

ORDINANCE NO. 31579

An ordinance changing the zoning classification on the following property:

BEING a portion of Lots 1 and 5 to 7, and all of Lots 2-4 within City Block 5/858; fronting approximately 300 feet along the southwest line of Jeffries Street; fronting approximately 287.17 feet along the northwest line of Hickory Street; fronting approximately 303.01 feet along the northeast line of Malcom X Service Road; fronting approximately 30 feet along the southeast line of Dawson Street; and containing approximately 2.474 acres,

from an IM Industrial Manufacturing District to Tract III within Planned Development District No. 346; amending Article 346, "PD 346," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the expansion of the planned development district; amending the property size and location, development plan, main uses permitted, yard, lot, and space regulations, number of residents, off-street parking and loading, landscaping, and additional provisions regulations in Sections 51P-346.102, 51P-346.104, 51P-346.105, 51P-346.107, 51P-346.108, 51P-346.109, 51P-346.111, and 51P-346.113 of Article 346; adding a new Section 51P-346.103.1, "Exhibits"; adding a new Section 51P-346.103.2, "Tracts"; providing a development plan for Tract III; providing a landscape plan for Tract III; deleting Section 51P-346.115, "Zoning Map"; amending Ordinance No. 23823, passed by the Dallas City Council on March 24, 1999 by providing a revised property description; providing a tract map; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

31579

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 346 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 an IM Industrial Manufacturing District to Tract III within Planned Development District No. 346 on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. That Section 51P-346.102, "Property Location and Size," of Article 346, "PD 346," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-346.102. PROPERTY LOCATION AND SIZE.

PD 346 is established on property located on both sides of Hickory Street and Jeffries Street, southwest of Chestnut Street. The size of PD 346 is approximately 3.98 [~~1.5063~~] acres."

SECTION 3. That Article 346, "PD 346," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new section 51P-346.103.1, "Exhibits," to read as follows:

"SEC. 51P-346.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 346A: development plan for Tract I.
- (2) Exhibit 346B: development/landscape plan for Tract II.
- (3) Exhibit 346C: landscape plan for Tract I.

31579

- (4) Exhibit 346D: development plan for Tract III.
- (5) Exhibit 346E: landscape plan for Tract III.
- (6) Exhibit 346F: tract map.”

SECTION 4. That Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new section 51P-346.103.2, “Tracts,” to read as follows:

“SEC. 51P-346.103.2. TRACTS.

This district is divided into three tracts (Tracts I, II, and III) as shown on the tract map (Exhibit 346F).”

SECTION 5. That Section 51P-346.104, “Development Plan,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-346.104. DEVELOPMENT PLAN.

(a) For a group residential facility [~~and an~~], overnight general purpose shelter, and community service center on Tract I, development and use of the Property must comply with the development plan for Tract I (Exhibit 346A). If there is [In the event of] a conflict between the text [provisions] of this article and the development plan for Tract I, the text [provisions] of this article controls.

(b) For a group residential facility and a community service center on Tract II, development and use of the Property must comply with the development/landscape plan for Tract II (Exhibit 346B). If there is [In the event of] a conflict between the text [provisions] of this article and the development/landscape plan for Tract II, the text [provisions] of this article controls.

(c) For a group residential facility, overnight general purpose shelter, and a community service center on Tract III, development and use of the Property must comply with the text of this article and the development plan for Tract III (Exhibit 346D). If there is a conflict between the text of this article and the development/landscape plan for Tract III, the text of this article controls.

(d) For all other [~~permitted~~] uses no development plan is required, and the provisions of [on Tracts I and II,] Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and[, or] landscape plans do [does] not apply[; and no development plan is required].”

31579

SECTION 6. That Section 51P-346.105, “Main Uses Permitted,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-346.105. MAIN USES PERMITTED.

(a) ~~[Tract I.~~

~~(1) Group residential facility.~~

~~(2) Overnight general purpose shelter.~~

~~(3) Except as provided in this section, the only main uses permitted are those main [AH] uses permitted in the IM Industrial Manufacturing District, subject to the same conditions applicable in the IM Industrial Manufacturing District, as set out in Chapter 51A [the Dallas Development Code]. For example, a use permitted in the IM Industrial Manufacturing District by specific use permit (SUP) [only] is permitted in this district only [PD] by SUP. A use subject to development impact review (DIR) in the IM Industrial Manufacturing District is subject to DIR in this district [PD], etc.~~

(b) The following additional main uses are permitted in Tracts I and III:

-- Community service center.

-- Group residential facility.

-- Overnight general purpose shelter. [Section 51A-4.205(2.1)(E)(i) and (v)

do not apply.

(c) The following additional main uses are permitted in Tract II:

-- Community service center.

-- Group residential facility.”

~~[Tract II.~~

~~(1) Group residential facility.~~

~~(2) Community service center.~~

~~(3) All uses permitted in the IM Industrial/Manufacturing District, subject to the same conditions applicable in the IM Industrial/Manufacturing District, as set out in the Dallas Development Code. For example, a use permitted in the IM Industrial/Manufacturing District by specific use permit (SUP) only is permitted in this PD by SUP. A use subject to development impact review (DIR) in the IM Industrial/Manufacturing District is subject to DIR in this PD, etc.]”~~

SECTION 7. That Section 51P-346.107, “Yard, Lot, and Space Regulations,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-346.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations [~~contained~~] in Division 51A-4.400. If there is [~~In the event of~~] a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) For a group residential facility, [~~and an~~] overnight general purpose shelter, and community service center on Tract I, minimum front yard is as shown on the development plan for Tract I.

