

12-8-20

ORDINANCE NO. 31721

An ordinance changing the zoning classification on the following property:

BEING a portion of City Block 3/930; fronting 32.02 feet on the southwest line of Harwood Street; fronting 72.84 feet on the southwest line of Harwood Street approximately 89 feet north of Hunt Street; fronting 115.92 feet on the northeast line of Harry Hines Boulevard; fronting 93.05 feet on the southeast line of Randall Street; fronting 112.44 feet on the northeast line of Harry Hines Boulevard approximately 145 feet north of Hunt Street; and containing approximately 1.64 acres, from an I-2 Industrial Subdistrict within Planned Development District No. 193 (the Oak Lawn Special Purpose District) to Subdistrict F within Planned Development Subdistrict No. 79 (Harwood Special Purpose District) within Planned Development District No. 193; amending Division S-79, "PD Subdistrict 79," of Part II, "PD Subdistrict Regulations," of Article 193, "PD 193," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code, as amended; to reflect the expansion of the planned development subdistrict; amending the property location and size regulations in Section S-79.102 of that division; adding a new Section S-79.105.1, "Exhibits"; deleting Section S-79.117, "Zoning Map"; providing a revised conceptual plan; amending Ordinance No. 26781, passed by the Dallas City Council on June 13, 2007 by providing a revised property description; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 193 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 I-2 Industrial Subdistrict within Planned Development District No. 193 to Subdistrict F within Planned Development Subdistrict No. 79 within Planned Development District No. 193 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Section S-79.102, “Property Location and Size,” of Division S-79, “PD Subdistrict 79,” of Part II, “PD Subdistrict Regulations,” of Article 193, “PD 193,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. S-79.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 79 is established on property generally bounded by McKinnon Street, Olive Street, Akard Street, Ashland Street, Field Street, Olin Welborne Street, Payne Street, Harry Hines Boulevard, and Randall Street. The size of PD Subdistrict 79 is approximately 26.84 [~~25.2~~] acres.”

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SECTION 3. That Division S-79, "PD Subdistrict 79," of Part II, "PD Subdistrict Regulations," of Article 193, "PD 193," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section S-79.105.1, "Exhibits," to read as follows:

**"SEC. S-79.105.1. EXHIBITS.**

The following exhibits are incorporated into this division:

- (1) Exhibit S-79A: conceptual plan.
- (2) Exhibit S-79B: development plan for Subarea B.
- (3) Exhibit S-79C: development plan for Subarea C.
- (4) Exhibit S-79D: development plan for Subarea D.
- (5) Exhibit S-79E: development plan for Subarea G.
- (6) Exhibit S-79F: mixed use development parking chart.
- (7) Exhibit S-79G: landscape plan for Subarea B.
- (8) Exhibit S-79H: landscape plan for Subarea C.
- (9) Exhibit S-79I: landscape plan for Subarea D.
- (10) Exhibit S-79J: landscape plan for Subarea G.
- (11) Exhibit S-79K: street section.
- (12) Exhibit S-79L: Harwood Street street section."

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SECTION 4. That Section S-79.117, “Zoning Map,” of Division S-79, “PD Subdistrict 79,” of Part II, “PD Subdistrict Regulations,” of Article 193, “PD 193,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“~~SEC. S-79.117.~~                    **ZONING MAP.**

~~PD Subdistrict S-79 is located on Zoning Map No. J-7.]”~~

SECTION 5. That the Exhibit A (property description) attached to Ordinance No. 26781 is replaced by the Exhibit B attached to this ordinance.

SECTION 6. That the conceptual plan, Exhibit S-79A of Division S-79 of Article 193 of Chapter 51P of the Dallas City Code, is replaced by the Exhibit S-79A attached to this ordinance.

SECTION 7. That development of this district must comply with the full-scale version of Exhibit S-79A (conceptual plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 8. That, pursuant to Section 51A-4.701 of Chapter 51 A 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 a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 10. 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.

