

“ARTICLE ____

PD ____

SEC. 51P-____.101 DEFINITIONS AND INTERPRETATIONS

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) For purposes of this planned development district, the following terms shall have the following meanings:

(1) ~~“Active adult residential” and similar terms refer to an age-restricted residential structure meeting the requirements of Sec. 51P-____.106(d)(1), below.~~

(2) ~~(1)~~ “Masonry” means exterior construction materials consisting of brick, natural and manufactured stone, cast stone, architectural block, and 3-step stucco process for all structures.

(3) ~~(2)~~ “Single-story dwelling” means a one-story structure entirely surrounded by open space. Single-story dwelling units are not required to be platted on individual lots.

(4) ~~(3)~~ “Townhome” means a dwelling in a row of at least three attached units and having its own front and rear access to the outside and joined by common side walls. Townhomes are not required to be platted on individual lots.

- (c) In the event of conflict between the text of this article and the exhibits, the text of this article controls.

SEC. 51P-____.102 CREATION OF TRACTS

- (a) This district is divided into three tracts: Tract 1, “Lot 1” as designated on the ~~development plan~~ Development Plan (“Athletic Field Tract”); Tract 2, “Lots 2 and 4” as designated on the ~~development plan~~ Development Plan (“Residential Tract”); and Tract 3, “Lot 3” as designated on the ~~development plan (“Senior Housing Tract”)~~ Development Plan (“Active Adult Residential Tract”). ~~[The developer was going to come up with a~~

term to reflect the active adult orientation. If there is a better term, it can be substituted throughout.

- (b) The subdivision of all or a portion of each tract by platting is permissible.

SEC. 51P-____.103 DEVELOPMENT PLAN

- (a) General. Development of the Property must ~~generally~~ comply in all material respects with the development plan attached hereto as Exhibit “~~B~~”-A” (“Development Plan”), except as provided in paragraph (c) below. *[The word “generally” left this too loose. If we left it in, how much deviation would be permitted?]*
- (b) Compliance. The owner of each Tract will be responsible only for compliance of its Tract with this Article and with the ~~development plan~~portion of the Development Plan applicable to its Tract, but not for the compliance of other Tracts owned by third parties. The owner of any Tract may propose amendments to this Article or to ~~a development plan~~the Development Plan pursuant to the procedures set forth in the Dallas Development Code that will, if approved, change only the restrictions and requirements applicable to that owner's Tract. Any such amendments proposed for approval by the city council or city plan commission will not require the prior consent or joinder of other owners of other Tracts.
- (c) Conflicts. In the event of a conflict between the provisions of this article and the ~~development plans~~Development Plan, the more restrictive provisions~~of this article~~ control.

[SEC. 51P-____.104 – RESERVED]

SEC. 51P-____.105 ELEVATIONS

General. Development of Tracts 2 and 3 must ~~generally~~ comply in all material respects with the Elevations attached hereto. *[This requirement is duplicated below.]*

SEC. 51P-____.106 USES PERMITTED *[The meaning of the previous paragraph (a) was not clear, and did not seem to be necessary. It seems that each paragraph below covers what is permitted on each tract.]*

(a) ~~All tracts. In addition to the uses permitted in Sections 51P-____.106 (b), (c), and (d) below, single family attached and detached dwellings with garages and a private community center as permitted under the development plan for Planned Development District 41 and as attached hereto as Exhibit “C” are permitted on the Property.~~

(a) ~~(b)~~ **Tract 1 (ATHLETIC FIELD TRACT).**

(1) Permitted uses. The only uses permitted on Tract 1 are as follows:

(A) ~~Private recreation center, club, or area.~~ Athletic fields or open green space.

(B) ~~Private school~~ (C) ~~Parking.~~ not to exceed

(D) Accessory uses including, but not limited to ~~office~~, storage, concessions, training room, and restroom facilities that support the recreation and athletic activities on the tract, not to exceed square feet in the aggregate. [It doesn't seem necessary to allow for a "private school" in order to hold PE classes on the field. Allowing a "private school" suggests that school buildings could be built here, when we understand this will be permanent open space, most of which will be green. And somewhere we need to include a provision that will ensure that 2/3 of the Athletic Field Tract will remain green space.]

