

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

178
3905
Z851LS11

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE J. MOODY SURVEY, ABSTRACT NO. 1007 FROM THE AGRICULTURE (A) & COMMERCIAL (C) ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR COMMERCIAL, RETAIL, MULTI-FAMILY, SINGLE FAMILY, AND SINGLE FAMILY GARDEN HOMES. 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 Agriculture (A) & Commercial (C) to Planned Development No. 178 (PD-178); and,

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 28, 1985 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 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Agriculture (A) and Commercial (C) to Planned Development (PD) No. 178; 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 November 19, 1985, 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

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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 Agriculture (A) and Commercial (C) 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 Agriculture (A) and Commercial (C) to Planned (PD) for Commercial, Multi-Family, Single Family Detached and Single Family Garden Homes.

BOUNDARY DESCRIPTION FOR PD-178
Sheffield Village VII

BEING a tract of land situated in the John Moody Survey, Abstract No. 1007, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Amwest Group, Inc., as recorded in Volume 7764, Page 1795, Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said tract of land, said point also being the southeast corner of said John Moody Survey:

THENCE North 89 degrees 53 minutes 31 seconds West a distance of 2302.61 feet to a point;

THENCE South 89 degrees 56 minutes 42 seconds West a distance of 1109.78 feet to a point;

THENCE North 01 degrees 09 minutes 14 seconds West a distance of 486.89 feet to a point;

THENCE South 89 degrees 28 minutes 49 seconds West a distance of 870.30 feet to a point in the easterly right-of-way line of Arlington-Webb-Britton Road.

THENCE North 00 degrees 22 minutes 18 seconds East a distance of 180.22 feet to a point;

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THENCE North 35 degrees 02 minutes 15 seconds East a distance of 546.29 feet to a point;

THENCE North 18 degrees 02 minutes 15 seconds East a distance of 340.00 feet to a point;

THENCE North 04 degrees 00 minutes 00 seconds West a distance of 460.90 feet to a point;

THENCE North 45 degrees 30 minutes 00 seconds East a distance of 331.26 feet to a point;

THENCE North 41 degrees 53 minutes 22 seconds West a distance of 81.04 feet to a point of curvature of a curve to the right having a central angle of 53 degrees 01 minutes 03 seconds, a radius of 600.00 feet, and a tangent length of 299.26 feet;

THENCE along said curve an arc length of 555.20 feet to the point of tangency;

THENCE North 11 degrees 07 minutes 41 seconds East a distance of 7.11 feet to a point;

THENCE South 65 degrees 32 minutes 14 seconds East a distance of 283.73 feet to a point;

THENCE South 44 degrees 45 minutes 00 seconds East a distance of 290.00 feet to a point;

THENCE North 59 degrees 32 minutes 15 seconds East a distance of 310.00 feet to a point;

THENCE South 77 degrees 30 minutes 00 seconds East a distance of 882.00 feet to a point;

THENCE South 42 degrees 50 minutes 00 seconds East a distance of 535.00 feet to a point;

THENCE South 79 degrees 30 minutes 00 seconds East a distance of 706.00 feet to a point;

THENCE South 44 degrees 15 minutes 00 seconds East a distance of 460.00 feet to a point;

THENCE South 09 degrees 00 minutes 00 seconds East a distance of 300.00 feet to a point;

THENCE South 08 degrees 00 minutes 00 seconds West a distance of 270.00 feet to a point;

THENCE South 09 degrees 30 minutes 00 seconds East a distance of 895.00 feet to a point;

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THENCE South 72 degrees 15 minutes 00 seconds East a distance of 895.00 feet to a point;

THENCE South 00 degrees 49 minutes 13 seconds West a distance of 437.65 feet to the POINT OF BEGINNING and containing 163 acres of land, more or less.

II.
COMMERCIAL

1. BOUNDARY DESCRIPTION:

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

2. PERMITTED USES:

In areas designated for commercial 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. PRIMARY RESIDENTIAL USES:

Community Unit Development or Hotel or Motel.

B. EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES:

Airport, Heliport or Landing Field, Church and Rectory, Private Primary or Secondary School, Day Nursery or Kindergarten School, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Institutions of Religious or Philanthropic Nature, Park Playground or Public Community Center, Residence for the Aged, School (Public or Parochial), or Tennis or Swim Club.

C. UTILITY, ACCESSORY AND INCIDENTAL USES:

Accessory Building, Electrical Transmission Line, Field or Construction Office (Temporary), Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Private Club, Swimming Pool or Telephone Exchange.

D. SIGN AND IDENTIFICATION USES:

Temporary Signs, Portable Signs, Electric Signs, Outdoor Advertising, Commercial Signs, Official Signs, or Political Signs, all subject to the requirements as prescribed in Section E-300 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

E. RETAIL AND SERVICE TYPE USES:

Antique Shop, Bakery or Confectionerys Shop (Retail), Cleaning and Pressing (Small Shop and Pickup), Custom Personal Service Shop, Discount Variety or Department Store, Drapery, Needlework or Weaving Shop, Florist or Garden Shop, Greenhouse or Plant Nursery (Retail), Handcraft Shop, Household Appliance Service and Repair.

Laundry Cleaning Self Services, Mimeograph, Stationery or Letter Store, Mortuary or Funeral Parlor, Furniture or Appliance Store, Office, Professional or Administrative, Pet Shop, Restaurant or Cafeteria without Drive-In Service, Restaurant with Drive-In Service, Studio for Photographer, Musician or Artist, Theater (Indoor), Tool Rental, Office Showrooms, Institutions, Retail Sales, or Office Sales.

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F. AUTOMOBILE AND RELATED SERVICE USES:

Auto Sales with repairs conducted totally within a building, Gasoline Service Station, Carwash or Car Care Center, New Auto Part Sales Store, Seat Cover and Muffler Installation Shop, New Dealership (in open) with or without Used Car Sales as an accessory use, Trailer Rental or Sales (Accessory Use Only).

G. COMMERCIAL TYPE USES:

Building Material Sales (Retail Inside Building), Commercial Amusements (Indoors), Commercial Amusements (Outdoors), On-Off Premises Sale of Alcoholic Beverages, Scientific or Research Laboratories, Trade or Commercial School, Veterinarian Office Only (No Outside Pens) Wholesale Office and Sample Room, Storage or Sales Warehouse - Commercial (Accessory Use to Retail Sales, or Amusement Devices.

H. SPECIFIC USE PERMIT REQUIRED:

Additional uses shall be allowed in this district, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the Commercial (C) District, upon approval of a Specific Use Permit in accordance with Section B-500 of the Grand Prairie Zoning Ordinance.

3. AREA REQUIREMENTS:

- A. Minimum front yard:60 feet plus 1/2 of building height over 36 feet
- B. Minimum side yard:0 feet plus 1/2 of building height over 36 feet
- C. Minimum side yard when abutting a street:.....15 feet plus 1/2 of building height over 36 feet
- D. Minimum side yard when abutting residential:.....10 feet plus 1/2 of building height over 36 feet
- E. Minimum rear yard:0 feet plus 1/2 of building height over 36 feet.
- F. Minimum rear yard when abutting residential22 feet plus 1/2 of building height over 36 feet.
- G. Maximum height of structures:10 stories, provided floor area ratio does not exceed 2:1.
- H. Maximum floor area ratio: 10:1
- I. Provide proposed distance between all structures on site.

4. OFF-STREET PARKING REQUIREMENTS:

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Off-street loading and parking spaces shall be provided in accordance with applicable sections in the Commercial (C) District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

5. SCREENING REQUIREMENTS:

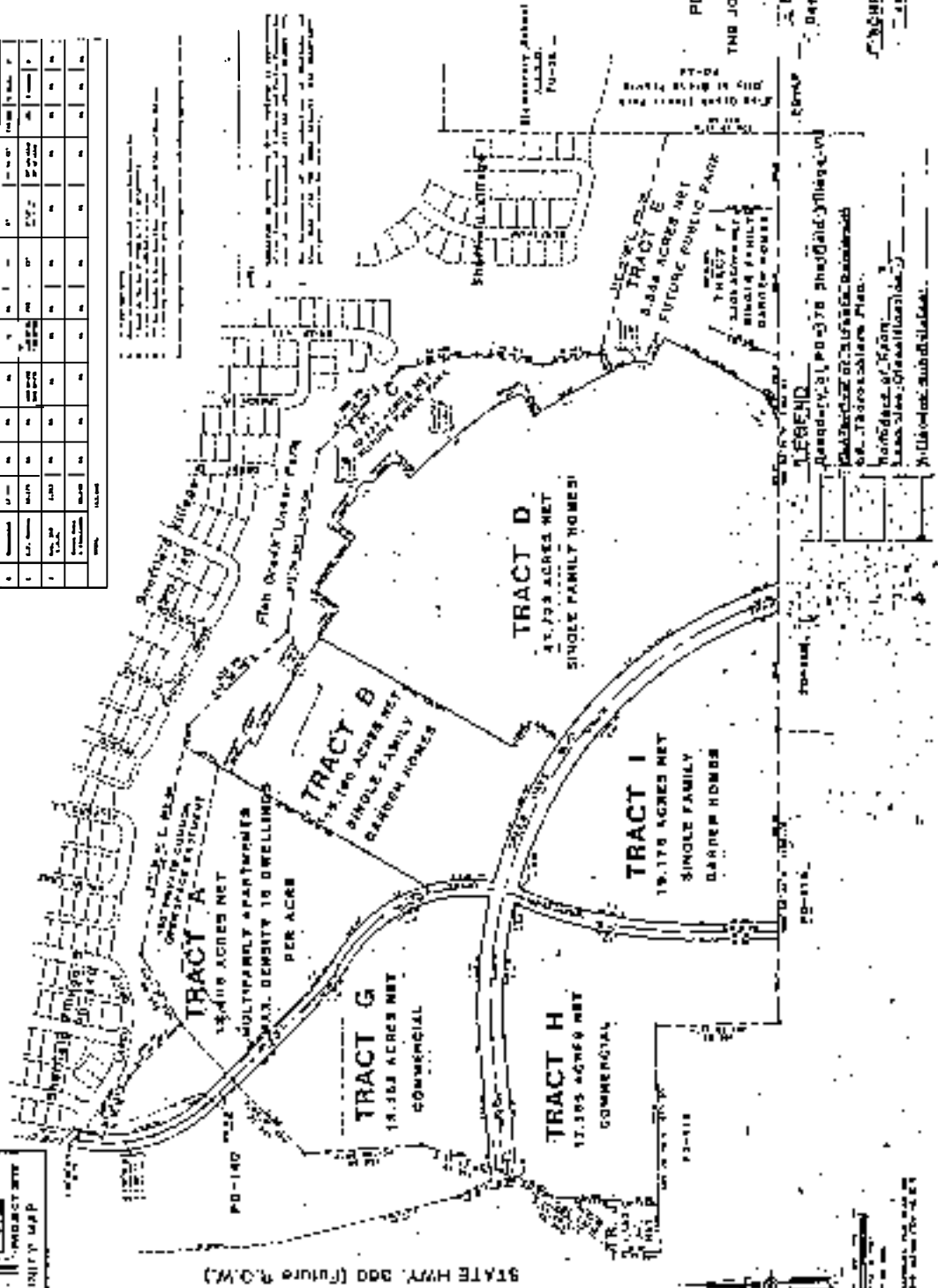
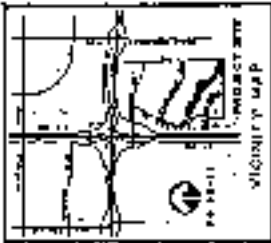
Non-residential uses shall be screened from residentially zoned or used land in accordance with Section E-400 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

DEVELOPMENT DATA

Tract	Area (Acres)	Use	Density	Units	Notes
Tract A	12.4	Multiplexed Apartments	100	100	Max. Density 10 Dwellings per Acre
Tract B	14.1	Single Family	10	10	Single Family Homes
Tract C	18.5	Commercial	-	-	Commercial
Tract D	21.7	Single Family	10	10	Single Family Homes
Tract E	19.1	Single Family	10	10	Single Family Homes
Tract F	17.3	Commercial	-	-	Commercial
Tract G	18.3	Commercial	-	-	Commercial
Tract H	17.3	Commercial	-	-	Commercial

GRID DATA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CONCEPT PLAN

PD-170 SHEFFIELD VILLAGE VSI
A TRACT OF LAND SITUATED IN
THE JOHN MOODY-BIRNEY ABSTRACT NO. 1007
BRAND PHARMIC, TEXAS

Prepared by: **General Contracting, Inc.**
11111 North Loop West
Houston, Texas 77040

Prepared for: **McWhorter, Notline and Associates, Inc.**
1001 North Loop West
Houston, Texas 77040

EXHIBIT "A"

III.
MULTI-FAMILY/CONDOMINIUM RESIDENTIAL

1. BOUNDARY DESCRIPTION:

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

2. PERMITTED PRINCIPAL USES:

In areas designated for multi-family residential uses, 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 Multi-Family One (MF-1) District, except single-family detached residential structures, which are specifically precluded from this district.
- 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 project, 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 Section B-800 of the Comprehensive Zoning Ordinance 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. Townhouses, which shall meet the requirements of the SF-TH District of the Comprehensive Zoning Ordinance of the City of Grand Prairie. Only one townhouse dwelling unit shall be allowed per lot of record.
- G. Duplexes, which shall meet the requirements of the 2F District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- H. Residential condominiums.
- I. Apartments.

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.

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- C. Complex office; meeting, party and/or social rooms incidental to the principal residential use on the same lot.
- D. Maintenance facility that serves only a principal use on the same lot.
- E. Satellite receiving dish, incidental to a principal residential use on the same lot shall be in accordance with Section E-200 Accessory Building Regulations.

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 required.

5. AREA REQUIREMENTS:

- A. Minimum Lot Area 12,000 sq. ft.
- B. Minimum lot area per dwelling unit..... 2,420 sq. ft.
- C. Minimum Required Floor Area:
 - Efficiency Unit 420 square feet
 - One Bedroom Unit 600 square feet
 - Two Bedroom Unit 800 square feet
 - Three Bedroom Unit 1000 square feet
 - Minimum Average Dwelling Unit Size 700 square feet

(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.)

- D. Minimum Lot Frontage on a Public Street.....100 feet
(Measured at the front building line)
- E. Minimum lot depth120 feet
- F. Minimum depth of front setback..... 25 feet
(From front property line to face of structure)

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- G. Minimum depth of rear setback of all structures.....10 feet
(Including accessory structures)
(Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley.)
- H. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)
 - (1) Internal lot10% of lot width with a maximum requirement of 10 feet for a one story structure or 15 feet for structures two or more stories in height.
 - (2) Sideyard setback abutting a street15 feet
 - (3) Abutting an arterial20 feet
- I. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards18 feet
(Parking from an apartment complex shall not be allowed to take access directly from a public street or right-of-way. All maneuvering for off-street parking shall be accomplished on private property.)
- J. Minimum required exterior masonry content:

All multi-family structures shall be of exterior fire-resistant construction, having at least eighty percent (80%) of the total exterior walls on the first and second floors, excluding doors and windows, constructed of standard size full-width brick or stone.
- K. Height and Area Regulations:
 - (1) Maximum allowable lot coverage 40 per cent
(10% of the required 60% not covered by buildings shall be set aside for playground and leisure activities.)
 - (2) Minimum amount of permanent, landscaped open space: 20% of total lot area, including 30% of the front yard as defined.
 - (3) Maximum height of structures.....3 stories
- L. Maximum density per net acre 18 units/acre, with maximum number of apartments not to exceed a total of 327 units.

(Net acre shall be defined as the acreage of a tract of land less any existing or proposed rights-of-way or flood plain that is not either reclaimed or substantially improved as open space and incorporated into

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a project. The Planning and Zoning Commission shall make a determination, at the time of development plan approval, of the degree of improvement necessary to include flood plain in the acreage calculation.)

- M. Minimum distance between buildings on the same lot or parcel of land:
 - (1) 10 feet from main to accessory buildings.
 - (2) 20 feet for 2 main buildings with doors and windows in facing walls.
 - (3) 10 feet for 2 main buildings without doors and windows facing walls.

6. PARKING:

Minimum number paved, striped, off-street parking spaces required for:

- A. 0 bedroom or efficiency dwelling units 1.25 spaces per unit
1 bedroom dwelling units 2 spaces per unit
2 bedroom dwelling units 2 spaces per unit
3 or more bedroom dwelling units 2 spaces per unit
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- C. All off-street parking lots shall be constructed of four inch reinforced concrete, with six inch reinforced concrete located in areas where heavy truck traffic is expected. Every effort shall be made to prevent parking adjacent to major thoroughfares in the project area.
- D. Parking areas and street frontages of multi-family development shall be landscaped with natural vegetation and maintained in a neat and orderly manner. Such landscaping shall be required to screen parking areas from the street frontage.

7. SIDEWALKS:

Sidewalks shall be constructed at least four (4) feet wide, of reinforced concrete four inches thick on a 6"x6" welded wire mesh and meeting city standard along every public thoroughfare upon which the project has frontage.

8. 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 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 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 courses, 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
- (5) Whenever a lot or tract of land is use for off-street parking of motor vehicles in connection with a church, or similar institution, or commercial use and is adjacent to, or across from the street from, a residentially zoned or used district, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential districts.

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.

E. ADDITIONAL DEVELOPMENT REQUIREMENTS:

To insure a higher standard of living for the occupant, each multi-family dwelling unit shall contain dishwasher, disposal, range with vent, and oven facilities. On-site common laundry facilities shall be provided within the development unless all units are provided with washer/dryer connections. Washer/dryer connections shall be provided in all two-bedroom units and larger.

9. SCREENING REGULATIONS:

Any premises developed for multi-family residential uses shall be buffered from abutting land developed or zoned for non-residential uses or residential uses having a lower net development density by a solid masonry wall, wooden fence, or other man-made or natural barrier or combination thereof built to the following minimum criteria:

A. WALLS AND FENCES:

A solid, non-transparent fence with a minimum of seven (7) feet from the ground level at or on the boundary lines or areas common to the premises and the area zoned or used for residential purposes, having concrete beams installed under the entirety of the fence to a minimum height of six (6) inches above ground and six (6) inches wide, placed on proper footing, either spread or piers, reinforced with a minimum of two (2) number three bars of steel. All posts shall be steel and all material shall be decay resistant.

B. EARTHEN BERMS:

Landscaped earthen berms shall be constructed to a minimum height of six (6) feet. Side slopes of such berms shall have a minimum of two (2) feet of horizontal distance for each one (1) foot of height. All berms shall contain necessary drainage provisions as may be required by the City Engineer.

C. MAINTENANCE:

The area in front of the required screening wall or fence, shall be maintained in a clean, and orderly condition, free of weeds, debris, and trash.

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D. LIGHTING:

Any light used to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses or residential district.

IV.

SECTION A
SINGLE FAMILY RESIDENTIAL
GARDEN HOMES

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 and/or garden home 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. One single-family 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 of 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 required.

5. AREA REQUIREMENTS:

- A. Minimum Lot Area: 75% at 5,000 sq. ft.
25% at 6,000 sq. ft.
- B. Minimum Required Floor Area..... 50% at 1,400 sq. ft.
50% at 1,600 sq. ft.
Minimum Required Garage Size.....100' at 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 a Public Street.....75% at 50 feet
25% at 60 feet
(Measured at the front building line)

- D. Minimum lot depth100 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.....10 feet
without alley, 20 feet with alley

- 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: 10 feet
- 3. Sideyard setback abutting a street 15 feet
- 4. Sideyard setback abutting an arterial..... 20 feet
- 5. Dwellings centered on lot 5 feet each side

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H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards:20 feet

I. Minimum required exterior masonry content:

All single-family residential structures shall be of exterior fire-resistant construction, having at least seventy percent (70%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard full-width brick or stone, unless otherwise approved by the City Council.

J. Height and Area Regulations:

- 1. Maximum allowable lot coverage 40 per cent
- 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 (400 s.f. min.)
- 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. (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 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 HEREAFTER 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. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
- c. 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 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 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.

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 feet (5) established on the same lot coincident with the opposite side lot line.
- (2) Such maintenance easement shall extend the full length of the structure 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.

SECTION B
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 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 required.

5. AREA REQUIREMENTS:

- A. Minimum Required Floor Area of Dwelling Unit ...50% at 1400 sq. ft.
50% at 1600 sq. ft.
Minimum Required Garage Size.....100% at 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.)

- * B. Minimum lot area 7,500 sq. ft.
- * C. Minimum Lot Frontage on a Public Street.....65 feet
(Measured at the front building line)
- D. Minimum lot depth100 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..... 10 feet with alley, 20 feet without alley (including accessory structures).
- 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 setback abutting a street 15 feet
 - (3) Abutting an arterial 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.....18 feet
- J. Minimum required exterior masonry content:

All multi-family structures shall be of exterior fire-resistant construction, having at least eighty percent (80%) of the total exterior walls on the first and second floors, excluding doors and windows, constructed of standard size full-width brick or stone.

- K. Height and Area Regulations:

*

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

L. Maximum density per net acre (based on final plat)

(Net acre shall be defined as the acreage of a tract of land less any existing or proposed rights-of-way or flood plain that is not either reclaimed or substantially improved as open space and incorporated into a project. The Planning and Zoning Commission shall make a determination, at the time of development plan approval, of the degree of improvement necessary to include flood plain in the acreage calculation.)

M. Minimum distance between buildings on the same lot or parcel of land:

- (1) 10 feet from main to accessory buildings.
- (2) 20 feet for 2 main buildings with doors and windows in facing walls.
- (3) 10 feet for 2 main buildings without doors and windows facing walls.

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single Family-Detached Residential Dwellings 2-car garage (400 square foot minimum size.
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

7. SIDEWALKS:

Sidewalks shall be constructed at least four (4) feet wide, of reinforced concrete four inches thick on a 6"x6" welded wire mesh and meeting city standard along every public thoroughfare upon which the project has frontage.

8. 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 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 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 courses, 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
- (5) Whenever a lot or tract of land is use for off-street parking of motor vehicles in connection with a church, or similar institution, or commercial use and is adjacent to, or across from the street from, a residentially zoned or used district, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential districts.

9. SPECIAL HEIGHT REGULATIONS:

Planned Development #178

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.

V.
SPECIAL CONDITIONS

1. ALLEYS:

Dedication and construction of alleys shall be at the option of the owner/developer. If alleys are provided in the Single Family Garden Home areas said alley shall provide 20' of R.O.W. and 16' of paving.

2. SIDEWALKS:

Sidewalks shall be provided in all tracts, unless physically restricted, next to street.

3. 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.

4. 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 Certificate of Occupancy 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.

5. USE MATRIX:

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

6. PLANNED DEVELOPMENT ORDINANCE:

The Planned Development Ordinance must be approved and signed before platting can begin.

7. PRELIMINARY AND FINAL PLAT:

Both a preliminary and final plat will be required. The final plat will serve as the final site plan for the Planned Development. The final plat must be filed before development can begin.

Planned Development #178

- A. Dedication will be made at no cost to the City on the Parks and Recreation Department's designated property along the south side of Fish Creek.
- B. Adjust topographic grades on the park property adjacent to street paving.
- C. Provide an existing conditions and topographic map of the park property.
- D. Clear and grub property adjacent to the street paving.

9. ENGINEERING PLANS:

Approved engineering plans will be required prior to release of final plat for public hearing.

10. FEMA - FLOODWAY:

Modifications to the floodway must be approved through F.E.M.A.

11. PLATTING:

Both a preliminary and final plat will be required. The final plat will serve as the final site plan for the Planned Development. The final plat must be filed before development can begin.

VI.
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.

VII.
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. Otherwise, a finally approved development plan or site plan shall be required as established for under existing City Ordinances in Ordinance No. 2299. Such final plat or final site plan shall become a part of this ordinance marked as an Exhibit(s) and attached hereto, and incorporated herein as if fully set out. No permits will be issued for construction unless in conformance with said development plan.

VIII.

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.

IX.

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.

X.

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

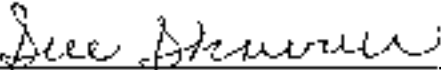
Planned Development #178

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 19TH DAY OF NOVEMBER, A.D., 1985.



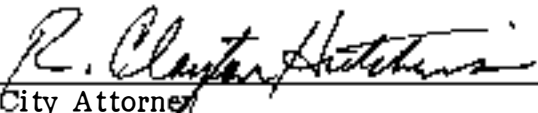
MAYOR, City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

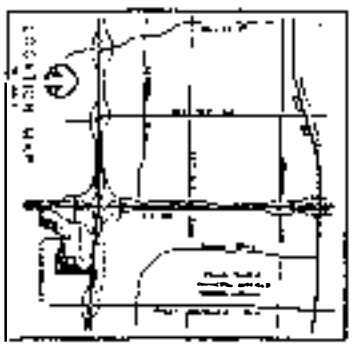
DEVELOPMENT MATRIX

PD - 178 SHEFFIELD VILLAGE VII

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
A	Multi-family	18.608	18	327	12,000 S.F.	700 SF avg.	80%	25'	10' or 15'	10'	40%	3 stories	P
B	S.F. Garden	15.190	NA	NA	* 4000 SF-25% 5000 SF-75%	** 1600 SF-50% 1400 SF-50%	70%	25'	0-10' or 5' - 5'	10' w/o alley 20' w/ alley	40%	2 stories	P
C	Park	10.931	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
D	Single Family	41.733	NA	NA	7500 S.F.	** 1600 SF-50% 1400 SF-50%	80%	25'	6' interior 15' corner 20' arterial	10' w/o alley 20' w/ alley	35%	2 stories	P
E	Park	8.868	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
F	S.F. Garden	3.201	NA	NA	* 6000 SF-25% 5000 SF-75%	** 1600 SF-50% 1400 SF-50%	70%	25'	0-10' or 5' - 5'	10' w/o alley 20' w/ alley	40%	2 stories	P
G	Commercial	15.153	NA	NA	NA	NA	NA	*** 60'	0'	0' to 22'	FAR 10:1	10 stories	P
H	Commercial	17.865	NA	NA	NA	NA	NA	*** 60'	0'	0' to 22'	FAR 10:1	10 stories	P
I	S.F. Garden	19.178	NA	NA	* 6000 SF-25% 5000 SF-75%	** 1600 SF-50% 1400 SF-50%	70%	25'	0-10' or 5' - 5'	10' w/o alley 20' w/ alley	40%	2 stories	P
J	Hwy. 360 R.O.W.	1.583	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Green Oaks & Wimbledon	10.690	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

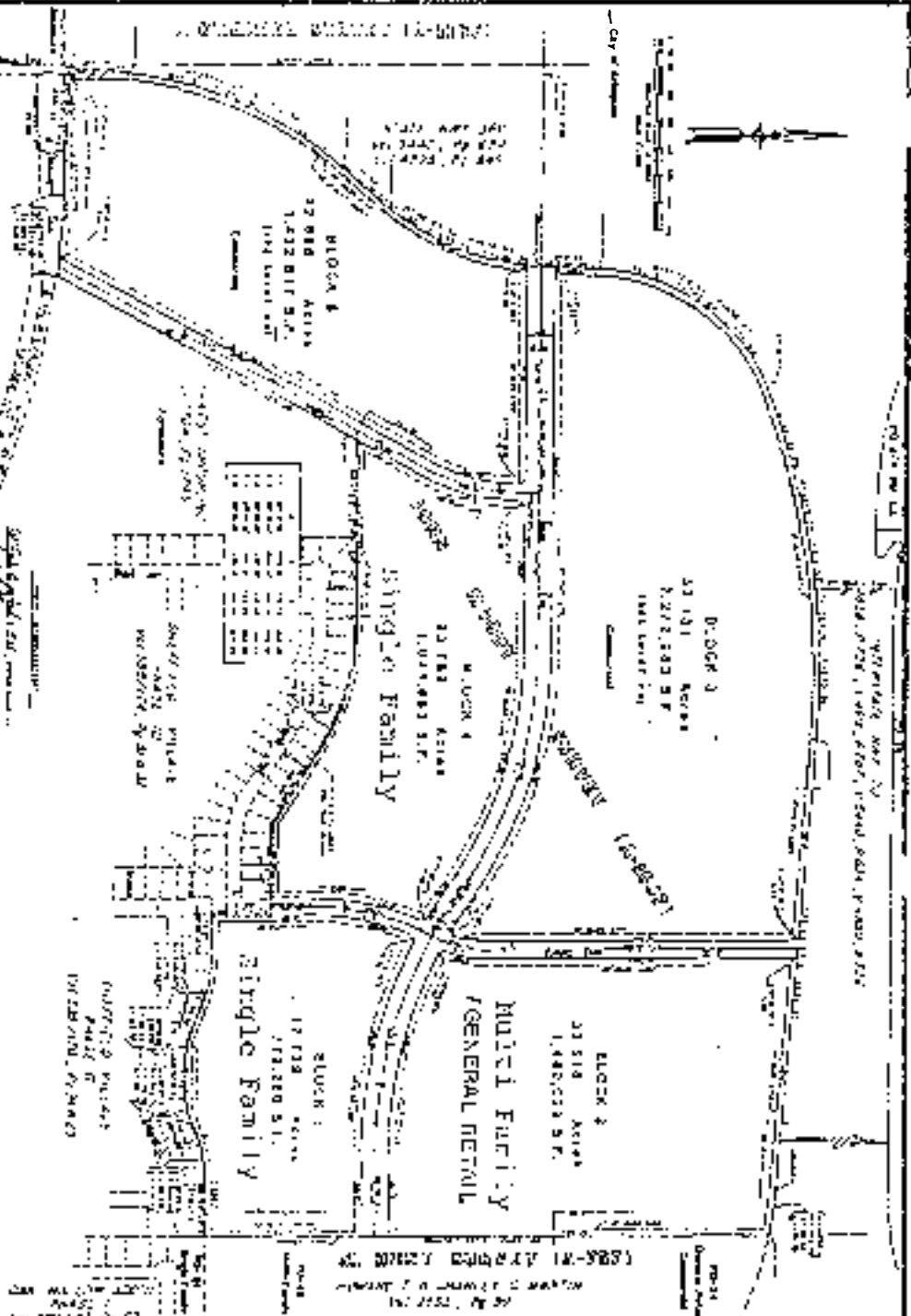
TOTAL 163.000

- 1) NA - Not Applicable
- 2) Refer to ordinance for additional and detailed information
- 3) * Based on the sum of Tract B, F & I collectively
- 4) ** Plus a minimum of 400 S.F. in a garage
- 5) *** Applicable to Green Oaks Blvd. and Wimbledon Drive and Hwy. 360 only
- 6) P - Parking as required by zoning ordinance.



GENERAL NOTES:

1. The proposed development is shown in solid lines.
2. The existing development is shown in dashed lines.
3. The proposed parking spaces are shown in dotted lines.
4. The proposed landscaping is shown in wavy lines.
5. The proposed utility lines are shown in long-dashed lines.
6. The proposed access roads are shown in short-dashed lines.
7. The proposed site boundaries are shown in thick solid lines.
8. The proposed site name is shown in bold letters.
9. The proposed site address is shown in bold letters.
10. The proposed site owner is shown in bold letters.



PROPOSED DEVELOPMENT:

Block 1: 20,000 sq. ft. Single Family

Block 2: 20,000 sq. ft. Multi Family / General Retail

Block 3: 20,000 sq. ft. Multi Family / General Retail

Block 4: 20,000 sq. ft. Single Family

SHEPHERD VILLAGE
Phase IV

JANUARY, 1988
OFFICIAL PLEDGE

AN ADDITION TO THE CITY OF VANDERBILT UNIVERSITY CAMPUS, 11000
 NINTH AVENUE & THE JOHN MOORE BLVD. (10-1007)

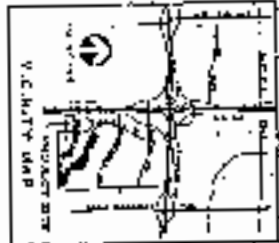
SCALE: 1" = 20' (SEE PLAN)

DATE: JANUARY 1988

BY: [Signature]

FOR: [Signature]

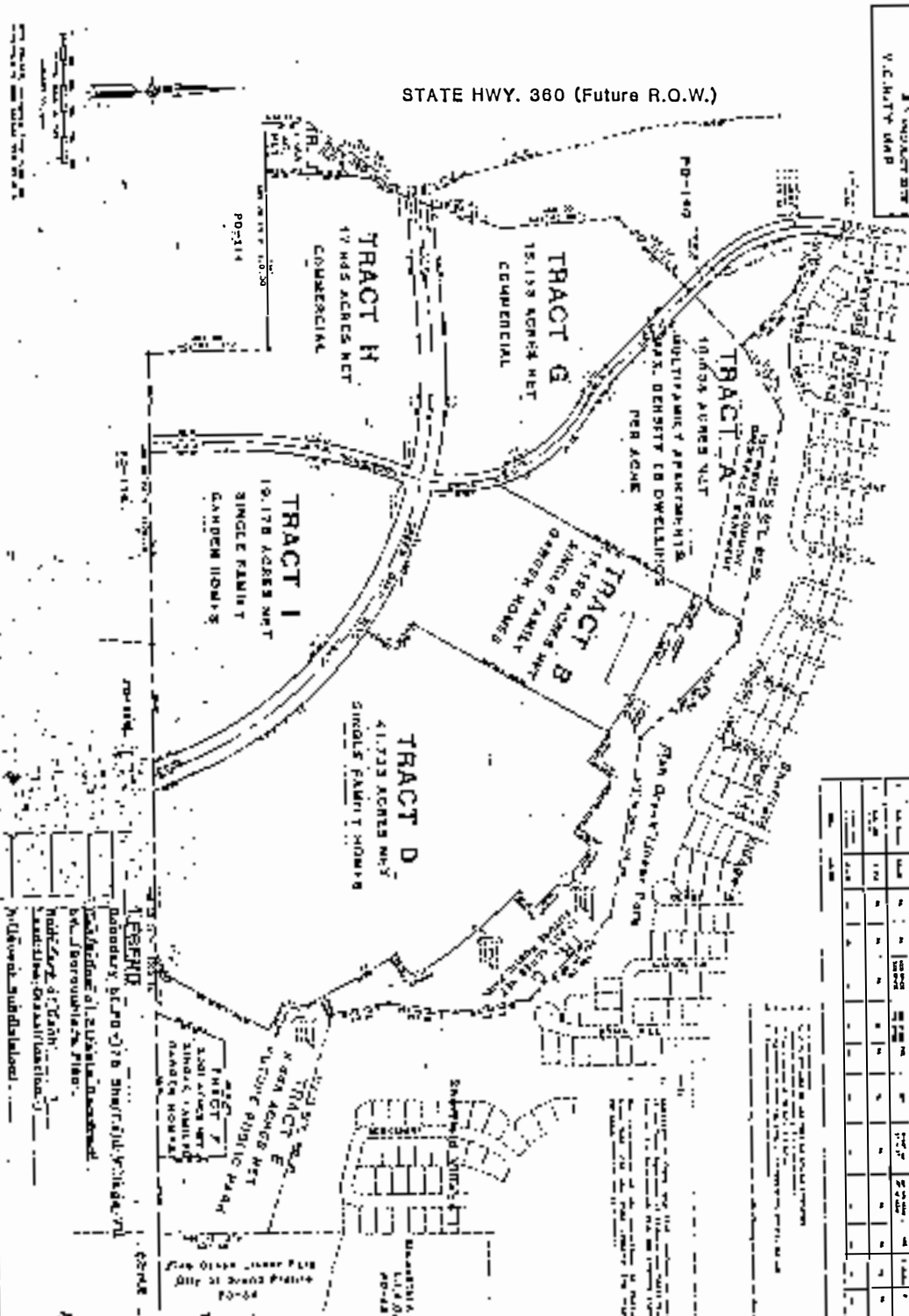
STATE HWY. 360 (Future R.O.W.)



Sheet 1 of 12

Scale: 1" = 100'

North Arrow



PROPERTY SUMMARY

TRACT	ACRES	LOT COUNT	EST. VALUE
TRACT A	10,000	180,000	\$18,000,000
TRACT B	14,100	141,000	\$14,100,000
TRACT C	14,100	141,000	\$14,100,000
TRACT D	41,700	417,000	\$41,700,000
TRACT E	10,000	100,000	\$10,000,000
TRACT F	10,000	100,000	\$10,000,000
TRACT G	15,100	151,000	\$15,100,000
TRACT H	17,000	170,000	\$17,000,000
TRACT I	19,170	191,700	\$19,170,000
TOTAL	141,070	1,410,700	\$141,070,000

CONCEPT PLAN

PC-178 SHEEPFIELD VILLAGE VII
 A TRACT OF LAND SITUATED IN
 THE JOHN UNGER-SURVEY, AND TRACT NO. 1002,
 OREGON PRIMER, T52S R3E S3W

Planning Application Number 20110111

Prepared for: KUNSTADT GROUP, INC.
 10000 NE 28th Street, Suite 200
 Portland, Oregon 97219
 Phone: (503) 253-7777
 Fax: (503) 253-7778

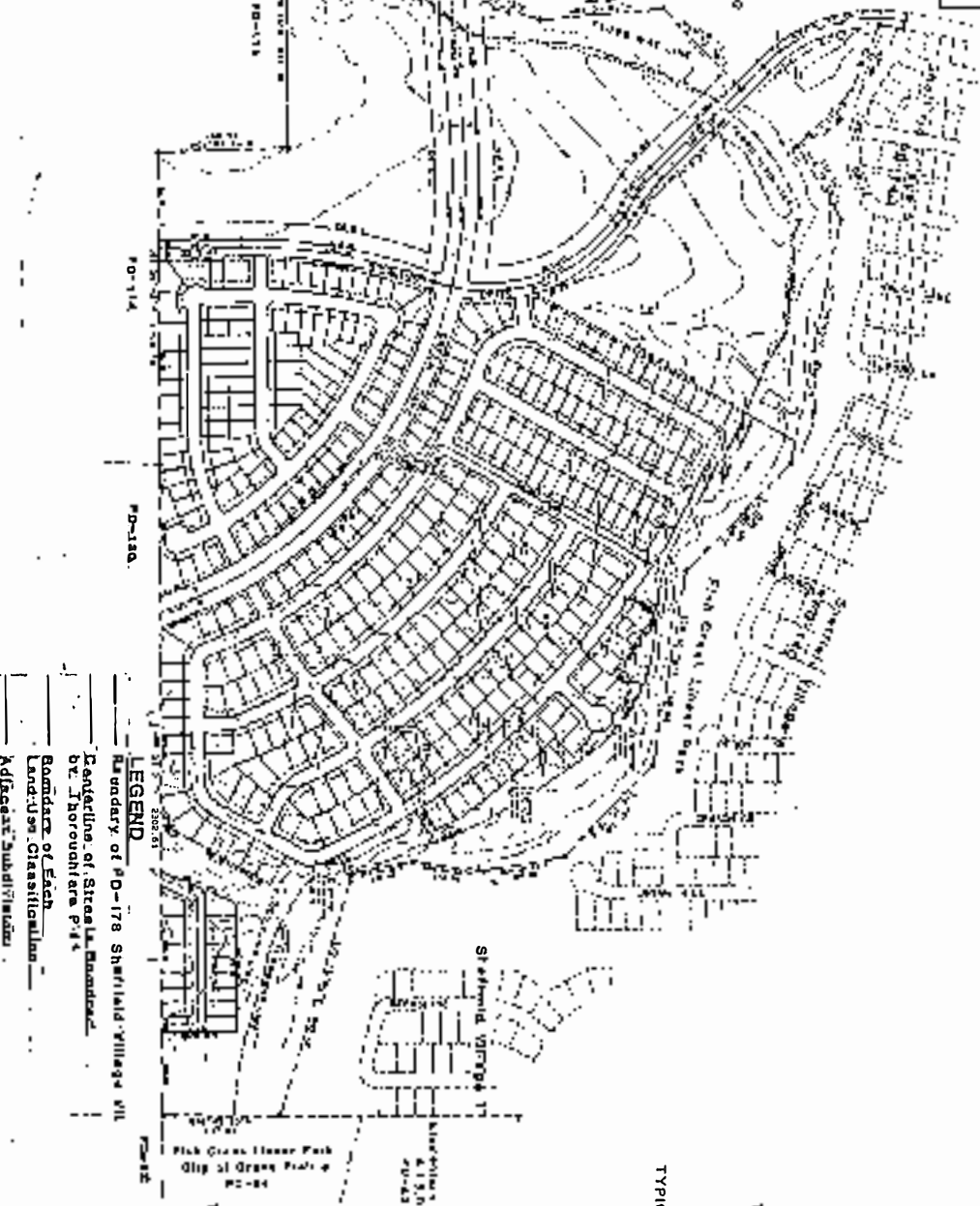
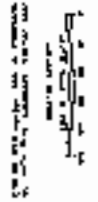
Prepared by: HOLLING AND ASSOCIATES, INC.
 1000 NE Oregon Street, Suite 200
 Portland, Oregon 97232
 Phone: (503) 253-7777
 Fax: (503) 253-7778

EXHIBIT "A"

2011 10 23



STATE HWY. 360 (Future R.O.W.)



LEGEND
 Boundary of P.D.-178 Sheffield Village VII
 Boundary of Streets Boundaries
 by Jhorouahitara P.D.
 Boundary of Each
 Land-Use Classification
 Adjacent Subdivisions

CONCEPT PLAN
 PD-178 SHEFFIELD VILLAGE VII
 A TRACT OF LAND SITUATED IN
 THE JOHN MOODY SURVEY, ADJACENT HD. 1807
 BRAND PAIRIN, TEXAS

For a copy of the plat, contact the
 Surveyor General, State of Texas,
 1000 North Capitol Street, Austin, Texas 78701
 or the Surveyor General's Office,
 1000 North Capitol Street, Austin, Texas 78701

LEGEND
 TYPICAL SINGLE FAMILY LOT
 44' x 118' IMPROVED
 185' TYPICAL CORNER
 TYPICAL SINGLE FAMILY GARDEN HOMES
 (a) 50' x 100' INTERIOR
 (b) 60' x 100' CORNER

ORDINANCE NO. 4723

AN ORDINANCE AMENDING ORDINANCE NO. 3905, BEING PLANNED DEVELOPMENT NO. 178, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON NOVEMBER 19, 1985, BEING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE NO. 2299 OF THE CITY OF GRAND PRAIRIE, TEXAS, BY AMENDING: SECTION B(5)(A) OF ORDINANCE NO. 3905 TO INCREASE THE MINIMUM REQUIRED FLOOR AREA TO 60% AT 1,800 S.F. AND 40% AT 1,600 S.F.; SECTION B(5)(B) OF ORDINANCE NO. 3905 TO DECREASE THE MINIMUM LOT AREA TO 6,000 S.F.; SECTION B(5)(C) OF ORDINANCE NO. 3905 TO DECREASE THE MINIMUM LOT FRONTAGE ON A PUBLIC STREET TO 60 FEET; SECTION B(5)(G)(1) TO DECREASE THE INTERNAL LOT SIDE YARD SETBACK TO 5 FEET; AND SECTION B(5)(K)(1) TO INCREASE THE MAXIMUM ALLOWABLE LOT COVERAGE TO 45 PERCENT; 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 November 19, 1985, the City Council of the City of Grand Prairie approved Ordinance No. 3905, being Planned Development No. 178 for Commercial, Retail, Multi-Family, Single Family Garden Homes, and Single Family Detached uses; and

WHEREAS, Section B (5)(A) of Ordinance No. 3905 established a minimum required floor area of 50% at 1,400 s.f. and 50% at 1,600 s.f., and Section B(5)(B) of Ordinance No. 3905 established a minimum lot area of 7,500 s.f., and Section B (5)(C) of Ordinance No. 3905 established a minimum lot frontage on a public street of 65 feet, and Section B (5)(G)(1) established the internal lot side yard setback of 6 feet, and Section B (5)(K)(1) established a maximum allowable lot coverage of 35 percent, and;

WHEREAS, The Planning and Zoning Commission held a public hearing on July 23, 1990 to consider the advisability of amending Section B(5)(A) of Ordinance No. 3905 to increase the minimum required floor area to 50% at 1,500 s.f. and 50% at 1,700 s.f., Section B(5)(B) of Ordinance No. 3905 to decrease the minimum lot area to 6,000 s.f.; Section B(5)(C) of Ordinance No. 3905 to decrease the minimum lot frontage on a public street to 60 feet; Section B(5)(G)(1) to decrease the internal lot side yard setback to 5 feet; and Section B(5)(K)(1) to increase the maximum allowable lot coverage to 45 percent; after written notice of such public hearing before the Planning and Zoning Commission on the proposed amendment had been sent to owners of real property lying within 200 feet of the property on which the amendment to the zoning is proposed, said notice having been given not less than ten (10) days before the date set for such 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 same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of such amendment, the Planning and Zoning Commission of the City of Grand Prairie voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that Section B(5)(A) of Ordinance No. 3905 be amended to increase the minimum required floor area to 60% at 1,600 s.f. and 40% at 1,800 s.f.; that Section B(5)(B) of Ordinance No. 3905 be amended to decrease the minimum lot area to 6,000 s.f.; that Section B(5)(C) of Ordinance No. 3905 be amended to decrease the minimum lot frontage on a public street to 60 feet; that Section B(5)(G)(1) be amended to decrease the internal lot side yard setback to 5 feet; and that Section B(5)(K)(1) be amended to increase the maximum allowable lot coverage to 45 percent; 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 7:00 o'clock P.M. on August 7, 1990, to consider the advisability of amending Ordinance No. 3905 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 amendment and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the proposed change on said property, as well as the nature and usability of surrounding property, have found and determined that Ordinance No. 3905, being Planned Development No. 178 should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1:

That Section B(5)(A) of Ordinance No. 3905, being Planned Development No. 178, is hereby amended to read as follows:

- | | |
|---|---------------------|
| A. Minimum Required Floor Area of Dwelling Unit | 60% at 1800 sq. ft. |
| | 40% at 1600 sq. ft. |
| Minimum Required Garage Size | 100% at 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.)

That Section B(5)(B) of Ordinance No. 3905, being Planned Development No. 178, is hereby amended to read as follows:

- | | |
|---------------------|---------------|
| B. Minimum Lot Area | 6,000 sq. ft. |
|---------------------|---------------|

That Section B(5)(C) of Ordinance No. 3905, being Planned Development No. 178, is hereby amended to read as follows:

C. Minimum Lot Frontage on a Public Street 60 feet

That Section B(5)(G)(1) of Ordinance No. 3905, being Planned Development No. 178, is hereby amended to read as follows:

1. Internal lot 5 feet

That Section B(5)(K)(1) of Ordinance No. 3905, being Planned Development No. 178, is hereby amended to read as follows:

1. Maximum allowable lot coverage 45 percent

That Section B(8)(B) of Ordinance No. 3905, being Planned Development No. 178, is hereby amended to read as follows:

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.

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 course, cornices, roof overhangs, fireplaces, and other architectural features may project twenty-four (24) inches into the required yard.
2. Exception 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. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
 - c. 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.

That Section B(8)(C)(4) of Ordinance No. 3905, being Planned Development No. 178, is hereby amended to read as follows:

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.


SECTION 2: This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Grand Prairie, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 3: 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 provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4: All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City Official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

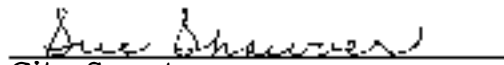
SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 7 day of August, 1990.



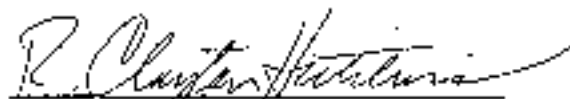
Mayor, City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

Zoning Case No. Z900702