corner of Lot 14 in said Block Q/1498;

THENCE in a northeasterly direction along said present northwest line of Sycamore Street, a distance of 521.6 feet, more or less, to the place of beginning.

## B. USES

Only single-family and duplex dwellings shall be permitted in Planned Development District 63-H except as hereinafter provided. No structure existing on the effective date of this ordinance shall be changed or converted to an apartment or rooming house. An application to devote property within the District for any of the following listed additional uses shall be referred to the Historic Landmark Preservation Committee for its recommendation. Such additional uses shall be restricted to those properties on which there is (a) a structure with primary structural decay; (b) a structure irreparably damaged by fire or natural disaster; (c) a structure whose owner can show evidence of economic hardship, including the burden of preservation; or (d) no structure at the effective date of this Ordinance. After recommendation of the Historic Landmark Preservation Committee the matter shall be heard by the City Planning Commission and the usual procedure for the amendment of the Planned Development District shall be thereafter followed. The following additional uses may be allowed by amendment to this Ordinance:

### 1. Area A:

- a. Library, Art Gallery, or Museum (public);
- b. Lodge or fraternal organization;
- c. Institution of religious, charitable, philanthropic, service or civic nature.

Each block shall include only one structure of the above uses. The additional use in the 5000 and 5100 Blocks of Swiss Avenue shall be 20 feet of Lot 4, all of Lot 5 and 25 feet of Lot 6 in Block B/671 to be set aside as a charitable and philanthropic designation for the Salesmanship Club of Dallas, and this use is hereby approved.

The additional use in the 5500 Block of Swiss Avenue shall be 56 feet of Lot 10 and all of Lots 11 and 12 in City Block 12/1862, to be set aside as a charitable and philanthropic designation for the Women's Auxiliary to the Dallas County Medical Society, and this use is hereby approved.

### 2. Area B: No additional use permitted.

### 3. Area C, D and F:

- a. Library, Art Gallery, or Museum (public);

- b. Lodge or fraternal organization;
  - c. Institution of religious, charitable, philanthropic, service or civic nature;
  - d. Studio-art, music, ceramics, drama, speech, dance and similar skills;
  - e. Low density multi-family (one unit per 3,200 square feet of lot);
  - f. Home Office;
  - g. Office, General;
  - h. Bank or Saving & Loan Office;
4. Area E: U. S. Post Office.

The additional use in Area E as a U. S. Post Office is hereby approved.

C. MINIMUM DWELLING UNIT AREA FOR MULTI-FAMILY USES

The minimum floor area per dwelling unit within a multi-family use, as computed for all units within a building or single building complex, shall average in any one structure or complex 1,000 square feet exclusive of halls, elevators, common storage rooms or other non-residential spaces. Units with more than one bedroom must provide an additional minimum of 120 square feet for each additional bedroom.

D. MINIMUM LOT WIDTH

The minimum lot width for any single-family or duplex use in Areas A, E, and F shall be 60 feet. The minimum lot width in Areas A, E, and F on which any new construction may occur for uses other than single-family or duplex uses, shall be 80 feet.

The minimum lot width for any single-family or duplex use in Areas B and D shall be 50 feet. The minimum lot width in Area D on which any new construction may occur for uses other than single-family or duplex uses shall be 100 feet.

The minimum lot width in Area C for any single-family or duplex use shall be 50 feet. The minimum lot width in Area C on which any new construction may occur for uses other than single-family or duplex uses shall be 100 feet.

E. MINIMUM LOT DEPTH

The lot on which any structure is constructed in Areas A, E, and F shall have a minimum depth of 200 feet.

The lot on which any structure is constructed in Areas B, C, and D shall have a minimum depth of 130 feet.

