

7-26-17

ORDINANCE NO. 30576

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 127; on the northeast corner of Harwood Street and Jackson Street; fronting approximately 200.57 feet on the east line of Harwood Street; fronting approximately 410.37 feet on the north line of Jackson Street; and containing approximately 1.098 acres,

from Subdistrict 4 within Planned Development District No. 357 (Farmers Market Special Purpose District) to Subdistrict 4A within Planned Development District No. 357; amending Article 357, "PD 357," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; amending the establishment of subdistricts and yard, lot, and space regulations for Subdistricts 1 through 9 regulations in Sections 51P-357.106 and 51P-357.109 of Article 357; providing a new subdistrict boundary map; amending Ordinance No. 22097 by replacing the Exhibit B (property description) attached to that ordinance with the Exhibit B attached to this ordinance; 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 change the zoning classification and amend Article 357 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 4 within Planned Development District No. 357 to Subdistrict 4A within Planned Development District No. 357 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-357.106, “Establishment of Subdistricts,” of Article 357, “PD 357,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-357.106. ESTABLISHMENT OF SUBDISTRICTS.**

A map (Exhibit 357A) shows the boundaries of the district and the 14 [~~13~~] subdistricts (Subdistricts 1, 1A, 2, 2A, 3, 4, 4A, 5, 5A, 6, 7, 8, 9, 10). Property descriptions of the subdistricts are attached to Ordinance No. 22097 as Exhibit B. The subdistricts are hereby established for purposes of this article. If there is a conflict between the map and the text of this article, the text controls.”

SECTION 3. That Paragraph (1) of Subsection (f), “Lot Coverage,” of Section 51P-357.109, “Yard, Lot, and Space Regulations for Subdistricts 1 Through 9,” of Article 357, “PD 357,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(1) Except as provided in this subsection, m[M]aximum lot coverage is 85 percent.”

SECTION 4. That Subsection (f), “Lot Coverage,” of Section 51P-357.109, “Yard, Lot, and Space Regulations for Subdistricts 1 Through 9,” of Article 357, “PD 357,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (5) to read as follows:

“(5) In Subdistrict 4A, maximum lot coverage is 100 percent when a development contains uses in two or more of the following categories, and the combined floor areas of the uses in each category equals or exceeds the following percentages of the total floor area of the project:

<u>Use Category</u>	<u>% of Total Floor Area</u>
Lodging	15%
Office	15%
Residential	15%
Retail and personal service	10%”

SECTION 5. That the subdistrict boundary map, Exhibit 357A of Article 357, “PD 357,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 357A attached to this ordinance.

SECTION 6: That the Exhibit B (property description of subdistricts) attached to Ordinance No. 22097, as amended, is replaced by the Exhibit B attached to this ordinance.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 8. 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 construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 9. 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 10. 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.

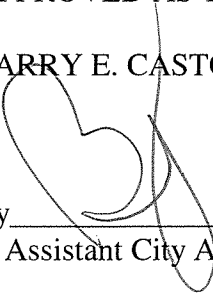
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SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By  \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_ AUG 9 2017

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EXHIBIT A

BEING all of Tract 6, Tract 8, and all of lots 4 through 9, Block 127 as conveyed by Deed to CADG Harwood, LLC, as recorded in Dallas County Clerk Instrument No. 201600079670, D.R.D.C.T., and Tract 9, Block 127 as conveyed by Deed the City of Dallas, as recorded in Volume 73086, Page 2630, Deed Records, Dallas County, Texas, and all of Tract 1 and Tract 5, Block 127 as conveyed by Deed to CADG Jackson Parking A, LLC, as recorded in Dallas County Clerk Instrument No. 201400148181, O.P.R.D.C.T., situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at the intersection of the north line of Jackson Street (50 foot right-of-way) with the east line of South Harwood Street (variable width right-of-way);

THENCE North 14 degrees 00 minutes 00 seconds West, a distance of 110.00 feet traversing the easterly line of South Harwood Street (variable width right-of-way) to a point for corner, said corner being at the southwest corner of Tract 1, Block 127 as recorded in Instrument No. 201400148181, Official Public Records, Dallas County, Texas;

THENCE North 07 degrees 33 minutes 11 seconds West, a distance of 90.57 feet traversing the westerly line of said Tract 1 to a point for corner, said corner being in the southerly line of Commerce Street (78.9 foot right-of-way);

THENCE North 76 degrees 00 minutes 00 seconds East, a distance of 84.00 feet traversing the southerly line of Commerce Street (78.9 feet right-of-way) to a point for corner, said corner being at the northwest corner of the ASC-Harcom Investment LLC Tract as recorded in Volume 2004018 on Page 6576, Deed Records, Dallas County, Texas;

THENCE South 13 degrees 53 minutes 31 seconds East, a distance of 90.00 feet traversing the westerly line of said ASC-Harcom Investment LLC Tract to a point for corner, said corner being at the southeast corner of said Tract 1;

