

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 59.8 ACRE TRACT OF LAND, GENERALLY LOCATED SOUTH OF POLO ROAD, NORTH OF CAMP WISDOM ROAD ALONG THE WEST SIDE OF CORN VALLEY ROAD, **FROM PLANNED DEVELOPMENT NO. 242 FOR AGRICULTURAL USES TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY-FIVE/SIXTEEN (SF-5/16) 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. 242 to a Planned Development for Single Family-Five/Sixteen (SF-5/16)** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 7, 1999 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 5 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development No. 242 to a Planned Development for single family-five/sixteen**; 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. September 7, 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 classification its

classification of **Planned Development No. 242 (PD-242)** 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. 242** to **Planned Development No. 242 for single family-five/sixteen** uses:

A 59.8 acre tract of, generally located South of Polo Rd. and North of Camp Wisdom along the West side of Corn Valley Rd. 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

Those Uses permitted in the Single Family-Five (SF-5) zoning, with additional conditions as set out in the staff report. Such additional conditions include wooded open space at the northern section of the subdivision serving as a buffer from other development, larger lots nearer the northern section of the subdivision, a homeowners association or public improvement district to maintain required screening fences and other amenities.

2. MINIMUM LIVING AREA REQUIREMENTS

Minimum Living Area – 1800 sq/ft for no more than 20% of the lots, with the remainder having at least 2000 square feet.

3. OTHER DEVELOPMENT REQUIREMENTS

All other development requirements not specifically provided for in this ordinance and the staff report shall be as designated in the Unified Development Code of the City of Grand Prairie for the Single Family-Five (SF-5) zoning district.

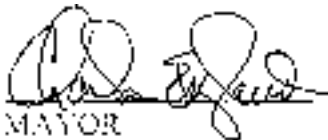
IV.

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.

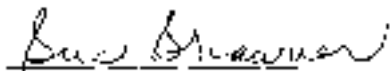
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 7<sup>th</sup> day of September, 1999.



MAYOR

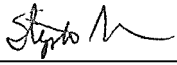
City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:



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City Attorney

Zoning Case No. Z990601

# TAI 3 VI-B

## Dimensional Requirements

### Non-Residential Zoning Districts

CODE	Zoning District	MIN. LOT SIZE			MINIMUM YARD SETBACKS (feet)						MAX. HEIGHT	MAXIMUM FLOOR AREA RATIO	MINIMUM REQUIRED LANDSCAPING	MASONRY Bldg.	
		AREA Sq. Ft.	WIDTH Feet	DEPTH Feet	FRONT Feet	FRONT (Adj. Non-Res.) Feet	REAR (Adj. Res.) Feet	FRONT (Adj. Non-Res.) Feet	SIDE (Adj. Res. Zone) Feet	BETWEEN BUILDINGS					
O-1	Office-One	5,000	50c	100d	25e	0e	20e	0be	10ae	0	25	.25:1	20%h	yes	
O	Office	5,000	50c	100d	25e	0e	20e	0be	10ae	0	50f	.5:1g	5%	no	
NS	Neighborhood Service	22,500	150c	150d	25e	0e	20e	0be	10ae	0	25	.25:1	5%	no	
GR-1	General Retail-One	5,000	50c	100d	25e	0e	20e	0be	10ae	0	25	.35:1	5%	yes	
GR	General Retail	5,000	50c	100d	25e	0e	20e	0be	10ae	0	25f	.35:1g	5%	no	
C-1	Commercial-One	5,000	50c	100d	25e	0e	20e	0be	10ae	0	25	.5:1	5%	yes	
C-O	Commercial Office	5,000	50c	100d	25e	0e	20e	0be	10ae	0	25	1:1g	10%	no	
C	Commercial	5,000	50c	100d	25e	0e	20e	0be	10ae	0	50f	1:1g	5%	no	
CA	Central Area	5,000	50c	100d	0	0e	20e	0be	10ae	0	50f	2:1g	5%	no	
IIC	Heavy Commercial	10,000	100c	100d	25e	0e	20e	0be	10ae	0	50	1:1	5%	no	
IP	Industrial Park	20,000	100d	200e	75e	0	75e	0be	50	50	50f	1:1	30%i	yes	
LI	Light Industrial	15,000	100d	150e	25e	0e	25e	0be	50	50	50f	1:1g	30%i	yes	
HI	Heavy Industrial	15,000	100d	150e	25e	0e	50e	0be	50	25	50	1:1	10%h	no	
IID	Historic District	See Article VII "Special Districts" for Dimensional and Landscaping Requirements													

**KEY:**

- a = Setback Bldg. Ht.  
 10' w/ <= 15'  
 20' w/ 15.01' <= 25'  
 25' w/ 25.01' <= 35'  
 30' w/ 35.01' <= 50'  
 40' w/ > 50'
- b = Setback Bldg. Ht.  
 0' w/ <= 25'  
 15' w/ 25.01' <= 35'  
 25' w/ > 35'

- c = Corner lot adjacent to arterial shall have 175' minimum street frontage on the arterial.  
 d = Corner lots adjacent to a major arterial with a free right turn lane may not have a driveway within 100 ft. of the intersection.  
 NOTE: (An exception to c and d may be granted by P&Z at time of platting if no drives are located on property within those parameters.)  
 e = If property is adjacent to more than 1 street, all setbacks adjacent to all streets are considered front setbacks.  
 f = Building may be built higher with a SUP approval.  
 g = F.A.R. may be increased with SUP approval.  
 h = If tree credits in Article VIII are applied.  
 i = Percentage of each setback which is adjacent to a street.

Date: March 17, 1994