

ORDINANCE NO. 28231

An ordinance amending Article 621, "PD 621," (Old Trinity and Design District Special Purpose District) of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; creating new Subdistrict 1C; creating a new beer and wine manufacturing use; amending the subdistrict, definitions and interpretations, main use, accessory use, yard, lot, and space, off-street parking and loading, landscaping, and architectural design regulations in Sections 51P-621.102.1, 51P-621.103, 51P-621.106, 51P-621.107, 51P-621.109, 51P-621.110, 51P-621.112, and 51P-621.113 of Article 621; adding new Section 51P-621.103.1 of Article 621; deleting Section 51P-621.119 of Article 621; providing a new Exhibit 621A to show the boundary descriptions of Subdistricts 1, 1A, 1B, 1C, and 2; providing a new Exhibit 621B; 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 621 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Subsection (b), "Creation of Subdistricts," of Section 51P-621.102.1, "Creation of Subdistricts," of Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

“(b) Creation of subdistricts.

(1) This special purpose district is divided into five [~~four~~] subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, [~~and~~] 1B, and 1C are transit-oriented, mixed-use zoning districts for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, [~~and~~] 1B, and 1C retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses.”

SECTION 2. That Subsection (a) of Section 51P-621.103, "Definitions and Interpretations," of Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding new Paragraph (3.1), "Beer or Wine Manufacturing," to read as follows:

“(3.1) BEER OR WINE MANUFACTURING means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.”

SECTION 3. That Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding new Section 51P-621.103.1, "Exhibits," to read as follows:

"SEC. 51P-621.103.1.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: Property and Subdistrict Descriptions.
- (2) Exhibit 621B: Subdistrict Map.
- (3) Exhibit 621C: Meanders of the Old Trinity River Channel.
- (4) Exhibit 621D: Existing Railbeds.
- (5) Exhibit 621E: List of Native Plants.
- (6) Exhibit 621F: The Old Trinity and Design District "Woonerf-Living Streets" Conceptual Plan.
- (7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.
- (8) Exhibit 621H: Tower Orientation."

SECTION 4. That Subsection (a) of Section 51P-621.106, "Main Uses Permitted," of Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) Subdistricts 1, 1A, [and] 1B, and 1C.

- (1) Agricultural uses.
 - None permitted.
- (2) Commercial and business service uses.
 - Building repair and maintenance shop. [RAR]
 - Catering service.
 - Commercial cleaning or laundry plant. [SUP]

- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. *[RAR]*
- Labor hall. *[SUP]*
- Machine or welding shop. *[RAR]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Beer or wine manufacturing. *[Limited to Subdistrict 1C.]*
- Industrial (inside) for light manufacturing.
- Industrial (inside). *[RAR]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convent or monastery.
- Halfway house. *[SUP]*
- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Open-enrollment charter school. *[SUP]*
- Private school other than open-enrollment charter school. *[SUP]*
- Public school other than open-enrollment charter school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. *[RAR]*
- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard.]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[SUP]*
- Duplex.
- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]*
- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]*
- Multifamily.
- Retirement housing. *[SUP]*
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP. See Section 51A-4.210(b)(4).]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Antique shop.
- Art gallery.
- Art or craft production facility. *[Limited to 5,000 square feet or less of floor area.]*
- Auto service center. *[SUP]*
- Billiard hall. *[SUP]*
- Bingo parlor. *[SUP]*
- Business school.

- Car wash. [SUP]
- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Outside sales. [SUP]
- Personal service uses.
- Piercing salon. [SUP]
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [SUP]
- Swap or buy shop. [SUP]
- Taxidermist.
- Tattoo studio. [SUP]
- Temporary retail use.
- Theater. *[Limited to 1,000 seats or fewer.]*
- Truck stop. [SUP]
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Mini-warehouse. *[SUP, except with RAR only if all on-site circulation is internal to the structure.]*
- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Trade center.
- Warehouse."

