

1-10-18

ORDINANCE NO. 30744

An ordinance changing the zoning classification on the following property:

BEING a portion of Lot 1, Lots 2 through 6, and Lot 8 in City Block 3/5912; all of Lots 1 and 5 in City Block 4/5912; all of Lots 1 through 3 in City Block 5/5912; all of Lots 1 through 13 in City Block 6/5912; all of Lots 1 through 4 and Lots 6 through 8 in City Block 7/5912; all of Lots 1 through 6 in City Block 8/5912; all of Lots 1 through 4 in City Block A/5911; all of Lots 1 through 8 in City Block 1/5913; all of Lots 1 through 7 in City Block 2/5913; Tracts 1 through 5 in City Block 3/5913; all of Lots 1 through 8 in City Block 5904; Tracts 1 and 2 in City Block 6618; Tract 1, all of Lots 2 through 6, and Tracts A, B, C, D, and E in City Block 4652; Tracts 1, 2, 2A, and a portion of Tracts 4, 5, 5.3, and 6 in City Block 4651; all of Lot 1 in City Block 1/4652; all of Lots 1 through 3 and Lots 27 through 30 in City Block 2/4652; all of Lots 1 through 15, Lots 22 through 30, and a tract of land in City Block 3/4652; all of Lot 1 in City Block A/4652; and all of Lot 3 and part of Lots 2 and 10 in City Block 5910 located along the north line of 11th Street between Cedar Crest Boulevard on the east and Corinth Street Road on the west; and containing approximately 114.951 acres,

from an IR Industrial/Research District, a CS Commercial Service District, a CR Community Retail District, and an RR Regional Retail District to Planned Development District No. 998; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 998; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from an IR Industrial/Research District, a CS Commercial Service District, a CR Community Retail District, and an RR Regional Retail District to Planned Development District No. 998 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property).

SECTION 2. That Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Article 998 to read as follows:

**“ARTICLE 998.**

**PD 998.**

**SEC. 51P-998.101. LEGISLATIVE HISTORY.**

PD 998 was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on January 10, 2018.

**SEC. 51P-998.102. PROPERTY LOCATION AND SIZE.**

PD 998 is established on property located along the north line of 11<sup>th</sup> Street between Cedar Crest Boulevard and Corinth Street Road. The size of PD 998 is approximately 114.951 acres.

**SEC. 51P-998.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district:

(1) **BAIL BOND OFFICE** means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) **BLANK FACADE AREA** means the portion of the exterior of a building's street facade that does not include windows or doors. Blank facade area is measured horizontally. For purposes of determining blank facade area: for corner lots with a frontage on 8<sup>th</sup> Street, 8<sup>th</sup> Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(3) **ENHANCED PAVEMENT** means any permeable or non-permeable decorative pavement material intended for pedestrian or vehicular use. Examples of enhanced pavement include brick or stone pavers, grass pavers, exposed aggregate concrete, and stamped and stained concrete.

(4) **ENHANCED SIDEWALKS** are sidewalks made of enhanced pavement intended for pedestrian use and approved by the building official.

(5) **ENHANCED PEDESTRIAN AMENITIES** means improvements in an enhanced pedestrian amenities area that are intended to increase the attractiveness of the area and the comfort of pedestrians. These amenities may be provided by property owners to take advantage of reduced parking requirements.

(6) **ENHANCED PEDESTRIAN AMENITIES AREA** means the area located between the street facade of a building and the edge of the curb but not more than 30 feet from the curb. Enhanced pedestrian amenities may not be located within the three-foot unobstructed sidewalk width.

(7) **GROUND STORY AREA** means the area of a building located on the ground story in Subdistricts 3 and 6 that has a minimum depth of 25 feet measured inward from the street facade and extends a minimum of 50 percent of the length of the street facade. For purposes of determining required ground story area, for corner lots with a frontage on 8<sup>th</sup> Street, 8<sup>th</sup> Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(8) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, **MAJOR MODIFICATION** means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment located adjacent to a property.

(9) **MASSAGE ESTABLISHMENT** means a massage establishment as defined by Chapter 455 of the Texas Occupations Code, as amended.

(10) **MASSAGE SCHOOL** means an educational facility offering instruction and training in the service of massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

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(11) NEW CONSTRUCTION means construction of a main structure that did not exist as of January 10, 2018. With regard to streets and sidewalks, NEW CONSTRUCTION means construction of a street or sidewalk that did not exist as of January 10, 2018.

(12) STREET FACADE means any facade that faces a lot line that abuts 11<sup>th</sup> Street, 8<sup>th</sup> Street, Avenue E, Rockefeller Boulevard, or Ventura Drive. For corner lots with a frontage on 8<sup>th</sup> Street, 8<sup>th</sup> Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(13) STREET FRONTAGE means that portion of the street facade of a building that must be located within the area between the minimum and the maximum front yard setbacks, expressed as a percentage of total facade width.

(14) UPPER STORY means any story above the ground story.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a non-residential zoning district.

#### **SEC. 51P-998.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 998A: district and subdistricts map.

#### **SEC. 51P-998.105. DEVELOPMENT PLAN.**

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work that constitutes new construction or a major modification. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For work on a public park, playground, or golf course, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(c) At least 30 days prior to filing an application for a development plan, the applicant must provide a copy of the application and any plans to the Skyline Heights Neighborhood Association. A copy of the application and plans must be mailed by certified mail to the Skyline Heights Neighborhood Association, C/O Greater Emmanuel Baptist Church, 2110 East 11th Street Dallas, TX 75203. The applicant must submit the certified mail receipt with the application for a development plan.

**SEC. 51P-998.106. NONCONFORMING USES.**

Because the uses within Subdistrict 4 and the building repair and maintenance shop uses within Subdistrict 6 do not have an adverse effect on nearby properties, any of these uses that become nonconforming on January 10, 2018 may not be brought before the board of adjustment for amortization.

**SEC. 51P-998.107. CREATION OF SUBDISTRICTS.**

PD 998 is divided into six subdistricts, as shown on the district and subdistricts map (Exhibit 998A).

**SEC. 51P-998.108. REGULATIONS FOR SUBDISTRICTS 1, 4, AND 5 (MIXED USE SUBDISTRICTS).**

(a) In general. Single or multiple uses may be developed on a site in Subdistricts 1, 4, and 5; however, in order to encourage a mixture of uses and promote innovative and energy-conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses and, in some instances, increases to the maximum structure height are awarded to developments that qualify as mixed use projects, as defined in Subsection (b). If a development does not qualify as an MUP, it is limited to the base dwelling unit density, floor area ratio, and maximum structure height. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density, floor area ratio and, in some instances, a greater maximum structure height. The exact increments of increase vary depending on the number and mix of use categories and the subdistrict that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this section.

