

ARTICLE 64.

PD 64.

SEC. 51P-64.101. LEGISLATIVE HISTORY.

PD 64 was established by Ordinance No. 14237, passed by the Dallas City Council on September 4, 1973. Ordinance No. 14237 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14237 was amended by Ordinance No. 15228, passed by the Dallas City Council on July 12, 1976; Ordinance No. 15250, passed by the Dallas City Council on August 9, 1976; and Resolution No. 77-1116, passed by the Dallas City Council on April 25, 1977. (Ord. Nos. 10962; 14237; 15228; 15250; 25423; Res. 77-1116)

SEC. 51P-64.102. PROPERTY LOCATION AND SIZE.

PD 64 is established on property generally located along the south line of Willow Lane, east of Preston Road. The size of PD 64 is approximately 5.25 acres. (Ord. Nos. 14237; 25423)

SEC. 51P-64.103. 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-64.104. DEVELOPMENT PLAN.

Development must be in accordance with the development plan (Exhibit 64A). (Ord. Nos. 15228; 25423; Res. 77-1116)

SEC. 51P-64.105. USES.

Single-family detached dwellings, a patio, lake, and common open areas are permitted. (Ord. Nos. 14237; 25423)

SEC. 51P-64.106. DENSITY.

A maximum of 15 dwelling units is permitted. (Ord. Nos. 15228; 25423)

SEC. 51P-64.107. MAXIMUM HEIGHT.

No building may exceed 24 feet in height. (Ord. Nos. 14237; 25423)

SEC. 51P-64.108. SUBDIVISION PLAT.

Prior to issuance of a building permit, a subdivision plat of the entire area must be approved by the city plan commission and filed for record. (Ord. Nos. 14237; 25423)

SEC. 51P-64.109. DEDICATION.

The subdivision plat must provide for all necessary street dedication. (Ord. Nos. 14237; 25423)

SEC. 51P-64.110. SCREENING.

A six-foot screening wall must be provided on the south line of Willow Lane, and an eight-foot screening wall must be provided along the east property line, as indicated on the development plan. (Ord. Nos. 15228; 25423)

SEC. 51P-64.111. FIRE LANES.

Fire lanes must be provided in accordance with the requirements of the fire department. (Ord. Nos. 14237; 25423)

SEC. 51P-64.112. LIGHTING.

Any lighting in the PD must give an indirect and soft lighting effect and may not shine directly onto any adjacent property. (Ord. Nos. 14237; 25423)

SEC. 51P-64.113. ACCESS.

Ingress and egress to the development must be limited to Willow Lane. (Ord. Nos. 14237; 25423)

SEC. 51P-64.114. OFF-STREET PARKING.

A minimum of two off-street parking spaces per townhouse dwelling must be provided. (Ord. Nos. 14237; 25423)

SEC. 51P-64.115. SIGNS.

All signs, either temporary or permanent, must comply with Chapter 41A of the Dallas City Code (Sign standards contained in Ordinance No. 14085). (Ord. Nos. 14237; 25423)

SEC. 51P-64.116. STREETS AND PAVING.

(a) 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.

(b) 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. 14237; 25423; 26102)

SEC. 51P-64.117. 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. 14237; 25423)

SEC. 51P-64.118. MAINTENANCE.

The entire premises must be maintained in a state of good repair and neat appearance. All common areas, landscaped areas, walls, fences, recreation areas, and facilities must be maintained in perpetuity by the homeowners' association. (Ord. Nos. 14237; 25423)

SEC. 51P-64.119. GENERAL REQUIREMENTS.

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

(b) Requirements of the department of public works and transportation regarding maintenance of the lake and creek area, or floodway easements, must be met.

(c) Any relocation of lots or revision in lot configuration shown on the development plan as a result of the requirements of the department of public works and transportation or any future revisions to the development plan must be made in accordance with Section 10-661 of the comprehensive zoning ordinance. (Ord. Nos. 14237; 25423)

SEC. 51P-64.120. 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. 14237; 25423)

SEC. 51P-64.121. ZONING MAP.

PD 64 is located on Zoning Map No. D-7. (Ord. 25423)