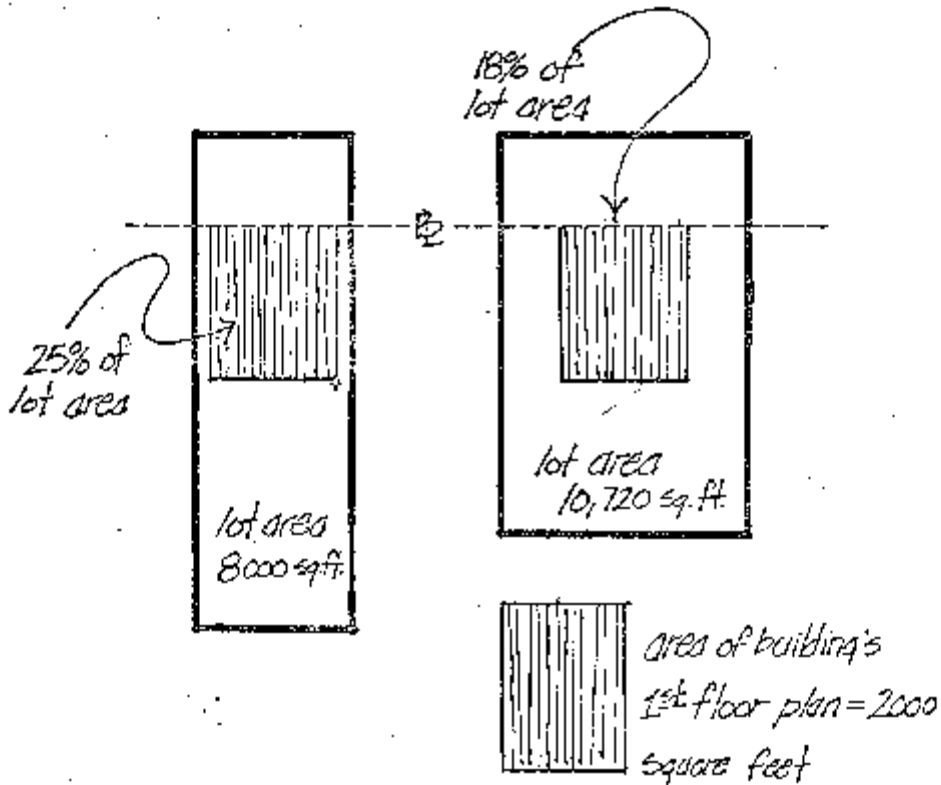
F. COVERAGE

No new construction in Area A for any use shall cover more than 20% of the area of the existing lot, not including accessory buildings.

No new construction in Areas B for any use shall cover more than 28% of the area of the existing lot, not including accessory buildings.

No new construction in Areas C and D for uses other than multi-family shall cover more than 25% of the area of the existing lot, not including accessory buildings. No new construction in Areas C and D for multi-family use shall cover more than 45% of the area of the existing lot, not including accessory buildings.

No new construction in Areas E and F for uses other than multi-family shall cover more than 20% of the area of the existing lot, not including accessory buildings. No new construction in Area F for multi-family use shall cover more than 40% of the area of the existing lot, not including accessory buildings.



G. HEIGHT

All new or redeveloped structures in Areas A, C, D, E, and F must be within 10% of the average height of buildings adjacent to either side of the structure.

No new or redeveloped structure in Area B shall be higher than the equivalent of 2.5 stories or 30 feet, whichever is less.

H. OFF-STREET PARKING

A minimum of two paved off-street parking spaces shall be provided for each dwelling unit. Parking shall be provided in accordance with existing zoning requirements for all other uses, except that the property owner may provide non-premise parking by showing proof of available off-street parking contracted or purchased for his use no more than 1,000 feet from the structure requiring it. In cases of institutional uses which periodically require additional parking for membership meetings or special events, evidence must be shown that off-street space is available to accommodate 70% of the projected parking load. No parking except in driveways shall be permitted in the front yard of any lot, not including Area E. No tract of land within Planned Development District 63-H shall be converted solely to parking use.

I. SIGNS

Historic Markers for the area will be allowed on the parkways after approval of the Historic Landmark Preservation Committee.

For the purpose of signs in Planned Development District 63-H, Sec. 41-15 through 41-18 of Art. IV of the Dallas City Code (Ordinance 14086) shall apply.