(b) Mixed use projects.

(1) Qualification. To qualify as a mixed use project (MUP) for purposes of this section, a development must contain uses in two or more of the following categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

USE CATEGORIES	
Use Category	% of Total Floor Area
Office	15 percent
Residential	15 percent
Retail and personal service	10 percent

(2) Phases. If an MUP is constructed in phases:

(A) the first phase must independently qualify as an MUP under Subsection (b); and

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(3) Multiple building sites.

(A) An MUP may consist of two or more building sites if they are developed under an approved unified development plan. The plan must be:

(1) signed by or on behalf of all of the owners of the properties involved;

(2) approved by the building official; and

(3) filed in the deed records of the county where the Property is located.

(B) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by treating the multiple building sites as one building site.

(c) Main uses permitted. The following uses are the only main uses permitted:(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Labor hall. [SUP]

-- Medical or scientific laboratory. [SUP]

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
  - Child-care facility.
  - Church.
  - College, university or seminary.
  - Community service center. *[SUP]*
  - Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
  - Hospital. *[SUP]*
  - Library, art gallery, or museum.
  - Open-enrollment charter school or private school. *[SUP]*
  - Public school other than an open-enrollment charter school. *[RAR]*
- (5) Lodging uses.
- None permitted.
- (6) Miscellaneous uses.
- Attached non-premise sign. *[SUP]*
  - Carnival or circus (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
  - Financial institution with drive-in window. *[SUP]*
  - Medical clinic or ambulatory surgical center.
  - Office. *[Bail bond office use is prohibited.]*
- (8) Recreation uses.
- Private recreation center, club, or area.
  - Public park, playground, or golf course. *[Subdistrict 4 and 5 only.]*
- (9) Residential uses.
- Multifamily.
  - Retirement housing.
- (10) Retail and personal service uses.
- Animal shelter or clinic without outside runs. *[RAR]*

- Business school. *[Massage schools are prohibited.]*
  - Commercial amusement (outside). *[SUP]*
  - Commercial parking lot or garage. *[RAR]*
  - Dry cleaning or laundry store.
  - Furniture store.
  - General merchandise or food store 3,500 square feet or less.
  - General merchandise or food store greater than 3,500 square feet.
  - General merchandise or food store 100,000 square feet or more. *[By SUP in Subdistricts 4 and 5 only]*
  - Motor vehicle fuelling station. *[SUP]*
  - Nursery, garden shop, or plant sales.
  - Personal service uses. *[Massage establishments are prohibited]*
  - Restaurant without drive-in or drive-through service. *[RAR]*
  - Restaurant with drive-in or drive-through service. *[SUP]*
  - Temporary retail use.
  - Theater. *[By SUP in Subdistrict 4 and 5 only]*
- (11) Transportation uses.
- Transit passenger shelter.
- (12) Utility and public service uses.
- Commercial radio or television transmitting station.
  - Electrical substation.
  - Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
  - Police or fire station.
  - Post office.
  - Radio, television, or microwave tower. *[SUP]*
  - Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]*
  - Utility or government installation other than listed. *[SUP]*
- (13) Wholesale, distribution, and storage uses.
- Recycling drop-off container. *[See Section 51A-4.213 (11.2).]*
  - Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*



(d) 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. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is not permitted:

-- Private stable.

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

-- Accessory helistop.

(e) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls).

(1) Front yard.(A) Subdistrict 1.

(i) Minimum front yard. Minimum front yard is five feet.

(ii) Maximum front yard. Except as provided in this subparagraph, maximum front yard is 10 feet.

(iii) Urban form setback. An additional front yard setback of one foot for each two feet in height above 50 feet is required for that portion of a structure above 50 feet in height, up to a total setback of 15 feet.

(iv) Required street frontage. A minimum of 70 percent of the street facade of a main building must be located within the minimum front yard setback and the maximum front yard setback.

(B) Subdistricts 4 and Subdistrict 5. Minimum front yard is 15 feet.

(2) Side yard.

(A) In general. Except as provided in this subparagraph, no minimum

side yard. If a side yard is provided, it must be a minimum five feet.

(B) Subdistrict 1 and Subdistrict 5. An additional side yard setback of one foot for each two feet in height above 50 feet is required for that portion of a structure above 50 feet in height, up to a total setback of 15 feet.

(3) Rear yard. No minimum rear yard.

(4) Dwelling unit density. Maximum dwelling unit density is as follows:

MAXIMUM DWELLING UNIT DENSITY (dwelling units per net acre)		
Base (No MUP)	MUP with Mix of 2 Categories	MUP with Mix of 3 Categories
15	20	25

(5) Floor area ratio.

(A) Maximum floor area ratio (FAR) varies according to the following chart depending on whether the development is a mixed use project:

	I	II	III	IV
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res) Res + 1	MUP=3 (with Res) Res + 2
Office	0.8	0.85	0.9	0.95
Residential	0.8	---	0.95	0.95
Retail and personal	0.4	0.5	0.5	0.6
TOTAL	0.8	0.9	1.0	1.1

[Note: Column I is the base FAR, which applies when there is no MUP. Column II (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” Column III (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. Column IV (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two other use categories.]

(B) The maximum floor area ratio for projects not involving office, residential, and retail and personal service uses is 0.75 for all uses combined.

(6) Height.

(A) Maximum height.

(i) Subdistricts 1 and 5. Unless further restricted under Subparagraphs (B) or (C), maximum structure height is as follows:

MAXIMUM STRUCTURE HEIGHT SUBDISTRICTS 1 AND 5		
Base (No MUP)	MUP with Mix (No Retail)	MUP (with Retail)
30 feet	50 feet	80 feet

(ii) Subdistrict 4. Unless further restricted under Subparagraphs (B) or (C), maximum structure height is 45 feet.

(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: the following structures may project a maximum of 12 feet above the slope or a maximum of 12 feet above the maximum structure height, whichever is less:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screens that surround roof mounted mechanical equipment.
- (ix) Chimneys and vent stacks.
- (x) Parapet wall, limited to a height of four feet.

(C) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this paragraph, OPENING means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is:

(i) two when the maximum structure height is 30 feet.

(ii) three when the maximum structure height is 45 feet.

(iii) three and one-half when the maximum structure height is 50 feet.

(iv) five when the maximum structure height is 80 feet.

(B) No maximum number of stories for parking structures. However, parking structures must comply with the height regulations.