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SECTION 11. 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 12. 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 Casey Buyer  
Assistant City Attorney

Passed DEC 09 2020

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EXHIBIT A

Rezoning PD 193 (I-2) to PDS 79 (Subarea F) expansion  
Tracts A, B, C, D  
Part of City Dallas Block Number 3/930  
John Grigsby Survey, Abstract Number 495  
City of Dallas, Dallas County, Texas

**TRACT A**

BEING a 0.0735 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, City of Dallas Block Number 3/930, and being all of a called 0.0735 acre tract of land described in Special Warranty Deed to HPO, Inc., recorded in Instrument Number 201500226932 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a found "X" cut (controlling monument) for the north corner of a called 0.195 acre tract of land described in Special Warranty Deed to HPO, Inc., recorded in Instrument Number 20060038212, O.P.R.D.C.T., said corner being at the intersection of the southwest right-of-way line of said Harwood Street and the southeast right-of-way line of said Randall Street;

THENCE South 44 degrees 36 minutes 20 seconds East, with the northeast line of said 0.195 acre tract and the southwest right-of-way line of said Harwood Street, a distance of 85.05 feet to a 5/8-inch found iron rod with cap stamped "BDD" (controlling monument) for the **POINT OF BEGINNING**, said corner being the east corner of said 0.195 acre tract and the north corner of aforementioned 0.0735 acre tract;

THENCE South 44 degrees 36 minutes 20 seconds East, with the northeast line of said 0.0735 acre tract and said southwest right-of-way line, a distance of 32.02 feet to the east corner (not monumented) of said 0.0735 acre tract and the north corner of a called 0.102 acre tract of land described in Special Warranty Deed to HPO, Inc., recorded in Volume 2001088, Page 11108 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 43 degrees 11 minutes 40 seconds West, departing said southwest right-of-way line and with the southeast line of said 0.0735 acre tract and the northwest line of said 0.102 acre tract, a distance of 100.05 feet to the south corner (not monumented) of said 0.0735 acre tract and the west corner of said 0.102 acre tract, said corner being on the northeast right-of-way line of a variable width alley (by use and occupation);

THENCE North 44 degrees 36 minutes 20 seconds West, with the southwest line of said 0.0735 acre tract and the northeast line of said alley, a distance of 32.02 feet to a 5/8-inch found iron rod with cap stamped "BDD" for the west corner of said 0.0735 acre tract and the south corner of aforementioned 0.195 acre tract;

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THENCE North 43 degrees 11 minutes 40 seconds East, departing said northeast right-of-way line and with the northwest line of said 0.0735 acre tract and the southeast line of said 0.195 acre tract, a distance of 100.05 feet to the **POINT OF BEGINNING AND CONTAINING** 0.0735 acres (3,201 square feet) of land, more or less.

### **TRACT B**

BEING a 0.1683 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, City of Dallas Block Number 3/930, and being all of a called 0.0765 acre tract and all of a called 0.09 acre tract of land described in Special Warranty Deed to HPO, Inc., recorded in Instrument Number 201900124801 and Instrument Number 201400013825, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a found PK nail (controlling monument) for the east corner of a called 0.1262 acre tract of land described as "Tract 1" in Special Warranty Deed to Harwood International Center XIII, L.P., recorded in Instrument Number 201300299872, O.P.R.D.C.T., said corner being at the intersection of the southwest right-of-way line of said North Harwood Street and the northwest right-of-way line of Hunt Street (variable width right-of-way, by use and occupation);

THENCE North 44 degrees 36 minutes 20 seconds West, with the southwest right-of-way line of said Harwood Street and the northeast line of said 0.1262 acre tract and a called 0.0803 acre tract of said Harwood International deed, a distance of 90.00 feet to the north corner (not monumented) of Tract 2 of said Harwood International deed and the east corner of aforementioned 0.09 acre tract for the **POINT OF BEGINNING**, from which a 5/8-inch found iron rod bears South 86 degrees 10 minutes 20 seconds West, a distance of 0.32 of a foot;

THENCE South 44 degrees 12 minutes 47 seconds West, with the southeast line of said 0.09 acre tract and the northwest line of said 0.0803 acre tract, passing at a distance of 100.00 feet to a 5/8-inch iron rod with (destroyed) cap for the south corner of 0.09 acre tract, the west corner of said 0.0803 acre tract and on the northeast right-of-way line of aforementioned alley;

THENCE North 44 degrees 36 minutes 20 seconds West, with the southwest line of said 0.09 acre tract and said 0.0765 acre tract and the northeast right-of-way line of said alley, a distance of 73.83 feet to the west corner (not monumented) of said 0.0765 acre tract and the south corner of a called 0.121 acre tract of land described in Special Warranty Deed to HPO, Inc., recorded Volume 2005118, Page 6381 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 46 minutes 52 seconds East, departing said northeast right-of-way line, and with the northwest line of said 0.0765 acre tract and the southeast line of said 0.121 acre tract, a distance of 99.98 feet to the north corner (not monumented) of said 0.0765 acre tract and the east corner of said 0.121 acre tract, said corner being on the southwest right-of-way line of aforementioned Harwood Street;

THENCE South 44 degrees 36 minutes 20 seconds East, with the northeast lines of said 0.0765 acre tract and said 0.09 acre tract and the southwest right-of-way line of said Harwood Street, a Z190-338((LG)(Exhibit A - PDS 79 (Subarea F) expansion) - Page2

distance of 72.84 feet to the **POINT OF BEGINNING AND CONTAINING** 0.1683 acres (7,332 square feet) of land, more or less.