(2) For a group residential facility and a community service center on Tract II, minimum front yard is as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general purpose shelter, and community service center on Tract III, minimum front yard is as shown on the development plan for Tract III.

(4) For all other permitted uses, minimum front yard is:

(A) 15 feet where adjacent to an expressway or thoroughfare; and

(B) no minimum in all other cases.

(b) Side and rear yard.

(1) For a group residential facility, [~~and an~~] overnight general purpose shelter, and community service center on Tract I, minimum side and rear yard is as shown on the development plan for Tract I.

(2) For a group residential facility and a community service center on Tract II, minimum side and rear yard is as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general purpose shelter, and community service center on Tract III, minimum side and rear yard is as shown on the development plan for Tract III.

(4) For all other permitted uses, minimum side and rear yard is:

(A) 30 feet where adjacent to or directly across an alley from an R, R(A), D,D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) For a group residential facility, ~~and an~~ overnight general purpose shelter, and community service center on Tract I, maximum floor area is as shown on the development plan for Tract I.

(2) For a group residential facility and a community service center on Tract II, maximum floor area is as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general purpose shelter, and community service center on Tract III, maximum floor area is as shown on the development plan for Tract III.

(e) Floor area ratio. For all permitted uses on the Property, maximum floor area ratio (FAR) is:

(1) 0.5 for retail and personal service uses;

(2) 0.75 for any combination of lodging, office, and retail and personal service uses; and

(3) 2.0 for all uses combined.

(f) Height.

(1) For a group residential facility, ~~and an~~ overnight general-purpose shelter, and community service center on Tract I, maximum structure height is 40 feet.

(2) For a group residential facility and a community service center on Tract II, maximum structure height is 30 feet as shown on the development/landscape plan for Tract II.

(3) For a group residential facility, overnight general purpose shelter, and community service center on Tract III, maximum structure height is 36 feet.

(4) For all other uses maximum structure height is as follows:

31579

(A) Maximum height. Unless further restricted under Subparagraph (B), maximum structure height is 110 feet.

(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(g) Lot coverage.

(1) For a group residential facility, overnight general purpose shelter, and community service center on Tract I, maximum lot coverage is 66 percent.

(2) For a group residential facility and a community service center on Tract II, maximum lot coverage is 55 percent.

(3) For a group residential facility, overnight general purpose shelter, and community service center on Tract III, maximum lot coverage is 60 percent.

(4) For all other permitted uses, maximum lot coverage is 80 percent.

(5[4]) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size.

(i) Stories.

(1) For a group residential facility, ~~and an~~ overnight general purpose shelter, and community service center on Tract I, maximum number of stories above-grade is two ~~[one]~~.

(2) For a group residential facility and a community service center on Tract II, maximum number of stories above-grade is two.

(3) For a group residential facility, overnight general purpose shelter, and a community service center on Tract III, maximum number of stories above-grade is one.

(4) For all other permitted uses, maximum number of stories above-grade is eight. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (f).”

SECTION 8. That Section 51P-346.108, “Number of Residents,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-346.108. NUMBER OF RESIDENTS.

(a) Tract I. No more than 385 beds are permitted in group residential facilities and overnight general purpose shelters, combined.

~~[(1) No more than 350 residents are permitted in the overnight sleeping facility labelled as “main sleeping area” on the development plan for Tract I.~~

~~[(2) No more than 25 men are permitted in the area labelled “men’s dorm” and no more than 10 women are permitted in the area labelled “women’s dorm” on the development plan for Tract I.]~~

(b) Tract II. No more than 45 residents are permitted in the group residential facility.

(c) Tract III. No more than 450 beds are permitted in group residential facilities and overnight general purpose shelters, combined.

(d) In general, no more than 450 beds are permitted for group residential facilities and overnight general purpose shelters on Tracts I and III, combined. Within 60 days after the issuance of a temporary certificate of occupancy for Tract III, a maximum of 385 beds may remain in group residential facilities and overnight general purpose shelters in Tract I.”

SECTION 9. That Subsection (a) of Section 51P-346.109, “Off-Street Parking and Loading,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) For the group residential facilities~~[located on Tracts I and II]~~, the overnight general purpose shelter~~[located on Tract I]~~, and the community service center located on Tracts I, II, and III, 76 [29] off-street parking spaces must be provided as shown on the development plan for Tract I, [and] the development/landscape plan for Tract II, and the development plan for Tract III. For purposes of off-street parking and loading, Tracts I, II, and III are [this condition, the Property is] considered one lot.”

SECTION 10. That Section 51P-346.111, “Landscaping,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-346.111. LANDSCAPING.

(a) For a group residential facility, ~~and an~~ overnight general purpose shelter, and community service center on Tract I, landscaping must be provided as shown on the landscape plan for Tract I (Exhibit 346C).

(b) For a group residential facility and a community service center on Tract II, landscaping must be provided as shown on the development/landscape plan for Tract II.

(c) For a group residential facility, overnight general purpose shelter, and community service center on Tract III, landscaping must be provided as shown on the landscape plan for Tract III (Exhibit 346E).

(d) For a group residential facility, overnight general purpose shelter, and community service center on Tract III, a six-foot clear pedestrian path with a four-foot buffer must be provided along the Malcolm X Boulevard service road.