SECTION 5. That Subsection (b) of Section 51P-621.107, "Accessory Uses," of Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(b) The following accessory uses are not permitted in Subdistricts 1, 1A, ~~and~~ 1B, and 1C:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communications tower.
- Day home.
- General waste incinerator.
- Private stable."

SECTION 6. That Subsection (a), “Subdistricts 1, 1A, and 1B,” of Section 51P-621.109, “Yard, Lot, and Space Regulations,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Subdistricts 1, 1A, ~~and~~ 1B, and 1C.

- (1) Front yard. No minimum front yard.
- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. No maximum density.
- (4) Floor area.

4.0. (A) For Subdistricts 1, ~~and~~ 1A, and 1C, maximum floor area ratio is

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(5) Height. Except as provided in this subsection, maximum height is:

(A) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(B) 130 feet for all other buildings and structures.

(5.1) Height bonuses for Subdistricts 1A and 1B. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet:

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B.):

(i) in Subdistrict 1A:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) in Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H;
and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(ii) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Paragraph 51P-621.113(c)(3).

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A and 1B, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B.).

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.”

SECTION 7. That Subsection (b), “Subdistricts 1, 1A, and 1B,” of Section 51P-621.110, “Off-Street Parking and Loading,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(b) Subdistricts 1, 1A, ~~and~~ 1B, and 1C.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, “Use Regulations,” for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

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(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G[F]) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H[G]) Furniture store. One space per 1,000 square feet of floor area.

(I[H]) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J[I]) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K[J]) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(L[K]) Office. One space per 358 square feet of floor area.

(M[L]) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(N[M]) Personal service uses. One space per 275 square feet of floor area.

(O[N]) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(P[Θ]) Single family.

- (i) One space per dwelling unit with one or fewer bedrooms.
- (ii) Two spaces per dwelling unit with more than one bedroom.
- (iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

- (i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and
- (ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

- (i) Industrial (inside). One space per 750 square feet of floor area.
- (ii) Office. One space per 450 square feet of floor area.

(C) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would

normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

<u>Use Category</u>	<u>% Morning</u>	<u>% Noon</u>	<u>% Afternoon</u>	<u>% Late Afternoon</u>	<u>% Evening</u>
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/ Showroom	100	75	100	65	35
All other	100	100	100	100	100

(5) **Cash in lieu of required parking.** A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required

where “national median cost per square foot” is the national median cost per square foot of a parking space in a parking garage. Both the “national median cost per square foot” and the “Dallas cost index” must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, [and] 1B, and 1C. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

(6) **Fees for required parking.** Fees may be charged for use of required parking.”

SECTION 8. That Subparagraph (A) of Paragraph (3), "Street Trees," of Subsection (a), "General Requirements Applicable to All Subdistricts," of Section 51P-621.112, "Landscaping," of Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(A) In Subdistricts 1, 1A, ~~[and]~~ 1B, and 1C, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site."

SECTION 9. That Subsection (b), "Subdistricts 1, 1A, and 1B," of Section 51P-621.112, "Landscaping," of Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(b) Subdistricts 1, 1A, ~~[and]~~ 1B, and 1C.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), "Parking Lot Trees," do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, "open space" means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, ~~and~~ 1B, and 1C cannot plant all of the required trees on the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

- (i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,
- (ii) along that portion of the Old Trinity Trail within this special purpose district, or
- (iii) along the meanders of the Old Trinity River channel, as shown on Exhibit 621C.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building facade across to the other building facade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the façade of the first building.

(B) Second, a parking area between six feet from the first building façade to 16 feet from the first building façade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building façade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building façade to six feet from the second building façade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the façade of the second building.”

SECTION 10. That Section 51P-621.113, “Architectural Design Guidelines,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-621.113.

ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, [and] 1B, and 1C. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, [and] 1B, and 1C.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, [and] 1B, and 1C. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

- (A) Benches or exterior seating areas (maximum of one every 50 feet).
- (B) Trash receptacles (maximum of five points).
- (C) Awnings/canopies along the front facade.
- (D) One five-bicycle stand per 100 feet of street frontage.
- (E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least \$2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means: fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points = 15) Five points are awarded per one third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and walls in Subdistricts 1, 1A, [and] 1B, and 1C. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping."

