

7-26-17

ORDINANCE NO. 30584

An ordinance amending Article 790, "PD 790," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the development plan and off-street parking and loading regulations in Sections 51P-790.106 and 51P-790.110 of Article 790; deleting Section 51P-790.116, "Zoning Map"; providing a new development plan for Area A and Area C; 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 amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 790 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Subsection (a) of Section 51P-790.106, "Development Plan," of Article 790, "PD 790," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) For a country club with private membership use, except as provided in this subsection, development and use of the Property must comply with the development plans (Exhibits 790A and 790B). If there is a conflict between the text of this article and the development plans, the text of this article controls. The building official may approve building permits that are deviations from the development plan provided that the following floor area limits are not exceeded:

- (1) In Area A, total floor area may not exceed 5,000 square feet.
- (2) In Area B, total floor area may not exceed 125,000 square feet.
- (3) In Area C, [~~new single improvements may not exceed 1,000 square feet of floor area and~~] total floor area may not exceed 15,000 [~~12,000~~] square feet. The floor area in Area C is limited to maintenance and storage in conjunction with the golf course as part of the country club with private membership use.
- (4) Total floor area on the Property may not exceed 132,000 [~~128,386~~] square feet.

A table showing the floor area of each new building, the floor area of each existing building, and the total floor area for each area must be submitted to the building official with each building permit for new or expanded buildings.”

SECTION 2. That Section 51P-790.110, “Off-Street Parking and Loading,” of Article 790, “PD 790,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-790.110. OFF STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a country club with private membership use with 132,000 [~~128,386~~] square feet of floor area or less, 485 off-street parking spaces must be provided as generally shown on the development plans.

(c) For a country club with private membership use with more than 132,000 [~~128,386~~] square feet of floor area consult the use regulations contained in Division 51A-4.200 for specific off street parking and loading requirements.”

SECTION 3. That Article 790, “PD 790,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by deleting Section 51P-790.116, “Zoning Map,” to read as follows:

**“~~SEC. 51P-790.116. ZONING MAP.~~**

~~PD 790 is located on Zoning Map No. E-8.]”~~

SECTION 4. That the development plan for Area A and Area C, Exhibit 790A of Article 790, "PD 790," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 790A attached to this ordinance.

SECTION 5. That development of this district must comply with the full-scale version of Exhibit 790A (development plan for Area A and Area C) 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 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.


SECTION 7. That 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 8. 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 9. 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.

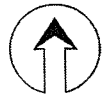
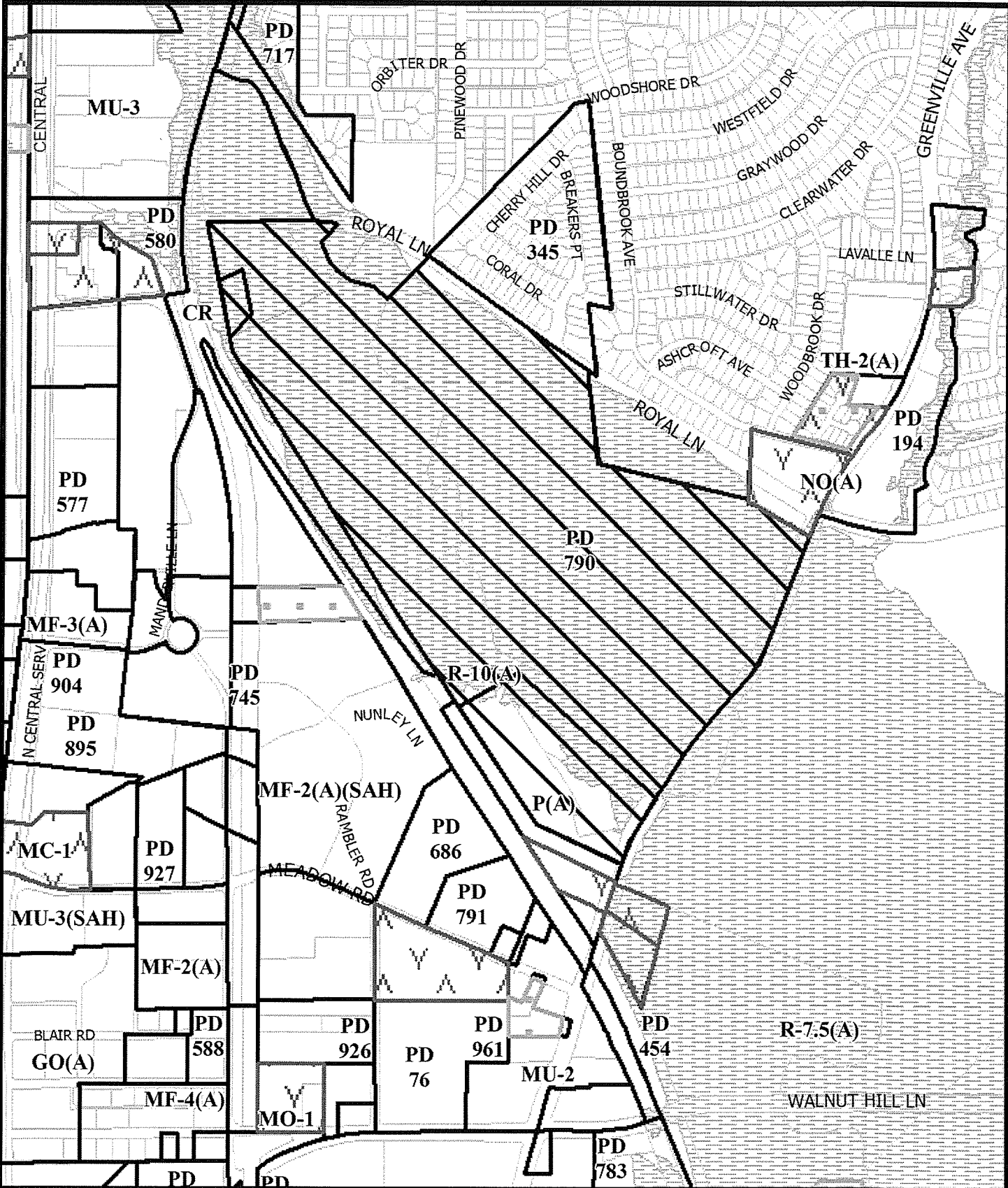
APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By   
Assistant City Attorney

AUG 9 2017

Passed \_\_\_\_\_



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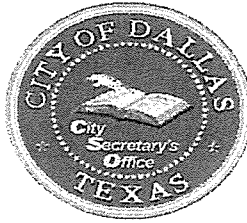
# ZONING MAP

Case no: Z167-282

Date: 5/16/2017







## 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 AUG 9 2017

ORDINANCE NUMBER 30584

DATE PUBLISHED AUG 12 2017

ATTESTED BY: