

ORDINANCE NO. 27401

An ordinance amending Article 696, "PD 696," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the off-street parking and loading regulations in Section 51P-696.108 of Article 696; amending the landscaping regulations in Section 51P-696.110 of Article 696; providing a new development plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 696 as specified in this ordinance; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 51P-696.108, "Off-Street Parking and Loading," of Article 696, "PD 696," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

**"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 [83] classrooms, a minimum of 611 off-street parking spaces must be provided [~~required parking must be provided as shown on the development plan~~]. Any additional classrooms added to the Property [site] 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.”

SECTION 2. . That Section 51P-696.110, “Landscaping,” of Article 696, “PD 696,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“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.

SECTION 3. That the development plan, Exhibit 696A of Article 696, “PD 696,” of Chapter 51P of the Dallas City Code is replaced by the Exhibit 696A attached to this ordinance.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit 696A (development plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

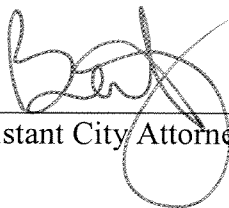
SECTION 6. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

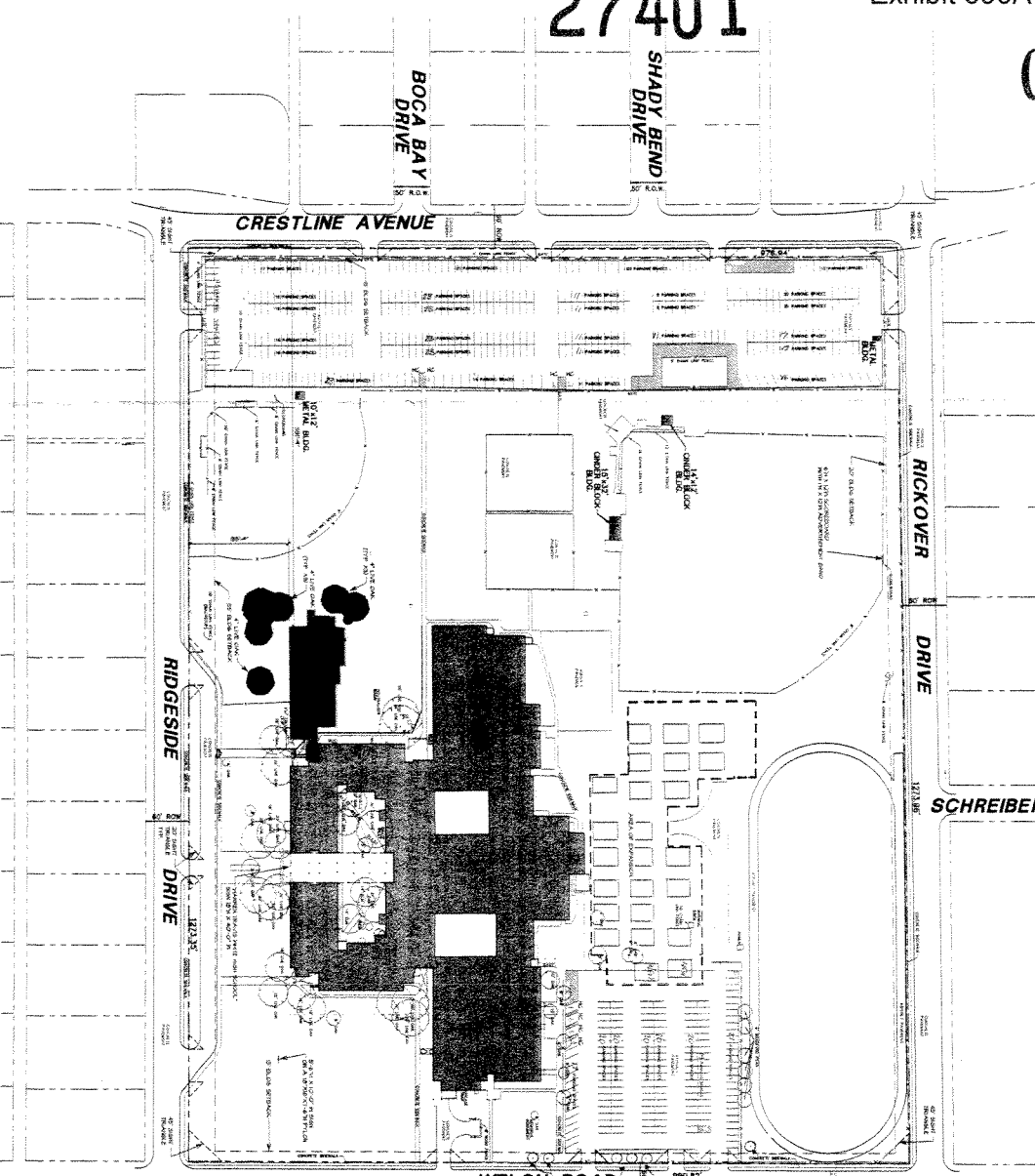
By  \_\_\_\_\_  
Assistant City Attorney

Passed NOV 10 2008

27401

Exhibit 696A

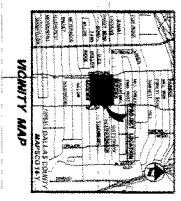
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1 DEVELOPMENT PLAN / LANDSCAPE PLAN  
SCALE 1" = 40'



