

ORDINANCE NO. 9626-2013

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY, AND USE OF A CERTAIN PROPERTY TO GRANT A ZONING CHANGE FROM MULTI FAMILY-ONE (MF-1) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI FAMILY-THREE DISTRICT (MF-3) USES ON 12.28 ACRES OF LAND OUT OF THE WARREN PUETT SURVEY, ABSTRACT NO. 1727, DALLAS COUNTY, KNOWN AS LOT 2, BLOCK 1 OF THE ASPENS AT CENTRAL PARK ADDITION; GENERALLY LOCATED AT 2255 ARKANSAS LANE, WEST OF STATE HIGHWAY 161 AND SOUTH OF ARKANSAS LANE; 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 change the zoning designation of said property **from Multi Family-One (MF-1) District to a Planned Development for Multi Family-Three (MF-3) District uses;**

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 7, 2013, after written notice of such public hearing before the Planning and Zoning Commission on the proposed zoning change had been sent to owners of real property lying within 300 feet of the property on which the **zoning change from Multi Family-One (MF-1) District to a Planned Development for Multi Family-Three (MF-3) District uses**, 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;

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a **zoning change from Multi Family-One (MF-1) District to a Planned Development for Multi Family-Three (MF-3) District uses;**

**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 October 15, 2013, 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 Fort Worth Star Telegram, Fort Worth, 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 zoning change 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 of **Multi Family-One (MF-1) District** and, by reason of changed conditions, does 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:**

**I.**

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:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20<sup>TH</sup> 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..."

being passed and approved November 20, 1990, as amended, is hereby further amended so as to change the zoning district from its classification **from Multi Family-One (MF-1) District to a Planned Development for Multi Family-Three (MF-3) District uses**, and described as shown on the approved zoning exhibit labeled as Exhibit 'A', which is incorporated herein by reference.

**II.**

**Purpose and Intent**

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of commercial uses in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential and recreational development.

**III.**

**Base Zoning**

THAT any zoning, land use requirements and restrictions not contained in this Planned Development Ordinance shall conform to those requirements for the **Multi Family - Three (MF-3) District**, as established and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive will prevail.

A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.

**IV.**

**Development Standards**

- A. As development shall be in substantial conformance with the conceptual plans attached hereto as Exhibits.

- B. Primary building materials shall be 80% masonry with 20% simulated stone and stucco.
- C. Not more than 67% of total residential units within the complex shall be one-bedroom units.
- D. Covered parking shall be enclosed on two sides with simulated stone rowlock and base to match the buildings consistent with the conceptual plan attached hereto as an Exhibit to this ordinance.
- E. "Spanish" style roof tiles shall be required on all buildings. Roof pitch mixture of no less than 3:12 and 5:12 slope shall be required
- F. Minimum of nine-foot-wide garage doors shall be required.
- G. Perimeter walls along the eastern, western, and southern property lines are not required with this development.

V.

THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

VI.

THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

VII.

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, TEXAS, THIS THE 15<sup>TH</sup> DAY OF OCTOBER, 2013.**

APPROVED:

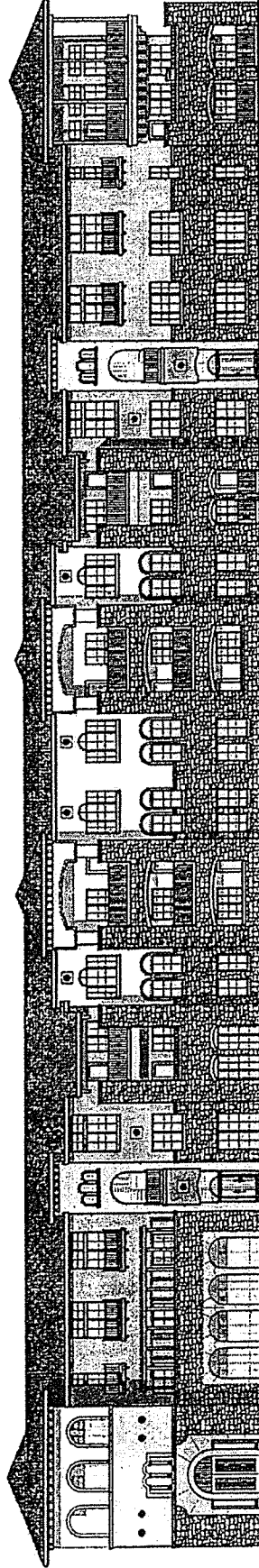
  
Ron Jensen, Mayor

APPROVED AS TO FORM:

ATTEST:

   
Catherine E. Di Maggio City Secretary City Attorney

ORDINANCE NO. 9626-2013  
PLANNED DEVELOPMENT NO. 341  
CASE NO. Z131001



Grand Prairie  
Application Submittal  
Received by: Ms. Nancy Brown  
03/20/2013 6:05:41 PM

GRAND PRAIRIE APARTMENTS  
GRAND PRAIRIE, TEXAS



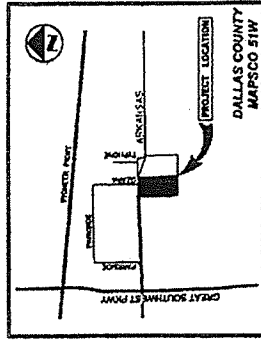
*Cross Architects*  
**Application Submittal**  
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 02/27/2013 5:08:26 PM

NO.	DESCRIPTION	AREA SQ. FT.	VOLUME CU. YD.
1	FOUNDATION	1,200	0.00
2	CONCRETE	1,200	0.00
3	BRICK	1,200	0.00
4	CEMENT PLASTER	1,200	0.00
5	ROOFING	1,200	0.00
6	MECHANICAL	1,200	0.00
7	ELECTRICAL	1,200	0.00
8	PAINT	1,200	0.00
9	GLASS	1,200	0.00
10	IRONWORK	1,200	0.00
11	LANDSCAPE	1,200	0.00
12	TOTAL	12,000	0.00

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11	LANDSCAPE	1,200	0.00
12	TOTAL	12,000	0.00

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9	GLASS	1,200	0.00
10	IRONWORK	1,200	0.00
11	LANDSCAPE	1,200	0.00
12	TOTAL	12,000	0.00



**VICINITY MAP**  
 (NOT TO SCALE)

**OWNER:**  
 CABLE/ON/AR CO. LTD.  
 1255 W. 15TH ST.  
 DALLAS, TEXAS 75204  
 PH: 972.880.9810  
 CONTACT: JEFF FULENCHAK

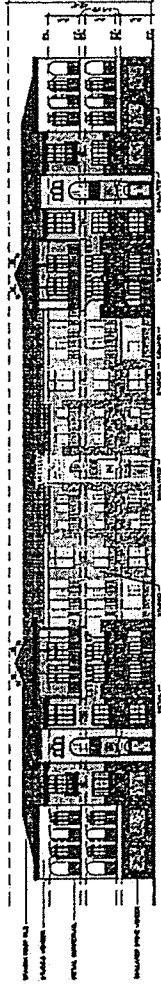
**LANDSCAPE ARCHITECT:**  
 JBI PARTNERS  
 10301 OGDON DRIVE  
 ADDICKS, TEXAS 75001  
 DALLAS, TEXAS 75208  
 PH: 972.242.6776  
 CONTACT: TOM JOHN

**ARCHITECT:**  
 CROSS ARCHITECTS  
 1255 W. 15TH ST.  
 PLANO, TEXAS 75075  
 PH: 972.308.6844  
 CONTACT: BRIAN RIBSEY

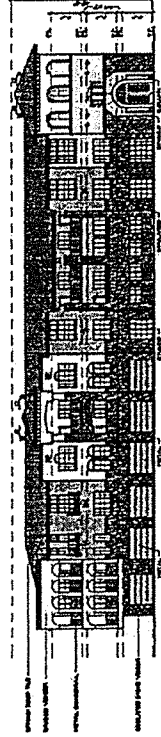
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 JBI PARTNERS  
 10301 OGDON DRIVE  
 ADDICKS, TEXAS 75001  
 DALLAS, TEXAS 75208  
 PH: 972.242.6776  
 CONTACT: TOM JOHN

