

6/24/81

ORDINANCE NO. 17020

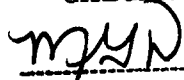
An Ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by changing the zoning and classification of the following described property to-wit:

Being a part of City Block 1/1000, bounded by Dallas North Tollway on the east, Harry Hines Boulevard on the southwest and the right-of-way for the Oak Lawn Avenue interchange with Harry Hines Boulevard and Dallas North Tollway on the northwest, and containing approximately 0.856 acres of land.

shall be changed from its present Industrial-2 District to an Industrial-2-Historic District/14 District; providing for a penalty not to exceed \$200; providing for a savings clause; providing for a severability clause; and providing an effective date.

WHEREAS, the City Zoning Commission of the City of Dallas and the Governing body of the City of Dallas in compliance with the Charter and the State Law with reference to the Zoning Ordinance Regulations and Zoning Map, have given requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested, situated in the affected area and in the vicinity thereof, the Governing Body of the City of Dallas is of the opinion that the Zoning changes should be made as set forth herein; Now, Therefore,

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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 the property hereinafter described shall be classified and placed into the use district hereinafter set forth and be subject to the provisions of said ordinance generally; and the Zoning Map or Plat be, and is, hereby amended and corrected so that the property hereinafter described, which is presently zoned Industrial-2 District, to-wit:

Being a part of City Block 1/1000, bounded by Dallas North Tollway on the east, Harry Hines Boulevard on the southwest and the right-of-way for the Oak Lawn Avenue interchange with Harry Hines Boulevard and Dallas North Tollway on the northwest, and containing approximately 0.856 acres of land.

shall hereafter be zoned as an Industrial-2-Historic District/14 District District.

SECTION 2. That this Historic District designation shall be subject to the following Preservation Criteria:

1. Surface Materials

Reconstruction, renovation, or repair of the facade shall employ only brick and stone of equal texture, grain, color, and module size of the existing main structure, as practicable. Additions to the structure shall employ the same materials, building forms, and style elements as the main structure.

2. Fenestration and Openings

Existing openings in the facade shall remain intact and new openings shall not be permitted. New or replacement windows shall be multi-paned with mullions and glass segments that

match existing windows or shall be typical of the period and style of the building. Tinted or reflective glass shall not be permitted, however, insulating glass may be used. All exterior window awnings, shades, or shutters shall be subject to Historic Landmark Preservation Committee (H.L.P.C.) approval. The relationship between brick walls, windows, and door openings shall be maintained. Existing windows and doors shall be maintained. New window and door openings shall not be permitted.

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 extensions, gables, clearstories, and skylights shall be preserved. All replacements or repairs to the designated structure shall employ a roofing material comparable to the existing roof in texture, design, 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. Ornamental stone cornices, pediments, caps, brackets, and stone work.
- B. Metal trim located along cornice lines.
- C. Decorative brick arches and corbelling.
- D. Parapets and stepped gables.

5. Color

A. **Predominate Facade Material:** The existing, natural color of the brick and stone work shall be preserved and unpainted. There will be no alterations to the facade materials, except for necessary maintenance and cleaning. A clear sealant may be applied as necessary. The color of any accessory structures to the pump station shall coincide, as nearly as practicable, to the color and materials of the existing main structure. Where appropriate, paint colors for accessory structures shall conform to a color range defined by the Munsell Color System as outlined in the Munsell Book of Color, Neighborhood Hues Collection, 1973.

B. **Trim Colors:** Colors for all wood window and door frames, soffits, and other trim shall coincide with the hue,

value, and chroma listed in the Munsell Color Rating System. Where it is determined appropriate to paint metal trims, the same criteria and requirements shall apply as for wood trims. A clear sealant may be applied as a preservative. All existing concrete surfaces shall remain unpainted, however, foundation surfaces may be painted a natural or earth color (to be selected from the Munsell Color Rating System). Any stone or metal trim shall not be painted or altered, except for maintenance and cleaning. A clear sealant may be applied as a preservative.

6. Lighting and Landscaping

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

7. Public Improvements

All proposed public improvements of streets and associated rights-of-way abutting the site shall be approved by the H.L.P.C. 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 H.L.P.C. All signage shall meet City of Dallas Sign Regulations. Signage shall be compatible with the architectural qualities of the existing main structure.

When appropriate, all signage attached to the structure shall be placed in the following areas:

A. Facade voids located beneath cornice lines and above the topmost facade openings.

B. The stepped gables on the north elevation and the stepped parapet wall on the south elevation.

Signage on additions to the structure and on necessary 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 H.L.P.C. review and approval.

SECTION 3. That the Director of the Department of Urban Planning is hereby directed to correct Zoning District Map No.

I-7 in the offices of the City Secretary, the Building Official and the Department of Urban Planning to reflect the herein changes in zoning.

SECTION 4. That a person who violates a provision of this Ordinance, upon conviction, is punishable by a fine not to exceed \$200.


SECTION 5. 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 6. 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 7. 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


 BARRY R. KNIGHT
 Assistant City Attorney

JUN 24 1981

Passed and correctly enrolled _____

Zoning File No. Z801-227/5496-N

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