

ARTICLE 676.

PD 676

SEC. 51P-676.101. LEGISLATIVE HISTORY.

PD 676 was established by Ordinance No. 25535, passed by the Dallas City Council on March 24, 2004. (Ord. 25535)

SEC. 51P-676.102. PROPERTY LOCATION AND SIZE.

PD 676 is established on property bounded by Verde Valley Lane, Mont fort Drive, Celestial Road and Noel Road. The size of PD 676 is approximately 9.968 acres. (Ord. 25535)

SEC. 51P-676.103. 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.

(d) "Public school" means a public school other than an open-enrollment charter school. (Ord. 25535)

SEC. 51P-676.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 676B). 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. 25535)

SEC. 51P-676.105. 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 MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as amended. For example, a use permitted in the MF-1(A) Multifamily 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 MF-1(A) Multifamily District is subject to DIR in this district; etc. (Ord. 25535)

SEC. 51P-676.106. 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. 25535)

SEC. 51P-676.107. 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 outlined in Chapter 51A for an MF-1(A) Multifamily District (e.g., density, setback requirements, floor area ratio, height, lot coverage, lot size, and stories) apply.

(b) The following regulations apply to a public school use only:

(1) Minimum front yard setback is as shown on Exhibit 676B.

(2) Minimum side and rear yard setback is as shown on Exhibit 676B.

(3) Maximum structure height is 32 feet.

(4) Maximum lot coverage is 22 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 25535)

SEC. 51P-676.108. 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. Off-street parking for a public school use is allowed in the required yards.

(b) For a public school, a minimum of 74 parking spaces must be provided and maintained on the site.

(c) Any additional classrooms added to the site must comply with the off-street parking regulations in Division 51A-4.200.

(d) For all off-street parking areas, a three-foot-high solid hedgerow must be maintained when adjacent to residential uses. (Ord. 25535)

SEC. 51P-676.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25535)

SEC. 51P-676.110. LANDSCAPING.

(a) Except as provided below, landscaping must be provided in accordance with Article X. All developments on the site must be brought into compliance with Article X within six months of the issuance of a permit for additional construction.

(b) All plant materials must be maintained in a healthy, growing condition.

(c) The following regulations apply to any structure in the “Expansion Area” by March 24, 2006:

(1) Street trees are required within a 300-foot-radius of any new or existing structure in the “Expansion Area.” The required trees must be planted within six months of the issuance of the building permit for a new structure or on or before September 24, 2006 for an existing structure.

(2) The trees listed in Section 51A-10.134(b) must be used to satisfy the street tree requirements.

(3) Street trees must be a minimum of three caliper inches in size and be planted no further apart than 30 feet, measured from the center of the tree to the center of the tree. (Ord. 25535)

SEC. 51P-676.111. SIGNS.

A pole sign is allowed in the required front yard as shown on Exhibit 676B. The pole sign is limited to a maximum of 13 feet in height and 24 square feet in effective area. (Ord. 25535)

SEC. 51P-676.112. 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. Nos. 25535; 26102)

SEC. 51P-676.113. 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. Nos. 25535; 26102)

SEC. 51P-676.114.

ZONING MAP.

PD 676 is located on Zoning Map No. C-7. (Ord. 25535