J. SCREENING

Where the rear service side of a building other than single-family or duplex is exposed to any single-family residence property line, a screening wall not less than six feet in height shall be erected separating the rear service side of such building from the adjacent single-family or duplex residence. Where all service, storage, and loading facilities are enclosed within a building, the above screening provision does not apply.

When parking spaces for motor vehicles are provided for other than single-family or duplex dwellings in an open location visible from a single-family residence adjacent to the site, whether or not the spaces are separated from the residence by a street or alley, a screening wall not less than four feet in height shall be provided along the boundary of such parking areas.

Garbage storage areas for other than single-family or duplex dwellings shall be screened by a six (6) foot high screening wall on all sides, except where one side is adjacent to an alley or easement used for garbage pick-up service, which side is not required to be screened.

No screening wall or planting or other visual barriers shall be located so that the vision of motor vehicle drivers approaching any street, drive or alley intersection is obstructed.

#### K. SUBDIVISION PLAT

For any proposed new development, a subdivision plat defining the area or areas to be developed as a unit shall be reviewed and acted upon by the City Planning Commission after the Historic Landmark Preservation Committee has reviewed said plat and made its recommendation. The approved plat shall be filed in the office of the County Clerk. Such plat shall show all utility and drainage easements, alleys, streets, and other public improvements necessary to meet the normal requirements for platting and shall be accomplished prior to the issuance of a building permit.

#### L. MINIMUM FRONT YARD

A minimum front yard of 65 feet shall be maintained in the construction of all new or redeveloped structures in Areas A, E, and F.

A minimum front yard of 30 feet shall be maintained in the construction of all new or redeveloped structures in Areas B, C, and D.

#### M. MINIMUM SIDE YARD

A minimum side yard of 10 feet from a property line between any two lots shall be provided for all new or redeveloped structures in Areas A and F. On a corner lot in these areas the side yard adjacent to a street shall



not be less than 15 feet. No balcony, porch, or any portion of the building may extend into the required side yard; except, that, a roof, not to exceed three feet, may overhang the side yard. Where the same building has more than one wall face adjacent to the same lot line, all such walls shall observe the above side yard restrictions.

A minimum side yard of six (6) feet from a property line between any two lots shall be provided for all new or redeveloped structures in Areas B, C, D, and E. On a corner lot in these areas the side yard adjacent to a street shall not be less than 10 feet. No balcony, porch, or any portion of the building may extend into the required side yard, except, that, a roof, not to exceed three feet, may overhang the side yard. Where the same building has more than one wall face adjacent to the same lot line, all such walls shall observe the above side yard restrictions.

#### N. MINIMUM REAR YARD

No structure of any use except detached accessory buildings shall be constructed in Area A nearer than 60 feet to the rear property line of those lots measuring 200 feet to 230 feet in depth; no nearer than 90 feet to the rear property line for lots measuring 231 to 250 feet in depth; and no nearer than 120 feet to the rear property line for lots measuring 251 to 300 feet in depth.

No structure of any use shall be constructed in Areas B and C nearer than 50 feet to the rear property line.

No structure of any use shall be constructed in Area D nearer than 60 feet to the rear property line for all uses other than multi-family. For multi-family uses in Area D the minimum rear yard requirement shall be 25 feet from the rear property line where there is no alley and 16 feet from the rear property line where there is an alley.

No structure of any use shall be constructed in Area E nearer than 70 feet to the rear property line.

No structure of any use other than multi-family shall be constructed in Area F nearer than 120 feet to the rear property line. In the case of multi-family uses in Area F, a minimum rear yard of 25 feet from the back property line shall be required.

D. ACCESSORY BUILDINGS

Accessory buildings attached to the main building shall be considered as part of the main building for the purpose of front, side, and rear yard requirements.

Detached accessory buildings shall be constructed to the rear of and no closer than, 15 feet to the main building and shall be subject to the provisions of Section 22 of the Comprehensive Zoning Ordinance.

