

ARTICLE 1021.

PD 1021.

SEC. 51P-1021.101. LEGISLATIVE HISTORY.

PD 1021 was established by Ordinance No. 31347, passed by the Dallas City Council on October 8, 2019. (Ord. 31347)

SEC. 51P-1021.102. PROPERTY LOCATION AND SIZE.

PD 1021 is established on property generally located at the southwest corner of Park Lane and Eastridge Drive. The size of PD 1021 is approximately 12.968 acres. (Ord. 31347)

SEC. 51P-1021.103. 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. 31347)

SEC. 51P-1021.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1021A: development plan.
- (2) Exhibit 1021B: traffic management plan. (Ord. 31347)

SEC. 51P-1021.105. 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 1021A). 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. 31347)

SEC. 51P-1021.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district, etc.

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

-- Public school other than an open-enrollment charter school. (Ord. 31347)

SEC. 51P-1021.107. 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. 31347)

SEC. 51P-1021.108. 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 MF-2(A) Multifamily District apply.

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

(1) Setbacks. Steps, handrails, and light poles are allowed in the required setbacks.

(2) Floor area. Maximum floor area is 83,500 square feet.

(3) Height. Maximum structure height is 60 feet. Light poles may not exceed 30 feet in height. (Ord. 31347)

SEC. 51P-1021.109. OFF-STREET PARKING AND LOADING.

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

(b) The entire Property is considered one lot for purposes of off-street parking.

(c) For a public school other than an open-enrollment charter school, off-street parking may be located in the front yard. (Ord. 31347)

SEC. 51P-1021.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31347)

SEC. 51P-1021.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X, as amended.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 31347)

SEC. 51P-1021.112. SIGNS.

- (a) Signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) The entire Property is considered one lot for purposes of signage. (Ord. 31347)

SEC. 51P-1021.113. SIDEWALKS.

- (a) Sidewalks must be constructed or maintained to the required width per the development plan.
- (b) At each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.
- (c) Minimum sidewalk width required along Park Lane and Ridgecrest Road is five feet.
- (d) Sidewalks located along Slopes Drive, west of the proposed driveway to enter the school, may have a minimum width of four feet.
- (e) Minimum sidewalk width along Eastridge Drive between Park Lane and Slopes Drive is six feet with a minimum parkway of four feet from the back of the curb. Sidewalks are allowed to meander in order to preserve an existing tree or avoid a utility conflict.
- (f) Sidewalks located along streets must be located in either a right-of-way or sidewalk easement. (Ord. 31347)

SEC. 51P-1021.114. 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 1021B).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) 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, 2020. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 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; and
- (G) circulation.

(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.

(d) Amendment process.

(1) A traffic management plan may be amended using the 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. 31347)

SEC. 51P-1021.115. PEDESTRIAN NODE

For a public school other than an open-enrollment charter school, the area at the intersection of Park Lane and Eastridge Drive designated on the development plan as “Pedestrian Node,” must comply with the following:

(1) Any sidewalks located in the pedestrian node area must be located either in the right-of-way or a dedicated sidewalk easement.

(2) The pedestrian node area must contain a minimum of 400 square feet of land outside of the existing city right-of-way.

(3) Pedestrian amenities in the pedestrian node must include:

(A) at a minimum two benches or a seating wall with enough seating area for six people. A seating area for one person must consist of at least 18 inches of length on either the bench or seating wall.

(B) a minimum of two canopy trees must be located within 25 feet, this can include either existing or new trees.

(4) Lighting for the pedestrian node may be achieved either through street lighting located within the street right-of-way or on private property. If lighting is provided on private property, it must have an intensity that complies with Section 51A-4.301(e)(1)(A).

(5) The property owner may make improvements within the pedestrian node area required by this section without having to amend the development plan.

(6) Final design of the pedestrian node must be approved by the building official and chief arborist. A building permit may be issued for a public school other than an open-enrollment charter school prior to the approval and any required permitting for the pedestrian node. Completion and any required acceptance of improvements associated with the pedestrian node must be completed prior to the issuance of a certificate of occupancy for a public school other than an open-enrollment charter school. (Ord. 31347)

SEC. 51P-1021.116. 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. 31347)

SEC. 51P-1021.117. 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. 31347)