

ARTICLE 617.

PD 617.

SEC. 51P-617.101. LEGISLATIVE HISTORY.

PD 617 was established by Ordinance No. 24814, passed by the Dallas City Council on January 9, 2002. (Ord. 24814)

SEC. 51P-617.102. PROPERTY LOCATION AND SIZE.

PD 617 is established on property located at the northwest corner of Ferndale Road and Lakemere Drive. The size of PD 617 is approximately 10.02 acres. (Ord. 24814)

SEC. 51P-617.103. 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. 24814)

SEC. 51P-617.104. DEVELOPMENT PLAN.

(a) For a public school, development and use of the Property must comply with the attached landscape and development plan (Exhibit 617A). In the event of a conflict between the text of this article and the landscape and development plan, the text of this article controls.

(b) For all other 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. 24814)

SEC. 51P-617.105. MAIN USES PERMITTED.

(a) Public school.

(b) The only other uses permitted in this district are those 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 district only by SUP, and a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district. (Ord. 24814)

SEC. 51P-617.106.

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) In this district, the following accessory uses are not permitted.

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

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

- Accessory community center (private).

(Ord. 24814)

SEC. 51P-617.107.

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.

- (A) For a public school, the minimum front yard is as shown on Exhibit 617A.
- (B) For all other uses, the minimum front yard is 25 feet.

(b) Side and rear yard.

(A) For a public school, the minimum side and rear yard is as shown on Exhibit 617A.

(B) The minimum side and rear yard for single family structures is five feet.

(C) For all other structures, the minimum side yard is 10 feet and the minimum rear yard is 15 feet.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(A) For a public school, the maximum floor area is 82,875 square feet and the floor area must be located as shown on Exhibit 617A.

(B) For all other uses, there is no maximum floor area.

(e) Height.

(A) For a public school, the maximum structure height is as shown on Exhibit 617A.

(B) For all other uses, the maximum structure height is 30 feet, except as provided in Section 51A-4.408.

(f) Lot coverage.

(A) For a public school, the maximum lot coverage is 17 percent.

(B) For residential structures, the maximum lot coverage is 45 percent.

(C) For all other uses, the maximum lot coverage is 25 percent.

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

(g) Lot size, width, and depth. The minimum lot size for residential use is 7,500 square feet. The minimum lot width and depth for residential uses is 10 feet.

(h) Stories.

(A) For a public school, the maximum number of stories is one.

(B) For all other uses, there is no maximum number of stories. (Ord. 24814)

SEC. 51P-617.108. OFF-STREET PARKING AND LOADING.

(a) For a public school, off-street parking and loading spaces must be provided in accordance with Division 51A-4.300. A minimum of 94 off-street parking spaces must be provided in the locations shown on Exhibit 617A.

(b) For all other uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 24814)

SEC. 51P-617.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24814)

SEC. 51P-617.110. LANDSCAPING.

(a) For a public school, exclusive of the area identified as “Future Expansion,” landscaping must be provided as shown on Exhibit 617A.

(b) A foundation planting strip must be provided along the entire western building facade of the westernmost structure(s) prior to a final building inspection for any structure in the area identified as “Future Expansion.”

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

- (d) All plant materials must be maintained in a healthy, growing condition. (Ord. 24814)

SEC. 51P-617.111. TRAFFIC STUDY.

(a) Within fifteen months after the final inspection of any classroom located in the area identified as “Future Expansion” on Exhibit 617A, a traffic study must be submitted to the director of public works and transportation that addresses required mitigation needed to address any additional traffic created by the expansion of the school. Any traffic mitigation required by the director must be provided within 24 months after the date of the director’s request.

(b) Should the classrooms located within the area identified as “Future Expansion” be removed within fifteen months after the final inspection, the requirements for the traffic study will not apply. (Ord. 24814)

SEC. 51P-617.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 24814)

SEC. 51P-617.113. 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. 24814; 26102)

SEC. 51P-617.114. 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 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. 24814; 26102)

SEC. 51P-617.115. ZONING MAP.

PD 617 is located on Zoning Map No. F-9. (Ord. 24814)