

ARTICLE 967.

PD 967.

SEC. 51P-967.101. LEGISLATIVE HISTORY.

PD 967 was established by Ordinance No. 30125, passed by the Dallas City Council on June 22, 2016. (Ord. 30125)

SEC. 51P-967.102. PROPERTY LOCATION AND SIZE.

PD 967 is established on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road. The size of PD 967 is approximately 10.844 acres. (Ord. 30125)

SEC. 51P-967.103. 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. 30125)

SEC. 51P-967.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 967A: development plan.
- (2) Exhibit 967B: traffic management plan. (Ord. 30125)

SEC. 51P-967.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 967A). If there is 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. 30125)

SEC. 51P-967.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(A) Single Family 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 R-10(A) Single Family District is subject to DIR in this district; etc.

(b) The following additional use is permitted by right:

- Public school other than an open-enrollment charter school. (Ord. 30125)

SEC. 51P-967.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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. 30125)

SEC. 51P-967.108. 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. If there is 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 R-10(A) Single Family District apply.

(b) Public school other than open enrollment charter school.

- (1) Required yards. Light poles, flag poles, and similar poles are allowed in required yards.
- (2) Floor area. Maximum floor area is 68,766 square feet.
- (3) Stories: Maximum number of stories above grade is one. (Ord. 30125)

SEC. 51P-967.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 30125)

SEC. 51P-967.110. FENCES.

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

- (1) A maximum six-foot high fence may be located in any required yard.
- (2) Fences that exceed four feet in height and are located within 25 feet of a street must be a minimum of 70 percent open. (Ord. 30125)

SEC. 51P-967.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30125)

SEC. 51P-967.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 30125)

SEC. 51P-967.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30125)

SEC. 51P-967.114. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 967B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2017. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level;
- (G) circulation;
- (H) number of children being picked up by vehicle;
- (I) number of children being picked up by bus; and
- (J) number of students attending after school care.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(c) Amendment process.

(1) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30125)

SEC. 51P-967.115. 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. 30125)

SEC. 51P-967.116. 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 city.

(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, 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. 30125)