### **TRACT C**

BEING a 0.2691 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, City of Dallas Block Number 3/930, and being all of a called 0.12 acre tract of land described as "Tract 2" and all of a called 0.153 acre tract of land described in Special Warranty Deed to HPO, Inc., recorded in Instrument Number 201900096652 and Instrument Number 20080083404 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a found "X" cut (controlling monument) for the south corner of a called 0.2352 acre tract of land described as "Tract 3" in Special Warranty Deed to Harwood International Center XIII, L.P., recorded in Instrument Number 201300299872, O.P.R.D.C.T., said corner being at the intersection of the northeast right-of-way line of said Harry Hines Boulevard (variable width right-of-way, Volume 183, Page 8) and the northwest right-of-way line of Hunt Street (variable width right-of-way, by use and occupation);

THENCE North 44 degrees 36 minutes 20 seconds West, with the northeast right-of-way line of said Harry Hines Boulevard and the southwest line of said 0.2352 acre tract and the southwest line of said 0.114 acre tract of land described in Special Warranty Deed to HPO, Inc., recorded in Instrument Number 200503522094, O.P.R.D.C.T., a distance of 149.51 feet to the south corner (not monumented) of said 0.153 acre tract and the west corner of said 0.114 acre tract for the **POINT OF BEGINNING**;

THENCE North 44 degrees 45 minutes 05 seconds West, with the southwest lines of said 0.153 acre tract and said 0.12 acre tract and the northeast right-of-way line of said Harry Hines Boulevard, a distance of 115.92 feet to a found "X" cut for the west corner of said 0.12 acre tract and the south corner of a tract of land described in Quitclaim Deed to Samuel R. Avalos III, Vincent R. Avalos, & Angelina Avalos, recorded in Volume 94129, Page 3656 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 44 degrees 12 minutes 43 seconds East, with the northwest line of said 0.12 acre tract and the southeast line of said Avalos tract, a distance of 100.83 feet to the north corner (not monumented) of said 0.12 acre tract and the east corner of said Avalos tract, said corner being on the southwest right-of-way line of a variable width alley;

THENCE South 45 degrees 03 minutes 12 seconds East, with the northeast lines of said 0.12 acre tract and said 0.153 acre tract and with the southwest right-of-way line of said alley, a distance of 115.91 feet to a 1/2-inch found iron rod with cap stamped "RPLS 4888" for the east corner of said 0.153 acre tract and the north corner of a aforementioned 0.114 acre tract;

THENCE South 44 degrees 12 minutes 47 seconds West, departing said southwest right-of-way line and with the southeast line of said 0.153 acre tract and the northwest line of said 0.114 acre



tract, a distance of 101.44 feet to the **POINT OF BEGINNING AND CONTAINING** 0.2691 acres (11,722 square feet) of land, more or less.

#### **TRACT D**

BEING a 0.2510 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, City of Dallas Block Number 3/930, and being all of a called 0.26 acre tract of land described as "Tract 1" in Special Warranty Deed to HPO, Inc., recorded in Instrument Number 201900096652 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at the west corner of said 0.26 acre tract, said corner being at the intersection of the southeast right-of-way line of Randall Street (a variable width right-of-way, by use and occupation) and the northeast right-of-way line of Harry Hines Boulevard (a variable width right-of-way, Volume 183, Page 8, D.R.D.C.T.);

THENCE North 43 degrees 11 minutes 40 seconds East, with the northwest line of said 0.26 acre tract and the southeast right-of-way line of said Randall Street, a distance of 93.05 feet to the north corner of said 0.26 acre tract, said corner being at the intersection of said southeast right-of-way line and the southwest right-of-way line of a variable width alley (variable width right-of-way, by use and occupation);