(f) Form-based standards in Subdistrict 1:

(1) Primary entrances for a ground story area use. For new construction or major modifications, main uses located in the ground story area of a building must have their primary entrances facing the lot line that abuts the adjacent public right-of-way (11<sup>th</sup> Street, 8<sup>th</sup> Street, or Avenue E, as applicable). For purposes of this paragraph, FACING means parallel to, or within 45 degrees of being parallel to, the lot line that abuts the adjacent public right-of-way. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(2) Blank facade area. For new construction or major modifications, the maximum length of blank facade area allowed on the street facade of any building is 20 linear feet. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

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**SEC. 51P-998.109. REGULATIONS FOR SUBDISTRICT 2 (MOORE PARK).**

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

(1) Agricultural uses.

-- Crop production. *[A dwelling unit is not permitted.]*

(2) Recreation uses.

-- Public park, playground, or golf course.

(3) Utility and public service uses.

-- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*

-- Utility or government installation other than listed. *[SUP]*

(b) 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. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted:

-- Accessory community center (private).

-- Accessory pathological waste incinerator.

-- Accessory medical/ infectious waste incinerator.

-- Accessory helistop.

-- Accessory outside display of merchandise.

-- Amateur communication tower.

-- Day home.

-- Home occupation.

-- Private stable.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard. No minimum side or rear yard.

(3) Floor area ratio. No maximum floor area.

(4) Height. Maximum structure height is 45 feet. Maximum structure height does not apply to athletic field lights or driving range netting used for a public park, playground, or golf course.

(E) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(F) Lot size. No minimum lot size.

(G) Stories. Maximum number of stories above grade is three.

**SEC. 51P-998.110. REGULATIONS FOR SUBDISTRICTS 3 AND 6.**

(a) Permitted ground story area main uses. The following are the only main uses permitted in the ground story area:

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

None permitted.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

None permitted.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

-- Financial institution without drive-in window.

- Medical clinic or ambulatory surgical center.
  - Office. *[Bail bond office is prohibited.]*
- (8) Recreation uses.
- Public park, playground, or golf course.
- (9) Residential uses.
- Multifamily. *[Subdistrict 3 only]*
- (10) Retail and personal service uses.
- Ambulance service. *[RAR]*
  - Animal shelter or clinic without outside runs. *[RAR]*
  - Animal shelter or clinic with outside runs.
  - Business school. *[Massage schools are prohibited.]*
  - Car wash. *[RAR]*
  - Convenience store with drive-through. *[SUP]*
  - Dry cleaning or laundry store.
  - Furniture store.
  - General merchandise or food store 3,500 square feet or less.
  - General merchandise or food store greater than 3,500 square feet.
  - Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
  - Household equipment and appliance repair.
  - Nursery, garden shop, or plant sales.
  - Outside sales. *[SUP]*
  - Personal service uses. *[Massage establishments are prohibited.]*
  - Restaurant without drive-in or drive-through service. *[RAR]*
  - Restaurant with drive-in or drive-through service. *[SUP]*
  - Swap or buy shop. *[SUP]*
  - Taxidermist.
  - Temporary retail use.
  - Theater.
- (11) Transportation uses.
- None permitted.
- (12) Utility and public service uses.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
  - Police or fire station.
  - Post office.
  - Utility or government installation other than listed. *[SUP]*

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(13) Wholesale, distribution, and storage uses.

None permitted.

(b) Permitted main uses outside of the ground story. The following uses are the only main uses permitted in any portion of a building or structure outside of the ground story area:

(1) Agricultural uses.

-- Crop production. *[A dwelling unit is not permitted.]*

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. *[RAR]*

-- Labor hall. *[SUP]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Attached non-premise sign. *[SUP]*

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office. *[Bail bond office is prohibited.]*



- (8) Recreation uses.
- Private recreation center, club or area.
  - Public park, playground, or golf course.
- (9) Residential uses.
- Multifamily
- (10) Retail and personal service uses.
- Ambulance service. *[RAR]*
  - Animal shelter or clinic without outside runs. *[RAR]*
  - Animal shelter or clinic with outside runs.
  - Business school. *[Massage schools are prohibited.]*
  - Car wash. *[RAR]*
  - Convenience store with drive-through. *[SUP]*
  - Dry cleaning or laundry store.
  - Furniture store.
  - General merchandise or food store 3,500 square feet or less.
  - General merchandise or food store greater than 3,500 square feet.
  - Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
  - Household equipment and appliance repair.
  - Nursery, garden shop, or plant sales.
  - Outside sales. *[SUP]*
  - Personal service uses. *[Massage establishments are prohibited]*
  - Restaurant without drive-in or drive-through service. *[RAR]*
  - Restaurant with drive-in or drive-through service. *[SUP]*
  - Swap or buy shop. *[SUP]*
  - Taxidermist.
  - Temporary retail use.
  - Theater.
- (11) Transportation uses.
- Transit passenger shelter.
- (12) Utility and public service uses.
- Commercial radio or television transmitting station. *[SUP]*
  - Electrical substation.
  - Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
  - Police or fire station.
  - Post office.
  - Radio, television, or microwave tower. *[RAR]*

- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(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. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Home occupation.
- Private stable.

(d) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

- (A) Minimum front yard is five feet.
- (B) Maximum front yard is 10 feet.

(C) A minimum of 70 percent of the street facade of a main building must be located within the minimum front yard setback and the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard. Minimum rear yard is five feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. Maximum floor area ratio is:

(A) 0.5 for office; and

(B) 0.75 for all other uses combined.

(6) Height.

(A) Maximum height. Unless further restricted under this Subparagraphs (B) and (C), maximum structure height is 30 feet.

(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: the following structures may project a maximum of 12 feet above the slope or a maximum of 12 feet above the maximum structure height, whichever is less:

(i) Elevator penthouse or bulkhead.

(ii) Mechanical equipment room.

(iii) Cooling tower.

(iv) Tank designed to hold liquids.

(v) Ornamental cupola or dome.

(vi) Skylights.

(vii) Clerestory.

(viii) Visual screens that surround roof mounted mechanical equipment.

(ix) Chimneys and vent stacks.

(x) Parapet wall, limited to a height of four feet.

(C) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this paragraph, OPENING means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

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(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories.

(A) Except as provided in this paragraph, the maximum number of stories above grade is two.

(B) No maximum stories for parking structures. However, parking structures must comply with the height regulations.

(e) Form based standards.

(1) Primary entrances for ground story area uses. For new construction or major modifications, main uses located in the ground story area of a building must have their primary entrances facing the lot line that abuts the adjacent public right-of-way (11<sup>th</sup> Street, 8<sup>th</sup> Street, or Avenue E, as applicable). For purposes of this subsection, FACING means parallel to, or within 45 degrees of being parallel to, the lot line that abuts the adjacent public right-of-way. This subsection does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(2) Blank facade area. The maximum length of blank facade area allowed on the street facade of any building is 20 linear feet. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

#### **SEC. 51P-998.111. ADDITIONAL RULES FOR CERTAIN ACCESSORY USES.**

(a) Accessory outside display of merchandise. This use may not:

(1) extend more than four feet, horizontally, from the street facade of a main building or structure;

(2) reduce the unobstructed width of any sidewalk to less than three feet;

(3) obstruct any required off-street parking spaces; or

(4) be located within the public right-of-way without a licence.

