

ARTICLE 803.

PD 803.

SEC. 51P-803.101. LEGISLATIVE HISTORY.

PD 803 was established by Ordinance No. 27399, passed by the Dallas City Council on November 10, 2008. (Ord. 27399)

SEC. 51P-803.102. PROPERTY LOCATION AND SIZE.

PD 803 is established on property located at the northwest corner of Rosa Road and Midway Road. The size of PD 803 is approximately 3.63 acres. (Ord. 27399)

SEC. 51P-803.103. CREATION OF TRACTS.

This district is divided into two tracts, Tracts A and B, as shown on the development plan (Exhibit 803A). (Ord. 27399)

SEC. 51P-803.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, GARDEN PAVILION means a structure not exceeding 900 square feet that has a roof, but no walls.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. 27399)

SEC. 51P-803.105. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 803A: development plan. (Ord. 27399)

SEC. 51P-803.106. DEVELOPMENT PLAN.

(a) For a private school, development and use of the Property must comply with the development plan (Exhibit 803A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27399)

SEC. 57.P-803.107. MAIN USES.

The only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in the Chapter 51A. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this district; etc. (Ord. 27399)

SEC. 51P-803.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the 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. (Ord. 27399)

SEC. 51P-803.109. 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. If there is a conflict between this section and Division 51A 4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Private school.

(1) Maximum lot coverage on Tract A is 35 percent.

(2) Maximum lot coverage in Tract B is 25 percent.

(3) Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 27399)

SEC. 51P-803.110. OFF STREET PARKING AND LOADING.

(a) In general. 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) Private school.

(1) One-and-one-half space for each kindergarten/elementary school classroom;

(2) Three-and-one-half spaces for each junior high/middle school classroom; and

(3) Seven-and-one-half spaces for each senior high classroom. (Ord. 27399)

SEC. 51P-803.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27399)

SEC. 51P-803.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.
- (c) For a private school, a maximum of five garden pavilions are permitted in Tract B. (Ord. 27399)

SEC. 51P-803.113. CLASSROOMS AND ENROLLMENT FOR A PRIVATE SCHOOL.

- (a) Classrooms.
 - (1) Maximum number of classrooms for pre-kindergarten through fifth grades is 12.
 - (2) Maximum number of classrooms for sixth through eighth grades is three.
 - (3) Maximum number of classrooms for ninth through twelfth grades is four.
- (b) Enrollment.
 - (1) Maximum enrollment for grades ninth through twelfth is 48 students.
 - (2) Maximum total enrollment is 250 students. (Ord. 27399)

SEC. 51P-803.114. SIGNS.

- (a) Tract A.
 - (1) Except as provided in this section, signs must comply with the provisions for non-business zoning district in Article VII.
 - (2) For a private school, detached premise signs may be located in the locations shown on the development plan.
- (b) Tract B. Signs must comply must comply with the provisions for non-business zoning district in Article VII. (Ord. 27399)

SEC. 51P-803.115. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (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. (Ord. 27399)

SEC. 51P-803.116.

COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structure, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance for that use with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27399)

SEC. 51P-803.117.

ZONING MAP.

PD 803 is located on Zoning Map No. F-6. (Ord. 27399)