

ARTICLE 469.

PD 469.

SEC. 51P-469.101. LEGISLATIVE HISTORY.

PD 469 was established by Ordinance No. 23114, passed by the Dallas City Council on May 14, 1997. Ordinance No. 23114 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23114 was amended by Ordinance No. 25117, passed by the Dallas City Council on November 13, 2002. (Ord. Nos. 19455; 23114; 25117; 26042)

SEC. 51P-469.102. PROPERTY LOCATION AND SIZE.

PD 469 is established on property generally located on the east side of Preston Road, southeast of the St. Louis & Southwestern Railroad. The size of PD 469 is approximately 11.276 acres. (Ord. Nos. 23114; 26042)

SEC. 51P-469.103. 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. Nos. 25117; 26042)

SEC. 51P-469.104. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 469A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 25117; 26042)

SEC. 51P-469.105. MAIN USES PERMITTED.

The only use permitted is a public school. (Ord. Nos. 25117; 26042)

SEC. 51P-469.106. 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. 25117; 26042)

SEC. 51P-469.107.**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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front, side, and rear yards. Minimum front, side, and rear yards are as shown on the development/landscape plan.
- (b) Floor area. Floor area is as shown on the development/landscape plan.
- (c) Height. Maximum structure height is 35 feet.
- (d) Lot coverage.
 - (1) Maximum lot coverage is seven percent.
 - (2) Surface parking lots and underground parking structures are not included in lot coverage calculations.
- (e) Lot size. No minimum lot size.
- (f) Stories. Maximum number of stories is two. (Ord. Nos. 25117; 26042)

SEC. 51P-469.108.**OFF-STREET PARKING AND LOADING.**

A minimum of 115 off-street parking spaces must be provided as shown on the development/landscape plan. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally. (Ord. Nos. 25117; 26042)

SEC. 51P-469.109.**ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 25117; 26042)

SEC. 51P-469.110.**LANDSCAPING.**

- (a) Except as provided below, landscaping must be provided as shown on the development/landscape plan. Plant material must be maintained in a healthy, growing condition.
- (b) Prior to the final inspection for Court 1 and Court 2, landscaping consisting of evergreen materials that will obtain a solid appearance within three years must be installed along the west side of Court 1 and the entire north side of Court 1 and Court 2, as shown on the development/landscape plan.
- (c) One hundred and six caliper inches of evergreen replacement trees must be planted on the Property, with as many as possible being placed along the east side of the tennis courts. (Ord. Nos. 25117; 26042)

SEC. 51P-469.111. TENNIS COURT FENCING, LIGHTING, AND SECURITY, AND OUTDOOR LOUDSPEAKERS.

- (a) Fencing around the perimeter of Court 1 and Court 2 is permitted at any height, subject to the residential proximity slope regulations defined in Section 51A-4.412.
- (b) Tennis court lighting is prohibited.
- (c) All gates to the tennis courts must be locked when the tennis courts are not being used for school purposes under school supervision.
- (d) Outdoor loudspeakers are prohibited. (Ord. Nos. 25117; 26042)

SEC. 51P-469.112. SIGNS.

- (a) Except as provided in (b) and (c) below, all signs must comply with the provisions for non-business zoning districts contained in Article VII.
- (b) The detached premise sign, as shown on the development/landscape plan, is permitted in this PD.
- (c) A detached scoreboard, as shown on the development/landscape plan, is permitted in this district. (Ord. Nos. 25117; 26042)

SEC. 51P-469.113. 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. 25117; 26042)

SEC. 51P-469.114. 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. 25117; 26042)

SEC. 51P-469.115. 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. 25117; 26042)

SEC. 51P-469.116. ZONING MAP.

PD 469 is located on Zoning Map No. B-7. (Ord. Nos. 23114; 26042)