**CROSS ARCHITECTS**  
 1255 W. 15TH ST.  
 PLANO, TEXAS 75075  
 PH: 972.308.6844  
 FAX: 972.312.8668  
 info@crossarchitect.com

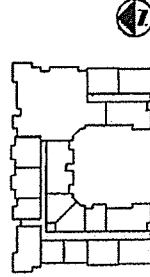
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**ARKANSAS LANE &**  
**GREAT SOUTHWEST PKWY**  
 WARREN PUETT SURVEY ABSTRACT NO. 1727  
 GSID SOUTH SITE 56  
 CITY OF GRAND PRAIRIE, TEXAS  
 GRAND TRAILS - PROJECT NO. 1 (SCALE: 1/8" = 1'-0")  
 SHARED: 1033 (SCALE: 1/8" = 1'-0")



**05 REAR ELEVATION**  
 SCALE: 1/16" = 1'-0"



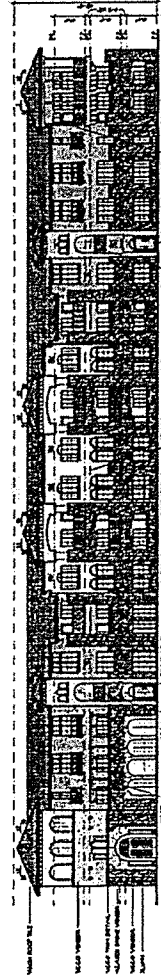
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**01 BUILDING KEY**  
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**04 RIGHT ELEVATION**  
 SCALE: 1/16" = 1'-0"



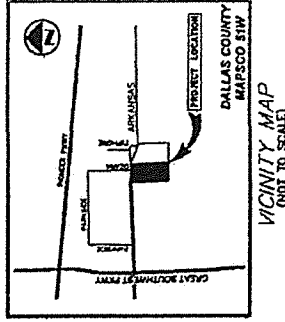
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 SCALE: 1/16" = 1'-0"

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AREA NO. 03	1255.00
AREA NO. 04	1255.00
AREA NO. 05	1255.00
AREA NO. 06	1255.00
AREA NO. 07	1255.00
AREA NO. 08	1255.00
AREA NO. 09	1255.00
AREA NO. 10	1255.00

MAY ELEVATION	
AREA NO. 01	1255.00
AREA NO. 02	1255.00
AREA NO. 03	1255.00
AREA NO. 04	1255.00
AREA NO. 05	1255.00
AREA NO. 06	1255.00
AREA NO. 07	1255.00
AREA NO. 08	1255.00
AREA NO. 09	1255.00
AREA NO. 10	1255.00

JUNE ELEVATION	
AREA NO. 01	1255.00
AREA NO. 02	1255.00
AREA NO. 03	1255.00
AREA NO. 04	1255.00
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JULY ELEVATION	
AREA NO. 01	1255.00
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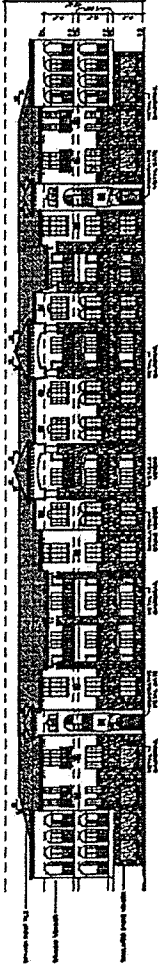
OWNER:  
1300 S MAIN STREET, SUITE 1400  
DALLAS, TEXAS 75201  
CONTACT: JIM SCHUBERT  
972-342-3121

ARCHITECT:  
CROSS ARCHITECTS  
1255 W. 15TH STREET, SUITE 115  
DALLAS, TEXAS 75202  
CONTACT: MAMM MOSELEY  
972-342-3121