THENCE South 76 degrees 00 minutes 00 seconds West, a distance of 3.80 feet traversing the southerly line of said Tract 1 to a point for corner;

THENCE South 14 degrees 00 minutes 00 seconds East, a distance of 10.00 feet departing said Tract 1 to a point for corner;

THENCE North 76 degrees 00 minutes 00 seconds East, a distance of 165.16 feet traversing the south line of the ASC-Harcom and the Downtown Collaborative Tracts to a point for corner, said corner being in the west limit of 20 foot alley;

THENCE South 13 degrees 47 minutes 37 seconds East, a distance of 10.00 feet traversing the west line of said 20 foot alley to a point for corner, said corner being in the southerly line of said 20 foot alley;

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THENCE North 76 degrees 00 minutes 00 seconds East, a distance of 154.88 feet traversing the southerly line of said 20 foot alley to a point for corner;

THENCE South 13 degrees 59 minutes 37 seconds East, a distance of 82.48 feet departing said 20 foot alley and traversing the west line of the Cerami Holdings, LLC Tract as recorded in Dallas County Clerk Instrument No. 201300001004, D.R.D.C.T. to a point for corner, said corner being in the northerly line of Jackson Street (50 foot right-of-way);

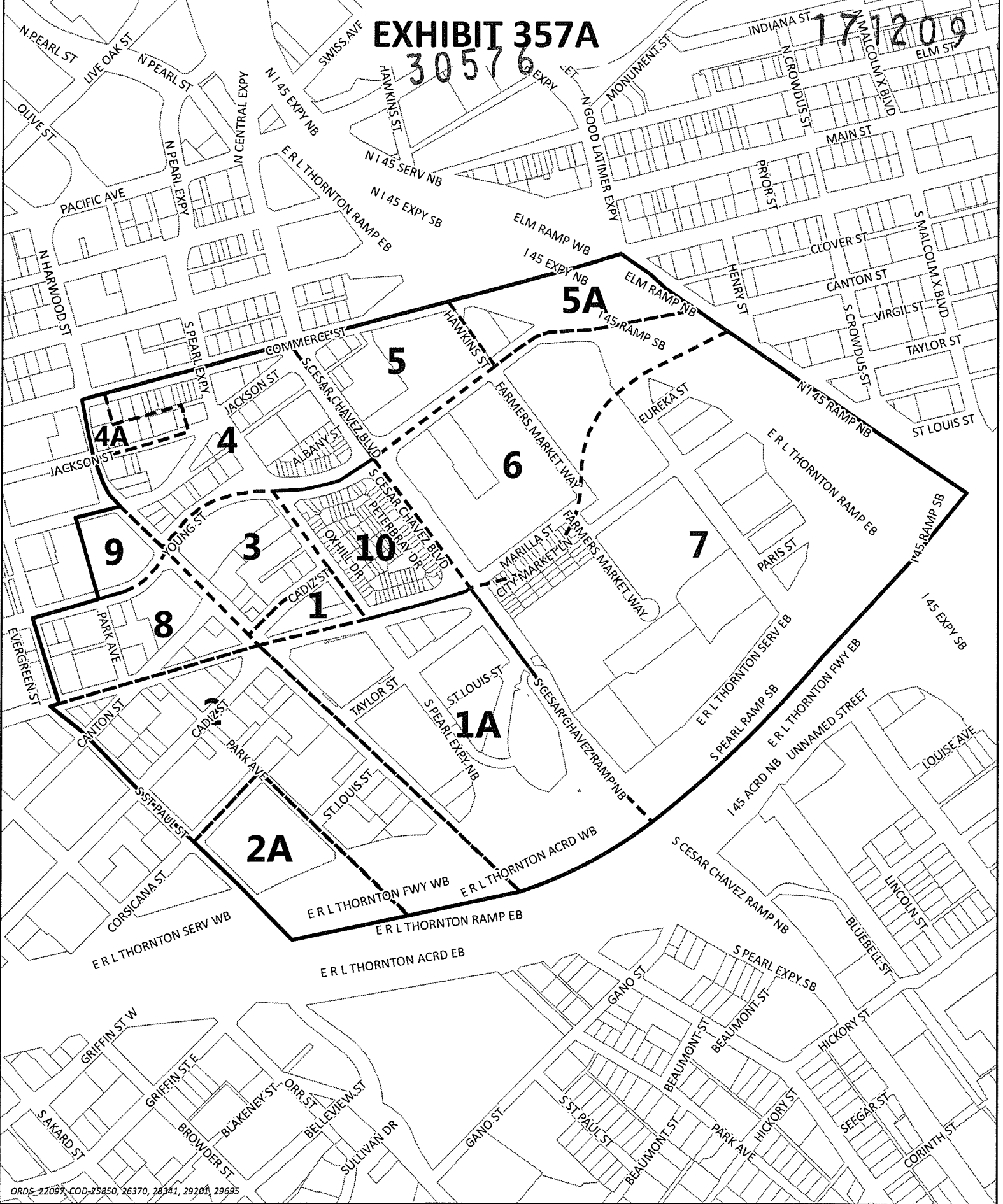
THENCE South 73 degrees 12 minutes 00 seconds West, a distance of 153.94 feet traversing the northerly line of Jackson Street (50 foot right-of-way), to a point for corner;

THENCE South 76 degrees 00 minutes 00 seconds West a distance of 256.43 feet back to the PLACE OF BEGINNING and CONTAINING 1.098 acres (47,805 square feet) of land.

