

6-17-15

ORDINANCE NO. 29788

An ordinance changing the zoning classification on the following property:

BEING an internal tract of land in City Block A/7409 west of Preston Road, north of LBJ Freeway, east of Montfort Drive, and south of Alpha Road; and containing approximately 12.291 acres,

from Subdistrict 1A within Planned Development District No. 887 (Valley View-Galleria Area Special Purpose District) to Subdistrict 1B within Planned Development District No. 887; amending Article 887, "PD 887," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; amending the creation of subdistricts, definitions, subdistrict regulations, landscaping regulations, and street standards in Sections 51P-887.104, 51P-887.105, 51P-887.109, 51P-887.111, and 51P-887.115 of Article 887; providing a new district and subdistrict map; providing a new Streets Plan; replacing the Exhibit A (property description) attached to Ordinance No. 29032; 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 the rezoning of the property described in this ordinance and this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 887 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Subdistrict 1A within Planned Development District No. 887 to Subdistrict 1B within Planned Development District No. 887 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Section 51P-887.104, “Creation of Subdistricts,” of Article 887, “PD 887,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (2.1) to read as follows:

“(2.1) Subdistrict 1B. Subdistrict 1B is intended to be a walkable high-density, mixed-use area within the interior of Subdistrict 1A. At the core of this subdistrict is an enhanced esplanade that features additional pedestrian amenities and open space. Similar to Subdistrict 1A, this subdistrict also allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.”

SECTION 3. That Section 51P-887.105, “Definitions,” of Article 887, “PD 887,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (5.1) to read as follows:

“(5.1) PATHWAY means an area at street level that provides a passage for pedestrians.”

SECTION 4. That Section 51P-887.109, “Subdistrict Regulations,” of Article 887, “PD 887,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-887.109. SUBDISTRICT REGULATIONS.

(a) Subdistrict 1.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road.

(b) Subdistrict 1A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Except as provided in this paragraph, minimum number of stories above grade is three. Minimum number of stories above grade for general commercial development types is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road.

(c) Subdistrict 1B.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Except as provided in this paragraph, minimum number of stories above grade is three. Minimum number of stories above grade for general commercial development types is two. Structures constructed in an esplanade within Street Section Type B1 of the Streets Plan may not exceed one story. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Peterson Lane.

(4) Esplanade within Street Section Type B1. Except as provided in this section, the requirements of Section 51A-13.304(k)(5) apply. For an esplanade within Street Section Type B1:

(A) Length. Minimum length is 600 feet.

(B) Pedestrian movement.

(i) A minimum five-foot-wide clear and unobstructed pervious or impervious pathway must be provided along the length of the esplanade.

(ii) A maximum three-foot high physical barrier may be placed along the perimeter of the esplanade to direct safe and orderly pedestrian connections to areas outside of the esplanade.

(iii) The provisions regarding street trees and streetscape standards in Section 51A-13.304(k)(5)(B)(viii) do not apply.

(C) Site trees. Except as provided in this section, Section 51A-13.304(k)(5)(B)(ix) applies. The ability to receive site tree credits for retained trees as described in Section 51A-10.125(b)(3)(B) may be applied to the Street Section Type B1 esplanade.

(D) Structures.

(i) Building use. The only uses allowed in a structure built on an esplanade are a restaurant or bar use or retail sales. See Section 51A-13.306 for additional regulations.

(ii) Parking. Uses and parking must comply with the parking regulations of Division 51A-13.400. No surface parking is permitted on an esplanade.

(iii) Floor area. The maximum floor area for all structures combined on an esplanade is 9,000 square feet above grade. There is no minimum floor area below grade.

(iv) Building setback. A minimum five foot setback is required from all lot lines.

(v) Story height.

(aa) Minimum story height is 15 feet above grade.

(bb) Maximum story height is 30 feet above grade.

(vi) Building facade. The primary street facade must have a minimum 50 percent transparency. All other facades must have a minimum 25 percent transparency. The maximum blank wall area is 20 linear feet.

(vii) Shopfront windows. A minimum of 60 percent of the street-fronting window pane surface area must allow views into the use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or backpainted glass is not allowed.

(viii) Open space. Space left open in an esplanade contributes to the amount of open space required in Section 51P-887.113.

(d) Subdistrict 2.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Uses.

(A) Except as provided in this paragraph, retail uses must be small-format retail.

(B) Large-format retail is allowed if all required parking is provided in a parking structure.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road and the LBJ Freeway service road.

(e[~~d~~]) Subdistrict 3.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(5) Fences. Fences in the front setback area of apartment development types may exceed three feet in height provided that the fence is 70 percent open and does not face the Midtown Commons area identified in the Valley View - Galleria Area Plan.

(f[e]) Subdistrict 4.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(g[ƒ]) Subdistrict 4A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(h[g]) Subdistrict 5.

(1) In general. Except as provided in this article, the district regulations for the WR-5 Walkable Residential District apply.

(2) Residential proximity slope. The provisions of Section 51A-4.412, “Residential Proximity Slope,” apply.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is five.

(i[h]) Subdistrict 6.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the Dallas North Tollway service road.

(j[i]) Subdistrict 7.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Height.

(A) The existing structure identified on the development plan for Planned Development District No. 322 as One Galleria Tower may have a maximum elevation above mean sea level of 957 feet.

(B) The existing structure identified on the development plan for Planned Development District No. 322 as Two Galleria Tower may have a maximum elevation above mean sea level of 945 feet.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the LBJ Freeway service road and the Dallas North Tollway service road.”

SECTION 5. That Section 51P-887.111, “Landscaping,” of Article 887, “PD 887,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (d) to read as follows:

“(d) In Subdistrict 1B, outdoor seating areas with open air shade structures and a maximum three-foot-high fence are allowed in the planting zone. Adequate clearance from parking and travel lanes must be provided.”

SECTION 6. That Section 51P-887.115, “Street Standards,” of Article 887, “PD 887,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (e), “Intersection of Peterson Lane and FN5,” to read as follows:

“(e) Intersection of Peterson Lane and FN5.

(1) A traffic signal must be installed at the intersection of Peterson Lane and FN5 when warranted.

(2) Before the issuance of building permits for the first 100,000 square feet of floor area in Subdistrict 1B, a dedicated left turn lane must be provided at the intersection of Peterson Lane and northbound FN5 in addition to the four lanes depicted on the Streets Plan.”

SECTION 7. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be constructed as including the area to the centerline of all adjacent streets and alleys.

SECTION 8. That the district and subdistrict map, Exhibit 887A of Article 887, "PD 887," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 887A attached to this ordinance.

SECTION 9. That the Streets Plan, Exhibit 887C of Article 887, "PD 887," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 887C attached to this ordinance.

SECTION 10. That the Exhibit A (property description) attached to Ordinance No. 29032, passed by the Dallas City Council on June 12, 2013, is replaced with the Exhibit A to Ordinance No. 29032 (property description) attached to this ordinance.

SECTION 11. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 12. 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 13. 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 14. 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:

WARREN M.S. ERNST, City Attorney

By Casey Byers
Assistant City Attorney

Passed JUN 17 2015

EXHIBIT A
12.291 ACRE TRACT
Part of Block A/7409
H. Wilburn Survey, Abstract No. 1567
City of Dallas, Dallas County, Texas

SUBDISTRICT 1B

DESCRIPTION, of a 12.291 acre tract of land situated in the H. Wilburn Survey, Abstract No. 1567, Dallas County, Texas; said tract being part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 72178, Page 1879, as affected by Certificate of Error recorded in Volume 73134, Page 2254; said tract also being part of that tract of land described as "Tract 1" in Special Warranty Deed to 13331 Preston Road, L.P. recorded in Instrument No. 201200118931; said 12.291 acre tract being more particularly described as follows (bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.):

COMMENCING, at a point in the west right-of-way line of Preston Road (a variable width right-of-way); said point being the easternmost southeast corner of said Lot 3 and the northeast corner of Lot 2, Block A/7409 of said Valley View Center; from said point a 1/2-inch iron rod found bears North 67 degrees, 30 minutes West, a distance of 0.7 feet;

THENCE, in a westerly direction, departing the said west line of Preston Road and along the common line between said Lots 2 and 3, the following three (3) calls:

South 88 degrees, 26 minutes, 06 seconds West, a distance of 368.25 feet to a PK-nail found for corner;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 26.33 feet to a PK-nail found for corner;

South 88 degrees, 26 minutes, 06 seconds West, a distance of 175.10 feet to the POINT OF BEGINNING; (N: 7,025,089.42, E: 2,488,377.17, Grid)

THENCE, in a westerly direction, continuing along the said common line between Lots 2 and 3, the following six (6) calls:

South 88 degrees, 26 minutes, 06 seconds West, a distance of 344.30 feet to a 1/2-inch iron rod found;

South 43 degrees, 26 minutes, 06 seconds West, a distance of 72.31 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 85 degrees, 46 minutes East, a distance of 0.3 feet;

North 46 degrees, 33 minutes, 54 seconds West, a distance of 104.47 feet to a point for corner;

South 88 degrees, 26 minutes, 06 seconds West, a distance of 22.14 feet to a point for corner;

South 43 degrees, 26 minutes, 06 seconds West, a distance of 299.93 feet to a "+" cut in concrete found for corner; from said point a "+" cut in concrete found bears North 15 degrees, 28 minutes East, a distance of 0.3 feet;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 6.12 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said common line between Lots 2 and 3, and along said curve to the right, having a central angle of 40 degrees, 32 minutes, 47 seconds, a radius of 172.00 feet, a chord bearing and distance of South 69 degrees, 10 minutes, 07 seconds West, 119.19 feet, an arc distance of 121.72 feet to a point at the end of said curve;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, a distance of 168.86 feet to a point at the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, having a central angle of 06 degrees, 54 minutes, 24 seconds, a radius of 172.00 feet, a chord bearing and distance of North 87 degrees, 06 minutes, 17 seconds West, 20.72 feet, an arc distance of 20.73 feet to a point for corner in the east line of a tract of land described in Special Warranty Deed to EFK LBJ Partners, LP recorded in Instrument No. 201300199065 of said Official Public Records;

THENCE, North 46 degrees, 33 minutes, 54 seconds West, along the said east line of the EFK LBJ Partners tract, a distance of 12.94 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, departing the said east line of the EFK LBJ Partners tract and along said curve to the right, having a central angle of 23 degrees, 24 minutes, 54 seconds, a radius of 150.00 feet, a chord bearing and distance of North 12 degrees, 15 minutes, 57 seconds West, 60.87 feet, an arc length 61.30 feet to a point at the end of said curve;

THENCE, North 00 degrees, 33 minutes, 30 seconds West, a distance of 613.32 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 683.00 feet to a point for corner;

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 31.50 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 340.00 feet to a point for corner;

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 402.56 feet to the POINT OF BEGINNING;

CONTAINING: 535,401 square feet or 12.291 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey and is not to be used to convey or establish interest in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit A to Ordinance No. 29032**Overall Legal Description**

BEGINNING at a point at the intersection of the centerlines of the Dallas North Tollway and Interstate 635, LBJ Freeway;

THENCE proceeding in a northerly direction along the centerline of the Dallas North Tollway to its point of intersection with the Dallas City Limit line;

THENCE proceeding in a easterly and then in a northwestwardly direction along the Dallas City Limit line to the intersection with the centerline of McEwen Road;

THENCE proceeding in an eastwardly direction along the centerline of McEwen Road to the intersection with the centerline of the Dallas North Tollway;

THENCE proceeding in a northwardly direction along the centerline of the Dallas North Tollway to its intersection with the centerline of Alpha Road;

THENCE proceeding in an easterly direction along the centerline of Alpha Road to its intersection with the centerline of Barton Drive;

THENCE proceeding in a northwardly direction along the centerline of Barton Drive to its intersection with the centerline of Southern Boulevard;

THENCE proceeding in an eastwardly direction along the centerline of Southern Boulevard to its terminus at the centerline of Montfort Drive;

THENCE proceeding in a northerly direction along the centerline of Montfort Drive to its intersection with the projected north line of Lot 2, Block E/7012;

THENCE proceeding in a northeastwardly direction across Montfort Drive and along the northern property line of said property to the northeasternmost corner of the said property Lot 2, Block E/7012 of MONTFORT PLACE in VOL 96024/2510 DD013196 in Dallas County;

THENCE in a southwardly direction along the eastern property line of BLK E/7012 LOT 2 of MONTFORT PLACE in VOL 96024/2510 DD013196 in Dallas County to the northwestern corner of the property described as WOODCHASE APARTMENTS in BLK B/7012 in Dallas County;

THENCE proceeding in an eastwardly direction along the northern boundary of said property to its easternmost point;

THENCE proceeding in a southwardly direction along the easternmost boundary of said property to the northwest corner of the property described as PRESTON VIEW ESTATES BLK 7413 TR 10 in Dallas County;

THENCE proceeding in an eastwardly direction along the northern boundary of said property, passing the northeasternmost point of the property where it meets the northwestern corner of Lot 9, Block 7414, continuing on in an eastwardly direction along the northern boundary of said Block 7414, passing the northeasternmost point of the property where it meets the northwestern corner of the property described as Lot 2, Block 7414 of PRESTON & PRESTON VIEW in Dallas County and continuing on in an eastwardly direction along the northern boundary of said property to its intersection with the centerline of Preston Road;

THENCE in a southerly direction along the centerline of Preston Road to the centerline of Interstate 635, LBJ Freeway;

THENCE in a westerly direction along the centerline of Interstate 635, LBJ Freeway to the POINT OF BEGINNING;

SAVE AND EXCEPT the following:

BEGINNING at the intersection of the centerline of Montfort Drive and the centerline of James Temple Drive;

THENCE S 89° 39' 56" W, a distance of 1473.589 feet;

THENCE N 00° 01' 51" E, a distance of 30.093 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 33° 44' 01", with a Radius of 124.122 feet and a Chord Direction of N 25° 41' 52" E;

THENCE N 00° 18' 28" W, a distance of 428.605 feet;

THENCE N 89° 16' 29" E, a distance of 1082.881 feet;

THENCE S 89° 50' 15" E, a distance of 515.432 feet to the beginning of a curve to the Right;

THENCE along said curve to the Right through an angle of 15° 20' 31", with a Radius of 752.223 feet and a Chord Direction of S 72° 45' 49" E;

THENCE N 26° 48' 51" E, a distance of 38.5 feet;

THENCE S 46° 01' 29" E, a distance of 72.0 feet;

THENCE S 41° 41' 13" W, a distance of 56.401 feet;

THENCE S 46° 01' 28" E, a distance of 258.02 feet;

THENCE S 42° 33' 28" W, a distance of 310.576 feet;

THENCE S 89° 39' 56" W, a distance of 352.712 feet to the POINT OF BEGINNING of the "Save and Except" tract.

SUBDISTRICT LEGAL DESCRIPTIONS

SUBDISTRICT 1

COMMENCING at the intersection of the centerline of Montfort Drive and the centerline of Peterson Lane;

THENCE N 00° 47' 21" W, a distance of 415.92 feet;

THENCE N 01° 29' 22" W, a distance of 70.383 feet to the POINT OF BEGINNING;

THENCE N 01° 29' 22" W, a distance of 341.727 feet;

THENCE N 89° 35' 36" E, a distance of 1758.814 feet;

THENCE N 00° 00' 00" E, a distance of 139.625 feet;

THENCE S 88° 43' 37" E, a distance of 23.012 feet;

THENCE N 00° 25' 06" E, a distance of 70.043 feet;

THENCE N 90° 00' 00" E, a distance of 15.337 feet;

THENCE N 01° 05' 47" W, a distance of 213.741 feet;

THENCE N 89° 52' 28" E, a distance of 112.396 feet;

THENCE N 00° 00' 00" E, a distance of 196.83 feet;

THENCE N 90° 00' 00" E, a distance of 8.18 feet;

THENCE N 00° 54' 08" W, a distance of 169.03 feet;

THENCE N 89° 42' 59" E, a distance of 362.251 feet;

THENCE S 05° 32' 45" E, a distance of 765.806 feet;

THENCE S 05° 39' 31" E, a distance of 306.29 feet;
THENCE S 01° 02' 11" E, a distance of 516.954 feet;
THENCE S 00° 32' 32" E, a distance of 231.751 feet;
THENCE S 01° 02' 58" E, a distance of 671.47 feet;
THENCE S 01° 00' 22" E, a distance of 275.471 feet;
THENCE S 89° 06' 59" W, a distance of 434.55 feet;
THENCE N 01° 28' 45" W, a distance of 1641.151 feet;
THENCE S 89° 30' 48" W, a distance of 1615.77 feet;
THENCE S 89° 30' 48" W, a distance of 305.139 feet to the POINT OF BEGINNING.

