

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

192
4316
Z880102

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE M. W. ALLEN SURVEY, ABSTRACT NO. 9, GENERALLY LOCATED ON THE EAST SIDE OF SHERIFF DRIVE AND NORTH SIDE OF CORAL WAY, 125.0 FEET SOUTH OF MARSHALL FROM THE PLANNED DEVELOPMENT NO. 151 (PD-151) ZONING DISTRICT FOR SF-2, SF-ZLL AND MF-1 USES TO THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT NO. 192 FOR SINGLE FAMILY-DETACHED (SF-D) 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 Planned Development 151 (PD-151) to (PD) Planned Development No. 192; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 11, 1988 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 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 list approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from *Planned Development* No. 151 (PD-151) to Planned Development No. 192 (PD-192); and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a father 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 pm. on January 19, 1988 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 Planned Development 151 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:

That the Zoning ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain district--, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 26 OF THE CODE OF ORDINANCES KNOWN AS

BEING a tract or parcel of land, all of Lot 1, and Part of Lot 10, and part of Lot 11, Block A, LAKELAND HEIGHTS ADDITION, an Addition to the City of Grand Prairie, Texas, according to the plat thereof recorded in Volume 8, Page 55, of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod at the intersection of the East line of Sheriff Drive (a 60.00 foot wide right-of-way) and the North line of Coral Way (a 50.00 foot wide right-of-way);

THENCE NORTH 01 degrees 08 minutes 48 seconds EAST along the East line of Sheriff Drive, a distance of 295.26 feet to a set iron rod for corner;

THENCE SOUTH 89 degrees 53 minutes 00 seconds EAST along a line parallel to and 125.00 feet South of the South line of Marshall Drive (a 70-00 foot wide rightof-way, at this point), a distance of 264.38 feet to a found iron rod for corner;

THENCE NORTH 00 degrees 05 minutes 50 seconds EAST, a distance of 130.00 feet to a found iron rod for corner in a South line of Marshall Drive (a 65.00 foot wide R.O.W., at this point);

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THENCE SOUTH 89 degrees 53 minutes 00 seconds EAST along a South line of Marshall Drive, a distance of 127.01 feet to a found iron rod for comer;

THENCE SOUTH 07 degrees 13 minutes 32 seconds WEST along the West line of Lots 3-R, 12, -13, and 14, Block A, LAKELAND HEIGHTS ADDITION, a distance of 209.60 feet to a found iron rod for comer;

THENCE SOUTH 45 degrees 50 minutes 43 seconds WEST along the Northwest line of Lots 14 and 15, Block A, LAKELAND. HEIGHTS ADDITION, a distance of 141.00 feet to a found iron rod for corner;

THENCE SOUTH 00 degrees 05 minutes 50 seconds WEST along the West line of Lot 4, Block A, LAKELAND HEIGHTS ADDITION, a distance of 150.00 feet to a set iron rod for comer in the North line of Coral Way, same being the beginning of a curve to the right with a radius of 212.375 feet, a central angle of 22 degrees 05 minutes 53 seconds, and a tangent length of 41.47 feet;

THENCE NORTHWESTERLY along said curve to the right, and the North line of Coral Way, an arc length of 81.91 feet to a found iron rod for the point of tangent and the beginning of a curve to the left with a radius of 212.375 feet, a central angle of 22 degrees 06 minutes 00 seconds, and a tangent length of 41.47 feet;

THENCE NORTHWESTERLY along said curve to the left, and continuing along the North line of Coral Way, an arc length of 81.92 feet to a found iron rod for the point of tangent;

THENCE NORTH 89 degrees 53 minutes 00 seconds WEST continuing along the North line of Coral Way, a distance of 110.00 feet to the POINT OF BEGINNING and containing 110,018-9147 Square Feet or 2.5257 'Acres of Land.

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II

SINGLE-FAMILY DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A"; and,

2.

PERMITTED PRINCIPAL USES:

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.

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J. Height and Area Regulations:

- 1. Maximum allowable lot coverage 35 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 with two

off-street parking spaces, requiring a double width driveway (18 feet minimum).

B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

7. SPECIAL CONDITIONS

The development plan attached hereto and made a part hereof shall serve as the only site plan required for the single family section.

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 HEREAFTER REQUIRED

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.

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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 5,800 sq. ft.

(Minimum square footage of lot area shall be calculated exclusive of alleys.) (Reference SPECIAL CONDITIONS, 7(A) infra.)

B. Minimum Required Floor Area
a1,250 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 58 feet
(Measured at the front building line)

D. Minimum lot depth 100 feet

E. Minimum depth of front setback 25 feet
(From front property line to face of structure)

F. Minimum depth of rear setback of all structures:
1. Without alley 10 feet
2. With alley 20 feet

G. Minimum width of side setback: (The distance between structure and any property line that is not deemed a front or rear yard.) 1. 2. 3.

Internal lot 6 feet
Sideyard abutting a street 15 feet
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 content

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 (1-) feet in height shall be a minimum of six (6) feet.

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" --hall be defined as as an unenclosed or enclosed concrete surface area of not less than 162 sq. ft. (approximately 9' X 189, 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 **steeple.% domes and** spires and school buildings and institutional

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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.

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SPECIAL CONDITIONS

1. ALLEYS.

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

2. SIDEWALKS:

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

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. That the final plat(s) when submitted and approved shall serve as the final development plan for the SF-Detached development area, --hall be marked as Exhibit "C" or subsequent designations, shall be attached hereto and shall. be deemed to be a part of this ordinance.

5. USE MATRIX:

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

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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 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

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.

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 char-ter 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

