

AN ORDINANCE AMENDING ORDINANCE NO. 3573, BEING PLANNED DEVELOPMENT NO. 138, PASSED AND APPROVED BY THE CITY COUNCIL ON FEBRUARY 14, 1984, SO AS TO AMEND THE DEVELOPMENT REQUIREMENTS OF PLANNED DEVELOPMENT NO. 138 TO REQUIRE A MINIMUM LIVING AREA OF 1,800 SQUARE FEET ON TRACTS II, III, IV, & V, TO AMEND THE PERMITTED USES ON TRACT V TO BE FOR SINGLE FAMILY DETACHED USES TO THE SAME DEVELOPMENT STANDARDS AS TRACTS II & III, TO AMEND THE USES ON TRACTS III & V TO ALLOW THE DEVELOPMENT OF A GOLF COURSE WITH ASSOCIATED USES (CLUB HOUSE, DRIVING RANGE ,ETC.) BY RIGHT, SUBJECT TO SITE PLAN APPROVAL, AND TO AMEND TRACT IV TO BE FOR SINGLE FAMILY DETACHED USES WITH MINIMUM LOT SIZES OF 6,500 SQUARE FEET; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, on February 14, 1984, the City Council approved Ordinance No. 3573, being Planned Development No. 138 for mixed uses; and

WHEREAS, the City initiated an amendment to Planned Development No. 138 to change the development requirements for single family development to require a minimum living area of 1,800 square feet on Tracts II, III, IV, & V, to amend the permitted uses on Tract V to be for Single Family Detached uses to the same development standards as Tracts II & III, to amend the uses on Tracts III & V to allow the development of a golf course with associated uses (Club House, Driving Range ,etc.) by right, subject to site plan approval, to amend Tract IV to be for Single Family Detached uses with minimum lot sizes of 6,500 square feet; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said proposal on December 6, 1999 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 200 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 proposal, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 5 to 4 to recommend to the City Council of Grand Prairie, Texas, that the proposed amendments to Planned Development No. 138 be approved; 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 7:30 o'clock P.M. on December 14, 1999 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 Daily News, 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 Planned Development No. 138 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 Planned Development Number 138, established by Ordinance No. 3573 be amended as follows: (deletions are indicated by ~~strike through~~, additions indicated by **bold italics**):

That ~~Sub-Section III – “Single Family Detached Residential”,~~ **Tracts II & III, “Section 2 - “Permitted Principal Uses” of Ordinance Number 3573 being Planned Development No. 138, be amended to add Item G as follows:**

- G. To amend the uses on Tract III to allow the development of a golf course with associated uses (Club House, Driving Range ,etc.) by right, subject to site plan approval.**

That Sub-Section III.5.B, “Minimum Required Floor Area,” of Section III, “Single Family Detached Residential”, **Tracts II & III, of Ordinance Number 3573, being Planned Development No. 138, be amended to read as follows :**

B. Minimum Floor Area Requirements: 1,800 sq/ft

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Dwelling</u>
25%	1600 sq. ft.
75%	1400 sq. ft.

~~(In the event that the total number of dwellings to be constructed in the 25% sq-ft to 1,399 sq-ft category does not equal fifteen percent (15%) of the total number of dwellings for all phases, then the developer may at its discretion, increase the percentage of either of or both of the remaining categories as an offset to this deficiency.)~~

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space

and designed and used directly and specifically for dwelling purposes.)

That Sub-Section IV, Section A.2.A – Single Family Residential, Zero Lot Line, Tract IV of Planned Development No. 138, Ordinance No. 3573, “Permitted Principal Uses”, to be amended as follows:

- A. ~~All uses as provided in the (SF-2A.1) Zero-Lot-Line-District~~ **All uses as provided in the Single Family One (SF-1) District of the Unified Development Code** of the City of Grand Prairie.

Section IV.B.5 – Area Requirements:

- A. **Minimum Lot Area:** ~~4,000~~ **6,500** sq. ft.
- B. **Minimum Floor Area Requirements:** **1,800 Sq. Ft.**

<u>Minimum Square Footage</u> <u>Percentage of Lots</u>	<u>Per Dwelling--</u>
10%	900 Sq. Ft.
40%	1,050 Sq. Ft.
35%	1,250 Sq. Ft.
15%	1,400 Sq. Ft.

Sub-Section IV, Section B.2.A – Single Family Residential, Townhouses, Tract IV of Planned Development No. 138, Ordinance No. 3573, “Permitted Principal Uses”, to be amended as follows:

- A. ~~All uses as provided in the (SF-1H) Townhouse-District~~ **All uses as provided in the Single Family One (SF-1) District of the Unified Development Code** of the City of Grand Prairie.

Section IV.B.5 – Area Requirements:

- A. **Minimum Lot Area:** ~~2,500~~ **6,500** sq. ft.
- B. **Minimum Floor Area Requirements:** **1,800 Sq. Ft.**

<u>Minimum Square Footage</u> <u>Percentage of Lots</u>	<u>Per Dwelling--</u>
10%	900 Sq. Ft.
40%	1,050 Sq. Ft.
35%	1,250 Sq. Ft.
15%	1,400 Sq. Ft.

That Sub-Section IV, Section B – Single Family Residential, Townhouse, *Tract IV of Planned Development No. 138, Ordinance No. 3573, “Permitted Principal Uses”, to be amended as follows:*

- A. ~~All uses as provided in the (Single-Family) Townhouse District.~~ *All uses as provided in the Single Family One (SF-1) District of the of the Unified Development Code of the City of Grand Prairie.*

That Sub-Section V, – Multi Family Condominium Residential, Tract V of Planned Development No. 138, Ordinance No. 3573, “Permitted Principal Uses”, to be amended as follows:

- A. ~~All uses as provided in Section B-100 of the Comprehensive Zoning Ordinances of the City of Grand Prairie for the (M-F) Multi-Family One District, except single-family residential structures, which are specifically precluded from this district.~~ *provided in the Single Family One (SF-1) District of the of the Unified Development Code of the City of Grand Prairie, and to the development standards as approved for Tracts II & III (being specifically the same percentages of lot sizes).*
- B. Temporary real estate sales offices located on property being sold, or on site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- C. Paved automobile parking areas which are necessary to the uses permitted in this district.
- D. Customary home occupations as defined in the Unified Development Code of the City of Grand Prairie.
- E. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a specific use permit.
- F. *To add the use on Tract V, to allow the development of a golf course with associated uses (Club House, Driving Range ,etc.) by right, subject to site plan approval.*

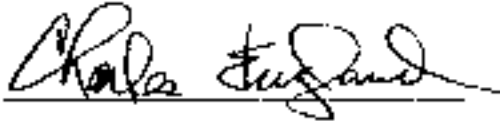
II.

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

III.

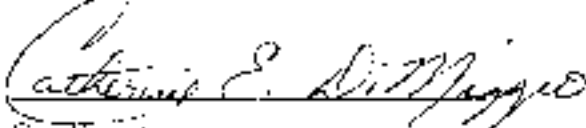
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, this the 14th day of December, 1999.

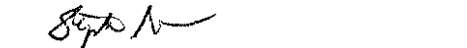


MAYOR
City of Grand Prairie, Texas

ATTEST:


City Secretary

APPROVED AS TO FORM AND LEGALITY:


City Attorney

Zoning Case No. Z991203