SUBDISTRICT 1A

COMMENCING at the intersection of the centerline of Preston Road and the centerline of L B J Freeway (I-635);

THENCE N 01° 06' 10" W, a distance of 180.444 feet;
THENCE N 01° 00' 22" W, a distance of 490.707 feet;
THENCE S 89° 06' 59" W, a distance of 434.55 feet to the POINT OF BEGINNING;
THENCE S 89° 06' 59" W, a distance of 1102.976 feet;
THENCE N 79° 25' 25" W, a distance of 554.512 feet;
THENCE N 79° 25' 25" W, a distance of 302.454 feet;
THENCE N 00° 59' 11" W, a distance of 470.149 feet;
THENCE N 89° 39' 56" E, a distance of 352.713 feet;
THENCE N 42° 33' 28" E, a distance of 310.576 feet;
THENCE N 46° 01' 28" W, a distance of 258.02 feet;
THENCE N 41° 41' 13" E, a distance of 56.401 feet;

THENCE N 46° 01' 29" W, a distance of 72.0 feet;

THENCE S 26° 48' 51" W, a distance of 38.5 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 15° 20' 31", with a Radius of 752.223 feet and a Chord Direction of N 72° 45' 49" W;

THENCE N 89° 50' 14" W, a distance of 155.908 feet;

THENCE N 00° 47' 21" W, a distance of 415.920 feet;

THENCE N 01° 29' 22" W, a distance of 70.383 feet;

THENCE N 89° 30' 48" E, a distance of 305.139 feet;

THENCE N 89° 30' 48" E, a distance of 1615.77 feet;

THENCE S 01° 28' 45" E, a distance of 1641.151 feet to the POINT OF BEGINNING, **SAVE AND EXCEPT that area which is described as SUBDISTRICT 1B as follows.**

SUBDISTRICT 1B

DESCRIPTION, of a 12.291 acre tract of land situated in the H. Wilburn Survey, Abstract No. 1567, Dallas County, Texas; said tract being part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 72178, Page 1879, as affected by Certificate of Error recorded in Volume 73134, Page 2254; said tract also being part of that tract of land described as "Tract 1" in Special Warranty Deed to 13331 Preston Road, L.P. recorded in Instrument No. 201200118931; said 12.291 acre tract being more particularly described as follows (bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.):

COMMENCING, at a point in the west right-of-way line of Preston Road (a variable width right-of-way); said point being the easternmost southeast corner of said Lot 3 and the northeast corner of Lot 2, Block A/7409 of said Valley View Center; from said point a 1/2-inch iron rod found bears North 67 degrees, 30 minutes West, a distance of 0.7 feet;

THENCE, in a westerly direction, departing the said west line of Preston Road and along the common line between said Lots 2 and 3, the following three (3) calls:

South 88 degrees, 26 minutes, 06 seconds West, a distance of 368.25 feet to a PK-nail found for corner;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 26.33 feet to a PK-nail found for corner;

South 88 degrees, 26 minutes, 06 seconds West, a distance of 175.10 feet to the POINT OF BEGINNING; (N: 7,025,089.42, E: 2,488,377.17, Grid)

THENCE, in a westerly direction, continuing along the said common line between Lots 2 and 3, the following six (6) calls:

South 88 degrees, 26 minutes, 06 seconds West, a distance of 344.30 feet to a 1/2-inch iron rod found;

South 43 degrees, 26 minutes, 06 seconds West, a distance of 72.31 feet to a point for corner; from said point a 1/2-inch iron rod found bears South 85 degrees, 46 minutes East, a distance of 0.3 feet;

North 46 degrees, 33 minutes, 54 seconds West, a distance of 104.47 feet to a point for corner;

South 88 degrees, 26 minutes, 06 seconds West, a distance of 22.14 feet to a point for corner;

South 43 degrees, 26 minutes, 06 seconds West, a distance of 299.93 feet to a "+" cut in concrete found for corner; from said point a "+" cut in concrete found bears North 15 degrees, 28 minutes East, a distance of 0.3 feet;

South 01 degrees, 33 minutes, 54 seconds East, a distance of 6.12 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said common line between Lots 2 and 3, and along said curve to the right, having a central angle of 40 degrees, 32 minutes, 47 seconds, a radius of 172.00 feet, a chord bearing and distance of South 69 degrees, 10 minutes, 07 seconds West, 119.19 feet, an arc distance of 121.72 feet to a point at the end of said curve;

THENCE, South 89 degrees, 26 minutes, 30 seconds West, a distance of 168.86 feet to a point at the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, along said curve to the right, having a central angle of 06 degrees, 54 minutes, 24 seconds, a radius of 172.00 feet, a chord bearing and distance of North 87 degrees, 06 minutes, 17 seconds West, 20.72 feet, an arc distance of 20.73 feet to a point for corner in the east line of a tract of land described in Special Warranty Deed to EFK LBJ Partners, LP recorded in Instrument No. 201300199065 of said Official Public Records;

THENCE, North 46 degrees, 33 minutes, 54 seconds West, along the said east line of the EFK LBJ Partners tract, a distance of 12.94 feet to a point for corner at the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, departing the said east line of the EFK LBJ Partners tract and along said curve to the right, having a central angle of 23 degrees, 24 minutes, 54 seconds, a radius of 150.00 feet, a chord bearing and distance of North 12 degrees, 15 minutes, 57 seconds West, 60.87 feet, an arc length 61.30 feet to a point at the end of said curve;

THENCE, North 00 degrees, 33 minutes, 30 seconds West, a distance of 613.32 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 683.00 feet to a point for corner;

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 31.50 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, a distance of 340.00 feet to a point for corner;

THENCE, South 00 degrees, 33 minutes, 30 seconds East, a distance of 402.56 feet to the POINT OF BEGINNING; and CONTAINING: 535,401 square feet or 12.291 acres of land, more or less.

SUBDISTRICT 2

BEGINNING at the intersection of the centerline of Preston Road and the centerline of L B J Freeway (I-635);

N 80° 34' 54" W, a distance of 479.933 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 06° 44' 17", with a Radius of 5611.22 feet and a Chord Direction of N 85° 40' 12" W;

THENCE S 89° 18' 33" W, a distance of 3334.437 feet;

THENCE N 00° 00' 39" W, a distance of 179.898 feet;

THENCE N 00° 29' 03" W, a distance of 519.812 feet;

THENCE N 89° 32' 10" E, a distance of 2077.927 feet;

THENCE S 79° 25' 25" E, a distance of 856.966 feet;

THENCE N 89° 06' 59" E, a distance of 1537.526 feet;

THENCE S 01° 00' 22" E, a distance of 490.707 feet;

THENCE S 01° 06' 10" E, a distance of 180.444 feet to the POINT OF BEGINNING.

SUBDISTRICT 3

BEGINNING at the intersection of the centerline of Montfort Drive and the centerline of James Temple Drive;

THENCE S 00° 59' 11" E, a distance of 470.149 feet;

THENCE S 89° 32' 10" W, a distance of 2077.927 feet;

THENCE N 00° 29' 03" W, a distance of 466.161 feet;

THENCE N 00° 40' 24" W, a distance of 531.808 feet;

THENCE N 00° 19' 02" W, a distance of 477.166 feet;

THENCE N 89° 39' 22" E, a distance of 1690.285 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 18° 24' 23", with a Radius of 412.022 feet and a Chord Direction of S 62° 45' 44" E to the beginning of a curve to the Right;

THENCE along said curve to the Right through an angle of 64° 04' 04", with a Radius of 464.499 feet and a Chord Direction of S 33° 37' 27" E;

THENCE N 89° 50' 15" W, a distance of 359.522 feet;

THENCE S 89° 16' 29" W, a distance of 1082.881 feet;

THENCE S 00° 18' 28" E, a distance of 428.605 feet to the beginning of a curve to the Right;

THENCE along said curve to the Right through an angle of 33° 44' 01", with a Radius of 124.122 feet and a Chord Direction of S 25° 41' 52" W;

THENCE S 00° 01' 51" W, a distance of 30.093 feet;

THENCE N 89° 39' 56" E, a distance of 1473.589 feet to the POINT OF BEGINNING.

SUBDISTRICT 4

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;

THENCE N 89° 44' 25" E, a distance of 1458.641 feet;

THENCE N 06° 14' 55" W, a distance of 401.273 feet;
THENCE N 89° 06' 37" E, a distance of 723.344 feet;
THENCE N 03° 34' 35" W, a distance of 7.011 feet;
THENCE N 89° 15' 07" E, a distance of 418.99 feet;
THENCE N 03° 00' 46" W, a distance of 12.22 feet;
THENCE N 89° 38' 16" E, a distance of 1303.291 feet;
THENCE S 01° 05' 47" E, a distance of 213.741 feet;
THENCE S 90° 00' 00" W, a distance of 15.337 feet;
THENCE S 00° 25' 06" W, a distance of 70.043 feet;
THENCE N 88° 43' 37" W, a distance of 23.012 feet;
THENCE S 00° 00' 00" W, a distance of 139.625 feet;
THENCE S 89° 35' 36" W, a distance of 1758.814 feet;
THENCE S 01° 29' 22" E, a distance of 412.111 feet;
THENCE S 00° 47' 21" E, a distance of 415.92 feet to the beginning of a curve to the Left;
THENCE along said curve to the Left through an angle of 64° 04' 04", with a Radius of 464.499 feet and a Chord Direction of N 33° 37' 27" W to the beginning of a curve to the Right;
THENCE along said curve to the Right through an angle of 18° 24' 23", with a Radius of 412.022 feet and a Chord Direction of N 62° 45' 44" W;
THENCE S 89° 39' 22" W, a distance of 1690.285 feet;
THENCE N 00° 19' 02" W, a distance of 353.056 feet to the POINT OF BEGINNING.

SUBDISTRICT 4A

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;

THENCE N 00° 33' 42" W, a distance of 646.905 feet;

THENCE N 00° 36' 43" W, a distance of 525.743 feet;

THENCE S 88° 24' 40" E, a distance of 115.669 feet;

THENCE N 89° 25' 02" E, a distance of 993.957 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 07° 52' 47", with a Radius of 837.983 feet and a Chord Direction of N 82° 12' 55" E;

THENCE N 77° 21' 04" E, a distance of 118.651 feet;

THENCE N 04° 21' 15" W, a distance of 69.181 feet;

THENCE N 89° 03' 27" E, a distance of 45.062 feet;

THENCE S 88° 25' 37" E, a distance of 201.67 feet;

THENCE S 06° 00' 08" E, a distance of 17.339 feet;

THENCE S 06° 00' 08" E, a distance of 33.091 feet;

THENCE S 88° 25' 37" E, a distance of 71.83 feet;

THENCE S 06° 00' 08" E, a distance of 355.95 feet;

THENCE S 88° 51' 52" W, a distance of 317.043 feet;

THENCE S 05° 57' 40" E, a distance of 469.886 feet;

THENCE S 06° 14' 55" E, a distance of 401.273 feet;

THENCE S 89° 44' 25 W 1458.641 feet to the POINT OF BEGINNING.

SUBDISTRICT 5

COMMENCING at the intersection of the centerline of Montfort Drive and the centerline of Alpha Road;

THENCE N 06° 14' 55" W, a distance of 401.273 feet to the POINT OF BEGINNING;

THENCE N 05° 57' 40" W, a distance of 469.886 feet;

THENCE N 88° 51' 52" E, a distance of 317.043 feet;

THENCE N 06° 00' 08" W, a distance of 355.95 feet;

THENCE N 88° 25' 37" W, a distance of 71.83 feet;
THENCE N 06° 00' 08" W, a distance of 33.091 feet;
THENCE N 89° 39' 48" E, a distance of 72.295 feet;
THENCE N 89° 21' 43" E, a distance of 283.295 feet;
THENCE N 89° 18' 07" E, a distance of 624.023 feet;
THENCE S 00° 45' 02" E, a distance of 160.387 feet;
THENCE N 89° 25' 05" E, a distance of 689.5 feet;
THENCE N 89° 05' 28" E, a distance of 728.424 feet;
THENCE N 89° 09' 00" E, a distance of 354.05 feet;
THENCE S 02° 12' 26" E, a distance of 276.276 feet;
THENCE S 05° 32' 45" E, a distance of 49.269 feet;
THENCE S 89° 42' 59" W, a distance of 362.251 feet;
THENCE S 00° 54' 08" E, a distance of 169.03 feet;
THENCE S 90° 00' 00" W, a distance of 8.18 feet;
THENCE S 00° 00' 00" W, a distance of 196.83 feet;
THENCE S 89° 52' 28" W, a distance of 112.396 feet;
THENCE S 89° 38' 16" W, a distance of 1303.291 feet;
THENCE S 03° 00' 46" E, a distance of 12.22 feet;
THENCE S 89° 15' 07" W, a distance of 418.99 feet;
THENCE S 03° 34' 35" E, a distance of 7.011 feet;
THENCE S 89° 06' 37" W, a distance of 723.344 feet to the POINT OF BEGINNING.

SUBDISTRICT 6

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;

THENCE S 89° 13' 26" W, a distance of 677.42 feet;

THENCE N 01° 17' 15" W, a distance of 1141.72 feet;

THENCE N 88° 36' 38" E, a distance of 404.75 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 17° 21' 13", with a Radius of 413.785 feet and a Chord Direction of N 81° 33' 48" E;

THENCE along said curve to the Right through an angle of 15° 45' 52", with a Radius of 429.248 feet and a Chord Direction of N 82° 47' 32" E;

THENCE S 86° 48' 41" E, a distance of 46.20 feet;

THENCE S 00° 36' 43" E, a distance of 525.743 feet;

THENCE S 00° 33' 42" E, a distance of 646.905 feet to the POINT OF BEGINNING.

