

PLANNED DEVELOPMENT NO. 210

AN ORDINANCE AMENDING ORDINANCE NO. 5212 AS AMENDED, BEING PLANNED DEVELOPMENT NO. 210, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON FEBRUARY 1, 1994, BY AMENDING THE SCREENING AND LANDSCAPING CONDITIONS OF THE ORDINANCE; 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 February 1, 1994, the City Council of the City of Grand Prairie approved Ordinance No. 5212, being Planned Development No. 210 for Single Family Five/Sixteen and Single Family Three/Sixteen; and

WHEREAS, the owners of the property described hereinbelow filed application with the City of Grand Prairie, Texas, petitioning an amendment to Planned Development No. 210; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 10, 1996 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 200 feet of the property on which the change of 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 6 - I to recommend to the City Council of Grand Prairie, Texas, that some amendments be granted; 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 7:30 o'clock P.M. on June 18, 1996 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 all the matter of the proposed amendments to Planned Development No. 210 and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability 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 Planned Development No. 210 Ordinance to the extent that amendments to Planned Development No. 210 may be made as herein provided and 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 Section IVA of Ordinance No. 5212, being Planned Development No. 210, is hereby amended to read as follows:

1. UNIFORM SCREENING FENCE

Uniform screening fences shall be required along the entire lengths of Bardin Road, Westchester Parkway, Dechman Drive and Westchase Drive as follows. all and on the and all residential lot lines to the the Planned Development. This shall be be in design, materials, and with the existing Bardin Read east Parkway as in Exhibit These fences shall be permitted to be constructed in the required front, side and/or rear yards adjacent to said streets. and

A. *Along Bardin Road, the fence will match the one on the south side of Bardin (2'x 2'brick If columns on 30' centers) per Exhibit "A" with 40 year 6" x 6" posts in ground, fascia framing with 2 x 4 cedar for depth, 1" x 6" board to board cedar, not lap/gap, and fence to match existing fence color.*

B. *Along Westchester Pkwy., Dechman Drive and Westchase Drive, the fence shall be as per Exhibit "B" with brick columns at the 3 intersections along Westchester Pkwy. with 1" x 6" x 6' on 1" x 4" x 6' western rough cedar, board on board design on cedar rails with 1" x 6" fascia board, posts - # 1 yellow pine, 40 year 6" x 6" x 8' on 12' centers, 2 318 metal posts set on 12' center, and both posts set in concrete with fence to match existing fence color.*

C. *Along Bardin Road at Dechman the fencing will include an entry feature with a brick wall between columns with wing walls for support, per Exhibit "C".*

D. *An entry feature fence and sign acceptable to the PID shall be provided adjacent to Westchase and Westchester in the rear of Lots 1 and 7, Block 4 and Lot 1, Block 10.*

E. *No screening will be required along the creek.*

II.

That Section IV.2 of Ordinance No. 5212, being Planned Development No. 210, is hereby amended to read as follows:

2. LANDSCAPING IN PUBLIC RIGHT-OF-WAY

The following street landscaping is required to be provided along the entire lengths of Bardin Road, Westchester Pkwy., Westchase Dr. and Dechman Drive, all and subject to approval from the Parks and Recreation Department and the Public Works Department.

A. *3" caliper trees on 30' centers to be of a variety chosen by the PID, homeowners, Parks and Recreation Department, and the applicant.*

A. **4" Elm planted 30' on**
B. **Turf established between the required fence and the curb.**

C. *An automatic irrigation system installed.*

That Section IV of Ordinance No. 5212, being Planned Development No. 210 is hereby amended to include sub-section IV.5.

5. ESCROW FOR SIDEWALKS AND LANDSCAPING.

In lieu of constructing required sidewalks and providing required landscaping adjacent to Westchase Drive and future Dechman Drive between Westchester Pkwy. and Bardin Rd., funds may be escrowed with the City to provide for these requirements in the future.

IV.

It is further provided that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of Competent Jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

V.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

VI.

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 18th day of June, 1996.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z960601