(b) Accessory outside sales. This use may not:

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- (1) extend more than four feet, horizontally, from a street facade of a main building or structure;
  - (2) reduce the unobstructed width of any sidewalk to less than five feet;
  - (3) obstruct any required off-street parking spaces;
  - (4) be located within the public right-of-way without a license; or
  - (5) occur more than three days during any calendar month.
- (c) Accessory outside storage. This use may not:
- (1) be placed in a required front yard; or
  - (2) be placed between the street facade of a main building or structure and a lot line that abuts a public street.

**SEC. 51P-998.112. OFF-STREET PARKING, LOADING, AND BICYCLE PARKING.**

- (a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Parking setback. All off-street parking, including above-ground parking structures, for new construction or major modifications must be set back a minimum 15 feet from any Property line that abuts 11<sup>th</sup> Street, 8<sup>th</sup> Street, or Avenue E.
- (c) Bicycle parking. Consult bicycle parking regulations in Division 51A-4.330 for bicycle parking requirements.

**SEC. 51P-998.113. OFF-STREET PARKING REDUCTIONS.**

- (a) Parking reduction for proximity to light-rail stations. The off-street parking requirement for uses located within one-half of a mile (2,640 feet) of a light-rail station may be reduced by 10 percent if all of the following enhanced pedestrian amenities are provided:
- (1) Enhanced sidewalks.
    - (A) Enhanced sidewalks are sidewalks made of any permeable or non-permeable decorative pavement intended for pedestrian use and approved by the building official. Examples of enhanced sidewalks include, but are not limited to, brick or stone pavers and stamped and stained concrete. Except as provided in this section, sidewalks must be constructed in accordance with Section 51A-8.606, "Sidewalks," and the Paving Design Manual.

(B) Enhanced sidewalks must be provided along the entire length of a property's frontage with a street facade. Enhanced sidewalks may be located on private property or in the public right-of-way provided that all private licensing requirements of the city code and charter are met. In no case may the enhanced sidewalks be located more than 30 feet from the curb. Enhanced sidewalks must meet the minimum widths required in Section 51P-998.117, "Streetscape and Sidewalk Standards."

(2) Pedestrian street lamps.

(A) A minimum of one pedestrian street lamp for every 75 feet of street frontage must be provided. Pedestrian street lamps must have a minimum clearance of nine feet above a sidewalk with a maximum height of 15 feet. Light fixtures must be cut-off type luminaries that direct lighting downward.

(B) Pedestrian street lamps must be located within the enhanced pedestrian amenities area, but may not be located within the three-foot unobstructed sidewalk width. In no case may the enhanced pedestrian amenities be located more than 30 feet from the curb. Pedestrian street lamps may be located on private property or in public right-of-way provided that all private licensing requirements of the city code and charter are met.

(3) Awnings. Awnings must be provided over a minimum of 50 percent of all the doors and windows located on the ground story of a street facade. Awnings must have a minimum height of seven feet and a maximum height of 14 feet. For purposes of this paragraph, AWNING HEIGHT is the vertical distance between the ground or pavement directly beneath the awning and the lowest point of the awning.

(4) Additional provisions for enhanced pedestrian amenities. Enhanced pedestrian amenities must:

(A) not be placed in a manner that impedes the movements of pedestrians on a sidewalk;

(B) not be placed in a visibility triangle; and

(C) be completely installed prior to the issuance of the certificate of occupancy.

(b) Parking reduction for on-street parking.

(1) Except as provided in this subsection, on-street parking spaces that are immediately adjacent to a site and located on the same side of the street may be counted as a reduction to the off-street parking requirement of the use adjacent to the on-street parking space. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of street services.

(2) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-used project.

(3) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ( $8 \div 24 =$  one third). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(4) If the director of street services determines that an on-street parking space abutting a use that was approved in accordance with this subsection has become a traffic hazard and prohibits the on-street parking or the right-of-way is acquired for public works use, the on-street parking credit will be treated as a delta credit.

#### **SEC. 51P-998.114. LANDSCAPING.**

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.

(2) Native, drought-adaptive, and non-invasive plant materials must be used.

(b) Street trees. For new construction or major modifications, one small tree must be provided for every 40 feet of street frontage along 11<sup>th</sup> Street, 8<sup>th</sup> Street, Avenue E, Rockefeller Boulevard, and Ventura Drive. Street trees must be provided within 30 feet from the projected street curb. Required street trees may be located on private property or in the public right-of-way provided that all licensing requirements of the city code and charter are met.

(c) Planting area requirements. For each small tree installation, a minimum of 36 inches of soil depth and 25 square feet of surface area (total of 75 cubic feet) must be provided. The building official may waive the minimum planting area requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the affected plant materials.

(d) Maintenance. Plant materials must be maintained in a healthy, growing condition.

#### **SEC. 51P-998.115. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.**

(a) In general. Except as provided in this section, tree preservation, removal, and replacement must comply with Article X.

(b) Great Trinity Forest Management Fund.

(1) In lieu of payments to the reforestation fund, payments may be made into a special city account known as the Great Trinity Forest Management Fund as a means of alternative compliance with the tree replacement requirements.

(2) The amount of payment is calculated using the formula in Article X for payments to the reforestation fund.

(3) The director of Trinity Watershed Management shall administer the fund to maintain planned forest vegetation management projects on public land within the Great Trinity Forest.

**SEC. 51P-998.116. SCREENING REGULATIONS.**

(a) Screening of off-street surface parking.

(1) Except as provided in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(2) Screening provided for off-street parking pursuant to this section may be counted as one of the design standards required in Section 51A-10.126.

(3) Off-street parking must be screened from view from 11<sup>th</sup> Street, 8<sup>th</sup> Street, and Avenue E. Screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways and access ways at points of ingress or egress, openings for pedestrian access, and visibility triangles.

(A) Screening must be a minimum 36-inch-tall wall that is constructed of brick, stone, concrete masonry (split face block only; no smooth block), concrete, or a combination of these materials. Required screening may not have more than 10 square inches of openings in any given square foot of surface area. The board may not grant a special exception to the height requirements for screening around off-street surface parking.

