

ORDINANCE NO. 27947

An ordinance amending Article 87, "PD 87," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the reconciliation with other ordinances regulations, definitions, use regulations for Tract III, development standards for Tract III, and preservation criteria for Tract III in Sections 51P-87.105, 51P-87.115, 51P-87.116, and 51P-87.117; creating Tracts IV(a), IV(b), IV(c), and IV(d) and establishing use regulations, development standards, and preservation criteria for Tracts IV(a), IV(b), IV(c), and IV(d); providing a new Exhibit A Property description; providing a new Exhibit 87C graphic presentation of the tracts in PD 87; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

WHEREAS, the city council finds that it is in the public interest to amend Article 87 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-87.103, “Reconciliation with Other Ordinances,” of Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-87.103. RECONCILIATION WITH OTHER ORDINANCES.

(a) The provisions of Ordinance Nos. 17164 and 17165, and the Dallas Development Code, as amended, apply to the Winnetka Heights Historic District unless expressly modified or repealed by this article. In the event of a conflict, the provisions of this article control.

(b) The Property descriptions for Tracts I, II, [and] III, IV(a), IV(b), IV(c), and IV(d) are described in the Exhibit A attached to Ordinance No. _____. ~~[are described in Ordinance No. 17164, as amended, and Tract III(a) is described in Ordinance No. 25550, passed by the Dallas City Council on April 14, 2004, and Tract III(b) is described in Ordinance No. 25552, passed by the Dallas City Council on April 14, 2004].~~ Exhibit 87C is a graphic representation of the tracts in PD 87.”

SECTION 2. That Subsection (a) of Section 51P-87.105, “Definitions,” of Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding new Paragraphs (1.0), “A-Frame Sign,” (1.1), “Bed and Breakfast,” (1.2), “Blade Sign,” (6.1), “Contributing Structure, (13.1), “Mixed Use Development,” (19.1), “Projecting Signs,” and (20.1), “Remote Surface Parking Lot,” to read as follows:

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

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

(1.2) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(6.1) CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to the historic district.

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(13.1) MIXED USE DEVELOPMENT means a development that has both main residential and main nonresidential uses on the same building site.

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

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

SECTION 3. That Section 51P-87.115, “Use Regulations for Tract III, Tract III(a), and Tract III(b),” of Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-87.115. USE REGULATIONS FOR TRACT III[, TRACT III(a), AND TRACT III(b)].

The following use regulations apply to all property in Tract III[, Tract III(a), and Tract III(b)]:

(1) Uses that were illegal on October 14, 1981, are illegal uses under this article. Nonconforming uses only terminate under the provisions of Sections 51-4.704(a)(1), (2), (3), and (4).

(2) Except as otherwise provided below, uses are limited to nonresidential uses permitted in an NS Neighborhood Service District.

~~[(3) In Tract III(a), a nursery, garden shop, or plant sales use is permitted in addition to Tract III uses. The nursery, garden shop, or plant sales use may only operate between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday, and on Sunday between 10:00 a.m. and 5:00 p.m. Deliveries to and from the nursery, garden shop, or plant sales use may only be made between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday and on Saturday between the hours of 9:00 a.m. and 4:00 p.m.~~

~~(4) In Tract III(b), multiple family uses are permitted in addition to Tract III uses.]”~~

SECTION 4. That Section 51P-87.116, “Development Standards for Tract III, Tract III(a), and Tract III(b),” of Article 87, “PD 87,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-87.116. DEVELOPMENT STANDARDS FOR TRACT III[, TRACT III(a), AND TRACT III(b)].

(a) In general. Except as otherwise provided in this section, the development standards in the Dallas Development Code applicable to an NS Neighborhood Service District apply to all property in Tract III[, Tract III(a), and Tract III(b)]. In the event of a conflict, the provisions of this section control.

(b) Screening.

(1) In general. Screening is required in the rear and side yards of a nonresidential use constructed after October 14, 1981, if the use is adjacent to a residential use, whether separated by an alley or not. All screening must be at least six feet in height.

(2) Materials. Screening must consist of a solid wood fence, masonry fence, or natural vegetation of an evergreen variety of at least 60 percent density at the time of planting. Natural vegetation must be maintained in a healthy growing condition at all times. [See Section[s ~~51P-87.117(b) and~~ 51P-87.111(b)(2) for more specific standards regarding fences.]

(c) [~~Setback from Davis Street. There is no front yard setback requirement for buildings fronting on Davis Street.~~]

(~~d~~)] Signs. The provisions for non-business zoning districts in Article VII, “Sign Regulations,” apply to all signs in Tract III[, Tract III(a), and Tract III(b)]. [See Section 51P-87.117(a)(8) for additional standards applicable to signs.]”

SECTION 5. That Section 51P-87.117, “Preservation Criteria for Tract III, Tract III(a), and Tract III(b),” of Article 87, “PD 87, of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-87.117. PRESERVATION CRITERIA FOR TRACT III[, ~~TRACT III(a), AND TRACT III(b)~~].

(a) Building placement, form, and treatment.

(1) Additions. All additions to a building must be architecturally compatible with the building and complementary to its horizontal and vertical characteristics, scale, shape, roof form, materials, and color.

(2) Alterations. An alteration to a period commercial building must preserve the original architectural style of the building. An alteration to any other type of building must be typical of the style and period of the building.

(3) Awnings. Awnings must be made of fabric and complement the main building in style and color.

(4) Facade materials. All facade treatments and materials must be typical of the style and period of the building. Wood, brick, ceramic tile, stone, and stucco are permitted facade materials. Other facade materials, including glass block and stained glass, may be permitted as part of a facade treatment that is compatible with the style and architecture of period commercial buildings.

