

ARTICLE 626.

PD 626.

SEC. 51P-626.101. LEGISLATIVE HISTORY.

PD 626 was established by Ordinance No. 25101, passed by the Dallas City Council on November 13, 2002. (Ord. 25101)

SEC. 51P-626.102. PROPERTY LOCATION AND SIZE.

PD 626 is established on property located on the northeast corner of Maham Road and Midpark Road. The size of PD 626 is approximately 15.1796 acres. (Ord. 25101)

SEC. 51P-626.103. 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. 25101)

SEC. 51P-626.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 626A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted 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. 25101)

SEC. 51P-626.105. MAIN USES PERMITTED.

(a) Public school.

(b) The uses permitted in this district are the same as those uses permitted in the TH-2(A) District, subject to the same conditions applicable in the TH-2(A) District, as set out in Chapter 51A. For example, a use permitted in the TH-2(A) District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the TH-2(A) District is subject to DIR in this district. (Ord. 25101)

SEC. 51P-626.106.

ACCESSORY USES.

(a) 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.

(b) In this district, the following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory helistop.

(Ord. 25101)

SEC. 51P-626.107.

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) Except as provided below, the yard, lot, and space regulations in this district are the same as those in the TH-2(A) District, as set out in Chapter 51A.

(b) For a public school use:

- (1) Front yard. Minimum front yard is as shown on the development plan.
- (2) Side and rear yard. Minimum side and rear yard is as shown on the development plan.
- (3) Floor area. Maximum floor area is 95,000 square feet.
- (4) Height. Maximum structure height is 40 feet.
- (5) Lot coverage. Maximum lot coverage is 10 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (6) Lot size. No minimum lot size.
- (7) Stories. Maximum number of stories above grade is two. (Ord. 25101)

SEC. 51P-626.108.

OFF-STREET PARKING AND LOADING.

(a) Except as provided below, consult the use regulations contained 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 and loading must be provided as shown on the development plan. (Ord. 25101)

SEC. 51P-626.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.(Ord. 25101)

SEC. 51P-626.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) All plant materials must be maintained in a healthy, growing condition. (Ord. 25101)

SEC. 51P-626.111. TREE MITIGATION.

- (a) Except as provided below, tree mitigation must be provided in accordance with Article X.
- (b) For a public school use, in addition to the alternative methods of compliance in Section 51A-10.109, "Alternative Methods of Compliance," the property owner may plant the replacement tree(s) on other property in the city that is developed with a public school in the Richardson Independent School District, as long as the other property is within two miles of this district and written permission is obtained from the building official and the owner of the lot where the tree(s) will be located.
- (c) In addition to the alternative methods of compliance provided in Section 51A-10.109, "Alternative Methods of Compliance," 50 percent of the total caliper inches of replacement trees required under this section may be satisfied by providing a conservation easement that is approved by the building official and approved as to form by the City Attorney in accordance with Section 51A-8.511. The conservation easement must be provided in the area shown on the development plan and contain at least 10 but less than 25 percent of the land area of the Property.
- (d) In addition to the alternative methods of compliance as provided in Section 51A-10.109, "Alternative Methods of Compliance," 65 percent of the total caliper inches of replacement trees required under this section may be satisfied by providing a conservation easement that is approved by the building official and approved as to form by the City Attorney in accordance with Section 51A-8.511. The conservation easement must be provided in the area shown on the development plan and contain at least 25 but less than 50 percent of the land area of the Property. (Ord. Nos. 25101; 26102)

SEC. 51P-626.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25101)

SEC. 51P-626.113. FENCES.

For a public school use, fencing must be provided as shown on the development plan. (Ord. 25101)

SEC. 51P-626.114.

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. Nos. 25101; 26102)

SEC. 51P-626.115.

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 or a certificate of occupancy for a use in this planned development 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. Nos. 25101; 26102)

SEC. 51P-626.116.

ZONING MAP.

PD 626 is located on Zoning Map No. C-8. (Ord. 25101)