(e) For all other permitted uses, landscaping must be provided in accordance with Article X.

(f[d]) Plant material must be maintained in a healthy, growing condition.”

SECTION 11. That Section 51P-346.113, “Additional Provisions,” of Article 346, “PD 346,” 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) Alleys. A permanent dead end alley is allowed in Tract III without prohibiting access between the alley and a public right-of-way. No turnaround is required for a permanent dead end alley.”

SECTION 12. That Section 51P-346.113, “Additional Provisions,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (e) to read as follows:

“(e) Security. When an overnight general purpose shelter, group residential facility, or community service center use operate on Tract III, a minimum of four professionally trained security officers are required to secure the premises at all times.”

SECTION 13. That Section 51P-346.113, “Additional Provisions,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (f) to read as follows:

“(f) Perimeter refuse collection. When an overnight general purpose shelter, group residential facility, or community service center use operate on Tract III, refuse shall be collected daily around the perimeter of all tracts within the district.”

SECTION 14. That Section 51P-346.113, “Additional Provisions,” of Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subsection (g) to read as follows:

“(g) Community review committee. A community review committee must be established to discuss problems and concerns with the general purpose overnight shelter, group residential facility, or community services center uses, and to suggest improvements and changes if needed. This committee must meet quarterly for the first year after the issuance of a certificate of occupancy on Tract III; and twice per year for the remaining lifetime of general purpose overnight shelter, group residential facility, or community services center uses. Membership of the review committee must include one representative for every property owner within 500 feet of this district.”

SECTION 15. That Section 51P-346.115, “Zoning Maps,” Article 346, “PD 346,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“~~[SEC. 51P-346.115. ZONING MAPS.~~

~~PD 346 is located on Zoning Map Nos. J-8.]”~~

SECTION 16. That the property description in Section 1 of Ordinance No. 23823 is replaced by the property description in the Exhibit B attached to this ordinance.

SECTION 17. That development of this district must comply with the full-scale versions of Exhibit 346D (development plan for tract III), Exhibit 346E (landscape plan for tract III) and Exhibit 346F (tract map) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 18. 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 19. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 20. That the zoning ordinances of the City of Dallas and 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 21. 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.

31579

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SECTION 22. 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:

CHRISTOPHER J. CASO, City Attorney

By  _____
Assistant City Attorney

Passed JUN 24 2020

31579

EXHIBIT A

(IM to PD 346 Tract 3)

WHEREAS, Shelter Ministries of Dallas, is the sole owner of a tract of land situated in the J. GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas and being a portion of Lots 1 and 5-7, and all of Lots 2-4, Block 5/858, Gano and Eakins Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 69, Page 63, Map Records, Dallas County, Texas, and being the same tracts of land described in Special Warranty Deed, as recorded in Instrument number 201900217186, 201900133497, 201700155966 and 201900098221, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner at the intersection of the Northwesterly right-of-way of Hickory Street and the Northeasterly right-of-way of Malcom X Boulevard, (formerly Merlin Street), a variable width right-of-way, said monument being the beginning of a curve to the left, with a radius of 1,199.22 feet a central angle of 07 deg 27 min 44 sec, a chord bearing of North 46 deg 59 min 23 West, and a chord length of 156.08 feet;

THENCE departing the Northwesterly right-of-way of said Hickory Street and along the Northeasterly right-of-way of said Malcom X Boulevard the following:

Along said curve to the left, an arc distance of 156.19 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner;

North 50 deg 43 min 23 sec West, a distance of 38.81 feet to a 13-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the left, with a radius of 137.02 feet, a central angle of 18 deg 29 min 41 sec, a chord bearing of North 59 deg 57 min 58 sec West, and a chord length of 44.04 feet;

Along said curve to the left, an arc distance of 44.23 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner;

North 69 deg 12 min 50 sec West, a distance of 29.33 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the right, with a radius of 128.00 feet, a central angle of 15 deg 36 min 12 sec, a chord bearing of North 61 deg 24 min 45 sec West, and a chord length of 34.75 feet;

31579

Along said curve to the right, an arc distance of 34.86 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 7;

THENCE North 39 deg 11 min 54 sec East, departing the Northeasterly right-of-way of said Malcom X Boulevard and along the Northwesterly line of said Lot 7 and Lot 2, a distance of 269.74 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 2 and the Southeasterly line of said Lot 1;

THENCE North 50 deg 39 min 50 sec West, departing the Northwesterly line of said Lot 2 and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 1 and the Southeasterly right-of-way of Dawson Avenue, a 60-foot right-of-way;

THENCE North 39 deg 11 min 54 sec East, along the Southeasterly right-of-way of said Dawson Avenue and the Northwesterly line of said Lot 1, a distance of 30.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner;

THENCE South 50 deg 39 min 50 sec East, departing the Southeasterly right-of-way of said Dawson Avenue and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in Northwesterly line of said Lot 2;

THENCE North 39 deg 11 min 54 sec East, along the Northwesterly line of said Lot 2, a distance of 100.09 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for the Northwesterly corner of said Lot 2, said monument being situated in the Southwesterly line of Jeffries Street, a 60-foot right-of-way;

THENCE South 50 deg 43 min 06 sec East, along the Southwesterly right-of-way of said Jeffries Street and the Northeasterly lines of said Lots 2-4, a distance of 300.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for the Northeasterly corner of said Lot 4, said monument being situated at the intersection of the Southwesterly right-of-way of said Jeffries Street and the Northwesterly right-of-way of said Hickory Street;

31579

201054

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THENCE South 39 deg 11 min 54 sec West, along the Southeasterly line of said Lot 4 and the Northwesterly right-of-way of said Hickory Street, a distance of 200.00 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Southeasterly corner of said Lot 4 and the Southeasterly corner of a 10-foot alley;

THENCE North 50 deg 43 min 06 sec West, along the Southwesterly line of said Lot 4 and the Northeasterly line of said 10-foot Alley, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for the Southwesterly corner of said Lot 4, the Southeasterly corner of said Lot 3, the Northeasterly corner of said Lot 6 and the Northeasterly corner of said 10-foot Alley;

THENCE South 39 deg 11 min 54 sec West, along the Southeasterly line of said Lot 6 and the Northwesterly line of said 10-foot Alley, passing at a distance of 10.00 feet the Northwesterly corner of said 10-foot Alley and the Northwesterly corner of Lot 5A, Block 5/858, John Ridgley Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84143, Page 2315, Deed Records, Dallas County, Texas, continuing along the Northwesterly line of said Lot 5A, and the Southwesterly line of said Lot 6, passing at a distance of 50.00 feet the Southwest corner of said Lot 5A and the Northwesterly corner of the remainder of said Lot 5, continuing along the Northwesterly line of said Lot 5 and the Southeasterly line of said Lot 6, for a total distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, from which a 5/8-inch iron pipe bears North 64 deg 30 min 32 sec East, at a distance of 0.73 feet;

THENCE South 50 deg 43 min 06 sec East, departing the Southeasterly line of said Lot 6 and over and across said Lot 5, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Southeasterly line of said Lot 5 and the Northwesterly right-of-way of said Hickory Street;

THENCE South 39 deg 11 min 54 sec West, along the Northwesterly right-of-way of said Hickory Street and the Southeasterly line of said Lot 5, a distance of 87.15 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 107,750 square feet or 2.474 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of February, 2019, utilizing a G.P.S. measurement (NAD 83) of South 39 deg 11 min 44 sec West (plat-South 45 deg 00 min 00 sec West) along the Southeasterly right-of-way line of Dawson Avenue, recorded in Volume 69, Page 63, D.R.D.C.T.

31579

EXHIBIT B**PERIMETER**

This Planned Development District does not have a perimeter description, the boundary is comprised of the (3) Tracts within PD 346.

TRACT 1:

*(ORD 23823_CC-3/23/1999_Repealed ORD 20850_PD 346(+) Re-established with 2 Tracts)
(ORD 20850_IM to PD 346_CC-1-9-1991)*

BEING a tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being part of the John Grigsby Survey, Abstract No. 495 and being all of Lots 4 and 5 and part of Lots 3 and 6 in City Block 2/859 of the Gano and Eakin Addition, an addition to the City of Dallas as recorded in Volume 69, Page 63 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the northwesterly right-of-way line of Hickory Street (60 feet wide) with the southwesterly right-of-way line of Chestnut Street (60 feet wide);

THENCE South 39° 50' 45" West along said northwesterly line of Hickory Street, a distance of 400.00 feet to a point for corner at the intersection of said northwesterly line with the northeasterly right-of-way line of Jeffries Street (60 feet wide);

THENCE North 50° 04' 15" West along said northeasterly line of Jeffries Street, a distance of 100.00 feet to a point for corner;

THENCE North 39° 50' 45" East along the common line between said Lots 5 and 6, a distance of 150.00 feet to a point for corner;

THENCE North 50° 04' 15" West, a distance of 75.00 feet to a point for corner;

THENCE North 39° 50' 45" East parallel to and 25.00 feet southeasterly of the common line between said Lot .6 and Lot 7 of said addition, a distance of 50.00 feet to a point for corner;

THENCE South 50° 04' 15" East along the common line between said Lots 3 and 6, a distance of 25.00 feet to a point for corner;

THENCE North 39° 50' 45" East parallel to and 50.00 feet northwesterly of the common line between said Lots 3 and 4, a distance of 200.00 feet to a point for corner on the southwesterly line of Chestnut Street;

31579

THENCE South 50° 04' 15" East along said southwesterly line of Chestnut Street, a distance of 150.00 feet to the POINT OF BEGINNING, and containing 53,750 square feet or 1.2339 acres, more or less.

TRACT 2:

(Correction of Property Description due to replatting under Z190-197)

(ORD 25012_CC-8/28/2002_Correcting the Property Description for Tract 2)

(ORD 23823_CC-3/23/1999_Repealed Ord 20850_Re-established_Expand PD 346 with 2 Tracts)

WHEREAS, Shelter Ministries of Dallas, a Texas non-profit corporation is the owner of two tracts of land as evidenced by General Warranty Deed conveyed by J.B. Christenson, recorded in Volume 97087, Page 5243, Deed Records, Dallas County, Texas, and Warranty Deed conveyed by Lillian Yanko, recorded in Volume 94170, Page 1518, Deed Records, Dallas County, Texas, and being situated in the John Grigsby League and Labor Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being part of Lots 1, 5 and 6 in Block 3/861, of Gano and Eakins Addition, an addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 69, Page 63, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southeasterly line of Hickory Street (60 foot wide) at the west corner of said Christenson to Shelter Ministries tract, said point being located North 39 degrees 50 minutes 45 seconds East, a distance of 150.00 feet from a 1/2 inch iron rod found at the west corner of said Block 3/861 at the intersection of southeasterly line of Hickory Street with the northeasterly line of Jeffries Street (60 foot wide);

