

ARTICLE 418.

PD 418.

SEC. 51P-418.101. LEGISLATIVE HISTORY.

PD 418 was established by Ordinance No. 22455, passed by the Dallas City Council on June 14, 1995. Ordinance No. 22455 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22455; 26042)

SEC. 51P-418.102. PROPERTY LOCATION AND SIZE.

PD 418 is established on property generally located at the southeast corner of St. Augustine Drive and Elkwood Drive. The size of PD 418 is approximately 7.97 acres. (Ord. Nos. 22455; 26042)

SEC. 51P-418.103. 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. 22455; 26042)

SEC. 51P-418.104. DEVELOPMENT PLAN.

For a public school, development and use of the Property must comply with the development plan (Exhibit 418A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22455; 26042)

SEC. 51P-418.105. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- None permitted.

(d) Institutional and community service uses.

-- Adult day care facility. [SUP]

- Cemetery or mausoleum. [SUP]
- Child-care facility. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convent or monastery. [SUP]
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school.

(e) Lodging uses.

- None permitted.

(f) Miscellaneous uses.

- None permitted.

(g) Office uses.

- None permitted.

(h) Recreation uses.

- Country club with private membership. [SUP]
- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(i) Residential uses.

- Handicapped group dwelling unit. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.209(b)(3.1).]
- Single family.

(j) Retail and personal service uses.

- None permitted.

(k) Transportation uses.

- Private street or alley. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [SUP]

(l) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.212(10.1).]

-- Utility or government installation other than listed. [SUP]

(m) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.213(11.2).]

-- Recycling drop-off for special occasion collection. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.213(11.3).]

(Ord. Nos. 22455; 26042)

SEC. 51P-418.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(Ord. Nos. 22455; 26042)

SEC. 51P-418.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard.

(1) For a public school, minimum front yard required on St. Augustine Drive is 25 feet; minimum front yard required on Red Cloud Drive is 20 feet; and no minimum front yard required on Elkwood Drive.

(2) For all other uses permitted, minimum front yard is 25 feet.

(b) Side and rear yard.

(1) For a public school, minimum side yard is 15 feet and minimum rear yard is 15 feet.

(2) For all other permitted uses, minimum side yard is 10 feet and minimum rear yard is 15 feet.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. No maximum floor area ratio.

- (e) Height. Maximum structure height is 30 feet.
- (f) Lot coverage.
 - (1) Maximum lot coverage is:
 - (A) 45 percent for residential structures; and
 - (B) 25 percent for nonresidential structures.
 - (2) Surface parking lots and underground parking structures are not included in lot coverage calculations.
- (g) Lot size. Minimum lot size for a residential use is 7,500 square feet.
- (h) Stories. No maximum number of stories. (Ord. Nos. 22455; 26042)

SEC. 51P-418.108. OFF-STREET PARKING AND LOADING.

- (a) For a public school, off-street parking must be provided as shown on the development plan.
- (b) For all other permitted uses, consult the regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use, if any. (Ord. Nos. 22455; 26042)

SEC. 51P-418.109. FENCING.

For a public school, fencing must be provided as shown on the development plan. (Ord. Nos. 22455; 26042)

SEC. 51P-418.110. ROADWAY IMPROVEMENTS.

Prior to the issuance of a certificate of occupancy for a public school, a turnaround circle (cul-de-sac) must be constructed with a suitable material and design, as approved by the director of public works and transportation, on the southeastern portion of Elkwood Drive. (Ord. Nos. 22455; 26042)

SEC. 51P-418.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22455; 26042)

SEC. 51P-418.112. LANDSCAPING.

- (a) For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 418B) prior to the issuance of a certificate of occupancy. Plant material must be maintained in a healthy, growing condition.

(b) Landscaping for all other permitted uses must be provided in accordance with Article X. All landscaping must be installed in accordance with Article X. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22455; 26042)

SEC. 51P-418.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22455; 26042)

SEC. 51P-418.114. 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 all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) In this PD, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this PD when, in the opinion of the board, the special exception will:

- (1) not be contrary to the public interest;
- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this district. (Ord. Nos. 22455; 26042)

SEC. 51P-418.115. 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. 22455; 26042)

SEC. 51P-418.116. 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. 22455; 26042)

SEC. 51P-418.117. ZONING MAP.

PD 418 is located on Zoning Map No. L-11. (Ord. Nos. 22455; 26042)