SECTION 11. That Section 51P-621.119, "Zoning Map," of Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is deleted as follows:

~~"[SEC. 51P-621.119. ZONING MAP.~~

~~PD 621 is located on Zoning Map Nos. I-6, I-7, J-6, and J-7.]"~~

SECTION 12. That the property and subdistrict descriptions, Exhibit 621A of Article 621, "PD 621," of Chapter 51P of the Dallas City Code is replaced by the Exhibit 621A attached to this article.

SECTION 13. That the subdistrict map, Exhibit 621B of Article 621, "PD 621," of Chapter 51P of the Dallas City Code is replaced by the Exhibit 621B attached to this article.

SECTION 14. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 15. 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 16. 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 17. 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

JUN - 8 2011

PROPOSED METES AND BOUNDS
PD 621
PROPERTY AND SUBDISTRICT DESCRIPTIONS

SUBDISTRICT 1

EXCLUDING Planned Development District (PDD) No. 339 (containing 9,865 square feet or 0.2265 acres, more or less); PDD No. 442 (containing 15,000 square feet or 0.344 acres, more or less); an area identified as Subdistrict 1B (containing 112,329 square feet or 2.5787 acres, more or less); an area identified as Subdistrict 1C (containing 8,940.00 square feet or 0.2052 acres, more or less); and an area identified as Subdistrict 2 (containing 301,357 square feet of 6.92 acres, more or less);

BEING a tract of land in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Wycliff/Sylvan Avenue with the north line of the meanders of the old Trinity River channel;

THENCE in a north easterly and southeasterly direction along the meanders of the old Trinity River channel to the point of intersection with the common line between Tracts 2 and 1 and Tract 5 in City Block 7893;

THENCE in a northeasterly direction, along said common tract line to the centerline of Market Center Boulevard;

THENCE in a southeasterly direction along the centerline of Market Center Boulevard to the point of intersection with the projected common line between Tract 1 and Tract 6 in City Block 7893;

THENCE in a southwesterly direction along said common tract line to the north line of meanders of the old Trinity River channel;

THENCE in an easterly direction and following the prolongation of the meanders of the old Trinity River channel to the centerline of Interstate Highway 35E;

THENCE in a southerly direction along the centerline of Interstate Highway 35E to the point of intersection with the centerline of Continental Avenue;

THENCE in a westerly direction along the centerline of Continental Avenue to the point of intersection with Industrial Boulevard;

THENCE in a northerly direction along the centerline of Industrial Boulevard to the point of intersection with Irving Boulevard;

THENCE in a northwesterly direction along the centerline of Irving Boulevard to the point of intersection with Wycliff/Sylvan Avenue;

THENCE in a northeasterly direction along the centerline of Wycliff/Sylvan Avenue to the POINT OF BEGINNING, and containing 14,737,276.897 square feet or 338.32 acres of land;

SUBDISTRICT 1A

BEING a tract of land in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Continental Avenue with the east Trinity River levee;

THENCE northeasterly along the centerline of Continental Avenue to the point of intersection with the centerline of Industrial Boulevard;

THENCE northerly along the centerline of Industrial Boulevard to the point of intersection with the centerline of Irving Boulevard;

THENCE northwesterly along the centerline of Irving Boulevard to the point of intersection with the centerline of Wycliff/Sylvan Avenue;

THENCE southerly along the centerline of Wycliff/Sylvan Avenue to its intersection with the centerline of the east Trinity River levee;

THENCE southeasterly along the centerline of the east Trinity River levee, to the POINT OF BEGINNING, and containing 8,466,318.48 square feet or 194.36 acres of land.

