

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 11.613 ACRES OF LAND OUT OF THE THOMAS TONE SURVEY, ABSTRACT NO. 1460, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED ON THE NORTHWEST CORNER OF POLO ROAD AND CARRIER PARKWAY, **FROM GENERAL RETAIL (GR) TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY RESIDENTIAL 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 **General Retail (GR) to a Planned Development for Single Family Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 13, 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **General Retail (GR) to a Planned Development for Single Family Residential 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 21, 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 **General Retail (GR)** 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 **General Retail (GR)** to **Planned Development No. 261 for Single Family Residential use**:

Legal Description:

BEING a tract or parcel of land situated in the City of Grand Prairie, Dallas County, Texas; and being part of the Thomas J. Tone Survey, Abstract No. 1460; and being all of that tract of land described as "Tract One" conveyed to Texas Commerce Bank, National Association, a national banking association, by Substitute Trustee's Deed recorded in Volume 91216, Page 1885, Deed Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a one half inch iron rod set for corner at the intersection of the north line of Polo Road (90 foot wide right-of-way) with the northwest right-of-way corner clip between said north line and the west line of Carrier Parkway (110 foot right-of-way);

THENCE North 49 degrees 54 minutes 32 seconds West, along the north line of said Polo Road and along the south line of said "Tract One", a distance of 34.23 feet to a one half inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 54 degrees 30 minutes 25 seconds West;

THENCE in a westerly direction continuing along the north line of said Polo Road, continuing along the south line of said "Tract One", and along said curve to the left having a central angle 09 degrees, 11 minutes, 47 seconds, a radius of 1445.00 feet, an arc length of 231.93 feet to a one half inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 15 degrees, 47 minutes, 18 seconds, East;

THENCE in a northerly direction along the east line of Corn Valley Road (abandoned 60 foot right-of-way), along the west line of said "Tract One", along said curve to the left having a central angle of 09 degrees, 08 minutes, 48 seconds, a radius of 1939.86 feet, and an arc length of 309.68 feet to a one half inch iron rod set for corner;

THENCE North 11 degrees, 12 minutes, 54 seconds, East continuing along the east line of said Corn Valley Road, continuing along the west line of said "Tract One", a distance of 521.66 feet, to a one half inch iron rod set for corner at the beginning of a curve to the left whose chord bears North 10 degrees, 41 minutes, 48 seconds, East;

THENCE in a northerly direction continuing along the east line of Corn Valley Road, continuing along the west line of said "Tract One", and along said curve to the left having a central angle of 01 degrees, 02 minutes, 12 minutes, a radius of 1939.86 feet, and an arch length of 35.10 feet to a one half inch iron rod set for corner;

THENCE due East along the south line of that tract of land conveyed to the YMCA of Metropolitan Dallas by Deed recorded in Volume 88001, Page 2045, Deed Records of Dallas County, Texas, and along the north line of said "Tract One", a distance of 702.57 feet to a one half inch iron rod set for corner at the beginning of a curve to the right whose chord bears South 28 degrees, 26 minutes 30 seconds West;

THENCE in a southerly direction along the west line of said Carrier parkway, along the east line of said "Tract One", and along said curve to the right having a central angle of 23 degrees, 17 minutes, 57 seconds, a radius of 1645.00 feet, an arc length of 668.94 feet to a one half inch iron rod set for corner;

THENCE South 40 degrees, 05 minutes, 28 seconds, West continuing along the west line of said Carrier Parkway and continuing along the east line of said "Tract One" , a distance of 542.55 feet to a one half inch iron rod set for corner;

THENCE South 85 degrees, 05 minutes, 28 seconds, West along said corner clip and along the south line of said "Tract One", a distance of 14.14 feet to the Point of Beginning and containing 11.613 acres of land, more or less.

II.

DEVELOPMENT STANDARDS

1. PERMITTED USES

Those uses permitted in a Single Family Two residential zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended. Layout of the subdivision shall be substantially as submitted on the concept plan. (Exhibit A)

2. DEVELOPMENT STANDARDS

All other development standards and zoning requirements shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Single Family-Two residential zoning district except as otherwise specified below:

- A. Minimum unit size to be 2,000 square feet.
- B. Minimum lot size to be no less than 6,000 square feet with 30 percent of total lots to be in excess of 7,200 square feet in size.
- C. Minimum lot width to be no less than 60-feet at the required and/or platted front building line.