THENCE South 45 degrees 03 minutes 12 seconds East, departing said southeast right-of-way line and with the northeast line of said 0.26 acre tract and the southwest right-of-way line of said alley, a distance of 113.83 feet to the east corner (not monumented) of said 0.26 acre tract and the north corner of a tract of land described in Quitclaim Deed to Samuel R. Avalos III, Vincent R. Avalos, & Angelina Avalos, recorded in Volume 94129, Page 3656 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 44 degrees 15 minutes 34 seconds West, departing the southwest right-of-way line of said alley, and with the southeast line of said 0.26 acre tract and the northwest line of said Avalos tract, a distance of 100.57 feet to the south corner (not monumented) of said 0.26 acre tract and the west corner of said Avalos tract, said corner being on the northeast right-of-way line of aforementioned Harry Hines Boulevard, from which a found "X" cut (controlling monument) bears South 44 degrees 45 minutes 05 seconds East, a distance of 50.24 feet;

THENCE North 44 degrees 45 minutes 05 seconds West, with the southwest line of said 0.26 acre tract and the northeast right-of-way line of said Harry Hines Boulevard, a distance of 0.62 feet to a corner (not monumented);

THENCE North 41 degrees 11 minutes 01 second West, continuing with said southwest and northeast lines, a distance of 111.82 feet to the **POINT OF BEGINNING AND CONTAINING** 0.2510 acres (10,932 square feet) of land, more or less.

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**EXHIBIT B**  
**PDS 79 HIC Area**  
**City Of Dallas, Dallas County, Texas**  
**26.84 Acres**

BEING a 26.84 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at the north corner of John R. Dendinger's Harwood Street Addition, an addition to City of Dallas, Dallas County, Texas as recorded in Volume 250, Page 564 of the Map Records of Dallas County, Texas, said corner being at the intersection of the southeast right-of-way line of Randall Street and the southwest right-of-way line of McKinnon Street;

THENCE North 26 degrees 52 minutes 53 seconds East, over and across said McKinnon Street and Randall Street, a distance of 41.51 feet to a corner for the **POINT OF BEGINNING**, said corner being at the intersection of the approximate centerline of said McKinnon Street and Randall Street;

THENCE South 45 degrees 46 minutes 03 seconds East, along said centerline of McKinnon Street, a distance of 1,262.64 feet to a corner;

THENCE South 44 degrees 19 minutes 26 seconds West, continuing along said centerline, a distance of 22.70 feet to a corner;

THENCE South 41 degrees 11 minutes 43 seconds East, continuing along said centerline, a distance of 55.28 feet to a corner;

THENCE South 42 degrees 50 minutes 41 seconds East, continuing along said centerline, a distance of 90.05 feet to a corner at the intersection of said centerline with the projection of the southeast line of a tract conveyed to IC VIII HOLDINGS, LLC, as recorded in Instrument Number 20070001336 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 44 degrees 24 minutes 22 seconds West, departing said centerline and along the projection of said southeast line, a distance of 287.95 feet to a corner at the intersection of said projection with the centerline of North Harwood Street;

THENCE North 45 degrees 49 minutes 16 seconds West, along said centerline, a distance of 130.00 feet to a corner at the intersection of said centerline of North Harwood Street with the centerline of Moody Street;

THENCE South 44 degrees 21 minutes 44 seconds West, along the centerline of said Moody Street, a distance of 264.37 feet to a corner at the intersection of said centerline with the centerline of Harry Hines Boulevard/Dallas North Tollway;

THENCE South 46 degrees 12 minutes 45 seconds East, along said centerline, a distance of 354.82 feet to a corner at the intersection of said centerline with the centerline of Olive Street;

THENCE South 44 degrees 24 minutes 22 seconds West, along said centerline of Olive Street, a distance of 178.62 feet to a corner at the intersection of said centerline with the centerline of N. Akard Street;

THENCE South 43 degrees 15 minutes 55 seconds East, along said centerline of N. Akard Street, a distance of 348.11 feet to a corner at the interception of said centerline with the centerline of Ashland Street;

THENCE South 46 degrees 44 minutes 05 seconds West, along said centerline of Ashland Street, a distance of 521.93 feet to a corner at the intersection of said centerline with the centerline of Field Street;

THENCE North 43 degrees 18 minutes 06 seconds West, along said centerline of Field Street, a distance of 80.78 feet to a corner at the beginning of a curve to the right having a central angle of 43 degrees 51 minutes 15 seconds, a radius of 615.00 feet and a chord which bears North 21 degrees 22 minutes 29 seconds West, a distance of 459.31 feet;

