

ORDINANCE NO. 15382

An Ordinance amending the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as Volume III of the Dallas City Code, as amended, by rezoning the following described property from its present Central Area District 1 to a permanent Central Area District 1 - Historic/5, to wit:

BEING a part of City Block A/15 and including portions of the rights-of-way of Houston Street, and Reunion Boulevard, and being more particularly described as follows:

BEGINNING at a point in the west line of Houston Street, said point being 300.26 feet south 14°33' east from the south line of Commerce Street;

THENCE north 75°27' east, perpendicular to the west line of Houston Street, crossing said street, a distance of 80.00 feet to a point for corner in the east line of Houston Street;

THENCE south 14°33' east along said east line of Houston Street, a distance of 717.54 feet to a point for corner;

THENCE south 75°27' west, perpendicular to said east line of Houston Street, crossing said street, a distance of 80.00 feet to a point in the west line of Houston Street, said point also being the beginning of the south line of Reunion Boulevard and being the beginning of a curve to the left with a radius of 60.00 feet and a central angle of 134°52';

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THENCE in a northwesterly, westerly and southwesterly direction along said curve to the left, a distance of 141.23 feet to a point in the southeast line of Reunion Boulevard;

THENCE south 30°35' west along the southeast line of Reunion Boulevard, a distance of 197.80 feet to a point, said point being the beginning of a curve to the right, said curve having a radius of 374.00 feet and a central angle of 22°27'47";

THENCE in a southwesterly direction along said curve, and continuing along the southeast line of Reunion Boulevard, a distance of 146.63 feet to a point in the east line of the railroad right-of-way, said point being on a curve to the right having a radius of 1182.05 feet and a central angle of 7°26'53";

THENCE in a northwesterly direction along said curve to the right, across Reunion Boulevard, along said east line of the railroad right-of-way and along the west line of City Block A/15, a distance of 153.66 feet to a point;

THENCE north 14°30'40" west along the east line of the railroad right-of-way and along the west line of City Block A/15, a distance of 876.79 feet to a point, said point being the beginning of a curve to the left having a central angle of 2°51'09" and a radius of 960.69 feet;

THENCE in a northwesterly direction along said curve to the left and along said east line of the railroad right-of-way, a distance of 47.83 feet to a point in the northeast line of Reunion Boulevard, said line also being a curve to the right having a central angle of 24°35'37" and a radius of 374.00 feet;

THENCE in a southeasterly direction along said curve to the right and along the northeast line of Reunion Boulevard, a distance of 160.54 feet;

THENCE south 59°25' east along said northeast line of Reunion Boulevard, a distance of 195.44 feet to a point, said point being the beginning of a curve to the left having a central angle of 135°08' and a radius of 60.00 feet;

THENCE in a southeasterly, easterly and northeasterly direction along said curve to the left, a distance of 141.51 feet to a point in the west line of Houston Street, the PLACE OF BEGINNING and containing approximately 8.28 acres of land.

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JCC

Providing that Union Terminal, located on the property described above, shall be an Historic Landmark as provided in Sections 3-100, 4-121, 10-1901 and 10-1092 of the Comprehensive Zoning Ordinance of the City of Dallas; providing for specific criteria for preservation of the exterior of the Union Terminal; providing a penalty; providing a severability clause; and providing an effective date.

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

WHEREAS, said Committee has thoroughly familiarized itself with the buildings, land, areas and districts within the City which may be eligible for designation as Historic Landmarks and has recommended to the City Plan Commission that the area hereinabove described containing the building commonly known as Union Terminal, be designated as an Historic Landmark; and

WHEREAS, the City Plan Commission, with a quorum of said body in attendance, held a public meeting on the 20th day of May, 1976, after advertising said public hearing according to law, in order to consider the suggested designation of Union Terminal as an Historic Landmark, and at the close of such hearing, recommended that Union Terminal be designated as an Historic Landmark, and made its recommendations to the City Council; and

WHEREAS, the City Council, on the 28th day of June, 1976, held a public hearing on the proposed designation of Union Terminal as an Historic Landmark, as recommended by the City Plan Commission, after notice was given according to law, at which hearing every property owner and interested person to be heard on the zoning revision was afforded an opportunity to be heard; and

WHEREAS, at the conclusion of said hearing, the City Council approved the recommendation of the City Plan Commission; Now, Therefore,

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

SECTION 1. That the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as CHAPTER 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, be, and it is hereby amended insofar as it applies to the property hereinafter

described, which is rezoned from its present Central Area District 1 to a permanent Central Area District 1 - Historic/5, subject to the conditions and modifications hereinafter specified, to wit:

BEING a part of City Block A/15 and including portions of the rights-of-way of Houston Street, and Reunion Boulevard, and being more particularly described as follows:

BEGINNING at a point in the west line of Houston Street, said point being 300.26 feet south $14^{\circ}33'$ east from the south line of Commerce Street;

THENCE north $75^{\circ}27'$ east, perpendicular to the west line of Houston Street, crossing said street, a distance of 80.00 feet to a point for corner in the east line of Houston Street;

THENCE south $14^{\circ}33'$ east along said east line of Houston Street, a distance of 717.54 feet to a point for corner;

THENCE south $75^{\circ}27'$ west, perpendicular to said east line of Houston Street, crossing said street, a distance of 80.00 feet to a point in the west line of Houston Street, said point also being the beginning of the south line of Reunion Boulevard and being the beginning of a curve to the left with a radius of 60.00 feet and a central angle of $134^{\circ}52'$;

THENCE in a northwesterly, westerly and southwesterly direction along said curve to the left, a distance of 141.23 feet to a point in the southeast line of Reunion Boulevard;

THENCE south $30^{\circ}35'$ west along the southeast line of Reunion Boulevard, a distance of 197.80 feet to a point, said point being the beginning of a curve to the right, said curve having a radius of 374.00 feet and a central angle of $22^{\circ}27'47''$;

THENCE in a southwesterly direction along said curve, and continuing along the southeast line of Reunion Boulevard, a distance of 146.63 feet to a point in the east line of the railroad right-of-way, said point being on a curve to the right having a radius of 1182.05 feet and a central angle of $7^{\circ}26'53''$;

THENCE in a northwesterly direction along said curve to the right, across Reunion Boulevard, along said east line of the railroad right-of-way and along the west line of City Block A/15, a distance of 153.66 feet to a point;

THENCE north $14^{\circ}30'40''$ west along the east line of the railroad right-of-way and along the west line of City Block A/15, a distance of 876.79 feet to a point, said point being the beginning of a curve to the left having a central angle of $2^{\circ}51'09''$ and a radius of 960.69 feet;

THENCE in a northwesterly direction along said curve to the left and along said east line of the railroad right-of-way, a distance of 47.83 feet to a point in the northeast line of Reunion Boulevard, said line also being a curve to the right having a central angle of $24^{\circ}35'37''$ and a radius of 374.00 feet;

THENCE in a southeasterly direction along said curve to the right and along the northeast line of Reunion Boulevard, a distance of 160.54 feet;

THENCE south $59^{\circ}25'$ east along said northeast line of Reunion Boulevard, a distance of 195.44 feet to a point, said point being the beginning of a curve to the left having a central angle of $135^{\circ}08'$ and a radius of 60.00 feet;

THENCE in a southeasterly, easterly and northeasterly direction along said curve to the left, a distance of 141.51 feet to a point in the west line of Houston Street, the PLACE OF BEGINNING and containing approximately 8.28 acres of land.

SECTION 2. That the building known as Union Terminal, located on the above described property, be and it is hereby declared to be an Historic Landmark, as provided in CHAPTER 19A of the Dallas City Code.

SECTION 3. That no additions to or redevelopment of the external portion of Union Terminal shall adversely affect any historical or architectural feature of the building. All alterations, reconstructions and additions to the external portion of the building shall conform to the following criteria:

I. OVERALL CRITERIA

- A. FACADE COLOR - The off white color of the facade, including window frames, shall be maintained.
- B. ROOF SHAPE - The flat roof design shall be maintained.
- C. MATERIAL - Brick and masonry construction shall be maintained.
- D. FACADE OPENINGS - The symmetry, rhythm, size and shape of facade openings shall be maintained.
- E. GLASS - Reflective glass shall not be used in the building.
- F. FACADE SYMMETRY - The horizontal symmetry of the building shall be maintained.
- G. STRING COURSES - The use of continuous string courses shall be maintained throughout the building.

II. CRITERIA FOR THE EAST FACADE

- A. RHYTHM OF FACADE TREATMENT - The rhythm of the following items shall be maintained: Columned opening, embellished border opening, relief terra-cotta ornament, central columned archway, relief terra-cotta ornament, and embellished border opening.
- B. CENTRAL ARCHWAY - The central archway shall remain unaltered.
- C. SHAPE - The long horizontal shape of the facade shall not be shortened or made irregular.
- D. FACADE RELIEF - The symmetrically distributed facade relief shall be maintained.
- E. CLASSIC ORNAMENTATION - The following ornamentation shall remain unaltered: Columns, balustrades, urns, decorative terra-cotta, and moldings.

III. CRITERIA FOR NORTH AND SOUTH FACADE

- A. RHYTHM OF FACADE OPENINGS - The rhythm and symmetry of facade openings shall be maintained.
- B. CLASSIC ORNAMENTATION - Decorative terra-cotta, balustrades, and moldings shall remain unaltered.
- C. CANOPY AND DECORATIVE CHAIN - The canopy and decorative chain shall remain unaltered.