(5) Main entrances. The main entrance of a commercial building fronting on Davis Street must face that street.

(6) New buildings. New buildings must be complementary in scale, proportion, setback, height, facade materials, roof form, and color to one or more of the existing period commercial buildings in this tract.

(7) Screening materials. Screening must consist of a solid wood fence, masonry wall, or natural vegetation of an evergreen variety of at least 60 percent density at the time of planting. Concrete blocks are not permitted. Natural vegetation must be maintained in a healthy growing condition at all times.

(8) Signs. Attached signs must not obscure significant architectural features of a building. The shape, design, materials, color, and letter style of signs should be typical of the style and period of the architecture of buildings on the same premise and in this district as a whole. [See Section 51P-87.116(c[d]) for additional standards applicable to signs.]

(9) Windows and doors. Mirrored, opaque, and translucent glasses are not permitted in a window or door opening.

~~(10) Fences. In Tract III(a), fences are permitted in the front and corner side yard only if they at least 70 percent open, made of metal, and do not exceed eight feet in height. In Tract III(a), chain link fences are allowed only if they are not in a yard that fronts on a street.]~~

(b) Landscaping. Except as otherwise provided below, the preservation criteria for landscaping in Tract I apply to all property in Tract III~~[, Tract III(a), and Tract III(b)]~~. For nonresidential uses only:

- and
- (1) asphaltic concrete is permitted as a driveway or parking surface material;
 - (2) driveways may have a maximum width of 25 feet.”

SECTION 6. That Article 87, “PD 87, of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-87.117.1, “Use Regulations for Tracts IV(a), IV(b), IV(c), and IV(d),” to read as follows:

“SEC. 51P-87.117.1. USE REGULATIONS FOR TRACTS IV(a), IV(b), IV(c), AND IV(d).

(a) Main uses permitted.

(1) Uses that were illegal on October 14, 1981, are illegal uses under this article. Nonconforming uses only terminate under the provisions of Sections 51-4.704(a)(1), (2), (3), and (4).

(2) Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the NS Neighborhood Service District, subject to the same conditions applicable in the NS Neighborhood Service District, as set out in Chapter 51. For example, a use permitted in the NS Neighborhood Service District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the NS Neighborhood Service District is subject to DIR in this district; etc.

(3) The following main uses are also permitted:

- Antique shop.
- Bed and breakfast.
- Catering service.
- Furniture store.
- Garden shop, plant sales, or greenhouse.
- Remote surface parking lot.
- Retail store other than listed [*By right if 5,000 square feet of floor area or less; otherwise by SUP.*]
- Theater. [*By right in Tract IV(b); by SUP only in Tracts IV(a), IV(c), and IV(d).*]

(b) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51-4.217. For more information regarding accessory uses, consult Section 51-4.217.”

SECTION 7. That Article 87, “PD 87, of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-87.117.2, “Development Standards for Tracts IV(a), IV(b), IV(c), and IV(d),” to read as follows:

“SEC. 51P-87.117.2. DEVELOPMENT STANDARDS FOR TRACTS IV(a), IV(b), IV(c), AND IV(d).

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

(a) Front yard. Except as provided in this subsection, minimum front yard is 10 feet. For lots fronting on Davis Street, no minimum front yard is required, but the maximum front yard is 10 feet.

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

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

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

(e) Height.

(1) Except as provided in this paragraph, maximum structure height is 36 feet.

(2) In Tract IV(b), a tower structure may project a maximum of 14 feet above the maximum structure height, have a maximum horizontal cross section of five feet, and may not project more than three feet into the right-of-way.

(f) 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.

(g) Lot size. No minimum lot size.

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

(i) Off-street parking requirements.

(1) In general. Except as provided in this paragraph, consult the use regulations in Division 51-4.200 for the specific off-street parking and loading requirements for each use.

(A) Multiple-family uses. A minimum of one off-street parking space per bedroom is required with a maximum of two off-street parking spaces per dwelling unit.

(B) Restaurant use.

(i) A minimum of one off-street parking space per 125 square feet of floor area is required.

(ii) If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publically accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance with Subsection (i)(1)(B)(i).

(2) Parking reductions.

(A) Bicycle parking. Off-street parking spaces required for a use may be reduced by one space for each four bicycle parking stations provided for that use, up to a maximum of three off-street parking spaces per lot.

(B) Contributing structures. For residential uses within a contributing structure, off-street parking requirements may be reduced an additional 25 percent. For nonresidential uses no off-street parking is required.

(C) Mixed use development parking.

(i) In general. The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 87D).

(ii) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(aa) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(bb) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(cc) The “time of day” columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(iii) Minimum parking requirement. If one or more of the main uses in a mixed use development is a nonresidential use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the nonresidential uses in the mixed use development.

(D) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On street parking must be striped in accordance with standard city specifications.

(i) 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 for a mixed use development.

(ii) 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 the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(E) Tree preservation. Off-street parking spaces required for a use may be reduced by one space for each protected tree (as defined in Article X) retained on site that would otherwise have to be removed to provide the required off-street parking for that use.

(j) Remote parking.

(1) For nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Division 51-4.320, “Special Parking Regulations,” are met, including the landscape requirements, except that the remote parking may be within a walking distance of 1,000 feet from the use served.

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

- (A) is in writing;
- (B) contains legal descriptions of the properties affected;
- (C) specifies the special parking being provided and the hours of operation of any use involved;
- (D) is governed by the laws of the state of Texas;
- (E) is signed by all owners of the properties affected;
- (F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;
- (G) is for a minimum term of three years; and
- (H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(3) The remote parking provisions of this subsection and Division 51-4.320 shall not affect or cause a reduction in delta credits.