THENCE Northwesterly, continuing along said centerline of said Field Street and with said curve to the right, an arc distance of 470.72 feet to a corner;

THENCE North 04 degrees 00 minutes 07 seconds East, continuing along said centerline, a distance of 89.76 feet to a corner at the intersection of said centerline with the centerline of Caroline Street;

THENCE North 43 degrees 04 minutes 29 seconds West, continuing along said centerline of Caroline Street, a distance of 155.96 feet to a corner at the intersection of said centerline with the centerline of Olin Welbourne Street;

THENCE South 44 degrees 26 minutes 04 seconds West, along said centerline of Olin Welbourne Street, a distance of 133.65 feet to a corner at the intersection of said centerline with the centerline of a 15' Alley;

THENCE North 43 degrees 04 minutes 29 seconds West, along said centerline of Alley, a distance of 168.70 feet to a corner at the intersection of said centerline with the with a projection of the northwest line of a tract of land conveyed to IC DEVELOPMENT X11, LDT., as recorded in Instrument Number 20070049881, O.P.R.D.C.T.;

THENCE North 46 degrees 55 minutes 31 seconds East, along said northwest line, a distance of 133.53 feet to a corner at the intersection of said northwest line with the center line of Caroline Street;

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THENCE North 43 degrees 04 minutes 29 seconds West, with the center line of Caroline Street, a distance of 55.00 feet to a corner at the intersection of said Caroline Street with the centerline of Payne Street;

THENCE North 46 degrees 55 minutes 31 seconds East, along said centerline of Payne Street, a distance of 33.28 feet to a corner;

THENCE North 41 degrees 49 minutes 44 seconds East, continuing along said centerline of Payne Street, a distance of 248.88 feet to a corner at the intersection of said centerline with the centerline of N. Akard Street;

THENCE South 43 degrees 04 minutes 29 seconds East along said centerline of N. Akard Street, a distance of 79.80 feet to a corner at the intersection of said centerline with a project of a northwest line of a tract of land conveyed to City Park-A-Lot LP, recorded in Instrument Number 200600409832, O.P.R.D.C.T.;

THENCE South 45 degrees 45 minutes 01 second West, along said projection of northwest line, a distance 140.87 feet to a corner at the intersection of said projection of northwest line with the centerline of an Alley;

THENCE South 43 degrees 04 minutes 29 seconds East, along said centerline of Alley, a distance of 70.44 feet to a corner at the intersection of said centerline of Alley with a projection of the southeast line of the aforementioned City Park-A-Lot LP tract;

THENCE North 45 degrees 38 minutes 48 seconds East, along said projection of said southeast line, a distance of 140.88 feet to a corner at the intersection of said projecting of southeast line with the centerline of said N. Akard Street;

THENCE South 43 degrees 04 minutes 29 seconds East, along said centerline of N. Akard Street, a distance of 55.45 feet to a corner at the intersection of said centerline with the centerline of Dallas North Tollway at the beginning of a curve to the left having a central angle of 29 degrees 02 minutes 40 seconds, a radius of 175.00 feet and a chord which bears North 19 degrees 10 minutes 48 seconds East, a distance of 87.76 feet;

THENCE Northeasterly, continuing along said centerline and with said curve to the left, an arc distance of 88.71 feet to a corner;

THENCE North 06 degrees 03 minutes 30 seconds East, along said centerline, a distance of 103.30 feet to a corner at the intersection of said centerline with the centerline of Harry Hines Boulevard/Dallas North Tollway;

THENCE North 45 degrees 49 minutes 16 seconds West, along said centerline of Harry Hines Boulevard/Dallas North Tollway, a distance of 59.16 feet to a corner at the intersection of said centerline with the projection of the southwest line of a tract of land conveyed to Rolex Texas Realty LLC, recorded in Instrument Number 201900145917, O.P.R.D.C.T.;

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THENCE North 44 degrees 21 minutes 44 seconds East, departing said centerline and along said southwest line a projection, a distance of 140.00 feet to an ell corner of said Rolex Texas Realty LLC;

THENCE North 45 degrees 49 minutes 16 seconds West, along a southwest line of said tract, a distance of 57.57 feet to a corner in the centerline of Payne Street;

THENCE North 41 degrees 49 minutes 44 seconds East, along said centerline, a distance of 137.32 feet to a corner at the intersection of said centerline of Payne Street with the centerline of N. Harwood Street;