(B) A landscape area must be provided immediately adjacent to the required screening wall between the screening wall and the adjacent right-of-way. The landscape area must be a minimum of three feet in width with a minimum soil depth of 24 inches, and must extend the length of the screening, excluding driveways used for ingress or egress and openings for pedestrian access. The landscaping area must be planted with a combination of evergreen and deciduous vegetation, including ground covers, and shrubs. Shrubs must be planted at a minimum of 24 inches on center over the entire length of the landscape area, with at least one shrub per 20 square feet of landscape area



(C) Off-street parking that is located entirely behind a building or structure, or that is located underground, is considered to be screened for the purposes of this subsection.

(b) Off-street parking structures. All permanent parking structures must be concealed within a building with a facade that is similar in appearance to the facade of the main non-parking building for which the parking is accessory. At least 12 percent of the surface area of a parking structure's street facade (including openings, if any) must be covered with the same material used predominately on the first story of the main non-parking building. Openings in the parking structure's street facade may not exceed 52 percent of the total street facade area.

(c) Loading spaces. Off-street loading spaces must be screened with a minimum six-foot-tall sight-obscuring fence so they are not visible from 11<sup>th</sup> Street, 8<sup>th</sup> Street, or Avenue E.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a minimum six-foot-tall solid fence. Only one side may be a gate.

(2) Screening materials must be similar in material and color to what is used on the main building. Chain link fences may not be used as screening material.

(3) Each panel of a garbage storage area gate must have a pin that can be inserted into a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Roof-mounted mechanical equipment. Roof-mounted mechanical equipment must be screened or set back so it is not visible from a point five feet, six inches above grade at the Property line. Screening materials must be similar in material and color to what is used on the main building. Chain link fences may not be used as screening material.

## **SEC. 51P-998.117.**

### **STREETSCAPE AND SIDEWALK STANDARDS.**

(a) Sidewalks required. Except as provided in this section, the standards, provisions, and requirements of the Dallas City Code apply to all sidewalks. The street and sidewalk standards of this section apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) No certificate of occupancy may be issued for new construction or a major modification until sidewalks are provided in accordance with this section.

(3) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(b) Minimum sidewalk widths and minimum landscape buffer widths. New sidewalks located along the north line of 11<sup>th</sup> Street (between Corinth Street Road and Cedar Crest Boulevard), along the south line of 11<sup>th</sup> Street (excluding the area between Avenue F and Dubois Avenue), along the south line of 11<sup>th</sup> Street (between Avenue F and Dubois Avenue), along 8<sup>th</sup> Street, and along Avenue E must have:

- (1) a minimum unobstructed width of three feet; and
- (2) a minimum five-foot-wide landscape buffer strip.

(c) Waiver of sidewalks. The requirement for sidewalks may not be waived by the director or building official.

#### **SEC. 51P-998.118. DESIGN REQUIREMENTS.**

(a) Non-residential use transparency.

(1) Windows and public entrances on the ground story must be maintained clear of all items that would obstruct a clear view into a non-residential use. This includes, but is not limited to, print advertisements, shelving, merchandise (including any outside display), and interior or exterior window coverings. The unobstructed line of sight must extend a minimum of three feet above the ground to at least six feet above the ground.

(2) Security bars, guards, blinds, and similar materials are prohibited from covering windows and public entrances during the hours of operation for a use. Security bars, guards, blinds, and similar materials may be used to cover windows and public entrances during non-business hours.

(b) Reflective glass on a facade facing 11<sup>th</sup> Street. Reflective glass may not be used on the ground story. The reflectance of glass used on the second story may not exceed 15 percent. The reflectance of glass used on stories above the second story may not exceed 27 percent. For purposes of this subsection, reflectance is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(c) Building materials. Synthetic stucco and EIFS (Exterior Insulated Finish Systems) may not be used as exterior building cladding.

#### **SEC. 51P-998.119. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC.51P-998.120. SIGNS.**

- (a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII
- (b) Signs may not be located on a roof or project over a building.

**SEC. 51P-998.121. ADDITIONAL PROVISIONS.**

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-998.122. COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit 998A (district and subdistricts map) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 998 in Chapter 51P.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By  Assistant City Attorney

Passed JAN 10 2018

EXHIBIT APERIMETER

BEGINNING at the intersection of the centerline of the northeast offset of East 11<sup>th</sup> Street and the centerline of South Corinth Street at a called GPS point of X = 2491288.81 and Y = 6958803.60;

THENCE along said curve to the Right through an Angle of 14° 28' 40", with a Radius of 814.95 feet and a Chord Direction of North 3° 45' 1" West;

THENCE N 49° 45' 00" E, a distance of 162.19 feet;

THENCE along said curve to the Right through an Angle of 15° 38' 14", with a Radius of 1648.78 feet and a Chord Direction of North 65° 18' 27" East;

THENCE N 68° 54' 55" E, a distance of 302.58 feet;

THENCE along said curve to the Left through an Angle of 18° 22' 58", with a Radius of 1252.57 feet and a Chord Direction of North 58° 4' 59" East;

THENCE N 32° 9' 6" W, a distance of 21.32 feet;

THENCE N 44° 50' 33" E, a distance of 99.35 feet;

THENCE N 42° 3' 15" E, a distance of 388.27 feet;

THENCE N 59° 9' 5" E, a distance of 73.00 feet;

THENCE along said curve to the Left through an Angle of 14° 22' 51", with a Radius of 4084.35 feet and a Chord Direction of North 44° 41' 42" East;

THENCE S 53° 22' 23" E, a distance of 275.71 feet;

THENCE S 58° 42' 17" E, a distance of 1180.65 feet;

THENCE S 58° 36' 5" E, a distance of 751.98 feet;

THENCE S 69° 7' 17" E, a distance of 22.97 feet;

THENCE S 16° 21' 45" W, a distance of 58.56 feet;

THENCE S 5° 58' 17" W, a distance of 44.21 feet;

THENCE S 5° 58' 20" W, a distance of 127.3 feet;

THENCE S 51° 28' 11" E, a distance of 58.93 feet;

THENCE S 58° 40' 12" E, a distance of 102.67 feet;

THENCE S 27° 7' 31" W, a distance of 374.63 feet;

THENCE along said curve to the Left through an Angle of 5° 12' 25", with a Radius of 2072.55 feet and a Chord Direction of South 27° 2' 25" West;

THENCE S 89° 20' 41" W, a distance of 203.61 feet;

THENCE S 89° 0' 31" W, a distance of 808.04 feet;

THENCE S 88° 55' 53" W, a distance of 277.83 feet;

THENCE S 88° 59' 33" W, a distance of 938.39 feet;

THENCE S 89° 11' 40" W, a distance of 142.26 feet;

THENCE S 89° 21' 16" W, a distance of 177.51 feet;

THENCE N 89° 54' 34" W, a distance of 313.25 feet;

THENCE N 87° 24' 53" W, a distance of 331.29 feet;

THENCE S 62° 5' 7" W, a distance of 184.89 feet;

THENCE S 5° 24' 16" W, a distance of 20.18 feet;

THENCE S 45° 11' 5" W, a distance of 37.21 feet;

THENCE N 85° 38' 25" W, a distance of 337.29 feet;

THENCE S 18° 36' 40" E, a distance of 36.03 feet;

THENCE S 84° 26' 26" W, a distance of 31.94 feet;

THENCE S 84° 36' 14" W, a distance of 208.19 feet;

THENCE N 7° 29' 47" W, a distance of 229.71 feet; to the POINT OF BEGINNING, an area containing approximately 5,007,302.924 square feet or 114.951 acres of land, more or less.

