

ARTICLE 611.

PD 611.

SEC. 51P-611.101. LEGISLATIVE HISTORY.

PD 611 was established by Ordinance No. 24692, passed by the Dallas City Council on August 22, 2001. (Ord. 24692)

SEC. 51P-611.102. PROPERTY LOCATION AND SIZE.

PD 611 is established on property bounded by Fuller Drive, Hermosa Drive, Stevens Street, and Losa Drive. The size of PD 611 is approximately 13.82 acres. (Ord. 24692)

SEC. 51P-611.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions 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. 24692)

SEC. 51P-611.104. DEVELOPMENT AND LANDSCAPE PLAN.

- (a) For a public school and a utility or government installation other than listed, development and use of the Property must comply with the development and landscape plan (Exhibit 611A). Additional buildings may be constructed in the area marked "Expansion Area" on the development and landscape plan if the additional buildings comply with all of the conditions in this article. In the event of a conflict between the provisions of this article and the development and landscape plan, the provisions of this article control.
- (b) For all other permitted 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. Nos. 24692; 25820)

SEC. 51P-611.105. MAIN USES PERMITTED.

The only main uses permitted in this district are the following:

- (1) Public school.
- (2) Utility or government installation other than listed, limited to a maintenance facility for maintenance of public school facilities. (The use may have an accessory outside storage area and office space limited as shown on the development and landscape plan.)
- (3) Those uses permitted in the R-7.5(A) Single Family District, as set out in Chapter 51A, 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 district; etc. (Ord. Nos. 24692; 25820)

SEC. 51P-611.106. 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 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. 24692)

SEC. 51P-611.107. 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.

(1) For a public school and a utility or government installation other than listed, minimum front yard is as shown on the development and landscape plan.

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

(b) Side and rear yard.

(1) For a public school and a utility or government installation other than listed, minimum side and rear yards are as shown on the development and landscape plan.

(2) For single family structures, minimum side and rear yard is five feet; for all other permitted structures, minimum side yard is 10 feet, and the minimum rear yard is 15 feet.

(c) Density. No maximum dwelling unit density.

(d) Height.

(1) For a public school and a utility or government installation other than listed, maximum structure height is as shown on the development and landscape plan.

(2) Except as provided in Section 51A-4.408, maximum structure height for all other permitted uses in 30 feet.

(e) Lot coverage.

(1) For a public school and a utility or government installation other than listed, maximum lot coverage is as shown on the development and landscape plan.

(2) For all other permitted uses, maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

(3) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(f) Lot size.

(1) For single family uses, minimum lot size is 7,500 square feet.

(2) For all other permitted uses, no minimum lot size.

(g) Stories.

(1) For a public school and a utility or government installation other than listed, maximum number of stories is as shown on the development and landscape plan.

(2) For all other permitted uses, no maximum number of stories.

(h) Floor area.

(1) For a public school and a utility or government installation other than listed, maximum floor area is 102,200 square feet.

(2) For all other permitted uses, no maximum floor area. (Ord. Nos. 24692; 25820)

SEC. 51P-611.108. OFF-STREET PARKING AND LOADING.

(a) For a public school and a utility or government installation other than listed, a minimum of 133 off-street parking spaces must be provided in the locations shown on the development and landscape plan. For all other permitted uses, consult the use regulations in Division 51A-4.200, as amended, for the specific off-street parking requirements for each use.

(b) Surface parking areas must be constructed of an improved surface material within six months of the passage of the ordinance establishing this article. All surface parking spaces must comply with Section 51A-4.301, as amended.

(c) Off-street loading must be provided in accordance with Chapter 51A, as amended. (Ord. Nos. 24692; 25820)

SEC. 51P-611.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24692)

SEC. 51P-611.110.

LANDSCAPING.

(a) For a public school and a utility or government installation other than listed, landscaping must be provided as shown on the development and landscape plan. For all other permitted uses, landscaping must be provided in accordance with Article X.

(b) The following rules apply to the area identified as “Expansion Area” on the development and landscape plan:

(1) A minimum of three large trees and a foundation planting strip must be provided as shown on the development and landscape plan prior to a final building inspection for a structure.

(2) Required trees must be planted within six months of the issuance of the building permit for the new structure.

(3) Street trees must be planted within a 300-foot-radius of a new structure.

(4) Street trees must be a minimum of three caliper inches in size and planted no further than 30 feet apart, measured between the centers of the trees.

(5) Street trees must be irrigated by an automatic irrigation system that complies with industry standards, and be planted within 100 feet of a verifiable water supply.

(6) Trees listed in Section 51A-10.134(b) must be used to satisfy street tree requirements of this article.

(c) For the area identified as “Maintenance Area” in the development and landscape plan, screening and landscaping must be provided as shown on the plan on or before October 21, 2001.

(d) All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 24692; 25820)

SEC. 51P-611.111.

SIGNS.

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

(b) No signs are permitted for the utility or government installation other than listed use. (Ord. 24692)

SEC. 51P-611.112.

STACKING HEIGHT.

For the area designated as “Maintenance Area w/Sheds and Parking” on the development and landscape plan, the maximum stacking height is five feet. (Ord. Nos. 24692; 25820)

SEC. 51P-611.113.

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.

(c) In this district, 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 or more than one electrical meter on a lot in this planned development district 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. 24692; 26102)

SEC. 51P-611.114. 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 certificate of occupancy for a use in this district until there has been full compliance with this article, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24692; 26102)

SEC. 51P-611.115. ZONING MAP.

PD 611 is located on Zoning Map No. H-10. (Ord. 24692)