

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE AN APPROXIMATELY 156.14 ACRES IN TWO TRACTS OF LAND OUT OF THE JEROME LYNN SURVEY, ABSTRACT NO. 972, AND THE WILLIAM LYNN SURVEY, ABSTRACT NO. 973, IN TARRANT COUNTY, GENERALLY LOCATED ON THE EAST SIDE OF STATE HIGHWAY 360, BETWEEN COUNTY ROAD NO. 2012 AND COUNTY ROAD NO. 2113, FROM AGRICULTURAL (A) TO A MIXED USE PLANNED DEVELOPMENT FOR SINGLE FAMILY RESIDENTIAL USES (+/-102.16 ACRES), RETAIL/COMMERCIAL (+/-31.75 ACRES) AND MULTI-FAMILY USES (+/-22.37 ACRES); 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 **Agricultural (A)** to a **Planned Development for single family residential uses and general retail and commercial uses, and multi family uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 23, 2001 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 6 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Agricultural (A)** to a **Planned Development for single family residential uses, general retail and commercial uses; and 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 May 1, 2001 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 the classification its classification of **Agricultural (A)** 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 **Agricultural (A)** to **Planned Development No. 249 for single family residential uses, general retail and commercial uses; and multi-family use:**

Legal Description:

156.143 acres, in two tracts, situated in the JEROME LYNN SURVEY, Abst. No. 972 and the WILLIAM LYNN SURVEY, Abst. No. 973, City of Grand Prairie, Tarrant County, Texas, being a portion of those certain tracts of land conveyed to James H. Knapp, Jr. and William A. Knapp, described by deed as First Tract and Second Tract, recorded in Volume 5898, Page 860, Deed Records, Tarrant County, Texas, and a portion of that certain tract of land conveyed to James H. Knapp, Junior and William Allen Knapp, by deed recorded in Volume 2598, Page 562, Deed Records, Tarrant County, Texas, and being more particularly described, as follows:

TRACT ONE

76.767 acres situated in the JEROME LYNN SURVEY, Abst. No. 972, City Grand Prairie, Tarrant County, Texas, being a portion of that certain tract of land conveyed to James H. Knapp, Junior and William Allen Knapp, by deed recorded in Volume 2598, Page 562, Deed Records, Tarrant County, Texas, and James H. Knapp, Jr. and William A. Knapp, a portion of those certain tracts of land, described in deed as First Tract, recorded in Volume 5898, Page 860, Deed Records, Tarrant County, Texas, and being more particularly described, as follows:

Beginning at the most northerly corner of said James H. Knapp, Junior Knapp tract and the northwest corner of that certain tract of land conveyed to M. George Spurlin and Quincy Pearl Spurlin, by deed recorded in Volume 9670, Page 2087, Deed Records, Tarrant County, Texas, in the center of Webb-Lynn Road (County Road No. 2012 R.O.W. varies) said point being North 60 degrees 00 minutes 00 seconds East, 3590.27 feet from the called northwest corner of said JEROME LYNN SURVEY-

THENCE South 30 degrees 00 minutes 00 seconds East, along the common line of said Knapp Junior Knapp and Spurlin tracts, at 16.81 feet passing a 1/2" iron found in the south line of said Webb-Lynn Road, and continuing, in all, 1318.15 feet to a U.S. Corps of Engineers (C.O.E.) monument found at the northeast corner of that certain tract of land conveyed to the United States of America, described in deed as Tract No. 415-1, recorded in Volume 6941, Page 1196 Deed Records, Tarrant County, Texas and the northwest corner of that certain tract of land conveyed to

the United States of America, described in deed as Tract No. 416, recorded in Volume 6869, Page 1274, Deed Records, Tarrant County, Texas;

THENCE South 59 degrees 38 minutes 48 seconds West, along the north line of said Tract No. 415-1, a distance of 48.82 feet to U.S. C.O.E. monument found at the northwest corner of said Tract No. 415-1;

THENCE South 30 degrees 09 minutes 27 seconds East, along the west line of said Tract No. 415-1, a distance of 850.15 feet to a U.S C.O.E. monument found in the south line of said Knapp, Junior Knapp tract and the north line of that certain tract of land conveyed to the United States of America, described in deed as Tract No. 413, recorded in Volume 6865, Page 1575, Deed Records, Tarrant County, Texas;

THENCE South 60 degrees 02 minutes 52 seconds West, along the common line of said Knapp, Junior Knapp tract and Tract No. 413, a distance of 932.09 feet to U.S. C.O.E. monument found in the east line of that certain tract of land conveyed to the United States of America, described in deed as Tract No. 415-2, recorded in Volume 6941, Page 1196, Deed Records, Tarrant County, Texas,

THENCE along the east' and northeasterly line of said Tract No. 415-2, as follows:

North 64 degrees 55 minutes 01 seconds West, 728.23 feet to a U.S. C. O. E. monument found;
 North 29 degrees 48 minutes 54 seconds West, 695.26 feet to a U.S. C. O. E. monument found;
 North 83 degrees 52 minutes 15 seconds West, 525.05 feet to a U.S. C. O. E. monument found;
 South 54 degrees 47 minutes 25 seconds West, 340.03 feet to a U.S. C. O. E. monument found;
 North 77 degrees 44 minutes 02 seconds West, 272.13 feet to a Texas Department of Transportation (TEXDOT) monument found in the east line of State Highway No. 360 (R.O.W.), at the beginning of a non-tangent curve to the right whose radius is 5,679.58 feet and whose long chord bears North 04 degrees 38 minutes 53 seconds East, 203.92 feet;

THENCE along the east line of said State Highway No. 360 and along said curve in a northerly direction, through a central angle of 02 degrees 03 minutes 26 seconds, a distance of 203.93 feet to a 1/2" iron set; I

THENCE North 59 degrees 33 minutes 59 seconds East, 202.20 feet to a 1/2" iron set;

THENCE North 14 degrees 33 minutes 59 seconds East, 115.06 feet to a 1/2" iron set;

THENCE North 30 degrees 26 minutes 01 seconds West, at 130.95 feet passing a 1/2" iron set for reference, and continuing in all, 147.98 feet to the center of said Webb-Lynn Road;

THENCE North 59 degrees 33 minutes 59 seconds East, along the center of said Webb-Lynn Road, 1,959.55 feet to the POINT OF BEGINNING and containing 76.767 acres, of which, 0.761 acre is within said Webb-Lynn Road, leaving a net area of 76.006 of land.

TRACT TWO

79.376 acres situated in the JEROME LYNN SURVEY, Abst. No. 972 and the WILLIAM LYNN SURVEY, Abst. No. 973, City of Grand Prairie, Tarrant County, Texas, being a portion of those certain tracts of land conveyed to James H. Knapp Jr. and William A. Knapp, described in deed as First Tract and Second Tract, recorded in Volume 5898, Page 860, Deed Records, Tarrant County, Texas, a portion of that certain tract of land conveyed to James H. Knapp, Junior and William Allen Knapp, by deed recorded in Volume 2598, Page 562, Deed Records, Tarrant County, Texas, said 79.376 acres being more particularly described, as follows:

Beginning at the most southerly corner of said Knapp, Jr. Knopp tracts, in the center of Webb-Lynn Road (County Road No. 2113, -R.O.W. varies), said point being South 30 degrees 30 minutes 42 seconds East, 1,849.60 feet from the called northwest corner of said JEROME LYNN SURVEY;

THENCE North 30 degrees 30 minutes 42 seconds West, along the center of said Webb-Lynn Road, 1,271.91 feet ;

THENCE North 60 degrees 30 minutes 39 minutes East, 23.99 feet to Texas Department of Transportation (TEXDOT) monument found in the east line of State Highway No. 360 (R.O.W. varies);

THENCE along the east line of said State Highway No. 360, as follows:

North 03 degrees 43 minutes 03 seconds West, 89.30 feet to a TEXDOT monument found at the beginning of a non-tangent curve to the left whose radius is 5759.58 feet and whose long chord bears North 19 degrees 45 minutes 36 seconds East, 603.67 feet;

