

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

156
4454
Z881101

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO AMEND THE ZONING ON PART OF THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1446, GENERALLY LOCATED ON SMALL HILL STREET, WITH N.E. 4TH STREET ON THE EAST AND MOORE STREET ON THE SOUTH BY AMENDING THE PROVISIONS OF PLANNED DEVELOPMENT NO. 156 (ORDINANCE NO. 3712); 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 amend the provisions of Planned Development No. 156 (Ordinance No. 3712); and,

WHEREAS, the Planning and Zoning Commission of the City of Grand Prairie, Texas held a public hearing on said application on November 14, 1988 after written notice of such public hearing before the Planning and 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 Planning and Zoning Commission of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the provisions of Planned Development No. 156 (Ordinance No. 3712) be amended; and,

WHEREAS, subsequent to the public hearing of the Planning and 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 November 22, 1988 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 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

PD #156

Ordinance and Ordinance No. 3712 (Planned Development No. 156) 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 No. 3712, being Planned Development No. 156 be amended, so as to amend Sections II, III, IV, V, VI, VII, and VIII of Ordinance No. 3712 (Planned Development No. 156) to read as follows:

II.
SINGLE-FAMILY RESIDENTIAL
ZERO-LOT-LINE

1. BOUNDARY DESCRIPTION

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

2. PERMITTED PRINCIPAL USES:

In areas designated for zero-lot-line dwellings, pursuant to Exhibit "A", attached hereto, the following uses shall be permitted as a principal use:

- A. All uses as provided in the (SF-ZLL) Zero-Lot-Line District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- B. Fifteen single-family residential dwellings situated on fifteen platted lots with a common ingress/egress easement.
- 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 houses, 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 gardens as an accessory use incidental to the principal residential use on the same lot.

4. 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 specified.

5. AREA REQUIREMENTS:

- A. Minimum lot area.....3,200 sq. ft.
- B. Minimum required floor area.....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.)
- C. Minimum lot frontage on the private drive (ingress/egress easement) as platted.....40 feet
(Measured at the front building line)
- D. Minimum lot depth.....80 feet, save and except for Lot 15 which due to its unusual configuration shall be 70 feet or as specified on the plat.
- E. Minimum depth of front setback from front lot line.....20 feet
- F. Minimum depth of rear setback of all structures.....5 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. Exterior side wall coincident with the property line.....0 feet
 - 2. Side exterior wall not designated coincident with the property line. (Provided, however, that there shall be a minimum distance of 5 feet between residential structures on separate sites.).....5 feet
 - 3. Sideyard setback abutting a street.....5 feet
 - 4. Sideyard setback abutting an arterial.....N/A
- H. Minimum distance from private drive (ingress/egress easement) to garage entrance.....20 feet
- I. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards.....N/A

J. Minimum required exterior masonry content:

All single-family residential structures shall be of exterior fire-resistant construction, having at least eighty percent (80%) of the total exterior walls below the first floor plat line, excluding doors, garage doors, windows and trim, constructed of standard full-width brick or stone, unless otherwise approved by the City Council.

K. Height and Area Regulations:

- 1. Maximum allowable site coverage per building lot.....60%
- 2. Maximum height of structures.....2 stories

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family residential dwelling.....2 car garage plus two (2) parking spaces per unit on each lot.
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

7. 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.
- 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 for accessory buildings 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 HEREINAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

- 1. 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 courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.

2. Exceptions for Certain Accessory Structures:

(a) Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.

(b) The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

1. Recreational vehicles, which shall mean, for the purpose 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 twenty (20) 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 structures 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 162 square feet (approximately 9' X 18'), 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, 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 the front, side and rear yards for each foot that such structures exceed three (3) stories.

E. MAINTENANCE EASEMENT:

1. Any side lot line may be designated as the zero lot line. When such designation is made, there shall be a maintenance easement of not less than five (5) feet established on the same lot coincident with the opposite side lot line.
2. Such maintenance easement shall extend the full length of the site coincident with the property line.
3. A maintenance easement shall be provided in conjunction with an adjacent zero lot line residential structure in order to provide an area in which to repair and maintain a structure located on the property line. The maintenance easement shall be maintained as an open space with no paved driving surface, storage of materials, principal or accessory structure, or shrubbery located thereon except upon finding by the Director of Planning that such does not impede the use of said easement for the maintenance of the adjoining structure.
4. All maintenance easements shall be noted on a filed plat of the property.
5. Sanitary sewer easements shall be as shown on the recorded plat. Such easements shall be for the benefit of all fifteen (15) lot owners either individually or jointly for the ownership, operation, and maintenance of said sewer and collection system.

F. FIRE PROTECTION AND EMERGENCY ACCESS:

1. Lot 16 as shown on the Development Plan shall be designated in its entirety as a fire lane easement for ingress or egress of all City fire equipment and personnel, police or police vehicles, ambulances and other emergency equipment, and is not a buildable lot. Such easement shall convey the same rights as other similar fire lane easements within the City of Grand Prairie, Texas.

III.
SPECIAL CONDITIONS

1. UTILITIES:

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.

2. 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 as Exhibit "A", attached hereto and made a part hereof as if fully set out herein.

3. USE MATRIX:

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

4. ACCESS:

Applicant must construct a gate at the curb cut on Small Hill Street to limit access at this point. This gate is to remain closed at all times and is intended for emergency access purposes.

5. ENGINEERING REQUIREMENTS:

Core tests will be required, with findings to be submitted to the City Engineering Department for review and approval prior to development.

6. SCREENING FENCES:

Maximum height of masonry screening wall to be 8 feet.

7. SUBDIVIDING:

This property will be subdivided into separate lots. A Condominium/Homeowner's Association will be required. Subject property will be subdivided into individual lots with a jointly owned ingress/egress easement providing access to each lot therein as shown on the attached Development Plan and designated as Lot 16.

8. HOMEOWNER'S ASSOCIATION:

A Homeowner's Association comprised of each of the fifteen lot owners shall be established to own, operate, maintain and replace all the facilities within the existing boundaries of Fairhavens, except the public water line providing service to each of the fifteen lots.

Such ownership and responsibilities shall include but not be limited to the following:

1. Lot 16 and all the improvements contained therein, except the public water line.
2. The sanitary sewers within the addition (lot services shall be the responsibility of each lot owner).
3. All perimeter fences along the exterior boundary of Fairhavens.
4. Gazebo and mailbox cluster.
5. Lawn sprinkler system both inside and outside the addition.
6. Maintain three (3) triangular sight break easements at three corners of the addition.

9. INSTALLATION OF WATER LINE:

A public water line meeting all City of Grand Prairie standards shall be installed in a public water line easement at the developer's expense prior to November 22, 1993, or prior to the issuance of a building permit on the final buildable lot, whichever is earliest.

IV.
CITY PARTICIPATION

1. 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. All other street, bridge and utility participation by the City will be in accordance with existing City policy.
2. 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.

3. 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 the 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.

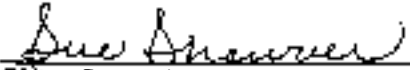
PD #156

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,
THIS THE 22 DAY OF November, A.D., 1988.



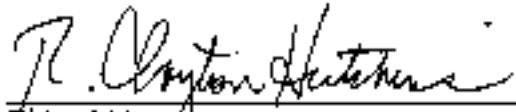
MAYOR, City of Grand Prairie, Texas

ATTEST:



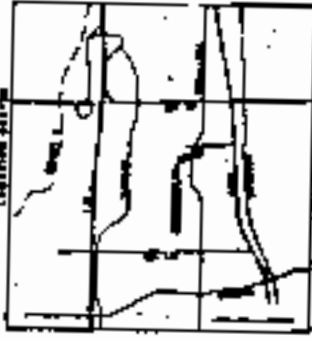
City Secretary

APPROVED AS TO FORM:



City Attorney

Zoning Case No. Z881101



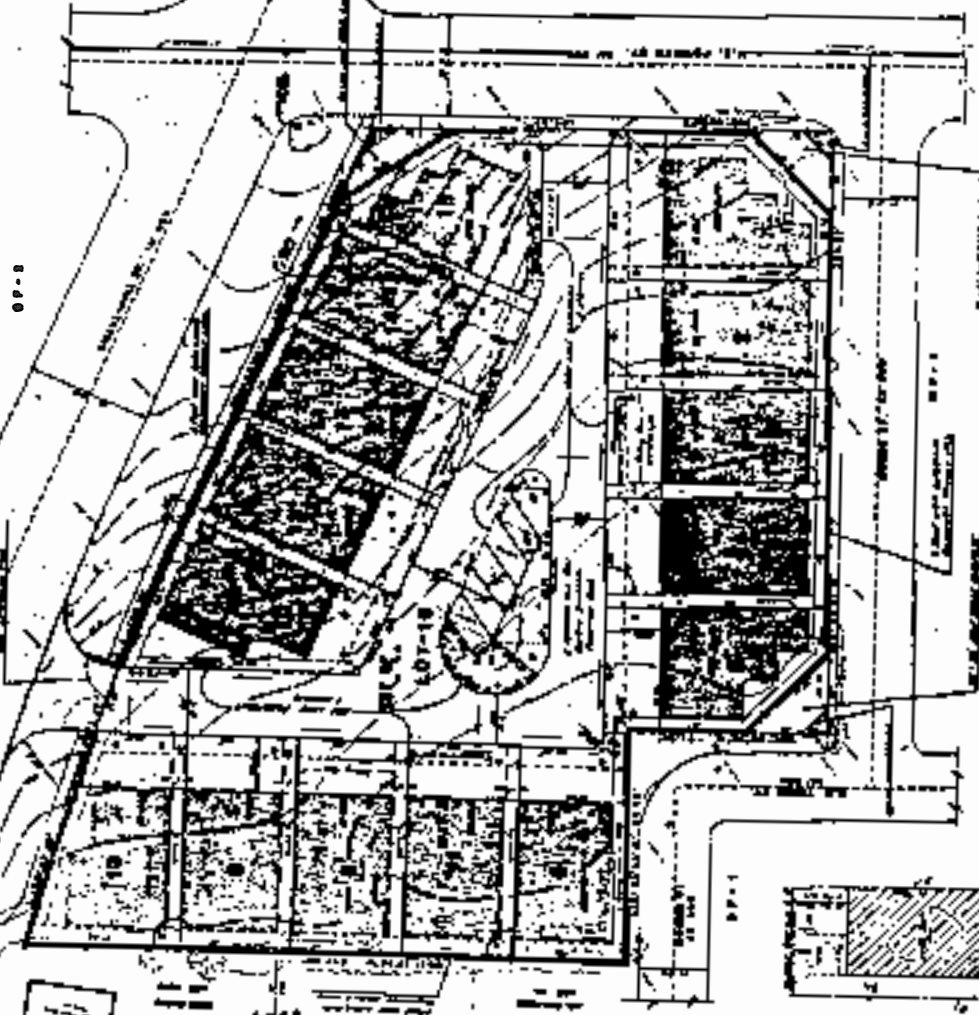
LEGEND

- ① Proposed Development
- ② Existing Development
- ③ Proposed Access Road
- ④ Proposed Utility Lines
- ⑤ Proposed Stormwater Management
- ⑥ Proposed Parking
- ⑦ Proposed Landscaping
- ⑧ Proposed Fencing
- ⑨ Proposed Signage
- ⑩ Proposed Security

AMENDED DEVELOPMENT PLAN FAITHAVENS GRAND PRAIRIE, TEXAS

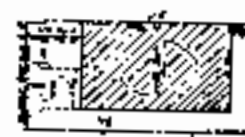
PLANNED BY: [Company Name]
12345 Main Street
Grand Prairie, Texas 75049
Phone: (972) 123-4567

NOTICE: This plan is based on the information provided by the applicant and is not a guarantee of accuracy. The applicant is responsible for the accuracy of the information provided. The City of Grand Prairie reserves the right to amend or reject this plan at any time without notice.



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A. 12/18/23

EXHIBIT "B"

Matrix For: PD- 156
ORD. 4454

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	LOT SIZE	FLOOR AREA	MASONRY CONTENT	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	MAX LOT COVER.	MAX HEIGHT	MIN PARKING
1	SF Res. Zero Lot Line Condo- minium	1.4932 acres	10 du/A	15	3200 sf 40' lot width minimum 80' lot depth minimum*	1400 sf	80% minimum	20' from private drive	5' not on PL, 0' on PL	5'	60%	2 story	2 car garage plus 2 off- street per dwelling unit
	TOTAL	1.4932											

* Save and except Lot 15 as specified in the text.