

ARTICLE 668.

PD 668.

SEC. 51P-668.101. LEGISLATIVE HISTORY.

PD 668 was established by Ordinance No. 25421, passed by the Dallas City Council on October 22, 2003. (Ord. 25421)

SEC. 51P-668.102. PROPERTY LOCATION AND SIZE.

PD 668 is established on property located on the west line of Polk Street, south of Interstate Highway I-20. The size of PD 668 is approximately 91.487 acres. (Ord. 25421)

SEC. 51P-668.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions 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. 25421)

SEC. 51P-668.104. DEVELOPMENT PLAN.

- (a) For a private recreation center, club, or area limited to an athletic facility and related structures, development and use of the Property must comply with the development plan (Exhibit 668A). 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. 25421)

SEC. 51P-668.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

- (1) a private recreation center, club, or area, limited to an athletic facility and related structures (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. 25421)

SEC. 51P-668.106.

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) Except in connection with a private recreation center, club, or area limited to an athletic facility and related structures, the following accessory uses are not permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.

(c) The following accessory use is not permitted in this district:

- Accessory pathological waste incinerator.

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

- Accessory helistop.

(Ord. 25421)

SEC. 51P-668.107.

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 an R-7.5(A) Single Family District apply in this district.

(b) Front yard. For a private recreation center, club, or area limited to an athletic facility and related structures, minimum front yard is as shown on the development plan.

(c) Side and rear yard. For a private recreation center, club, or area limited to an athletic facility and related structures, minimum side and rear yard is as shown on the development plan.

(d) Floor area ratio. For a private recreation center, club, or area limited to an athletic facility and related structures, no maximum floor area ratio.

(e) Height. For a private recreation center, club, or area limited to an athletic facility and related structures, maximum structure height is as shown on the development plan.

(f) Lot coverage. For a private recreation center, club, or area limited to an athletic facility and related structures, maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. For a private recreation center, club, or area limited to an athletic facility and related structures, no minimum lot size.

(h) Stories. For a private recreation center, club, or area limited to an athletic facility and related structures, no maximum number of stories. (Ord. 25421)

SEC. 51P-668.108. OFF-STREET PARKING AND LOADING.

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

(b) For a private recreation center, club, or area limited to an athletic facility and related structures, a minimum of 3,000 off-street parking spaces must be provided in the location shown on the development plan. (Ord. 25421)

SEC. 51P-668.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25421)

SEC. 51P-668.110. LANDSCAPING.

(a) Except as otherwise provided in this section, landscaping must be provided in accordance with Article X.

(b) For a private recreation center, club, or area, limited to an athletic facility and related structures, landscaping must be provided as shown on the landscape plan (Exhibit 668B).

(c) For a private recreation center, club, or area, limited to an athletic facility and related structures, required site trees must have a minimum caliper of one and one-half -inches.

(d) For a private recreation center, club, or area, limited to an athletic facility and related structures, required street trees must have a minimum caliper of two inches.

(e) All plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 25421; 26080)

SEC. 51P-668.111. TREE PRESERVATION.

(a) For a private recreation center, club, or area limited to an athletic facility and related structures, tree preservation must be provided in accordance with Article X, except as otherwise provided in this section.

(b) In the No-Build Zone as shown on the development plan, there are 21,175 caliper-inches of protected trees. As alternative tree mitigation, replacement tree credit is permitted for protected trees in the No-Build Zone on an inch-for-inch basis, up to a maximum of 65 percent of the total number of caliper-inches of replacement trees required.

(c) The No-Build Zone is to be treated as a conservation area; it is to remain in a natural state, subject to the following regulations:

(1) No development is permitted in the No-Build Zone shown on the development plan other than:

(A) underground utilities (e.g. water, sanitary sewer, storm sewer, etc.); and

(B) pedestrian amenities [e.g. walkways (including lighting) and seating areas].

(2) Placement or storage of construction materials, equipment, debris, or fill material is prohibited.

(3) Any increase in nonpermeable coverage is prohibited, except for pedestrian walkways.

(4) If any trees are removed from the No Build Zone, tree mitigation is required at a 1:1 ratio.

(5) Clearing of dead or high-risk trees is permitted only upon prior approval of the building official except in case of emergency.

(6) Vehicular traffic is limited to emergency equipment.

(7) Removal, trimming, cutting, or planting of vegetation is permitted only upon prior approval by the building official.

(8) Placement of fill or excavation of debris is prohibited.

(d) The minimum size for a replacement tree is 1.5 caliper-inches.

(e) Use and development of the Property must be in compliance with the site tree mitigation plan (Exhibit 668C). (Ord. 25421)

SEC. 51P-668.112. SIGNS.

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

(b) For a private recreation center, club, or area limited to an athletic facility and related structures, two attached premise signs are permitted and further are restricted to one each for the stadium and field house, with a maximum effective area of 500 square feet each. Commercial messages are prohibited on these signs. (Ord. 25421)

SEC. 51P-668.113. FENCES.

For a private recreation center, club, or area limited to an athletic facility and related structures, fences must be provided in the location shown on the development plan. (Ord. 25421)

SEC. 51P-668.114. TRAFFIC CONTROL MEASURES.

Use and development of the Property must comply with the traffic control measures in the Traffic Management Plan (Exhibit 668D). All improvements set forth in the Traffic Management Plan must be provided prior to the issuance of a certificate of occupancy for a private recreation center, club, or area limited to an athletic facility and related structures. (Ord. Nos. 25421; 26080)

SEC. 51P-668.115.

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. 25421; 26102)

SEC. 51P-668.116.

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. 25421; 26102)

SEC. 51P-668.117.

ZONING MAP.

PD 668 is located on Zoning Map No. Q-6. (Ord. 25421)