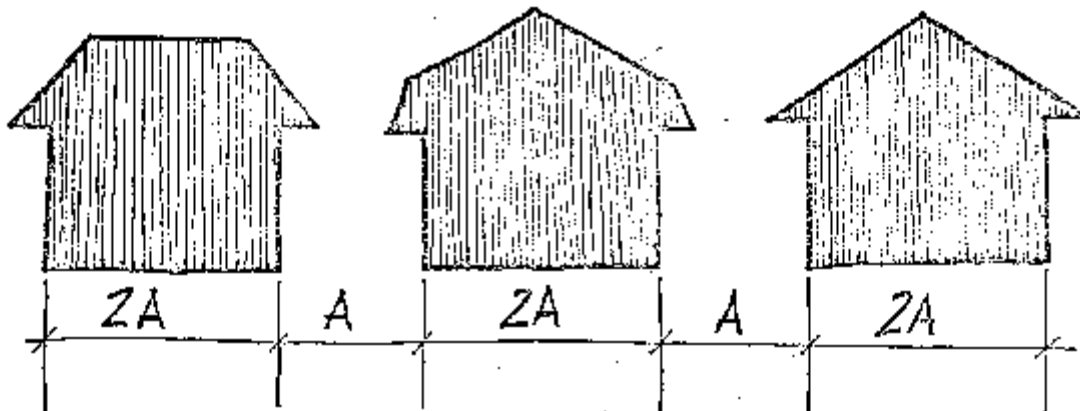
SECTION 4. PRESERVATION CRITERIA

No construction of new structures nor redevelopment of existing structures shall be permitted which will adversely affect any historical, architectural or cultural feature of the subdistrict. Any construction or redevelopment in Areas A, D and F shall comply with eight (8) or more of the following twelve (12) criteria as the pattern is set out in paragraphs A, B, C, and D below; any construction or redevelopment in Areas B or C shall comply with five (5) or more of the first seven (7) criteria as the pattern is set out in paragraphs A, B, and C below. A structure shall be considered to have met a criterion when, as determined by the Historic Landmark Preservation Committee, it is substantially consistent with structures within the same block of the subdistrict.

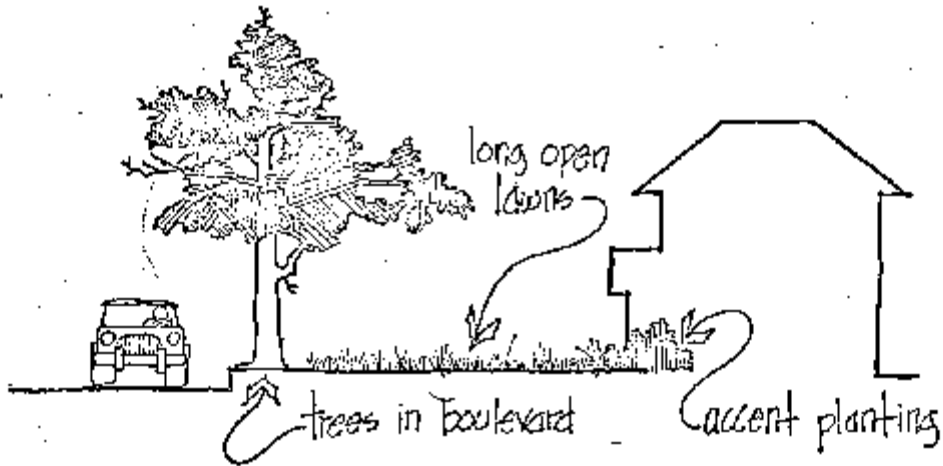
A. QUALITIES OF THE BLOCK

All new or redeveloped structures shall comply with both of the following elements:

1. Rhythm of spaces between buildings - the rhythm established by a recurrence of the ratio between building widths and the spaces between them.