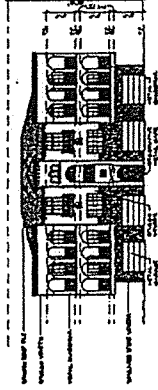
**Cross ARCHITECTS**  
1255 W. 15TH STREET, SUITE 115  
DALLAS, TEXAS 75202  
PHONE: 972.318.6814  
FAX: 972.312.6816  
www.crossarchitects.com

GRAND PRAIRIE APARTMENTS  
ARKANSAS LANE &  
GREAT SOUTHWEST PKWY  
WARREN PUETT SURVEY ABSTRACT NO. 1727  
GSISD SOUTH SITE 56

CITY OF GRAND PRAIRIE, TEXAS  
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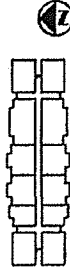


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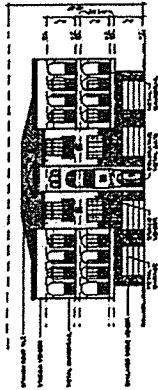


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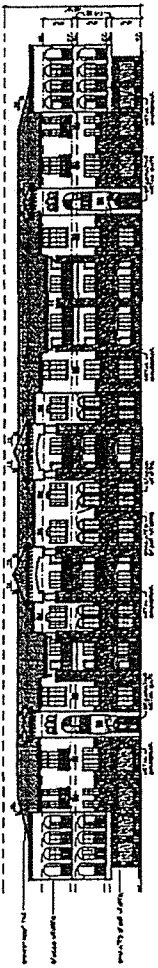
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Application Submittal  
Received by the Planning Division  
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01 BUILDING KEY  
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04 RIGHT ELEVATION  
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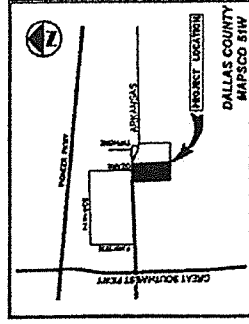
02 FRONT ELEVATION  
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ARCHITECT:	CROSS ARCHITECTS
ENGINEER:	CHAS. W. BROWN
DATE:	11/15/11
PROJECT NO.:	11111111
SHEET NO.:	11111111

APPLICANT:	GRAND PRAIRIE APARTMENTS
ADDRESS:	11111111
CITY:	11111111
STATE:	11111111
ZIP:	11111111
DATE:	11/15/11
PROJECT NO.:	11111111
SHEET NO.:	11111111

APPLICANT:	GRAND PRAIRIE APARTMENTS
ADDRESS:	11111111
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STATE:	11111111
ZIP:	11111111
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APPLICANT:	GRAND PRAIRIE APARTMENTS
ADDRESS:	11111111
CITY:	11111111
STATE:	11111111
ZIP:	11111111
DATE:	11/15/11
PROJECT NO.:	11111111
SHEET NO.:	11111111



VICINITY MAP  
(NOT TO SCALE)

OWNER:  
GRAND PRAIRIE APARTMENTS  
11111111  
DALLAS, TEXAS 75241  
CONTACT: 11111111

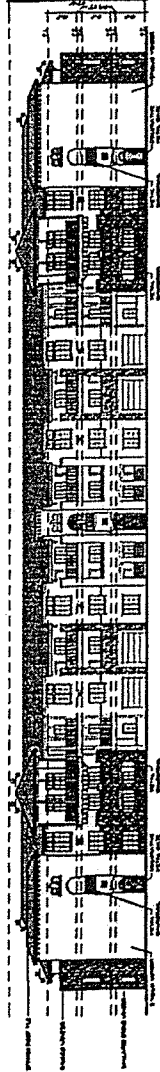
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CROSS ARCHITECTS  
11111111  
DALLAS, TEXAS 75241  
CONTACT: 11111111