SUBDISTRICT 1B

Description of a 2.5787 acre (112,329 square foot) tract of land located in the James A. Sylvester Survey, Abstract Number 1483, City of Dallas, Dallas County, Texas, and being all of a called 1.493 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235288 of the Deed Records of Dallas County, Texas, said called 1.493 acre tract being a portion of Lot 5 and all of Lots 6 through 12, City Block 43/1001 of "Fifteenth Installment of the Trinity Industrial District" an addition to the City of Dallas as evidenced by the plat recorded in Volume 24, Page 225 of the Map Records of Dallas County, Texas, all of a called 0.3747 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235287 of said Deed Records, said called 0.3747 acre tract of land being the remainder of Lot 13, City Block 43/1001 of said "Fifteenth Installment of the Trinity Industrial District," all of a called 0.3637 acre tract of

land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235289 of said Deed Records and being a portion of City Block 1/1003 and all of a called 0.3450 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235292 of said Deed Records and being a portion of City Block 1/1003, said 2.5787 acre tract being described more particularly by metes and bounds as follows;

BEGINNING at 3/8-inch iron rod found (Controlling Monument) (CM) at the west corners of said called 1.493 acre tract and said Lot 12, being the intersection of the northeasterly right of way line of Hi Line Drive (a 160-foot wide right of way) as dedicated by said plat of "Fifteenth Installment of the Trinity Industrial District" and southeast right of way line of Edison Street (an 80-foot wide right of way) as dedicated by said plat of "Fifteenth Installment of the Trinity Industrial District";

THENCE, NORTH 29°54'51" EAST, along the common northwest lines of said called 1.493 acre tract and said Lot 12 and southeast right of way line of said Edison Street, passing at a distance of 200.01 feet a "PK" nail found for the common north corners of said called 1.493 acre tract and said Lot 12 and West corners of said called 0.3747 acre tract and said remainder of Lot 13, continuing along the common northwest lined of said called 0.3747 acre tract and said remainder of Lot 13 and southeast right of way line of said Edison Street, passing at a distance of 253.01 feet the common north corners of said called 0.3747 acre tract and said remainder of Lot 13 and west corner of said called 0.3637 acre tract, from said corner a 1/2-inch iron rod with plastic cap stamped "DC&A" bears North 29°54'51" East, a distance of 0.30 feet, continuing along the common northwest line of said called 0.3637 acre tract and southeast right of way line of said Edison Street, passing at a distance of 316.87 feet the common north corner of said called 0.3637 acre tract and west corner of said called 0.3450 acre tract, continuing along the common northwest line of said called 0.3450 acre tract and southeast right of way line of said Edison Street, for a total distance of 428.81 feet to the common northwest corner of said called 0.3450 acre tract and southwest corner of a called 791 square foot tract of land conveyed to the State of Texas for right of way for Interstate Highway Number 35 (IH 35) as evidenced by the deed recorded in Volume 2001090, Page 06047 of said Deed records;

THENCE, NORTH 86°40'58" EAST, departing said common line and along the common north line of said called 0.3450 acre tract, south line of said called 791 square foot tract and southwesterly right of way line of said IH 35 and, a distance of 25.07 feet to a 1/2-inch iron rod which cap stamped "HALFF" found for an angle point;

THENCE, SOUTH 39°40'39" EAST, departing said common line and along the common and north line of said called 0.3450 acre tract, southwest line of said called 791 square foot tract and southwesterly right of way line of said IH 35, a

distance of 35.99 feet to 1/2-inch iron rod with cap stamped "HALFF" found for an angle point of said called 0.3450 acre tract, common to the most southerly southeast corner of said called 791 square foot tract, and being in the southwest line of a called 0.9424 acre tract of land conveyed to the State of Texas for right of way for IH 35 as evidenced by the deed recorded in Volume 2001090, Page 06047 of said Deed Records;

THENCE, SOUTH 23°13'05" EAST, departing said common line and along the common northeast line of said called 0.3450 acre tract and southwest right of way line of said IH 35, passing at a distance of 188.45 feet the common southeast corner of said called 0.3450 acre tract and northeast corner of said called 0.3637 acre tract, continuing along the common northeast line of said called 0.3637 acre tract and said southwest right of way line of IH 35, for a total distance of 294.92 feet to a 1/2-inch rod found for the common southeast corner of said called 0.3637 acre tract and northeast corners of said called 0.3747 acre tract and said remainder of lot 13;

