

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 6.56 ACRES OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND AS MORE FULLY DESCRIBED BELOW, FROM AGRICULTURE (A) DISTRICT AND SINGLE FAMILY-ONE (SF-1) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY DETACHED 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 change the zoning designation of said property from Agriculture (A) District and Single Family-One (SF-1) District 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 July 10, 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 8 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 and Single Family-One (SF-1) District 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 July 18, 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 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, changing the zoning from its classification of Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family Detached 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:

## 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:

“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 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...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of **Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family Detached Residential Uses;**

Description of Land:

BEING 6.56 ACRES OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38 IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AS DESCRIBED IN THE ATTACHED EXHIBIT A – LEGAL DESCRIPTION AND DEPICTED IN THE ATTACHED EXHIBIT B – LOCATION MAP AND EXHIBIT C – ZONING EXHIBIT INCORPORATED HEREIN BY REFERENCE.

## II.

### PURPOSE AND INTENT

- A. The purpose and 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 high quality residential development.
- B. The homeowners association (HOA) is intended to provide for the review, maintenance, and enforcement of HOA design and other internal development standards and to ensure resources are available for the care of the common elements and amenities of the community.
- C. The public improvement district (PID) is intended to ensure resources are available for the care of the public elements of the community, which are typically limited to the perimeter wall and landscaping between the perimeter wall and public street right-of-ways.

## III.

### RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit D – Concept Plan incorporated herein by reference. The Concept

Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.

- B. The development must include landscaping and open spaces that are planned and coordinated throughout the development. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit E – Landscape and Screening Concept Plan as incorporated herein by reference.
- C. All utilities shall be placed below ground, except for major high voltage transmission lines.
- D. All streets, driveways, and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be asphalt.

#### IV.

#### ARCHITECTURAL, DIMENSIONAL, AND DENSITY STANDARDS

##### A. Applicability

All development on land located within the boundaries of this Planned Development District must adhere to the rules and regulations as set forth in these Planned Development District standards.

##### B. Base Zoning

Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements contained in Resolution 3924 and requirements for Single Family-Four (SF-4) District in the Unified Development Code (UDC), as amended. Where there is a conflict, unless explicitly contained in this ordinance, the more restrictive shall prevail.

##### C. Density and Dimensional Requirements

The Zoning Area shall be in conformance with density and dimensional standards as shown on the attached Exhibit F – Density and Dimensional Table, incorporated herein by reference, with said standards being more particularly described below.

1. Lot size shall be a minimum of 7,200 square feet.
2. Lot width shall be a minimum of 60-feet.
3. Lot depth shall be a minimum of 110-feet.
4. Lot coverage shall not exceed 65%.
5. Front setback shall be a minimum of 20-feet.
6. Rear setback shall be a minimum of 10-feet.
7. Interior side setback shall be a minimum of 5-feet.

8. Side setback adjacent to a street shall be a minimum of 15-feet.
9. Minimum living area shall be 1,800 square feet.
10. At least twenty percent (20%) of all platted residential lots shall contain a minimum living area of 2,000 square feet or greater.
11. The number of residential lots within the Planned Development District shall not exceed 26.

D. In lieu of residential garage alternative provisions in Resolution 3924, the following shall apply:

1. The developer shall provide architectural elements above double wide garage doors on front entry garages. Architectural elements may include, but not be limited to, masonry infilled gable roof with articulated bond pattern, dormer window features, boxed windows, brick/stone designs, and similar architectural elements.
2. Front doors of houses with front entry garages shall be 8-feet in height and shall be made of fiberglass, wood, or glass combination.
3. Carports shall be prohibited.
4. Covered front porches shall be a minimum of 50 square feet.
5. The single wide garage door shall be offset from the double wide garage door by a minimum of 12 inches on all three-car front entry garages.
6. Thirty percent (30%) of all platted residential lots shall have a 2 ½ car garage or a 3 car garage.