Along said curve in a northerly direction, through a central angle of 06 degrees 00 minutes 29 seconds, a distance of 603.95 feet to a TEXDOT monument found at the end of said curve and the beginning of a non-tangent curve to the left whose radius is 1,939.86 feet and whose long chord bears North 12 degrees 07 minutes 03 seconds East, 313.75 feet,

Along said curve in a northerly direction, through a central angle of 09 degrees 16 minutes 37 seconds, a distance of ,314.09 feet to a TEXDOT monument found;

North 45 degrees 26 minutes 57 seconds East, 154.43 feet to a TEXDOT monument found;
 North 02 degrees 43 minutes 57 seconds East, 121.14 feet to a TEXDOT monument found;
 North 47 degrees 48 minutes 34 seconds West, 135.68 feet to a TEXDOT monument found;
 North 02 degrees 04 minutes 03 seconds West 7.70 feet to a TEXDOT monument found at the beginning of a curve to the right whose radius is 5,699.58 feet and whose long chord bears
 North 00 degrees 54 minutes 02 seconds West, 264.92 feet;
 Along said curve in a northerly direction, through a central angle of 02 degrees 39 minutes 48 seconds, a distance of 264.94 feet to TEXDOT monument found;

North 12 degrees 18 minutes 57 seconds East, 87.60 feet to a TEXDOT monument found in the south line of that certain tract of land conveyed to the United States of America, by deed recorded in Volume 6941, Page 1196, Deed Records, Tarrant County, Texas.-

THENCE along the southwesterly line of said United States of America tract, as follows:

South 55 degrees 14 minutes 05 seconds East, 237. 10 feet to a U.S. Corps of Engineers (C.O.E.) monument found (C.O.E. monument);
 North 86 degrees 01 minutes 28 seconds East, 574.97 feet to a U.S. C. O. E. Monument found;
 South 27 degrees 16 minutes 34 seconds East, 690.05 feet to a U.S. C. O. E.

monument found;

South 50 degrees 55 minutes 51 seconds East, 259.63 feet to a U.S. C.O. E.

monument found;

South 28 degree 49 minutes 58 seconds East 245.64 feet to a U.S. C. O. E.

monument found;

North 70 degrees 19 minutes 38 seconds East, 248.54 feet to a U.S. C. O. E.

monument found;

South 41 degrees 27 minutes 02 seconds East, 352.51 feet to a U.S. C. O. E.

Monument found;

South 64 degrees 02 minutes 06 seconds West, 481.25 feet to U.S. C.O.E.

monument found;

South 42 degrees 08 minutes 35 seconds East, 553.86 feet to U.S. C.C.E.

monument found at the most northerly corner of that certain tract of land conveyed to Southgate Properties II, A Texas Joint Venture, by deed recorded in Volume 8479, Page 760, Deed Records, Tarrant County, Texas;

THENCE South 59 degrees 48 minutes 47 seconds West, along the common line of said Knapp, Jr./ Knapp Second Tract and Southgate Properties tracts, at 1686.53 feet passing a 1/2" iron found at the northwest corner of said Southgate Properties II tract and continuing, along the south line of said Knapp, Jr. Knopp Second Tract, in a//, 1711.96 feet to the POINT OF BEGINNING and containing 79.376 acres, of which, 0.721 acre is within said Webb-Lynn Road, leaving a net area of 78.655 acres of land.