SECTION 4. That all existing signs may remain in place. All new signs shall be designed to be compatible with the architectural qualities of the building, and shall be reviewed and approved by the Historic Landmark Preservation Committee prior to the issuance of a sign permit.

SECTION 5. That all proposed public improvements other than sub-surface improvements shall be reviewed by the Historic Landmark Preservation Committee prior to the initiation of work.

SECTION 6. That a person who violates a provision of this Ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$200.

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.

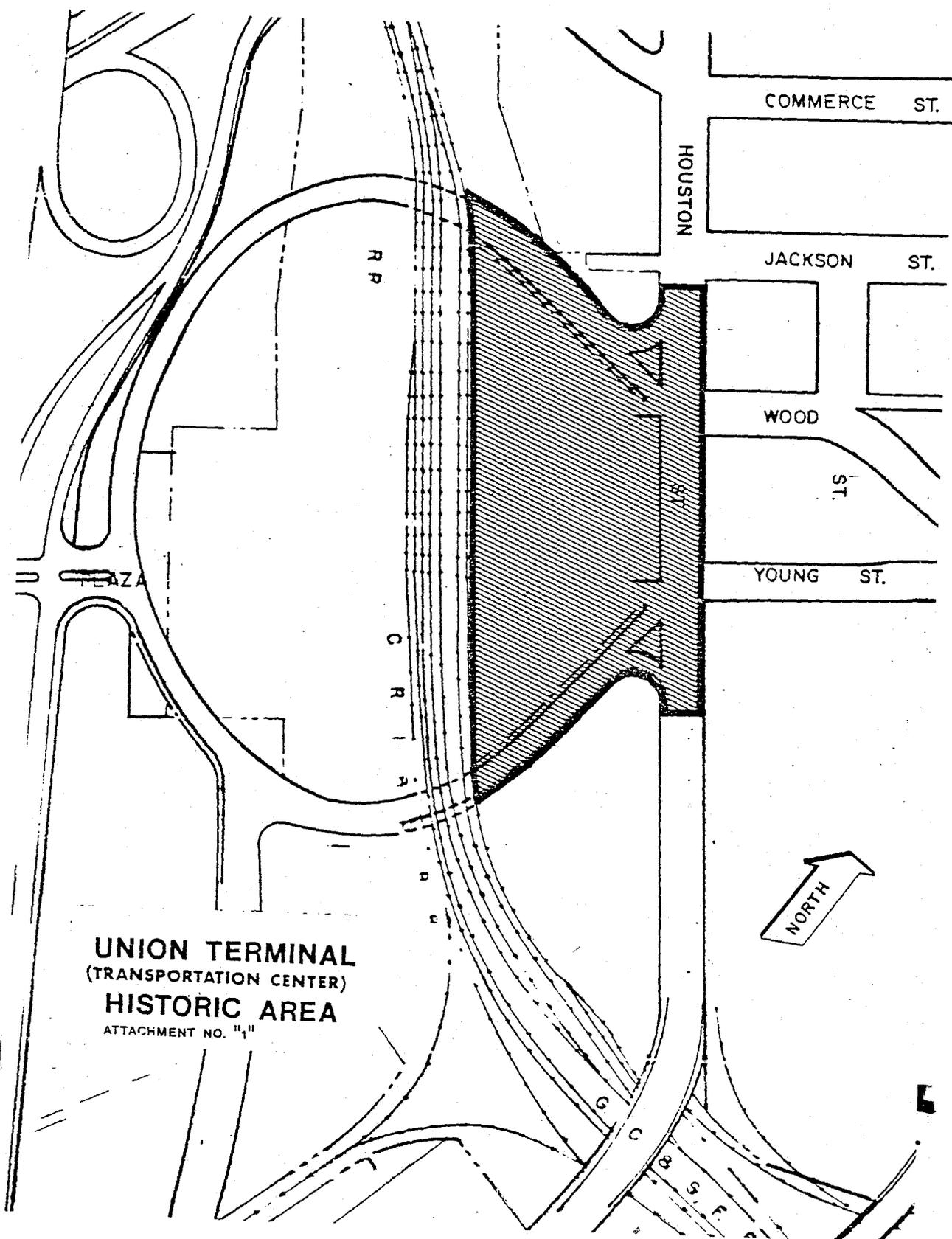
APPROVED AS TO FORM:

LEE E. HOLT, City Attorney

BY

Assistant City Attorney

PASSED: JAN 17 1977
CORRECTLY ENROLLED JAN 17 1977
Lee E. Holt
City Attorney
ATTEST:
Robert S. Sloan
City Secretary



UNION TERMINAL
(TRANSPORTATION CENTER)
HISTORIC AREA
ATTACHMENT NO. "1"