(k) Screening.

(1) In general. Except as provided in this paragraph, screening is required in the rear and side yards of a nonresidential use constructed after October 14, 1981, if the use is adjacent to a residential use, whether separated by an alley or not. All screening must be at least six feet in height.

(2) Materials. Except as provided in this paragraph, screening must consist of a solid wood fence, masonry fence, or natural vegetation of an evergreen variety of at least 60 percent density at the time of planting. Natural vegetation must be maintained in a healthy growing condition at all times. [See Section 51P-87.111(b)(2) for more specific standards regarding fences.]

(l) Signs.

(1) In general.

(A) Except as provided in this subsection, signs must comply with the provisions for business zoning districts in Article VII.

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

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

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

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

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

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

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

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

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

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

(4) Blade signs. The following regulations apply:

(A) Blade signs must be attached premise signs.

(B) Blade signs may not be internally illuminated.

(C) There is no limit on the number of blade signs.

- (D) The maximum effective area for blade signs is 30 square feet.
 - (E) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
 - (F) A blade sign may not project more than three feet into the right-of-way.
 - (G) A blade sign may not be located closer than 15 feet to another projecting sign.
- (5) Tract IV(b). The following additional signs are permitted:
- (A) Marquee sign.
 - (i) Only a theater use may have a marquee sign.
 - (ii) Only one marquee sign is permitted.
 - (iii) A minimum clearance over a sidewalk of 9.6 feet is required.
 - (iv) A marquee sign may project into a right-of-way but may not project beyond the edge of curb.
 - (v) A marquee sign may have a maximum of three faces, and no face of a marquee sign may exceed 80 square feet.
 - (B) Blade sign.
 - (i) One blade sign is permitted.
 - (ii) Only a theater use may have a blade sign.
 - (iii) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
 - (iv) A blade sign may project into the right-of-way but may not project beyond the edge of curb.
 - (v) A blade sign may have a maximum of two faces, and no face of a blade sign may exceed 135 square feet.”

SECTION 8. That Article 87, "PD 87," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-87.117.3, "Preservation Criteria for Tracts IV(a), IV(b), IV(c), and IV(d)," to read as follows:

"SEC. 51P-87.117.3. PRESERVATION CRITERIA FOR TRACTS IV(a), IV(b), IV(c), AND IV(d).

- (a) Tracts IV(a) and IV(b).
- (1) Building placement, form, and treatment.
- (A) Additions. All additions to a building must be architecturally compatible with the building and complementary to its horizontal and vertical characteristics, scale, shape, roof form, materials, and color.
- (B) Alterations. An alteration to a period commercial building must preserve the original architectural style of the building. An alteration to any other type of building must be typical of the style and period of the building.
- (C) Awnings. Awnings must be made of fabric and complement the main building in style and color.
- (D) Facade materials. All facade treatments and materials must be typical of the style and period of the building. Wood, brick, ceramic tile, stone, and stucco are permitted facade materials. Other facade materials, including glass block and stained glass, may be permitted as part of a facade treatment that is compatible with the style and architecture of period commercial buildings.
- (E) Main entrances. The main entrance of a commercial building fronting on Davis Street must face that street.
- (F) New buildings. New buildings must be complementary in scale, proportion, setback, height, facade materials, roof form, and color to one or more of the existing period commercial buildings in this tract.
- (G) Screening materials. Screening must consist of a solid wood fence, masonry wall, or natural vegetation of an evergreen variety of at least 60 percent density at the time of planting. Concrete blocks are not permitted. Natural vegetation must be maintained in a healthy growing condition at all times.

(H) Signs. Attached signs must not obscure significant architectural features of a building. The shape, design, materials, color, and letter style of signs should be typical of the style and period of the architecture of buildings on the same premise and in this district as a whole. [See Section 51P-87.116(d) for additional standards applicable to signs.]

(I) Windows and doors. Mirrored, opaque, and translucent glasses are not permitted in a window or door opening.

(2) Landscaping. Except as otherwise provided in this paragraph, the preservation criteria for landscaping in Tract I apply. For nonresidential uses only:

(A) asphaltic concrete is permitted as a driveway or parking surface material; and

(B) driveways may have a maximum width of 25 feet.

(b) Tract IV(c).

(1) Building placement, form, and treatment.

(A) Additions. All additions to a building must be architecturally compatible with the building and complementary to its horizontal and vertical characteristics, scale, shape, roof form, materials, and color.

(B) Alterations. An alteration to a period commercial building must preserve the original architectural style of the building. An alteration to any other type of building must be typical of the style and period of the building.

(C) Awnings. Awnings must be made of fabric and complement the main building in style and color.

(D) Facade materials. All facade treatments and materials must be typical of the style and period of the building. Wood, brick, ceramic tile, stone, and stucco are permitted facade materials. Other facade materials, including glass block and stained glass, may be permitted as part of a facade treatment that is compatible with the style and architecture of period commercial buildings.

(E) Main entrances. The main entrance of a commercial building fronting on Davis Street must face that street.

(F) New buildings. New buildings must be complementary in scale, proportion, setback, height, facade materials, roof form, and color to one or more of the existing period commercial buildings in this tract.

(G) Screening materials. Screening must consist of a solid wood fence, masonry wall, or natural vegetation of an evergreen variety of at least 60 percent density at the time of planting. Concrete blocks are not permitted. Natural vegetation must be maintained in a healthy growing condition at all times.

(H) Signs. Attached signs must not obscure significant architectural features of a building. The shape, design, materials, color, and letter style of signs should be typical of the style and period of the architecture of buildings on the same premise and in this district as a whole. [See Section 51P-87.116(d) for additional standards applicable to signs.]