THENCE North 39 degrees 50 minutes 45 seconds East along the northeasterly line of Hickory Street, passing at a distance of 50.00 feet a 1/2 inch iron rod with plastic cap marked (RLG INC) found at the common north corner of said Lots 1 and 6 and continuing in all a total distance of 100.00 feet to a 1/2 inch iron rod with plastic cap marked (RLG INC) found at the north corner of said Yanko to Shelter Ministries tract;

THENCE South 50 degrees 04 minutes 15 seconds East along the northeasterly line of said Yanko to Shelter Ministries tract and the southwesterly line of a tract of land conveyed to Elias Khoury by deed recorded in Volume 91117, Page 1282, Deed Records, Dallas County, Texas, a distance of 100.00 feet to a 1/2 inch iron rod with plastic cap marked (RLG INC) marking the east corner of said Yanko to Shelter Ministries tract;

THENCE South 39 degrees 50 minutes 45 seconds West along the southeasterly line of said Yanko to Shelter Ministries tract and a northwesterly line of a tract of land conveyed to Neil Peters by deed recorded in Volume 85009, Page 1960, Deed Records, Dallas County, Texas, a distance of 50.00 feet to a 1/2 inch iron rod found at Peters' west corner in the northeasterly line of said Christenson to Shelter Ministries tract;

31579

THENCE South 50 degrees 04 minutes 15 seconds East along the northeasterly line, a distance of 33.33 feet to a 1/2 inch iron rod found at the east corner of said Christenson to Shelter Ministries tract;

THENCE South 39 degrees 50 minutes 45 seconds West along the southeasterly line of said Christenson to Shelter Ministries tract and a northwesterly line of said Peters' tract, a distance of 50.00 feet to a 1/2 inch iron rod found at the south corner of said Christenson to Shelter Ministries tract and an inside corner of said Peters' tract;

THENCE North 50 degrees 04 minutes 15 seconds West along the southwesterly line of said Christenson to Shelter Ministries tract and a northeasterly line of said Peters' tract, a distance of 133.33 feet to the PLACE OF BEGINNING and containing 11,666 square feet or 0.2678 acres of land more or less

TRACT 3:

(Created under Z190-197)

WHEREAS, Shelter Ministries of Dallas, is the sole owner of a tract of land situated in the J. GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas and being a portion of Lots 1 and 5-7, and all of Lots 2-4, Block 5/858, Gano and Eakins Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 69, Page 63, Map Records, Dallas County, Texas, and being the same tracts of land described in Special Warranty Deed, as recorded in Instrument number 201900217186, 201900133497, 201700155966 and 201900098221, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner at the intersection of the Northwesterly right-of-way of Hickory Street and the Northeasterly right-of-way of Malcom X Boulevard, (formerly Merlin Street), a variable width right-of-way, said monument being the beginning of a curve to the left, with a radius of 1,199.22 feet a central angle of 07 deg 27 min 44 sec, a chord bearing of North 46 deg 59 min 23 West, and a chord length of 156.08 feet;

THENCE departing the Northwesterly right-of-way of said Hickory Street and along the Northeasterly right-of-way of said Malcom X Boulevard the following:

Along said curve to the left, an arc distance of 156.19 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner;

North 50 deg 43 min 23 sec West, a distance of 38.81 feet to a 13-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the left, with a radius of 137.02 feet, a central angle of 18 deg 29 min 41 sec, a chord bearing of North 59 deg 57 min 58 sec West, and a chord length of 44.04 feet;

31579

201054

Along said curve to the left, an arc distance of 44.23 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner;

North 69 deg 12 min 50 sec West, a distance of 29.33 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the right, with a radius of 128.00 feet, a central angle of 15 deg 36 min 12 sec, a chord bearing of North 61 deg 24 min 45 sec West, and a chord length of 34.75 feet;

Along said curve to the right, an arc distance of 34.86 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 7;

THENCE North 39 deg 11 min 54 sec East, departing the Northeasterly right-of-way of said Malcom X Boulevard and along the Northwesterly line of said Lot 7 and Lot 2, a distance of 269.74 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 2 and the Southeasterly line of said Lot 1;

THENCE North 50 deg 39 min 50 sec West, departing the Northwesterly line of said Lot 2 and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 1 and the Southeasterly right-of-way of Dawson Avenue, a 60-foot right-of-way;

THENCE North 39 deg 11 min 54 sec East, along the Southeasterly right-of-way of said Dawson Avenue and the Northwesterly line of said Lot 1, a distance of 30.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner;

THENCE South 50 deg 39 min 50 sec East, departing the Southeasterly right-of-way of said Dawson Avenue and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in Northwesterly line of said Lot 2;

THENCE North 39 deg 11 min 54 sec East, along the Northwesterly line of said Lot 2, a distance of 100.09 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for the Northwesterly corner of said Lot 2, said monument being situated in the Southwesterly line of Jeffries Street, a 60-foot right-of-way;

31579

201054

THENCE South 50 deg 43 min 06 sec East, along the Southwesterly right-of-way of said Jeffries Street and the Northeasterly lines of said Lots 2-4, a distance of 300.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for the Northeasterly corner of said Lot 4, said monument being situated at the intersection of the Southwesterly right-of-way of said Jeffries Street and the Northwesterly right-of-way of said Hickory Street;

