

ARTICLE 720.

PD 720.

SEC. 51P-720.101. LEGISLATIVE HISTORY.

PD 720 was established by Ordinance No. 25924, passed by the Dallas City Council on March 9, 2005. (Ord. 25924)

SEC. 51P-720.102. PROPERTY LOCATION AND SIZE.

PD 720 is established on property located at the north corner of Fair Oaks Avenue and Ridgecrest Road. The size of PD 720 is approximately 19 acres. (Ord. 25924)

SEC. 51P-720.103. 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. 25924)

SEC. 51P-720.104. 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 720A). In the event of 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. 25924)

SEC. 51P-720.105. MAIN USES PERMITTED.

(a) Except as otherwise provided in this section, the only main uses permitted in this district are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily 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 MF-1(A) Multifamily District is subject to DIR in this district; etc.

(b) A public school other than an open enrollment charter school is permitted by right. (Ord. 25924)

SEC. 51P-720.106. 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. 25924)

SEC. 51P-720.107. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply in this district.

(b) For a public school other than an open enrollment charter school.

(1) Front yard. Minimum front yard is as shown on the development plan. Required off-street parking is permitted in the front yard.

(2) Side and rear yard. Minimum side and rear yard is as shown on the development plan.

(3) Height. Maximum structure height is 54 feet.

(4) Lot coverage. Maximum lot coverage is 28 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25924)

SEC. 51P-720.108. OFF-STREET PARKING AND LOADING.

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

(b) For a public school other than an open enrollment charter school, a minimum of 223 off-street parking and loading spaces must be provided in the location shown on the development plan. (Ord. 25924)

SEC. 51P-720.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25924)

SEC. 51P-720.110. LANDSCAPING.

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

(b) For a public school other than an open enrollment charter school, landscaping must be provided as shown on the development plan.

(c) All plant materials must be maintained in a healthy, growing condition. (Ord. 25924)

SEC. 51P-720.111. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) For a public school other than an open enrollment charter school, signs are permitted in the sizes and at the locations shown on the development plan. (Ord. 25924)

SEC. 51P-720.112. 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 all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 25924)

SEC. 51P-720.113. 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 a certificate of occupancy to authorize the operation of a use, in this district 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. 25924)

SEC. 51P-720.114. ZONING MAP.

PD 720 is located on Zoning Map No. F-8. (Ord. 25924)