(c) **Tract 2 (RESIDENTIAL TRACT).**

(1) Permitted uses. The only uses permitted on Tract 2 are as follows:

(A) Single- story, single-family residential dwellings.

(B) Townhomes.

(C) Private streets and private alleys are permitted ~~by-right~~ in the areas shown on the Development Plan.

(D) Private recreation center, club, or area is permitted ~~by-right~~ in the area shown on the Development Plan, provided that it does not exceed the size shown on the Development Plan.

(E) Accessory uses. As a general rule, ~~uncertain~~ accessory ~~use-~~ is uses specified in Chapter 51A are permitted in any tract in which the associated main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(d) **Tract 3 (~~SENIOR HOUSING~~ ACTIVE ADULT RESIDENTIAL TRACT).**

(1) Permitted uses. The only uses permitted on Tract 3 are as follows:

(A) Retirement housing-

[What does “retirement housing” mean, and how is it different from what is described in below? It is not defined in 51A-2.102.]

(B) Multifamily residential, age-restricted as provided herein:

- i. Each occupied multifamily dwelling unit must have at least one elderly resident.
- ii. For purposes of this planned development, “elderly resident” means a resident that is 55 years of age or older.
- iii. Those persons legally residing with an elderly resident at the facility may continue to reside at the facility for a period not to exceed one year if the elderly resident dies or moves out for medical reasons. The board *[“The board” is not defined in this PD. Does it have the meaning given under Chapter 51A (the Board of Adjustment)?]* may grant a special exception to authorize an extension of the length of time a person may continue to reside at the facility if the board finds, after a public hearing *[Should you define “public hearing”?]*, that literal enforcement of this provision would result in an unnecessary personal hardship. In determining whether an unnecessary personal hardship would result, the board shall consider the following factors:
 - (aa) The physical limitations of the resident, if any.
 - (bb) Any economic constraints which would make it difficult for the resident to relocate.
 - (cc) Whether the resident is dependent on support services or special amenities provided by the ~~senior-housing~~active adult residential project.
 - (dd) Whether there are any alternative housing or market constraints which would impair the ability to relocate.

- iv. For purposes of this planned development district, *so-called “independent living” units will be considered multifamily residential—use that meets, provided they meet* the requirements of Sec. 51P-____.106 (B) (i)-(iii) above ~~—includes independent living.~~

(~~CB~~) Private streets and private alleys are permitted ~~by right~~ in the areas shown on the Development Plan.

(~~DC~~) Accessory uses. ~~Any use accessory to a permitted use including, but not limited to~~ As a general rule, certain accessory uses specified in Chapter 51A are permitted on the same tract on which the associated main use is permitted. In the case of Tract 3, that would include housekeeping services, meal service, central dining facilities and commercial cooking facilities, ~~is permitted. As a general rule, an accessory use is permitted in any district in which~~ that service the main use ~~is permitted~~. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___.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 in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) All tracts. The following regulations apply to all tracts:

(1) Front, side and rear yards.

- (A) Setbacks only apply to external property lines of this district.
- (B) Except as otherwise provided herein [or on the Development Plan], no setbacks are required internal to this district or between tracts or lots.
- (C) Minimum setbacks shall be provided as shown on the ~~development plan~~ Development Plan.

(2) Height. The maximum height is as shown on the ~~development plan~~ Development Plan except as otherwise set forth herein. The following structures may project a maximum of [12 feet] above the maximum structure height:

- (A) Elevator penthouse or bulkhead.
- (B) Mechanical equipment room.
- (C) Cooling tower.
- (D) Ornamental cupola or dome.
- (E) Skylights.
- (F) ~~Clerestory.~~(G) Visual screens which surround roof mounted mechanical equipment.
- (~~H~~G) Chimney and vent stacks.
- (~~H~~) Parapet wall, limited to a height of four feet.

[We need to discuss which of these will actually be used (deleting all that are not necessary), how high each one will stick up (not all of them need 12 feet, so let's limit them to what you need), and where they will go. A 12-foot protrusion on top of a 3-story building, for example, will be problematic.]

(3) Lot Coverage.

Maximum lot coverage on any lot, defined herein as the percentage of lot area covered by a roof, floor, or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded, is [60%]. [Surface parking lots are not included in lot coverage calculations- (numerator or denominator).] *[Let's discuss lot coverage as a percentage of Tract 2 and a percentage of Tract 3.]*

(b) Tract 1 (ATHLETIC FIELD TRACT).

