

**ORDINANCE NO. \_\_\_\_\_**

An ordinance providing for the termination of Ordinance No. 32541 previously granted to SW Taylor Street Development, LLC to occupy, maintain and utilize six awnings without premise signs, a bench and a trash receptacle on portions of Taylor Street and Malcolm X Boulevard rights-of-way; granting a new private license to SW Taylor Street Development, LLC to occupy, maintain and utilize Taylor and Crowds Streets and Malcolm X Boulevard rights-of-way, adjacent to City Block 11/193 within limits hereinafter more fully described for the purpose of occupying, maintaining and utilizing fourteen awnings without premise signs, nine pedestrian street light poles, fifteen trees, thirty uplights, one trash receptacle, one bench and three landscaping and irrigation areas providing for terms and conditions of this license; providing for the one-time fee compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

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**WHEREAS**, on September 13, 2023, the City Council of the City of Dallas passed Ordinance No. 32541 thereby granting SW Taylor Development, LLC a private license to utilize portions of Taylor Street and Malcolm X Boulevard rights-of-way for occupying, maintaining and utilizing six awnings without premise signs, a bench and a trash receptacle; and

**WHEREAS**, SW Taylor Development, LLC is the owner of the real property abutting these license areas; and

**WHEREAS**, SW Taylor Development, LLC has requested the termination of Ordinance No. 32541 and the incorporation of the rights of use granted thereunder into a new license ordinance with new terms granting similar rights to cover fourteen awnings without premise signs, nine pedestrian street lights poles, fifteen trees, thirty uplights, one trash receptacle, one bench and three landscaping and irrigation areas; and

**WHEREAS**, the City Council of the City of Dallas is of the opinion that the license granted by Ordinance No. 32541 should be terminated and that a new license should be granted to SW Taylor Development, LLC, to use the public property for said purpose, subject to the conditions hereinafter more fully set out;

**Now Therefore,**

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

**SECTION 1.** That the rights granted by Ordinance No. 32541 are hereby terminated.

**SECTION 2.** That a private license, hereinafter referred to as "license", subject to the restrictions and conditions of this ordinance, is hereby granted to SW Taylor Street Development, LLC, a Texas limited liability company, its successors and assigns, hereinafter referred to as "**GRANTEE**", to occupy, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as "licensed area" which is attached hereto and made a part hereof.

**SECTION 3.** That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

**SECTION 4.** That **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **TWO THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$2,600.00)**, for the license herein granted, said sum to be paid prior to the final passage of this ordinance and shall cover the consideration for the license term, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department FRM, Unit 1181, Revenue Code 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 percent a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

**SECTION 5.** That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Facilities and Real Estate Management of the City of Dallas: install, occupy, maintain and utilize fourteen awnings without premise signs, nine pedestrian street light poles, fifteen trees, thirty uplights, one trash receptacle, one bench and three landscaping and irrigation areas.

**SECTION 6.** That this license is subject to the provisions set forth in EXHIBIT B, attached hereto and made a part hereof.

**SECTION 7.** That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by Resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Facilities and Real Estate Management, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in EXHIBIT B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Facilities and Real Estate Management.

**SECTION 8.** That the license is subject to the following conditions, terms and reservations:

- a) **GRANTEE** shall maintain a minimum of four-feet unobstructed sidewalk width per PD-269.
- b) **GRANTEE** shall maintain all visibility triangle at the drive approaches and street intersections clear of any obstruction.
- c) **GRANTEE** acknowledge that the City is not responsible for servicing trash receptacles in the licensed area. **GRANTEE** shall be responsible for collection and removal of solid waste materials from receptacles placed in the licensed area.

**SECTION 9.** That upon the effectiveness of this ordinance, the Director of Department of Facilities and Real Estate Management, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Facilities and Real Estate Management, or

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**SECTION 9.** (continued)

designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

**SECTION 10.** That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

**SECTION 11.** That this license may not be assigned without prior written approval from the Director of Department of Facilities and Real Estate Management, or designee. Such assignment shall recite that it is subject to the terms, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Facilities and Real Estate Management within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. That upon the Director or designee's approval of assignment of this ordinance, the Director of Facilities and Real Estate Management, or designee, is hereby authorized to execute a NOTICE OF ASSIGNMENT OF LICENSE and to file same in the deed records of Dallas County, Texas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Facilities and Real Estate Management, or designee, may terminate this license.

**SECTION 12.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Facilities and Real Estate Management, or designee. Upon receipt of the fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Facilities and Real Estate Management, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Facilities and Real Estate Management, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 13.** That this ordinance is also designated for City purposes as Contract No. FRM-2025-00026787.

**SECTION 14.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:  
TAMMY L. PALOMINO  
City Attorney

JOHN JOHNSON, Director  
Department of Facilities and Real Estate  
Management

BY  \_\_\_\_\_  
Assistant City Attorney

BY  \_\_\_\_\_  
Assistant Director

Passed \_\_\_\_\_.