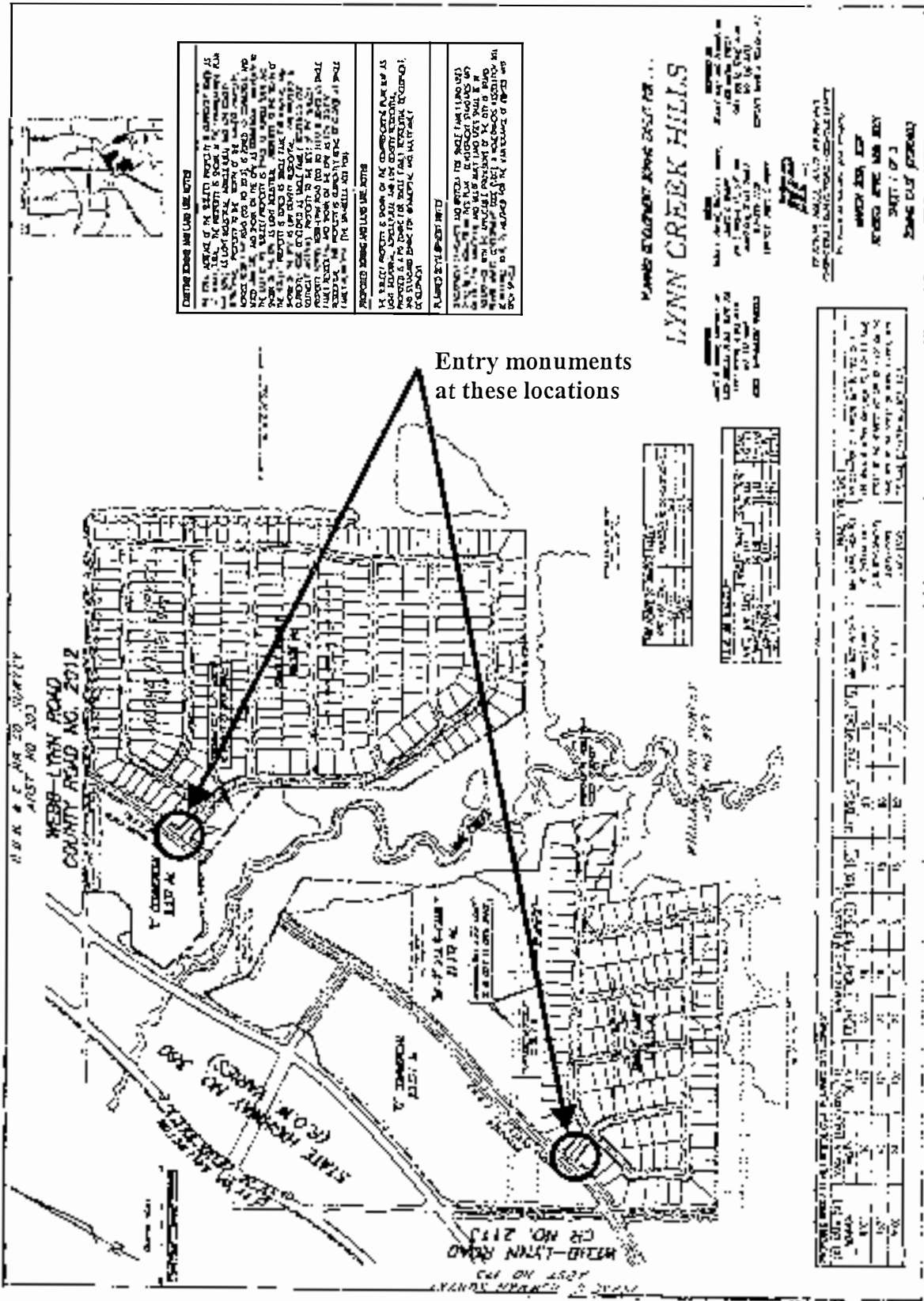


Exhibit "A"

II.

Purpose and Intent

The intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community.

A community association and/or public improvement district is intended to provide for the review, maintenance, and enforcement of the standards and the care of the common elements and amenities of the community.

III.

Land Use

III.1 Permitted Land Uses

The land use within this Planned Development shall conform to the attached Concept Plan.

IV.

Development Standards

IV.1 General

- A. **Utilities.** All utilities shall be placed below ground, except for major high voltage transmission lines.
- B. **Parking & Driveway Area.** All streets, parking, driveway, loading and vehicular circulation areas shall be constructed of concrete except for temporary parking areas for model homes which may be asphalt.
- C. **Unified Development Code (“UDC”).** Development of the property governed by this ordinance shall conform to the UDC unless specified otherwise herein.

