

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 15.89 ACRE TRACT OF LAND, GENERALLY LOCATED ON THE EAST SIDE OF THE PROPOSED SOUTHERN EXTENSION OF RIVERSIDE PARKWAY, SOUTH OF POST & PADDOCK DRIVE AND NORTH OF FOREST RIDGE., **FROM LIGHT INDUSTRIAL, MULTI FAMILY-TWO, AND PLANNED DEVELOPMENT NO. 238 FOR MULTI FAMILY USES TO A PLANNED DEVELOPMENT NO. 254 FOR MULTI FAMILY 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 **Light Industrial, Multi Family-Two, and Planned Development No. 238 for Multi Family Uses to a Planned Development for Multi Family Uses** ; 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 5 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Light Industrial, Multi Family-Two, and Planned Development No. 238 for Multi Family Uses to a Planned Development for Multi Family 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 August 1, 2000 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 Dallas Morning News, Dallas, 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 its classification of **Light Industrial, Multi Family-Two, and Planned Development No. 238 for Multi Family Uses** 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 **Light Industrial, Multi Family-Two, and Planned Development No. 238 for Multi Family Uses** to **Planned Development No. 254 for Multi Family Uses** :

Being four tracts of land out of the J. Brown Survey, Abstract No. 110 and the N. Underwood Survey, Abstract No. 1582 (6.8 acres), totaling 15.89 acres, generally located on the east side of the proposed southern extension of Riverside Parkway, south of Post & Paddock Drive and north of Forest Ridge 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 multi family 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 with a specified unit density of 24 units per acre as designated in the Unified Development Code of the City of Grand Prairie as amended. Building layout to conform to Planned Development Site Plan No. S000601 approved on August 1, 2000.

2. PARKING REQUIREMENTS

- A. Development 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 a minimum of 6 ft in height with stone or masonry columns located at the corners of the site, and with a stone or masonry entrance feature.
- 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.2.6 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. EXTERIOR BUILDING MATERIAL

Stucco shall permitted as an approved exterior building material for the subject development.

7. BUILDING HEIGHT REQUIREMENT

A maximum building height of 4 stories shall be permitted.

8. BUILDING SPLITS

Three-quarter (¾) building splits shall be permitted to accommodate severe changes in ground topography.

9. ROOFING

Thirty (30) year composition shingles shall be permitted for roof materials.

10. MINIMUM UNIT SIZE

Minimum units size for one-bedroom units shall be 600 square feet.

11. 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 (MF-2) Residential zoning district.

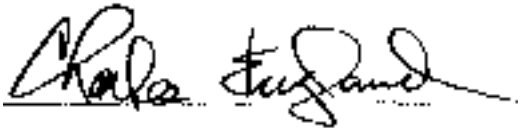
V.

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

VI.

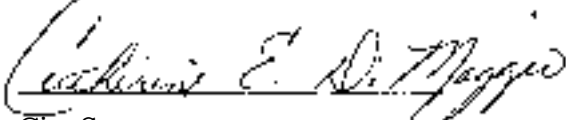
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 1st day of August, 2000.



MAYOR
City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:

Steph M.
City Attorney

Zoning Case No. Z000602/S000601