

ARTICLE 618.

PD 618.

SEC. 51P-618.101. LEGISLATIVE HISTORY.

PD 618 was established by Ordinance No. 24897, passed by the Dallas City Council on April 10, 2002. (Ord. 24897)

SEC. 51P-618.102. PROPERTY LOCATION AND SIZE.

PD 618 is established on property located on the east side of Audelia Road, south of Walnut Street. The size of PD 618 is approximately 7.43 acres. (Ord. 24897)

SEC. 51P-618.103. 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. 24897)

SEC. 51P-618.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the attached conceptual plan (Exhibit 618B). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. [*Note: No Exhibit 618A exists.*] (Ord. 24897)

SEC. 51P-618.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 618C). In the event of a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 24897; 25613)

SEC. 51P-618.106. MAIN USES PERMITTED.

(a) Public school.

(b) The only other uses permitted in this district are those uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the TH-3(A) Townhouse 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 TH-3(A) Townhouse District is subject to DIR in this district. (Ord. 24897)

SEC. 51P-618.107.

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 sales.
- Accessory pathological waste incinerator.

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

- Accessory community center (private)

(Ord. 24897)

SEC. 51P-618.108.

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, the minimum front yard is 25 feet.

(2) For all other uses, the minimum front yard must comply with the yard, lot, and space regulations for the TH-3(A) District, as amended.

(b) Side and rear yard.

(1) For a public school use on the easternmost portion of the Property, the minimum side and rear yard for the 44-space parking lot is as shown on the development plan. For a public school use in all other areas, the minimum side and rear yard is 30 feet, unless a greater side yard is required by Paragraph (3).

(2) For all other uses, the minimum side and rear yard must comply with the yard, lot, and space regulations for the TH-3(A) District, as amended, unless a greater side yard is required by Paragraph (3).

(3) Except as otherwise provided in Paragraph (1), if this district abuts a district that requires a greater side yard, the side yard requirements of the more restrictive district apply to the abutting side yard in this district.

(c) Density. The maximum dwelling unit density is 12 dwelling units per acre.

(d) Floor area ratio.

- (1) The maximum floor area for a public school is 87,500 square feet.
- (2) For all other uses, there is no maximum floor area ratio.

(e) Height.

- (1) For a public school, the maximum structure height is 48 feet.
- (2) For all other uses, the maximum structure height is 36 feet.

(f) Lot coverage.

(1) The maximum lot coverage (unless all requirements of paragraph three are met) is:

- (A) 60 percent for residential structures; and
- (B) 25 percent for nonresidential structures.

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

(3) In this district, 80 percent of one or more individual lots may be covered by structures if the coverage for the Property as a whole does not exceed 60 percent and at least 40 percent of the Property is restricted to use as open space.

(g) Lot size.

- (1) For a public school, there is no minimum lot size.
- (2) The minimum lot size for residential uses is:
 - (A) 2,000 square feet for single family structures; and
 - (B) 6,000 square feet for duplex structures.

(h) Stories. There is no maximum number of stories.

(i) Fence. For a public school, fencing must be provided as shown on Exhibit 618B. Fencing may be provided in the required yards. (Ord. Nos. 24897; 25129; 25613)

SEC. 51P-618.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 24897)

SEC. 51P-618.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24897)

SEC. 51P-618.111. LANDSCAPING.

(a) For all uses other than a public school, landscaping must be provided in accordance with Article X.

(b) For a public school, landscaping must be provided in accordance with Article X, with the following exceptions:

(1) Site trees required by Section 51A-10.125(b)(7) must be provided at a ratio of one for each 5000 square feet of lot area.

(2) The perimeter landscape buffer strip required by Section 51A-10.125(b)(1) does not have to be provided on the perimeter of the Property adjacent to the area labeled "Future City of Dallas Park" on Exhibit 618B. (Ord. 24897)

SEC. 51P-618.112. SIGNS.

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

(b) For a public school, a monument sign adjacent to Audelia Road may be erected as shown on the conceptual plan. (Ord. 24897)

SEC. 51P-618.113. 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. 24897; 26102)

SEC. 51P-618.114. 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 to authorize work, or a certificate of occupancy to authorize the operation of a use in this 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. 24897; 26102)

SEC. 51P-618.115. ZONING MAP.

PD 618 is located on Zoning Map No. D-9. (Ord. 24897)