

ORDINANCE NO. 17459

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

Being a tract of land in City Blocks 116 and 116-1/2 located at the west corner of St. Paul Street and Ervay Street, fronting approximately 229.85 feet on the northeast line of Ervay Street and fronting approximately 492.11 feet on the southwest line of St. Paul Street and containing 1.278 acres of land.

shall be changed from its present Heavy Commercial District to a Heavy Commercial Historic Overlay District No. 20; providing for specific criteria for the historic preservation of the property and structures; providing a penalty; providing a savings clause; providing a severability clause; and providing an effective date.

WHEREAS, the City Plan Commission and the City Council in compliance with the Charter, the State Law and the Dallas Development Code have given the required notices and after holding public hearings regarding the rezoning, the City Council finds that it is in the public interest to grant the rezoning and designate the property as a Historic Landmark, subject to the conditions set out herein; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, be, and the same is, hereby amended insofar as it applies to the property hereinafter

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described, which is rezoned from its present Heavy Commercial District to a Heavy Commercial Historic Overlay District No. 20, to-wit:

Being a tract of land situated in the City and County of Dallas, Texas, said tract out of the John Grigsby Abstract #495 in the City of Dallas Blocks #116 and 116-1/2 and being part of a tract of land conveyed to the Ambassador Hotel Company dated April 19, 1955, and of all parcels "A" and "B" described by deed to Ambassador Hotel dated September 28, 1962, and recorded in the Deed Records of Dallas County, Texas, said tract being more fully described as follows:

Beginning at the intersection of the south line of East R. L. Thornton Freeway with the southwest line of St. Paul Street;

THENCE along said line of St. Paul Street southeasterly, with a curve to the left that has a central angle of $16^{\circ} 36' 00''$ and a radius of 411.41 feet, a distance of 119.19 feet to a point;

THENCE South $51^{\circ} 36' 31''$ East, 186.22 feet with the southwest line of St. Paul Street to the beginning of a curve to the right that has a central angle of $37^{\circ} 18' 24''$ and a radius of 286.72 feet; THENCE southerly around said curve to the right, 186.68 feet to the end of said curve and the beginning of another curve which has a central angle of $125^{\circ} 28' 04''$ and a radius of 36.74 feet;

THENCE Southerly with a curve to the right, 80.45 feet to a point in the north line of South Ervay Street;

THENCE North $41^{\circ} 33' 40''$ West, 16.85 feet with the North line of South Ervay Street to a point for corner;

THENCE North $73^{\circ} 10' 17''$ West 213.0 feet with the North line of South Ervay Street to a point for corner;

THENCE North $16^{\circ} 48' 43''$ East, 146.90 feet to a point for corner;

THENCE North 45° West, 89.82 feet to a point for corner;

THENCE North 45° East, 10.0 feet to a point for corner;

THENCE North 45° West, 77.13 feet to a point for corner;

THENCE North 45° East, 20.0 feet to a point for corner;

THENCE North 45° West, 44.0 feet to a point for corner;

THENCE South 45° West, 19.0 feet to a point for corner;

THENCE North 45° West, 42.52 feet to a point in the south line of East R. L. Thornton Freeway;

THENCE South 87° 44' 40" East, 65.74 feet with said south line of East R. L. Thornton Freeway to the Place of Beginning, and containing 1.278 acres of land, more or less.

SECTION 2. That no development of the property shall adversely affect any historical or architectural feature of the building. All alterations, reconstructions and additions to the property or external portion of any structure shall conform to the following criteria:

Criteria attached as Exhibit A.

SECTION 3. That the Director of the Department of Planning and Development shall correct Zoning District Map No. K-7 in the Offices of the City Secretary, the Building Official and the Department of Planning and Development to reflect the herein changes in zoning.

SECTION 4. No building permit for the above described property shall be issued by the Building Official unless the applicant has complied with Section 51-4.501 of the Dallas Development Code, as amended.

SECTION 5. 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 6. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except

as amended by this Ordinance.

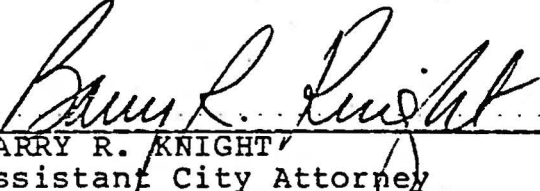
SECTION 7. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. This ordinance shall take effect immediately from and after its passage 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


BARRY R. KNIGHT
Assistant City Attorney

Passed and correctly enrolled JUN 30 1982

Zoning File No. Zoning File No. Z812-230/5802-S

5745K/wp

1747

CRITERIA

1. Surface Materials

Reconstruction, renovation or repair of the opaque elements of each facade shall employ only stucco of equal texture, grain and color of the existing main structure as practicable. If the stucco is removed and the brick facade exposed in the future, any reconstruction, renovation or repair of the facade shall employ only brick of equal texture, grain, color and module size of the existing facades as practicable.

2. Fenestrations and Openings

Existing openings in the protected facades shall remain intact and new openings shall not be permitted. New or replacement windows shall have one over one window pane arrangements with mullions that match existing windows. Tinted or reflect glass shall not be permitted, however, insulating glass may be used. All exterior window awnings, shades, or shutters shall be subject to Landmark Committee review. The relationship between stucco walls, windows, and door openings shall be maintained.

3. Roof

The slope, configuration, and surface pattern of the existing roof shall be maintained. No new vertical extensions shall be allowed and all existing extension parapets and tile shall be preserved. All replacements or repairs to the designated structure shall employ a tile comparable to the existing roof in texture, design, size and color.

4. Embellishments and Detailing

All ornamental detailing listed below shall remain intact. Any reconstruction, renovation, or replacement of these detail elements shall be identical in composition and texture as practicable.