**EXHIBIT 357A**

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ORDS-22097, COD-25850, 26370, 28341, 29201, 29695



1:6,500

**PD 357 Tract Map**

**Contains Tracts**

**1, 1A, 2, 2A, 3, 4, 4A, 5, 5A, 6, 7, 8, 9, 10**

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**EXHIBIT B**  
PROPERTY DESCRIPTIONS OF PD 357  
FARMERS MARKET SUBDISTRICTS

**SUBDISTRICT 1**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Harwood Street with the center line of Cadiz Street;

THENCE in a northeasterly direction along the center line of Cadiz Street, a distance of approximately 441 feet to a point for corner on the center line of Pearl Expressway;

THENCE in a southeasterly direction along the center line of Pearl Expressway, a distance of approximately 240 feet to a point for corner on the center line of Cadiz-Marilla Street;

THENCE in an easterly direction along the center line of Cadiz-Marilla Street, a distance of 475 feet, more or less, to the center line of Central Expressway;

THENCE in a southeasterly direction along said center line of Central Expressway, a distance of 860 feet, more or less, to the north right-of-way line of R.L. Thornton Freeway;

THENCE in a westerly direction along the north right-of-way line of R.L. Thornton Freeway, a distance of 750 feet, more or less, to the center line of Harwood Street;

THENCE in a northwesterly direction along the center line of Harwood Street, a distance of 1,210 feet, more or less, to the POINT OF BEGINNING.

**SUBDISTRICT 2**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Marilla Street with the center line of St. Paul Street;

THENCE in an easterly direction along the center line of Marilla Street, a distance of 950 feet, more or less, to the center line of Harwood Street;

THENCE in a southeasterly direction along the center line of Harwood Street, a distance of 1,150 feet, more or less, to the north right-of-way of R.L. Thornton Freeway;



THENCE in a westerly direction along the north right-of-way line of R.L. Thornton Freeway, a distance of 970 feet, more or less, to the center line of St. Paul Street;

THENCE in a northwesterly direction along the center line of St. Paul Street, a distance of 1,160 feet, more or less, to the POINT OF BEGINNING, save and except that area defined as Subdistrict 2A.

### **SUBDISTRICT 2A**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City of and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Corsicana Street with the center line of St. Paul Street;

THENCE in the northeasterly direction along the center line of Corsicana Street, a distance of approximately 425 feet, more or less, to the center line of Park Avenue;

THENCE in a southeasterly direction along the center line of Park Avenue, a distance of approximately 1,004 feet, more or less, to the center line of East R.L. Thornton Freeway, Interstate 30;

THENCE in a westerly direction along the center line of East R.L. Thornton Freeway, Interstate 30, a distance of approximately 476 feet, more or less, to the center line of St. Paul Street;

THENCE in the northwesterly direction along the center line of St. Paul Street, a distance of approximately 496 feet, more or less, to the POINT OF BEGINNING.

### **SUBDISTRICT 3**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and county of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Cadiz Street with the center line of Harwood Street;

THENCE in a northwesterly direction along the center line of Harwood Street, a distance of 540 feet, more or less, to the center line of Young/Canton Street;

THENCE in a northeasterly, easterly, southeasterly, easterly and northeasterly direction along the curving line of Young/Canton Street, a distance of 563.30 feet, more or less, to the center line of Pearl Expressway;

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THENCE in a southeasterly direction along the center line of Pearl Expressway, a distance of approximately 426 feet, more or less, to a point for corner on the center line of Cadiz Street;

THENCE in a southwesterly direction along the center line of Cadiz Street, a distance of approximately 460 feet to the POINT OF BEGINNING.