IV.2 Single-Family Residential

- A. Development within the designated single-family areas shall be accomplished by the creation of “villages”. A village will generally consist of lot sizes and housing products that are compatible. Each village will have an identity to create a sense of “place”.

B. The project shall contain two street entry features as depicted on the attached Exhibit "A". Masonry entry monumentation, landscaping, and village identification shall be installed at these locations.

C. Dimensional Requirements

Lot Area	Lot Width	Lot Depth	% Development
6,500sf	50ft	125ft	36% max
7,500sf	60ft	125ft	44% max
9,100sf	70ft	130ft	20% max

Minimum Yard Setbacks (ft)

Front	Rear	Side (Int.)	Side (ST.)
25	10	5	15
25	10	5	15
25	10	5	15

Maximum Height: 25 ft.

Minimum Living Area per SF of Dwelling Unit:

- 2,000 SF for 50% of development
- 1,800 SF for 50% of development

D. Sidewalks

1. Sidewalks shall be required in conformance with Article XII, Section 26 of the UDC.

E. Garages and Carports

Garage doors which open to a street and which are not set back from the front building line by a minimum of 5 feet, shall be single car doors and shall be separated by a masonry column.

1. No carports shall be allowed unless:
 - i. It is constructed of the same exterior masonry material and color as the house on the same lot;
 - ii. Shall have the same roof type, material, composition, and pitch;
 - iii. It is attached to and a part of the house.

F. Masonry Requirement

Masonry requirement for single family residential shall be 80 percent as measured to the top plate of wall framing.

G. Screening

1. Masonry screening fences shall be provided for along all roads with right-of-way greater than 50 feet.
2. No lots may front on a street with a right-of-way greater than 50 feet.
3. Screening fences shall be a minimum height of six feet and may be comprised of any of the following.
 - a. Solid masonry
 - b. Combination of masonry and metal (of a style similar to wrought iron)
 - c. All metal with masonry columns on a minimum of 25 feet on center.
 - d. Plans for screening fences shall be included with engineering plans for approval by City Engineer.
4. Any use of metal shall be accompanied by shrubbery in front of such metal. Shrubbery when planted shall be a minimum size of five gallons placed on 36-inch centers.
5. The use of berms with the placement of fences on top may be used to reduce the height of the fence to a minimum height of four feet through an allowed one foot reduction in height for every one foot of height of berm so that the minimum height of the combined berm and fencing is six feet. The maximum slope of any berms shall be 3:1 unless it is being retained on the private property side of the berm by a retaining wall.
6. Trees of a minimum caliper of three inches shall be placed a maximum of every 50 lineal feet on center.

H. Lot Landscaping

Each house at the time of occupancy shall have:

1. A minimum of two 3-inch caliper trees (as measured six inches above ground) and thirty one-gallon shrubs placed in the front of the house.
2. All trees intended to meet this requirement shall be a species approved by the City of Grand Prairie for the intended uses, as specified in Article VII, Table VIII-A of the UDC.
3. Front yards and yards adjacent to a street shall be fully sodded.

I. Individual Lot Fencing

Fencing on individual lots shall conform to the following minimum requirements and to any stricter standards as may be set forth by the City of Grand Prairie.

1. Connected with the side of the house on the lot.
2. Constructed of wood, brick, or metal.
3. Minimum of six feet in height
4. Aligned perpendicular from the main structure and parallel to street curb.
5. Constructed so that the side of the fence containing the structural supports is not visible from any public right-of-way.
6. Any fence constructed on the portion of any lot which is adjacent to any park, greenbelt, golf course, stream, lake, or other similar area shall be constructed of iron, metal, or other non-wood material in such a fashion as to maintain reasonable open views into the adjacent area.

J. Other Restrictions

1. **Roof Pitch** – All roofs shall have a minimum pitch of 6:12.
2. **Repeat Elevations** – No elevations of a house may be built on a lot which is within 200 lineal feet on the same side of street of the nearest lot line of a lot on which a house with the same elevation has been built.

- 3. **Repeat Brick** – No use of the same combination of brick, mortar color, and sand color shall be allowed on a house on a lot which is within 200 lineal feet on the same side of street of the nearest lot line of a lot on which a house with the same combination has been used.