A. Decorative stone and brick arch over the west facade's entrance.

B. Decorative brick work on the frieze along the roofline.

C. The limestone belt course along the base of the building.

5. Color

The color of the existing facade, including additions, extensions, alterations, and repairs, shall be preserved as is. Where appropriate, paint colors for the facade, trim, and tile roof shall be selected from the Munsell Color System as outlined in the Munsell Book of Color, Neighborhood Hues Collection, 1973.

The predominate facade color shall be white and the trim color shall be white, also. The roof tile shall remain the current color red. Should the existing stucco facade ever be removed, the exposed underlying brick shall remain unpainted. The above mentioned white and red shall conform to a color range to be determined by the Munsell Color System rating.

6. Lighting and Landscaping

All plans for exterior lighting and the placement and removal of trees and shrubs shall be approved by the Landmark Committee prior to commencement of work. All plans for parking and ingress and egress to the site shall be approved by the Landmark Committee.

EXHIBIT A

7. Public Improvements

All proposed public improvements of streets and associated rights-of-way abutting the site shall be approved by the Landmark Committee prior to commencement of the work.

8. Signs

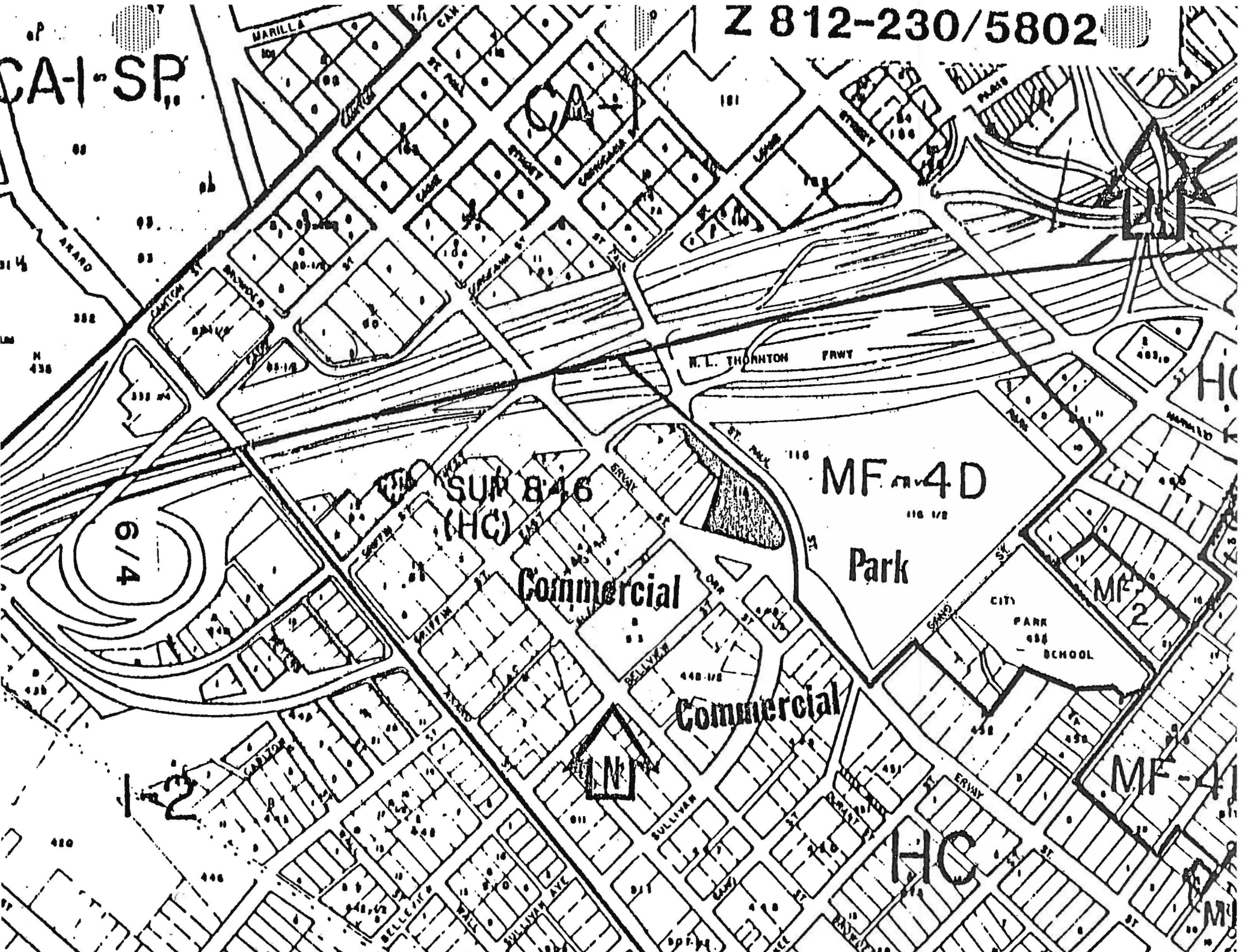
No signs shall be erected on the site nor attached to the structure without the approval of the Landmark Committee. In addition, all signage shall meet City of Dallas Sign Ordinance (1983) regulations. Signage shall be compatible with the architectural qualities of the existing main structure.

It is recommended that all signage attached to the structure be placed in the facade voids located beneath cornice lines and above the topmost facade openings. Signage on additions to the structure and on accessory structures (when appropriate) shall conform to the same guidelines as signage on the designated structure. In no case shall a sign permit be issued without Landmark Committee review and approval.

EXHIBIT A

Z 812-230/5802

CA-SP



SUN 846
(HC)

MF-4D

Commercial

Park

Commercial

HC

MF-2

MF-4

6/4

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IN

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