(I) Windows and doors. Mirrored, opaque, and translucent glasses are not permitted in a window or door opening.

(J) Fences. Fences are permitted in the front and corner side yard only if they at least 70 percent open, made of metal, and do not exceed eight feet in height. Chain link fences are allowed only if they are not in a yard that fronts on a street.

(2) Landscaping. Except as otherwise provided below, the preservation criteria for landscaping in Tract I. For nonresidential uses only:

(A) asphaltic concrete is permitted as a driveway or parking surface material; and

(B) driveways may have a maximum width of 25 feet.

(d) Tract IV(d).

(1) Building placement, form, and treatment.

(A) Accessory buildings. Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

(B) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

(C) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period the main building and compatible with the other buildings on the blockface.

(D) Awnings. Metal and corrugated plastic awnings are only permitted on an accessory building or the rear facade of a main building. Other awnings must be typical of the style and period of the main building.

(E) Building placement. All buildings must be placed so as not to adversely affect the rhythm of spaces between buildings on the blockface.

(F) Building widths. Minimum permitted widths for main buildings are:

- (i) 25 feet for a main building on an interior lot; and
- (ii) 35 feet for a main building on a corner lot.

(G) Chimneys. All chimneys must be compatible with the style and period of the main building. Chimneys on the front 50 percent of a main building or on a corner side facade must be:

- (i) constructed of brick, stucco, natural stone, or other materials that match or are compatible in texture, color, and style with the main building; and
- (ii) of a style and proportion that is typical of the style and period of the main building.

(H) Color.

(i) Brick surfaces. Brick surfaces not previously painted must not be painted unless the applicant establishes that:

(aa) the painting is absolutely necessary to restore or preserve the brick; or

(bb) the color and texture of replacement brick cannot be matched with that of the existing brick surface.

(ii) Certain colors prohibited. Fluorescent and metallic colors are not permitted on the exterior of any structure in this district.

(iii) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

(iv) Gutters and downspouts. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.

(v) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(vi) Stain. The use and color of stain must be typical of the style and period of the structure.

(I) Columns.

(i) Function. Columns are only permitted as vertical supports near the front entrance of the main building or as vertical supports for porches.

(ii) Materials. Columns must be constructed of brick, stucco, wood, cut stone, or other materials that look typical of the style and period of the main building. No pipe or wrought iron columns are permitted.

(iii) Style. Columns must be of a style typical of the style and period of the main building.

(iv) Width dimensions. The width of a column shaft at its widest point must be at least:

(aa) one-eighth of the height of the column for a one-story column; and

(bb) one-tenth of the height of the column for a two-story column.

(J) Facade materials.

(i) In general. The only permitted facade materials are brick, wood siding, cut stone, and stucco. All facade treatments and materials must be typical of the style and period of the main building.

(ii) Brick. All exposed brick on facades must be fired brick as defined by the American Standard Testing Materials Designation C-1267-5A, Type Grade FBS-SW.

(iii) Wood facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary facade material, but may be used in roof gables and on columns and foundation skirts in a manner that is typical of the style and period of the main building.

(K) Front entrances and porches.

(i) Detailing. Railings, moldings, tile work, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of the main building.

(ii) Enclosures. A front entrance or porch may not be enclosed with any material, including iron bars, glass, and mesh screening.

(iii) Facade openings. Porches must not obscure or conceal any facade openings in the main building.

(iv) Floor coverings. Carpeting is not permitted as a porch floor or step covering.

(v) Style. Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building.

(L) Garages. Doors on garages attached to the main building may not face the street.

(M) Porte cocheres. Porte cocheres must be preserved as architectural features and not be enclosed by fences, gates, or other structures or materials.

(N) Roof forms.

(i) Eaves or soffit height. The eaves or soffit height of a main building must be within 10 percent of the eaves or soffit height of the closest main building in this district of a similar style and having the same number of stories.

(ii) Materials and colors. Roof materials and colors must complement the style and overall color scheme of the structure. Tar and gravel (built-up) is only permitted as a roof material on covered porches and porte cocheres with flat roofs.

(iii) Overhang. Minimum permitted roof overhang for a new or move-in main building is 18 inches. A replacement roof on an existing building must have an overhang that is equal to or greater than the overhang of the roof it replaces.

(iv) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building.

(v) Skylights and solar panels.

(aa) Except as otherwise provided in this subsection, skylights and solar panels are only permitted on:

(AA) the rear 50 percent of the roof of a main building on an interior lot;

(BB) the rear inside quadrant of the roof of a main building on a corner lot; and

(CC) the roof of an accessory building in the rear yard.

(bb) The commission may allow skylights and solar panels at another location on a building if their placement does not have an adverse effect on the architecture of the building, blockface, or this district as a whole.

(vi) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in this district. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of the main building.

(M) Signs. Signs must not obscure significant architectural features of a building. The shape, materials, color, design, and letter style of signs must be typical of and compatible with the style and period of the architecture of buildings on the same premise and in this district as a whole. [See Section 51P-87.110(j) for additional standards applicable to signs.]

(N) Stairs. Second and third story exterior staircases are only permitted on accessory buildings and the rear 50 percent of the main building, except that they are not permitted on a corner side facade.

(O) Windows and doors.

(i) Front facade openings. The total number of window and door openings (combined) in the front facade of the main building must be equal to or greater than the total number of original window and door openings (combined) in that facade. The number of door openings in the front facade of the main building must not be increased. Each story of a front facade of the main building must contain at least two windows or one window and a door.

(ii) Glass. Clear, decorative stained, and clear leaded glass may be permitted in any window opening, except that decorative stained glass is not permitted in a front door. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted, except in a bathroom window.

