

8/2/84

ORDINANCE NO. 18357

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

Being a tract of land in City Block 1032 located at the south corner of Cedar springs Road and Oak Lawn Avenue, fronting 121 feet on the southwest line of Cedar Springs Road and fronting 269.62 feet on the southeast line of Oak Lawn Avenue, and containing 31,315 square feet of land,

from a GR General Retail District to a GR-H/27 District; establishing new Historic Overlay District No. 27 (the Oak Lawn Methodist Church) and providing procedures, regulations, and preservation criteria pertaining to that district; providing a penalty not to exceed \$1000; providing a saving clause; providing a severability clause; and providing an effective date.

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

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

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of

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the Dallas City Code, as amended, is amended by changing the zoning classification from a GR General Retail District to a GR-H/27 District on the following described property ("the Property"), to-wit:

Being a tract of land in City Block 1032 and further described as follows:

BEGINNING at the intersection of the southwest line of Cedar Springs Road and the southeast line of Oak Lawn Avenue;

THENCE in a southeasterly direction along the southwest line of Cedar Springs Road, a distance of 121 feet to a point for corner on the northwest line of a 10 feet wide public alley;

THENCE in a southwesterly direction along said alley line, a distance of 145 feet to a point for corner in a line, said line being approximately 135 feet northeast of and parallel to the northeast line of Dickason Avenue;

THENCE in a northwesterly direction along said line, a distance of approximately 19 feet to a point for corner in a line, said line being approximately 183 feet northwest of and parallel to the northwest line of Welborn Street;

THENCE in a southwesterly direction along said line, a distance of approximately 135 feet to a point for corner on the northeast line of Dickason Avenue;

THENCE in a northwesterly direction along the northeast line of Dickason Avenue, a distance of approximately 89.88 feet to a point for corner on a 14.51 foot corner clip at the intersection of the northeast line of Dickason Avenue and the southeast line of Oak Lawn Avenue;

THENCE in a northerly direction along said corner clip, a distance of 14.51 feet to a point for corner on the southeast line of Oak Lawn Avenue;

THENCE in a northeasterly direction along the southeast line of Oak Lawn Avenue, a distance of 269.62 feet to a point on the southwest line of Cedar Springs Road, the place of beginning, and containing approximately 31,315 square feet of land

SECTION 2. That a person shall not make alterations to the Property without first obtaining a certificate of

appropriateness in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

SECTION 3. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the City of Dallas.

SECTION 4. That the director of planning and development shall correct Zoning District Map No. I-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

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

SECTION 6. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except

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as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALES LIE MUNCY, City Attorney

By 
Assistant City Attorney

Passed and correctly enrolled AUG 15 1984

Zoning File No. Z834-197/6408-N

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PRESERVATION CRITERIA

While the existing structure will continue to be used as a church facility and no other use is being considered, staff recommends that all existing elements should be preserved as is. No new construction or remodeling is anticipated at this time, but any repairs, renovations or replacements due to maintenance and or accidental damage shall meet the following guidelines:

CRITERIA

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only brick of equal texture, grain, color and module size of existing main structure as practicable. Reconstruction, renovation or repair of the stone elements of each facade and tower shall employ only carved stone or concrete of equal texture, grain, color and module size of the existing elements as practicable.

2. Fenestrations and Openings

Existing openings in all facades shall remain intact and new openings shall not be permitted. The relationship existing between brick walls, carved stone, windows and door openings shall be maintained and preserved as is. All stained glass windows which are visible from the exterior of the building shall remain in place. No tinted or reflective glass shall be allowed in any window opening.

3. Roof

The slope, configuration and surface pattern of the existing roof shall be maintained and preserved as is. No new vertical extensions shall be allowed and all existing extensions, gables and towers shall be preserved. All replacements or repairs to the church shall employ a roofing material comparable with the existing roof in texture, design and color.

4. Embellishments and Detailing

All ornamental detailing enumerated below shall remain intact and be preserved as is. Any reconstruction, renovation or replacement of the listed items shall be identical in composition and texture as practicable.

A. Carved Stone: The carved stone used as trim and detailing around doors and windows, as well as on the primary facades.

B. Parapets: The parapets exhibited on the two towers.

C. Ornamental brick work.

5. Color

The coloring of existing facade materials shall remain as is. Any painting or use of new materials due to additions, extensions, alterations, repairs and maintenance shall comply with the coloring of existing materials.

- A. Predominate facade material: The existing natural color of the brick shall be preserved and unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. A clear sealant may be applied as necessary. The color of any additions or alterations to the church shall coincide as nearly as practicable to the existing color range.
- B. Trim colors: The existing natural color of the carved stone or concrete shall be preserved and remain unpainted. There will be no alterations with the exception of maintenance cleaning as necessary. A clear sealant may be applied as necessary.

6. Lighting and Landscaping

Exterior lighting and the placement and removal of trees and shrubs shall be approved by the Historic Landmark Preservation Committee prior to commencement of work.

7. Public Improvements

All proposed public improvements of streets and associated R.O.W. abutting the structure shall be approved by the Historic Landmark Preservation Committee prior to commencement of work.

8. Signs

Upon passage of the ordinance, all signs and their structural supports shall be removed from the existing building facade. All new signs shall be designed to be compatible with the architectural qualities of the existing main structure. All new signs shall be approved by the Historic Landmark Preservation Committee prior to the issuance of a sign permit.