**SUBDISTRICT 1**

BEGINNING at the intersection of the centerline of the northeast offset of East 11<sup>th</sup> Street and the centerline of South Corinth Street at a called GPS point of X = 2491288.81 and Y = 6958803.60;

THENCE along said curve to the Right through an Angle of 14° 28' 40", with a Radius of 814.98 feet and a Chord Direction of North 3° 45' 1" West;

THENCE along centerline of Parkway Avenue, the following 3 calls:

THENCE N 49° 45' 0" East, a distance of 162.19 feet;

THENCE along said curve to the Right through an Angle of 15° 38' 14", with a Radius of 1648.78 feet and a Chord Direction of North 65° 18' 27" East;

THENCE N 68° 54' 55" East, a distance of 260.35 feet;

THENCE along centerline of East 8<sup>th</sup> Street, the following 3 calls:

THENCE S 64° 21' 42" East, a distance of 243.62 feet; to point for intersection with the centerline of East 8<sup>th</sup> Street;

THENCE along said curve to the Right through an Angle of 60° 25' 54", with a Radius of 399.28 feet and a Chord Direction of South 32° 31' 54" East;

THENCE S 8° 14' 31" East, a distance of 227.72 feet, to point for intersection with the centerline of East 11<sup>th</sup> Street;

THENCE along centerline of East 11<sup>th</sup> Street, the following 2 calls:

THENCE N 89° 54' 34" West, a distance of 112.78 feet;

THENCE N 87° 24' 53" West, a distance of 331.29 feet; to point for intersection with the northeasterly projection of the common line that is the common diving line between the following City Blocks and Lots: on the north a tract of land adjacent to Lot C then Lots a, B, C and Lot 1 through 5 in Block 2/5912 and part of Lot 1, Lots 2, 3 in Block 5910 and Lot 10 in Block 2/5912 and on the south Lots 7 through 11 in Block A/5911, part of Lot 6 through 8 in Block 2/5912 and part of Lots 1 and 2 in Block 5910;

THENCE following along said diving line the following 7 calls:

THENCE S 62° 5' 7" West, a distance of 184.89 feet;

THENCE S 5° 24' 16" West, a distance of 20.18 feet;

THENCE S 45° 11' 5" West, a distance of 37.21 feet;

THENCE N 85° 38' 25" West, a distance of 337.29 feet;

THENCE S 18° 36' 40" East, a distance of 36.03 feet;

THENCE S 84° 26' 26" West, a distance of 31.94 feet;

THENCE S 84° 36' 14" West, a distance of 208.19 feet; to a point for intersection with the centerline of South Corinth Street;

THENCE N 7° 29' 47" West, a distance of 229.71 feet along the centerline of South Corinth Street to the POINT OF BEGINNING, an area containing approximately 704,672.7042 square feet or 16.770 acres of land, more or less.

### **SUBDISTRICT 2**

BEGINNING at the intersection of the centerline of the East 8<sup>th</sup> Street and the centerline of Rockefeller Boulevard at a called GPS point of X = 2492485.41 and Y = 6958950.17;

THENCE along said curve to the Left through an Angle of 60° 25' 53", with a Radius of 399.26 feet and a Chord Direction of North 32° 31' 55" West;

THENCE N 64° 21' 42" W, a distance of 243.62 feet;

THENCE N 68° 54' 55" E, a distance of 42.23 feet;

THENCE along said curve to the Left through an Angle of 18° 22' 58", with a Radius of 1252.57 feet and a Chord Direction of North 58° 4' 59" East;

THENCE N 32° 9' 6" W, a distance of 21.32 feet;

THENCE N 44° 50' 33" E, a distance of 99.35 feet;

THENCE N 42° 3' 15" E, a distance of 388.27 feet;

THENCE N 59° 9' 5" E, a distance of 73.00 feet;

THENCE along said curve to the Left through an Angle of 14° 22' 51", with a Radius of 4084.35 feet and a Chord Direction of North 44° 41' 42" East;

THENCE S 53° 22' 23" E, a distance of 275.71 feet;

THENCE S 58° 42' 17" E, a distance of 1180.65 feet;



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THENCE S 58° 36' 5" E, a distance of 751.98 feet;  
THENCE S 69° 7' 17" E, a distance of 22.97 feet;  
THENCE S 16° 21' 45" W, a distance of 58.56 feet;  
THENCE S 5° 59' 52" W, a distance of 44.16 feet;  
THENCE N 60° 20' 41" W, a distance of 736.59 feet;  
THENCE N 59° 57' 58" W, a distance of 259.96 feet;  
THENCE S 46° 49' 33" W, a distance of 19.8 feet;  
THENCE N 60° 14' 26" W, a distance of 92.38 feet;  
THENCE S 4° 43' 40" W, a distance of 54.51 feet;  
THENCE S 14° 43' 59" E, a distance of 82.33 feet;  
THENCE S 1° 1' 9" E, a distance of 92.69 feet;  
THENCE S 1° 1' 10" E, a distance of 34.65 feet;  
THENCE S 15° 14' 57" W, a distance of 48.56 feet;  
THENCE S 51° 4' 15" W, a distance of 60.79 feet;  
THENCE S 51° 4' 15" W, a distance of 126.16 feet;  
THENCE S 71° 2' 13" W, a distance of 113.86 feet;  
THENCE N 83° 57' 16" W, a distance of 33.88 feet;  
THENCE N 21° 1' 20" W, a distance of 25.08 feet;  
THENCE N 53° 46' 18" W, a distance of 28.29 feet;  
THENCE N 73° 43' 57" W, a distance of 77.40 feet;  
THENCE N 66° 1' 40" W, a distance of 167.88 feet;  
THENCE N 46° 25' 29" W, a distance of 91.42 feet;  
THENCE N 46° 25' 28" W, a distance of 44.28 feet;

THENCE N 48° 52' 45" W, a distance of 91.31 feet;

THENCE N 59° 49' 19" W, a distance of 11.26 feet;

THENCE S 12° 53' 7" E, a distance of 894.88 feet;

THENCE S 89° 55' 41" W, a distance of 636.24 feet;

THENCE S 13° 16' 21" E, a distance of 240.92 feet;

THENCE S 88° 59' 33" W, a distance of 66.46 feet;

THENCE N 13° 55' 30" W, a distance of 249.21 feet;

THENCE N 13° 51' 43" W, a distance of 303.65 feet;

THENCE S 76° 24' 49" W, a distance of 236.68 feet;

THENCE N 2° 17' 10" E, a distance of 45.38 feet;

THENCE N 79° 37' 24" W, a distance of 143.48 feet;

THENCE along said curve to the Left through an Angle of 12° 37' 57", with a Radius of 1182.81 feet and a Chord Direction of South 2° 0' 0" East;

THENCE S 75° 57' 1" W, a distance of 307.59 feet; to the POINT OF BEGINNING, an area containing approximately 2,393,309.4398 square feet or 54.9428 acres of land, more or less.