**SUBDISTRICT 4 (remainder)**

*(reduced per Z167-262)*

ALL THAT certain Lot, Tract or Parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Young-Canton Street with the center line of Harwood Street;

THENCE in a northwesterly and northerly direction along the center line of Harwood Street, a distance of 499.40 feet, more or less, to the center line of Jackson Street the following (4) calls:

THENCE North 44° 37' 36" West, a distance of 256.72

THENCE North 42° 13' 23" West, a distance of 71.86

THENCE North 27° 6' 16" West, a distance of 60.94

THENCE North 18° 59' 24" West, a distance of 109.88

THENCE traversing the center line of Jackson Street in an northeasterly direction a distance of 433.96 feet, more or less to the southeasterly projection of the west line of Lot 3, Rail Road Addition, Volume 4, Page 350, Map Records, Dallas County, Texas the following (2) calls:

THENCE North 75° 55' 14" East, a distance of 282.22

THENCE North 74° 13' 50" East, a distance of 151.74

THENCE North 13° 59' 37" West a distance of 121.30 feet, more or less departing said center line of Jackson Street and traversing the west line of said Lot 3 to the approximate center line of a 20 foot alley;

THENCE South 76° 00' 00" West a distance of 320.04 feet, more or less traversing the center line of said 20 foot alley and the north lines of Tract 5, 6 and 8, Block 127, real properties described in County Clerk Instrument Numbers 201400148181 and 201600079670 respectively, Deed Records, Dallas County, Texas;

THENCE North 14° 00' 00" West a distance of 10 feet along the east limit of said Tract 8, Block 127;

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THENCE North  $76^{\circ} 00' 00''$  East a distance of 3.8 feet along the south line of Tract 1, Block 127, real property described in County Clerk Instrument Number 201400148181, Deed Records, Dallas, Count Texas;

THENCE North  $13^{\circ} 53' 31''$  West a distance of 130 feet to the center line of Commerce Street;

THENCE North  $76^{\circ} 30' 56''$  East, a distance of 849.03 along the approximate center line of Commerce Street to the approximate center line of South Cesar Chavez Blvd;

THENCE South  $34^{\circ} 48' 13''$  East, a distance of 625.6 feet, more or less, to the center line of Young-Canton Street;

THENCE in a southwesterly and northwesterly direction along the curving center line of Young-Canton Street, a distance of approximate 1,050.55 feet, more or less, the following (11) calls:

THENCE South  $58^{\circ} 17' 36''$  West, a distance of 180.7 feet

THENCE, along said curve to the right, having a central angle of 19 degrees, 00 minutes, 29 seconds, a radius of 889.69 feet, a chord bearing of South 82 degrees, 27 minutes, 43 seconds West, an arc distance of 295.16 feet;

THENCE North  $88^{\circ} 32' 28''$  West, a distance of 76.69 feet

THENCE South  $82^{\circ} 40' 57''$  West, a distance of 91.33 feet

THENCE South  $76^{\circ} 1' 16''$  West, a distance of 84.31 feet

THENCE South  $64^{\circ} 45' 31''$  West, a distance of 74.46 feet

THENCE, along said curve to the left, having a central angle of 01 degrees, 44 minutes, 09 seconds, a radius of 764.50 feet, a chord bearing of South 53 degrees, 41 minutes, 19 seconds West, an arc distance of 23.16 feet;

THENCE, along said curve to the left, having a central angle of 06 degrees, 57 minutes, 37 seconds, a radius of 764.50 feet, a chord bearing of South 49 degrees, 20 minutes, 25 seconds West, an arc distance of 92.87 feet;

THENCE South  $38^{\circ} 38' 35''$  West, a distance of 45.79 feet

THENCE South  $43^{\circ} 25' 5''$  West, a distance of 45.18 feet

THENCE, along said curve to the right, having a central angle of 13 degrees, 01 minutes, 21 seconds, a radius of 179.97 feet, a chord bearing of South 48 degrees, 05 minutes, 15 seconds West, an arc distance of 40.90 feet, the centerline of S. Harwood Street, the POINT OF BEGINNING.

**DISCLAIMER**

**NOTE:** 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 interests in the 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.

**SUBDISTRICT 4A**

*(created per Z167-262)*

BEING all of Tract 6, Tract 8, and all of lots 4 through 9, Block 127 as conveyed by Deed to CADG Harwood, LLC, as recorded in Dallas County Clerk Instrument No. 201600079670, D.R.D.C.T., and Tract 9, Block 127 as conveyed by Deed the City of Dallas, as recorded in Volume 73086, Page 2630, Deed Records, Dallas County, Texas, and all of Tract 1 and Tract 5, Block 127 as conveyed by Deed to CADG Jackson Parking A, LLC, as recorded in Dallas County Clerk Instrument No. 201400148181, O.P.R.D.C.T., situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at the intersection of the north line of Jackson Street (50 foot right-of-way) with the east line of South Harwood Street (variable width right-of-way);

THENCE North 14 degrees 00 minutes 00 seconds West, a distance of 110.00 feet traversing the easterly line of South Harwood Street (variable width right-of-way) to a point for corner, said corner being at the southwest corner of Tract 1, Block 127 as recorded in Instrument No. 201400148181, Official Public Records, Dallas County, Texas;

THENCE North 07 degrees 33 minutes 11 seconds West, a distance of 90.57 feet traversing the westerly line of said Tract 1 to a point for corner, said corner being in the southerly line of Commerce Street (78.9 foot right-of-way);

