

**ARTICLE 53.**

**PD 53.**

**SEC. 51P-53.101. LEGISLATIVE HISTORY.**

PD 53 was established by Ordinance No. 13514, passed by the Dallas City Council on January 24, 1972. Ordinance No. 13514 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 13514 was amended by Ordinance No. 14117, passed by the Dallas City Council on May 21, 1973. (Ord. Nos. 10962; 13514; 14117; 25423)

**SEC. 51P-53.102. PROPERTY LOCATION AND SIZE.**

PD 53 is established on property generally located along Willow Lane, east of Arbagee Circle. The size of PD 53 is approximately 7.70 acres. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25423)

**SEC. 51P-53.104. DEVELOPMENT PLAN.**

All development must be in accordance with the city plan commission approved development plan (Exhibit 53A). (Ord. Nos. 13514; 14117; 25423)

**SEC. 51P-53.105. SUBDIVISION PLAT.**

Prior to the issuance of a building permit on any portion of this PD, a subdivision plat of the entire area must be approved by the city plan commission and filed for record with the County of Dallas, Texas. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.106. USES.**

Within the boundaries of this PD, single-family attached dwellings (townhouses) are permitted. A groundskeeper and storage structure is permitted and must be located as shown on the development plan. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.107. GENERAL REGULATIONS.**

(a) Each townhouse dwelling unit must be located on a platted lot arranged as shown on the development plan.

(b) Adjacent dwelling units within the same building complex must be separated by a fire wall.

(c) Separate utilities must be provided for each dwelling unit. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.108. DENSITY.**

A maximum of 20 townhouse dwelling units are permitted. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.109. LOT AREA.**

A minimum of 5,000 square feet of lot area is required for each dwelling unit. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.110. YARDS.**

All buildings on lots having frontage on Willow Lane must have a minimum setback of 35 feet from the property line along Willow Lane. No setback is required for any other townhouse dwelling shown on the development plan, except that any portion of the townhouse dwelling devoted to a garage or carport must set back a minimum of 20 feet from the right-of-way line. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.111. HEIGHT.**

No building may exceed 24 feet in height. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.112. OFF-STREET PARKING.**

A minimum of two off-street parking spaces per townhouse dwelling must be provided. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.113. SIGNS.**

The sign regulations of the R-16 zoning district apply in this PD. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.114. SCREENING.**

The height of masonry walls or fences is as shown on the development plan, except where openings are required by city departments. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.115. HOMEOWNERS' ASSOCIATION.**

Prior to the sale of any lot within the area of this PD, a homeowners' association providing for the common ownership and maintenance of all areas, structures, drives, and easements must be approved by the city attorney and filed for record with the County of Dallas, Texas. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.116.**

**DEPARTMENTAL REQUIREMENTS.**

(a) In connection with development in this PD, the requirements of city departments must be met.

(b) The requirements of the department of public works and transportation regarding the maintenance of the lake and creek area or the maintenance of floodway easements must be met. Any relocation of lots or revision in lot configuration shown on the development plan as a result of requirements of the department of public works and transportation and any future revisions to the approved development plan must be made in accordance with Section 10-661 of the comprehensive zoning ordinance. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.117.**

**PAVING.**

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 13514; 25423; 26102)

**SEC. 51P-53.118.**

**COMPLIANCE WITH CONDITIONS.**

No certificate of occupancy may be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 13514; 25423)

**SEC. 51P-53.119.**

**ZONING MAP.**

PD 53 is located on Zoning Map No. D-7. (Ord. 25423)