E. Exterior construction shall be predominately composed of masonry materials.

1. A minimum of eighty percent (80%) of all exterior wall surfaces shall be structurally designed for and constructed of masonry and/or stone.
2. This percentage is determined as the net square footage of the wall excluding doors, windows, dormers, areas under porches and other architectural projections. The wall is considered below the fascia board at the roof line.
3. Fireplaces and chimney flues on exterior walls shall be 100% masonry chimneys on all sides facing the street. Sides facing the roof may be cementitious fiber. Flues on interior fireplaces may be constructed of cementitious fiber. In the event that vent stacks are used, no masonry shall be required.

F. Variation in architectural design, color scheme, and building profile shall be required.

1. No duplicate house elevation may be built on a lot within four lots of a house with the same elevation on the same side of the street.
2. No house may be built with the same elevation as one located directly across the street.

- G. The minimum roof pitch shall be 8:12. Secondary roof structures for porches, verandas, and similar architectural attachments may be constructed at a roof pitch of 4:12.
- H. Three-tab type roof shingles shall be prohibited. One roof shingle color may be used throughout the development.
- I. A unifying design theme shall be provided for amenities and streetscape elements with provision for centralized property management to be in place.
  - 1. The developer shall provide a centralized mail delivery kiosk located on a common lot. The mail kiosk shall be maintained by the HOA.
  - 2. A mandatory property-owners association and/or a public improvement district ("PID") shall be created to enforce the restrictions contained in this ordinance 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, common irrigation, and other common areas within the development. Documentation establishing such district and/or association shall be required at the time of final plat review.

## V.

### LANDSCAPING AND SCREENING STANDARDS

- A. Screening fences shall be coordinated throughout the residential subdivision. Screening shall consist of masonry walls, berms, landscaping, wrought iron, or a combination of these elements in accordance with the provisions of this Ordinance. Screening walls shall be designed to turn into the neighborhood to avoid uncoordinated fences at all entry points.
  - 1. A screening fence shall be constructed along all thoroughfares designated as an arterial or collector street on the City's Master Transportation Plan. The screening fence shall be a minimum of six feet in height.
  - 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 extend 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 setback for any residential lot.
  - 3. Retaining walls shall be constructed of approved stone. The use of wood or tie wall will not be allowed. Retaining walls greater than four feet in height shall be designed by an engineer licensed in Texas.
  - 4. A common lot shall be established for the placement of required fences along designated arterial or collector streets. Said common lot shall be a minimum of 10-feet, planted with trees, shrubs, and grass, and dedicated to the mandatory HOA or PID at the time of final platting.
  - 5. Individual lot fencing shall conform to the following standards:

- a. Fences shall be constructed of wood with steel posts.
  - b. Wood fences shall be constructed so posts, rails, and other support structures are not visible to from the street right-of-way.
  - c. Wood fences on side yards that are visible from Seeton Road shall be board-on-board with an appropriate top cap rail.
  - d. Fences shall be constructed generally parallel to the street curb.
- B. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Four (4) sets of plans for all entry signage and screening walls shall be submitted to the Development Review Committee (DRC) for approval in conjunction with the final plat submittal. Any building permit issued for screening wall construction shall not be valid until said screening wall plans have been approved by the DRC.
1. The developer shall provide a landscaped monument sign feature at one of the subdivision entrances.
- C. Single-family lot landscaping shall include two three-inch 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. Two (2)-three-inch calipers tree shall be planted in front of each house.
    - b. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.
    - c. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code with full irrigation for entire lot.

## VI.

### FAÇADE PLANS TO BE SUBMITTED FOR STAFF REVIEW

- A. For the purpose of verifying compliance with the architectural requirements prescribed in this Ordinance, the developer/builder shall submit proposed building elevations at time of final plat review with associated information describing masonry content, masonry color, garage orientation, and roof shingle specifications.

## VII.

All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

VIII.

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

IX.