THENCE North 76 degrees 00 minutes 00 seconds East, a distance of 84.00 feet traversing the southerly line of Commerce Street (78.9 feet right-of-way) to a point for corner, said corner being at the northwest corner of the ASC-Harcom Investment LLC Tract as recorded in Volume 2004018 on Page 6576, Deed Records, Dallas County, Texas;

THENCE South 13 degrees 53 minutes 31 seconds East, a distance of 90.00 feet traversing the westerly line of said ASC-Harcom Investment LLC Tract to a point for corner, said corner being at the southeast corner of said Tract 1;

THENCE South 76 degrees 00 minutes 00 seconds West, a distance of 3.80 feet traversing the southerly line of said Tract 1 to a point for corner;

THENCE South 14 degrees 00 minutes 00 seconds East, a distance of 10.00 feet departing said Tract 1 to a point for corner;

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THENCE North 76 degrees 00 minutes 00 seconds East, a distance of 165.16 feet traversing the south line of the ASC-Harcom and the Downtown Collaborative Tracts to a point for corner, said corner being in the west limit of 20 foot alley;

THENCE South 13 degrees 47 minutes 37 seconds East, a distance of 10.00 feet traversing the west line of said 20 foot alley to a point for corner, said corner being in the southerly line of said 20 foot alley;

THENCE North 76 degrees 00 minutes 00 seconds East, a distance of 154.88 feet traversing the southerly line of said 20 foot alley to a point for corner;

THENCE South 13 degrees 59 minutes 37 seconds East, a distance of 82.48 feet departing said 20 foot alley and traversing the west line of the Cerami Holdings, LLC Tract as recorded in Dallas County Clerk Instrument No. 201300001004, D.R.D.C.T. to a point for corner, said corner being in the northerly line of Jackson Street (50 foot right-of-way);

THENCE South 73 degrees 12 minutes 00 seconds West, a distance of 153.94 feet traversing the northerly line of Jackson Street (50 foot right-of-way), to a point for corner;

THENCE South 76 degrees 00 minutes 00 seconds West a distance of 256.43 feet back to the PLACE OF BEGINNING and CONTAINING 1.098 acres (47,805 square feet) of land.

**SUBDISTRICT 5 – Revised**

*(reduced per ORD 29695 (CC-4/8/2015))*

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Cesar Chavez Boulevard (formerly Central Expressway) with the center line of Commerce Street;

THENCE in an easterly direction along the center line of Commerce Street, a distance of 730.6 feet, more or less, to the projected common line of City Blocks 8/152 and 41/163, said point being westerly, a distance of 36.5 feet, more or less, from the intersection of the center line of Commerce Street with the southwest line of I.H. 345;

THENCE, S 35°51'00" E, along the common line of said City Blocks 8/152 and 41/163, a distance of 352.95 feet, more or less, to the center line of Canton Street (formerly Young-Canton Street);

THENCE in a southwesterly direction along the center line of Canton street (formerly Young-Canton Street), a distance of 678 feet, more or less, to the center line of Cesar Chavez Boulevard;

THENCE in a northwesterly direction along the center line of Cesar Chavez Boulevard, a distance of 625 feet, more or less, to the POINT OF BEGINNING.

**SUBDISTRICT 5A**

*(created per ORD 29695 (CC-4/8/2015))*

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being all of Lot 1A, Block 41/163 of Morris and Hazel Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 92213, Page 294, Deed Records of Dallas County, Texas and part of Lots 9, 13 through 16 and all of Lot 17, Block 41/163 of Rail Road Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 40, Page 109, Map Records of Dallas County, Texas, and part of a 20 foot Alley right of way adjoining said lots abandoned by City Ordinance No. 21092 as recorded in Volume 91249, Page 4100, Deed Records of Dallas County, Texas, part of a 25 foot Alley right of way abandoned by City Ordinance No. 21329 as recorded in Volume 92148, Page 2012, Deed Records of Dallas County, Texas, and a remnant tract being the result of the abandonment of Commerce Street, Young Street and Julius Schepps Freeway by City Ordinance No. 21329 as recorded in Volume 92148, Page 2012, Deed Records of Dallas County, Texas, said remnant tract abandoned by City Ordinance Number 29695, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod with a plastic cap at the intersection of the northwest line of Canton Street (an 80 foot right of way) with the southwest line of Julius Schepps Freeway (Interstate Highway 45, a variable width right of way) and said point being in the southeast line of said Lot 13;

THENCE, S 54°09'00" W, with the northwest line of Canton Street, passing at a distance of 132.20 feet the southeast corner of said Lot 1A, continuing in all a distance of 257.20 feet to a set "x" cut on concrete pavement for a corner at the southwest corner of said Lot 1A and the southeast corner of a tract of land conveyed to Camden Connection Inc. by deed recorded in Volume 98040, Page 2390, Deed Records of Dallas County, Texas;

THENCE, N 35°51'00" W, departing the northwest line of Canton Street and with the northwest line of said Lot 1A, passing at a distance of 200.00 feet to a set Mag nail for a corner at the most westerly northwest corner of said Lot 1A, said point being the south point of the said remnant tract, continuing in all a distance of 269.85 feet to a found PK nail for a corner;