SUBDISTRICT 7

BEGINNING at the intersection of the centerline of Noel Road and the centerline of Alpha Road;

THENCE S 00° 19' 02" E, a distance of 830.222 feet;

THENCE S 00° 40' 24" E, a distance of 531.808 feet;

THENCE S 00° 29' 03" E, a distance of 985.973 feet;

THENCE S 00° 00' 39" E, a distance of 179.898 feet;

THENCE S 89° 18' 33" W, a distance of 778.425 feet;

THENCE N 16° 53' 52" W, a distance of 628.896 feet;

THENCE N 85° 22' 16" E, a distance of 56.298 feet;

THENCE N 85° 22' 15" E, a distance of 55.629 feet;

THENCE N 85° 22' 27" E, a distance of 1.2 feet;

THENCE N 16° 59' 03" W, a distance of 574.202 feet;

THENCE N 17° 31' 15" W, a distance of 61.613 feet;

THENCE N 89° 58' 54" E, a distance of 58.271 feet;

THENCE N 01° 50' 43" E, a distance of 106.776 feet to the beginning of a curve to the Left;

THENCE along said curve to the Left through an angle of 11° 23' 22", with a Radius of 1575.536 feet and a Chord Direction of N 06° 38' 26" W;

THENCE N 17° 02' 41" W, a distance of 529.508 feet to the beginning of a curve to the Right;

THENCE along said curve to the Right through an angle of 12° 16' 18", with a Radius of 1810.743 feet and a Chord Direction of N 12° 17' 25" W;

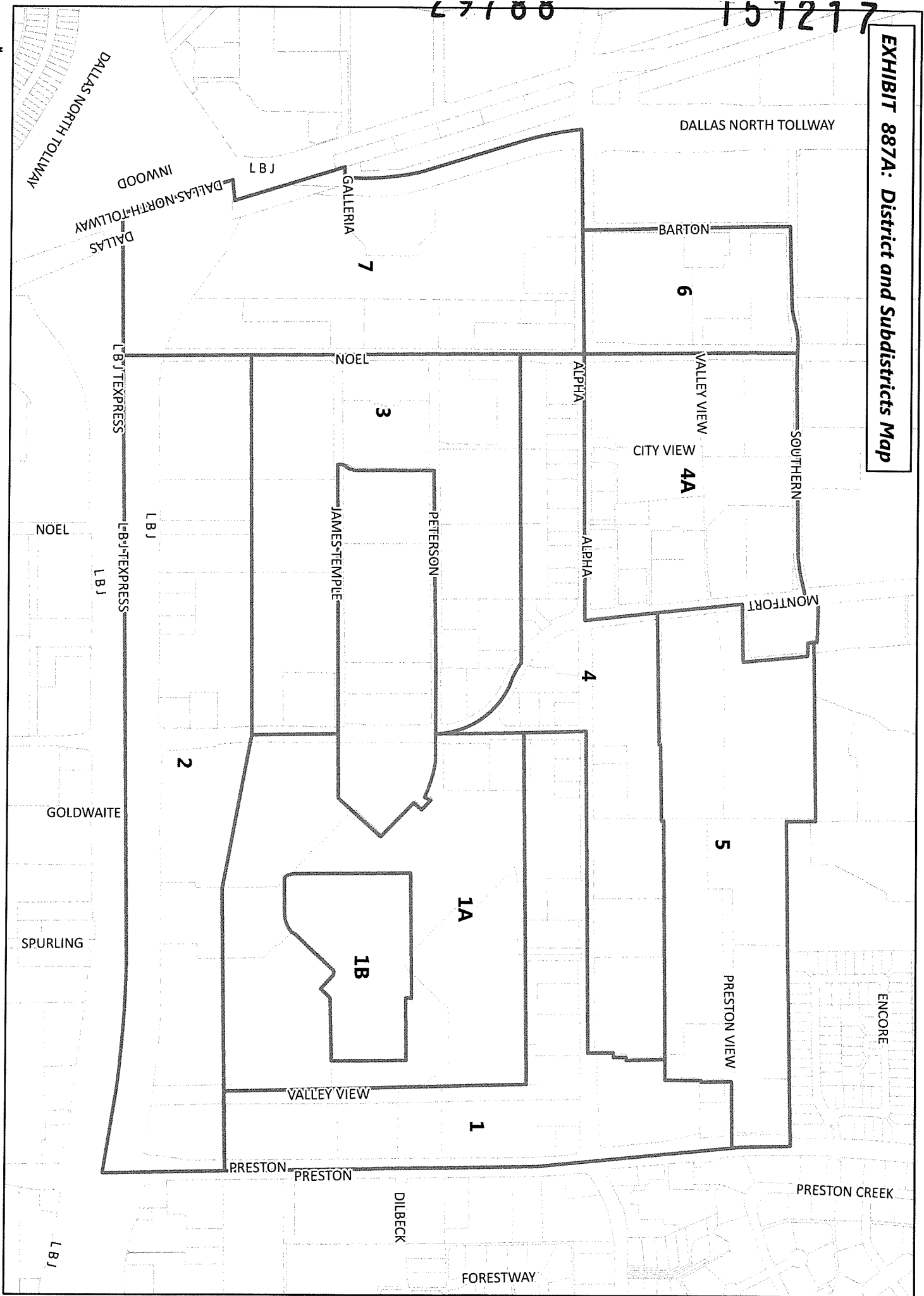
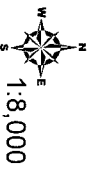
THENCE N 89° 13' 26" E, a distance of 1227.638 feet to the POINT OF BEGINNING.

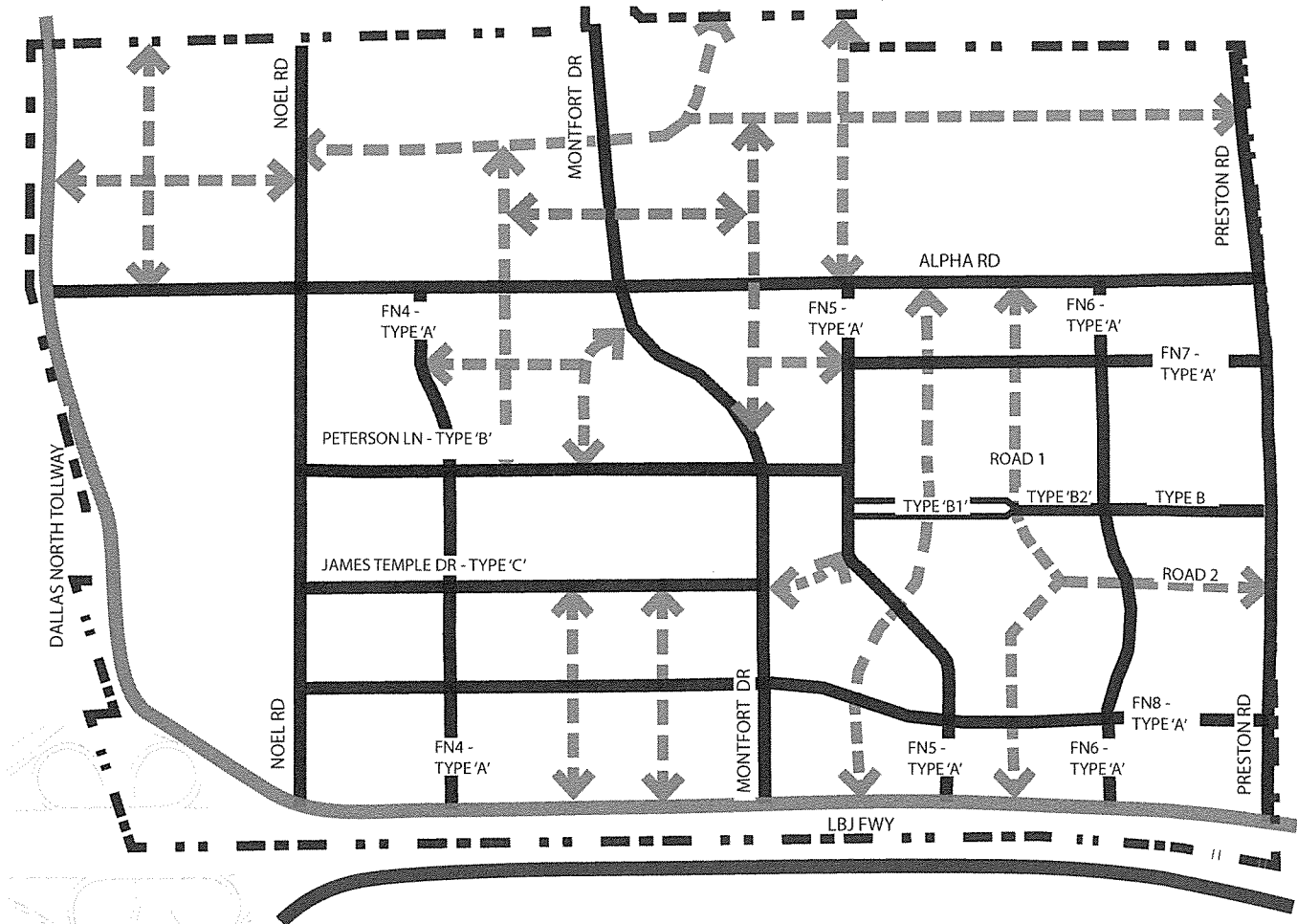
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey and is not to be used to convey or establish interest in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT 887A: District and Subdistricts Map

151217


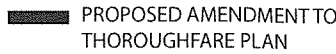


07100



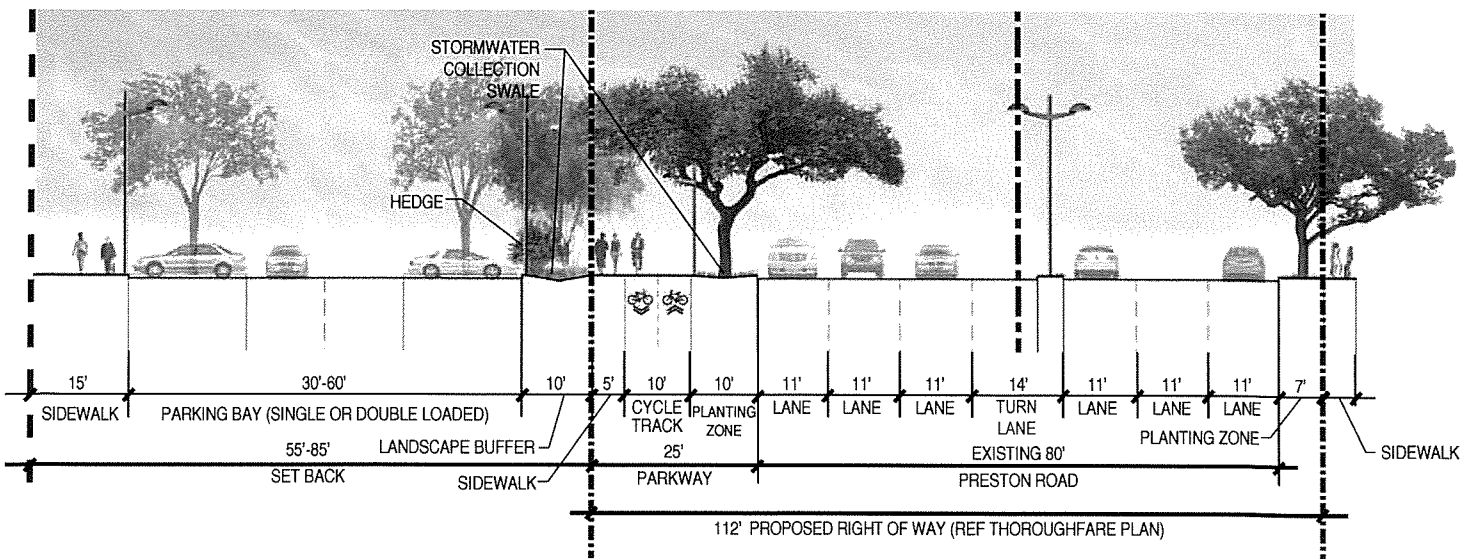
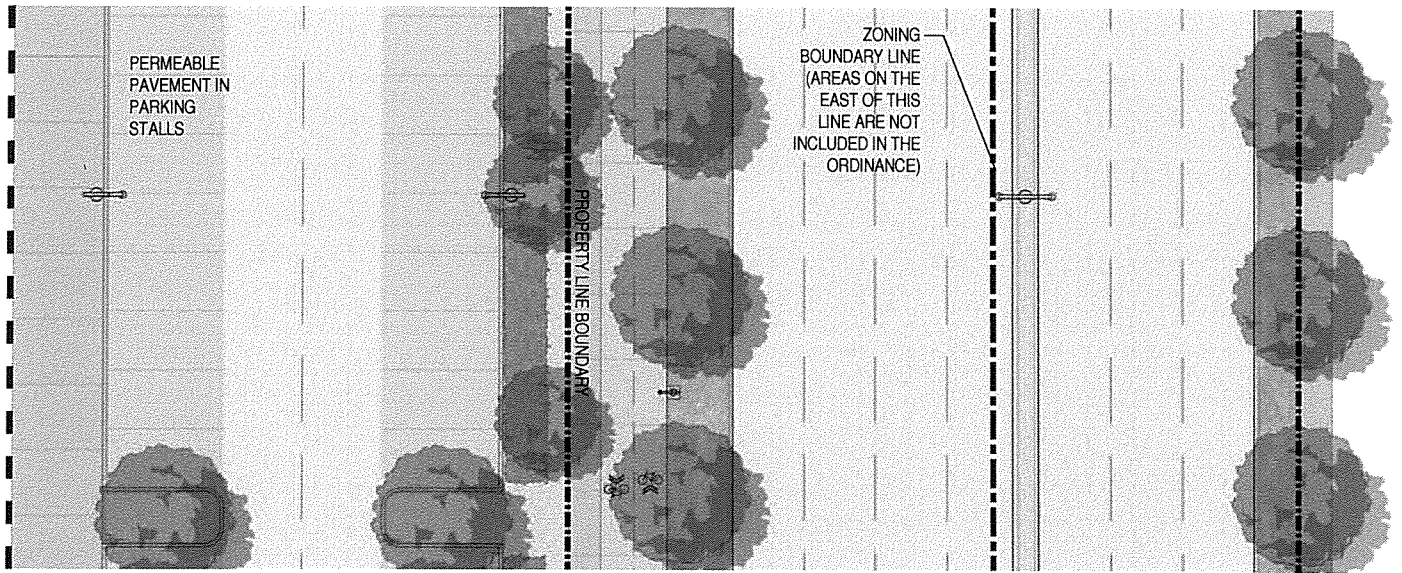


