ARTICLE 677.

PD 677.

SEC. 51P-677.101. LEGISLATIVE HISTORY.

PD 677 was established by Ordinance No. 25533, passed by the Dallas City Council on March 24, 2004. (Ord. 25533)

SEC. 51P-677.102. PROPERTY LOCATION AND SIZE.

PD 677 is established on property located south of Meadow Stone Lane, east of Bainbridge Drive, and north of Kirnwood Drive. The size of PD 677 is approximately 11.885 acres. (Ord. 25533)

SEC. 51P-677.103. 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. 25533)

SEC. 51P-677.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 677A). 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. 25533)

SEC. 51P-677.105. 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); and

(2) all other 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 amended. 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. (Ord. 25533)
SEC. 51P-677.106. 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. 25533)

SEC. 51P-677.107. 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 otherwise provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply in this district.

(b) Front yard. For a public school use, minimum front yard is as shown on the development plan. For a public school use, a six-foot-high fence is allowed in the required front yard in the location shown on the development plan.

(c) Side and rear yard. For a public school use, minimum side and rear yard is as shown on the development plan.

(d) Height. For a public school use, maximum structure height is 23 feet.

(e) Lot coverage. For a public school use, maximum lot coverage is 19 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25533)

SEC. 51P-677.108. OFF-STREET PARKING AND LOADING.

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

(b) For a public school use, off-street parking is allowed in the required yards.

(c) For a public school use, a minimum of 66 parking spaces must be provided. Any classrooms added must comply with the off-street parking regulations in Division 51A-4.200.

(d) For a public school use, all off-street parking areas adjacent to residential uses must be screened with a three-foot-high solid hedgerow. (Ord. 25533)

SEC. 51P-677.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25533)

SEC. 51P-677.110. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.
(b) All plant materials must be maintained in a healthy, growing condition.

(c) For a public school use, street trees must be planted along the portion of the street within a 300 foot radius of any structure within the “Expansion Area” shown on the development plan. These street trees must be planted within 30 months after March 24, 2004 for an existing structure and within six months after issuance of a building permit for any new structure. The trees listed in Subsection (2), "Species," of Section 51A-10.134, "Replacement of Removed or Seriously injured Trees," must be used. These trees must be a minimum of three caliper inches. Any trees required by this provision must be planted so that the spacing of trees along the street does not exceed 30 feet on center. Additional street trees do not need to be planted where street trees have already been provided pursuant to this provision. (Ord. 25533)

SEC. 51P-677.111. SIGNS.

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

(b) For a public school use, a pole sign is allowed in the required front yard in the location shown on the development plan. The maximum height of the pole sign is 15 feet. The maximum effective area of the pole sign is 32 square feet. (Ord. 25533)

SEC. 51P-677.112. 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. 25533)

SEC. 51P-677.113. 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. 25533)

SEC. 51P-677.114. ZONING MAP.

PD 677 is located on Zoning Map Nos. P-5 and P-6. (Ord. 25533)