

AN ORDINANCE AMENDING ORDINANCE NO. 2906, BEING PLANNED DEVELOPMENT NO. 83, PASSED AND APPROVED BY THE CITY COUNCIL ON OCTOBER 16, 1973, SO AS TO AMEND THE DEVELOPMENT REQUIREMENTS OF PLANNED DEVELOPMENT NO 83 TO REZONE 11.4 ACRE TRACT OF LAND FROM GENERAL RETAIL (GR) TO MULTI FAMILY-TWO (MF-2); 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 January 31, 1978, the City Council approved Ordinance No. 2906, being Planned Development No. 83 for single family attached uses; and

WHEREAS, the owners of the property described herein below, filed application with the City of Grand Prairie, petitioning **an amendment to Planned Development No. 83 to amend the development requirements to rezone an 11.6 acre tract of land from General Retail (GR) to Multi Family –Two (MF-2)**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 11, 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 7 to 2 to recommend to the City Council of Grand Prairie, Texas, that certain amendments to Planned Development No. 83 be approved; 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 19, 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 Planned Development No. 83 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 PD-83, generally described as being near the intersection of Sara Jane Parkway and Great Southwest Parkway, currently zoned for General Retail, be amended to PD-83 zoned for General Retail and Multi Family-2 (MF-2) with the following requirements or conditions:

A. PERMITTED USES

Those uses permitted in the General Retail district and those uses permitted in the Multi Family-2 (MF-2) district.

B. DEVELOPMENT STANDARDS

All General Retail development must conform to the development standards of the General Retail-One (GR-1) zoning district and all multi family development must conform with the development standards of the Multi Family-2 (MF-2) zoning district except as noted below.

C. MULTI FAMILY UNIT MIX

No development shall have more than 5 percent 3 bedroom units. The minimum size unit shall be a one bedroom unit.

D. MULTI FAMILY SECURITY AND SCREENING REQUIREMENTS

- 1. All development shall be secured by a minimum 6 foot tall security fence and have controlled access.
- 2. All fencing adjacent to a public right of way or property line shall be constructed of masonry, ornamental iron (or equivalent), or a combination of the two.

E. MULTI FAMILY PARKING REQUIREMENTS

- 1. Required parking--2 spaces per unit.
- 2. A minimum of 20 percent of the required parking shall be located under roof, either in an enclosed garage or a carport.

3. Carports must be located internal to the site and not adjacent to street right of way or creek areas.

F. Multi Family Landscaping Requirements

1. Streetscape--50 percent of the required building setback adjacent to streets must be landscaped. One tree and three shrubs or small trees shall be required for each 50 linear feet of frontage on a street.
2. Creek Landscaping--One tree for every 30 feet of linear frontage of a property line adjacent to the creek shall be required.
3. 20 percent of the overall site must be landscaped in accordance with the UDC.
4. All landscaping must meet the minimum requirements of the UDC. All required trees shall be a minimum 3 inch caliper as defined in the UDC.

II.

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 19th day of May, 1998.



MAYOR

City of Grand Prairie, Texas

ATTEST:

Dee Shaver
City Secretary

APPROVED AS TO FORM AND LEGALITY:

John A.
City Attorney

Zoning Case No. Z980503