* NOT TO SCALE

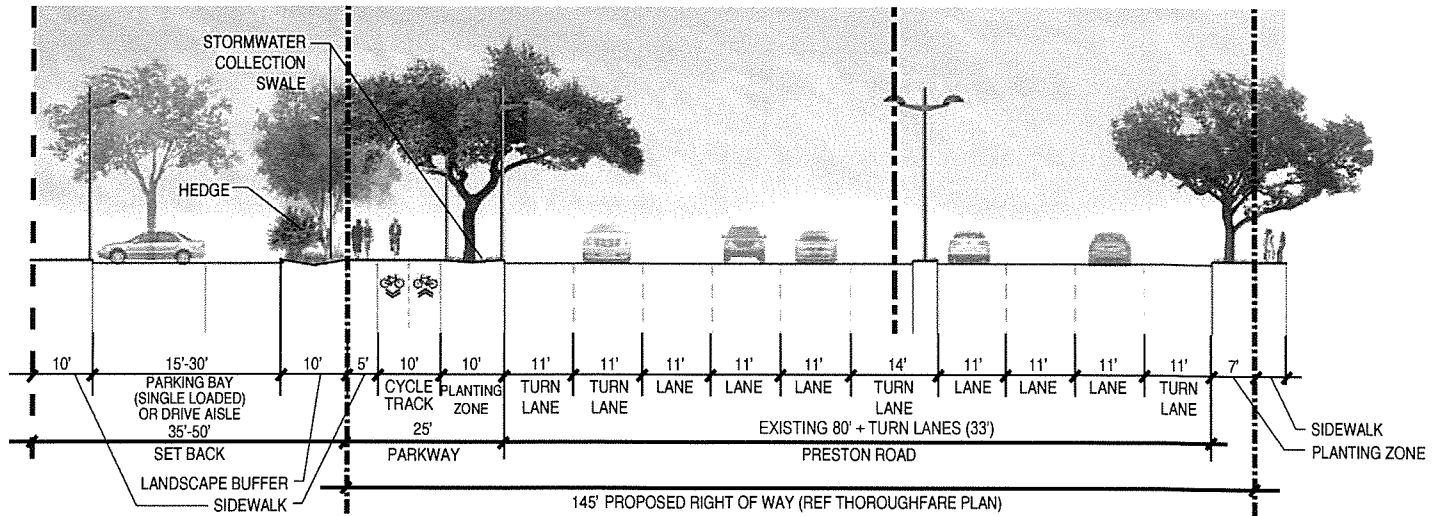
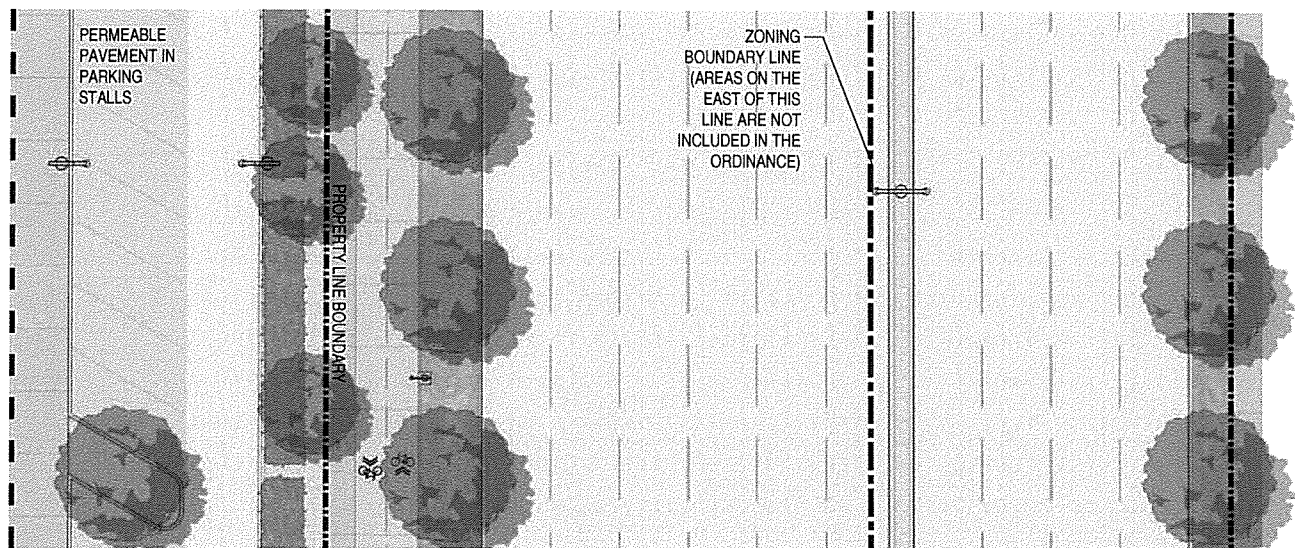
LEGEND:

-  STUDY AREA BOUNDARY
-  PROPOSED AMENDMENT TO THOROUGHFARE PLAN
-  FRONTAGE ROAD
-  CONCEPTUAL MINOR STREETS, DEVELOPMENT DRIVEN*

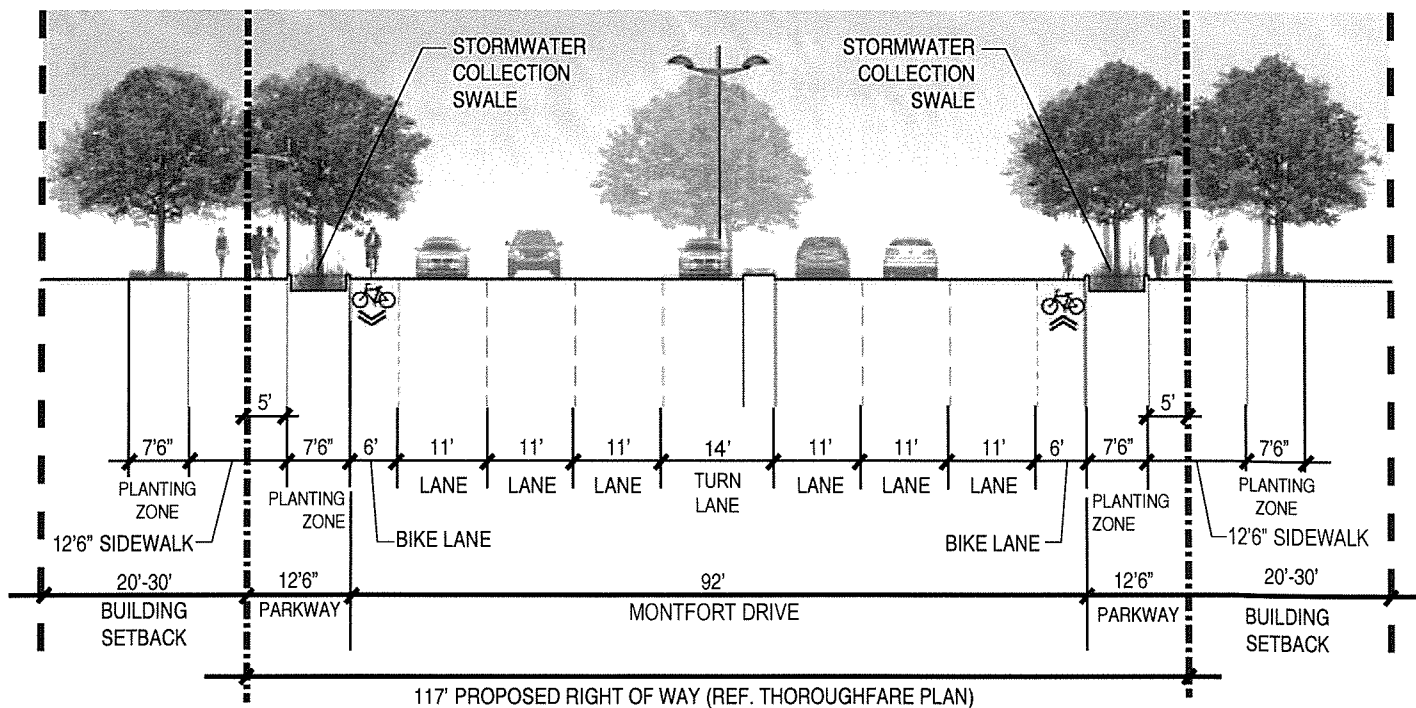
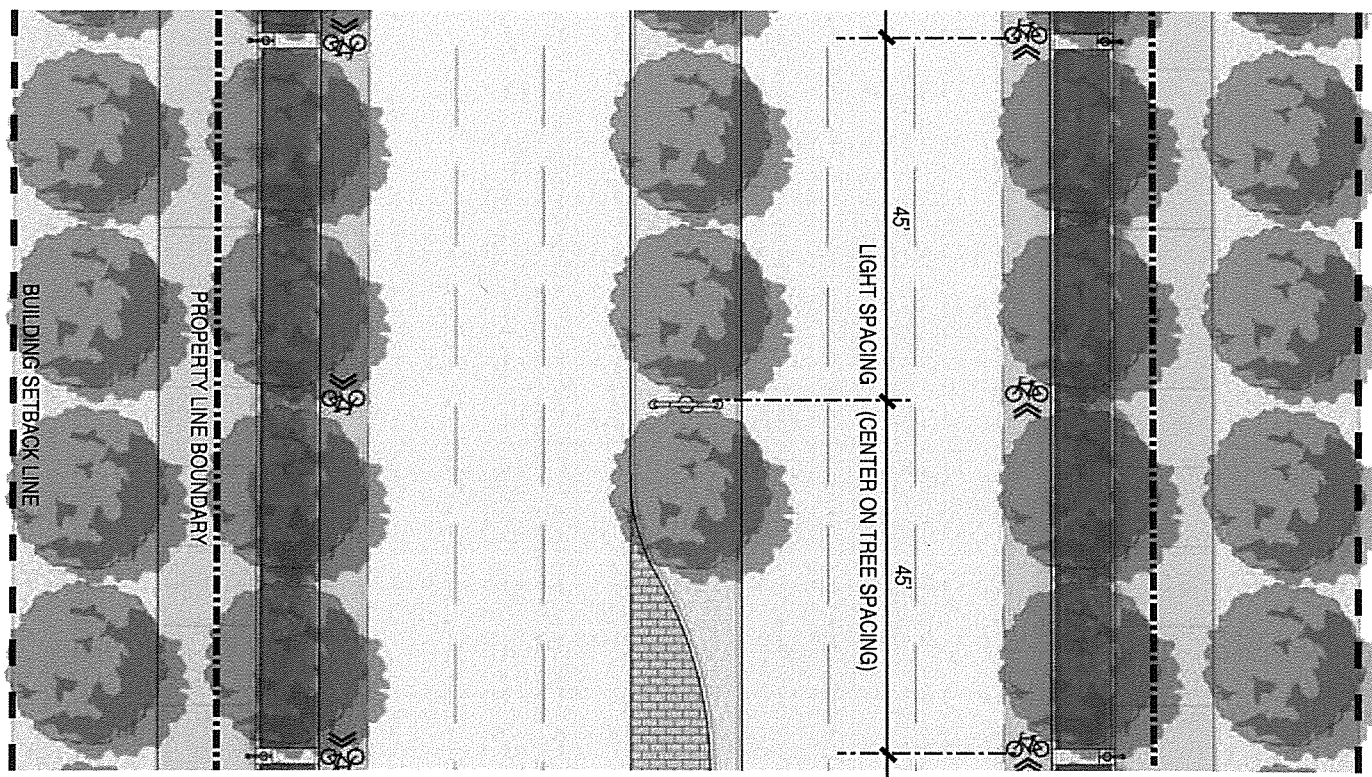
* THESE MINOR STREETS ARE CONCEPTUAL AND INTENDED ONLY TO ILLUSTRATE DESIRED CONNECTIVITY FOR NEW STREETS. ALTERNATIVE ALIGNMENTS MAY BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS IF THEY PROVIDE EQUIVALENT CONNECTIVITY AND COMPLY WITH THE PROVISIONS OF SECTION 51P-887.115 (STREET STANDARDS) AND SECTION 51A-13.502 (NEW MINOR STREETS).



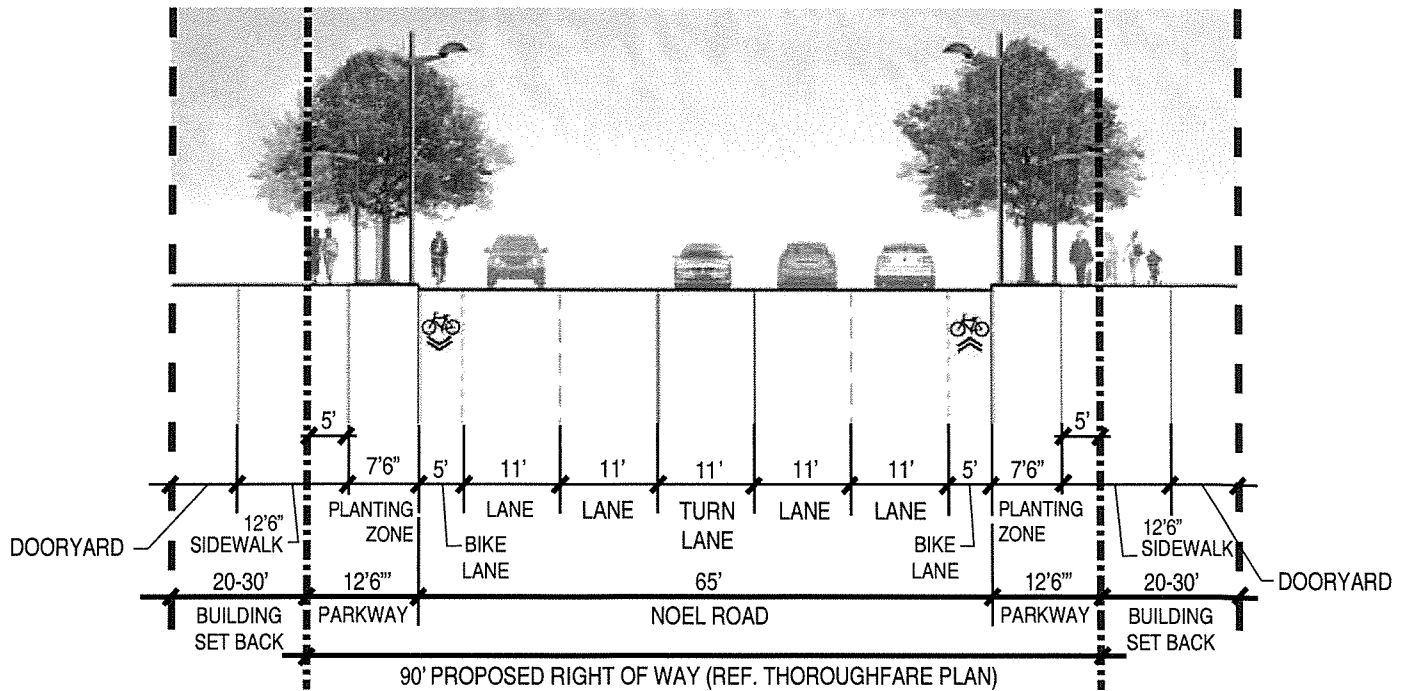
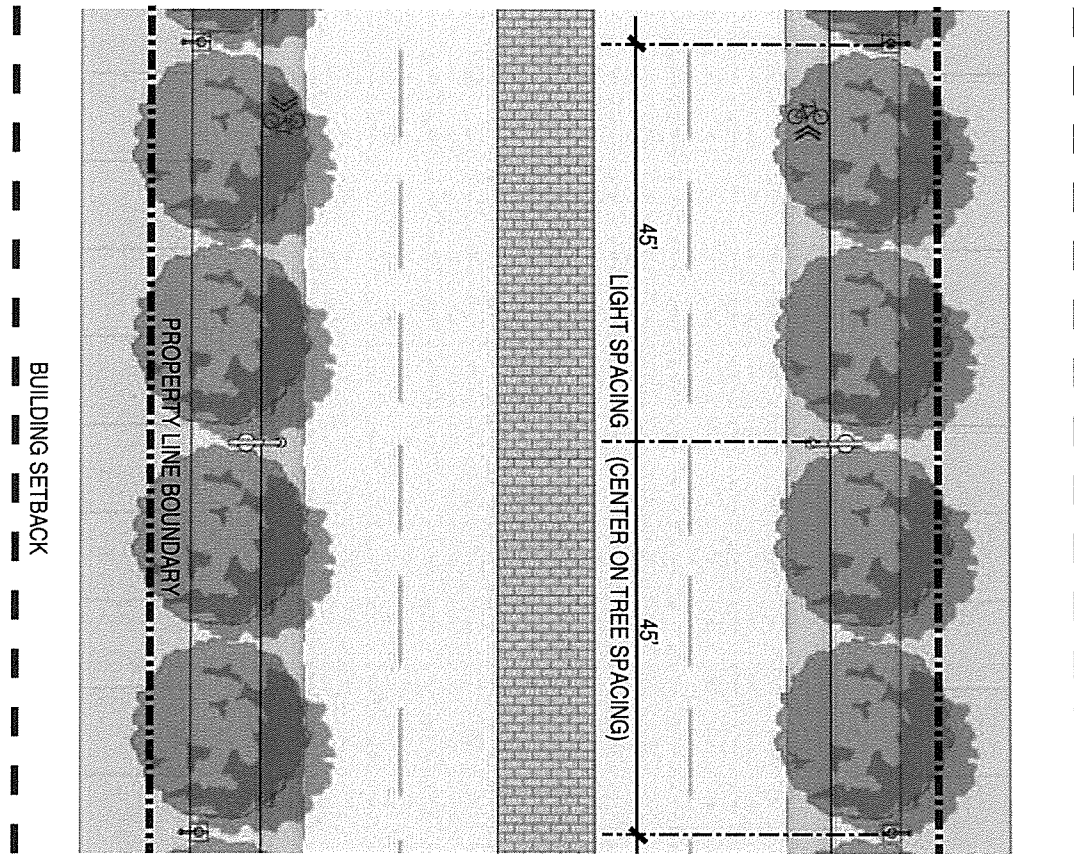
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