IV.3 Multi-Family Development

A. The Multi Family Residential District is established to allow for relatively high density of 21 units per net acre with a maximum of 12 units per building and should be located where additional requirements for streets, utilities, drainage, and open space are met. These uses should be located in areas not suitable for lower density residential uses and be designed in an architecturally unified manner. These uses should not generate traffic through single-family neighborhoods and should be located adjacent to arterials capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses, and should be properly buffered from non-residential land uses and traffic, or from pollution and/or environmental hazards. Multi-family developments should provide basic amenity features prescribed by Article XI.13 of the Unified Development Code (UDC).

B. Unit Sizes
 The minimum unit sizes are 690 square feet for 1 bedroom, 980 square feet for 2 bedroom, and 1100 square feet for 3 bedroom, plus an additional 250 square feet per each bedroom above 3 bedrooms

C. Minimum Lot Size
 Minimum lot width 100 feet.
 Minimum lot depth 120 feet.
 Minimum lot size to be 16,000 square feet.

D. Building Setbacks

Front	1 Story	40ft.
	2 Story	60ft.
	3 Story	100ft.
Rear*	1 Story	The greater of 25 feet or 2 times the

	2 Story	roof height. The greater of 50 feet or 2 times the roof height
	3 Story	The greater of 75 feet or 2 times the roof height
Rear Alley *	1 Story	The greater of 25 feet or 2 times the roof height.
	2 Story	The greater of 50 feet or 2 times the roof height
	3 Story	The greater of 75 feet or 2 times the roof height
Internal Side*	1 Story	The greater of 25 feet or 2 times the roof height.
	2 Story	The greater of 50 feet or 2 times the roof height
	3 Story	The greater of 75 feet or 2 times the roof height
Side on Street*	1 Story	The greater of 25 feet or 2 times the roof height.
	2 Story	The greater of 50 feet or 2 times the roof height
	3 Story	The greater of 75 feet or 2 times the roof height

* Roof height measured to highest point of roof structure.

Side on Arterial	1 Story	40ft.
	2 Story	60ft.
	3 Story	100ft
Side/Rear Garage Entry		40ft.
Between Buildings		30ft. Between walls having doors and windows in both walls
		15ft. Between window walls and blank walls

	10ft. Between blank walls
Maximum Height	35ft. Measured to top plate Or Single Story within 100ft of one and two family zoning.
Minimum Masonry Content	90 percent excluding windows, doors, measured to top plate.

D. Composition of Units

Total number of one-bedroom units shall not exceed more than 50% of all units in a complex.

E. Amenities and Open Space

Multi family developments should consolidate interior open spaces, which should have a relatively low traffic generation on the interior of the site. These developments should offer a wide range of recreational amenities and should be characterized by the following examples.

Swimming Pools	Spas
Tennis Courts	Putting Greens
Training Rooms	Community Rooms
Picnic Tables	Controlled Access Child Play Areas

IV.4 Commercial/Retail Development

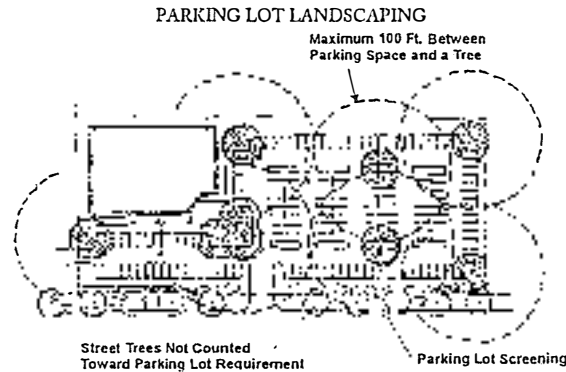
A. Dimensional Requirements

Minimum development dimensional requirements shall be as set forth below:

B. Landscaping

1. **Intent.** In order to ensure the attractiveness of the Non-Residential Uses allowed under this ordinance, it is the intent of this sub-section to build a park-like environment by securing street tree planting, low level parking screening, a general parking lot canopy of trees, and a minimum amount of landscaped area on site.
2. **Parking Lots**
 - a. **Tree Canopy.** One tree shall be provided for each 20 parking spaces within the parking lot area, however, no car parking space shall be

located greater than 100 feet from the center of a tree. Trees shall be a minimum of three-inch caliper measured six inches from the ground and planted within a planting island with a minimum dimension of five feet. The tree-planting island must be further planted with ground cover, grass, or shrubs.



