

**PLANNED DEVELOPMENT  
ORDINANCE NO.  
PLANNING UNIT NO.**

**154  
3699  
Z845NW22**

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE JOHN C. READ SURVEY, ABSTRACT NO. 1183, GENERALLY LOCATED ON THE EAST SIDE OF WEST GILBERT ROAD, BETWEEN SOUTH GILBERT ROAD AND WRIGHT BOULEVARD FROM THE (SF-1), SINGLE FAMILY-ONE ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR SINGLE FAMILY-THREE RESIDENTIAL USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 to 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; 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 hereinafter described property 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 (SF-1) Single Family-One to (PD) Planned Development No. 154 for Single Family-Three; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 8, 1984 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in 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 Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its ~~classification~~ from (SF-1) Single Family-One to (PD) Planned Development No. 154 for Single Family-Three; and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock p.m. on October 16, 1984, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the 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 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 property sought to be rezoned, as well as the nature and utilization 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 the classification of (SF-1) Single Family-One 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 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 36 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 27TH DAY OF JANUARY, 1971, 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 January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from (SF-1) Single Family-One to Planned Development 154 for Single Family-Three uses.

LEGAL DESCRIPTION

BEING a Tract of Land out of the J. C. Read Survey, Abstract No. 1183 and being more particularly described by metes and bounds as follows:

COMMENCING at a Point in the south right-of-way line of Gilbert Road, said point being 578.20 feet Easterly of the interesection of the South line of Gilbert Road and the East line of Gilbert Road;

THENCE South ~~00~~ 16' 20" East, a distance of 546.89 feet to a point for corner;

THENCE South ~~89~~ 25' 46" West, a distance of 41.44 feet to the point of beginning;

THENCE South ~~00~~ 27' 30" East, a distance of 640.29 feet to a point for a corner;

THENCE North ~~88~~ 07' 21" West, a distance of 210.17 feet to a point for a corner;

THENCE North ~~00~~ 27' 30" West, a distance of 631.31 feet to a point for a corner;

THENCE North ~~89~~ 25' 41" East, a distance of 210.00 feet to the point of Beginning and containing 133,518.672 square feet or 3.065 acres of land.

FIELD NOTES PREPARED BY:

J.P. Aaen and Company  
Consulting Engineers

II.  
SINGLE-FAMILY DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In areas designated for single-family uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

- A. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF-3) Single-Family Three District.
- B. One single-family detached residential dwelling on an individual lot of record.
- C. 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.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gar dens as an accessory use incidental to the principal residential use on the same lot.

4. SPECIFIC USE PERMITS:

The following uses shall be allowed in the Single Family Detached District only after approval of a Specific Use Permit in accordance with Sections B-100 and B-500 of the Comprehensive Zoning Ordinance No. 2299, including but not limited to:

- A. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- B. Associated recreation clubs, private membership.
- C. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie (with the exception of actual distribution systems), and including electrical substations and telephone exchanges.
- D. Day Care Centers
- E. Portable storage buildings larger than one hundred twenty (120) square feet or one story in height, accessory to a principal residential use on the same lot.

5. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

6. AREA REQUIREMENTS:

- A. Minimum Lot Area:

Percentage of Lots

85%

Minimum Lot Area

7,500 sq. ft.

(Minimum square footage of lot area shall be calculated exclusive of alleys.)

(Reference SPECIAL CONDITIONS, 7(A) infra.)

B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Dwelling</u>
85%	1,400 sq. ft.

(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.)

(Reference SPECIAL CONDITIONS, 7(B) infra.)

- C. (1) Minimum lot frontage on a public street..... 65 feet  
(Measured at the front building line)
- (2) Minimum lot frontage on the curved portion of a cul-de-sac or eyebrow ..... 65 feet  
(Measured at the front building line)
- D. Minimum lot depth ..... 100 feet
- E. Minimum depth of front setback..... 25 feet  
(From front property line to face of structure)
- F. Minimum depth of rear setback of all structures, from rear property line to any structure, without alley ..... 10 feet  
with alley..... 20 feet

G. Minimum width of side setback:

(The distance between structure and any property line that is not deemed a front or rear yard.)

- (1) Internal lot ..... 6 feet
  - (2) Sideyard abutting a street..... 15 feet
  - (3) Sideyard abutting an arterial ..... 20 feet
- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards ..... 18 feet

I. Minimum required exterior masonry contents:

All single-family detached residential structures shall be of exterior fire-resistant construction, having at least seventy five percent (75%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard size full-width brick or stone, unless otherwise approved by the City Council.

J. Height and Area Regulations:

- (1) Maximum allowable lot coverage ..... 35 per cent
- (2) Maximum height of structures..... 2 stories

7. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family detached residential dwelling . . . . . 2 car garage,  
with a double-width driveway  
(18 feet minimum)
- B. All other uses: As provided by applicable sections of the  
Comprehensive Zoning Ordinance of City of Grand Prairie.

8. SPECIAL CONDITIONS:

~~Applicable~~ to single-family detached residential uses, as identified in Exhibit  
"A", attached hereto.

- A. Rear entries to be provided in 85% of residences.

SPECIAL CONDITIONS ATTACHED TO ORDINANCE AS APPLICABLE

9. SPECIAL RESIDENTIAL REGULATIONS:

A. SPECIAL FRONT YARD REGULATIONS - NO BUILDING OR  
STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED, OR  
ALTERED TO HAVE A FRONT YARD SMALLER THAN HEREINAFTER  
REQUIRED.

- (1) The front setback shall be measured from the property line to  
the front face of the building, covered porch, covered terrace,  
or attached accessory building. Eaves and roof extensions may  
project into the required front yard for a distance not to  
exceed twenty-four (24) inches. (See Section G-100, Illustration  
5, Grand Prairie Zoning Ordinance.)
- (2) On a lot abutting on two (2) non-intersecting streets as  
distinguished from a corner lot, a required front yard shall be  
provided on both streets, unless a building line has been  
established along one frontage on the plat or by ordinance, in  
which event only one required front yard need be observed.

- B. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt, course, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.

- C. SPECIAL OFF-STREET PARKING REGULATIONS:

- (1) Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.
- (2) Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
- (3) This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
- (4) Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress/egress without encroachment on the street or alley.

- D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.



III.  
SPECIAL CONDITIONS

1. ALLEYS:

- A. All tracts shall have alleys except in areas that are physically restricted (cul-de-sacs, etc.)

2. SIDEWALKS:

- A. Sidewalks shall be provided in all tracts, unless physically restricted, next to street.
- B. The location and placement of all sidewalks shall be subject to approval by the Grand Prairie Public Works and Parks and Recreation Departments.
- C. Lack of installed sidewalks as designated shall not preclude acceptance by the City of streets and utilities. However, in no instance shall a certificate of occupancy be issued for an individual dwelling unit until the prescribed sidewalk is satisfactorily in place in front of the individual unit.

2. UTILITIES:

- A. All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

3. GENERAL REQUIREMENTS AND STIPULATIONS:

- A. All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or occupancy certificate on the premises. Development plans and preliminary plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.
- B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.
- C. The site or development plan finally adopted by the City Council shall be marked Exhibit "A", attached hereto and made a part hereof as if fully set out herein.

4. USE MATRIX:

The use matrix, attached hereto as Exhibit "B", shall be deemed to be a part of this ordinance.

IV.  
CITY PARTICIPATION

1. STREETS:

- A. The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to fifty (50%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park.
- B. Standard street width (including curbs and gutters for all streets to be installed shall be twenty seven feet (27'), except for those streets indicated on Exhibit "A" attached hereto, and streets serving commercial, multi-family or garden home areas. Standard street width (including curbs and gutters) for all streets to be installed in garden home areas shall be thirty-one feet (31') except that where an alley of a minimum width of ten feet (10') is provided to access garden homes, the standard street width (including curbs and gutters) shall be twenty-seven feet (27').
- C. The standard street thickness required of the developer for Carrier Parkway (Corn Valley Road) and Camp Wisdom Road, and all streets in excess of forty-one (41) feet in width, shall be seven inches.
- D. All other streets shall have a standard thickness of five inches (5"), and shall otherwise comply with the City of Grand Prairie's standards for residential streets.
- E. The developer shall be responsible for a standard street width (including curbs and gutters) of forty-five (45) feet in the installation of Carrier Parkway (Corn Valley Road) for that portion of the development with commercial and/or multi-family development frontage on both sides of the thoroughfare, and shall be responsible for installation of one-half of a standard street width (including curbs and gutters) of forty-five (45) feet for that portion of the development with single-family development frontage on one or both sides of the thoroughfare.
- F. The City of Grand Prairie will participate in the construction of any thoroughfare indicated on the Thoroughfare Plan when funds are available. In the event that the City requires oversizing of any thoroughfare, the City shall participate in such oversizing when funds are available.
- G. If the City of Grand Prairie is unable to participate in the cost of any street installations due to the unavailability of funds for such purposes, then the developer shall be permitted to proceed with its contemplated development activities, including the installation of streets no wider than twenty-seven (27') feet.

2. WATER AND SEWER LINES:

- A. Water Mains and sewer lines shall be installed by the developer as required by the City of Grand Prairie up to twelve inches (12") in size at the expense of the developer.
  - B. If mains larger than twelve inches (12") are required by the City, the difference in cost (including, but not limited to, the incremental increase in installation costs) between a twelve inch (12") main and the required size shall be paid by the City when funds are available.
  - C. At the request of the developer or others, the City shall pay its pro rata share of the cost (including, but not limited to, the incremental increase in installation costs) in the installation of all water mains required by the City to be extended into and through the property, when funds are available.
3. The City may accept a dedication from the developer of its proportional share of the flood plain in lieu of any additional park and recreational land dedication or cash contribution.
  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.

DEVELOPMENT PLAN

The development plan for a single family detached use will be the finally approved plat for this tract as described in Section I, which under existing City Ordinances, may constitute a site plan for a planned development. \* No permits will be issued for construction unless in conformance with said development plan.

VI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

VII.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

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 16TH DAY OF OCTOBER, A.D., 1984.

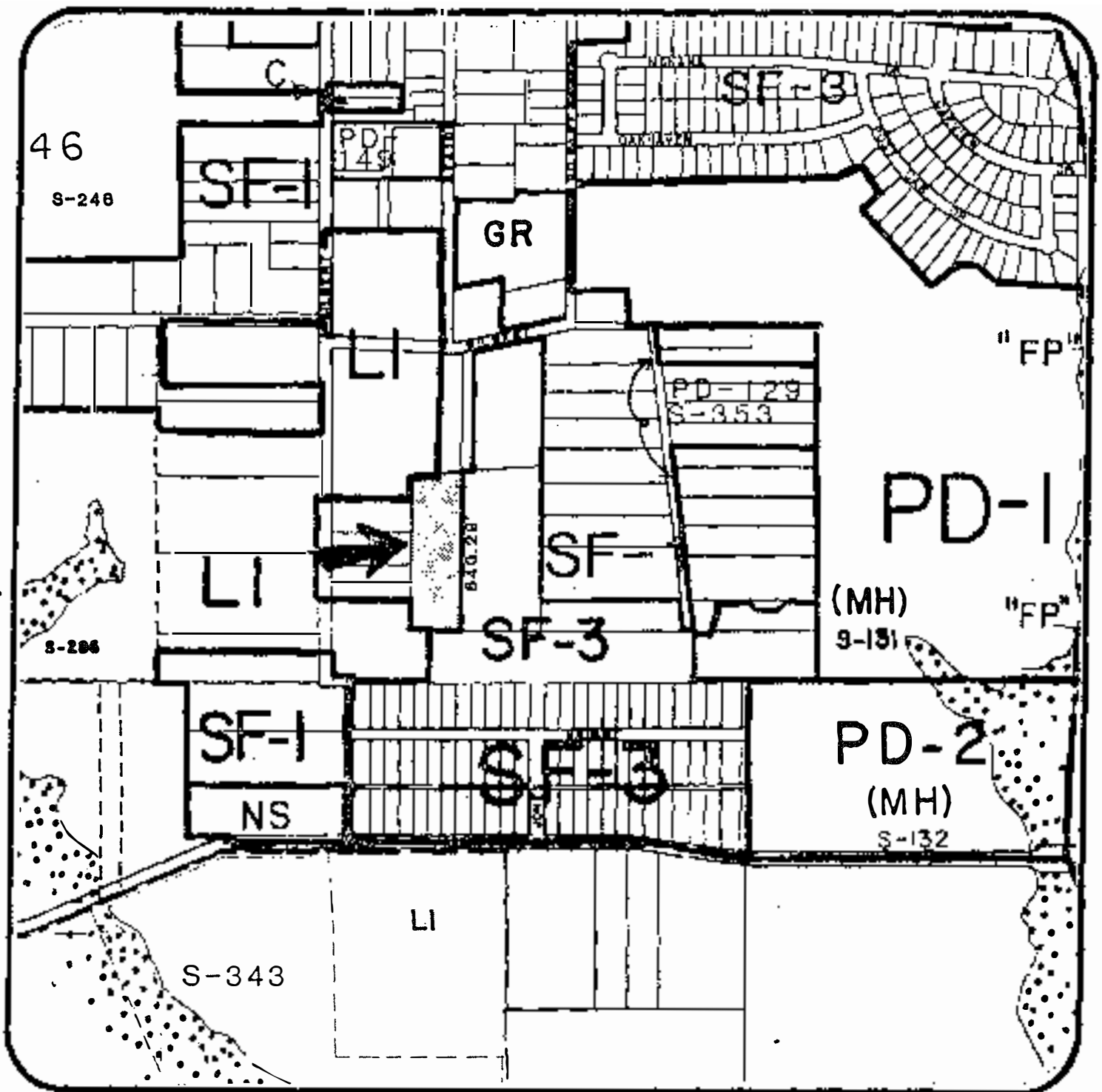
R. Hall James, Sr.  
MAYOR, City of Grand Prairie, Texas

ATTEST:

Sue Buchanan  
City Secretary

APPROVED AS TO FORM:

R. Clayton Hutchinson  
City Attorney



**LOCATION MAP FOR A ZONING  
REQUEST FROM SINGLE FAMILY-1 TO  
SINGLE FAMILY-3**

APPLICANT: ACE BRICK&STONE  
CASE NO: Z845NW22



PD-154  
 ORD. 3699

Act No.	Land Use	Gross Acres	Density	Total Units	Lot Size sq ft min.	Floor Area sq ft min.	Masonry Content	Min Front Yard	Min Side Yard	Min Rear Yard	Max Lot Cover.	Max Height	Min Pkg
1	SF-3	13.065	N/A	N/A	7500 65' width min.	1400 100' depth min.	80%	25'	Intern-6 Street-15 Arter.-20	10' w/o alley  20' with alley	35%	2 stories	2 space garage
Total		13.065											