

ORDINANCE NO. 10245-2017

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE TWO TRACTS TOTALING 13.14 ACRES OUT OF THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED EAST OF THE WATERPOINT STREET/ EAST SEETON ROAD INTERSECTION, AND FURTHER DESCRIBED BELOW, FROM AGRICULTURE (A) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL USES; SAID ZONING MAP AND ORDINANCE BEING 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 from its classification of Agriculture (A) District to a Planned Development District for Single Family Residential Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 6, 2017, 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of Agriculture (A) District to a Planned Development District for Single Family 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 March 21, 2017, 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, Grand Prairie, 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 of Agriculture (A) District to a Planned Development for Single Family Residential Uses 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:

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 from its classification of Agriculture (A) District to a Planned Development District for Single Family Residential Uses as described in Exhibit A – Legal Description and depicted in depicted in Exhibit B – Location Map and legally described as follows:

SECTION 2. Purpose and Intent

The intent of this zoning ordinance is to create a development framework that encourages and supports higher standards. Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential development.

A homeowner’s association (HOA) and public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure resources are available for the care of the common elements and amenities of the community.

SECTION 3. Development Standards

A. General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) and Resolution 3924 unless otherwise specified herein.

B. Zoning Exhibit/Concept Plan

The area depicted in Exhibit “C” – Concept Plan designates the Planned Development District area. The number of residential lots within the Planned Development District area shall not exceed 36.

C. Development Standards

1. Lot Dimensions and Requirements

- a. The minimum lot width shall be 65 feet.

- b. The minimum lot depth shall be 110 feet.
 - c. Maximum lot coverage shall not exceed 60%.
 - d. Minimum living area shall be 1,800 square feet.
 - e. The minimum front yard setback for residential lots developed with front entry (street facing) garages shall be 25 feet. The minimum front yard setback for residential lots developed with non-front entry garages shall be 20 feet. This building setback provision shall be noted on the final plat for all phases of the development.
 - f. Interior side setback shall be a minimum of 5 feet.
2. In lieu of J-Swing Garages the following shall apply:
- a. 30% of Lots within the development shall contain houses with a minimum of 2,000 square feet with at least a 2 car garage.
 - b. Double wide garage doors will be allowed on front entry garages provided additional architectural elements are included above the door unit such as, but not limited to, masonry in-filled gabled roof with articulated bond pattern, dormer window features, boxed windows and similar architectural elements.
 - c. All front entry house doors shall be 8 feet in height and shall be made of fiberglass, wood, or glass combination.
 - d. Carports are prohibited within the development.
 - e. Covered front porches shall be a minimum of 50 square feet.
 - f. A front-entry three-car garage with one double-wide garage door and one single-wide garage door shall offset the single-wide door from the double-wide door by a minimum of 12-inches.
3. Masonry/Stone requirement shall be a minimum of 80% on all residential structures, except as explicitly stated below:
- a. All elevations facing a dedicated street shall be 100% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
 - b. Fireplaces and chimney flues on exterior walls shall be 100% masonry chimney on all sides facing street. The sides facing the roof may be hardy plank or stucco. Flues on interior fireplaces may be constructed of hardy plank or stucco.
 - c. All freestanding group mailboxes shall be provided by the Developer and shall be maintained by the Homeowners Association.
4. Lot Landscaping - Each residential lot, prior to initial occupancy of the home, shall have the

following minimum landscaping and irrigation:

- a. 2-three-inch caliper trees planted in the front yard of each house.
 - b. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
 - c. Front yard 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 sodded in accordance with the requirement of the Unified Development Code.
 - e. Automatic underground irrigation, per the minimum requirements of the UDC shall be installed throughout the lot.
5. Lot Fencing – fencing on individual lots shall conform to the following minimum standards and the UDC or the following standards; the stricter fencing requirements shall prevail:
- a. Fences shall be constructed of wood with metal posts, brick or wrought iron type fence.
 - b. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.
 - c. Wood fences that are visible from any street right-of-way shall be board-on-board with an appropriate top cap rail.
 - d. Fences shall be constructed generally parallel to the street curb.
6. Other Requirements
- a. Roof Pitch – All primary roof structures on lots 7,800 square feet and greater shall have a minimum pitch of 8:12. Secondary roof structures (e.g. for porches, verandas and similar architectural attachments) may be constructed at a pitch 4:12.
 - b. Three-tab type roof shingles shall be prohibited. One roof shingle color may be used throughout the development.
 - c. Repeat Elevations – No duplicate house elevations may be built on a lot within four (4) lots of a house with the same elevations located on the same side of a street.
 - d. Repeat Brick- No brick type shall be allowed on a house within four lots of a house with the same brick type located on the same side of a street. No brick shall be repeated on a house directly across the street from a house with the same brick type.
 - e. Retaining Walls – Any retaining wall shall be constructed of approved stone. The use of wood or tie walls will not be allowed. Retaining walls greater than 4-feet in height shall be designed by an engineer licensed in the State of Texas.
 - f. All utilities shall be constructed below ground, except for major high voltage lines.

- g. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be constructed of asphalt and/or approved pervious surfaces.

SECTION 4. Homeowners Association and Public Improvement District

A mandatory homeowners association (HOA) shall be created to enforce the HOA restrictions at the expense of the property owners of the development. The HOA shall maintain the common areas within the development. Prior to recordation of the first final plat, HOA documents shall be submitted to the Planning Department for review.

The subject site is within PID (Public Improvement District) #8. Prior to recordation of the first final plat, confirmation from the PID #8 Board shall be submitted which indicates acceptance of the change of use and incorporation of the subdivision wall, perimeter landscape into the PID's maintenance responsibility.

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, TEXAS, ON THIS THE 21ST DAY OF MARCH 2017.

APPROVED:



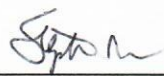
Ron Jensen, Mayor

ATTEST:



Deputy City Secretary

APPROVED AS TO FORM:



City Attorney

**Zoning Case No. Z170301
Planned Development No. 360**

Exhibit "A"

Legal Description

Tract 1:

Being a tract of land situated in the Caroline M. Adams Survey, Abstract No. 38, in the City of Grand Prairie, Tarrant County, Texas, being that tract of land conveyed to Doyle K. Lansford and Tommie E. Lansford, by deed recorded in Volume 9219, Page 1462, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the common east corner of Lots 4 and 5, Block B, of Lakeview West Addition, Section 2, Phase I, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Case No. 130902, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 14 minutes 10 seconds East, along the East line of said Lot 4, a distance of 325.24 to a pk nail set for corner, said corner being the Southwest corner of that tract of land conveyed to Doyle K. Lansford and wife, Tommie E. Lansford, by deed recorded in Volume 8771, Page 971, Deed Records, Tarrant County, Texas, and in an asphalt road;

THENCE North 89 degrees 59 minutes 14 seconds East, along the Westerly most Southeast line of said Lansford (8771/971), a distance of 237.62 feet to a pk nail set for corner, said corner being the Westerly most Southeast corner of said Lansford (8771/971) tract, and in said asphalt road;

THENCE North 00 degrees 00 minutes 46 seconds West, along the East line of said Lansford (8771/971) tract, a distance of 247.20 feet to a 1/2 inch iron rod set for corner, said corner being the Northwesterly most Southeast corner of said Lansford (8771/971) tract;

THENCE North 89 degrees 59 minutes 14 seconds East, along the South line of said Lansford (8771/971) tract, a distance of 240.90 feet to a 1/2 inch iron rod set for corner, said corner being the Northerly most Southwest corner of said Lansford (8771/971) tract;

THENCE South 00 degrees 00 minutes 46 seconds East, along the West line of said Lansford (8771/971) tract, a distance of 194.00 feet to a 1/2 inch iron rod set for corner, said corner being the Easterly most Southwest corner of said Lansford (8771/971) tract;

THENCE South 48 degrees 14 minutes 14 seconds West, along the Southeast line of said Lansford (8771/971) tract, a distance of 79.89 feet to a pk nail set for corner, said corner being the Southeasterly most Southwest corner of said Lansford (8771/971) tract, the Northeast corner of Lakeview West, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's File No. D213235131, Plat Records, Tarrant County, Texas, and in said asphalt road;

THENCE South 89 degrees 59 minutes 14 seconds West, along the North line of said Lakeview West, a distance of 181.29 feet to the POINT OF BEGINNING and containing 57,965 square feet or 1.33 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2:

Being a tract of land situated in the Caroline M. Adams Survey, Abstract No. 38, in the City of Grand Prairie, Tarrant County, Texas, being a portion of that tract of land conveyed to Doyle K. Lansford and wife, Tommie E. Lansford, by deed recorded in Volume 8771, Page 971, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the common east corner of Lots 4 and 5, Block B, of Lakeview West Addition, Section 2, Phase 1, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Case No. 130902, Map Records, Tarrant County, Texas;

