

## **ARTICLE 696.**

### **PD 696.**

#### **SEC. 51P-696.101. LEGISLATIVE HISTORY.**

PD 696 was established by Ordinance No. 25725, passed by the Dallas City Council on September 8, 2004. (Ord. 25725)

#### **SEC. 51P-696.102. PROPERTY LOCATION AND SIZE.**

PD 696 is established on property bounded by Welch Road, Ridgeside Drive, Crestline Avenue, and Rickover Drive. The size of PD 696 is approximately 28.78 acres. (Ord. 25725)

#### **SEC. 51P-696.103. 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. 25725)

#### **SEC. 51P-696.104. DEVELOPMENT PLAN.**

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 696A). 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, development schedule, and landscape plan do not apply. (Ord. Nos. 25725; 27401)

#### **SEC. 51P-696.105. MAIN USES PERMITTED.**

The only main uses permitted in this district are:

(a) a public school other than an open-enrolment charter school (permitted by right); and

(b) all other main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-16(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-16(A) Single Family District is subject to DIR in this district; etc. (Ord. 25725)

**SEC. 51P-696.106. 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. 25725)

**SEC. 51P-696.107. 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 applicable in the R-16(A) Single Family District apply in this district.

(b) Front yard. For a public school, the minimum front yard is as shown on the development plan.

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

(d) Height. For a public school only, maximum structure height is 75 feet.

(e) Lot coverage. For a public school, maximum lot coverage is 20 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25725)

**SEC. 51P-696.108. OFF-STREET PARKING AND LOADING.**

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

(b) Off-street parking for a public school use is allowed in the required yards.

(c) For a public school use with 84 classrooms, a minimum of 611 off-street parking spaces must be provided. Any additional classrooms added to the Property must comply with the off-street parking regulations contained in Division 51A-4.200.

(d) For a public school use, a hedge consisting of evergreen plant materials (e.g. holly) capable of reaching three feet in height within three years of planting must be provided to screen parking areas when adjacent to residential uses. (Ord. Nos. 25725; 27401)

**SEC. 51P-696.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 25725)

**SEC. 51P-696.110.****LANDSCAPING.**

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For a public school use, landscaping must be provided as shown on the development plan.
- (c) All plant materials must be maintained in a healthy, growing condition.
- (d) 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 no later than March 8, 2007, 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 to be planted under this section 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. The additional trees shown on the development plan must be provided within 60 days of the installation of the new modular classrooms shown on the development plan, must be at least 10 feet in height, and must have a caliper of at least three inches. The additional trees must comply with the Article X street tree regulations. (Ord. Nos. 25725; 27401)

**SEC. 51P-696.111.****SIGNS.**

- (a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) For a public school use, signage must be provided as shown on the development plan. (Ord. 25725)

**SEC. 51P-696.112.****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. 25725)

**SEC. 51P-696.113.****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. 25725)

**SEC. 51P-696.114.**

**ZONING MAP.**

PD 696 is located on Zoning Map No. D-6. (Ord. 25725)