(iii) Screens, storm doors, and storm windows. Screens, storm doors, and storm windows may be permitted if:

(aa) their frames are painted or colored to match or complement the color scheme of the main building; and

(bb) they do not obscure significant features of the windows and doors they cover.

(iv) Security and ornamental bars. Security and ornamental bars are only permitted on an accessory building or the rear facade of the main building.

(v) Shutters. Shutters must be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

(vi) Style.

(aa) All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the building.

(bb) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of the main building must be typical of the style and period of the building.

(cc) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

(dd) The frames of windows must be trimmed in a manner typical of the style and period of the building.

(2) Landscaping.

(A) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:

- (i) Above-ground meters.
- (ii) Berms.
- (iii) Cacti.
- (iv) Pylons and similar structures.
- (v) Rock or sculpture gardens.
- (vi) Vegetable gardens.

(B) Fences.(i) Form.

(aa) Fences must be constructed and maintained in a vertical position.

(bb) The top edge of a fence must be along a line that is either horizontal, or substantially parallel to grade. Except in the case of a picket, chain link, or wrought iron fence, the top edge of a fence must be flat.

(ii) Height. Maximum permitted height for a fence is nine feet.

(iii) Location.

(aa) The following are the only types of fences permitted in the front yard: white wood picket fences and dark green, dark brown, or black wrought iron fences. A fence in the front yard may not exceed two feet in height unless a taller fence is needed to satisfy screening requirements for parking in front of nonresidential uses.

(bb) A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or an adjacent lot.

(cc) A fence in the corner side yard must not be directly in front of the corner side facade, except that the commission may allow a fence that is directly in front of all or any portion of the rear 50 percent of the corner side facade if:

(AA) more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

(BB) the fence does not screen all or any portion of a significant architectural feature of the main building.

(dd) A fence in the corner side yard must be set back a minimum of two feet from a public sidewalk.

(ee) A fence must run either parallel or perpendicular to a building wall or lot line.

(ff) A fence on a vacant lot must be set back a distance that is equal to or greater than the setback of the front facade of the closest main building in the same blockface. In the case of a single interior vacant lot, the setback of the fence must be equal to or greater than the setback of the front facade of the main building on the adjacent lot with the greater setback.

(iv) Materials. A fence must be constructed of one or more of the following materials: metal or plastic-coated chain link, wrought iron, wood, or stucco. The use of brick in a fence is not permitted, except as part of a structural column, or a base that is two feet or less in height. Exposed concrete blocks are not permitted.

(v) Masonry columns and bases.

(aa) The color, texture, pattern, and dimensions of masonry and the color, width, type, and elevation of mortar joints in a fence column or base must match the masonry and mortar joints of the main building as nearly as practicable.

(bb) All exposed brick in a fence column or base must be fired brick as defined by the American Standard Testing Materials Designation C-126-75A, Type Grade FBS-SW.

(vi) Metal fences.

(aa) Wrought iron and metal fences must be compatible with the style and period of the main building.

(bb) If a wrought iron or metal fence is painted or colored, the color must be black, dark green, or dark brown and complement the color of the main building.

(vii) Wooden fences.

(aa) All wooden structural posts must be at least four inches in diameter (nominal size).

(bb) The side of a wooden fence facing a public street must be the finished side.

(cc) Wooden fences may be painted or stained a color that is complementary to the main building.

(C) Foundation plantings. Foundation plantings may not:

(i) screen significant architectural features of the main building; or

(ii) exceed two feet in height above the finished porch floor elevation unless they are part of an overall landscape plan approved by the commission.

(D) Outdoor lighting. Outdoor light fixtures must be compatible with the style and period of the main building and not obscure or conflict with significant architectural details of the building. Overhead and exposed wiring and conduit for outdoor lighting is not permitted.

(E) Parkway plantings. Only grass, trees, and flowers are permitted in the parkway. All trees in the parkway must be selected from the list labelled as Exhibit 87B, placed a uniform distance apart, and planted along a line parallel to the street. Flower beds may not comprise more than 50 percent of the parkway area.

(F) Pavement, filler, and edging materials. Pavement and filler and edging materials, such as landscape timbers, gravel, and bark, used in landscape beds in the front and corner side yards must be reviewed by the commission as part of an overall landscape plan if the landscape beds collectively comprise more than 25 percent of the combined areas of the front and corner side yards. No more than 50 percent of the front yard of a residential use may be covered by pavement or filler materials.

(G) Planter boxes. Planter boxes must be:

- (i) 18 inches or less in height;
- (ii) 36 inches or less in depth;
- (iii) an integral part of the main building; and
- (iv) constructed of brick, natural stone, or smooth-finished concrete that matches or is compatible in texture, color, and style with the main building.

(H) Retaining walls. Retaining walls are not permitted in the front and side yards, except to preserve a natural or existing slope, or to make a slope similar to that of an adjacent lot. The height of a retaining wall may not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with the main building.

(I) Sidewalks, driveways, and curbing.

(i) Materials.

(aa) No exposed aggregate, asphaltic, or artificially colored concrete or epoxy resin is permitted as a sidewalk, driveway, or curbing material.

(bb) All public sidewalks and curbing must be constructed of brush finish concrete.

(cc) All private sidewalks and driveways must be constructed of concrete, gravel, or brick that matches or is compatible in texture, color, and style with the main building.

(ii) Width, style, and spacing.

(aa) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to 20 feet at any point behind the front facade.

(bb) Ribbon driveways are permitted, but only if the ribbons are at least one foot wide.

(cc) Circular driveways are not permitted in the front yard.

(dd) A driveway constructed in the front yard must be spaced a minimum of one foot from an existing driveway on an adjacent lot.”