THENCE North 44 degrees 40 minutes 36 seconds West, along said centerline, a distance of 134.38 feet to a corner at the intersection of said centerline with a projection of a southeast line of a tract conveyed to Harwood International Center III, L.P., recorded in Instrument Number 201300299860, O.P.R.D.C.T.;

THENCE South 42 degrees 18 minutes 11 seconds West, departing said centerline and along said southeast line projection, a distance of 138.33 feet to an ell corner of said tract;

THENCE South 44 degrees 40 minutes 36 seconds East, along a southwest line of said tract, a distance of 35.00 feet to another ell corner of said tract;

THENCE South 42 degrees 18 minutes 11 seconds West, along a southeast line of said tract, a distance of 134.99 feet to a corner in the centerline of Harry Hines Boulevard/Dallas North Tollway;

THENCE North 44 degrees 40 minutes 36 seconds West, along said centerline, a distance of 416.79 feet to a corner at the intersection of said centerline with a northwest line of the aforementioned Harwood International Center III, L.P. tract;

THENCE North 43 degrees 36 minutes 50 seconds East, departing said centerline and along said northwest line projection, a distance of 132.71 feet to a northwest corner of said tract;

THENCE South 44 degrees 49 minutes 45 seconds East, along a northeast line of said tract, a distance of 27.03 feet to an ell corner of said tract;

THENCE North 44 degrees 08 minutes 31 seconds East, along a northwest line of said tract, a distance of 140.24 feet to a corner in the centerline of N. Harwood Street;

THENCE North 44 degrees 40 minutes 36 seconds West, along said centerline, a distance of 53.34 feet to a corner at the intersection of said centerline with the center line of Hunt Street;

THENCE South 43 degrees 36 minutes 50 seconds West, along said centerline of Hunt Street, a distance of 272.70 feet to a corner at the intersection of said centerline with the centerline of Harry Hines Boulevard/Dallas North Tollway;

THENCE North 44 degrees 37 minutes 28 seconds West, along said centerline of Harry Hines Boulevard/Dallas North Tollway, a distance of 289.85 feet to a corner at the intersection of said centerline with the projection of the southeast line of a tract of land conveyed to Samuel R. Avalos III, Vincent R. Avalos, and Angelina Avalos, recorded in Volume 94129, Page 3656 of the Deed Records of Dallas County, Texas;

THENCE North 44 degrees 12 minutes 43 seconds East, along said projection of the southeast line, a distance of 142.71 feet to a corner at the intersection of said projection line with the centerline of Alley;

THENCE North 44 degrees 49 minutes 45 seconds West, along the centerline of said Alley, a distance of 50.15 feet to a corner at the intersection of said centerline with the projection of the northwest line of said Samuel R. Avalos III, Vincent R. Avalos, and Angelina Avalos tract;

THENCE South 44 degrees 15 minutes 34 seconds West, along said projection of the northwest line of said Samuel R. Avalos III, Vincent R. Avalos, and Angelina Avalos tract, a distance of 142.52 feet to a corner at the intersection of said projection line with the centerline of said Harry Hines Boulevard/Dallas North Tollway;

THENCE North 44 degrees 37 minutes 28 seconds West, along said centerline of Harry Hines Boulevard/Dallas North Tollway; a distance of 125.30 feet to a corner at the intersection of said centerline with the centerline of said Randall Street;

THENCE North 44 degrees 08 minutes 08 seconds East, along the approximate center line of said Randall Street, a distance of 560.54 feet to the **POINT OF BEGINNING AND CONTAINING** 26.84 acres (1,169,229 square feet) of land, more or less.

NOTES:

