ARTICLE 963.

PD 963.

SEC. 51P-963.101. LEGISLATIVE HISTORY.

PD 963 was established by Ordinance No. 30099, passed by the Dallas City Council on May 25, 2016. (Ord. 30099)

SEC. 51P-963.102. PROPERTY LOCATION AND SIZE.

PD 963 is established on property located at the southwest corner of Northwest Highway and Durham Street. The size of PD 963 is approximately 4.631 acres. (Ord. 30099)

SEC. 51P-963.103. 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. 30099)

SEC. 51P-963.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 963A: development plan.

(2) Exhibit 963B: landscape plan.

(3) Exhibit 963C: traffic management plan. (Ord. 30099)

SEC. 51P-963.105. DEVELOPMENT PLAN.

(a) For a private recreation center, club, or area and a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 963A). 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, and development schedule, do not apply. (Ord. 30099)

SEC. 51P-963.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main 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 Chapter 51A. 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; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following main uses are permitted by right:

-- Private recreation center, club, or area.
-- Public school other than an open-enrollment charter school. (Ord. 30099)

SEC. 51P-963.107. 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. 30099)

SEC. 51P-963.108. 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-7.5(A) Single Family District apply.

(b) Private recreation center, club, or area and public school other than an open-enrollment charter school.

(1) Front yard.

(A) Wentwood Drive.

(i) Minimum front yard is 56 feet.
(ii) Flagpoles, benches, seating, planters, bicycle racks, retaining walls with a maximum height of five feet measured from the bottom of the footing to the top of the retaining wall, and steps with ramps and railings are allowed in the required front yard.

(iii) Canopies and impermeable covers that are attached to the main building may project up to five feet into the required front yard.

(B) Northwest Parkway. No minimum front yard.

(2) Side yard.

(i) Minimum side yard setback from Durham Street is 30 feet.

(ii) Within 60 feet of Northwest Highway, protective athletic field netting with supporting poles, backstops, and goals are allowed in the required side yard.

(iii) Stairs, retaining walls, ramps, and flagpoles are allowed in the Durham Street side yard in the locations shown on the development plan.

(3) Floor area. Maximum floor area is 108,500 square feet.

(4) Height.

(i) Except as provided in this paragraph, maximum structure height is 40 feet. For the area shown on the development plan that is located a minimum of 155 feet from Durham Street, a minimum of 160 feet from Wentwood Street, and a minimum of 435 feet from West Northwest Highway, maximum structure height is 45 feet.

(ii) Except as provided in this paragraph, the following structures may project a maximum 12 feet above the maximum structure height:

(aa) Elevator or penthouse bulkhead.

(bb) Mechanical equipment room.

(cc) Cooling tower.

(dd) Tank designated to hold liquids.

(ee) Ornamental cupola or dome.

(ff) Skylights.

(gg) Clerestory.
(hh) Visual screens which surround roof mounted mechanical equipment.

(ii) Chimney and vent stacks.

(jj) Amateur communications tower.

(kk) Parapet wall, limited to a height of four feet.

(iii) Roof mounted equipment that exceeds two feet must be screened and set back a minimum of 100 feet from Durham Street and Wentwood Drive.

(5) Lot coverage. Maximum lot coverage is 35 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 30099)

SEC. 51P-963.109. 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. 30099)

SEC. 51P-963.110. FENCES FOR A PRIVATE RECREATION CENTER, CLUB, OR AREA AND A PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL.

(a) Fences no more than six feet in height, may be located in any required yard.

(b) A fence that exceeds four feet in height and is located within 25 feet of a street must be a minimum 70 percent open and consistent with a wrought iron appearance.

(c) Fences that are a minimum 70 percent open may be located within the visibility triangles on Northwest Parkway. (Ord. 30099)

SEC. 51P-963.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30099)

SEC. 51P-963.112. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.
(b) For a private recreation center, club, or area and a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit 963B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 30099)

SEC. 51P-963.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 30099)

SEC. 51P-963.114. 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 963C).

(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. A second traffic study must be submitted to the director by November 1, 2020. After the second traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-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 picked up by vehicle;

(I) number of children arriving and being picked up by carpool;

(J) number of students walking or traveling by bicycle; and

(K) 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. 30099)

SEC. 51P-963.115. ADDITIONAL PROVISIONS.

(a) In general.

(1) The Property must be properly maintained in a state of good repair and neat appearance.

(2) 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.

(b) Private recreation center, club, or area.

(1) Activities are limited to public school district sanctioned events, scholastic competitions, youth recreational activities, and non-professional events. The athletic field may only be used for district-approved events comprised of students enrolled in a grade no higher than sixth grade.
Security lighting is the only lighting allowed in the athletic field and game court areas and must be attached to the building.

Sound amplification is prohibited.

Permanent seating is prohibited.

Public school other than an open-enrollment charter school.

Except for vehicular openings, the parking structure facade on Durham Street must be constructed of a solid material consistent with the main structure.

A minimum of 85 percent of each facade must be constructed of masonry material such as brick, stone, engineered stone, concrete, stucco, or a combination of these materials. Exterior insulated finish systems (EIFS) is prohibited.

During the first four years of operation, the Property owner shall have a certified peace officer present during the morning and afternoon peak times during the first two weeks of each school year.

At least 30 days before filing with the city any application for:

(i) a zoning change;

(ii) an amendment to the development plan or landscape plan;

(iii) an application to the board of adjustment for a variance or special exception; or

(iv) a minor amendment to the traffic management plan;

the applicant shall submit a copy of the application to the Caruth Hills and Homeplace Neighborhood Association at P.O. Box 601115, Dallas, TX 75360-1115.

The maximum number of classrooms is 35. Labs, special education, early childhood, art and music rooms, and other rooms not associated with the homeroom are allowed and do not count towards the classroom maximum. (Ord. 30099)

SEC. 51P-963.116. COMPLIANCE WITH CONDITIONS.

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. 30099)