THENCE, SOUTH 05°31'05" EAST, departing said common line and along the common east lines of said called 0.3747 acre tract and said remainder of Lot 13 and southwest right of way line of said IH 35, a distance of 65.12 feet to a 1/2-inch rod with cap stamped "HALFF" found for the common southeast corners of said called 0.3747 acre tract and said remainder of Lot 13 and most easterly northeast corner of a called 0.439 acre tract of land conveyed to Studio 1330, Ltd. as evidenced by the deed recorded in Instrument No. 20070458271 of said Deed Records;

THENCE, NORTH 60°04'55" WEST, departing said common line and along the common southwest lines of said called 0.3747 acre tract and said remainder of Lot 13 and most northerly northeast line of said called 0.4939 acre tract, a distance of 3.21 feet to an "X" cut in concrete found for the common east corner of said called 1.493 acre tract and north corner of said called 0.439 acre tract;

THENCE, SOUTH 29°54'31" WEST, departing said common line and along the common southeast line of said called 1.493 acre tract and northwest line of said called 0.439 acre tract, a distance of 199.89 feet to a 3/4-inch iron rod found (CM) for the common south corner of said called 1.493 acre tract and west corner of said called 0.439 acre tract, being in the northeast right of way line of said Hi Line Drive;

THENCE, NORTH 60°06'10" WEST, departing said common line and along the common southwest lines of said called 1.493 are tract and said Lots 5 through 12 and northeast right of way line of said Hi Line Drive, a distance of 325.21 feet to the POINT OF BEGINNING and containing a calculated area of 2.5787 acres (112,329 square feet) within the metes and bounds recited herein.

SUBDISTRICT 1C

BEING a part of Lot 1, Block 31/7891 of TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 11, an addition to the City of Dallas, Texas, recorded in Volume 17, Page 1 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in deed to 2024 Farrington, Inc., recorded in Volume 89075, Page 2609 of the Deed Records of Dallas County, Texas and said tract being more particularly described as follows:

BEGINNING at the present intersection of the north R.O.W. line of Farrington Street (an 80' R.O.W.) with the west R.O.W. line of Pace Street (an 80' R.O.W.);

THENCE N 79°36'00" W, 59.60' along the north line of Farrington Street to the southeast corner of that same tract of land described in deed to RFVW, LLC, recorded in Instrument No. 201000030710 of the Deed Records of Dallas County, Texas;

THENCE N 10°24'00" E, 150.00' along the east line of said RFVW, LLC, property to a point for corner in the south line of Lot 3 of the aforementioned Trinity Industrial District, Installment No. 11 addition;

THENCE S 79°36'00" E, 59.60' along the south line of said Lot 3 to a point for corner in the west line of Pace Street;

THENCE S 10°24'00" W, 150.00' along the west line of Pace Street to the Point of Beginning and containing 8,940.00 square feet or 0.2052 acres of land.

SUBDISTRICT 2

BEING three tracts of land situated in the Garrett Fox Survey, Abstract No. 1679, Dallas County, Texas, and further described as follows:

Being a 5.13 acre tract of land located in City of Dallas Block 2/409, and being part of Block 2 of the Trinity Industrial District, Installment No. 1, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 10, Page 93, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being that tract of land described in deed to GLI Acquisition Company as recorded in Volume 89001, Page 7233, D.R.D.C.T., and

Being a 29,072 square foot tract of land adjacent to official City of Dallas block number 1/409, Block 1 of the Trinity Industrial District, Installment No. 1, an addition of the City of Dallas, Dallas County, Texas recorded in Volume 10, Page 93 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being adjacent to official City of Dallas block number 2/409, Block 2 of said Trinity

Industrial District, Installment No. 1, and also being part of Dragon Street in said City of Dallas, and