THENCE South 39 deg 11 min 54 sec West, along the Southeasterly line of said Lot 4 and the Northwesterly right-of-way of said Hickory Street, a distance of 200.00 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Southeasterly corner of said Lot 4 and the Southeasterly corner of a 10-foot alley;

THENCE North 50 deg 43 min 06 sec West, along the Southwesterly line of said Lot 4 and the Northeasterly line of said 10-foot Alley, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for the Southwesterly corner of said Lot 4, the Southeasterly corner of said Lot 3, the Northeasterly corner of said Lot 6 and the Northeasterly corner of said 10-foot Alley;

THENCE South 39 deg 11 min 54 sec West, along the Southeasterly line of said Lot 6 and the Northwesterly line of said 10-foot Alley, passing at a distance of 10.00 feet the Northwesterly corner of said 10-foot Alley and the Northwesterly corner of Lot 5A, Block 5/858, John Ridgley Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84143, Page 2315, Deed Records, Dallas County, Texas, continuing along the Northwesterly line of said Lot 5A, and the Southwesterly line of said Lot 6, passing at a distance of 50.00 feet the Southwest corner of said Lot 5A and the Northwesterly corner of the remainder of said Lot 5, continuing along the Northwesterly line of said Lot 5 and the Southeasterly line of said Lot 6, for a total distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, from which a 5/8-inch iron pipe bears North 64 deg 30 min 32 sec East, at a distance of 0.73 feet;

THENCE South 50 deg 43 min 06 sec East, departing the Southeasterly line of said Lot 6 and over and across said Lot 5, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION R.P.L.S. 5714" set for corner, said monument being situated in the Southeasterly line of said Lot 5 and the Northwesterly right-of-way of said Hickory Street;

THENCE South 39 deg 11 min 54 sec West, along the Northwesterly right-of-way of said Hickory Street and the Southeasterly line of said Lot 5, a distance of 87.15 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 107,750 square feet or 2.474 acres of land, more or less.

31579

201054

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of February, 2019, utilizing a G.P.S. measurement (NAD 83) of South 39 deg 11 min 44 sec West (plat-South 45 deg 00 min 00 sec West) along the Southeasterly right-of-way line of Dawson Avenue, recorded in Volume 69, Page 63, D.R.D.C.T.

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.

03 ARCHITECTURAL SITE PLAN

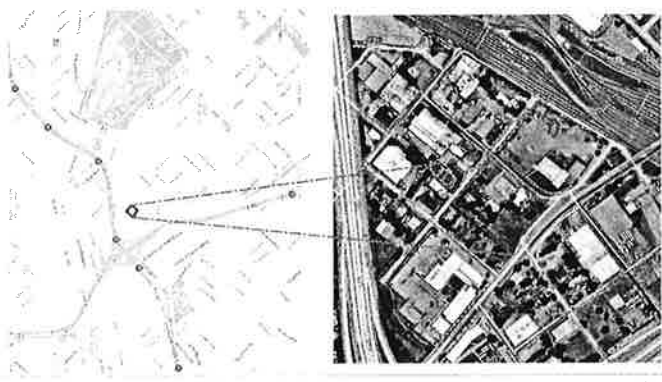
1" = 30'-0" 01 VICINITY MAP

7100 BLOCK JEFFRIES ST DALLAS TX 75226

31579

- 1 OWNER
AUSTIN STREET CENTER
2600 JACKSON ST
DALLAS TX 75226
714.428.4242
ATTN: DANIEL MOYER
- 2 ARCHITECT
BECK ARCHITECTURE LLC
1671 ELM STREET
DALLAS TX 75201
ATTN: ASHLYNNE CARTNER
- 3 SITE AREA
107,750 SF / 2.46 ACRES
- 4 LAND USE
OVERNIGHT GENERAL PURPOSE SHELTER
- 5 ZONING DISTRICT
IM (INDUSTRIAL MANUFACTURING)
PD 346 TRACT III
- 6 BUILDING SQUARE FOOTAGE
59,000 SF
BUILDING HEIGHT
20'-0"
- 7 LOT COVERAGE RATIO
- ALLOWED LOT COVERAGE
- PROPOSED LOT COVERAGE
85 %
55,000 SF / 107,750 SF = 51.09 %
- 8 PARKING PROVIDED
- ACCESSIBLE PARKING
- STANDARD PARKING
2