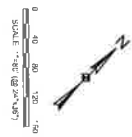
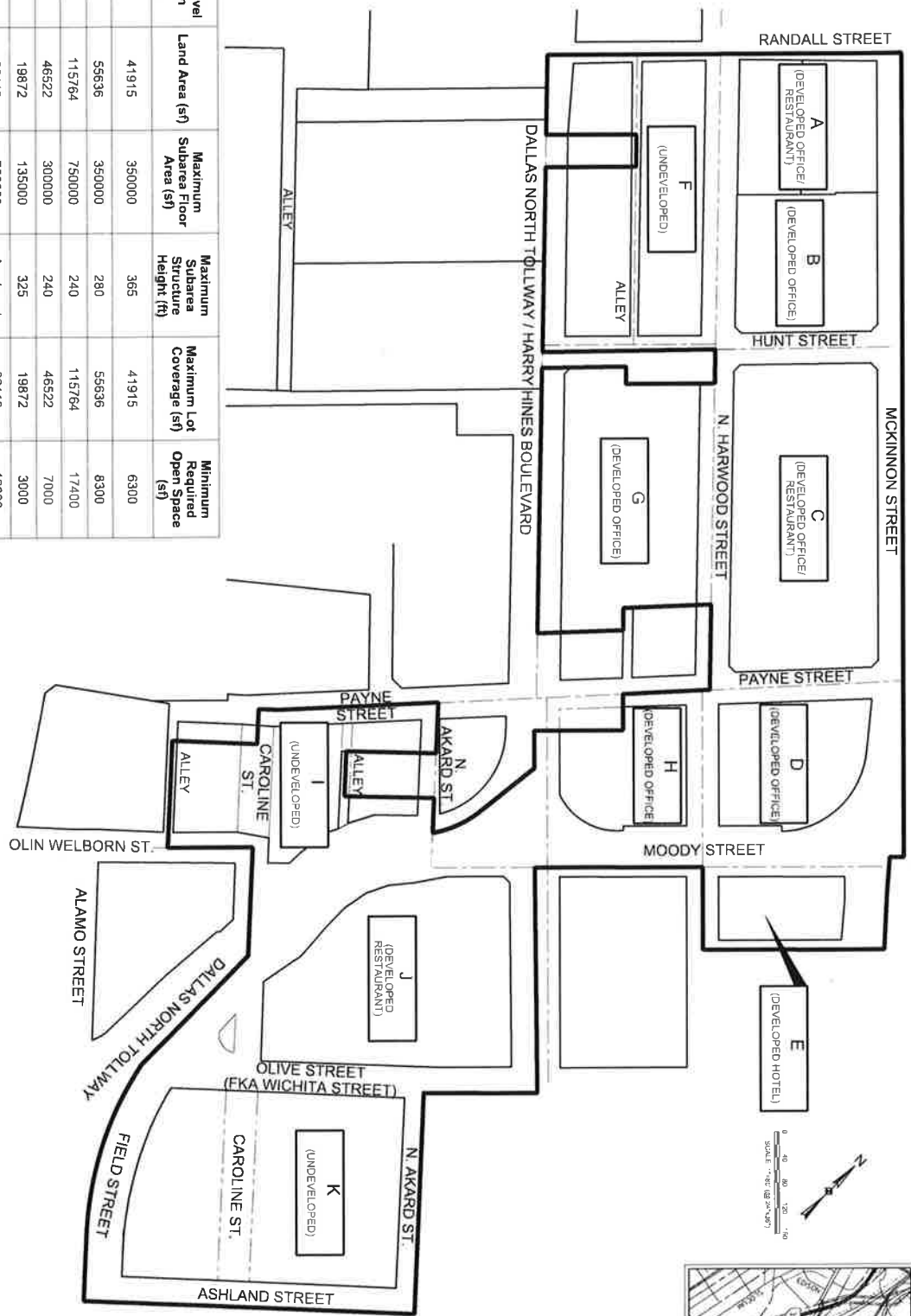
Basis of Bearing: State Plane Coordinate System, Texas north central zone (4202). North American Datum of 1983, 2011 adjustment, epoch 2010.00. All distances shown hereon are U.S. survey feet, displayed in surface value and may be converted to grid by dividing by the TxDOT Dallas County surface adjustment factor of 1.000136506.

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Subarea	Ground Level Elevation (AMSL)	Land Area (sf)	Maximum Subarea Floor Area (sf)	Maximum Subarea Structure Height (ft)	Maximum Lot Coverage (sf)	Minimum Required Open Space (sf)
A	465	41915	350000	365	41915	6300
B	452	55636	350000	280	55636	8300
C	450	115764	750000	240	115764	17400
D	445	46522	300000	240	46522	7000
E	458	19872	135000	325	19872	3000
F	455	82119	750000	Any Legal	82119	12300
G	447	83609	500000	225	83609	12500
H	441	32299	225000	350	32299	4800
I	422	52403	500000	Any Legal	52403	7900
J	430	101214	1214568	Any Legal	101214	15200
K	423	123272	1479264	Any Legal	123272	18500

