

ARTICLE 409.

PD 409.

SEC. 51P-409.101. LEGISLATIVE HISTORY.

PD 409 was established by Ordinance No. 22314, passed by the Dallas City Council on January 25, 1995. Ordinance No. 22314 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22314; 26042)

SEC. 51P-409.102. PROPERTY LOCATION AND SIZE.

PD 409 is established on property generally located at the northwest and northeast corners of Oak Cliff Boulevard and Tenth Street. The size of PD 409 is approximately 11.15 acres. (Ord. Nos. 22314; 26042)

SEC. 51P-409.103. 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. 22314; 26042)

SEC. 51P-409.104. DEVELOPMENT PLAN.

Use of the Property as a public school must comply with the development plan (Exhibit 409A). If the Property is redeveloped, a new development plan must be approved by the city plan commission before issuance of any building permit. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22314; 26042)

SEC. 51P-409.105. MAIN USES PERMITTED.

The only main uses authorized by this PD are:

- (1) a public school use; and
- (2) all other 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 the Dallas Development Code. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) is permitted in this PD 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 PD; etc. (Ord. Nos. 22314; 26042)

SEC. 51P-409.106. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 22314; 26042)

SEC. 51P-409.107. DEVELOPMENT STANDARDS.

For any other use other than a public school, the development standards contained in Section 51A-4.112(f), "R-7.5(A) District," apply. (Ord. Nos. 22314; 26042)

SEC. 51P-409.108. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22314; 26042)

SEC. 51P-409.109. LANDSCAPING.

(a) Tract I. If Tract I is redeveloped, a landscape plan must be approved by the city plan commission before issuance of any building permit.

(b) Tract II. Landscaping on Tract II must be provided as shown on the landscape plan for Tract II (Exhibit 409B).

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22314; 26042)

SEC. 51P-409.110. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22314; 26042)

SEC. 51P-409.111. 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. Nos. 22314; 26042)

SEC. 51P-409.112. 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. 22314; 26042)

SEC. 51P-409.113.

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. 22314; 26042)

SEC. 51P-409.114.

ZONING MAP.

PD 409 is located on Zoning Map No. L-6. (Ord. Nos. 22314; 26042)