### **SUBDISTRICT 3**

BEGINNING at the intersection of the centerline of the East 8<sup>th</sup> Street and the centerline of Rockefeller Boulevard at a called GPS point of X = 2492485.41 and Y = 6958950.16;

THENCE N 75° 56' 57" E, a distance of 307.58 feet;

THENCE along said curve to the Right through an Angle of 12° 37' 57", with a Radius of 1182.81 feet and a Chord Direction of North 2° 0' 0" West;

THENCE S 79° 37' 24" E, a distance of 143.48 feet;

THENCE S 2° 17' 10" W, a distance of 45.38 feet;

THENCE N 76° 24' 49" E, a distance of 236.68 feet;

THENCE S 13° 51' 43" E, a distance of 303.65 feet;

THENCE S 75° 34' 17" W, a distance of 45.35 feet;  
THENCE S 74° 24' 21" W, a distance of 48.88 feet;  
THENCE S 62° 36' 42" W, a distance of 49.19 feet;  
THENCE S 70° 51' 46" W, a distance of 50.30 feet;  
THENCE S 78° 22' 52" W, a distance of 49.50 feet;  
THENCE S 78° 35' 38" W, a distance of 50.31 feet;  
THENCE S 78° 38' 33" W, a distance of 49.46 feet;  
THENCE S 78° 25' 29" W, a distance of 50.78 feet;  
THENCE S 78° 26' 10" W, a distance of 10.18 feet;  
THENCE S 78° 57' 17" W, a distance of 30.56 feet;  
THENCE S 79° 59' 52" W, a distance of 9.35 feet;  
THENCE S 78° 55' 29" W, a distance of 10.62 feet;  
THENCE N 88° 34' 19" W, a distance of 45.33 feet;  
THENCE S 6° 29' 56" W, a distance of 98.87 feet;  
THENCE S 7° 1' 16" W, a distance of 38.29 feet;  
THENCE N 89° 54' 34" W, a distance of 199.74 feet;  
THENCE N 8° 14' 31" W, a distance of 227.72 feet; to the POINT OF BEGINNING, an area containing approximately 207,775.5472 square feet or 4.7698 acres of land, more or less.

#### **SUBDISTRICT 4**

BEGINNING at the intersection of the centerline of the East 11<sup>th</sup> Street and the centerline of Dubois Avenue at a called GPS point of X = 2494254.30 and Y = 6958750.15;

THENCE S 88° 55' 55" W, a distance of 280.74 feet;

THENCE N 12° 25' 45" W, a distance of 229.57 feet;

THENCE N 12° 53' 7" W, a distance of 894.88 feet;

THENCE S 59° 49' 19" E, a distance of 11.26 feet;

THENCE S 48° 52' 45" E, a distance of 91.31 feet;

THENCE S 46° 25' 28" E, a distance of 44.28 feet;

THENCE S 46° 25' 29" E, a distance of 91.42 feet;

THENCE S 66° 1' 40" E, a distance of 167.88 feet;

THENCE S 73° 43' 57" E, a distance of 77.40 feet;

THENCE S 53° 46' 18" E, a distance of 28.29 feet;

THENCE S 21° 1' 20" E, a distance of 25.08 feet;

THENCE S 83° 57' 16" E, a distance of 33.88 feet;

THENCE N 71° 2' 13" E, a distance of 113.86 feet;

THENCE N 51° 4' 15" E, a distance of 126.16 feet;

THENCE S 14° 5' 25" E, a distance of 936.44 feet;

THENCE S 89° 0' 31" W, a distance of 374.23 feet; to the POINT OF BEGINNING, an area containing approximately 576,240.5627 square feet or 13.2286 acres of land, more or less.

### **SUBDISTRICT 5**

BEGINNING at the intersection of the centerline of the Cedar Crest Boulevard and the centerline of Pontiac Avenue at a called GPS point of X = 2495265.81 and Y = 6958766.46;

THENCE S 89° 20' 41" W, a distance of 203.61 feet;

THENCE S 89° 0' 31" W, a distance of 433.81 feet;

THENCE N 14° 5' 25" W, a distance of 936.44 feet;

THENCE N 51° 4' 15" E, a distance of 60.79 feet;

THENCE N 15° 14' 57" E, a distance of 48.56 feet;

THENCE N 1° 1' 10" W, a distance of 34.65 feet;

THENCE N 1° 1' 9" W, a distance of 92.69 feet;

THENCE N 14° 43' 59" W, a distance of 82.33 feet;

THENCE N 4° 43' 40" E, a distance of 54.51 feet;

THENCE S 60° 14' 26" E, a distance of 92.38 feet;

THENCE N 46° 49' 33" E, a distance of 19.80 feet;

THENCE S 59° 57' 58" E, a distance of 259.96 feet;

THENCE S 60° 20' 41" E, a distance of 736.59 feet;

THENCE S 5° 58' 20" W, a distance of 127.30 feet;

THENCE S 51° 28' 11" E, a distance of 58.93 feet;

THENCE S 58° 40' 12" E, a distance of 102.67 feet;

THENCE S 27° 7' 31" W, a distance of 374.63 feet;

THENCE along said curve to the Left through an Angle of 5° 12' 25", with a Radius of 2072.55 feet and a Chord Direction of South 27° 2' 25" West; to the POINT OF BEGINNING, an area containing approximately 885, 487.058 square feet or 20.3279 acres of land, more or less.

