

ORDINANCE NO. 6435
PLANNED DEVELOPMENT NO. 231
CASE NO. Z000702

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 126.0 ACRE TRACT, BEING CIMMARON ESTATE PHASE III, DALLAS COUNTY, GENERALLY LOCATED AT EAST OF CIMMARON PHASE II ON THE NORTH SIDE OF FUTURE FORUM DRIVE, SOUTH OF MAYFIELD ROAD, APPROXIMATELY 0.6 OF A MILE EAST OF GREAT SOUTHWEST PARKWAY, FROM SINGLE FAMILY-TWO (SF-2) TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY-FIVE (SF-5); SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; 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 property described herein below 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 Single Family-Two (SF-2) to a Planned Development for Single Family-Five (SF-5); and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 24, 2000 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 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from Single Family-Two (SF-2) to a Planned Development for Single Family-Five (SF-5); 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 May 15, 2001 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 rezoning 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 Zoning Ordinance from the classification of Single Family-Two (SF-2) 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:.

I.

That Ordinance Number 4779, being 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 28 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 20TH DAY OF NOVEMBER, 1990, 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 November 20, 1990, as amended, is hereby further amended so as to rezone the following described areas from Single Family-Two (SF-2) to a Planned Development for Single Family-Five (SF-5):

Being Cimmaron Addition Phase III, an Addition to the City of Grand Prairie, Dallas County, Texas, and as further described on Exhibit "A".

II.

Purpose and Intent

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of single family detached residential uses in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

III.

Development Standards

1. **PERMITTED USES**

All development must correspond with the uses requirements and development standards of the Single Family-Five (SF-5) zoning district.

2. **MINIMUM LIVING AREA REQUIREMENTS**

Minimum Living Area Requirements – 80% of the lots must have a minimum living area of 1800 sq/ft. The remainder of the lots must have a minimum living area of 1600 sq./ft.

3. MINIMUM LOT WIDTH REQUIREMENTS

All lots to have a minimum width of 60 feet. In accordance with Section VI.4.1.D. of the Unified Development Code, lots located on a cul-de-sac or "eyebrow" may be reduced in width or depth by no more than 10 feet, but in no case may have less than 30 feet of width at the front lot line.

4. OTHER DEVELOPMENT REQUIREMENTS

A Phasing Plan must be submitted and included as part of the Planned Development Ordinance, which states that no final plat will be submitted for the area east of Waterwood Drive prior to August 1, 2002.

IV.

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

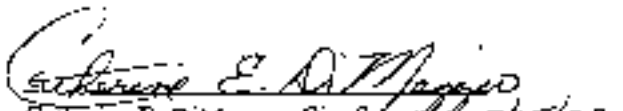
V.

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 15th day of May, 2001.


Mayor, Grand Prairie, Texas

ATTEST:


Catherine E. DiMaggio, City Secretary 7/15/02

APPROVED AS TO FORM AND LEGALITY:


City Attorney

Zoning Case No. Z000702