ENGINEER:  
CHAS. W. BROWN ARCHITECTS  
11111111  
DALLAS, TEXAS 75241  
CONTACT: 11111111

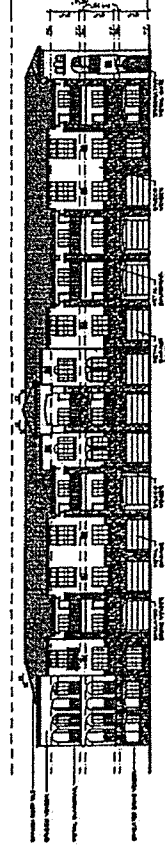
**Cross ARCHITECTS**  
11111111  
DALLAS, TEXAS 75241  
PH: 11111111  
FAX: 11111111  
www.crossarchitects.com

**GRAND PRAIRIE APARTMENTS**  
ARKANSAS LANE &  
GREAT SOUTHWEST PKWY  
WARREN PUETT SURVEY ABSTRACT NO. 1727  
GSID SOUTH SITE 56  
CITY OF GRAND PRAIRIE, TEXAS

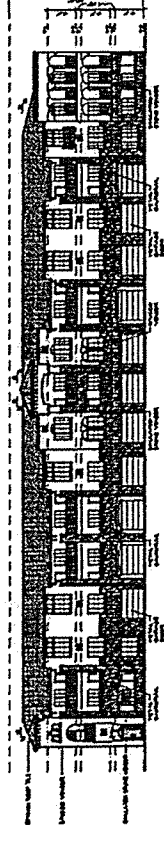
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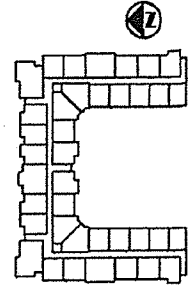
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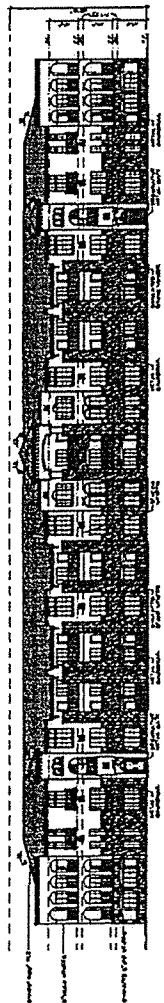
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03 LEFT ELEVATION  
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01 BUILDING KEY  
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02 FRONT ELEVATION  
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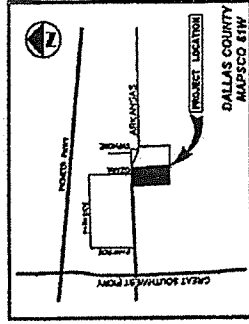
**Application Submittal**  
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08/20/2013 6:07:54 PM

AREA	AREA NO.	DESCRIPTION
FOUNDATION	101	CONCRETE
WALLS	102	CMU
ROOF	103	ASPH/FLT
MECHANICAL ROOM	104	MECHANICAL
STAIRS	105	CONCRETE

AREA	AREA NO.	DESCRIPTION
FOUNDATION	201	CONCRETE
WALLS	202	CMU
ROOF	203	ASPH/FLT
MECHANICAL ROOM	204	MECHANICAL
STAIRS	205	CONCRETE

AREA	AREA NO.	DESCRIPTION
FOUNDATION	301	CONCRETE
WALLS	302	CMU
ROOF	303	ASPH/FLT
MECHANICAL ROOM	304	MECHANICAL
STAIRS	305	CONCRETE

AREA	AREA NO.	DESCRIPTION
FOUNDATION	401	CONCRETE
WALLS	402	CMU
ROOF	403	ASPH/FLT
MECHANICAL ROOM	404	MECHANICAL
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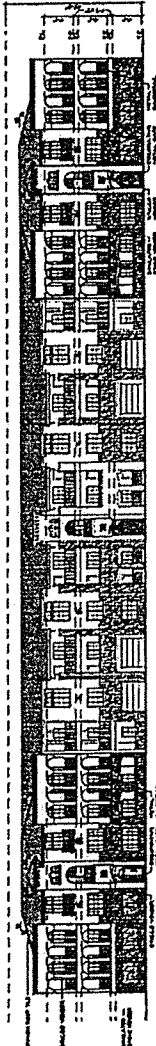
OWNER:  
DALLAS COUNTY  
1000 W. BETH STREET, SUITE 2008  
DALLAS, TEXAS 75201  
CONTACT: BRUCE SCHUBERT  
610.317.0172