(1) Front, side and rear yards.

The following are permitted within setbacks in Tract 1: (1) paving, curbs, and lighting for parking, such lighting not to exceed ___ feet, (2) sidewalks and ~~parking, (2) lighting for sidewalks~~, (3) athletic fields, netting, and poles for netting around athletic fields, such poles and netting not to exceed 30 feet in height, and ~~(34)~~ other fencing, not to exceed 8 feet in height.

(2) Height. Maximum height is ~~30 feet~~ (i) 30 feet for poles and netting, (ii) ___ feet for lighting, and (iii) ___ feet for all other structures.

(3) Floor Area Ratio. Maximum ~~floor area ratio is 0.50~~ square footage of all structures on Tract 1 cannot exceed the square footage specified in Sec. 51P-106(a)(1)(C), above.

(4) Lot size. There is no minimum lot size.

(5) Stories. The maximum number of stories is ~~two (2)~~ [one].

(c) Tract 2 (RESIDENTIAL TRACT).

(1) Floor area ratio. ~~No maximum~~ Maximum floor area ratio is [___], calculated without including any portion of the property located under adjacent streets or alleys.

(2) Dwelling Unit Density.

- (A) The maximum number of townhomes is 180.
- (B) The maximum number of single-story dwelling units is ~~13~~ 12.

(3) Height.

- (A) Maximum height for single-story buildings ~~as is the lesser of (i) the height~~ shown on the ~~development plan: Development Plan or (ii)~~ as is the lesser of (i) the height shown on the Development Plan or (ii) feet at the midpoint of the roof and feet at the ridge.
- (B) Maximum height for two-story buildings ~~as is the lesser of (i) the height~~ shown on the ~~development plan: Development Plan or (ii)~~ as is the lesser of (i) the height shown on the Development Plan or (ii) feet at the midpoint of the roof and feet at the ridge.
- (C) Maximum height for three-story buildings ~~as is the lesser of (i) the height~~ shown on the ~~development plan: Development Plan or (ii)~~ as is the lesser of (i) the height shown on the Development Plan or (ii) feet at the midpoint of the roof and feet at the ridge.

(4) Lot size. No minimum lot size.

(5) Stories.

(A) Except as otherwise ~~provided~~ limited herein ~~and/or~~ on the ~~development plan~~ Development Plan, the maximum number of stories is 3 for residential structures.

(6) Additional provisions. Single-story dwelling units are not required to be on separately platted lots. Groups of buildings with multiple single family attached units are not required to be platted.

(d) Tract 3 (~~SENIOR HOUSING~~ ACTIVE ADULT RESIDENTIAL TRACT).

- (1) Floor area ratio: ~~No maximum~~ Maximum floor area ratio is [], calculated without including any portion of the property located under adjacent streets or alleys.
- (2) Dwelling Unit Density. Maximum number of dwelling units is 225.

- (3) Height. Maximum structure height is the lesser of (i) the height shown on the Development Plan or (ii) ___ feet ~~to~~at the midpoint of the roof and ___ feet at the ridge.
- (4) Lot size. No minimum lot size.
- (5) Stories. Maximum number of stories is 3, except the maximum number of stories for 2-story structures shown on the ~~development plan~~Development Plan (and the portion of buildings shown as 2-story on the Development Plan) is 2.

SEC. 51P- __.108. OFF STREET PARKING AND LOADING

- (a) Except as otherwise provided herein, the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements shall apply.
- (b) On Tract 2, all residential units shall have two attached garage parking spaces per unit.
- (c) On Tract 2, a minimum of two attached garage parking spaces shall be required for each ~~Single~~single-story unit.
- (d) On Tract 3, a minimum of one parking space shall be required for each ~~retirement housing or multifamily~~ unit. [Should these be garage parking as well? Is one space enough?]
- (e) No parking or loading is required for athletic facilities on Tract 1 or for a community center use used in conjunction with a multiple-family use.
- (f) No loading is required for ~~a retirement housing~~an active adult residential use on Tract 3.
- (g) Except as otherwise provided herein, all parking lot lighting must meet the standards of Section 51A-13.601, "Site Lighting."
 - (1) Lighting standards along internal drives may not exceed [~~12' in height.~~] in height. [Lighting standards along external drives may not exceed ___' in height.] [Will there be "external" drives? If not, we should delete the word "internal" from the first sentence.]
 - (2) Light fixtures must be cut-off type luminaries that direct lighting downward.
 - (3) Parking lot lighting may not exceed [~~20' in height.~~] in height. [SHIRESTONE NEIGHBORS: Do we need additional restrictions on parking lot lighting and internal and external drive lighting?]

