

## **ARTICLE 589.**

### **PD 589.**

#### **SEC. 51P-589.101. LEGISLATIVE HISTORY.**

PD 589 was established by Ordinance No. 24435, passed by the Dallas City Council on October 25, 2000. Ordinance No. 24435 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24435; 25163)

#### **SEC. 51P-589.102. PROPERTY LOCATION AND SIZE.**

PD 589 is established on property located on the south line of Skyline Road, approximately 862 feet east of the east line of S.E. 8th Street. The size of PD 589 is approximately 10.055 acres. (Ord. Nos. 24435; 25163)

#### **SEC. 51P-589.103. 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. 24435; 25163)

#### **SEC. 51P-589.104. MAIN USES PERMITTED.**

- (a) Public or private school.
- (b) Except as provided in Subsection (a), the uses permitted in this district are all 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, as amended. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district 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 planned development district, etc. (Ord. Nos. 24435; 25163)

#### **SEC. 51P-589.105. 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. 24435; 25163)

**SEC. 51P-589.106.**

**DEVELOPMENT PLAN.**

(a) For a public or private school, development and use of the Property must comply with the development plan (Exhibit 589A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other uses permitted, 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. Nos. 24435; 25163)

**SEC. 51P-589.107.**

**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) Front yard. Minimum front yard is 25 feet.

(b) Side or rear yard.

(1) For single family structures, minimum side or rear yard is five feet.

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

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) For a public or private school, maximum floor area is 72,872 square feet.

(2) For all other uses permitted, no maximum floor area.

(e) Floor area ratio.

(1) For public or private school, maximum floor area ratio is 1.5.

(2) For all other uses permitted, no maximum floor area ratio.

(f) Height.

(1) No portion of a public or private school over 26 feet in height may be located above a residential proximity slope.

(2) Maximum structure height for all other uses permitted is 30 feet.

(g) Lot coverage.

(1) Maximum lot coverage for a public or private school is 60 percent.

(2) Maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures other than a public or private school.

(3) Aboveground parking garages are included in lot coverage calculations, but surface parking lots and underground parking structures are not.

(h) Lot size.

(1) For a public or private school, no minimum lot size.

(2) For residential uses, minimum lot size is 7,500 square feet.

(i) Stories. No maximum number of stories. (Ord. Nos. 24435; 25163)

**SEC. 51P-589.108. OFF-STREET PARKING AND LOADING.**

(a) For a public or private school, off-street parking must be provided as shown on the development plan.

(b) For all other uses permitted, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally. (Ord. Nos. 24435; 25163)

**SEC. 51P-589.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 24435; 25163)

**SEC. 51P-589.110. LANDSCAPING.**

(a) For a public or private school, landscaping must be provided as shown on the landscape plan (Exhibit 589B) prior to issuance of a certificate of occupancy.

(b) For all other uses permitted, landscaping must be provided in accordance with Article X.

(c) Plant material must be maintained in a healthy, growing condition.

(d) Prior to the issuance of a certificate of occupancy for a public or private school, a payment of \$10,520 must be made to the City of Dallas Reforestation Fund in mitigation of protected trees removed from the Property, in accordance with Section 51A-10.109. Consult the landscape and tree preservation regulations (Division 51A-10.100) for information regarding tree preservation and mitigation generally. (Ord. Nos. 24435; 25163)

**SEC. 51P-589.111. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 24435; 25163)

**SEC. 51P-589.112.                  INGRESS-EGRESS.**

For public or private school, ingress and egress must be provided as shown on the development plan. (Ord. Nos. 24435; 25163)

**SEC. 51P-589.113.                  VISUAL OBSTRUCTION REGULATIONS.**

Except as provided in this section, development must comply with the visual obstruction regulations contained in Section 51A-4.602(d). For a public or private school, a chain-link fence may be located in the visibility triangle, as shown on the development plan. (Ord. Nos. 24435; 25163)

**SEC. 51P-589.114.                  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. (Ord. Nos. 24435; 25163; 26102)

**SEC. 51P-589.115.                  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 or a certificate of occupancy for a use in this planned development 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. Nos. 24435; 25163; 26102)

**SEC. 51P-589.116.                  ZONING MAP.**

PD 589 is located on Zoning Map No. L-2. (Ord. Nos. 24435; 25163)