Being a 1.117 acre tract of land being part of City of Dallas Block 1/409, and being part of Block 1 of the Trinity Industrial District, Installment No. 1, as recorded in Volume 10, Page 93, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that tract of land as described in Deed to Industrial Properties Corporation recorded in Volume 2973, Page 353, and being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Dragon Street (80' R.O.W.), and the North line of Continental Avenue (presently a 118' wide right-of-way, formerly Lamar-McKinney Street), said point being the southwesterly corner of said Block 2, Trinity Industrial District;

THENCE South 87° 26' 39" West, departing said East line and with said North line, a distance of 101.59 feet to a point, said point being the most southeasterly corner of a 44 square feet right-of-way easement described in deed to the City of Dallas as recorded in Volume 4825, Page 487, D.R.D.C.T.;

THENCE South 87° 26' 10" West along said north right-of-way line a distance of 178.88 feet to PK nail set in asphalt pavement for corner;

THENCE North 31° 41' 20" West departing said North line a distance of 249.19 feet to a PK nail set in asphalt corner, said corner being on the south right-of-way line of Wichita Street;

THENCE North 58° 18' 40" East along said south right-of-way line a distance of 165.00 feet to a point;

THENCE North 58° 18' 40" East, with said south line, a distance of 80.00 feet to a point, said point being in the northwest corner of that 5.13 acre tract of land described in deed to GLI Acquisition Company as recorded in Volume 89001, Page 7233, D.R.D.C.T., said point being at the present intersection of said south right-of-way line of Wichita Street with the east right-of-way line of said Dragon Street;

THENCE North 58° 18' 40" East departing said easterly line and along said southerly line, a distance of 453.00 feet to a 1/2-inch iron rod with a plastic cap stamped "HALFF ASSOC. INC." (hereafter referred to as "with cap") set at the intersection of said southerly line with the westerly line of Slocum Street (80' R.O.W., formerly Elder Street), said point being the northeasterly corner of said Block 2;

THENCE South 31° 41' 20" East, departing said southerly line along said westerly line, a distance of 399.65 feet to a 1/2-inch iron rod with cap set at the most northerly corner of that tract of land described in deed to the City of Dallas for right-of-way for U.S. Highway No. 77 (Interstate Highway 35E, a variable width right-of-way) as recorded in Volume 70166, Page 1645, D.R.D.C.T., said point being the point of curvature of a circular curve to the right having a radius of 200.00 feet;

THENCE departing said westerly line and along the westerly right-of-way line of said Interstate Highway 35E, and along said curve to the right, through a central angle of $31^{\circ} 54' 00''$ an arc distance of 111.35 feet to a 1/2-inch iron rod with cap set for the end of said curve;

THENCE South $00^{\circ} 12' 40''$ West, continuing along said westerly line, a distance of 81.63 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South $39^{\circ} 37' 12''$ West, departing said westerly line, a distance of 15.45 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South $79^{\circ} 01' 44''$ West, a distance of 56.63 feet to an "X" cut set for corner, said point being in the aforementioned North line of Continental Avenue;

THENCE South $87^{\circ} 26' 10''$ West, along said North line, a distance of 357.22 feet to the POINT OF BEGINNING and containing 301,357 square feet or 6.92 acres of land, more or less.

EXHIBIT 621B



PD 621 TRACT MAP (Contains 5 Tracts)
Subdistricts 1, 1A, 1B, 1C, 2

ORDINANCES: 25013, 25660, 26975, 27006, 27280, Pending

Printed: 06/07/2011

Not in PD 621

1:8,400

Matched to Parcel/09 lines

28231

11 1559

IR

PD 621
(Subdistrict 1)

MANUFACTURING ST

PACE ST

FARRINGTON ST

PD
621

IRVING BLVD

IRVING BLVD

PD 621
(Subdistrict 1A)

RESS ST



1:2,400

ZONING AND LAND USE

Map no: J-6
Case no: Z101-214

DATE: April 21, 2011

NOTICE



THIS FILE INCLUDES ONE OR MORE 35MM APERTURE CARDS