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

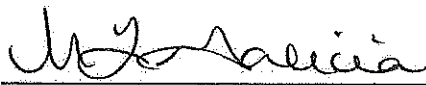
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON THIS THE 18<sup>th</sup> DAY OF JULY 2017.**

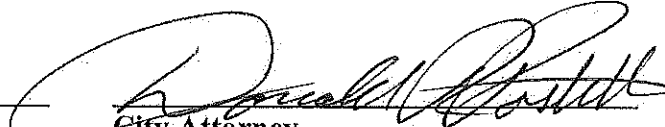
APPROVED:

  
Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:

  
for City Secretary

  
City Attorney

**ORDINANCE NO. 10300-2017  
PLANNED DEVELOPMENT NO. 363  
ZONING CASE NO. Z170702**

**Exhibit A - Legal Description**  
**Page 1 of 2**

**TRACT 1**

Being all the lot, tract, or parcel of land located in the CAROLINE M. ADAMS SURVEY, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, and being a part of the same tract of land described in deed to Lou Ann Dewitt, recorded in Volume 6607, Page 481, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 " iron rod found In the North line of Lot 1A of Paris Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 1712, Plat Records, Tarrant County, Texas, at the most Easterly South corner of Lakeview West Addition Section 2, Phase 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof, recorded in Instrument No. D215274510, Plat Records, Tarrant County, Texas;

Thence North 00°08'57" West, along the East line of said Lakeview Addition a distance of 396.11' to a 1/2' iron rod found in the South line of Spring Creek Mobile Estates, an unrecorded subdivision, at the Northeast corner of said Lakeview West Addition;

Thence North 89°57'54" East, along said South line a distance of 488.83' to a Mag nail set at or near the centerline of Seeton Road, a variable width right-of-way;

Thence South 00°57'21" East, along or near the said center of Seeton Road a distance of 395.05' to a Mag nail set for corner;

Thence South 89°50'10" West, passing at a distance of 25.00' the Northeast corner of said Paris Addition and continuing a total distance of 494.39' to the PLACE OF BEGINNING and containing 194,460 square feet or 4.464 acres of land.



**Exhibit A - Legal Description**

**Page 2 of 2**

**TRACT 2**

Being a tract of land situated In the Caroline M. Adams Survey Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, and being a portion of land conveyed to Michael W. Paris and wife, Sally A. Paris, by deed recorded In Volume 11223, Page 1594, Deed Records, Tarrant County, Texas, also known as the North portion of Lot 1, Block 1, of Paris Addition, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded In Cabinet A, Slide 1712, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Paul James Mankin and wife, Lisa Ann Mankin, by deed recorded In County Clerk File No. D198126859, Real Property Records of Tarrant County, Texas and being In the West line of E. Seeton Road {variable width right-of-way);

THENCE North 89 degrees 10 minutes 21 seconds West, along the North line of said Mankin tract, a distance of 450.18 feet to a 1/2 Inch Iron rod found for corner, said corner being the Northwest corner of said Mankin tract and being In the East line of Lakeview West, Section 2, Phase 2, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the Map or Plat thereof recorded In Document No. D21527 4510, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 05 minutes 56 seconds East, along the East line of Lakeview West Addition, a distance of 199.15 feet to a 1/2 Inch Iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Charles Eugene, and Debra M. Carter, husband and wife, by deed recorded In County Clerk File No. D216037499, Real Property Records, Tarrant County, Texas, from which a 1/2 Inch Iron rod found bears South 89 degrees 14 minutes 49 seconds East a distance of 5.56 feet;

THENCE South 89 degrees 06 minutes 33 seconds East, along the South line of said Eugene/Carter tract, a distance of 450.19 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of

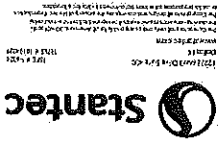
Eugene/Carter tract and In the West line of E. Seeton Road;

THENCE South 00 degrees 05 minutes 56 seconds West, along the West line of E. Seeton Road, a distance of 198.65 feet to the POINT OF BEGINNING and containing 89,535 square feet or 2.10 acres of land.



