

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 10.024 ACRE TRACT OF LAND, GENERALLY LOCATED ON THE WEST SIDE OF S.H. 360 ON THE SOUTHEAST CORNER OF POST AND PADDOCK AND RIVERSIDE PARKWAY, **FROM PLANNED DEVELOPMENT NO. 211 FOR LIGHT INDUSTRIAL USES TO A PLANNED DEVELOPMENT FOR MULTI FAMILY-TWO 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 of **Planned Development No. 211 to a Planned Development for multi family-two uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 25, 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development No. 211 to a Planned Development for multi family-two 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 February 2, 1999 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 original

classification of **Planned Development No. 211 (PD-211)** 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 its classification of **Planned Development No. 211 to Planned Development No. 238 for multi family residential uses:**

A 10.024 acre tract of land, Dallas County, generally located on west side of S.H. 360 an the southeast corner of Post and Paddock and Riverside Pkwy, and as further described in the application.

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

Those uses permitted in a Multi Family-Two (MF-2) Residential zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. PARKING REQUIREMENTS

- A. Developments consisting of 45 percent or less 1 bedroom units shall provide a minimum of 2 spaces per unit. Developments consisting of over 45 percent 1 bedroom units shall provide a minimum of 1.8 spaces per unit.
- B. A minimum of 25 percent of the required parking shall be located under roof, either in an enclosed garage or a carport.

3. MULTI FAMILY SECURITY AND SCREENING REQUIREMENTS

- A. All multi family development shall be secured by a minimum 6 ft tall security fence and have controlled access.
- B. All fencing adjacent to a public right-of-way shall be constructed of an ornamental "wrought iron" style fence with masonry columns a minimum of 60 ft on center and be a minimum of 6 ft in height.
- C. Fencing along all other property lines shall be constructed of brick, ornamental iron, wood or any combination of these materials. Any wood fence must conform to the construction requirements for a "standard screening fence" as detailed in Section VIII.26 of the Unified Development Code.

4. NOISE REDUCTION REQUIREMENT

Noise reduction construction techniques must be used for all residential development such that all habitable rooms will have an interior noise level of 45 Ldn or less.

5. AVIGATION RELEASE REQUIREMENT

An avigation release must be recorded in conjunction with any plat filed for a subdivision within this Planned Development.

6. 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 Multi Family-Two Residential zoning district.

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 2nd day of February, 1999.



MAYOR

City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z990101