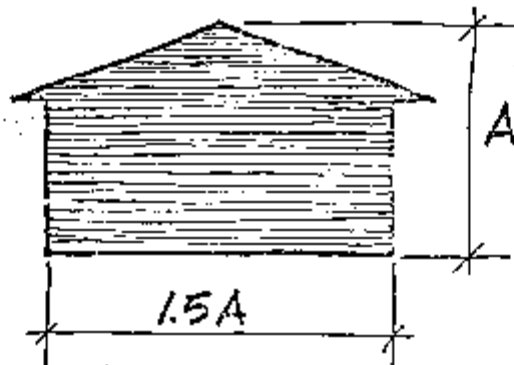
2. Landscaping.- the open expanse of front lawns and the quantities of planting within them.



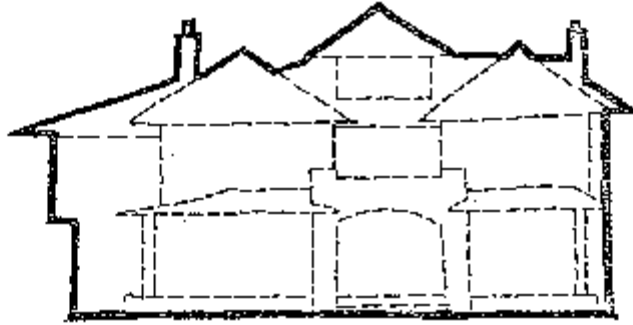
B. QUALITIES OF THE BUILDING FORM

All new or redeveloped structures shall comply with two (2) or more of the following elements:

3. Height-width ratio - the relationship between the height and width of the front facade, including wings, porches and colonades.



4. Shape of facade - a building silhouette which results from the structure's geometric configuration.



5. Multiplicity of roof forms - the number of roofs being used as well as their direction, pitch and arrangement.



#### C. QUALITIES OF BUILDING TREATMENT

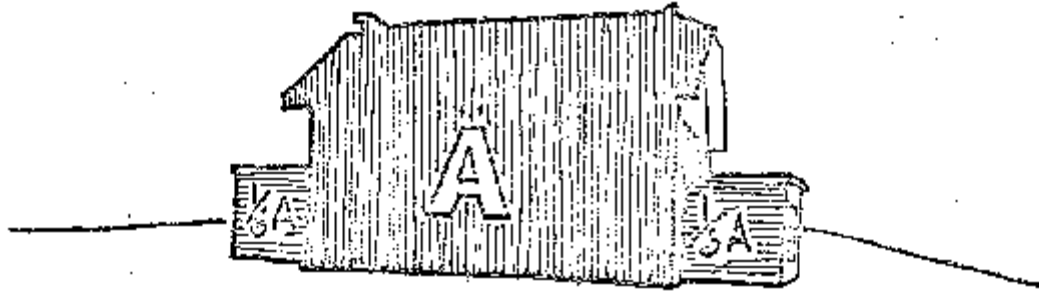
All new or redeveloped structures shall comply with one or both of the following elements:

6. Color - the color of a natural material or an applied color, such as paint.

7. Material - primarily brick, stucco, wood, stone.

All new or redeveloped structures in Areas A and D shall comply with one or both of the following elements:

8. Horizontal projections - the ratios between the facade area of the main building and the horizontal additions such as wings, colonades, carports, greenhouses, etc.



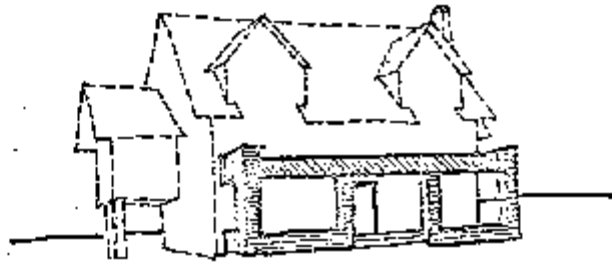
9. Distribution and proportion of facade openings - size and position of windows, doors, archways, etc. as well as any ratio or rhythmic relations between these openings and solid portions of the building facade.