SECTION 9. That the Property descriptions for Tracts I, II, and III in Ordinance No. 17161 are replaced by the Exhibit A attached to this ordinance and include the Property descriptions for the new Tracts IV(a), IV(b), IV(c), and IV(d).

SECTION 10. That the graphic presentation of the tracts in PD 87, Exhibit 87C of Article 87, “PD 87,” of Chapter 51P of the Dallas City Code is replaced by the Exhibit 87C attached to this ordinance.

SECTION 11. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 12. That 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 13. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.


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SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney


By _____
Assistant City Attorney

Passed AUG 11 2010

Legal Description for PD 87 (Winnetka Heights Village)

That Article 87 Tracts are amended to account for the newly created **Tracts IV(a), IV(b), IV(c), and IV(d)** on the following described property (“the Property”), to wit:

TRACT I

BEING all of City Block 15/3270, bounded by Rosemont Avenue, Seventh Street, Eighth Street and Montclair Avenue; all of City Block 14/3271, bounded by Montclair Avenue, Seventh Street, Windomere Avenue and Eighth Street; all of City Block 13/3272, bounded by Windomere Avenue, Seventh Street, Edgefield Avenue and Eighth Street; all of City Block 12/3258, bounded by Edgefield Avenue, Seventh Street, Clinton Avenue and Eighth Street; all of City Block 11/3259, bounded by Clinton Avenue, Seventh Street, Winnetka Avenue and Eighth Street; all of City Block 10/3260, bounded by Winnetka Avenue, Seventh Street, Willomet Avenue and Eighth Street; all of City Block 9/3261, fronting on the east line of Willomet Avenue between Seventh and Eighth Streets; all of City Block 16/3275, bounded by Rosemont Avenue, Eighth Street, Montclair Avenue and Ninth Street; all of City Block 17/3274, bounded by Montclair Avenue, Eighth Street, Windomere Avenue and Ninth Street; all of City Block 18/3273, bounded by Windomere Avenue, Eighth Street, Edgefield Avenue and Ninth Street; all of City Block 19/3265, bounded by Edgefield Avenue, Eighth Street, Clinton Avenue and Ninth Street; all of City Block 20/3264, bounded by Clinton Avenue, Eighth Street, Winnetka Avenue and Ninth Street; all of City Block 21/3263, bounded by Winnetka Avenue, Eighth Street, Willomet Avenue and Ninth Street; all of City Block 22/3262, fronting on the east line of Willomet Avenue between Eighth and Ninth Streets; all of City Block 29/3286, bounded by Rosemont Avenue, Ninth Street, Montclair Avenue and Tenth Street; all of City Block 28/3285, bounded by Montclair Avenue, Ninth Street, Windomere Avenue and Tenth Street; All of City Block 27/3284, bounded by Windomere Avenue, Ninth Street, Edgefield Avenue and Tenth Street; all of City Block 26/3279, bounded by Edgefield Avenue, Ninth Street, Clinton Avenue and Tenth Street; all of City Block 25/3278, bounded by Clinton Avenue, Ninth Street, Winnetka Avenue and Tenth Street; all of City Block 24/3277, bounded by Winnetka Avenue,

Ninth Street, Willomet Avenue and Tenth Street; all of City Block 23/3276, fronting on the east line of Willomet Avenue, between Ninth and Tenth Streets; all of City Block 31/3288, bounded by Tenth Street, Windomere Avenue, and Jefferson Boulevard; all of Lots 1 and 2 in City Block 32/3289, fronting on the east line of Windomere Avenue, south of Tenth Street; all of Lots 5 and 6 in City Block 32/3289, fronting on the west line of Edgefield Avenue, south of Tenth Street; all of Lots 1 through 4 in City Block 33/3280, fronting on the east line of Edgefield Avenue, south of Tenth Street; all of Lots 6 through 12 in City Block 33/3280, fronting on the west line of Clinton Avenue, south of Tenth Street; all of Lots 1 through 7 in City Block 34/3281, fronting on the east line of Clinton Avenue, south of Tenth Street; all of Lots 9 through 18 in City Block 34/3281, fronting on the west line of Winnetka Avenue, south of Tenth Street; all of Lots 1 through 9 in City Block 35/3282, fronting on the east line of Winnetka Avenue, south of Tenth Street; all of Lots 14 through 23 in City Block 35/3282, fronting on the west line of Willomet Avenue, south of Tenth Street; all of Lots 1 through 10 in City Block 36/3283, fronting on the east line of Willomet Avenue, south of Tenth Street; all of City Block 40/3297, bounded by Rosemont Avenue, Jefferson Boulevard, Montclair Avenue, and Wentworth Street; all of City Block 39/3296, bounded by Montclair Avenue, Jefferson Boulevard, Windomere Avenue, and Wentworth Street; all of Lots 2 through 8 in City Block 38/3295, fronting on the east line of Windomere Avenue, south of Jefferson Boulevard; all of Lots 9 through 15 in City Block 38/3295, fronting on the west line of Edgefield Avenue, south of Jefferson Boulevard; all of City Block 37/3294, bounded by Edgefield Avenue, Jefferson Boulevard, Clinton Avenue, and Wentworth Street; all of City Block 45/3292, bounded by Jefferson Boulevard, Winnetka Avenue, and the Jefferson-Twelfth Street Connection; all of Lots 2 through 24 in City Block 46/3291, bounded by Winnetka Avenue, Jefferson Boulevard, Willomet Avenue and Twelfth Street; all of City Block 47/3290, fronting on the east line of Willomet Avenue, south of Jefferson Boulevard; all of City Block 52/3300, bounded by Rosemont Avenue and Montclair Avenue, south of Wentworth Street; all of Lots 1 and 2 in City Block 1C/3530, fronting 150 feet on the north line of Twelfth Street and 170 feet on the west line of Rosemont Avenue; all of Lots 3, 4, and 5 in City Block 1C/3530, fronting 150 feet on the north line of Twelfth Street, and 170 feet on the east line of Rosemont Avenue; all of City Block 42/3301, bounded by Montclair Avenue and Windomere Avenue, south of Wentworth Street; all of Lots 6, 7, and 8 in City Block 1B/3530, fronting 150 feet on the north line of Twelfth Street and 170 feet on the west line of Montclair Avenue; all of Lots 9, 10, and 11 in City Block