W.T. WHITE  
HIGH SCHOOL  
LOCATED IN THE CITY BLOCK 7980  
AND BEING OUT OF THE  
A.M. HAYWOOD SURVEY, ABSTRACT NO. 281  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



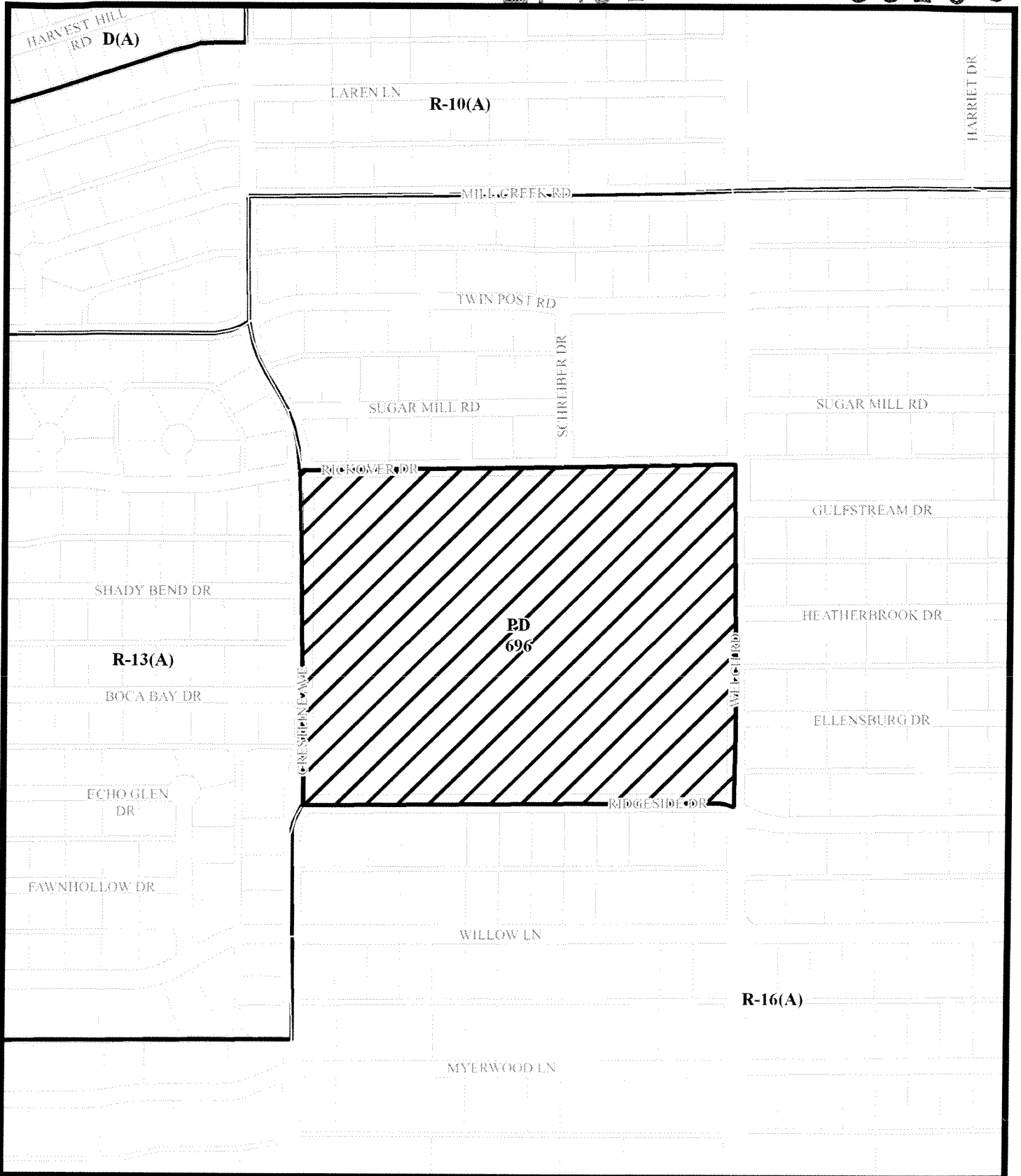
SITE SUMMARY	
OWNER	DALLAS INTERSTATE SCHOOL DISTRICT
PROJECT NAME	W.T. WHITE HIGH SCHOOL
LOT AREA	287,745 SQ. FT.
LOT COVERAGE	26.7%
MAXIMUM BUILDING HEIGHT	75 FEET
RELATING AREA	253,200 SQ. FT.
EXISTING BUILDING	000,000 SQ. FT.
EXPANSION	253,200 SQ. FT.
CLASSROOMS	40
ESTIMATED COST	4.7
PERMITS	4/11
PROPOSED	4/11
TOTAL	4/11

W.T. WHITE HIGH SCHOOL  
DALLAS INTERSTATE SCHOOL DISTRICT  
253,200 SQ. FT.  
40 CLASSROOMS  
4/11 PERMITS  
4/11 PROPOSED

DATE: 11/14/11  
SCALE: 1" = 40'  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 11/14/11  
SCALE: 1" = 40'

27401

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1:4,800

# ZONING AND LAND USE

Map no:           D-6            
 Case no:           Z078-265 OTH