Legal Description

THENCE South 00 degrees 14 minutes 10 seconds East, along the East line of said Lot 4, a distance of 325.24 to a pk nail set for corner at the POINT OF BEGINNING, said corner being South 00 degrees 14 minutes 10 seconds East, a distance of 30.00 feet from the Southeast corner of said Block B, and in an asphalt road;

THENCE North 00 degrees 14 minutes 09 seconds West, along the East line of said Block B, a distance of 670.10 feet to a 1/2 inch iron rod set for corner, said corner being the Northwesterly most Southeast corner of said Block B;

THENCE North 89 degrees 45 minutes 15 seconds East, along the South line of said Block B, a distance of 937.78 feet to a pk nail set for corner, said corner being North 89 degrees 45 minutes 15 seconds East, a distance of 30.00 feet from the Easterly most Southeast corner of said Block B, and in said asphalt road;

THENCE South 00 degrees 18 minutes 30 seconds East, a distance of 673.92 feet to a 1/2 inch iron rod set for corner, said corner being on the North line of that tract of land conveyed to United States of America, by deed recorded in Volume 71711, Page 1209, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 59 seconds 14 minutes West, along the North line of said United States of America tract, a distance of 519.73 feet to a pk nail set for corner, said corner being the Southerly most Southeast corner of that tract of land conveyed to Doyle K. Lansford and Tommie E. Lansford, by deed recorded in Volume 9219, Page 1462, Deed Records, Tarrant County, Texas, the Northeast corner of Lakeview West, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's File No. D213235131, Plat Records, Tarrant County, Texas, and in said asphalt road;

THENCE North 48 degrees 14 minutes 14 seconds East, along the Southeast line of said Lansford (9219/1462) tract, a distance of 79.89 feet to a 1/2 inch iron rod set for corner, said corner being the Easterly most Southeast corner of said Lansford (9219/1462) tract;

THENCE North 00 degrees 00 minutes 46 seconds West, along the East line of said Lansford (9219/1462) tract, a distance of 194.00 feet to a 1/2 inch iron rod set for corner, said corner being the Northeast corner of said Lansford (9219/1462) tract;

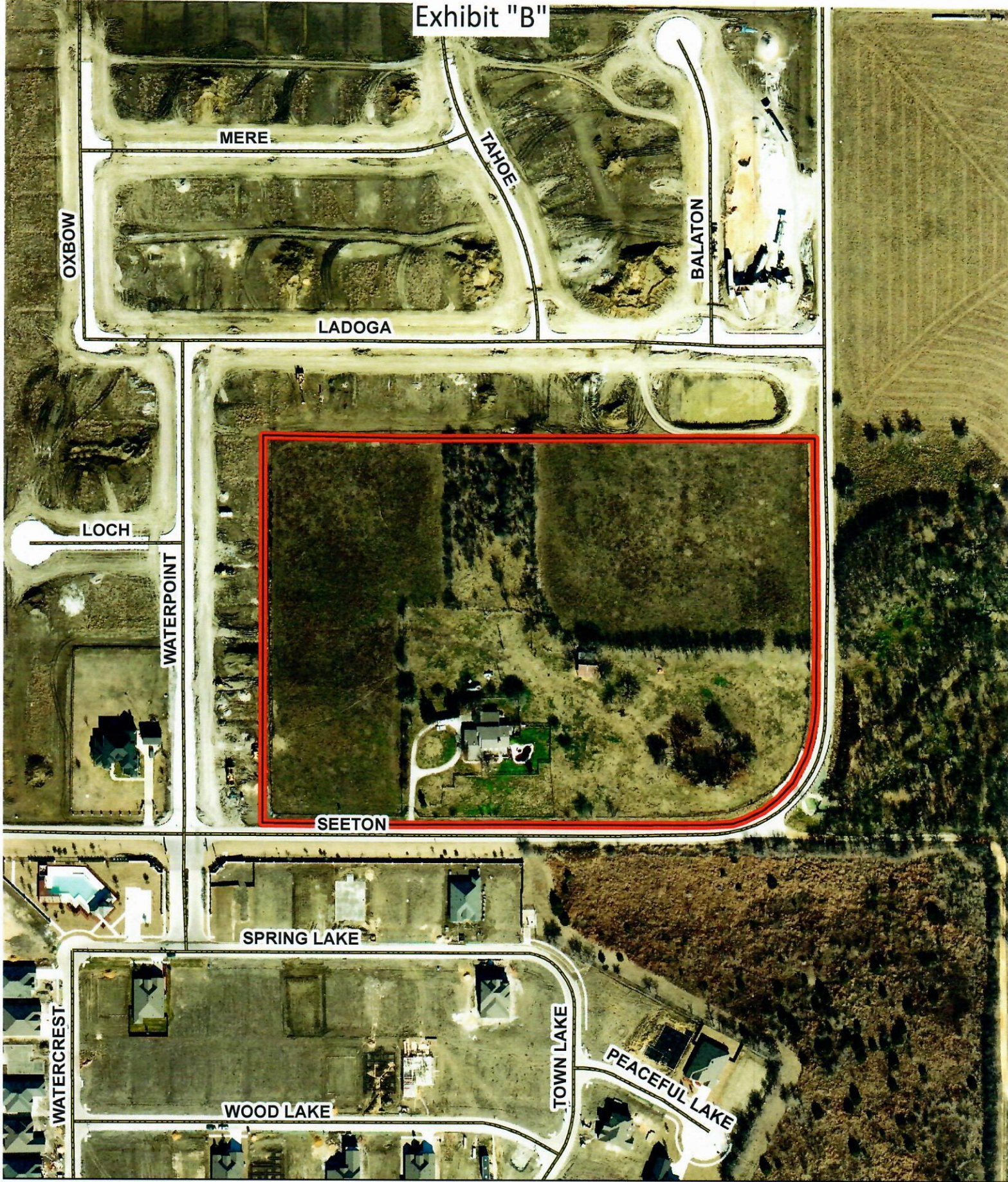
THENCE South 89 degrees 59 minutes 14 seconds West, along the North line of said Lansford (9219/1462) tract, a distance of 240.90 feet to a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Lansford (9219/1462) tract;

THENCE South 00 degrees 00 minutes 46 seconds East, along the West line of said Lansford (9219/1462) tract, a distance of 247.20 feet to a pk nail set for corner, said corner being the Southwest corner of said Lansford (9219/1462) tract, and in said asphalt road;

THENCE South 89 degrees 59 minutes 14 seconds West, a distance of 237.62 feet to the POINT OF BEGINNING and containing 572,515 square feet or 13.14 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Exhibit "B"



CASE LOCATION MAP

Case Number Z170301
Single Family at Seeton Rd



City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org

Exhibit "C"

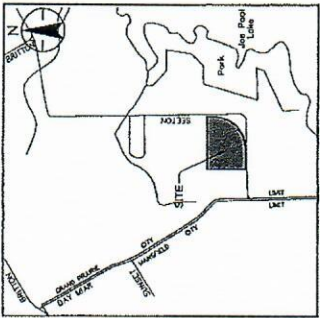
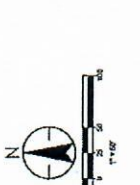
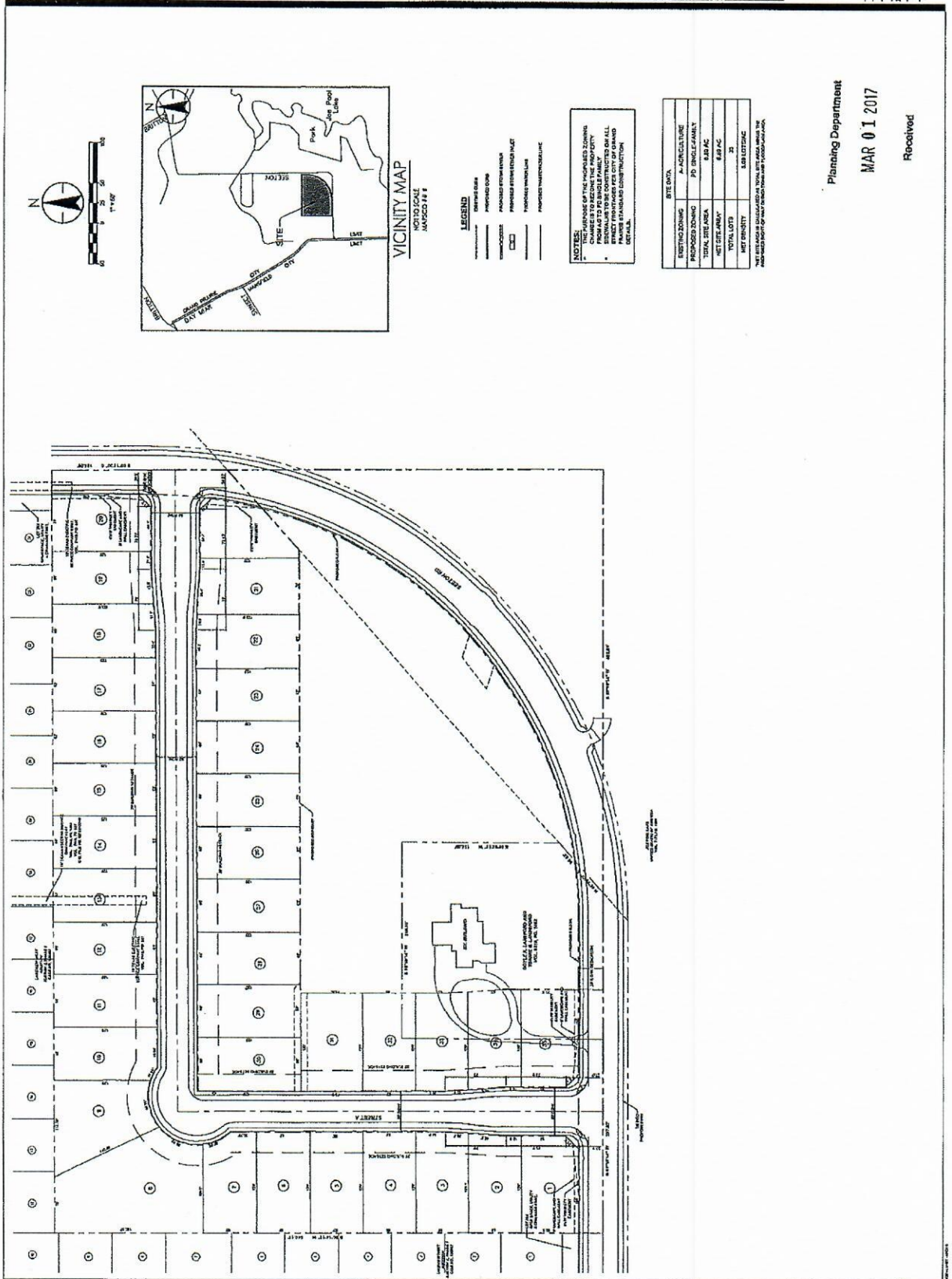


DATE: 03/01/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: CONCEPTUAL SITE AND EXISTING CONDITIONS LAYOUT

| REVISION | BY | DATE | DESCRIPTION |
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CONCEPTUAL SITE AND EXISTING CONDITIONS LAYOUT
 7170301 - ZONING CHANGE TO PD SINGLE FAMILY
 GRAND FERRIS TR
 PLANNED DEVELOPMENT

Stantec
 1 of 1
 Revision Sheet



VICINITY MAP
 PROJECT SITE
 MUSCOGEE

LEGEND

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|-----|-----------------------------|