THENCE, N 76°00'18" E, passing at a distance of 49.98 feet a set MAG nail with a washer at the most northerly northwest corner of said Lot 1A, continuing in all a distance of 85.94 feet to a set 5/8 inch iron rod for a corner at the intersection of the southwest line of Commerce Street (an 80 foot right of way) with the southwest line of Julius Schepps Freeway, said point being the most northerly northwest corner of said Lot 1A;

THENCE, N 76°00'18" E, with the southwest line of Commerce Street, a distance of 35.96 feet to a set 5/8 inch iron rod for a corner at the intersection of the southwest line of Commerce Street with the southwest line of Julius Schepps Freeway, said point being the northeast corner of said Lot 1A;

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THENCE, the following courses and distances with the southwest line of Julius Schepps Freeway:

S 72°34'15" E, a distance of 75.67 feet to set 5/8 inch iron rod for a corner;

S 72°34'42" E, a distance of 41.80 feet to a set 5/8 inch iron rod for a corner;

S 72°34'22" E, a distance of 179.28 feet to the Point of Beginning and Containing 41,351 square feet or a 0.9493 acre of land.

### **SUBDISTRICT 6**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Young-Canton Street with the center line of Central Expressway (110 foot wide);

THENCE North 53° 11' 06" East along the center line of Young-Canton Street, a distance of 954.83 feet to the southwest line of I.H. 345;

THENCE South 66° 17' 11" East along said southwest line of I.H. 345, a distance of 465.46 feet to the northeasterly prolongation of the center line of westbound Cadiz-Marilla Street Couplet;

THENCE South 53° 08' 45" West along said northeasterly prolongation, a distance of 118.10 feet to the center line of Good-Latimer Expressway and the beginning of a curve to the left, having a radius of 440.00 feet and a chord which bears South 27° 50' 04" West, 376.23 feet;

THENCE in a southwesterly direction along the last mentioned curve and the center line of said westbound Cadiz-Marilla Couplet, through a central angle of 50° 37' 21", an arc distance of 388.75 feet;

THENCE South 02° 31' 24" West along the center line of westbound Cadiz-Marilla Couplet and tangent to the preceding curve, a distance of 90.96 feet to the beginning of a curve to the right, having a radius of 440.00 feet and a chord which bears South 38° 12' 17" West, 513.29 feet;

THENCE in a southwesterly direction along the center line of said westbound Cadiz-Marilla Couplet and the last mentioned curve, through a central angle of 71° 21' 47", an arc distance of 548.03 feet;

THENCE South 73° 53' 11" West along the center line of said Cadiz-Marilla Couplet, a distance of 175.75 feet to the center line of Central Expressway (125 feet wide);

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THENCE North 36° 50' 27" West along the center line of Central Expressway, a distance of 130.07 feet to an angle point in same;

THENCE North 37° 35' 08" West and continuing along the center line of Central Expressway, a distance of 577.28 feet to the POINT OF BEGINNING.

**SUBDISTRICT 7**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Central Expressway (125 feet wide), with the center line of the westbound Cadiz-Marilla Couplet;

THENCE North 73° 53' 11" East along the westbound Cadiz-Marilla Couplet, a distance of 175.75 feet to the beginning of a curve to the left, having a radius of 440.00 feet and a chord which bears North 38° 12' 18" East, 513.29 feet;

THENCE in an easterly and northeasterly direction along the last mentioned center line and curve to the left, through a central angle of 71° 21' 47", an arc distance of 548.03 feet;

THENCE North 02° 31' 24" East along the center line of said westbound Cadiz-Marilla Couplet, a distance of 90.96 feet to the beginning of a curve to the right having a radius of 440.00 feet and a chord which bears North 27° 50' 04" East, 376.23 feet;

THENCE in a northeasterly direction along the last mentioned center line and curve to the right, through a central angle of 50° 37' 21", an arc distance of 388.75 feet to the center line of Good Latimer Expressway;

THENCE North 53° 08' 45" East along the northeasterly prolongation of the center line of the westbound Cadiz-Marilla Couplet, a distance of 118.10 feet to the southwest line of I.H. 345;

THENCE in a southeasterly, southerly and southwesterly direction along the right-of-way line of I.H. 345 the following courses and distances:

South 66° 17' 11" East, 21.44 feet;  
South 65° 46' 34" East, 121.06 feet;  
South 62° 13' 14" East, 77.47 feet;  
South 67° 01' 31" East, 121.60 feet;  
South 53° 58' 47" East, 99.29 feet;  
South 51° 54' 33" East, 176.04 feet;  
South 02° 40' 35" West, 25.93 feet;  
South 07° 01' 50" West, 36.07 feet;  
South 20° 18' 40" East, 66.76 feet;  
South 39° 42' 31" East, 80.10 feet;