- b. **Screening of Parking.** Parking areas shall be screened from the adjacent roadway by a minimum 3-foot high solid shrub hedge, berm, fence, or combination of these. The height shall be measured from the surface of the subject parcel at the front property line. In no case shall the slope of a berm exceed 3:1 unless it is retained on the private property side of the berm by usage of milsap stone or similar non-porous material.

3. Streetscaping

- a. **Street Trees.** A minimum of one tree shall be planted for each 40 lineal feet of frontage.
- i. The minimum caliper for street trees shall be three inches measured at six inches above ground.
 - ii. All trees intended to meet this requirement shall be a species approved by the City of Grand Prairie for the intended uses, as specified in Article VIII, Table VIII-A of the UDC.
- b. **Placement of Trees.** All required street trees shall be placed between the future roadway curb line and the parking area or front building line, which ever is closest to the street right-of-way. However, trees shall not be planted closer than three feet to the curb line.
- c. **Sidewalks.** Sidewalks shall be placed along all streets and shall be a minimum of five feet in width.

4. Site Landscape Area

- a. **Minimum Landscape Area.** Each developed non-residential site within this ordinance shall maintain a minimum of 20% of the site in landscaping. However, the minimum landscape area may be reduced to 15% of the site by the planting of additional trees as provided for in “b. Reduction of Landscape Area” below.
- b. **Reduction of Landscape Area.** The amount of required landscaping may be reduced by 120 s.f. for each three inch caliper shade tree which is planted in addition to the trees which are required for parking areas or for streetscaping. However –
 - i. Up to 50% of the trees provided under this provision may be added to the parking lot or roadway landscaping areas.
 - ii. Two ornamental trees may be substituted for one shade tree.
- c. **Definition of Landscape Area.** Landscape areas shall include all natural and planted areas.
- d. **Maintenance.** The areas between the outside curb edge and the private property shall be landscaped, irrigated, and maintained by the property owner.
- e. **Other Standards.** Other landscape buffering, materials, and standards shall conform to Article VIII of the Unified Development Code unless otherwise specifically set forth in this ordinance or approved as a variance on an approved Site Plan.

C. Screening

All non-single-family residential development shall erect a “Type 1” screening fence, as such is defined in Article VIII Section 26.1 of the UDC, on property lines adjacent to any property which is designated for single family uses.

D. Glare And Lighting

Glare and lighting standards shall be in accordance with Article X, Section 16 of the UDC unless such higher standards are contained herein.

E. Architectural Standards

- 1. **Intent.** The objective of this sub-section is to ensure that non-single-

family residential development is unified through the use of very flexible architectural standards which shall be based upon a master-planned "theme". The standards shall provide for a wide variety of development designs and shall address materials, color, and style of buildings.

2. **Design.** Architectural standards shall be established for all non-single-family development prior to or simultaneous with the submission of the first Site Plan on any non-single-family residential area within the development.
3. **Site Plan Submission.** Each Site plan submission on any non-single-family residential area shall include a detail list of the types of materials, colors, and proposed elevations for all buildings along with a written comparison of the Architectural Standards to the proposed standards.
4. **Conforming Architectural Design.** A Site plan where buildings on the site contain elements which are similar to the elements in the architectural standards shall be considered conforming to the objectives of this ordinance. Site plans which are deemed conforming, as interpreted by the Chief Building Official and the Planning Director, may be approved administratively.
5. **Non-Conforming Architectural Design.** Site plans where the primary elements of the site and buildings are not consistent with the required landscaping and the architectural standards, as interpreted by the Chief Building Official and the Planning Director, shall require approval of the City Council.

IV.4 Signage.

