

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 69.0125 ACRE TRACT OUT OF THE MERCER FAIN SURVEY, ABSTRACT NO. 475, DALLAS COUNTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF E. MARSHALL DRIVE AND S.E. 14TH STREET, **FROM SINGLE FAMILY-FOUR (SF-4) TO A PLANNED DEVELOPMENT FOR RESIDENTIAL USES AND A HORSE TRAINING FACILITY AND ASSOCIATED USES**; 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 **Single Family-Four (SF-4) to a Planned Development for Residential Uses and a Horse Training Facility and Associated Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 13, 1998 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 3 to 3 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from **Single Family-Four (SF-4) to a Planned Development for Residential Uses and a Horse Training Facility and Associated Uses**; 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 July 21, 1998 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-Four (SF-4)** 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 area from **Single Family-Four (SF-4)** to **Planned Development No. 233 for Residential Uses and a Horse Training Facility and Associated Uses:**

a 69.0125 acre tract of land out of the Mercer Fain Survey, Abstract No. 475, Dallas County, generally located at the northwest corner of E. Marshall Drive and S.E. 14th Street and as indicated 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 a Horse Training Facility and associated retail, office, and residential uses in a manner compatible with the surrounding zoning and uses and in compliance with the City's Comprehensive Plan and the Unified Development Code.

III.**Development Standards****1. PERMITTED USES**

Those Uses permitted in a single family-one (SF-1) zoning district and a horse training facility use and associated retail, office, and residential uses, including horse training and stable facilities, tackle shop and feed store, veterinarians office, support offices, blacksmith shop, grooms dormitories, laundry facilities, storage areas and a maximum of one restaurant open to the public.

2. MASONRY REQUIREMENTS

All buildings must meet the minimum masonry requirements as indicated on the approved site plan and building elevations. Additional barns and stables not indicated on the site plan must have an exterior facade substantially equivalent to those approved on the site plan. All other additional buildings not indicated on the site plan must be 75 percent masonry. The Director of Planning and Development may grant an exception to the masonry requirements if it is determined that the proposed facade materials are compatible with existing structures on the subject site and surrounding properties.

3. MAXIMUM BUILDING HEIGHT

The maximum building height of structures, measured to their top plate line, shall be 25 ft. in height except that an arena structure 300 ft. from all property lines may have a maximum height of 75 ft.

4. LANDSCAPING REQUIREMENTS

All landscaping must be installed as indicated on the approved site plan and landscape plan. The following requirements shall also apply:

- A. Additional landscaping shall be required adjacent to all public streets within the 25 ft. building setback consisting of either a 3 ft. berm or the provision of a split rail fence with additional landscape elements consisting of small trees or shrubs.
- B. A minimum 500 sq/ft landscape feature consisting of a minimum of 4 landscape elements shall be installed at the southeast corner of the property at the intersection of Marshall Drive and S.E. 14th Street.
- C. All landscaping must be irrigated and maintained in accordance with the landscape, irrigation and maintenance requirements of the Unified Development Code.

5. LIGHTING REQUIREMENTS

Track lighting must be in compliance with Section X.16, "Glare and Lighting Standards," of the Unified Development Code after the hour of 10:00 p.m.

6. SIGN REQUIREMENTS

Only ground monument signs will be allowed as detached on-premise signs. Ground Monument signs will be limited to 100 sq/ft in area and 8 ft in height except that a ground monument sign a maximum of 200 sq/ft in area shall be permitted at the corner of Marshall Drive and S.E. 14th Street. In addition to the sign at the corner of Marshall Drive and S.E. 14th Street, this site will be permitted one ground monument sign on each street frontage.

7. SINGLE FAMILY DEVELOPMENT REQUIREMENTS

All single family development must comply with the development requirements established for the Single Family-One (SF-1) zoning district.

8. OTHER DEVELOPMENT REQUIREMENTS

All other development requirements not specifically provided for in this ordinance shall be as designated in the Unified Development Code of the City of Grand Prairie for the Office-One (O-1) zoning district.

9. ENVIRONMENTAL REQUIREMENTS

All development on the site must comply with all Federal, State and Local environmental requirements and standards.

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 21st day of July, 1998.



MAYOR

City of Grand Prairie, Texas