

ORDINANCE NO. 6897
PLANNED DEVELOPMENT NO. 290
CASE NO. Z030801

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 17.765 ACRE TRACT OF LAND SITUATED IN THE ROBERT CRAWFORD SURVEY, ABSTRACT NO. 236, TARRANT COUNTY, CITY OF GRAND PRAIRIE, TEXAS, **FROM AGRICULTURAL DISTRICT (A) TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY-DETACHED RESIDENTIAL USES**; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property (the zoning area) from its classification as follows:

From Agricultural District (A) to a Planned Development District for Single Family-Detached Residential Uses, and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 11, 2003 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property (the zoning area) be rezoned from its classification as follows:

From Agricultural District (A) to a Planned Development District for Single Family-Detached Residential Uses, and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on August 19, 2003 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Grand Prairie Morning News addition of the Dallas Morning News, Dallas, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification from **Agricultural District (A) to a Planned Development District for Single Family-Detached Residential Uses** , and, by reason of changed conditions, docs consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the above described area all within the zoning area as described as shown on the attached Exhibit "A" incorporated herein by reference.

SECTION 2.

A. All development shall conform to the provisions contained in this ordinance for the Planned Development District. Standards not contained in this ordinance shall conform to those prescribed for the Single Family – Four (SF-4) District and all other relevant development standards established in the Unified Development Code (UDC).

SECTION 3.

A. Landscaping and Screening Guidelines

Screening fences should be coordinated throughout the residential subdivision. Screening shall consist of masonry walls, berms, landscaping, wrought iron, or a combination of these elements. Screening walls shall be designed to turn into the neighborhood to avoid uncoordinated fences at all entry points.

1. Six (6) foot high screening fences constructed of masonry with a mortar bond finish on each side shall be provided along Webb Lynn Road. Brick columns or pilasters shall be spaced at minimum 50 ft. centers or placed on residential lot corners.
 2. Screening fences required along designated arterial or collector streets shall extend (or wrap) into and along the side or rear lots lines, where such conditions exist, of residential lots that abut the local residential entry street(s) that extends into the subdivision from the arterial or collector street. The extended (or wrapping) portion of said screen fence shall not encroach into the required front yard set back for any residential lot.
 3. In those instances where a side or rear yard residential fence is across the street from a front yard condition, a Type 3 fence constructed of cement fiberboard, thin-wall, or an alternate material on metal posts shall be installed. A mandatory property-owners association and/or a public improvement district ("PID") shall maintain such fences.
 4. Private residential fences shall consist of cedar and steel posts - no pine allowed.
- B. Each residential subdivision shall have entry signage that is coordinated with the development screening wall. A plan shall be submitted for approval.
1. One landscaped monument sign feature will be required at a minimum of one street entry along Webb Lynn Road.
- C. Single-family lot landscaping shall include two (2)-3" caliper trees and a total of 30 gallons of shrubs
1. Each house at the time of occupancy shall have the following minimum landscaping:
 - a. 1-three-inch caliper trees shall be planted in front of each house with the second tree to be located per homeowner/builder preference.
 - b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
 - c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
 - d. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code with full irrigation for entire lot.

SECTION 4.A. Architectural, Dimensional and Density Guidelines

1. Minimum lot size of 7,200 square feet.
2. Minimum lot width of 62-feet.
3. Maximum lot coverage not to exceed 50%.
4. Side setbacks shall be a minimum of 6'.
5. 20% of all platted residential lots to contain a minimum house size of 1,800 square feet or greater.
6. 80% of all platted residential lots to contain a minimum house size in excess of 2,000 square feet.
7. A 5-foot reduction to the front yard setbacks will be allowed for units constructed with porches, front oriented side entry (j-swing) garages and similar architectural elements that these types of architectural elements.
8. Minimum roof pitch shall be 8:12.
9. 3-tab type shingles are to be discouraged. Color variations in roof shingles are required in accordance with Section B.4. below.

