

ARTICLE 733.

PD 733.

SEC. 51P-733.101. LEGISLATIVE HISTORY.

PD 733 was established by Ordinance No. 26120, passed by the Dallas City Council on September 28, 2005. (Ord. 26120)

SEC. 51P-733.102. PROPERTY LOCATION AND SIZE.

PD 733 is established on property located on both sides of Chevrolet Drive, south of Chenault Street. The size of PD 733 is approximately 20.829 acres. (Ord. 26120)

SEC. 51P-733.103. 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. 26120)

SEC. 51P-733.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 733A). In the event of a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 26120)

SEC. 51P-733.105. MAIN USES PERMITTED.

(a) Except as otherwise provided in this section, the only main uses permitted in this district are those main uses permitted in the RR Regional Retail District, subject to the same conditions applicable in the RR Regional Retail District, as set out in Chapter 51A. For example, a use permitted in the RR Regional Retail 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 RR Regional Retail District is subject to DIR in this district; etc.

(b) A public school other than an open-enrollment charter school is permitted by right. (Ord. 26120)

SEC. 51P-733.106. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 26120)

SEC. 51P-733.107. 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 RR Regional Retail District apply in this district.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is as shown on the development plan.

(c) Side and rear yard. For a public school other than an open-enrollment charter school, minimum side and rear yards are as shown on the development plan.

(d) Height. Maximum structure height for a public school other than an open-enrollment charter school is 52 feet.

(e) Lot coverage. Maximum lot coverage for a public school other than an open-enrollment charter school is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 26120)

SEC. 51P-733.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school, parking must be provided as shown on the development plan. Additional off-street parking must be provided at a ratio of 2.25 spaces for each classroom when additional classrooms are located or constructed within the areas shown as 'future expansion' or 'expansion area' on the development plan. (Ord. 26120)

SEC. 51P-733.109. STUDENT DROP-OFF AND PICK-UP.

For a public school other than an open-enrollment charter school:

(1) School buses must access the Property using the driveways on Chevrolet Drive as shown on the development plan. All other vehicles used for the pick-up or drop-off of students must access the Property using the east and west driveways on Chenault Street as shown on the development plan.

(2) All queuing of vehicles for the drop-off and pick-up of students must be inside the Property. No drop-off or pick-up of students is permitted in the right-of-way of Chenault Street or Dilido Road.

(3) An administrator must manage traffic during peak morning and afternoon hours to ensure an orderly traffic operation for the drop-off and pick-up of students. (Ord. 26120)

SEC. 51P-733.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26120)

SEC. 51P-733.111. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the development plan.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. 26120)

SEC. 51P-733.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 26120)

SEC. 51P-733.113. ADDITIONAL PROVISIONS.

- (a) The 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. 26120)

SEC. 51P-733.114. 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. 26120)

SEC. 51P-733.115. ZONING MAP.

PD 733 is located on Zoning Map No. I-10. (Ord. 26120)