

EXHIBIT C

180565

3-30-18

ORDINANCE NO. 30834

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Subdistrict 3B (Bishop Arts Mixed Use District) within Planned Development District No. 830:

BEING a tract of land in City Block 38/3158; fronting approximately 12 feet on the south line of alley right-of-way between 9th Street and 10th Street east of Madison Avenue; and containing approximately 241 square feet of land,

to be used under Specific Use Permit No. 2283 for a pedestrian skybridge; providing that this specific use permit shall be granted subject to certain conditions; 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 this specific use permit; and

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

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

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SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as Subdistrict 3B (Bishop Arts Mixed Use District) within Planned Development District No. 830, to be used under Specific Use Permit No. 2283 for a pedestrian skybridge:

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is a pedestrian skybridge.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on September 12, 2052.
4. COMPLIANCE: The pedestrian skybridge must comply with Section 51A-4.217(b)(12), "Pedestrian Skybridges," of the Dallas Development Code, as amended.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the City of Dallas.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

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SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.


SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. 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 8. 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 APR 11 2018

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GIS_Approved

EXHIBIT A

A 241 square-foot tract out of the G. Leonard Survey, Abstract No. 770, Dallas County, Texas, and being a part of a public alley in Block 38, New City Block 3158, Dallas Land & Loan Company Addition No. 2, an addition to the City of Dallas, Texas, as shown on that certain map or plat thereof recorded in Volume 106, Page 230, Dallas County Map Records, and being more specifically described by metes and bounds as follows:

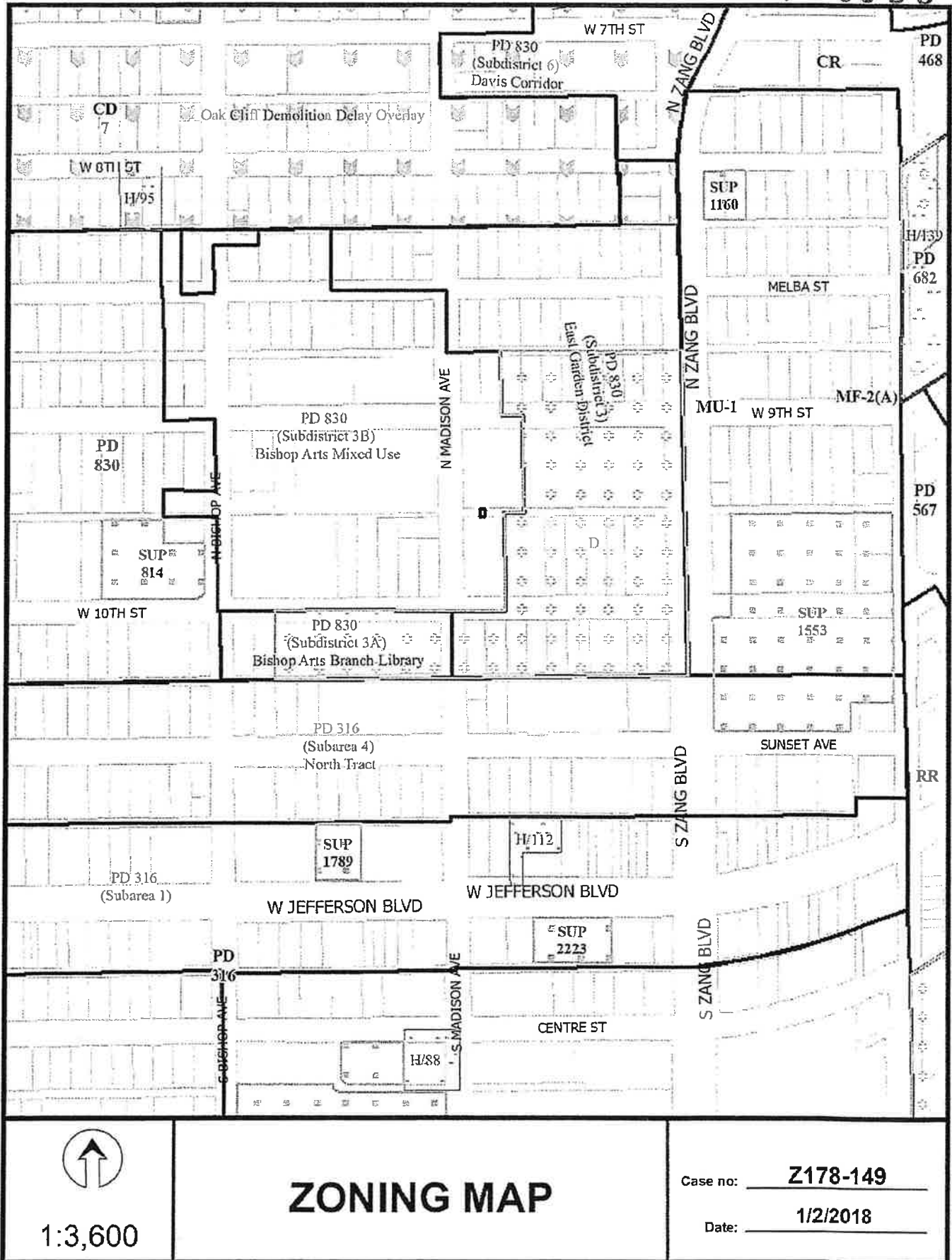
BEGINNING at a point lying on the south right-of-way line of said alley and on the north line of Lot 1 of said Block 38/3158, lying NORTH 89°33'04" WEST 6.11 feet from the northwest corner of said Lot 2 and the northeast corner of Lot 1 of said Block 38/3158, and lying SOUTH 89°33'04" EAST 43.90 feet from a chiseled "X" on concrete found at the northwest corner of said Lot 1 and the point of intersection of the south right-of-way line of said alley with the east right-of-way line of Madison Avenue, a dedicated city street, said beginning point being the southwest corner and POINT OF BEGINNING of this tract;

THENCE NORTH 00°07'18" WEST 20.08 feet to a point lying on the north right-of-way line of said alley and on the south line of Lot 18 of said Block 38/3158 for the northwest corner of this tract;

THENCE SOUTH 89°33'04" EAST 12.00 feet along the north right-of-way line of said alley and the south line of said Lot 18 and Lot 19 of said Block 38/3158 to a point for the northeast corner of this tract;

THENCE leaving the north right-of-way line of said alley and the south line of said Block 38/3158, SOUTH 00°07'18" EAST 20.08 feet to a point lying on the south right-of-way line of said alley and the north line of Lot 2 of said Block 38/3158 for the southeast corner of this tract;

THENCE NORTH 89°33'04" WEST 12.00 feet along the south right-of-way line of said alley and the north line of said Lots 2 and 1 to the POINT OF BEGINNING, and containing 241 square feet, more or less.





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 APR 11 2018

ORDINANCE NUMBER 30834

DATE PUBLISHED APR 14 2018

ATTESTED BY:

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