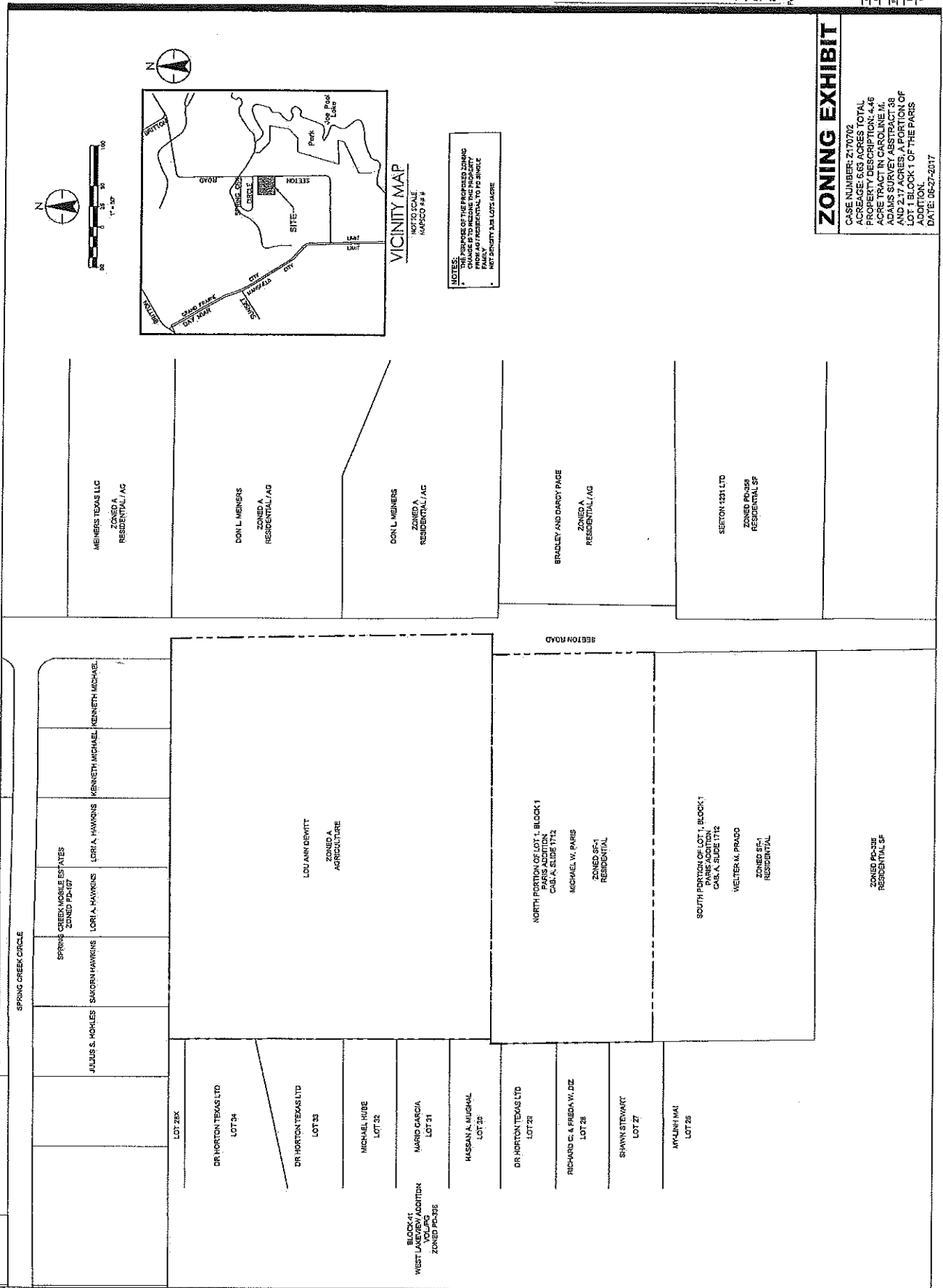
# Exhibit C - Zoning Exhibit

## Page 1 of 1



NO.	DATE	BY	REVISION

ZONING EXHIBIT  
 CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
 PLANNED DEVELOPMENT  
 2170702 - ZONING CHANGE TO PD SINGLE FAMILY  
 SKORBURG COMPANY  
 Client/Project  
 Permit/Sheet  
 Drawing No. 2021.07.02  
 Revision Sheet  
 1 of 3