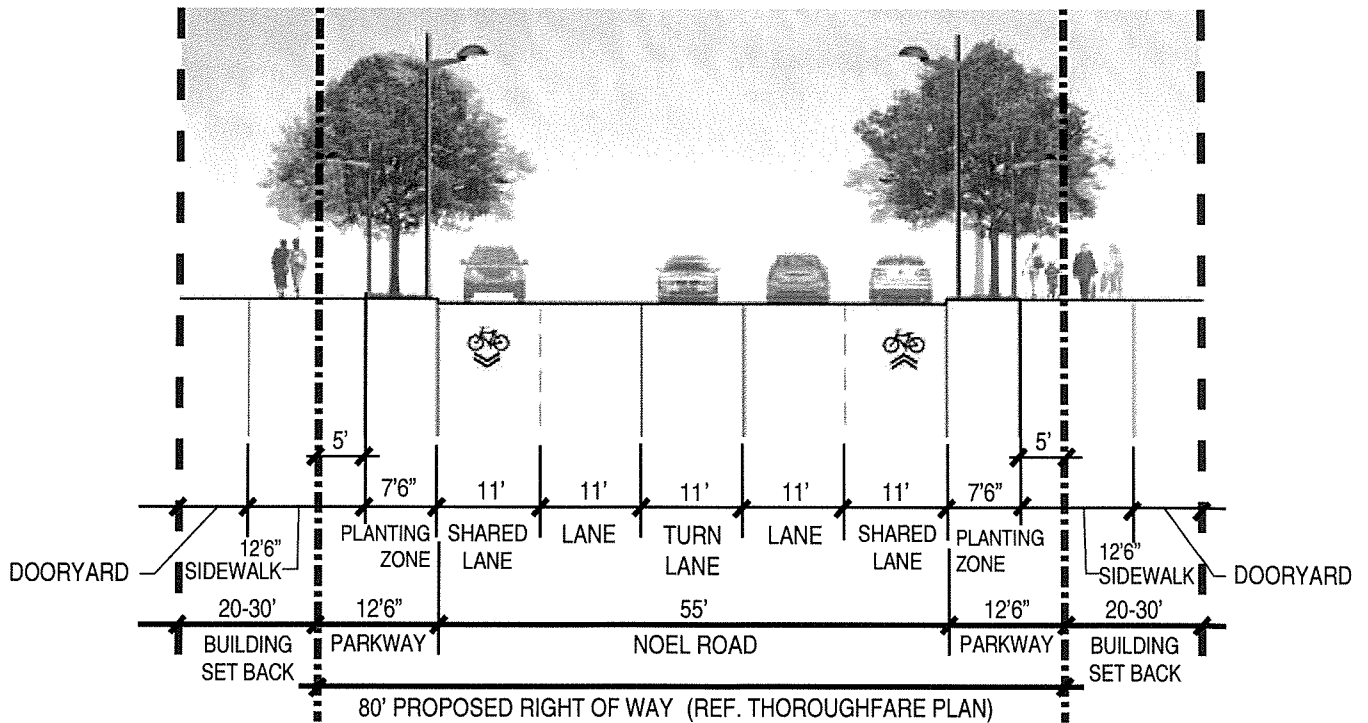
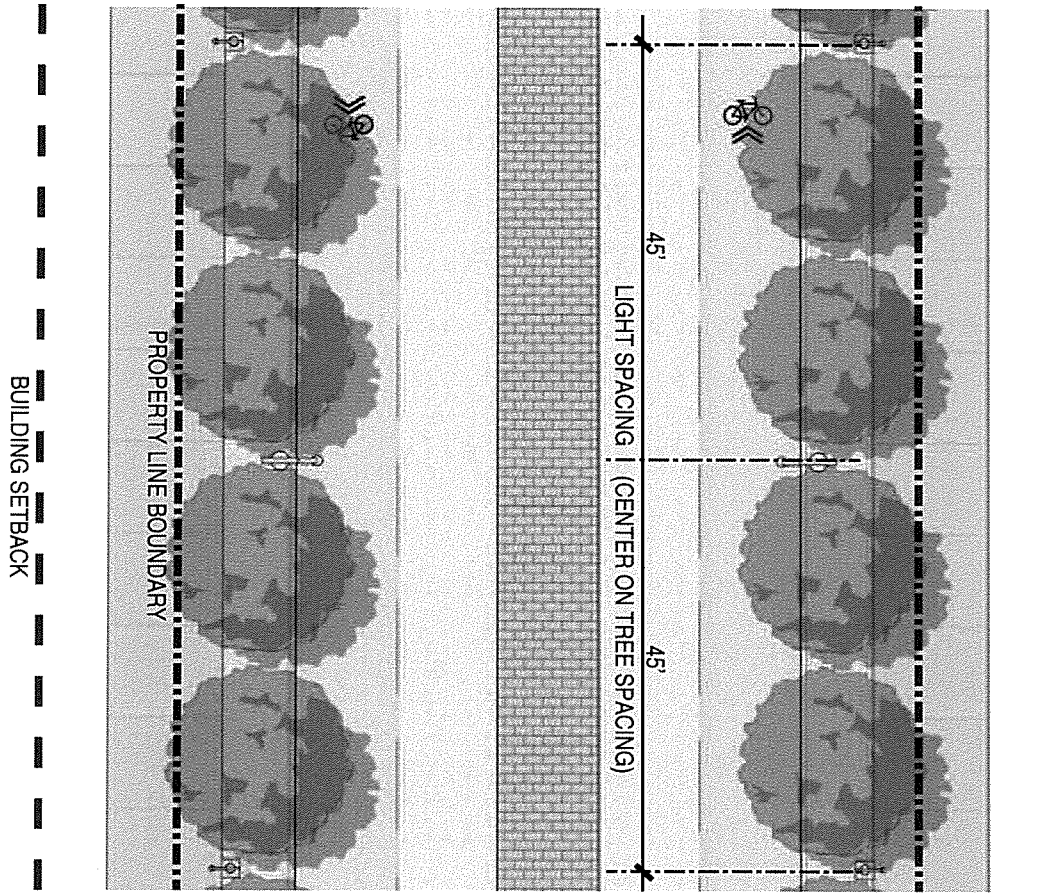
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



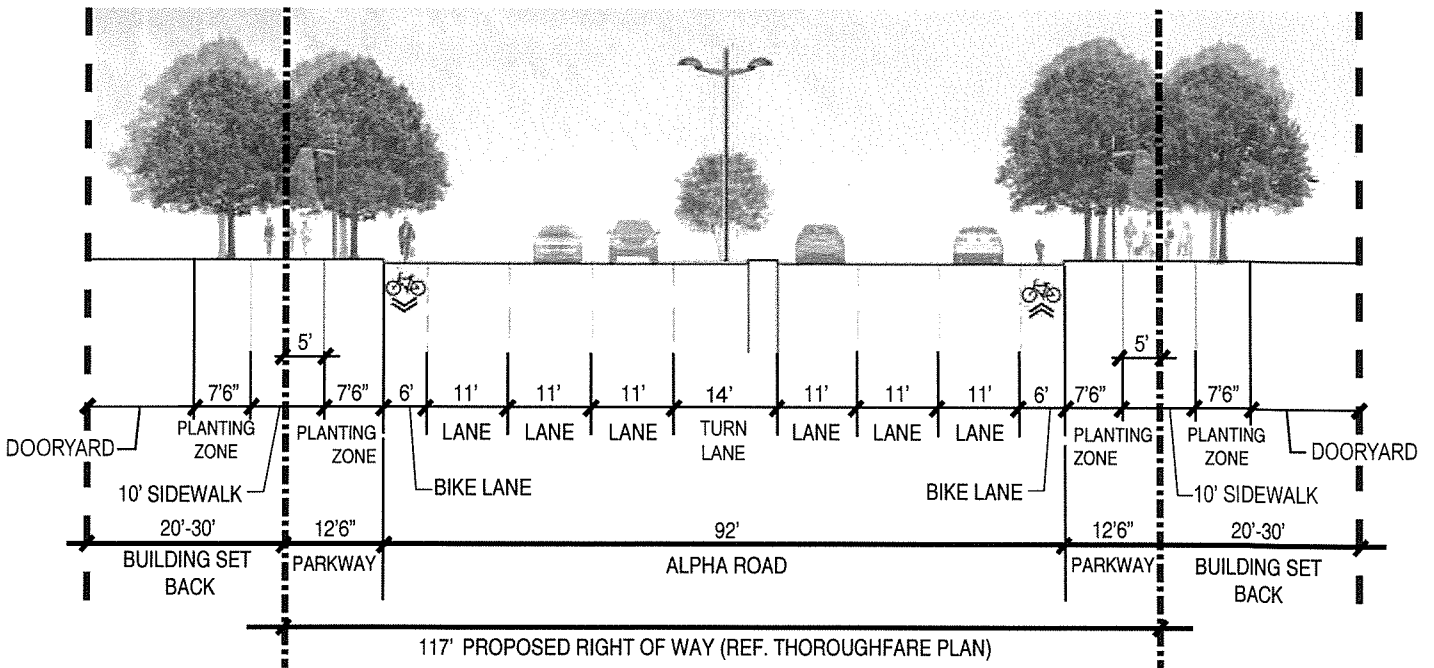
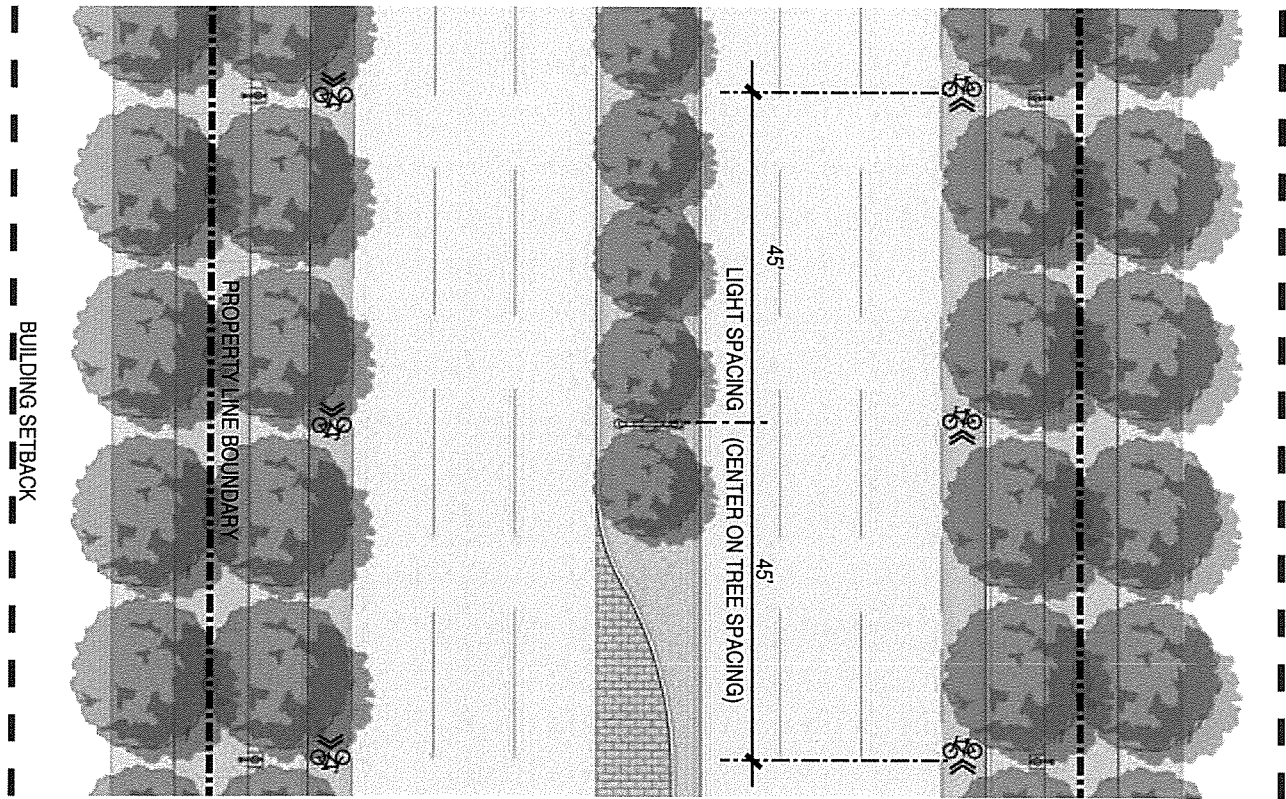
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



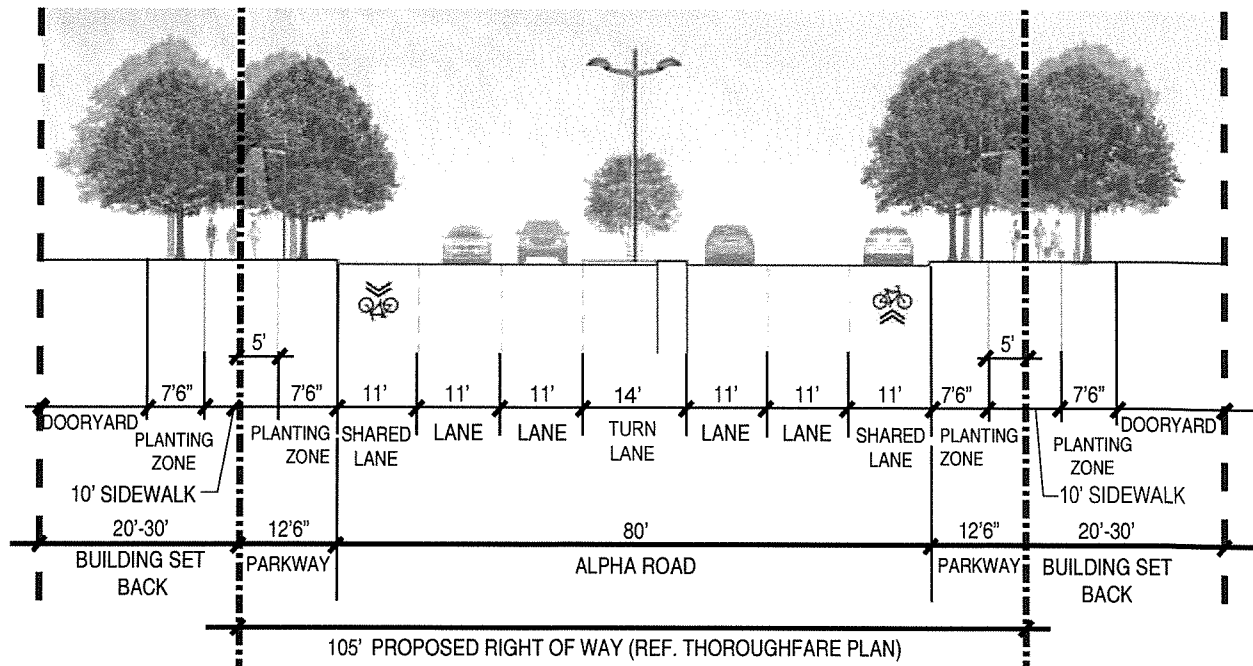
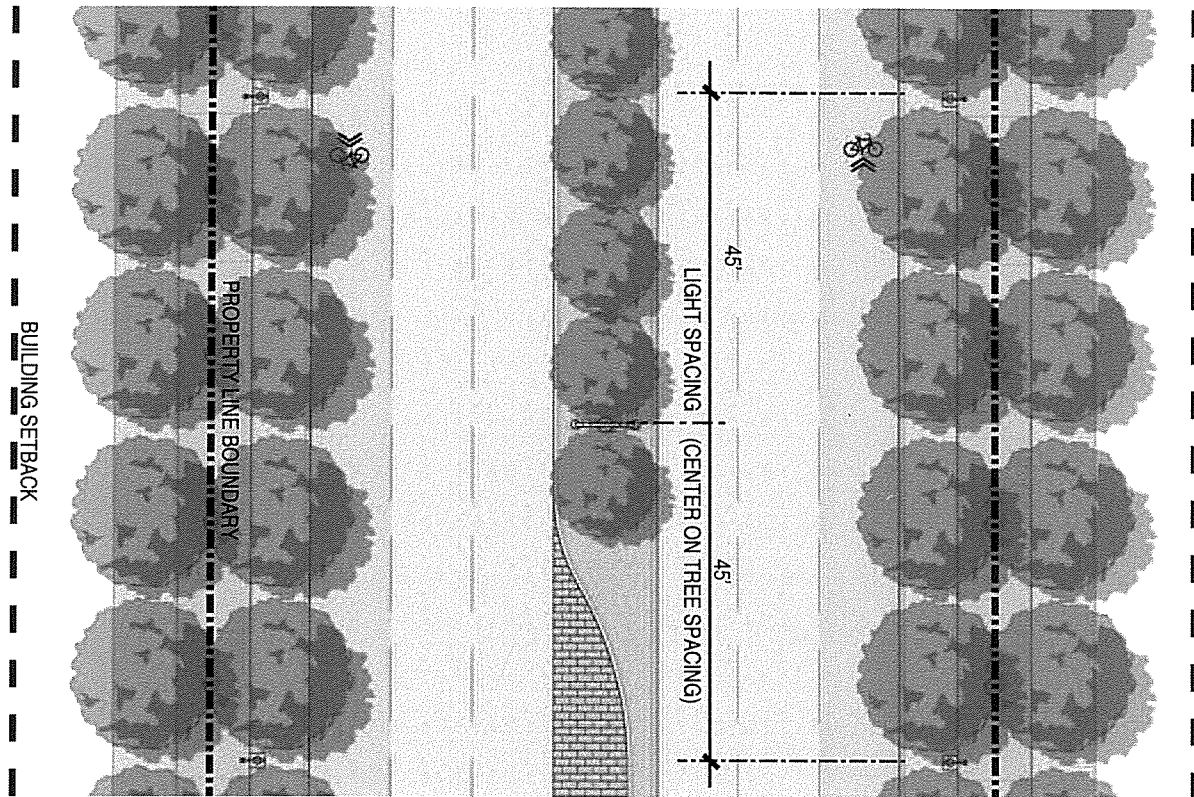
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