SEC.51P-- __.109. ENVIRONMENTAL PERFORMANCE STANDARDS

- (a) General. In general, except as provided in this section, see Article VI, “Environmental Performance Standards.”
- (b) Lighting. Lighting of athletic fields is prohibited without a specific use permit. If a specific use permit is granted, light poles may not exceed feet in height, _____
- (c) Loudspeakers. ~~Permanent loudspeakers~~ Loudspeakers (whether permanent or temporary) are prohibited except for fire or other emergency warning systems.

SEC.51P-- __.110. LANDSCAPING AND AMENITIES

- (a) Landscaping shall ~~be in accordance with Article X except as otherwise provided herein~~ comply with Article X except for such additional requirements as are provided herein. Landscaping shall also satisfy the minimum standards shown in the landscaping plans attached hereto as Exhibit “__.” *[We would like the landscape plans to at least cover (i) trees, (ii) landscaping around the perimeter of the property, and (iii) landscaping for the neighborhood park.]*
- (b) Uses in this district are not required to be screened from other uses within this district.
- (c) All plant materials must be maintained in a healthy, growing condition. Dead or unhealthy plants, shrubs, trees, and other landscaping must be replaced promptly with healthy, comparable replacements.
- (d) For each lot, landscaping complying with the requirements of this article must be installed within ~~six months~~ [one month] after the issuance of ~~the~~ the first certificate of occupancy on such lot.
- (e) Private License granted. The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the ~~owner~~ owners, to the tenants (whichever is applicable, “property owner”), of all property in this district for the exclusive purpose of parkway landscaping, and the property owner agrees to maintain the parkway landscaping in accordance with this article. Landscaping in the parkway will be considered toward the requirements of Article X. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code. This private license shall not terminate at the end of any specific period, however, the city council

reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination ~~become necessary.~~ becomes necessary. [What is the "parkway landscaping"? Is it only the landscaping in the median, or does it include the landscaping along the street?]

- (f) Enhanced sidewalk with stamped concrete or brick pavers shall be provided within the decorative ~~open-space~~park at the corner of Inwood Road and Forest Lane and at sidewalk crosswalks with driveways.
- (g) Amenities must be placed far enough from the street curb so as not to create a physical barrier to vehicles.
- (h) The minimum sidewalk width for sidewalks adjacent to Willow Lane, Forest Lane, and Inwood Road is 6 feet ~~except as otherwise limited by existing bridges crossing the Bachman Branch Creek.~~ Sidewalks adjacent to Willow Lane, Forest Lane, and Inwood Road must be at least [6 feet] from the curbs of such streets, and the area between such sidewalks and such curbs must be landscaped. [Discuss whether those sidewalks need to meander.]
- (i) Street trees count as site trees. [What are "street trees"? Trees in the median? If so, why should they count? If this does not refer to trees in the median, why is this provision necessary?]

SEC.51P--___.111. OPEN SPACE

- (a) Decorative ~~open-space~~park at the northwest corner of Inwood Road and Forest Lane: A decorative park, open ~~space area~~to the public, must be provided at the northwest corner of Inwood Road and Forest Lane as set forth on the ~~development plan~~Development Plan and in accordance with the following:
 - (1) The minimum area is [2,500] square feet, the minimum frontage along Inwood Road is ____ feet, and the minimum frontage along Forest Lane is ____ feet.
 - (2) Landscaping must consist of lawn, trees, and shrubs. [Add reference to water feature.]
 - (3) A minimum of [60 percent] turf, ground cover, soil, or mulch shall be provided. The balance of the area may be ~~any paved surface.~~ sidewalks. [60% seems too low]
 - (4) ~~Site~~At least ____ large canopy trees must be planted ~~at the rate of one large canopy tree per 1,000 square feet of lot area and~~

~~may include perimeter street trees.~~ within the decorative park.
[What are “perimeter street trees”? We should not count trees in the median, and the reference to “perimeter street trees” doesn’t seem necessary for trees that are located on the property.] Each tree must have a caliper of at least ~~four inches~~ [eight inches] at the time of planting. Trees must be [specify variety, e.g., live oaks]. [Existing trees located within the decorative park that otherwise meet the requirements of this clause (4) at the time of adoption of this ordinance may count towards the total trees that must be planted in the decorative park under this clause (4).]