| --- | EXISTING DRIVE |
| --- | PROPOSED DRIVE |
| --- | PROPOSED DRIVE WIDTH |
| --- | PROPOSED DRIVE RIGHT OF WAY |
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NOTES:
 1. THE PURPOSE OF THIS PROPOSED ZONING CHANGE IS TO ALLOW THE DEVELOPMENT OF THE PROJECT FROM AN AGRICULTURE ZONING TO A PD SINGLE FAMILY ZONING.
 2. THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PD SINGLE FAMILY ZONING REQUIREMENTS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
 3. THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PD SINGLE FAMILY ZONING REQUIREMENTS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

| SITE DATA | |
|-----------------|--------------------|
| EXISTING ZONING | A - AGRICULTURE |
| PROPOSED ZONING | PD - SINGLE-FAMILY |
| TOTAL SITE AREA | 6.88 AC |
| NET SITE AREA | 6.88 AC |
| TOTAL LOTS | 20 |
| NET DENSITY | 2.91 LOTS/AC |

Planning Department
 MAR 01 2017
 Received

BOARD COUNTY
 CONCEPTUAL SITE AND EXISTING COMMONS LAYOUT
 ZONING CHANGE TO SINGLE FAMILY
 SETON ROAD FRONTAGE LANDSCAPE PLAN
 270301 - ZONING CHANGE TO SINGLE FAMILY

| Revision | Date | By | Check | Scale | Notes |
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