ARTICLE 543.

PD 543.

SEC. 51P-543.101. LEGISLATIVE HISTORY.

PD 543 was established by Ordinance No. 23833, passed by the Dallas City Council on March 24, 1999. Ordinance No. 23833 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23833; 25163; 28130)

SEC. 51P-543.102. PROPERTY LOCATION AND SIZE.

PD 543 is established on property generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane. The size of PD 543 is approximately 17.414 acres. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, an accessory youth and family center means a multi-functional facility sponsored or operated by a school as part of the school use where a combination of social, recreational, welfare, health, habilitation, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and family members.

(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. Nos. 23833; 25163; 28130)

SEC. 51P-543.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 543A: development plan. (Ord. 28130)

SEC. 51P-543.104. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 543A). 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 permitted 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. Nos. 23833; 25163; 28130)
SEC. 51P-543.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district, etc.

(b) The following main use is permitted by right:

-- Public school other than an open-enrollment charter school.

(Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.106. ACCESSORY USES.

(a) 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.

(b) An accessory youth and family center is permitted in the location shown on the development plan. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.107. 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. 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-7.5(A) Single Family District apply.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet.

(c) Side and rear yard. For a public school other than an open-enrollment charter school, minimum side and rear yard is as shown on the development plan.

(d) Height.

(1) Except as provided in this subsection, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(2) For a public school other than an open-enrollment charter school, no maximum structure height.
Lot coverage.

1. For a public school other than an open-enrollment charter school, maximum lot coverage is 40 percent. For purposes of this provision, the Property is considered one lot.

2. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Lot size.

1. For a public school other than an open-enrollment charter school, no minimum lot size.

2. For all other permitted uses, minimum lot size is 7,500 square feet.

Floor area.

1. For a public school other than an open-enrollment charter school, maximum floor area is 350,000 square feet.

2. For an accessory youth and family center, maximum floor area is 3,860 square feet. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.108. 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) Public school other than an open-enrollment charter school:

1. Off-street parking must be located as shown on the development plan. The number of required off-street parking spaces, based on the number of classrooms in existence on March 24, 1999, is 356.

2. If additional classrooms are built in the expansion areas shown on the development plan, off-street parking must be provided per the Dallas Development Code.

3. Parking may be provided in the required yards. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.108.1 TRAFFIC MANAGEMENT PLAN.

(a) In general.

1. A traffic management plan must be submitted to the city plan commission by October 1, 2011.

2. The traffic management must be submitted using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

3. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan approved by the city plan commission.
(b) **Queuing.** Queuing within the right-of-way is prohibited unless written approval is obtained from the director of public works and transportation. Queuing within the right-of-way must not impede maneuvering for emergency vehicles.

(c) **Traffic study.**

1. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2012. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

2. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

   A. ingress and egress points;

   B. queue lengths;

   C. number and location of personnel assisting with loading and unloading of students;

   D. drop-off and pick-up locations;

   E. drop-off and pick-up hours for each grade level;

   F. hours for each grade level; and

   G. circulation.

3. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

   A. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

   B. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) **Amendment process.**

1. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

2. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 28130)
SEC. 51P-543.109. FENCING FOR A PUBLIC SCHOOL USE.

For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing is permitted in the required yards. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.111. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Public school other than an open-enrollment charter school.

(1) Landscaping must be provided as shown on the development plan before the building official issues a certificate of occupancy.

(2) Before final inspection of the accessory youth and family center, two trees, a minimum of three caliper inches, must be planted beside the accessory youth and family center buildings as shown on the development plan.

(3) For any structure located or constructed within the “expansion areas” shown on the development plan after March 24, 1999, street trees must be planted in accordance with the following requirements:

(A) Street trees are required within a 300 foot radius of a new structure. The required trees must be planted within six months after issuance of the building permit for the new structure.

(B) The trees listed in Section 51A-10.134 must be used to satisfy the street tree requirements.

(C) Street trees must be a minimum of three caliper inches in size and planted no further apart than 30 feet, measured from the center of the tree to the center of the tree.

(D) All street trees must be irrigated by an automatic irrigation system installed to comply with industry standards or they must be planted within 100 feet of a verifiable water supply.

(c) Maintenance. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 23833; 25163; 28130)
SEC. 51P-543.113. INGRESS-EGRESS FOR A PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL.

Ingress and egress for a public school other than an open-enrollment charter school must be provided as shown on the development plan. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.114. VISUAL OBSTRUCTION REGULATIONS.

Except as provided in this section, development must comply with the visual obstruction regulations in Section 51A-4.602(d). For a public school other than an open-enrollment charter school, a chain link fence, as shown on the development plan, may be located in the visibility triangle. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.114.1 EXPANSION AREA.

(a) Except as provided in this section, any improvements to be located in the expansion area shown on the development plan must be approved through the minor amendment process or zoning change process prior to the issuance of a building permit.

(b) A minor amendment is not required for modular classrooms in the expansion area shown on the most recently approved development plan. (Ord. 28130)

SEC. 51P-543.115. 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. Nos. 23833; 25163; 26102; 28130)

SEC. 51P-543.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, 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 certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23833; 25163; 26102; 28130)