# Exhibit D - Concept Plan

Page 1 of 1

CONCEPT PLAN

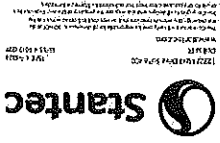
PLANNED DEVELOPMENT  
 217/02 - ZONING CHANGE TO PD SINGLE FAMILY  
 CITY OF GRAND PRairie, BARBARA COUNTY, TEXAS

KLORBERG COMPANY  
 CLASSIFIED

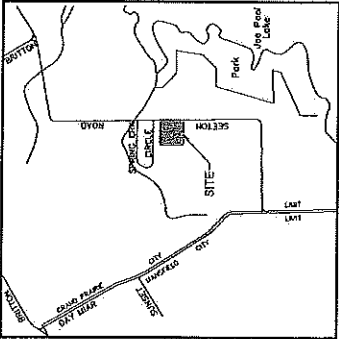
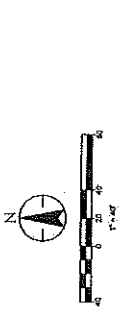
Term: 3/20/2017

DATE	2017/07/27
BY	KLORBERG COMPANY
PROJECT	217/02 - ZONING CHANGE TO PD SINGLE FAMILY
CLIENT	KLORBERG COMPANY
REVISION	Sheet

2 of 3



DATE	BY



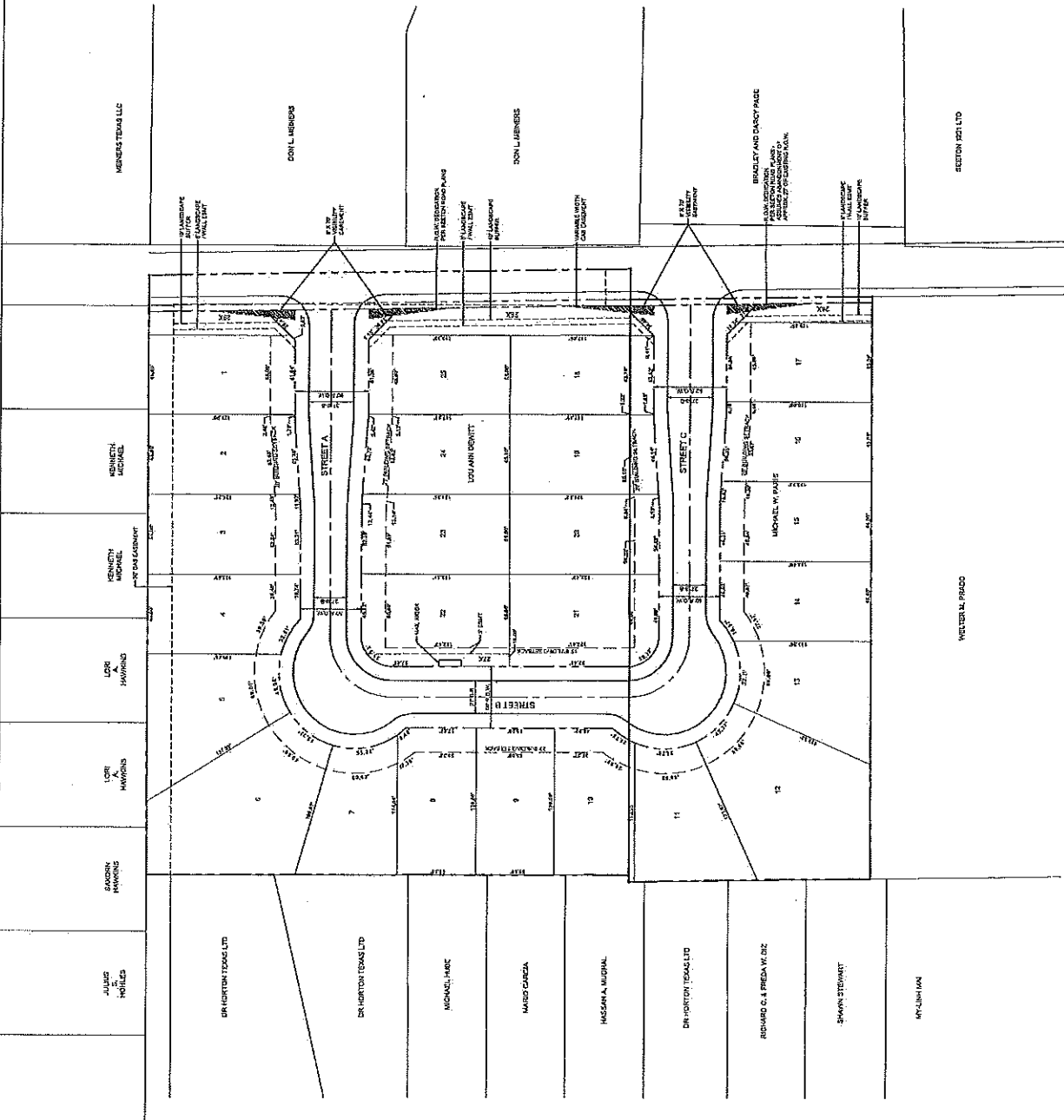
**VICINITY MAP**  
 NOT TO SCALE  
 MAPSCO #43