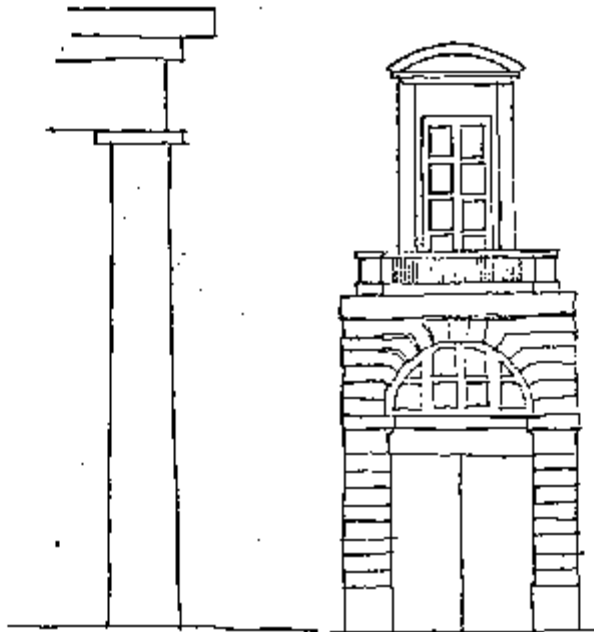
D. QUALITIES OF FACADE ACCENTUATION

All new or redeveloped structures in Areas A and D shall comply with two (2) or more of the following elements:

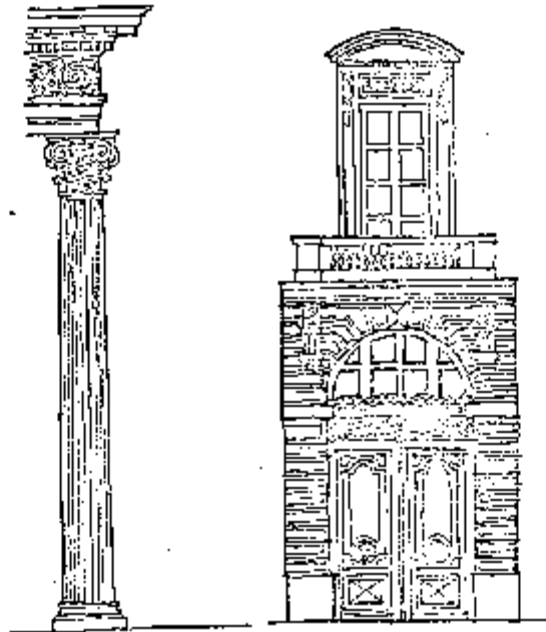
10. Porch or entrance projections - the size, shape and prominence of the structure's entry.



11. Detailing - the manner in which materials are used, the way in which materials or structural elements are joined, and the fashion in which elements such as columns, eaves, or arches are used and combined to create a particular architectural style.



12. Embellishment - the use of applied decoration such as leaf patterns, scrolls, stained glass, etc. Generally these decorations are found along roof lines and above facade openings.



SECTION 5. The attached map showing Areas A, B, C, D, E, and F shall constitute the development plan as required by Section 10-660 of the Comprehensive Zoning Ordinance.

SECTION 6. No Certificate of Occupancy for a structure in Planned Development District 63-H shall be issued by the Building Official until there has been full compliance with the requirements of the building for which the Certificate is issued, together with all other provisions of this Ordinance and any applicable provisions of the Zoning Ordinance and the Building Codes.

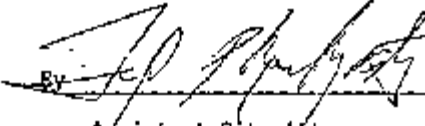
SECTION 7. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the same penalties provided for in Ordinance No. 10962, particularly Section 35 thereof.

SECTION 8. If any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

SECTION 9. This Ordinance shall take effect immediately from and after its passage and final publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

N. ALEX DICKLEY, City Attorney

By   
Assistant City Attorney

SEP 10 1973

PASSED: \_\_\_\_\_  
CORRECTLY ENROLLED \_\_\_\_\_  
ATTEST:  
Berold G. Spang  
City Secretary

SEP 10 1973  
N. Alex Dickley  
City Attorney