1B/3530, fronting 150 feet on the north line of Twelfth Street and 170 feet on the east line of Montclair Avenue; all of City Block 43/3302, bounded by Windomere Avenue and Edgefield Avenue, south of Wentworth Street; all of Lots 8 through 11 in City Block 1A/3528, fronting 150 feet on the north line of Twelfth Street and 170 feet on the west line of Windomere Avenue; all of Lots 4 through 7 in City Block 1A/3528, fronting 150 feet on the north line of Twelfth Street and 170 feet on the east line of Windomere Avenue; the northern 100 feet of Lots 1 through 3 in City Block 1A/3528, fronting 100 feet on the west line of Edgefield Avenue, beginning at a point 70 feet north of the north line of Twelfth Street; all of City Block 44/3293, bounded by Edgefield Avenue, Wentworth Street, Clinton Avenue, and Twelfth Street; all of City Block 45/3292, bounded by Clinton Avenue, Jefferson-Twelfth Street Connection, Winnetka Avenue, and Twelfth Street; all of Lots 8 through 9 in City Block 1/3318, ~~fronting 189.56 feet on the south line of Davis Street and 356.46~~ approximately 151 feet on the west line of Rosemont Avenue; all of City Block A/3269, fronting 150 feet on the north line of Eighth Street and 200 feet on the west line of Rosemont Avenue; all of City Block 1/3269, fronting 150 feet on the south line of Eighth Street and 150 feet on the west line of Rosemont Avenue; all of Lots 1 through 11 in City Block 30/3287, fronting on the west line of Rosemont Avenue, between Eighth Street and Jefferson Boulevard; all of Lots 2 through 13 in City Block 41/3298, fronting on the west line of Rosemont Avenue, between Jefferson Boulevard and Wentworth Street; all of Lots 1 through 9 of City Block 53/3299, fronting on the west line of Rosemont Avenue, south of Wentworth Street; all of Lots 1 and 2 in City Block 2/3268, fronting on the east line of Rosemont Avenue between Davis and Seventh Streets; and all of City Block 3/3267, bounded by Montclair Avenue, Davis Street, Windomere Avenue and Seventh Street, containing approximately 165.71 acres.

TRACT II

BEING all of Lots 3 and 4 in City Block 2/3268, fronting Montclair Avenue, between Davis and Seventh Streets; all of Lot 1 in City Block 41/3298, fronting on the south line of Jefferson Boulevard and the west line of Rosemont Avenue; all of Lot 1 in City Block 38/3295, fronting on the south line of Jefferson Boulevard and the east line of Windomere Avenue; all of Lots 3 and 4 in City Block 32/3289, fronting on the north line of Jefferson Boulevard and the west line of Edgefield Avenue; all of Lot 5 in City Block 33/3280, fronting on the north line of Jefferson Boulevard and the east line

of Edgefield Avenue; all of Lot 8 in City Block 34/3281, fronting on the north line of Jefferson Boulevard and the east line of Clinton Avenue; all of Lots 10 and 11 in City Block 35/3282, fronting on the north line of Jefferson Boulevard and the east line of Winnetka Avenue; all of Lots 12 and 13 in City Block 35/3282, fronting on the north line of Jefferson Boulevard and the west line of Willomet Avenue; and a portion of the west half of Lot 1A in City Block 2/3268 ~~all of Lots 11 and 12 in City Block 36/3283~~, fronting on the north line of Jefferson Boulevard and the east line of Willomet Avenue; all of Lot 25 in City Block 46/3291, fronting on the south line of Jefferson Boulevard and the west line of Willomet Avenue; and all of Lot 1 in City Block 46/3291, fronting on the south line of Jefferson Boulevard and the east line of Winnetka Avenue, containing approximately 165.71 acres.

TRACT III

~~BEING the southern 50 feet of Lots 1 through 3 in City Block IA/3528, fronting 50 feet on the west line of Edgefield Avenue, and 150 feet on the north line of Twelfth Street; all of City Block 4/3266, bounded by Windomere Avenue, Davis Street, Edgefield Avenue, and Seventh Street; all of City Block 5/3257, bounded by Edgefield Avenue, Davis Street, Clinton Avenue and Seventh Street; all of City Block 6/3256, bounded by Clinton Avenue, Davis Street, Winnetka Avenue and Seventh Street; all of City Block 7/3255, bounded by Winnetka Avenue, Davis Street, Willomet Avenue and Seventh Street; all of Lots 1 and 2 in City Block 8/3254, fronting on the south line of Davis Street and the east line of Willomet Avenue; all of Lots 17 and 18 in City Block 17/3472, fronting 150 feet on the north line of Davis Street and 100 feet on the east line of Edgefield Avenue; all of Lots 1 and 2 in City Block 17/3472, fronting 150 feet on the north line of Davis Street and 100 feet on the west line of Clinton Avenue; and all of Lots 17 and 18 in City Block 13/3464, fronting 150 feet on the north line of Davis Street and 100 feet on the east line of Clinton Avenue. containing approximately 0.34 acres.~~