- (b) Neighborhood Park. A neighborhood park open to the public, must be provided on Tract 2 as shown on the ~~concept/development plan~~ Development Plan and in accordance with the following:

- (1) The minimum area is 20,000 square feet.
- (2) Landscaping must consist of lawn, trees, and shrubs. [Add reference to water feature?]
- (3) A minimum of [60 percent] turf, ground cover, soil, or mulch shall be provided. The balance of the area may be ~~any paved surface.~~ sidewalks. [60% seems too low.]
- (4) Site trees must be planted at the rate of one large canopy tree per 1,000 square feet of lot area ~~and may include perimeter street trees.~~ Each tree must have a caliper of at least ~~four~~ [eight inches] at the time of planting. Trees must be [specify variety, e.g., live oaks]. [Existing trees located within the neighborhood park that otherwise meet the requirements of this clause (4) at the time of adoption of this ordinance may count towards the total trees that must be planted in the neighborhood park under this clause (4).]

SEC51P-- __.112. REPLACEMENT.

TREE PRESERVATION, REMOVAL, AND

- (a) Except as provided in this section, tree preservation, removal, and replacement must be provided in accordance with Article X.
- (b) [Large parkway trees may count towards the tree replacement requirements in Division 51A-10.130.] [What are “parkway trees”? What is the difference in effect between this clause (b) and clause (c), below? Do we need both clause (b) and (c)?]

- (c) Large trees preserved onsite may be credited against tree mitigation requirements.
- (d) The owner shall make commercially reasonable efforts to preserve the trees identified on Exhibit “ ” attached hereto. To the extent any of such trees cannot be preserved or do not survive development of the property, the owner shall plant replacements [of the same variety and the same caliper].

SEC51P-____.113.

BUILDING DESIGN STANDARDS

(a) **Tract 1 (ATHLETIC FIELD TRACT).**

[No special building design standards are required for Tract 1.] *[What buildings will be allowed on Tract 1? Perhaps specify standards for those?]*

(b) **Tract 2 (RESIDENTIAL TRACT).**

- (1) Construction of ~~residential buildings for~~ single-story dwellings on Tract 2 shall ~~generally~~ conform in all material respects to the elevations set forth in Exhibit “ ” attached hereto. Construction of [all other buildings][all other residential buildings] on Tract 2 shall conform in all material respects to the elevations set forth in Exhibit “ ” attached hereto. [Construction of any non-residential buildings on Tract 2 shall conform in all material respects to the elevations set forth in Exhibit “ ” attached hereto.]
- (2) Building articulation is required with a minimum depth of one foot for every 50 feet of length of a facade.
- (3) Building materials: The exterior facades of buildings will be a minimum of [90%±] masonry veneer (excluding doors, balconies, porches, decorative trim, railings, windows, and garage doors) consisting of at least ~~60~~[80%] brick, natural and manufactured stone, cast stone, or architectural block, and the remainder being stucco (3-step process). *[We may want to specify a higher percentage of non-stucco masonry for sides of the buildings visible to the adjacent streets, and you may want to specify a lower percentage for the sides not visible from the adjacent streets.]* Non-masonry materials, such as cementitious plank, may be utilized in covered, recessed patio/balcony areas, decorative trim, framing, and enclosed internal areas of a building. *[Will you be using non-masonry materials anywhere else besides as described in the preceding sentence or in the parenthetical in the first sentence?]* Doors and garage doors must be [high-end] wood.

- (4) A minimum of two different facade materials are required on each facade.

(c) **Tract 3 (~~SENIOR HOUSING~~ACTIVE ADULT RESIDENTIAL TRACT).**

- (1) Construction ~~of retirement housing for~~ on Tract 3 shall ~~generally~~ conform in all material respects to the elevations set forth in Exhibit “_” attached hereto.
- (2) Building articulation is required with a minimum depth of one foot for every 50 feet of length of a street-facing facade.
- (5) ~~(3)~~ Building materials: The exterior facades of buildings will be a minimum of [90%+] masonry veneer (excluding doors, balconies, porches, decorative trim, railings, windows, and garage doors), consisting of at least ~~60~~[80%] brick, natural and manufactured stone, cast stone, or architectural block, and the remainder being stucco (3-step process). [We may want to specify a higher percentage of non-stucco masonry for sides of the buildings visible to the adjacent streets, and you may want to specify a lower percentage for the sides not visible from the adjacent streets.] Non-masonry materials, such as cementitious plank, may be utilized in recessed areas, decorative trim, framing, and recessed patio/balcony areas, and private enclosed internal courtyards. [Will you be using non-masonry materials anywhere else besides as described in the preceding sentence or in the parenthetical in the first sentence?] Doors and garage doors must be [high-end] wood.
- (3) ~~(4)~~ A minimum of two different facade materials are required on each facade.

(d) **Fence height along west boundary.**

A ~~wooden~~[masonry] fence measuring eight (8') feet in height shall be constructed along the west boundary of Tract 2 in the approximate locations shown on the ~~development plan~~Development Plan. [Add further requirements?]

SEC51P- ___. 114. SIGNS

Signs must comply with the provisions for non-business zoning districts in Article VII. [We will want to include additional restrictions.]

SEC51P-- ___. 115. ADDITIONAL PROVISIONS.

(a) The entire Property must be properly maintained in a state of good repair and neat appearance at all times.

(b) Development and 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.

(c) Vehicle access into the Property may be by way of gated entrances.

SEC51P--____.116. COMPLIANCE WITH CONDITIONS.

Each Tract shall be considered separate and apart from other Tracts with regard to issuance of permits. That is, the building official shall not issue a building permit to authorize work on a Tract, or a certificate of occupancy to authorize the operation of a use on a Tract, unless such work or such use fully complies with this Article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas. Noncompliance of one Tract shall not affect the ability of the building official to issue a permit for another Tract provided that other Tract complies with this Article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SEC51P--____.117. ZONING MAP.

PD ____ is located on Zoning Map No. D-7.

SECTION 4. 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. [This is Section 4. Where are sections 1-3?]

SECTION 5. That development of this district must comply with the full-scale versions of the Development Plan, landscaping plans, building elevations, [conceptual plan, street plan, street sections, and residential guidelines attached to this ordinance-] [There are no references to the highlighted items being attached elsewhere in the PD. Should the PD be expanded to address them?] 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 6. That the director of development services shall correct Zoning District Map No. D-7 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 7. That the city attorney is authorized to insert the enrolled number of this ordinance in the appropriate section of Article 41 in Chapter 51P.

SECTION 8. That (in addition to, and without limiting the application of, any other penalties that might be applicable) a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 9. 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 10. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 11. That this ordinance may be enforced by any of the neighborhood associations representing neighborhoods located within _____ feet of the property, including [Forestcrest Homeowners Association, Caladium Club, Schreiber Volunteer Neighborhood Association, Melshire Estates, Hockaday, _____]

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:
Chris Bowers, City Attorney

By _____
Assistant City Attorney

Passed _____

List of Exhibits

A – Development Plan

[NOTE: It must:

Identify Lot 1 (Athletic Field Tract), Lots 2 and 4 (Residential Tract), and Lot 3 (Senior Housing Tract).

Show minimum setbacks from the external property lines

Show maximum heights for midpoint of roof and top of roof

Show corner park at NWC Forest and Inwood, with water feature

Show neighborhood park off of Inwood

- [Elevations of Building on Tract 1]

- Elevations of [Single-Story Dwellings] on Tract 2

- Elevations of [All Other Buildings] [All Other Residential Buildings] on Tract 2

- Elevations of Active Adult Residential Structure on Tract 3

- Landscaping Plans

- Trees to be Preserved

Document comparison by Workshare Compare on Sunday, August 7, 2016
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Legend:	
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Format change	
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Deleted cell	
Moved cell	
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