- A. Signs within property covered by this zoning ordinance shall adhere to the sign standards in Article IX of the UDC except as follows:
- B. **Prohibited Signs**
 1. Portable Signs
 2. Window Signs
 3. Roof Signs
 4. Pole Signs
 5. Billboards
 6. Bench Signs
 7. Whirling/Moving Signs
 8. Obsolete/Abandoned Signs

IV.5 Street Signage & Lighting

Street signage and lighting shall be in general accordance with the UDC standards. Street lights shall be required with type and spacing that are mutually acceptable to the City.

V.**Review Process**

- V.1 Site Plan Required.** Prior to issuance of a building permit, commencement of construction or development or submission of a preliminary plat, a site plan shall be approved, either as a separate application or as a part of the building permit application or preliminary plat application. For single-family detached developments, a preliminary plat may serve as a site plan in accordance with Article XII "Platting" of the UDC.
- V.2 Content of Site Plan.** The site plan shall include such things as location of structures, streets and sidewalks, off-street parking and loading, landscaping, and drainage, as required in Section VII 1.7 of the UDC. In addition, site plan documentation shall include building elevations for all non-single-family residential buildings, specifying surface materials, colors, and signage.
- V.3 Review Process.** Site plan review shall generally follow the procedure established for site plan approval for planned development districts.
- A.** The Chief Building Official and the Planning Director shall approve the site plan, or it may be forwarded to the City Council, if there are substantial variances from the intent of this ordinance and Concept Plan, or at the discretion of either official.
 - B.** Any site plan may be approved, or if it does not meet the standards, it may be denied or approved with conditions. A site plan may not be denied on the basis of land use if the proposed use is permitted under this ordinance and is in accordance with the Concept Plan.
 - C.** The imposition of a condition or a denial by the Building Official and Planning Director may be appealed to the City Council.
- V.4 Content of Review.** Site plans shall be reviewed to ensure the following:
- A.** Compliance with the intent of this zoning ordinance, including landscaping, materials, architectural elements, screening regulations, setbacks, land use regulations, signage, parking, and other standards.
 - B.** Compliance with other codes and ordinances established by the City of Grand Prairie.

VI.

Homeowners Association and/or Public Improvement District

A property-owners association and/or a public improvement district ("PID") shall be created to enforce the restrictions contained within the above Section 3.2 F through 3.2 O. The association and/or the PID, at the expense of the property owners of the development and/or PID, shall also maintain the Pocket Parks, Trail System, any gates installed in accordance with Section 3.2 C, entrances into the villages, fencing, irrigation, and other common area within the villages. Water for the irrigation of the Trail System shall be separately metered and furnished by the City of Grand Prairie at no cost to the association and/or PID.

VII.

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

VIII.


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 May, 2001.



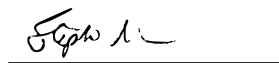
MAYOR
City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z010403

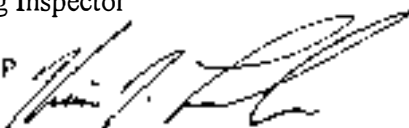


Memorandum of Interpretation Planning and Development Department

Date: November 5, 2002

To: Rob Ard, Chief Plans Examiner

CC: Bill Crolley, Director of Planning and Development
Sharon Cherry, Chief Building Official
Linda Nelson, Zoning Inspector

From: Kevin J. Lasher, AICP 
Chief City Planner

Subject: Clarification of Building Coverage Requirement
Planned Development District No. 255
Lynn Creek Hills Subdivision

Ordinance No. 6426 establishing Planned Development District No. 255 does not specify a maximum building coverage requirement for single detached residential development, nor does it establish a base zoning district from which to derive coverage requirement. Therefore, it is Staff's interpretation that a **50% residential building coverage be applied to Planned Development District No. 255** since it is the City's intent to foster increased residential unit sizes for the Lynn Creek Hills area.

This is consistent with the SF-5 District which specifies a 50% coverage requirement for a minimum 6,500 square foot lot. The minimum lot size for the Lynn Creek Hills subdivision is also 6,500 square feet.