02 PROJECT DATA

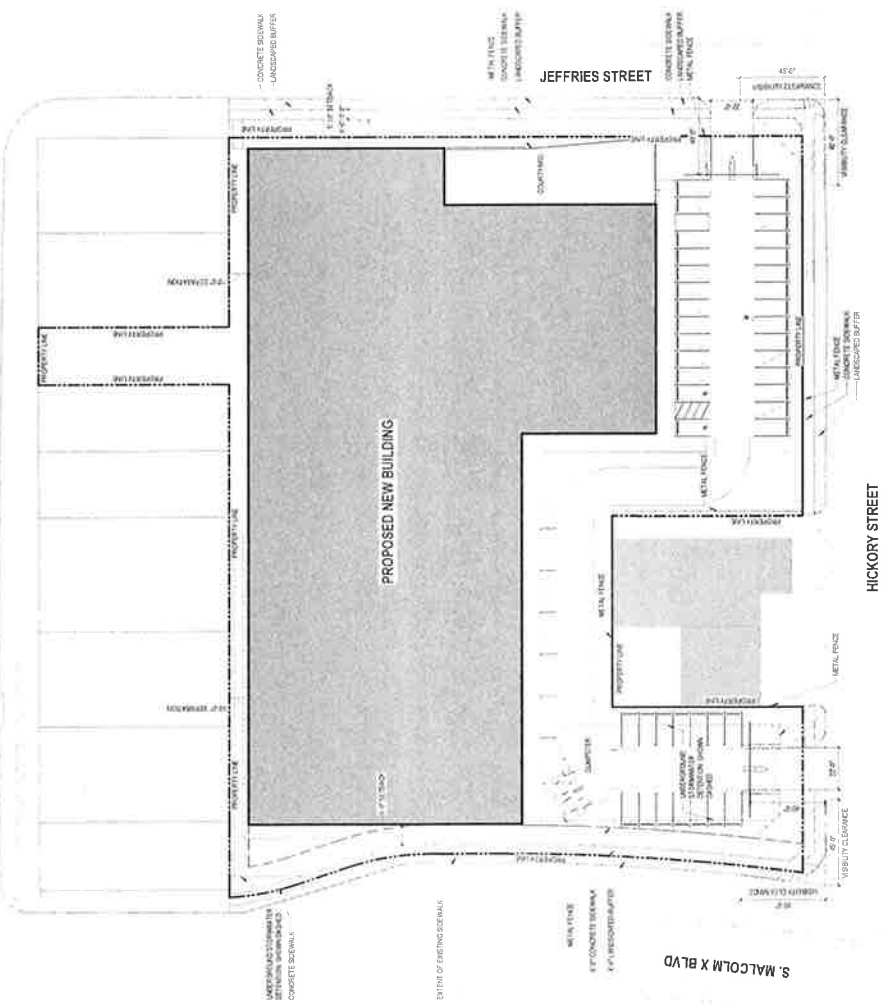


DAWSON STREET

JEFFRIES STREET

HICKORY STREET

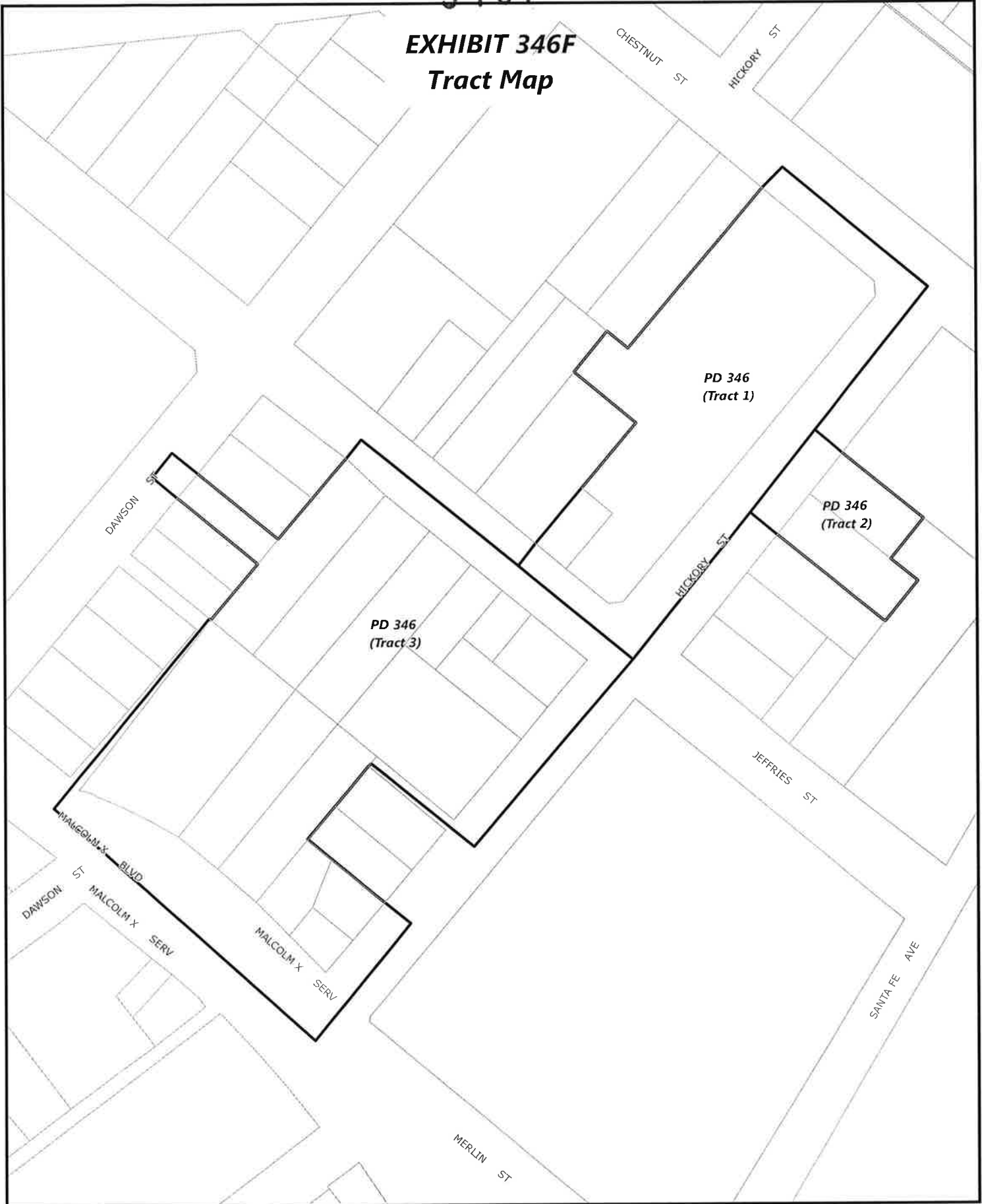
S. MALCOLM X BLVD



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201054

EXHIBIT 346F
Tract Map



PD 346
(Tract 1)