TRACT III(a)

~~That **Tract III(a)** in Article 87 is the following described property, to wit:~~

~~BEING all of Lot 3 and part of Lot 4 in City Block 5/3257, fronting approximately 125 feet on the south line of Davis Street, fronting~~

~~approximately 125 feet on the west line of Clinton Avenue, and containing approximately 17,146 square feet, and being more particularly described in Exhibit A, which is attached to and made a part of this ordinance.~~

TRACT III(b)

~~That Tract III(b) in Article 87 is the following described property, to wit:~~

~~BEING all of Lot 2 in City Block 17/3472, fronting approximately 50 feet on the west line of Clinton Street beginning at a point that is approximately 50 feet north of the north line of West Davis Street, having a depth of approximately 150 feet and containing approximately 7,500 square feet, and being more particularly described in Exhibit A, which is attached to and made a part of this ordinance.~~

Tract IV(a)

BEING all of Lots 1 through 4 in City Block 4/3266; Lots 1 and 2 in City Block 5/3257; Lots 1, 2, 17 and 18 in City Block 17/3472; Lots 17 and 18 in City Block 13/3464; Lots 1 through 4 in City Block 7/3255; Lots 1 and 2 in City Block 8/3254, containing approximately 7.82 acres.

Tract IV(b)

BEING all of Lots 1 through 4 in City Block 6/3256, containing approximately 0.92 acres.

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Tract IV(c)

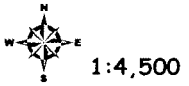
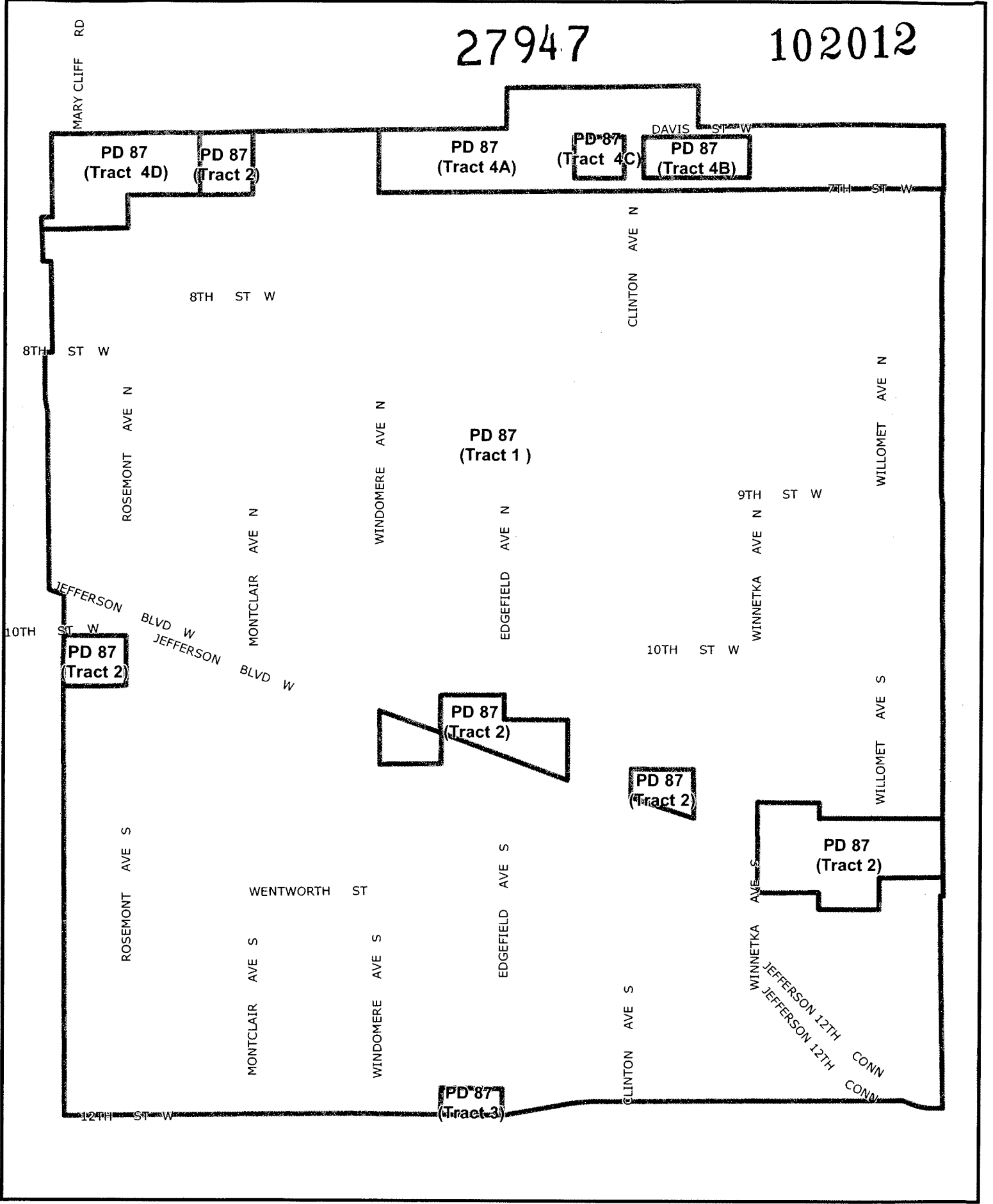
BEING all of Lots 3 and 4 in City Block 5/3257, containing approximately 0.43 acres.

Tract IV(d)

BEING all of (platted) Lot 9 in City Block 1/3318 and a portion of the west half of Lot 1A in City Block 2/3268, containing approximately 2.47 acres.

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PD 87/H-15
Subarea Map