Harwood District Maximum Floor Area  
3,421,380 square feet



CONCEPTUAL PLAN  
HARWOOD DISTRICT  
PLANNED DEVELOPMENT SUBDISTRICT NO. 79



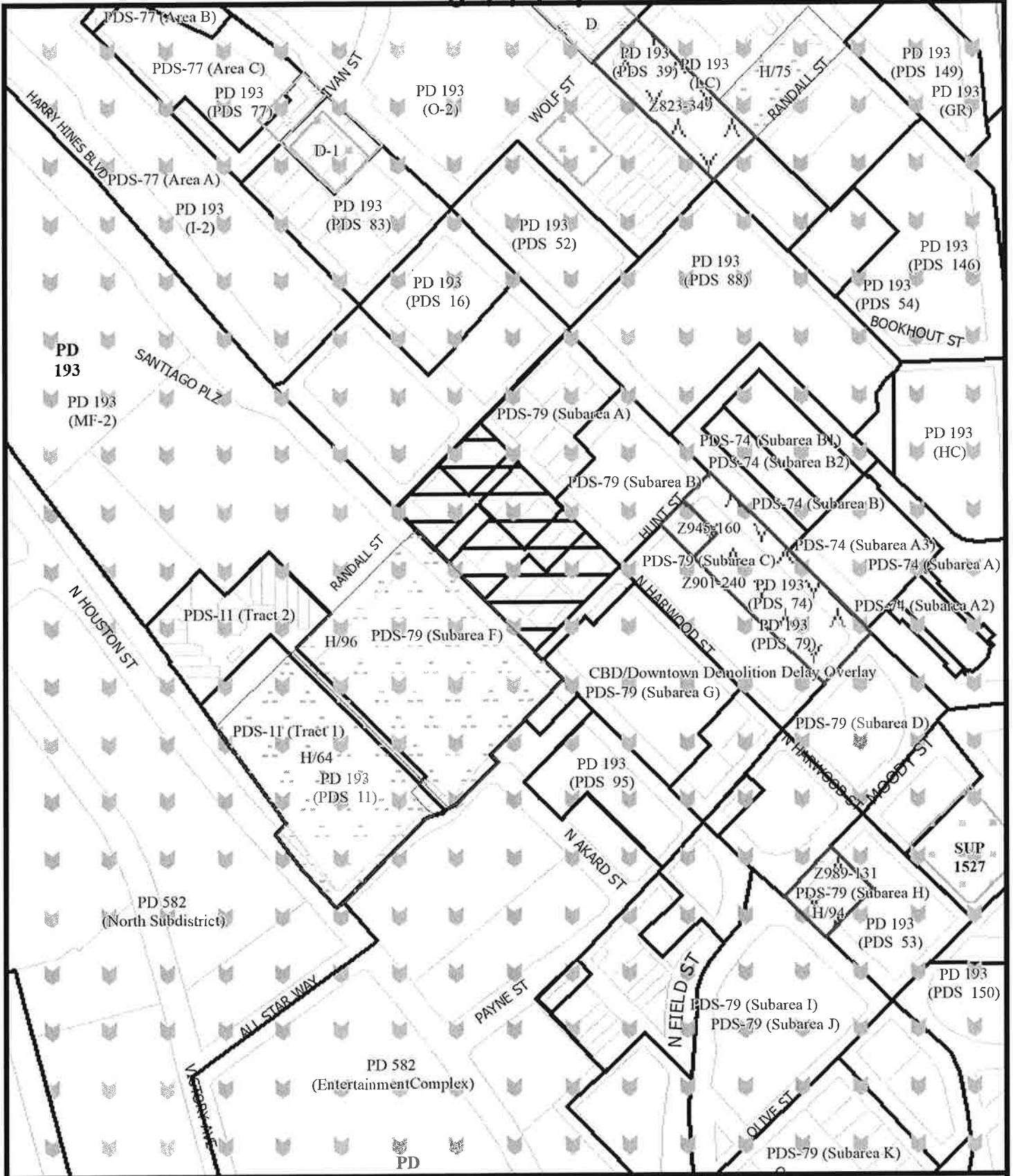
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
3803 PARKWOOD BLVD., # 800 - FRISCO, TEXAS - 75034  
SCALE: 1"=80' (214) 618-4570 AVO. 38981 OCTOBER, 2020

Planned Development  
Subdistrict No. 79

Planned Development  
District No. 193

Approved  
City Plan Commission  
November 5, 2020

2190-338



1:3,600

# ZONING MAP

Case no: Z190-338

Date: 11/11/2020





**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 DEC 09 2020

ORDINANCE NUMBER 31721

DATE PUBLISHED DEC 12 2020

**ATTESTED BY:**