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South 41° 17' 37" East, 90.27 feet;  
South 31° 08' 08" East, 20.10 feet;  
South 33° 39' 59" East, 90.14 feet;  
South 07° 26' 54" East, 92.11 feet;  
South 04° 20' 04" West, 80.00 feet;  
South 30° 10' 20" West, 165.23 feet to an intersection with the northeast line of Good Latimer Expressway and the northwest right-of-way line of R.L. Thornton Freeway;

THENCE in a southwesterly direction along the northwest right-of-way line of R.L. Thornton Freeway the following courses and distances:

South 16° 41' 54" West, 111.90 feet;  
South 38° 42' 37" West, 361.42 feet;  
South 44° 07' 21" West, 304.31 feet;  
South 50° 12' 55" West, 368.14 feet to the center line of Central Expressway;

THENCE North 36° 50' 28" West along the center line of Central Expressway, a distance of 1081.44 feet to the POINT OF BEGINNING.

### **SUBDISTRICT 8**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEGINNING at the intersection of the center line of Cadiz-Marilla Street with the center line of St. Paul Street;

THENCE in a northerly direction along the center line of St. Paul Street, a distance of 390 feet, more or less, to the center line of Young Street;

THENCE in an easterly and northeasterly direction along the center line of Young Street, a distance of 675 feet, more or less, to the center line of Harwood Street;

THENCE in a southeasterly direction along the center line of Harwood Street, a distance of 600 feet, more or less, to the center line of Cadiz-Marilla Street;

THENCE in a westerly direction along the center line of Cadiz-Marilla Street, a distance of 925 feet, more or less, to the POINT OF BEGINNING.

### **SUBDISTRICT 9**

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

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BEGINNING at the intersection of the center line of Young Street with the center line of Park Street;

THENCE in an northerly direction along the center line of Park Street, a distance of 375 feet, more or less, to the center line of Wood Street;

THENCE in an easterly direction along the center line of Wood Street, a distance of 220 feet, more or less, to the center line of Harwood Street;

THENCE in a southwesterly direction along the center line of Harwood Street, a distance of 285 feet, more or less, to the center line of Young Street;

THENCE in a southwesterly and westerly direction along the center line of Young Street, a distance of 380 feet, more or less, to the POINT OF BEGINNING.

### **SUBDISTRICT 10**

BEING a parcel of land located in the City of Dallas, Dallas County, Texas, a part of the John Grigsby Survey, Abstract No. 495, and being all of Lots 1-28, Block 17/142 and Lots 1-26, Block 16/143, Railroad Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat filed for record in Volume 4, Page 350, of the Map Records of Dallas County, Texas, being all of that certain portion of Canton Street, Marilla Street and two 20 foot wide alleys, abandoned by City of Dallas Ordinances recorded In Volume 91249, Page 4100 and Volume 81106, Page 1096 of the Deed Records of Dallas County, Texas, and a portion of Cadiz Street abandoned by City of Dallas Ordinance No. 23588, as recorded In Volume 98198, Page 168, Deed Records, Dallas County, and being all of that 4.4832 acre tract of land described in Substitute Trustee's Deed and Bill of Sale from 2100 Downtown Condominiums, LLC to Kukendahi, 2920, LTD, and being further described as follows:

BEGINNING at an "X" found in concrete found at the intersection of the north line of Marilla Street (a variable width right-of-way) and the east line of South Pearl Expressway (a variable width right-of-way);

THENCE North 21 degrees 51 minutes 56 seconds West, a distance of 557.67 feet to a one-half inch iron rod found for corner at the intersection of the easterly right-of-way line of said South Pearl Expressway and the southerly right-of-way line of Canton Street (a 100 foot wide right-of-way);

THENCE along the Southerly right-of-way line of said Canton Street as follows:

North 68 degrees 09 minutes 21 seconds East, a distance of 34.35 feet to a one-half inch iron rod found for corner;

Northeasterly, 289.04 feet along a non-tangent curve to the left having a radius of 600.00 feet, a central angle of 27 degrees 36 minutes 04 seconds, a tangent of 147.38 and a chord

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bearing and distance of North 86 degrees 08 minutes 45 seconds East, 286.25 feet to an "X" in concrete found for corner;

Southeasterly, 59.37 feet along a tangent curve to the right having a radius of 40.00 feet, a central angle of 85 degrees 02 minutes 41 seconds, a tangent of 36.68 feet and a chord bearing and distance of South 65 degrees 07 minutes 57 seconds East, 54.07 feet to an "X" in concrete found for corner in the west line of South Central Expressway (a 125 foot wide right-of-way at this point);

THENCE along the west line of said South Central Expressway as follows:

South 22 degrees 36 minutes 36 seconds East, a distance of 432.78 feet to a 3" aluminum disc stamped Alexan Farmers Market, RPLS 5380 (3" aluminum disc) set for corner;