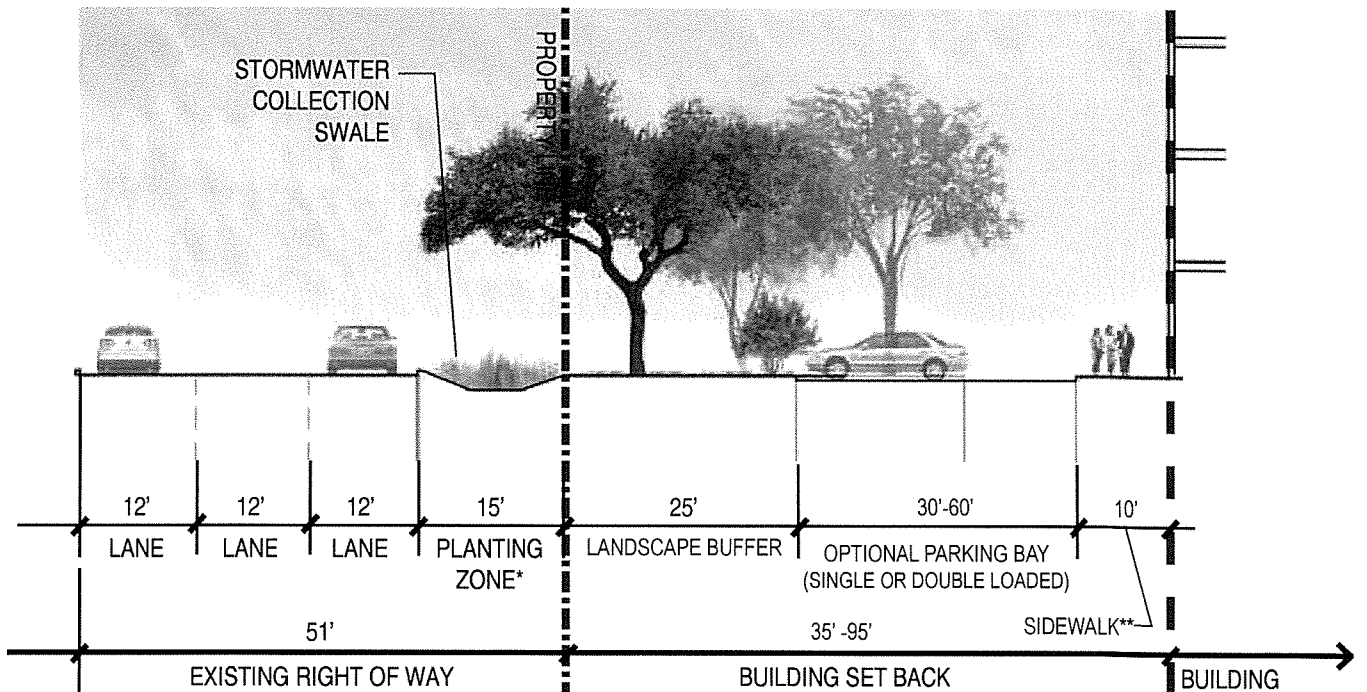
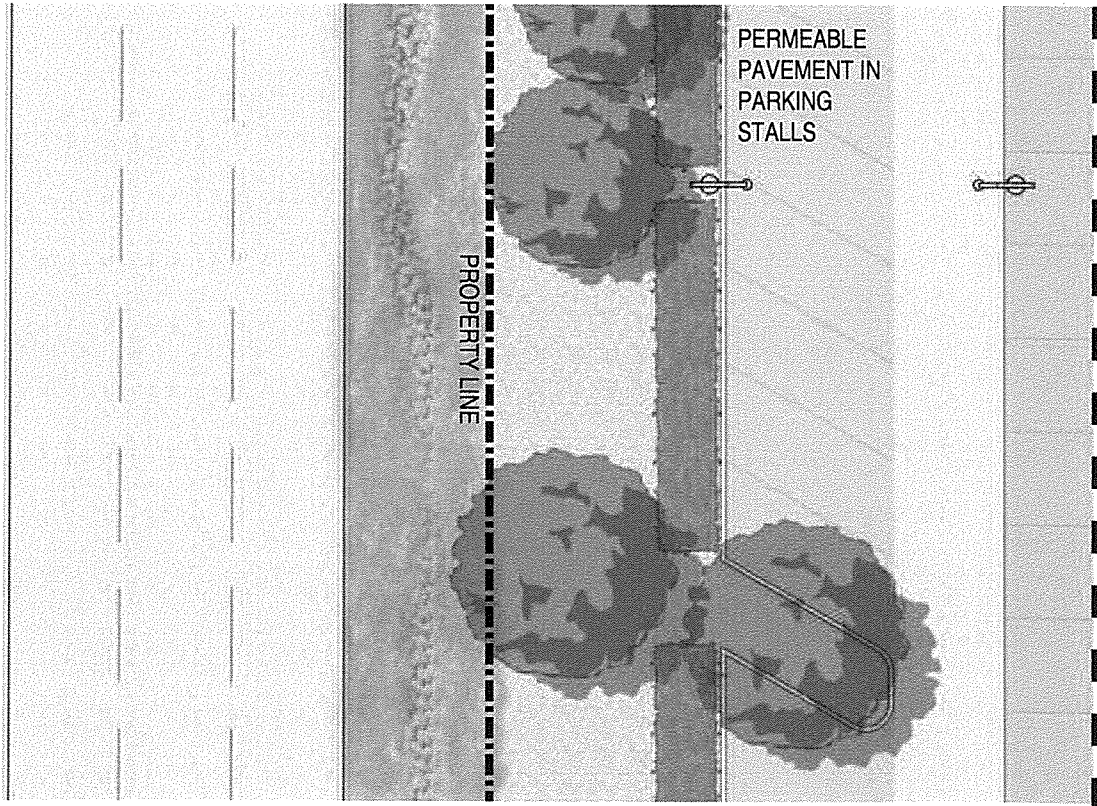
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

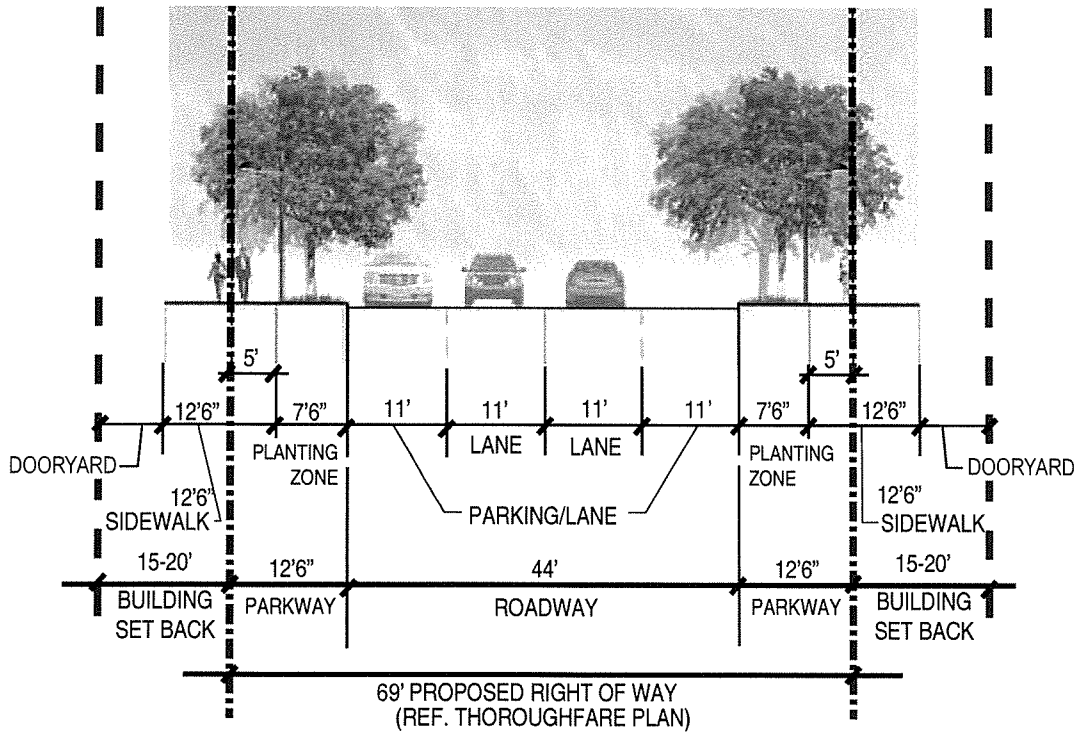
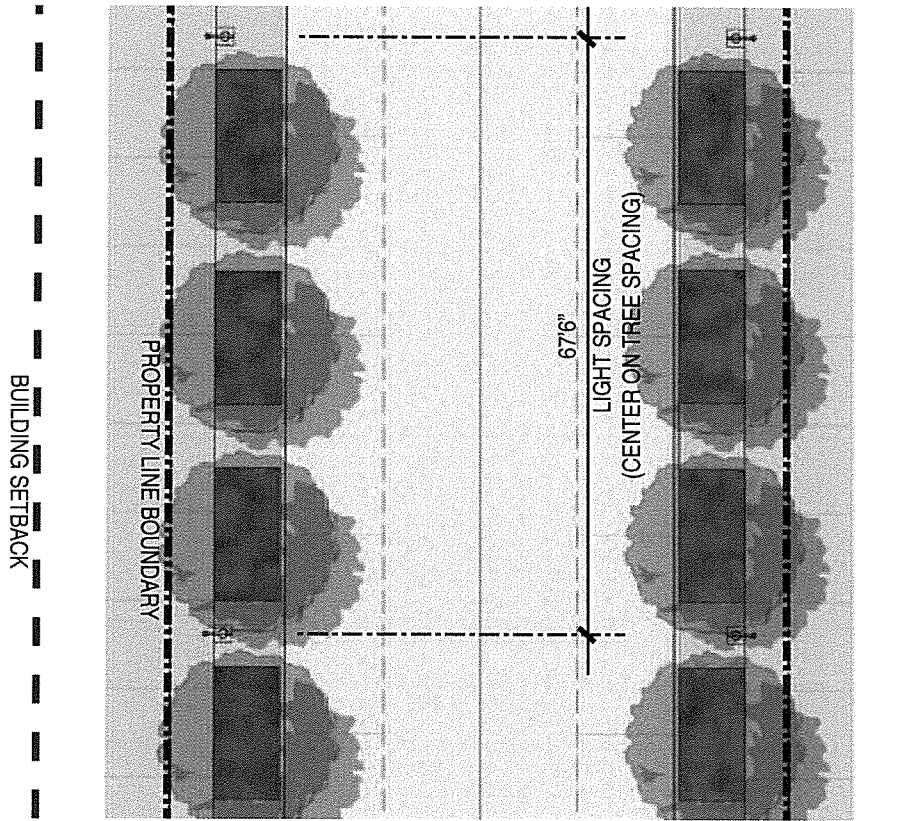


REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



* REDUCE TO CONFORM WITH EXISTING R.O.W. AS NECESSARY
 ** SIDEWALK PLACEMENT FLEXIBLE WITHIN THE BUILDING SET BACK AREA

REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

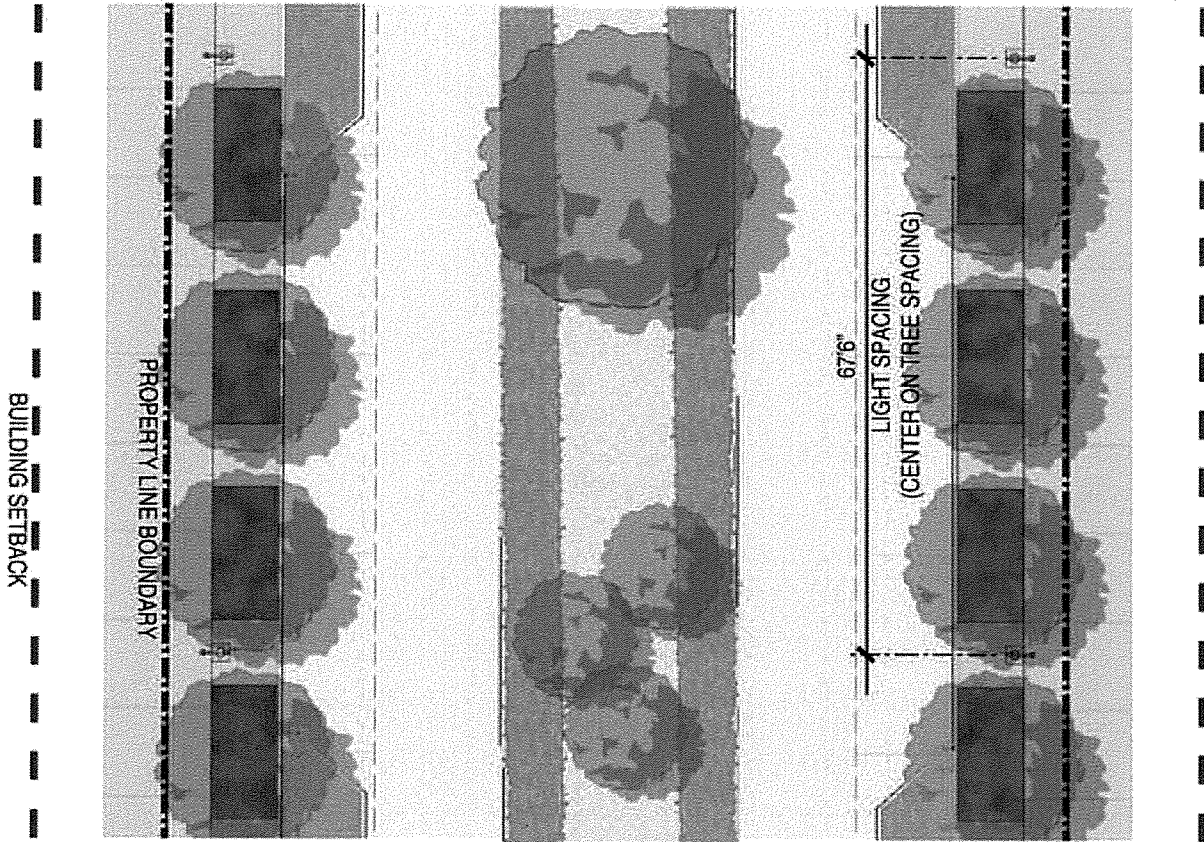


TYPE A : 4 LANE UNDIVIDED WITH PARKING ALLOWED DURING NON-PEAK HOURS

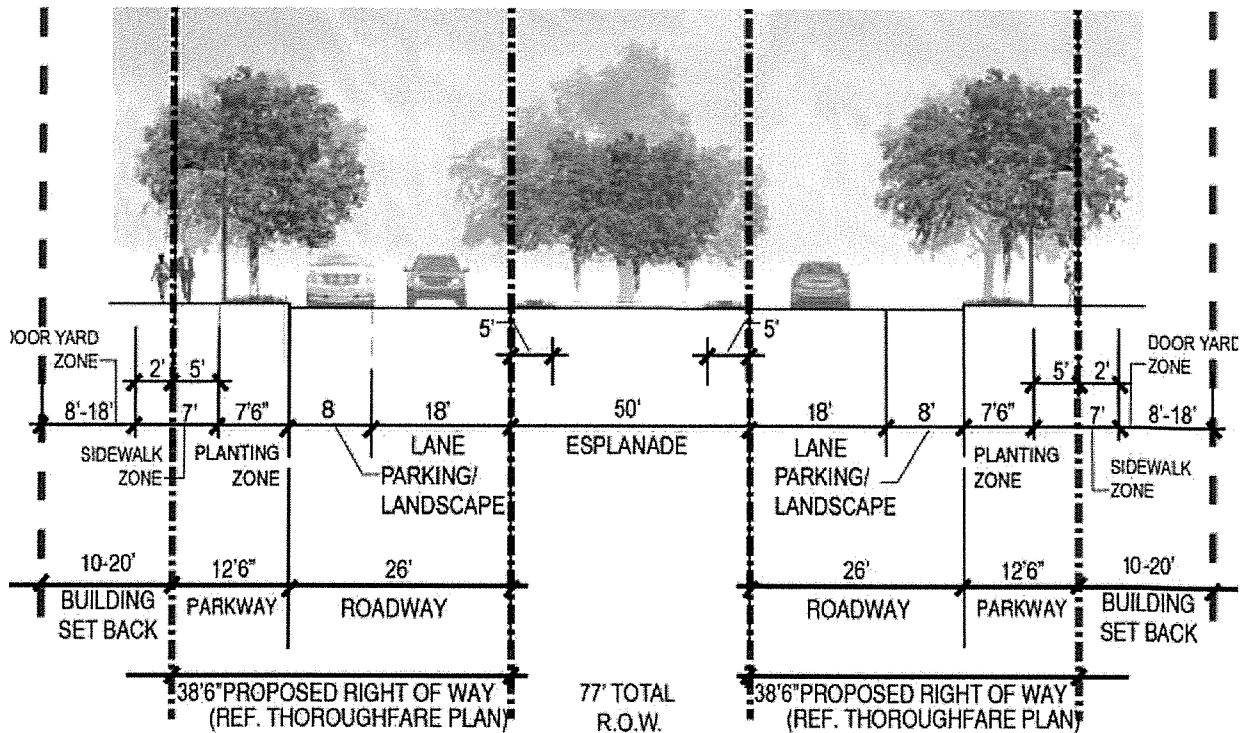
TYPE B : 2 LANE WITH 2 LANE PARKING

REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

TYPICAL PLAN



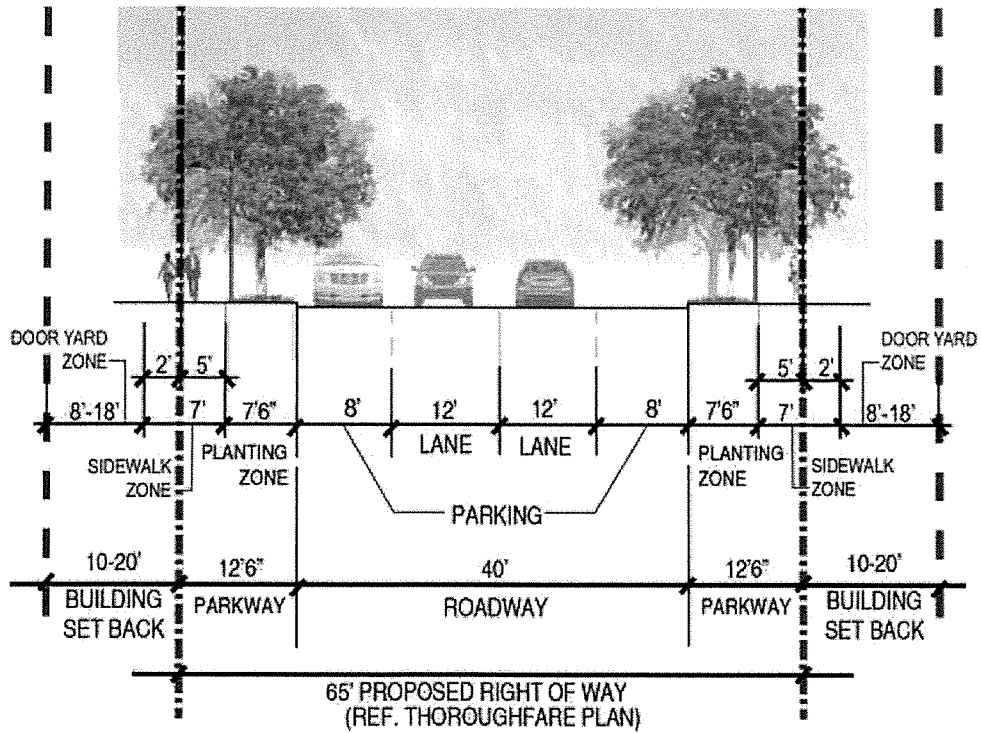
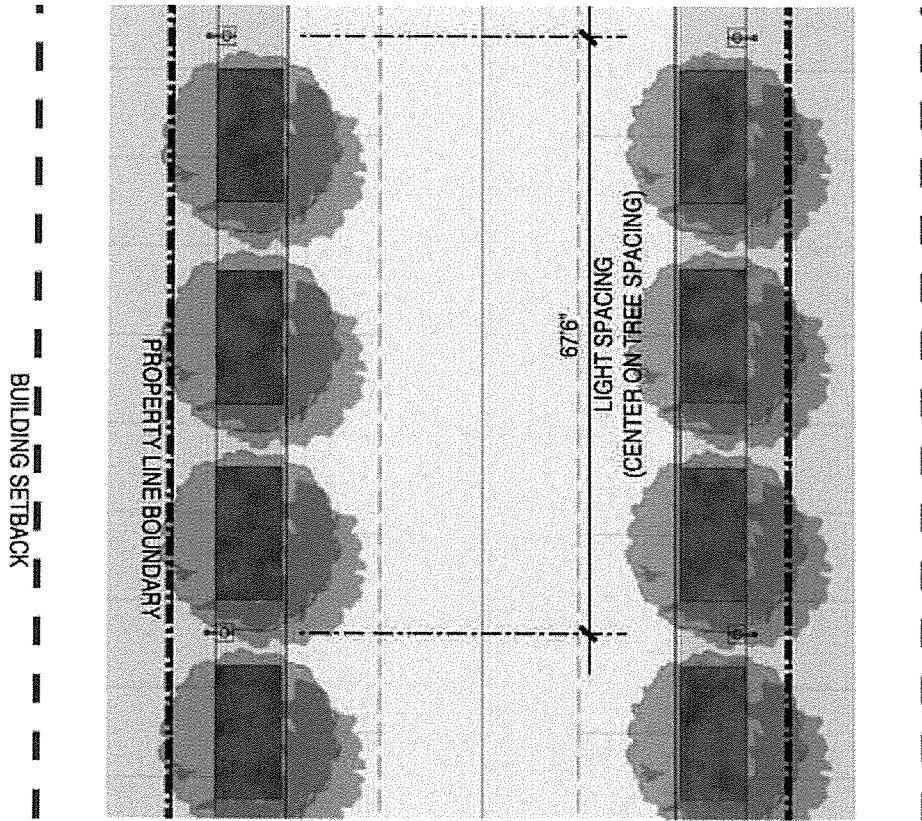
TYPICAL SECTION



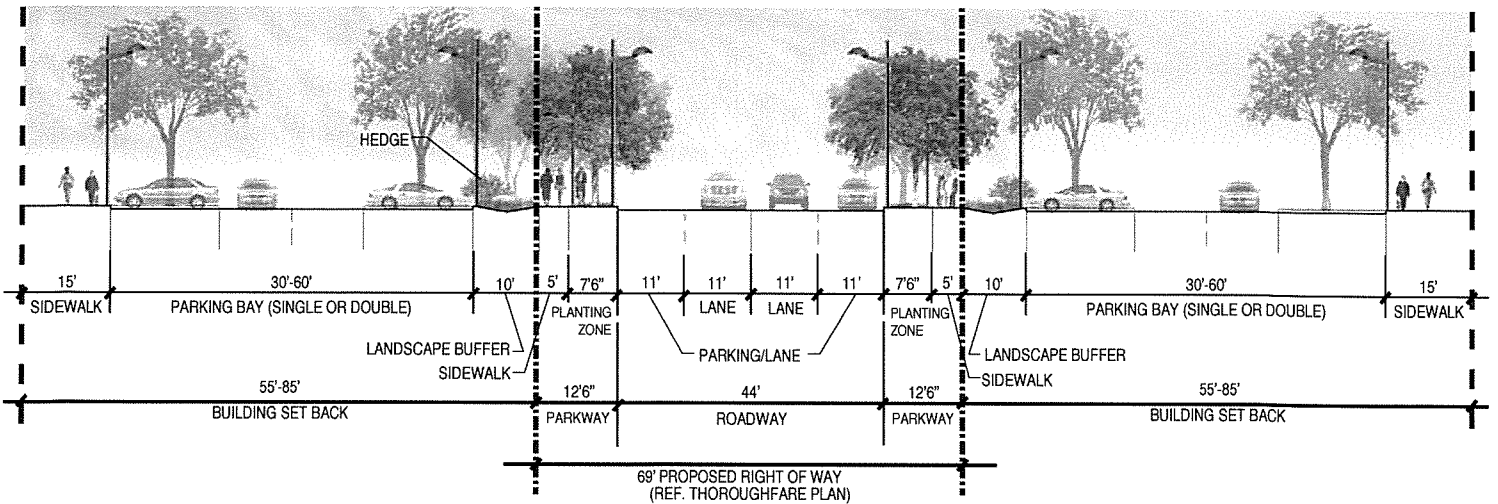
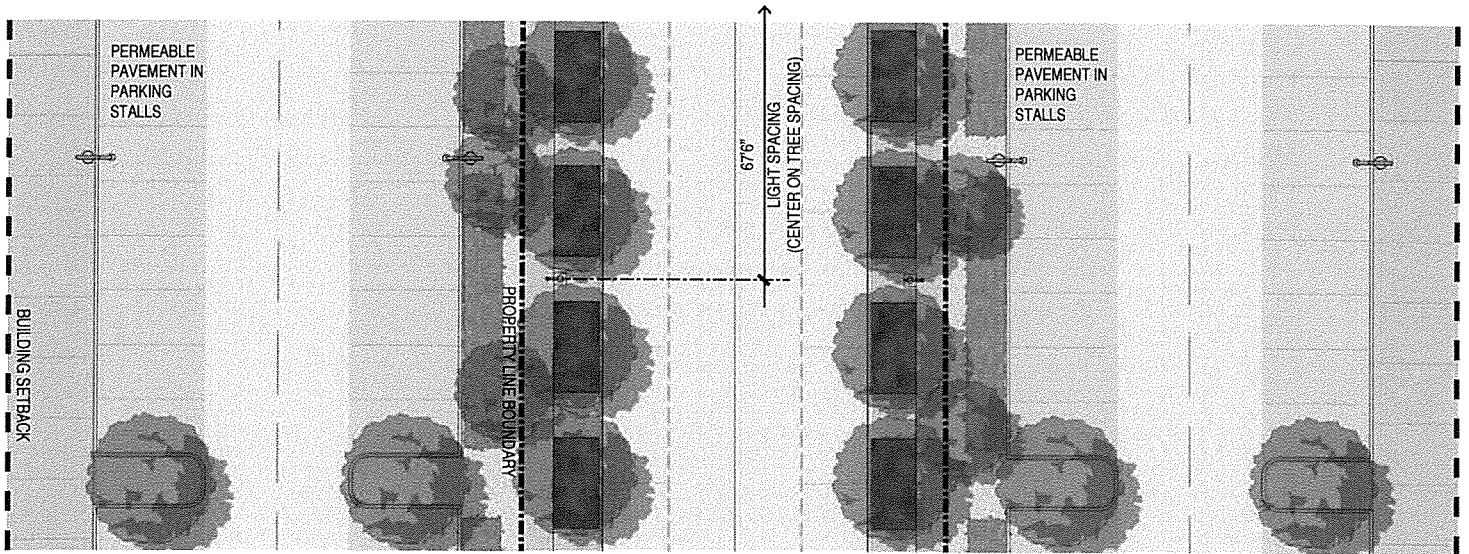
ON-STREET PARKING ZONE CAN BE REPLACED WITH AN ENLARGED LANDSCAPE ZONE.

U-TURN LANE REQUIRED AT INTERSECTION OF FN5.

