

AN ORDINANCE AMENDING ORDINANCE NO. 3507, BEING PLANNED DEVELOPMENT NO. 140, PASSED AND APPROVED BY THE CITY COUNCIL ON APRIL 8, 1985, AS AMENDED BY ORDINANCE NO. 5284, PASSED AND APPROVED BY THE CITY COUNCIL ON AUGUST 9, 1994, **TO ALLOW THOSE USES PERMITTED IN THE GENERAL RETAIL DISTRICT IN ADDITION TO THOSE USES PERMITTED IN A MULTI FAMILY-TWO DISTRICT ON TRACT I OF PLANNED DEVELOPMENT NO. 140**; 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 April 8, 1985, the City Council approved Ordinance No. 3507, being Planned Development No. 140 for mixed uses; and

WHEREAS, on August 9, 1994, the City Council approved Ordinance No. 5284, amending Planned Development No. 140 for mixed uses; and

WHEREAS, the owners of the property described herein below as Tract I of Planned Development No. 140, filed application with the City of Grand Prairie, petitioning **an amendment to Planned Development No.140 to allow those uses permitted in the General Retail District in addition to those permitted in the Multi Family-Two district on Tract I**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 24, 1997 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 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 proposed amendment to Planned Development No. 140 be granted; 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 April 1, 1997 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. 140 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 Section II of Ordinance Number 5284, being Planned Development No. 140 as amended, be amended in its entirety (with additions in italics) as follows:

TRACT I
MULTI FAMILY *AND GENERAL RETAIL* USES

1. BOUNDARY DESCRIPTION

Being Block 2, Sheffield Village Phase IV Addition as Shown on the site plan attached hereto as Exhibit "A" as described in Section I of this Ordinance.

2. PERMITTED USES

Those uses permitted in a Multi Family-Two (~~MF~~-2) Residential zoning district *and the General Retail (GR) zoning district* as designated in the Unified Development Code of the City of Grand Prairie as amended.

3. MULTI FAMILY DIMENSIONAL AND DENSITY REQUIREMENTS

1. Maximum Density - 24 units per acre.
2. Maximum Height - 35 ft to the top plate line.

4. MULTI FAMILY SETBACKS

- A. Front - 25 ft required along all street frontages.
- B. Side - 10 ft (15 ft for a structure 2 stories or more in height)
- C. Rear - 10 ft (15 ft for a structure 2 stories or more in height)
- D. Between Buildings - 10 ft

5. MULTI FAMILY UNIT SIZE AND TYPE REQUIREMENTS

A. Minimum Unit Size

- Efficiency - 420 sq/ft
- 1 Bedroom - 600 sq/ft
- 2 Bedroom - 800 sq/ft
- 3 Bedroom - 1000 sq/ft
- Average - 700 sq/ft

B. No multi family development may have more than 5 percent 3 bedroom or greater units.

6. LANDSCAPING

- A. 20 percent of the required front yard setback must be landscaped with a minimum of 2 landscaping elements (grass, ground cover, shrubs, or trees).
- B. 20 percent of *any multi family* ~~the entire~~ site must be landscaped.
- C. Perimeter Landscaping and Pedestrian Area *For Multi Family Development* - A 20 ft wide landscape and pedestrian area shall be required adjacent to all public right-of-ways. For each fifty linear feet of frontage adjacent to a public right-of-way, 1 tree (3" caliper), and 3 small shrubs or trees shall be provided. A public sidewalk a minimum of 4 ft in width shall meander through the perimeter landscape area. The Landscaping and Pedestrian area shall be open to the public and not enclosed by a fence.
- D. All surface parking areas adjacent to the Perimeter Landscaping and Pedestrian Area *in multi family developments and adjacent to all street frontages in retail developments* shall be screened from the street by either a 3 ft tall berm or shrubs. The minimum size of shrubs shall be a two gallon container with a minimum height of 24 inches and placed at a spacing which shall provide a solid screen at maturity.
- E. All required landscaping shall be required to be maintained in a healthy growing state and irrigated by an automatic irrigation system.

7. MULTI FAMILY SECURITY AND SCREENING REQUIREMENTS

- A. All multi family development shall be secured by a minimum 6 ft tall security fence and have controlled access.
- B. All fencing adjacent to a public right-of-way shall be set back a minimum of 20 ft and constructed of masonry, ornamental iron or a combination of the two, and be a minimum of 6 ft in height.
- C. Fencing along all other property lines shall be constructed of brick, ornamental iron, wood or any combination of these materials. Any wood fence must conform to the construction requirements for a "standard screening fence" as detailed in Section VIII.26 of the Unified Development Code.

8. MULTI FAMILY BUILDING DESIGN REQUIREMENTS

- A. Masonry Requirements - Exterior walls shall be constructed of a minimum 75% masonry to the top plate line consistent with standards established in Section VI.13 of the Unified Development Code. "Minimum Masonry Content for Structures in Residential Zoning Districts."
- B. Roof Slope - The minimum roof slope shall be 5:12.
- C. Balconies - Each unit above the ground floor shall be provided with a private balcony a minim of 32 square feet in area.

9. MULTI FAMILY PARKING REQUIREMENTS

- A. Required Parking - 1.25 spaces shall be required per efficiency unit and 2.0 spaces shall be required for all other units.
- B. A minimum of 25 percent of the required parking shall be located under roof, either in an enclosed garage or a carport.

10. All other development requirements not specifically provided for in this ordinance shall be as designated in the Unified Development Code of the City of Grand Prairie for the Multi Family-Two Residential zoning district *for multi family development and the General Retail-One zoning district for retail development.*

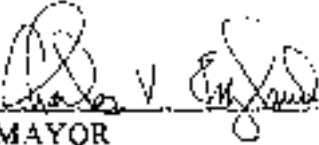
II.

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.

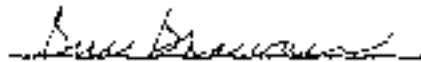
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 1st day of April, 1997.



MAYOR


City of Grand Prairie, Texas

ATTEST:



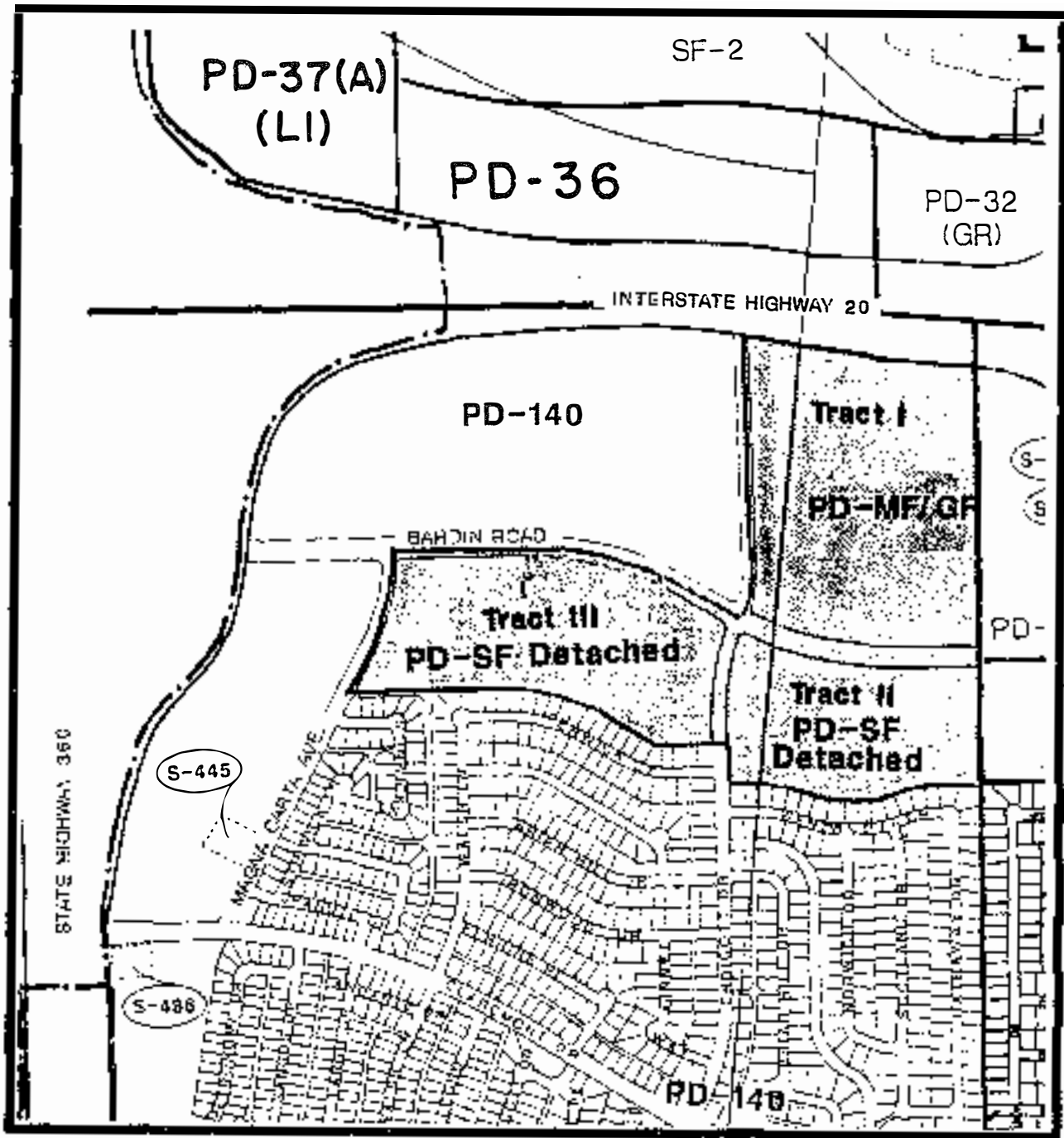
City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z970303



Shaded Area Indicates Subject Property

Z940404
PD-140 Amended Concept Plan