B. Exterior construction to be predominately composed of masonry materials.

1. Minimum eighty percent (80%) of all exterior wall surfaces for 2-story structures or higher shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size full-width brick.
2. Minimum one-hundred percent (100%) of all exterior wall surfaces for 1-story structures shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size full-width brick.
3. Minimum one-hundred percent (100%) of all building elevations directly facing or backing up to a major arterial, collector street, or local residential street shall be structurally designed for and constructed of masonry and/or stone excluding doors,

windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections.

4. No use of the same brick color, color tone of roof shingle, or duplicate building elevation shall be allowed on a house built on a lot that is within 4 lots of a structure constructed with similar building elements and color that is located on the same side of a street in-between intersecting street(s). No house may be built with similar building elements or brick color as one located directly across the street.
5. All fireplaces and chimney flues shall be encased in 100% masonry for all chimney types and locations.

C. Residential garage alternatives to be provided to the home owner/purchaser.

1. Minimum thirty percent (30%) of all lots with a width of 60-feet to 69-feet shall have non-front entry garages.
 - a. Those units with front entry garages shall have a minimum 25' front yard setback
 - b. Front entry garages with two or more doors are to have a minimum 12-inch offset between garage doors
2. Minimum fifty percent (50%) of all lots with a width of 70-feet or greater shall have rear "I swing" side entry, front oriented side entry, or a detached rear entry garage configuration.
3. 2-car wide single garage doors to be discouraged for front entry garages.
4. Front oriented, side entry garages may be constructed with a 20-foot front yard setback.

D. A unifying urban design theme is to be provided for amenities and streetscape elements with provision for centralized property management to be in place.

1. Unified street signage, mail boxes and street lighting to be coordinated throughout the development.
2. A mandatory property-owners association and/or a public improvement district ("PID") shall be created to enforce deed restrictions at the expense of the property owners association and/or PID, and said association and/or PID shall also maintain required masonry screening walls, street landscaping, monument signage, irrigation, and other common areas within the development.

SECTION 5.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 6.

That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON THIS THE 19th DAY OF August, 2003.



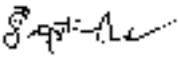
Mayor, Grand Prairie, Texas

ATTEST:



for Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z030801

Exhibit "A" Page 1 of 2
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PROPERTY DESCRIPTION:

BEING a tract of land situated in the Robert Crawford Survey Abstract No. 283, The City of Grand Prairie, Tarrant County, Texas, by deed to Lakeview Limited, a Texas Limited Partnership, as recorded in Volume 7413, Page 1813, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the center line of Webb-Lynn Road with the center line of Ragland Road (an abandoned right-of-way per City Ordinance No. 6671);