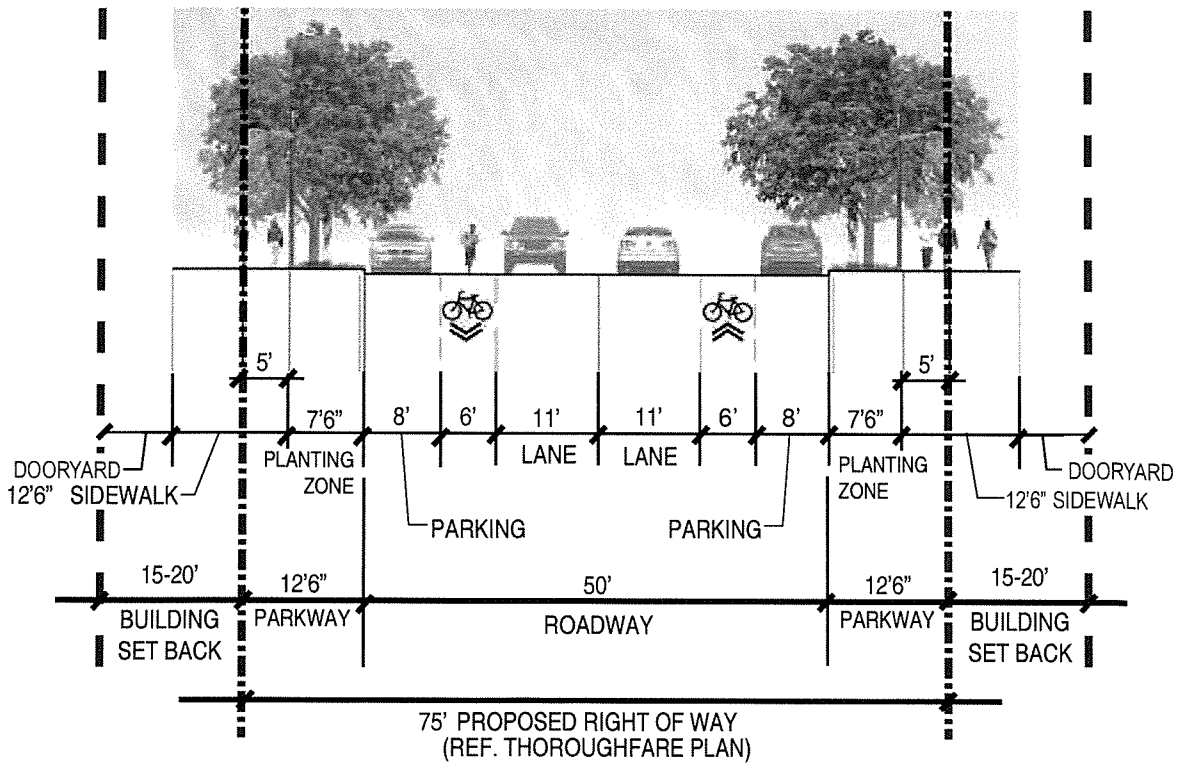
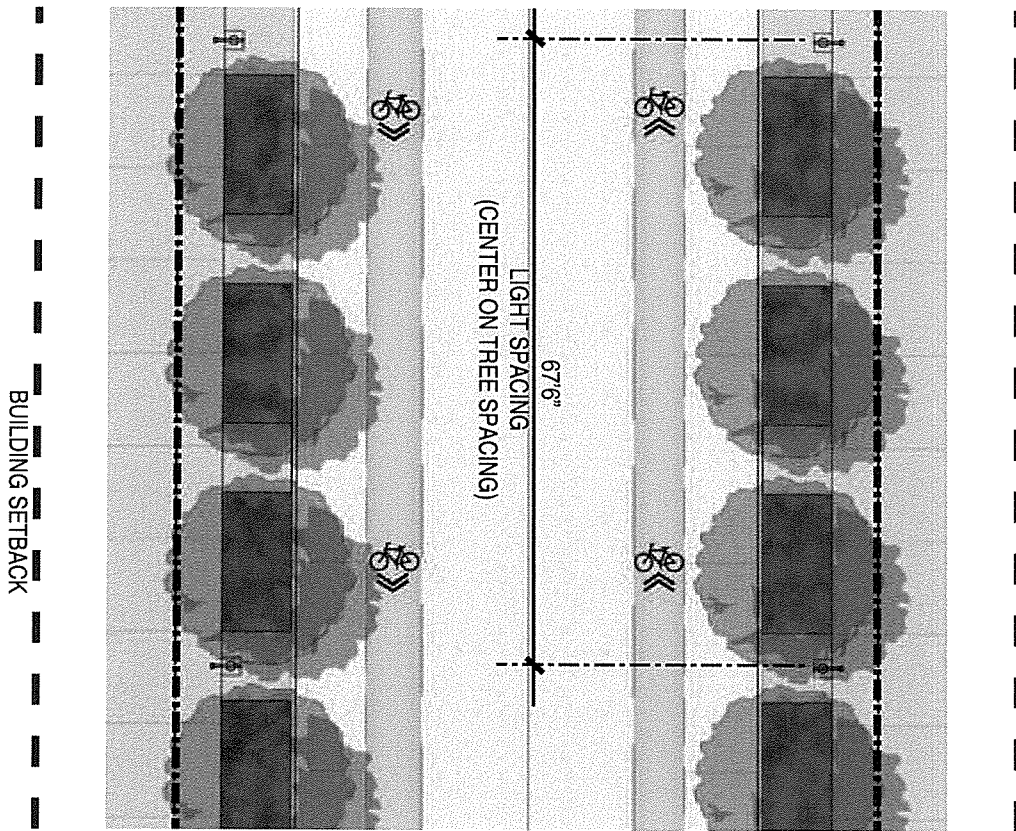
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



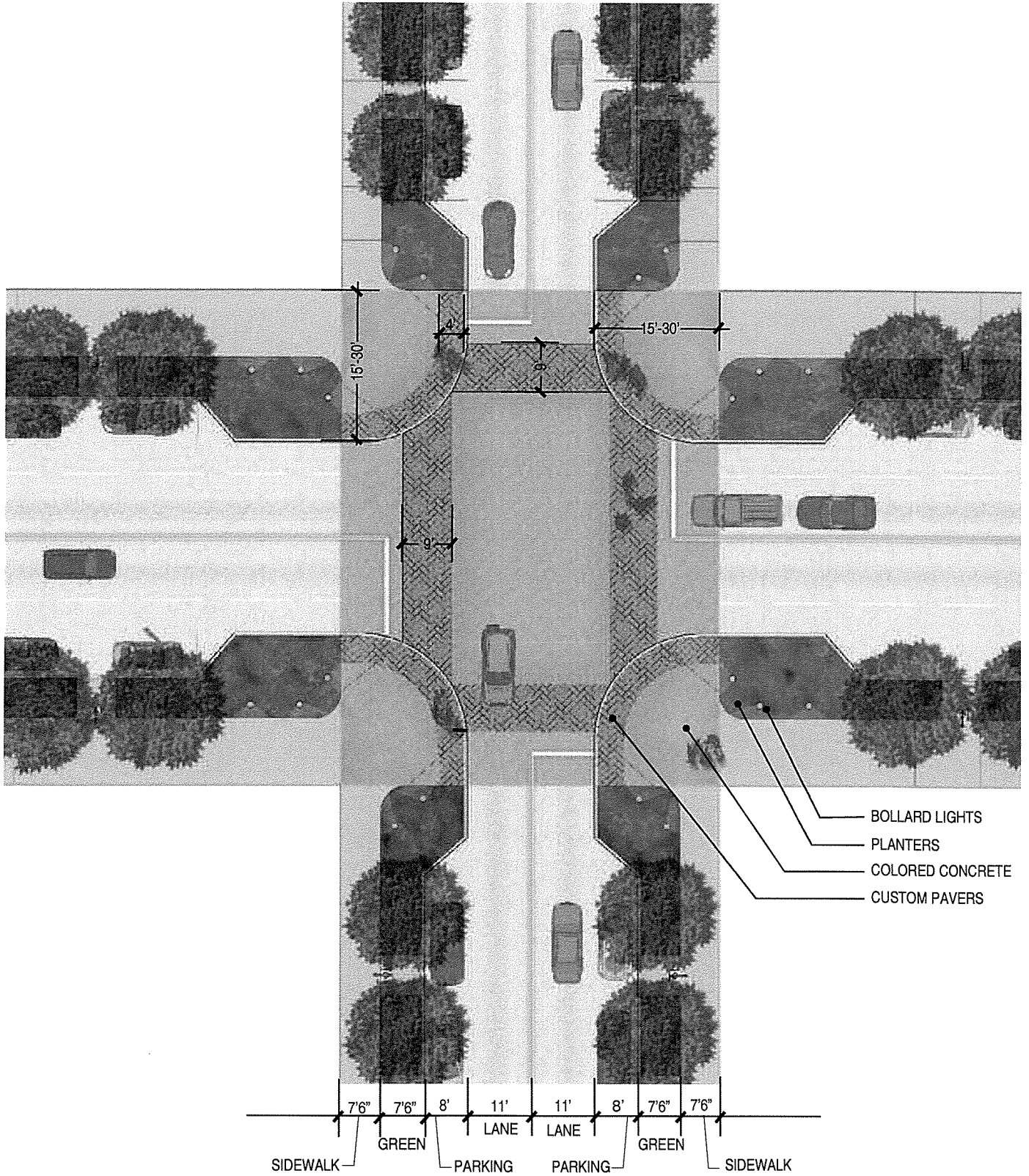
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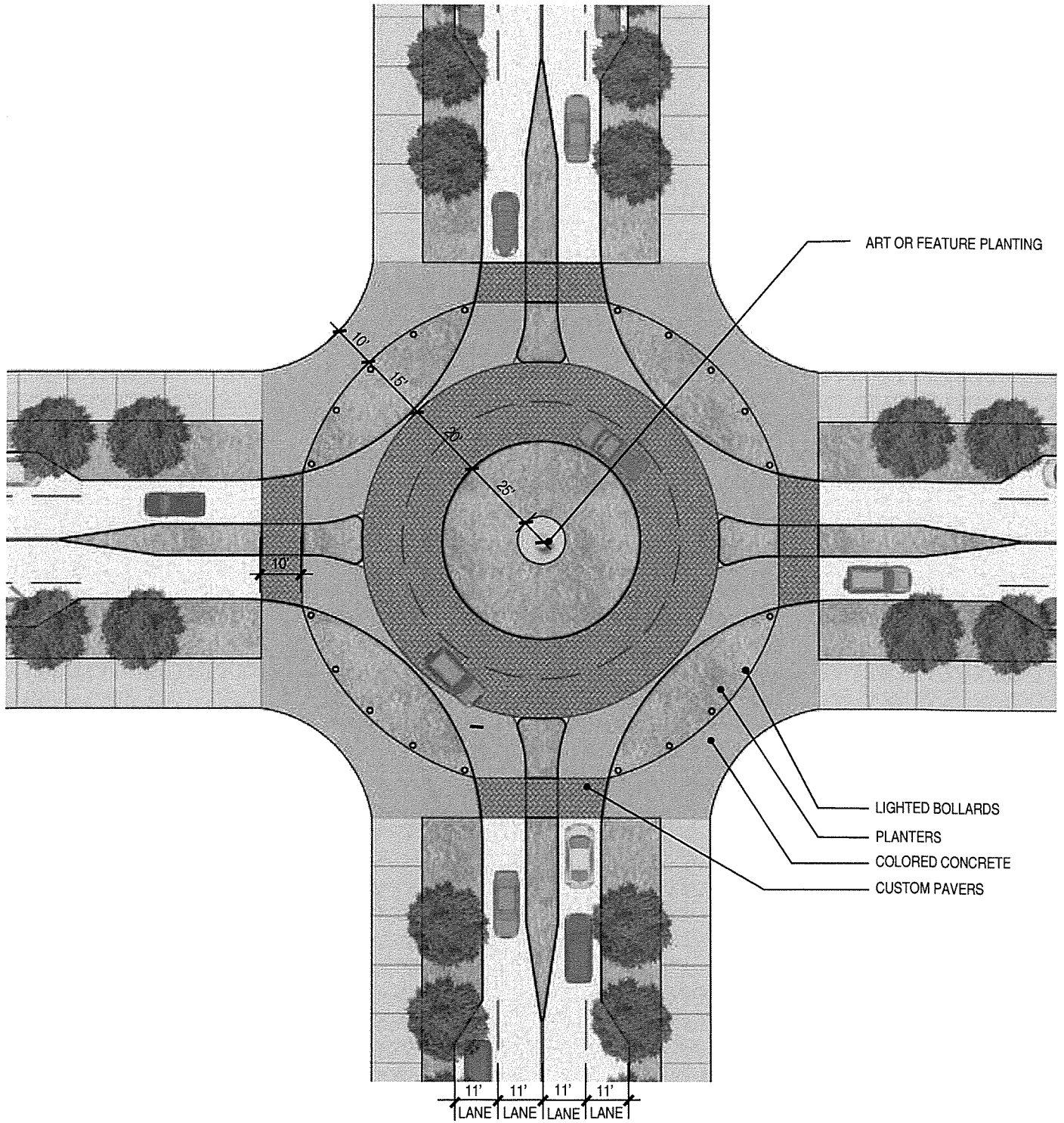


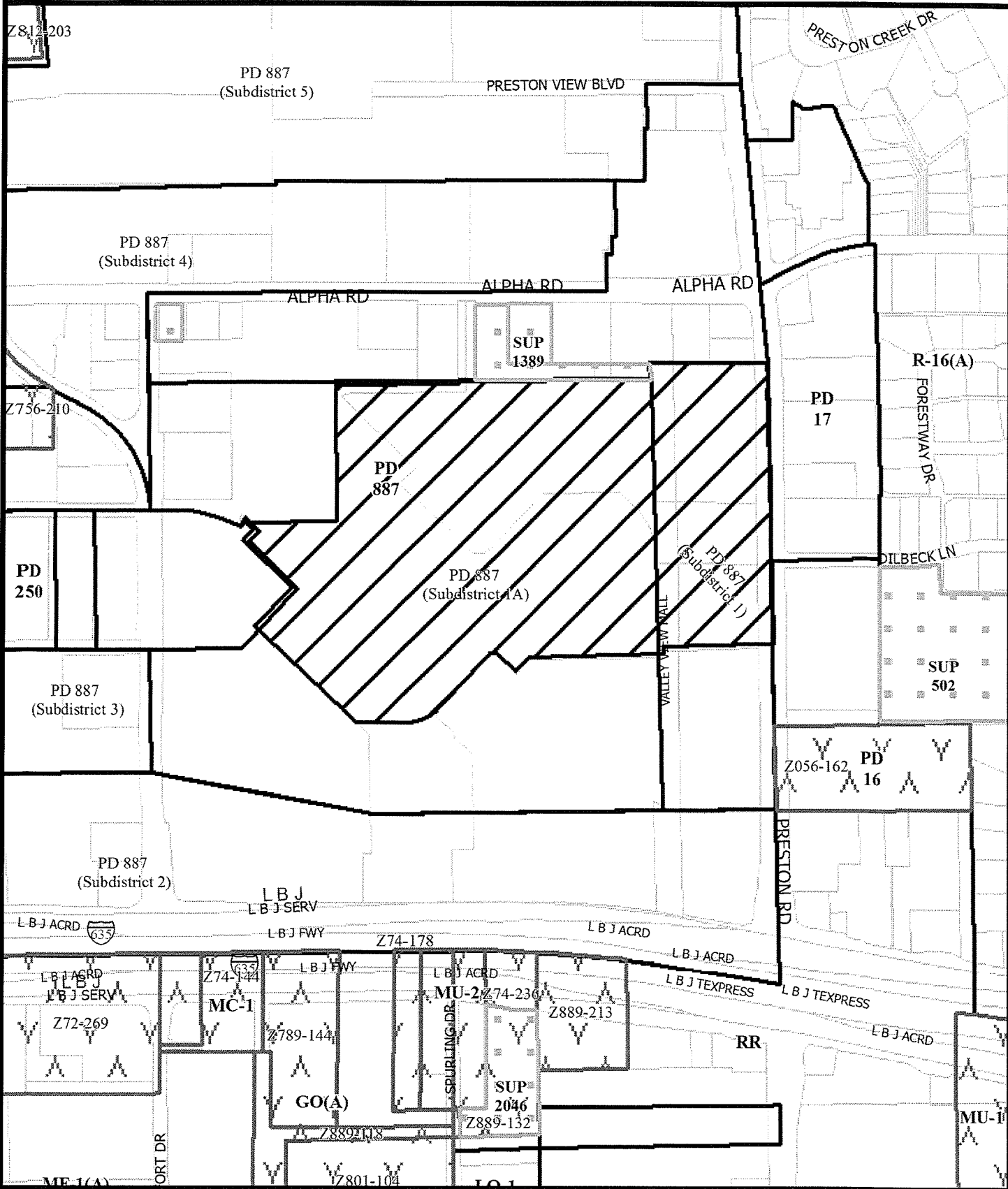
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



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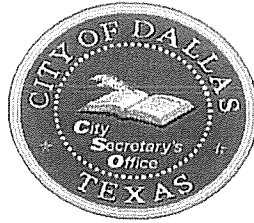


1:6,000

ZONING MAP

Case no: Z145-188

Date: 4/2/2015



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 17 2015

ORDINANCE NUMBER 29788

DATE PUBLISHED JUN 20 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Liss".