

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE APPROXIMATELY 75 ACRES OF LAND, BEING BLOCKS 1, 2, AND 4, SHEFFIELD VILLAGE, PHASE IV, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, GENERALLY LOCATED ON THE SOUTH SIDE OF INTERSTATE 20 APPROXIMATELY 1100 FEET WEST OF SOUTH GREAT SOUTHWEST PARKWAY, FROM PLANNED DEVELOPMENT NO. 140 FOR COMMERCIAL AND OFFICE USES TO PLANNED DEVELOPMENT ZONING DISTRICT FOR SINGLE FAMILY FIVE/SIXTEEN AND MULTI FAMILY-TWO USES; 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 hereinbelow 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 **Planned Development No. 140 for office uses on 41.51 acres and Planned Development No. 140 for commercial uses on 33.52 acres to Planned Development for single family detached residential uses on 43.24 acres and Planned Development for multi family uses on 31.83 acres;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 13, 1994 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 4 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from **Planned Development No. 140 for office uses on 41.51 acres and Planned Development No. 140 for commercial uses on 33.52 acres to Planned Development for single family detached residential uses on 43.24 acres and Planned Development for multi family uses on 31.83 acres;** 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 June 21, 1994 and August 9, 1994 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

II.

TRACT I
MULTI FAMILY 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 as designated in the Unified Development Code of the City of Grand Prairie as amended.

3. DIMENSIONAL AND DENSITY REQUIREMENTS

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

4. 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. 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 landscape elements (grass, ground cover, shrubs, or trees).
- B. 20 percent of the entire site must be landscaped.
- C. Perimeter Landscaping and Pedestrian Area - 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 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. SECURITY AND SCREENING REQUIREMENTS

- A. All multi family developed 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. BUILDING DESIGN REQUIREMENTS

- A. Masonry Requirement - 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 minimum of 32 square feet in area.

9. PARKING

- 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.

III.

TRACTS II AND III
SINGLE FAMILY DETACHED USES DEVELOPED TO SINGLE FAMILY-FIVE/SIXTEEN
STANDARDS

1. BOUNDARY DESCRIPTION

Being Blocks 1 and 4, 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 Single Family-Five/Sixteen (SF-5/16) Residential zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

3. DEVELOPMENT STANDARDS

All area requirements, density and dimensional requirements, landscaping, sidewalk and screening requirements, and parking and loading standards shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Single Family-Five/Sixteen Residential zoning district except as otherwise specifically provided for in this Ordinance.

4. UNIFORM SCREENING FENCE

A uniform screening fence a minimum of 6 ft in height shall be required along Bardin Road. This uniform screening fence shall be constructed of wood with masonry columns a maximum of 25 ft on center. This fence shall be permitted to be constructed in the required front, side, and/or rear yards adjacent to Bardin Road.

5. LANDSCAPING IN PUBLIC RIGHT-OF-WAY

The following street landscaping is required to be provided adjacent to Bardin Road, subject to approval from the Parks and Recreation Department and the Public Works Department.

- A. 3" caliper street trees planted 30' on center.
- B. Turf established between the required fence and the curb.
- C. An automatic irrigation system installed.

6. SIDEWALKS

Sidewalks shall be required on all street frontages. The Bardin Road sidewalk shall be constructed at the time Bardin Road is constructed.

IV.

SPECIAL CONDITIONS

1. TIMING OF DEVELOPMENT

Multi family development on Tract I (Block 2, Sheffield Village Phase IV Addition), may not begin until such time as development has begun on Tract II (Block 1, Sheffield Village Phase IV Addition). For purposes of this ordinance, "development" shall be defined as construction of public improvements including streets, water lines, waste water sewers, and storm water sewers. No Certificates of Occupancy may be issued for any multi family structures until such time as the City has accepted all public improvements associated with development of Tract II. In addition, no Certificates of Occupancy may be issued for multi family structures until such time as Endicott Drive is completed between Bardin Road and Interstate-20 and at least two lanes of Bardin Road is completed between Endicott Drive and South Great Southwest Parkway. Endicott Drive between Bardin Road and Fenwick Drive may not be opened until Tract II Single Family land is developed.

2. Construction Access

No construction traffic related to development of any tracts within this Planned Development shall be permitted to access the site from streets within the existing Sheffield Village and Oak Hollow residential developments (Sheffield Villages Phases II, III, and V, and Oak Hollow Phases IA and II).

3. Nothing contained herein shall be construed to require the developer of multi family development on Tract I (Block 2, Sheffield Village Phase IV Addition) to financially participate in the construction of off-site improvements in excess of what is normally required by the Unified Development Code. Restrictions contained in Section IV.1 of this ordinance are to guarantee adequate circulation to and from the site and not to require the developer to financially participate in construction of Bardin Road between the eastern property line of Tract I and South Great Southwest Parkway.

4. Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.

5. Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

V.

The development plan for a single family detached use will be the finally approved plat for these tracts as described in Section I of this Ordinance, which under existing City Ordinances, may constitute a site plan for a planned development. Any non-residential development will require site plan approval as provided for in the Unified Development Code of the City of Grand Prairie as amended. No permits will be issued for construction unless in conformance with said development plan.

VI.

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.

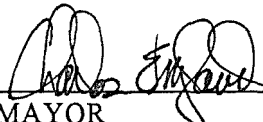
VII.

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

VIII.


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 9th day of August, 1994.



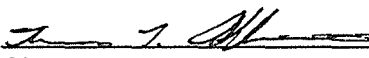
MAYOR
City of Grand Prairie, Texas

ATTEST:



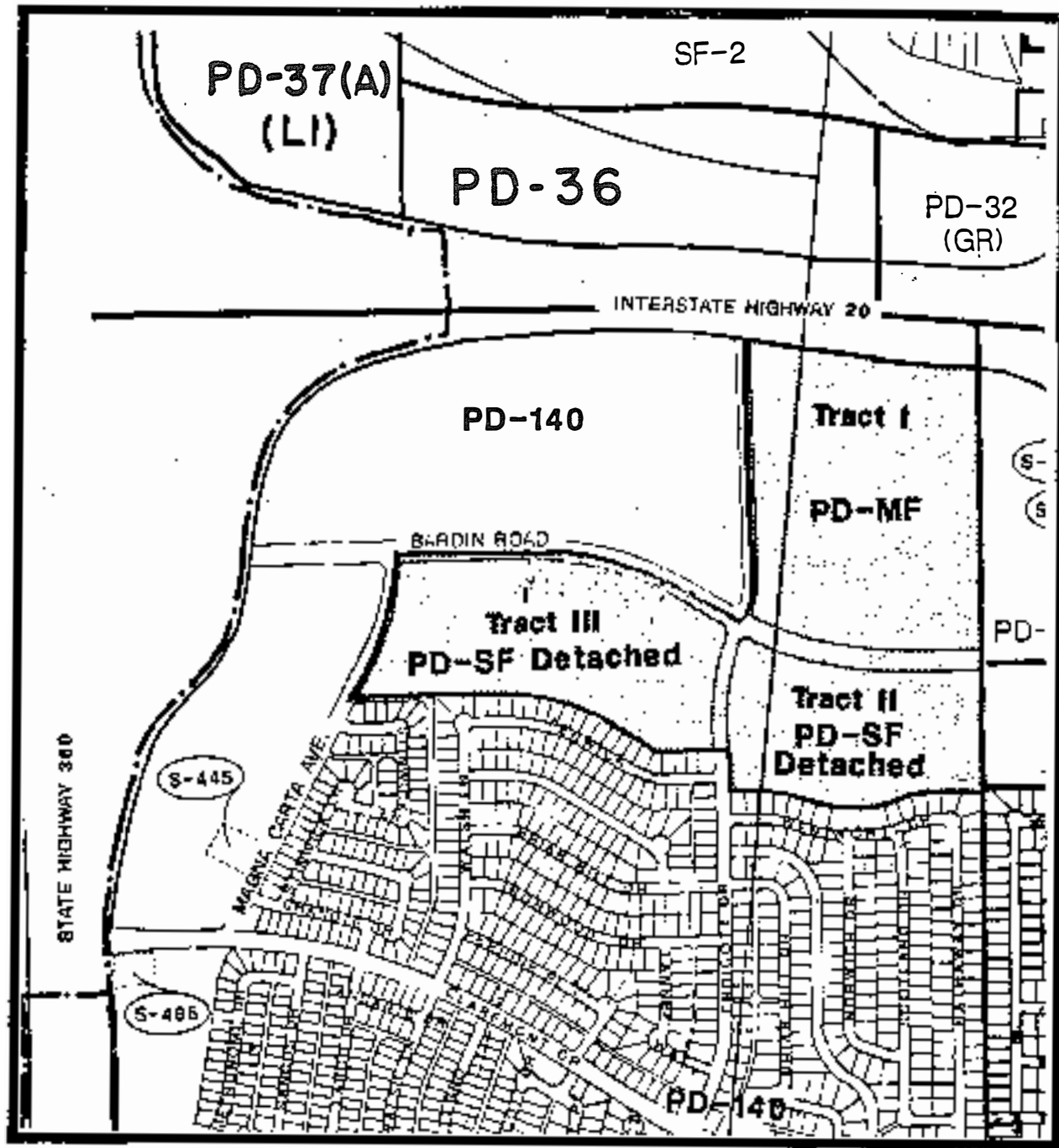
City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z940404



Shaded Area Indicates Subject Property

Z940404
PD-140 Amended Concept Plan