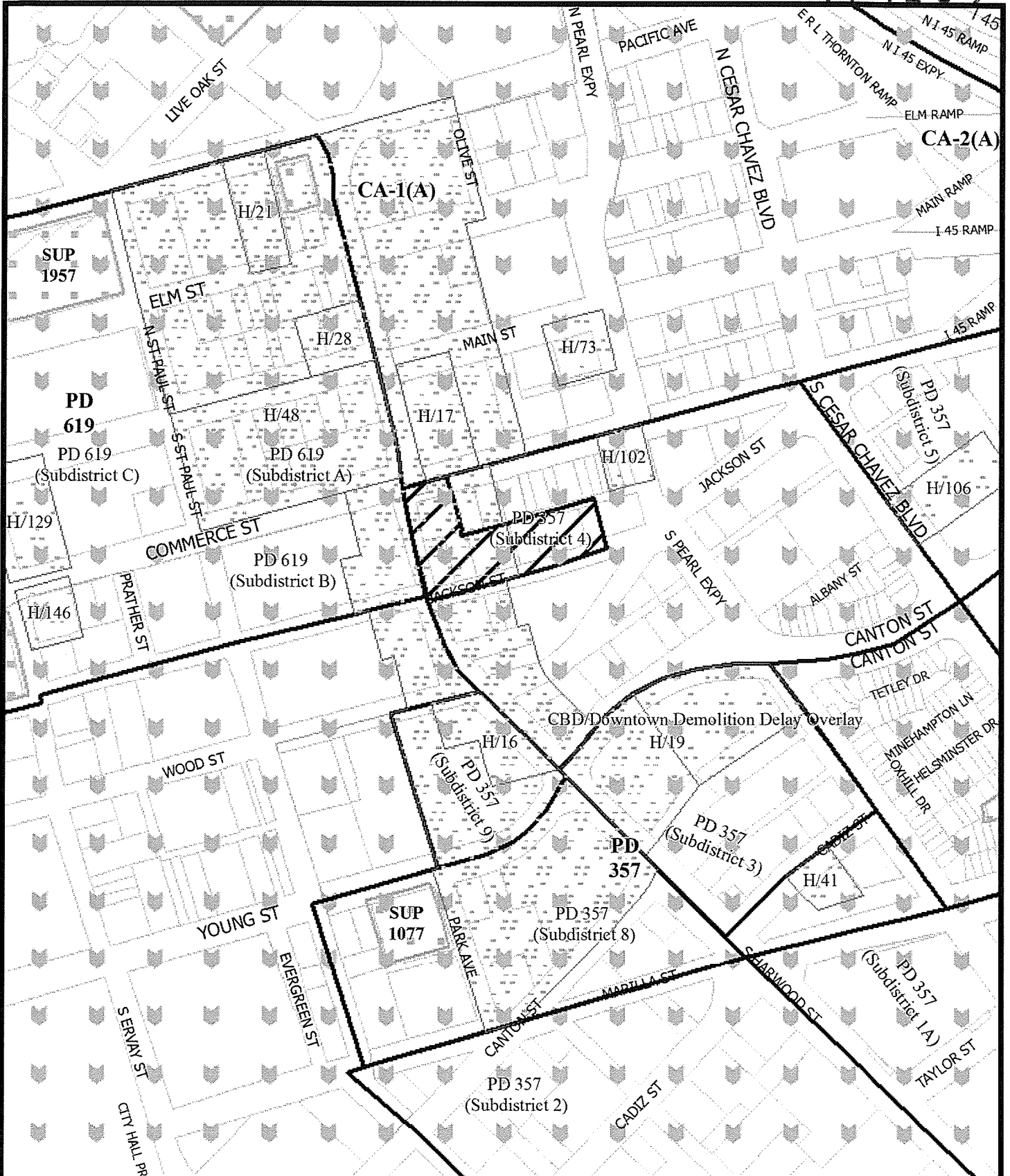
North 68 degrees 08 minutes 04 seconds East, a distance of 0.74 feet to a 3" aluminum disc set for corner;

South 21 degrees 51 minutes 56 seconds East, a distance of 42.62 feet to a 3" aluminum disc set for corner in the north line of said Marilla Street;

THENCE along the north line of said Marilla Street as follows:

Southwesterly, 115.95 feet along a tangent curve to the right having a radius of 60.00 feet, a central angle of 110 degrees 43 minutes 39 seconds, a tangent of 86.86 feet and a chord bearing and distance of South 33 degrees 29 minutes 54 seconds West, 98.73 feet to a 3" aluminum disc set for corner;

South 88 degrees 51 minutes 44 seconds West, a distance of 287.36 feet to the POINT OF BEGINNING and containing 195,291 square feet or 4.4832 acres of land.



1:3,600

# ZONING MAP

Case no: Z167-262

Date: 6/7/2017



## 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 AUG 9 2017

ORDINANCE NUMBER 30576

DATE PUBLISHED AUG 12 2017

ATTESTED BY: