ARTICLE 952.

PD 952.

SEC. 51P-952.101. LEGISLATIVE HISTORY.

PD 952 was established by Ordinance No. 29969, passed by the Dallas City Council on January 13, 2016. (Ord. 29969)

SEC. 51P-952.102. PROPERTY LOCATION AND SIZE.

PD 952 is established on property generally located along the north line of Westlake Avenue, east line of Hillside Drive, and south line of Blanch Circle. The size of PD 952 is approximately 5.642 acres. (Ord. 29969)

SEC. 51P-952.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(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 nonresidential zoning district. (Ord. 29969)

SEC. 51P-952.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 952A: development plan.

(2) Exhibit 952B: landscape plan.

(3) Exhibit 952C: traffic management plan. (Ord. 29969)

SEC. 51P-952.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 952A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 29969)
SEC. 51P-952.106. 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 additional main uses are permitted by right:

-- Open-enrollment charter school.
-- Private school. (Ord. 29969)

SEC. 51P-952.107. 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. 29969)

SEC. 51P-952.108. 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) Open-enrollment charter school and private school.

(1) Front, side, and rear yard. Minimum front yard is 25 feet. Minimum side yard is 10 feet. Minimum rear yard is 15 feet.

(2) Floor area. Maximum floor area is 90,000 square feet.

(3) Height. Maximum structure height is 60 feet. For construction beginning after January 13, 2016, any portion of a structure over 26 feet in height, that portion may not be located above a residential proximity slope ratio of 1:3. Exception: Except chimneys, structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or a maximum of 12 feet above the residential proximity slope, whichever is less. Chimneys may project through the residential proximity slope
to a height not to exceed the maximum structure height and a maximum of 12 feet above the residential proximity slope.

(4) **Lot size.** No minimum lot size is required.

(5) **Stories.** Maximum number of stories above grade is three. (Ord. 29969)

**SEC. 51P-952.109.** 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) **Open-enrollment charter school and private school.**

(1) A minimum of 159 off-street parking spaces must be provided as shown in the development plan.

(2) Student parking is limited to a maximum of 80 spaces in the location shown on the development plan. (Ord. 29969)

**SEC. 51P-952.110.** ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article. VI. (Ord. 29969)

**SEC. 51P-952.111.** LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit 952B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) The existing fence and column spacing located on the south side Blanch Circle must be extended to the east Property boundary and must align with the existing wooden fence.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 29969)

**SEC. 51P-952.112.** SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 29969)

**SEC. 51P-952.113.** TRAFFIC MANAGEMENT PLAN.
(a) **In general.** Operation of an open-enrollment charter school or a private school must comply with the traffic management plan (Exhibit 952C).

(b) **Queuing.** Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) **Traffic study.**

1. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by June 1st on a bi-annual basis.

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 the 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. 29969)

SEC. 51P-952.114. ADDITIONAL PROVISIONS.

(a) In general.

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

(2) Development and use of the Property must comply with federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(b) Sidewalks. Sidewalks are not allowed along Westlake Avenue.

(c) Lighting. Illumination of the playfields is prohibited.

(d) Private school enrollment.

(1) The combined maximum enrollment is 500.

(2) The maximum enrollment for grades nine through 12 is 175. (Ord. 29969)

SEC. 51P-952.115. 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 city.

(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 with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29969)