

ARTICLE 400.

PD 400.

SEC. 51P-400.101. LEGISLATIVE HISTORY.

PD 400 was established by Ordinance No. 22096, passed by the Dallas City Council on June 22, 1994. Ordinance No. 22096 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22096 was amended by Ordinance No. 24420, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 19455; 22096; 24420; 25850)

SEC. 51P-400.102. PROPERTY LOCATION AND SIZE.

PD 400 is established on property generally located at the southwest and northwest corners of Merrell Road and Midway Road. The size of PD 400 is approximately 35.173 acres. (Ord. Nos. 22096; 25850)

SEC. 51P-400.103. 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 residential zoning district. (Ord. Nos. 24420; 25850)

SEC. 51P-400.104. DEVELOPMENT PLAN.

- (a) Development and use of the Property must comply with the development plan (Exhibit 400A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.
- (b) Future phases are not required to be developed in numerical sequence.
- (c) Exhibit 400A shows existing development of the Property as of October 11, 2000. Any structure labelled "TO BE REMOVED" on Exhibit 400A may remain on the Property until the completion of Phase VI or Phase VII, whichever occurs first. (Ord. Nos. 24420; 25850)

SEC. 51P-400.105. MAIN USES PERMITTED.

The uses permitted in this district are those uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in the Dallas Development Code, except that a private school is permitted by right. For example, a use permitted in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this PD only by SUP; a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this PD. (Ord. Nos. 24420; 25850)

SEC. 51P-400.106.**ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of 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. Nos. 24420; 25850)

SEC. 51P-400.107.**YARD, LOT, AND SPACE REGULATIONS.**

(a) In general. The development standards contained in Section 51A-4.112(c), "R-16(A) District," apply to this PD, except as otherwise required by these conditions.

(b) Floor area. Maximum floor area for each phase to be developed is shown on the development plan.

(c) Height.

(1) Maximum structure height is 48 feet, except as otherwise required by these conditions.

(2) Maximum structure height for Phase VI is 35 feet.

(3) Maximum structure height for Phase X is 70 feet for the eastern 35 percent of the structure, and 48 feet for the remaining portion of the structure, as shown on the development plan.

(4) Maximum structure height for Phase XII is 30 feet.

(5) Spires and flagpoles may not exceed 70 feet.

(6) Athletic field lighting poles may not exceed 60 feet and must comply with the residential proximity slope.

(7) All structures, except for the Phase VI and Phase XII buildings as shown on the development plan, must comply with the residential proximity slope regulations contained in Section 51A-4.412.

(d) Lot coverage. Maximum lot coverage is 30 percent for nonresidential structures.

(e) Stories. Maximum number of stories above grade is three. (Ord. Nos. 24420; 25850)

SEC. 51P-400.108.**OFF-STREET PARKING AND LOADING.**

Off-street parking and loading must be provided as shown on the development plan. For a private school use, parking and loading must be provided as required by Section 51A-4.204(17), "Public or Private School," except that six spaces per senior high school classroom are required. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for other uses. (Ord. Nos. 24420; 25850)

SEC. 51P-400.109.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24420; 25850)

SEC. 51P-400.110.

LIGHTING.

All athletic field lighting must comply with residential proximity slope regulations. Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property. (Ord. Nos. 24420; 25850)

SEC. 51P-400.111.

LANDSCAPING.

For a private school use, the following landscape regulations apply:

(1) Landscaping must be installed and maintained as shown on the landscape plan (Exhibit 400B), unless it is reasonably required to be removed for construction of a particular phase of development.

(2) Landscaping for future phases of development must comply with Article X or the landscape plan, whichever requires more landscaping. A landscape plan that complies with this section must be submitted to the building official before a building permit will be issued for a phase of development.

(3) Prior to the issuance of a building permit for Phase VIII, IX, or XI, whichever phase occurs first, a three-foot berm must be installed adjacent to Montwood Lane, as shown on the landscape plan.

(4) A landscape plan that meets the following criteria must be submitted to and approved by the building official before a building permit will be issued for construction of the Tract 2 parking lot:

(A) No surface parking space may be located more than 120 feet from the trunk of a large canopy tree.

(B) One tree having a caliper of at least two inches must be provided in the parking lot for each 4,000 square feet of parking lot area, or fraction thereof, with a minimum of four trees being provided.

(C) One tree having a caliper of at least three inches must be provided for each 50 feet of street frontage. These trees must be located within 30 feet of the projected street curb. The trees may be located in the public right-of-way provided that all private licensing requirements of the city code and charter are met. For purposes of this paragraph, "projected street curb" means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation. Street trees may not be counted toward the requirement in Subsection (B) above.

(5) All plant material must be maintained in a healthy, growing condition.

(6) For all other uses, landscaping must be provided in accordance with Article X. (Ord. Nos. 24420; 25850)

SEC. 51P-400.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24420; 25850)

SEC. 51P-400.113. TRAFFIC MANAGEMENT PLAN.

A traffic management plan must be completed and approved by the director of public works and transportation prior to the issuance of a building permit for Phase V. (Ord. Nos. 24420; 25850)

SEC. 51P-400.114. ADDITIONAL PROVISIONS.

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

(b) 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. (Ord. Nos. 24420; 25850)

SEC. 51P-400.115. PAVING.

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. (Ord. Nos. 22096; 25850)

SEC. 51P-400.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. 22096; 25850)

SEC. 51P-400.117. ZONING MAP.

PD 400 is located on Zoning Map No. E-6. (Ord. Nos. 22096; 25850)