**NOTES:**  
 1. CHANGES TO THE PROPOSED ZONING CHANGES TO RESIDENTIAL TO PD SINGLE FAMILY 7. THE CONCEPT PLAN IS INTENDED TO BE A PRELIMINARY DESIGN AND NOT A FINAL PLAN. THE CONCEPT PLAN IS INTENDED TO CONSTITUTE A FINAL DESIGN FOR APPROVAL. THE APPROVED DEVELOPMENT WILL BE BASED ON THE APPROVED DEVELOPMENT PLAN AND THE APPROVED DEVELOPMENT PLAN AT THE TIME OF FINAL PLATTING.

SITE DATA	
EXISTING ZONING	A - AGRICULTURE AND SOA
PROPOSED ZONING	PD - SINGLE FAMILY
TOTAL SITE AREA	533 AC
NET SITE AREA	533 AC
TOTAL LOTS	32
NET DENSITY	1 LOT PER ACRE

## CONCEPT PLAN

CASE NUMBER 2170702  
 ACRES: 533 ACRES TOTAL  
 32 LOTS  
 ADAMS TRACT IN CAROLINE 446  
 ADAMS SURVEY ABSTRACT 58  
 AND 2.17 ACRES, A PORTION OF  
 LOT 1 BLOCK 1 OF THE PARIS  
 ADDITION.  
 DATE: 06-27-2017