## **SUBDISTRICT 6**

### **Tract 1**

BEGINNING at the intersection of the centerline of the East 11<sup>th</sup> Street and the centerline of Avenue F at a called GPS point of X = 2492903.77 and Y = 6958727.62;

THENCE S 89° 1' 30" W, a distance of 185.98 feet;

THENCE N 7° 1' 16" E, a distance of 38.29 feet;

THENCE N 6° 29' 56" E, a distance of 98.87 feet;

THENCE S 88° 34' 19" E, a distance of 45.33 feet;

THENCE N 78° 55' 29" E, a distance of 10.62 feet;

THENCE N 79° 59' 52" E, a distance of 9.35 feet;

THENCE N 78° 57' 17" E, a distance of 30.56 feet;  
THENCE N 78° 26' 10" E, a distance of 10.18 feet;  
THENCE N 78° 25' 29" E, a distance of 50.78 feet;  
THENCE N 78° 38' 33" E, a distance of 49.46 feet;  
THENCE N 78° 35' 38" E, a distance of 50.31 feet;  
THENCE N 78° 22' 52" E, a distance of 49.5 feet;  
THENCE N 70° 51' 46" E, a distance of 50.30 feet;  
THENCE N 62° 36' 42" E, a distance of 49.19 feet;  
THENCE N 74° 24' 21" E, a distance of 48.88 feet;  
THENCE N 75° 34' 17" E, a distance of 45.35 feet;  
THENCE S 13° 55' 46" E, a distance of 249.20 feet;  
THENCE S 89° 29' 3" W, a distance of 103.39 feet;  
THENCE S 89° 7' 41" W, a distance of 269.70 feet; to the POINT OF BEGINNING, an area containing approximately 93,787.1835 square feet or 2.1530 acres of land, more or less.

**SUBDISTRICT 6****Tract 2**

BEGINNING at the intersection of the centerline of the East 11<sup>th</sup> Street and the centerline of Avenue J at a called GPS point of X = 2493973.62 and Y = 6958744.92;

THENCE S 88° 59' 33" W, a distance of 630.43 feet;

THENCE N 13° 16' 21" W, a distance of 240.92 feet;

THENCE N 89° 55' 41" E, a distance of 636.24 feet;

THENCE S 12° 25' 45" E, a distance of 229.57 feet; to the POINT OF BEGINNING, an area containing approximately 145,551.0353 square feet or 3.3413 acres of land, more or less.

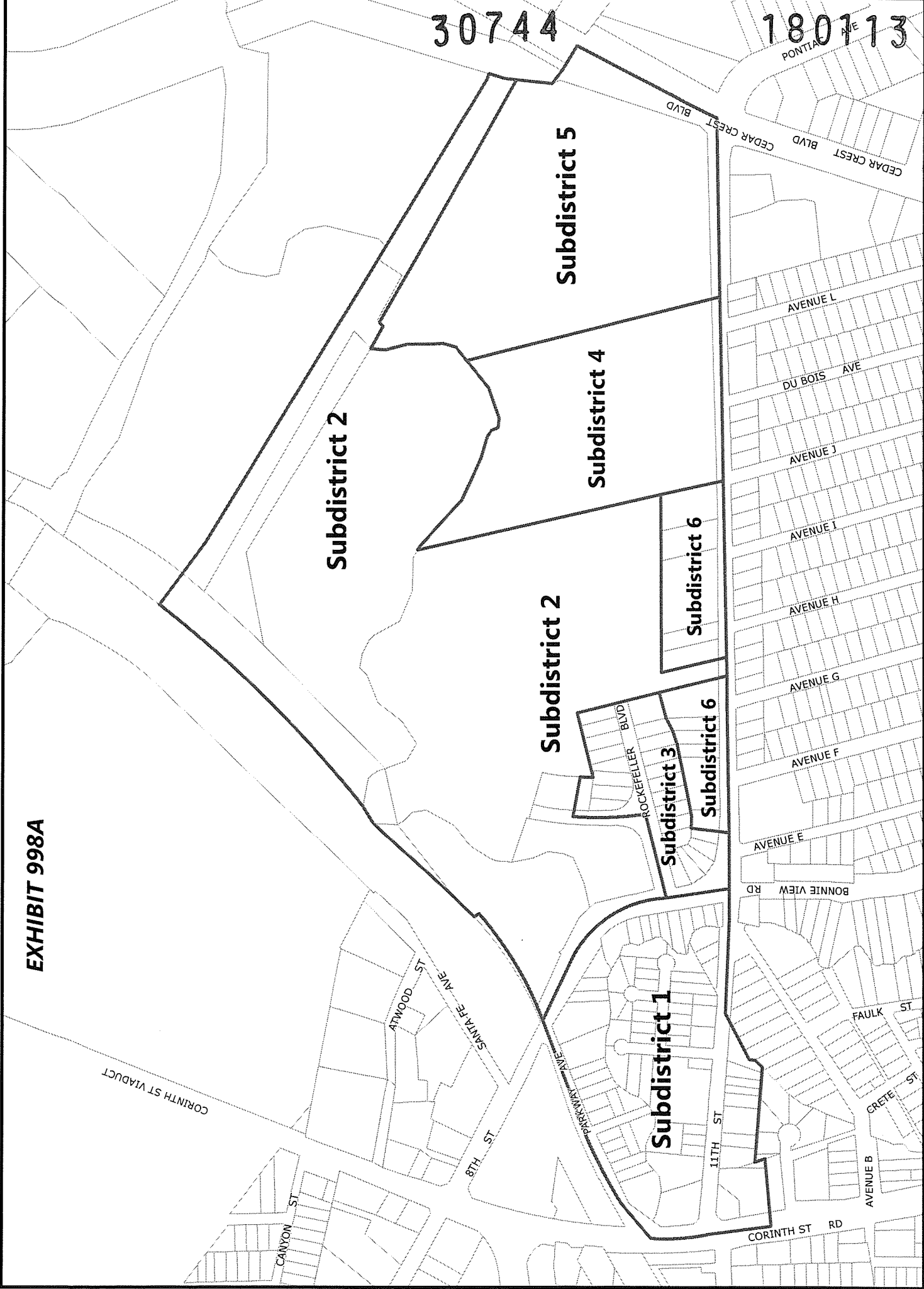
30744

180113  
GIS\_Approved

**DISCLAIMER**

**NOTE:** This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**EXHIBIT 998A**



30744

180713

Z145-310

*Exhibit PD 998A - District and Subdistricts Map*

*(Contains 6 Subdistricts)*

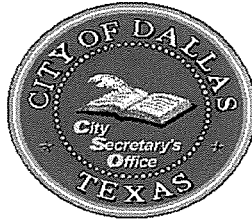
*Subdistricts 1, 2, 3, 4, 5, 6 (with non-contiguous Tract 1 and 2)*



**1:5,200**

Printed Date: 1/18/2018





## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JAN 10 2018

ORDINANCE NUMBER 30744

DATE PUBLISHED JAN 13 2018

ATTESTED BY: