

PLANNED DEVELOPMENT	181
ORDINANCE NO.	4067
CASE NO.	Z860902

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE J. ARMENDARI SURVEY, ABSTRACT NO. 1688, H. WILKINSON SURVEY, ABST. NO. 1735, J.W. CARTER SURVEY, ABST. NO. 314, AND THE HENRY BRITE SURVEY, ABST. NO. 1694, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF MATTHEW ROAD AND GARDEN ROAD FROM THE AGRICULTURE (A) ZONING DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT FOR SINGLE FAMILY DETACHED 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 Agriculture (A) to (PD) Planned Development for Single Family Detached Residential uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 13, 1986 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 the City of Grand Prairie, Texas, voted 7 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 Agriculture (A) to Planned Development for Single Family Detached Residential uses; 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 October 21, 1986, 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 Ordinance from the classification of Agriculture (A) 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, be amended, so as to establish and rezone the following described area from Agriculture (A) to Planned Development for Single Family Detached Residential uses.

FIELD NOTES

BEING a tract of land situated in the J. Armendari's Survey, Abstract 1688, the H. Wilkinson Survey, Abstract 1735, the J.W. Carter Survey, Abstract No. 314 and the Henry Brite Survey, Abstract No. 1694, Dallas County, Texas and being part of a 212.862 acre tract of land and being more particularly described as follows:

BEGINNING at an iron rod at the point of intersection of the South line of Garden Road (original 60 ft. R.O.W.) and the west line of Matthew Road (50 ft. R.O.W.):  
THENCE South  $0^{\circ}00'03''$  East a distance of 1758.31 ft. along the west line of Matthew Road to a point of curvature;  
THENCE with a circular curve to the left having a central angle of  $15^{\circ}07'04''$ , a radius of 470.0 ft., a tangent of 62.37 ft. and an arc length of 124.01 ft. to a concrete monument for a corner;  
THENCE South  $83^{\circ}57'01''$  West a distance of 2125.22 ft. to a concrete monument for a corner;  
THENCE North  $0^{\circ}11'09''$  East a distance of 2103.56 ft. along the west line of said 212.862 acre tract to an iron rod for a corner;  
THENCE North  $89^{\circ}57'50''$  East a distance of 2090.26 ft. along the south line of Garden Road to the POINT OF BEGINNING and containing 95.8032 acres or 4,173,186 sq. ft. of land.

II.  
SINGLE FAMILY DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As described in Section I of this Ordinance.

2. PERMITTED PRINCIPAL USES:

In areas designated for single family 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 (SF-1) Single Family One 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 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. SPECIFIC USE PERMIT:

Additional uses may be allowed in this district upon approval of a Specific Use Permit in accordance with Section B-100 of the Comprehensive Zoning Ordinance for the Single Family One district, and Section B-500 of the Comprehensive Zoning Ordinance.

6. AREA REQUIREMENTS:

A. Minimum Lot Area:

<u>Percentage of Lots</u>	<u>Minimum Lot Area</u>
30%	6,000 sq. ft.
50%	6,840 sq. ft.
20%	7,700 sq. ft.

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

B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Dwelling</u>
30%	1,600 sq. ft.
35%	1,500 sq. ft.
35%	1,400 sq. ft.

(Minimum required floor area as herein specific shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and shall include only that space designed and used directly and specifically for dwelling purposes.)

- C. Minimum Lot Frontage on a Public Street  
(Measured at the front building line)
- Area 1.....60 feet
- Area 2.....64 feet

Note: On cul de sac and elbow lots - 60' building line width is allowed with 100' min. depth.

- D. Minimum lot depth, Area 1.....100 feet
- Minimum lot depth, Area 2.....107 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)

- 1. Without alley.....10 feet
- 2. With alley.....20 feet
- 3. Adjacent to an arterial with a screening  
fence.....20 feet
- 4. Adjacent to an arterial without a  
screening fence.....25 feet

- G. Minimum width of side setback:  
(Distance between structure and any property line that  
is not deemed a front or rear yard.)

- 1. Internal lot.....5 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.....55 per cent
- 2. Maximum height of structures.....2½ 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 RESIDENTIAL REGULATIONS:

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

- (a) 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.
- (b) 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 FRONT, 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, roof overhangs, and other architectural features may project not more than 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 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 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 sq. ft. (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 front, side and rear yards for each foot that such structures exceed three (3) stories.

III.  
SPECIAL CONDITIONS

1. SIDEWALKS:

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

2. 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.

3. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses are subject to the approval of a concept plan 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. Concept plans and 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 concept plan shall delineate the area proposed for each use. The concept plan, labeled Exhibit "A", shall be attached hereto and made a part hereof as if fully set out herein.

B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.

4. USE MATRIX:

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

5. SPECIAL DEVELOPMENT REQUIREMENTS:

A. No direct access to Garden Road shall be allowed from lots abutting Garden Road.

B. All perimeter landscaping and screening walls, including the 6 ft. brick entry walls and 6 ft. custom wooden screening fence built to all other standard screening fence requirements shall be implemented per the concept plan, labeled Exhibit "A" attached hereto and made a part hereof as if fully set out herein by the developer at the time this subdivision is developed and/or concurrently with the construction of the first 10% of the homes in this project.

- C. All interior landscaping and trees per the concept plan, labeled Exhibit "A", attached hereto and made a part hereof as if fully set out herein, are to be implemented by the builder of the individual lots toward the completion of each home on a lot by lot basis at an appropriate planting time.
- D. The proposed 3 acre public park shall be dedicated to the City upon submission of a metes and bounds description and a warranty deed.

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 30% 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 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 holdings 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.

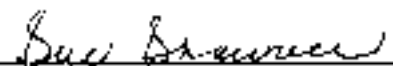
VIII.

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 21st DAY OF October, A.D., 1986.

  
\_\_\_\_\_  
MAYOR, City of Grand Prairie, Texas

ATTEST:

  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

Zoning Case No. Z860902

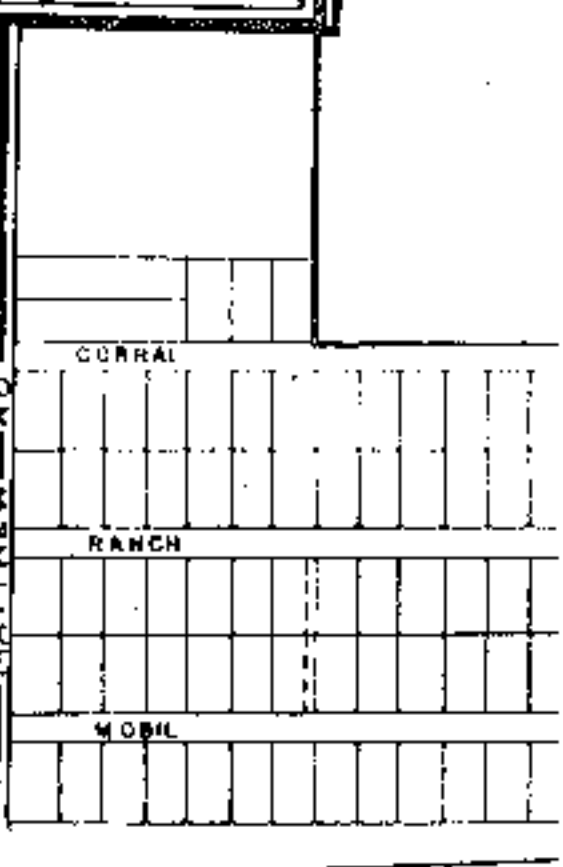
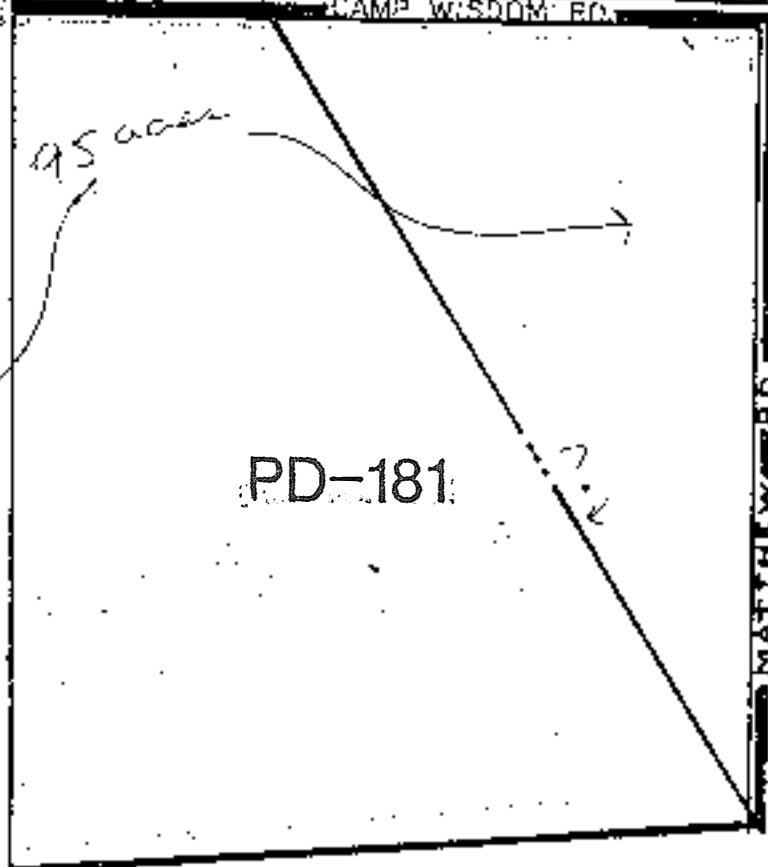
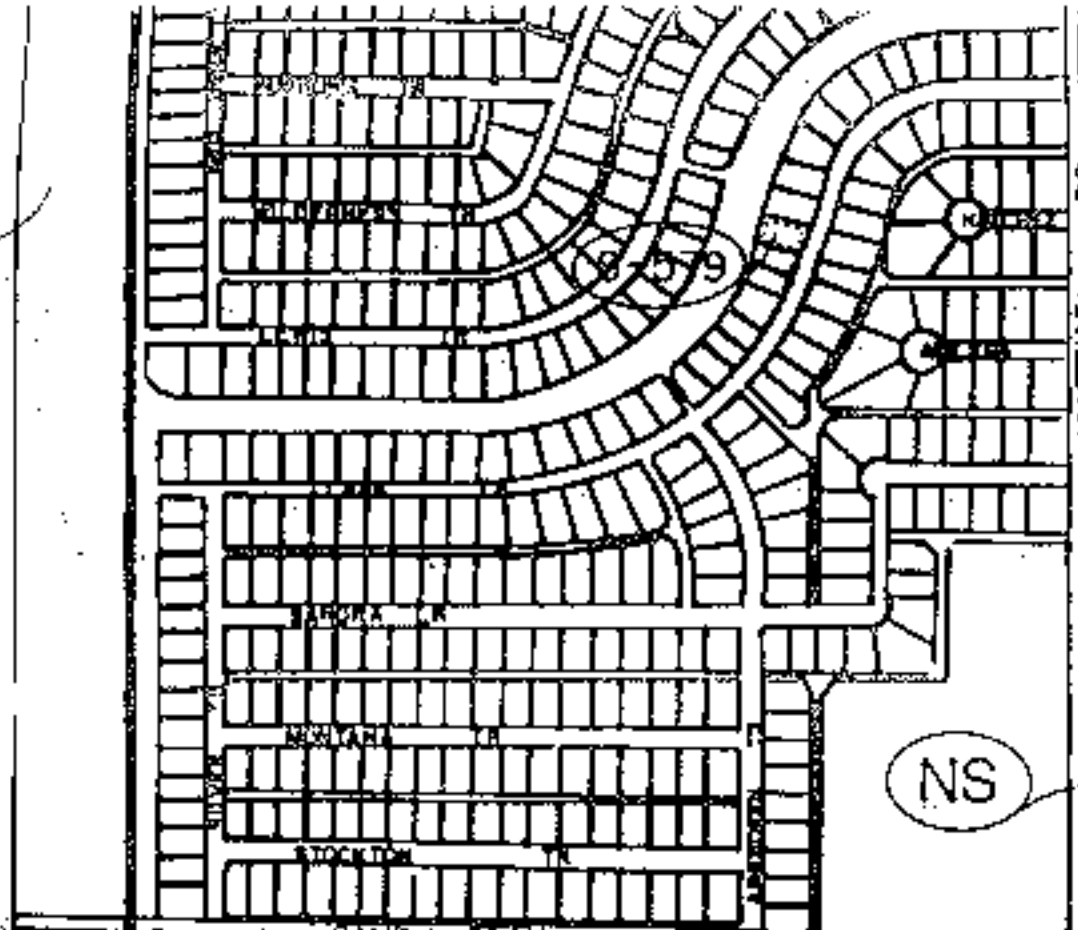
Matrix For: PD- 181 Green Ridge  
ORD. 4067

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	MINIMUM LOT SIZE	FLOOR AREA	MASONRY CONTENT	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	MAX LOT COVER.	MAX HEIGHT	MIN PAVING
1	SF- Detached	60.0+/- acres	4.1 DU/ ac +/-	246+/-	203 lots @ 6848 sq. ft. and 81+/- lots @ 7700 sq. ft.	All homes area 1&2 30% min. 1600 sq. ft. or 121 +/- homes	All home: 75% min.	25'	5'; 15'; 20': see text	10'; 25' if adj. to street and/or arterial; 20' if adj. to arterial w/ screen fence	55%	2 1/2 stories	2 car garage/ unit
2	SF- Detached	32.80+/- acres	4.85 DU/ ac +/-	159+/-	121+/- lots @ 6000 sq. ft.; 38 +/- lots @ 6848	35% min. 1500 sq. ft. or 142+/- homes 35% min. 1400 sq. ft. or 142+/- homes	same as above	25'	same as above	10'; 25' if double frontage	55%	2 1/2	2 car garage/ unit
3	Public/ Park	3.0 ac.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>TOTAL</b>		95.8032		405 +/-									

EXHIBIT "B"

PD-51

*DT next to slide*



SHEET 13