

ARTICLE 692.

PD 692.

SEC. 51P-692.101. LEGISLATIVE HISTORY.

PD 692 was established by Ordinance No. 25709, passed by the Dallas City Council on August 25, 2004. (Ord. 25709)

SEC. 51P-692.102. PROPERTY LOCATION AND SIZE.

PD 692 is established on property located southeast of the intersection of Fair Oaks Avenue and the H&TC Railroad. The size of PD 692 is approximately 14.374 acres. (Ord. 25709)

SEC. 51P-692.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, ACCESSORY YOUTH AND FAMILY CENTER means a multi-functional facility sponsored or operated by a school as an accessory use to the school use where a combination of social; recreational; welfare; health; rehabilitation; counseling; educational; referral; or out-patient medical, dental, or optical treatment services are provided to students and family members.

(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. 25709; 26079)

SEC. 51P-692.104. DEVELOPMENT PLAN.

(a) For public school, restaurant, or financial institution uses, development and use of the Property must comply with the development plan (Exhibit 692A). In the event of a conflict between the text of this article and the 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. 25709)

SEC. 51P-692.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

- (1) a public school other than an open-enrollment charter school (permitted by right);
- (2) a restaurant without drive-in or drive-through service (permitted by right only if operated in conjunction with a public school use);
- (3) a financial institution without drive-in window (permitted by right only if operated in conjunction with a public school use); and

(4) all other main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as amended. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc. (Ord. 25709)

SEC. 51P-692.106. 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) An accessory youth and family center is only permitted within the school structure as shown on the development plan. (Ord. Nos. 25709; 26079)

SEC. 51P-692.107. 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) In general. Except as provided in this section, the yard, lot and space regulations for the MF-1(A) Multifamily District apply.

(b) Front yard.

(1) For public school, restaurant, and financial institution uses, minimum front yard is as shown on the development plan.

(2) For public school, restaurant, and financial institution uses, off-street parking is permitted in the front yard.

(c) Side and rear yard. For public school, restaurant, and financial institution uses, minimum side and rear yards are as shown on the development plan.

(d) Height. For public school, restaurant, and financial institution uses, maximum structure height is 60 feet.

(e) Lot coverage.

(1) For public school, restaurant, and financial institution uses, maximum lot coverage for all uses combined is 35 percent.

(2) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Stories. For public school, restaurant, and financial institution uses, maximum number of stories above grade is three. (Ord. 25709)

SEC. 51P-692.108. OFF-STREET PARKING AND LOADING.

(a) For public school, restaurant, financial institution, and accessory youth and family center uses, off-street parking and loading must be provided as shown on the development plan.

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

(c) Additional off-street parking must be provided in compliance with Section 51A-4.204(17) when additional classrooms are located or constructed within the area labelled “future expansion” as shown on the development plan. (Ord. Nos. 25709; 26079)

SEC. 51P-692.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25709)

SEC. 51P-692.110. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Landscaping for public school, restaurant, and financial institution uses. Landscaping must be provided as shown on the development plan.

(c) Tree mitigation for public school, restaurant, and financial institution uses.

(1) In addition to the alternative methods of compliance in Section 51A-10.109, “Alternative Methods of Compliance,” at least 20 of the replacement trees must be planted within a five-mile radius within the city on property that is developed or under development for a public school in the Dallas Independent School District.

(2) For any property receiving replacement trees pursuant to this subsection, a landscape plan showing the location of the replacement trees must be approved by the chief arborist prior to issuance of a certificate of occupancy for a public school use in this district.

(3) The location of all off-site replacement trees must be approved by the chief arborist prior to issuance of a certificate of occupancy for a public school use in this district.

(4) All replacement trees must be planted within 24 months of the issuance of a certificate of occupancy for a public school use in this district.

(d) Maintenance. All plant materials must be maintained in a healthy, growing condition. (Ord. 25709)

SEC. 51P-692.111. SIGNS.

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

(b) For public school, restaurant, and financial institution uses, signs are permitted as shown on the development plan. (Ord. 25709)

SEC. 51P-692.112. 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. 25709)

SEC. 51P-692.113. 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. 25709)

SEC. 51P-692.114. ZONING MAP.

PD 692 is located on Zoning Map No. F-8. (Ord. 25709)