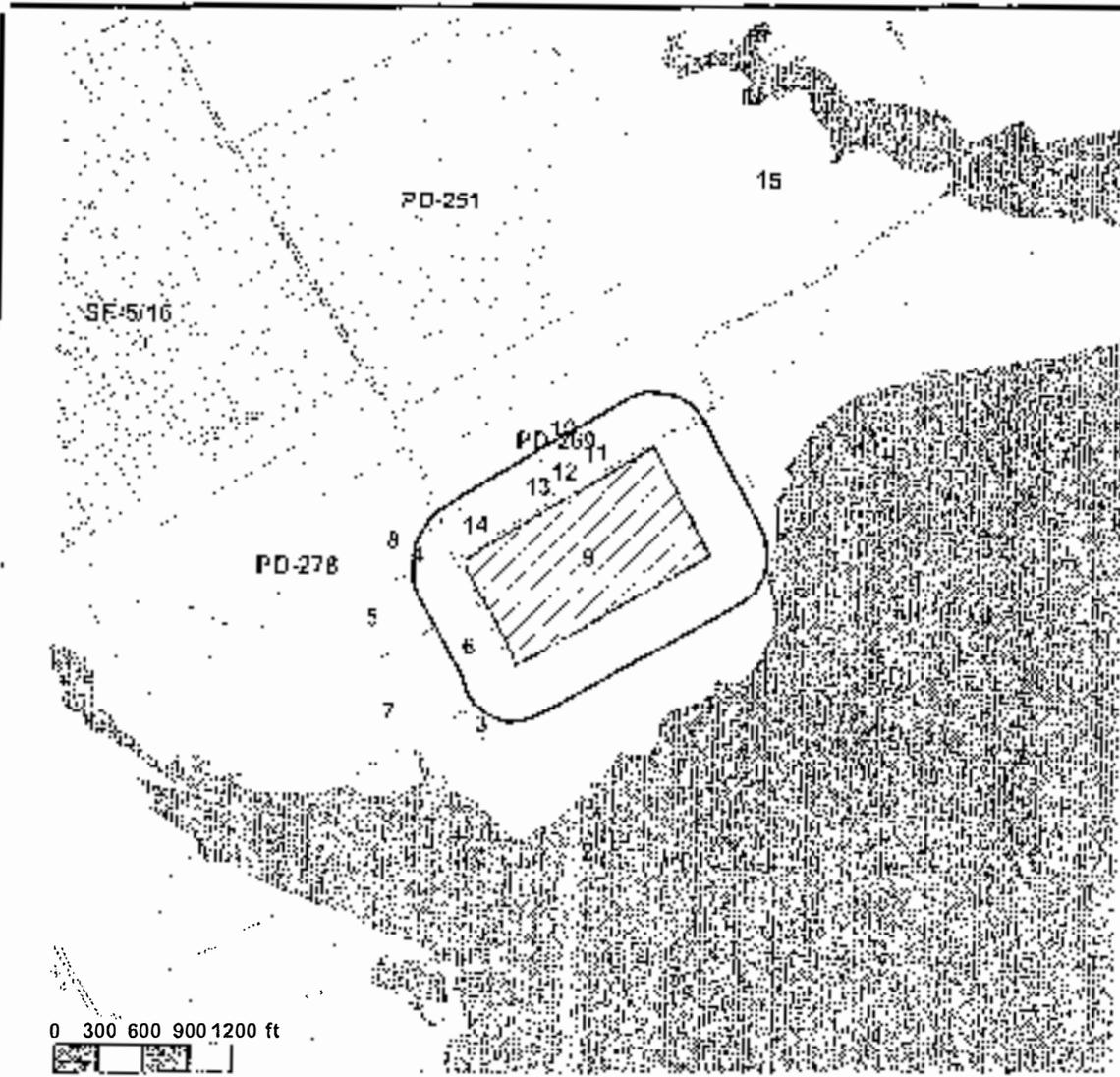
THENCE North 80 degrees 26 minutes 47 seconds East, along the abandoned said center line of Ragland Road, a distance of 1220.24 feet, to a railroad spike set for corner;

THENCE South 18 degrees 29 minutes 53 seconds East, passing an Army Corps of Engineers concrete monument at a distance of 28.76 feet, and continuing in all a distance of 672.76 feet, to an Army Corps of Engineers concrete monument found for corner;

THENCE South 59 degrees 16 minutes 01 seconds West, passing an Army Corps of Engineers concrete monument at a distance of 1069.09 feet, and continuing in all a distance of 1088.12 feet, to a 1/2 inch iron rod found in the center line of Webb-Lynn Road for corner;

THENCE North 29 degrees 49 minutes 58 seconds West along said center line of Webb-Lynn Road, a distance of 682.05 feet, to the POINT OF BEGINNING and containing 77,3877 square feet or 17.765 acres of land, more or less.

Exhibit "A"
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Cross Hatched Area
Indicates
Property
Under Review

Shaded Area
Indicates
Notification
Boundary
(if applicable)

CASE NUMBER : Z030801
ZONING REQUEST

CURRENT ZONING: A

PROPOSED USE:

A request for approval of a zoning change from Agricultural (A) District to a Planned Development for single family detached residential.