ARCHITECT:  
CROSS ARCHITECTS  
1255 GRAND PRAIRIE, SUITE 1125  
PLANO, TEXAS 75075  
CONTACT: BRUCE SCHUBERT  
972.398.6644

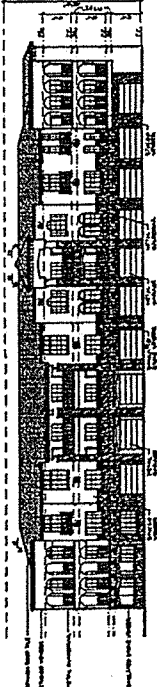
**Cross ARCHITECTS**  
1255 GRAND PRAIRIE, SUITE 1125  
PLANO, TEXAS 75075  
PH: 972.398.6644  
FAX: 972.317.6666  
info@crossarchitects.com

**GRAND PRAIRIE APARTMENTS  
ARKANSAS LANE &  
GREAT SOUTHWEST PKWY**  
WARREN PUETT SURVEY ABSTRACT NO. 1727  
GSID SOUTH SITE 56  
CITY OF GRAND PRAIRIE, TEXAS

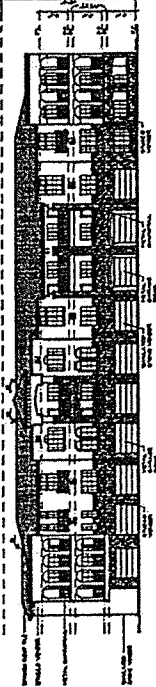
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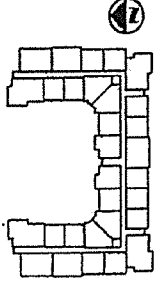
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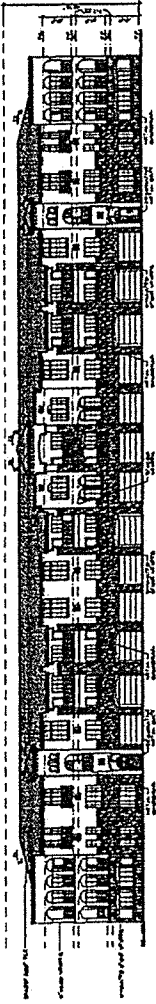
04 RIGHT ELEVATION  
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01 BUILDING KEY  
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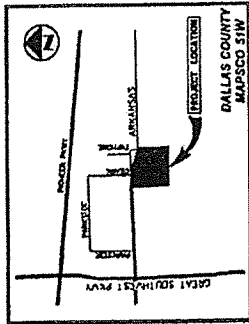


02 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

*Cross Architects*  
Application Submittal  
received by the Planning Division  
08/20/2013 6:08:17 PM



**Grand Prairie**  
 Application Submittal  
 RECEIVED BY THE Planning Director  
 09/23/2013 6:08:23 PM



**OWNER:**  
 GRAND PRAIRIE CITY  
 1000 MAIN STREET, SUITE 1400  
 GRAND PRAIRIE, TEXAS 75050  
 CONTACT: TONY JARVIS, P.E.  
 817-271-1412

**ARCHITECT:**  
 CROSS ARCHITECTS  
 1235 CROSS ARCHITECTS  
 PLANO, TEXAS 75075  
 CONTACT: TONY JARVIS, P.E.  
 972-318-8644

**ENGINEER:**  
 BROWN ENGINEERING  
 1529 N. 15TH STREET, SUITE 123  
 GRAND PRAIRIE, TEXAS 75050  
 CONTACT: TONY JARVIS, P.E.  
 972-318-8644

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 Great Southwest Pkwy**  
 WARREN PUETT SURVEY ABSTRACT NO. 1727  
 GSID SOUTH SITE 56  
 CITY OF GRAND PRAIRIE, TEXAS

OWNER: GRAND PRAIRIE CITY  
 PROJECT NO.: 15-0001-0000-0000  
 DATE: 09/23/2013