PD 346
(Tract 2)

PD 346
(Tract 3)



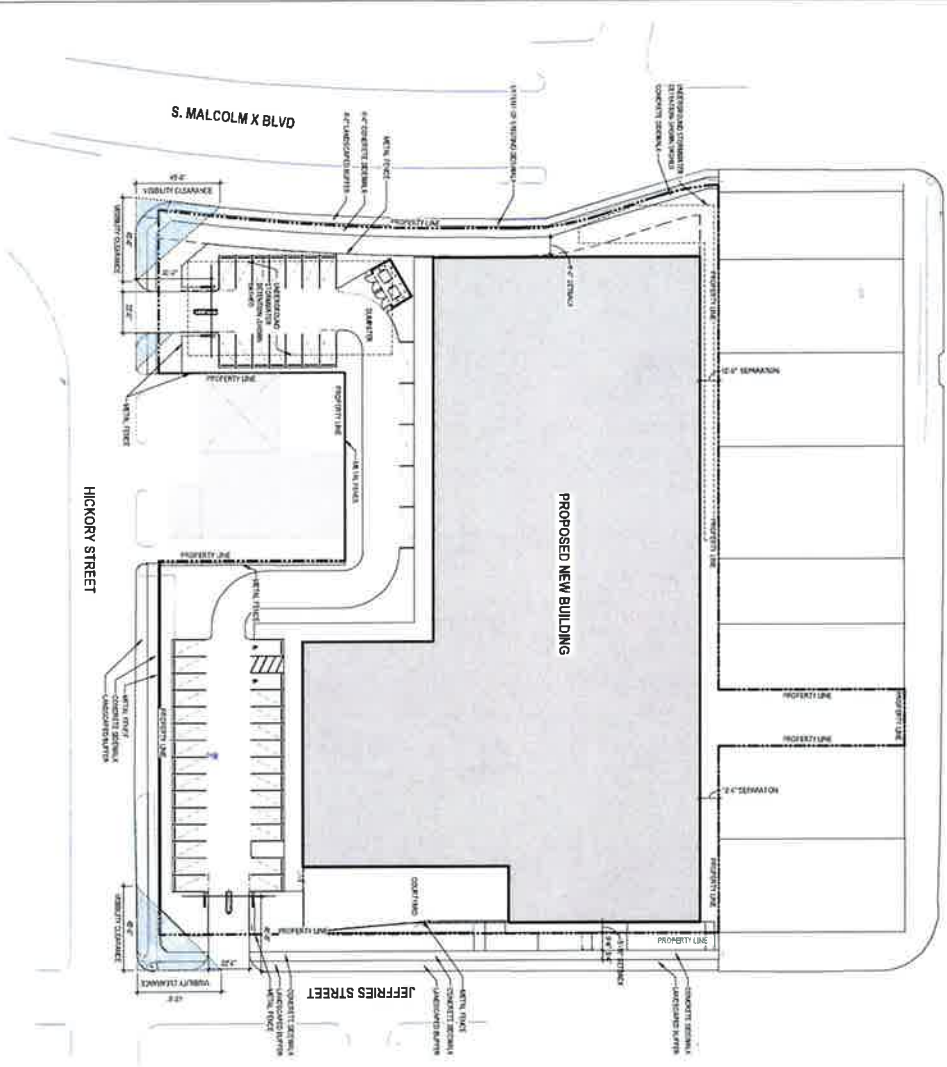
1:1,400

Printed Date: 4/18/2020

PD 346 TRACT MAP
Contains 3 Tracts: 1, 2, 3

Z190-197_PD 346 (+) create new Tract 3

03 ARCHITECTURAL SITE PLAN



02 PROJECT DATA

- 1. OWNER
AUSTIN STREET CENTER
2029 MCCOY ST.
DALLAS TX 75228
ATTN: DANIEL CHOI
- 2. ARCHITECT
BECM ARCHITECTS, BE LTD
1001 ELM STREET
DALLAS TX 75201
ATTN: ASHLYNNE GARTNER
- 3. SITE AREA
10,739 SF ± 48 ACRES
- 4. LAND USE
OVERNIGHT GENERAL PURPOSE SHELTER
- 5. ZONING DISTRICT
M1 (INDUSTRIAL, MANUFACTURING)
PD (PARK DEVELOPMENT)
- 6. BUILDING SQUARE FOOTAGE
50,000 SF
- 7. LOT COVERAGE RATIO
50,000 SF / 107,739 SF = 46.4%
- 8. PARKING PROVIDED
20'-0"

01 VICINITY MAP



AUSTIN STREET CENTER

DEVELOPMENT PLAN A.100



1" = 30'-0"



Case #Z190-197



201054

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 24 2020

ORDINANCE NUMBER 31579

DATE PUBLISHED JUN 27 2020

ATTESTED BY:

A handwritten signature in black ink, appearing to be "R. B. ...", written over a horizontal line.