

ARTICLE 648.

PD 648.

SEC. 51P-648.101. LEGISLATIVE HISTORY.

PD 648 was established by Ordinance No. 25314, passed by the Dallas City Council on June 25, 2003. (Ord. 25314)

SEC. 51P-648.102. PROPERTY LOCATION AND SIZE.

PD 648 is established on property located at the southwest corner of Rylie Road and Haymarket Road. The size of PD 648 is approximately 14.1570 acres. (Ord. 25314)

SEC. 51P-648.103. 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. 25314)

SEC. 51P-648.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 648A). 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 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. 25314)

SEC. 51P-648.105. 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 to uses in that district set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the R-7.5(A) Single Family District in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the R-7.5(A) Single Family District in Chapter 51A, it is subject to DIR in this district; etc. (Ord. 25314)

SEC. 51P-648.106.**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) The following accessory uses are not permitted in this district:

- 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. 25314)

SEC. 51P-648.107.**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 contained in Section 51A-4.112(f), "R-7.5(A) Single Family District," apply in this district.

(b) For a public school use:

- (1) Front yard. Minimum front yard is as shown on Exhibit 648A.
- (2) Side and rear yards. Minimum side and rear yards are as shown on Exhibit 648A.
- (3) Floor area ratio. No maximum floor area ratio.
- (4) Height. Maximum structure height is 45 feet.
- (5) Lot coverage. Maximum lot coverage is 27 percent. Aboveground 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. 25314)

SEC. 51P-648.108.**OFF-STREET PARKING AND LOADING.**

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25314)

SEC. 51P-648.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25314)

SEC. 51P-648.110. LANDSCAPING.

- (a) Except as provided below, landscaping must be provided in accordance with Article X.
- (b) A minimum of three street trees, each having no less than three caliper inches, must be planted along the Rylie Road frontage between the existing building and the property line no later than July 25, 2003. The street trees must be located as shown on Exhibit 648A.
- (c) A solid landscape hedgerow must be provided along the entire eastern line of the off-street parking area along the Haymarket Road frontage as shown on Exhibit 648A. The landscape hedgerow must be capable of maintaining a solid appearance by June 25, 2006, and must be maintained at a minimum height of three feet.
- (d) On June 25, 2005, the following provisions shall apply to all structures left in or added to the area designated on Exhibit 648A as "Expansion Area":
 - (1) A minimum of three large trees and a foundation planting strip must be provided for any structure in the expansion area.
 - (2) All street trees must be planted within a 300-foot-radius of any new or existing structure in the expansion area.
 - (3) All street trees must have a minimum of three caliper inches in size and planted no further apart than 30 feet on center.
 - (4) All street trees must be irrigated by an automatic irrigation system that complies with industry standards, and be planted within 100 feet of a verifiable water supply.
- (e) All existing and new plant materials must be maintained in a healthy, growing condition. (Ord. 25314)

SEC. 51P-648.111. SIGNS.

- (a) Except as provided below, signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) One detached premise sign with a maximum effective area of 30 square feet and a maximum height of 15 feet is permitted in the location shown on Exhibit 648A. (Ord. 25314)

SEC. 51P-648.112. FENCES.

For a public school use, fencing must be provided as shown on Exhibit 648A. (Ord. 25314)

SEC. 51P-648.113.

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. 25314; 26102)

SEC. 51P-648.114.

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 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. 25314; 26102)

SEC. 51P-648.115.

ZONING MAP.

PD 648 is located on Zoning Map No. N-11. (Ord. 25314)