

ARTICLE 61.

PD 61.

SEC. 51P-61.101. LEGISLATIVE HISTORY.

PD 61 was established by Ordinance No. 14209, passed by the Dallas City Council on August 13, 1973. Ordinance No. 14209 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 14209 was amended by 14476, passed by the Dallas City Council on March 25, 1974; Ordinance No. 14596, passed by the Dallas City Council on July 1, 1974; Ordinance No. 16267, passed by the Dallas City Council on June 20, 1979; and Ordinance No. 16685, passed by the Dallas City Council on September 17, 1980. (Ord. Nos. 10962; 14209; 14476; 14596; 16267; 16685; 25423)

SEC. 51P-61.102. PROPERTY LOCATION AND SIZE.

PD 61 is established on property generally located on both sides of Briarwood Place, east of Briarwood Lane. The size of PD 61 is approximately 6.5917 acres. (Ord. Nos. 14209; 16685; 25423)

SEC. 51P-61.103. 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-61.104. DEVELOPMENT PLAN.

All development must be according to the Revised Development Plan approved by the city plan commission on July 10, 1980 (Exhibit 61A). (Ord. Nos. 16685; 25423)

SEC. 51P-61.105. SUBDIVISION PLAT.

Development within this PD must be in accordance with the subdivision plat that has been approved and filed for record. (Ord. Nos. 14596; 24523)

SEC. 51P-61.106. USES.

Single-family attached and detached dwellings, a private community center (or clubhouse), outdoor recreational areas, a swimming pool, tennis courts, an attendant's house and common open areas are permitted. (Ord. Nos. 14596; 25423)

SEC. 51P-61.107. DENSITY.

A maximum of 27 dwelling units are permitted. (Ord. Nos. 16267; 25423)

SEC. 51P-61.108. DEDICATION.

The subdivision plat must provide for all necessary street dedications. Briarwood Place, a dedicated street, may intersect only with Briarwood Lane as shown on the development plan. (Ord. Nos. 14596; 25423)

SEC. 51P-61.109. MAINTENANCE.

The entire premises must be maintained in a state of good repair and neat appearance. All common areas, landscaped areas, and recreational areas and facilities must be maintained in perpetuity by the development's homeowners' association. (Ord. Nos. 14596; 25423)

SEC. 51P-61.110. GENERAL REQUIREMENTS.

This PD must comply with requirements of all of the departments of the city. (Ord. Nos. 14596; 25423; 26102)

SEC. 51P-61.111. SCREENING.

(a) A solid screening wall with a minimum height of six feet shall be constructed as shown on the development plan, except that automatic garage doors may show and act as part of the screening wall. The automatic garage doors or the wall may be set back from the property line at varying distances to allow for proper ingress and egress to the garage, and furthermore that the wall may be set back on the property within the PD to allow for existing trees or other desirable vegetation. The actual wall may be a part of the building or structure as long as it acts as a screen. The site plan does not necessarily need to show these setbacks as was shown and approved on Lot 31. A grill work screen with a minimum height of four feet to be set into a heavily planted dirt berm shall be permitted along the northwest property line in lieu of solid screening and shown as a landscape screen on the development plan.

(b) An eight-foot-high wood fence must be provided at the rear of Lots 49 and 50 as shown on the approved revised development plan. (Ord. Nos. 14596; 16267; 25423)

SEC. 51P-61.112. SETBACK.

(a) No building setback is required except for garage areas, in which case the garage door must set back so as to allow for a minimum 18-foot driveway or driveway area from the front of the curb line where facing the street, and a minimum 18-foot long driveway or driveway area from the property line where facing the alley. Garages or garage areas are permitted to face the alley that abuts the property or on the street, Briarwood Place.

(b) A 20-foot front yard setback along Briarwood Lane must be provided as shown on the approved revised development plan. (Ord. Nos. 14596; 16267; 25423)

SEC. 51P-61.113. FIRE LANES.

Fire lanes must be provided in accordance with the requirements of the Dallas Fire Department. (Ord. Nos. 14596; 25423)

SEC. 51P-61.114. LIGHTING.

Any lighting in the PD must give an indirect and soft lighting effect and may not shine directly onto any adjacent property. Light standards on tennis courts must reflect the light downwards and not reflect light onto any adjoining property. All tennis court lights must be turned off by 11:00 p.m. (Ord. Nos. 14596; 25423)

SEC. 51P-61.115. ACCESS.

Ingress and egress are permitted to and from Briarwood Lane from Briarwood Place; furthermore, access to and from garages onto or from Briarwood Lane or neighboring streets is permitted from alleys that abut the PD. (Ord. Nos. 14596; 25423)

SEC. 51P-61.116. STANDARDS.

All standards must comply with and be in accordance with the city Zoning Ordinance covering Townhouse Districts and any other requirements that may apply, except where otherwise indicated by these conditions. All lots are allowed up to 80 percent coverage. (Ord. Nos. 14596; 25423; 26102)

SEC. 51P-61.117. STREETS AND PAVING.

All driveways, entrances, and dedicated streets must be constructed to the requirements of the department of public works and transportation and all other departments of the city. (Ord. Nos. 14596; 25423; 26102)

SEC. 51P-61.118. DEED RESTRICTIONS.

Deed restrictions that apply to property within the boundaries of this PD must be attached to and made a part of Ordinance No. 14596. (Ord. Nos. 14596; 25423)

SEC. 51P-61.119. LANDSCAPE PLAN.

A detailed landscape plan (Exhibit 61B) for the entrance of this PD along Briarwood Lane must be attached to and made a part of Ordinance No. 14209. (Ord. Nos. 14209; 14596; 25423)

SEC. 51P-61.120. PARKING.

Each dedicated lot or dwelling unit must provide two on-site parking spaces. Any additional parking must be provided as shown on the development plan. (Ord. Nos. 14596; 25423)

SEC. 51P-61.121. ATTENDANT HOUSE.

The building designated as “attendant house” may serve only as a storage area and place for an attendant to sit and observe traffic into the addition. The attendant cannot under any circumstances impede, hinder, or stop the flow of traffic on this public street. (Ord. Nos. 14596; 25423)

SEC. 51P-61.122.**PAVING.**

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation. (Ord. Nos. 14209; 25423; 26102)

SEC. 51P-61.123.**COMPLIANCE WITH CONDITIONS.**

No certificate of occupancy shall 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. 14209; 25423)

SEC. 51P-61.124.**ZONING MAP.**

PD 61 is located on Zoning Map No. G-6. (Ord. 25423)