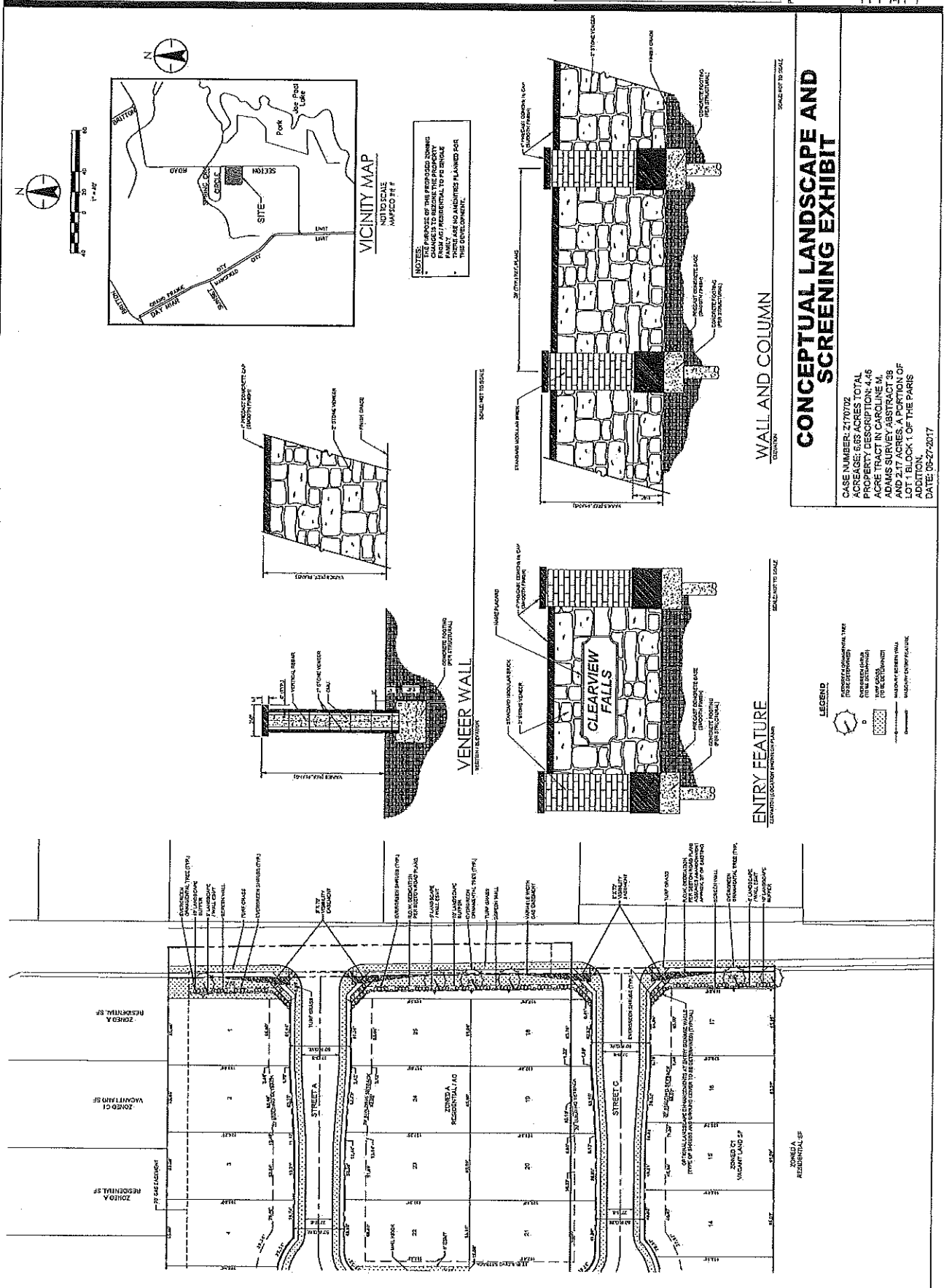
# Exhibit E - Landscape and Screening Concept Plan



1221 W. MADISON ST., SUITE 400  
MILWAUKEE, WI 53233  
TEL: 414.390.0000  
WWW.STANTEC.COM

CONCEPTUAL  
PLAN AND DESIGN  
217702Z - ZONING CHANGE TO PD SINGLE FAMILY  
SKORBERG COMPANY  
CHAIR/PROJECT  
MEMBER/SCALE

Project Name:	217702Z
Client:	SKORBERG COMPANY
Project No.:	217702Z
Revision No.:	01
Revision:	Sheet



## CONCEPTUAL LANDSCAPE AND SCREENING EXHIBIT

CASE NUMBER: 217702Z  
ACRES: 4.46  
PROPERTY DESCRIPTION: 4.46  
ACRE TRACT IN CAROLINE M  
ADAMS SURVEY ABSTRACT 38  
AND 2.17 ACRES, A PORTION OF  
LOT 1 BLOCK 1 OF THE PARIS  
ADDITION.  
DATE: 08-27-2017

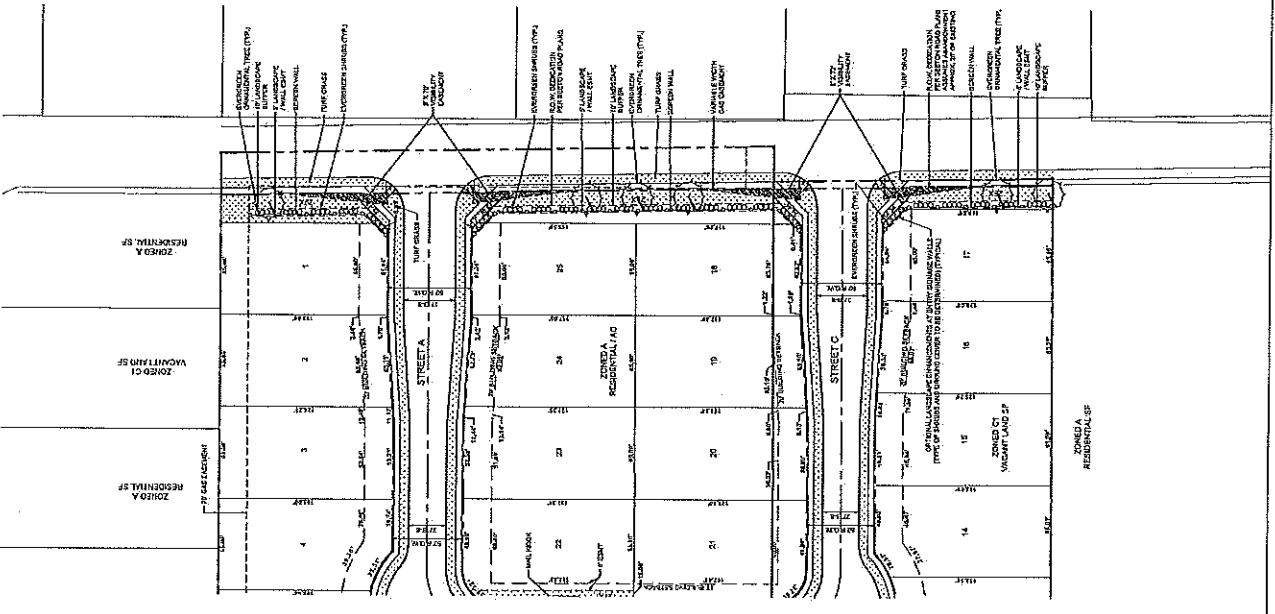
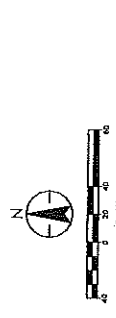
### WALL AND COLUMN

### ENTRY FEATURE

### VENER WALL

### CLEARVIEW FALLS

NOTES:  
1. CHANGES TO THE PROJECT DURING  
CONSTRUCTION TO BE THE RESPONSIBILITY  
OF THE OWNER.  
2. THESE ARE NOT ANGUISHED PLANNED FOR  
THIS DEVELOPMENT.



**Exhibit F - Density and Dimensional Table**  
**Page 1 of 1**

MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		5.8
MINIMUM LIVING AREA (SQ. FT.)		80% – 1,800 20% – 2,000
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	7,200
	WIDTH	60
	DEPTH	110
MINIMUM YARD SETBACKS (FEET)	FRONT	20
	REAR	10
	INTERIOR SIDE	5
	SIDE ON STREET	15
MAXIMUM HEIGHT		25
MAXIMUM LOT COVERAGE (IN %)		65
MINIMUM MASONRY CONTENT (IN %)		80%
MINIMUM ROOF PITCH		8:12