3. BUILDING SETBACKS

- A. A minimum 20ft. front setback is required for all residential structures.
- B. Sideyard setbacks shall be 5 feet for interior lot lines, 15 feet side on a street, 20 feet side on an arterial.

- C. Rear yard setbacks shall be 10 feet.
- B. The Director of Planning and Development may authorize a reduction in the front setback on a lot-by-lot basis for the purpose of preserving existing trees.

4. HOUSE FINISH STANDARDS

- A. A minimum roof pitch of 6:12 shall be required.
- B. Masonry requirement for single family structures shall be 80% as measured to the top plate of wall framing. The front elevation and any other elevation visible from a public street must be 100 percent brick excluding gables, windows, and doors.
- C. Repeat Elevations – No elevations of a house may be built on a lot which is within 180 lineal feet on the same side of the street of the nearest lot line of a lot on which a house with the same elevation has been built.
- D. 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 180 lineal feet on the same side of the street of the nearest lot line of a lot on which a house with the same combination has been used.
- E. Fireplaces – Chimney flues on exterior walls shall be 100 percent masonry except for the side that faces the roof.

III.

SPECIAL CONDITIONS

1. UNIFORM SCREENING FENCE

Uniform screening fences shall be required along the entire lengths of Polo Road and Carrier Parkway as follows: These fences shall be permitted to be constructed in the required front, side, and/or rear yards adjacent to said streets and shall be placed in fence easements.

- A. Fence to be of similar construction as that existing along Polo Road west of S. Carrier Parkway per Exhibit "A" (2x2 brick columns on 30 foot centers with 40 year 6in. by 6in. posts in ground, fascia framing with 2 x 4 cedar for depth, 1 in. x 6in. board on board cedar, not lap/gap, and fence to match existing fence color. Continuous 4in. by 6" reinforced concrete mow strips to be constructed along each side of fence base.)

- B. Entry monument features are required. This may consist of a combination of landscaping and aesthetic features such as monument or wall signage, rock sculpture and street pavers. Wall signage shall identify the project as “Westchester Grove”. The PID shall maintain all entry features within the development. Entry feature fences and signs acceptable to the PID shall be provided at the project entrance and at the northwest corner of Polo Road and Carrier Parkway.

2. LANDSCAPING IN PUBLIC RIGHT-OF-WAY.

The following street landscaping is required to be provided along the entire lengths of Polo Road and Carrier Parkway, subject to approval from the Parks and Recreation Department and the Public Works Department.

- A. 3in. caliper trees on 30ft. centers to be of a variety chosen by the PID, HOA, Parks and Recreation Department, and the applicant.
- B. Turf established between the required fence and the curb.
- C. An automatic irrigation system installed.

3. LOT LANDSCAPING

Each house at the time of occupancy shall have:

- A. 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.
- B. 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.
- C. Front yards and yards adjacent to a street shall be fully sodded.

3. PUBLIC IMPROVEMENT DISTRICT

The subject property is to be annexed into the Westchester Public Improvement District No. 1. If such annexation cannot occur, a new Public Improvement District should be established with similar amenity and maintenance standards as those prescribed in the Westchester Public Improvement District No. 1. All development within this Planned Development shall be subject to the regulations and guidelines of the City of Grand Prairie Public Improvement District No. 1.

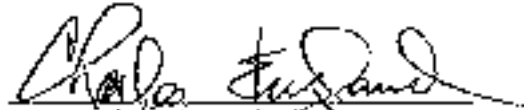
IV

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

V

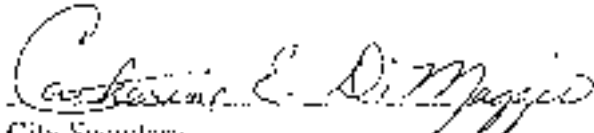
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 21st day of August, 2001.



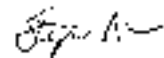
Mayor, Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

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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 **General Retail (GR)** 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.

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3. BUILDING SETBACKS

- A. A minimum 20ft. front setback is required for all residential structures.

- B. The Director of Planning and Development may authorize a reduction in the front setback on a lot-by-lot basis for the purpose of preserving existing trees.

4. HOUSE (UNIT) STANDARDS

- A. A minimum roof pitch of 6:12 shall be required.
- B. Masonry requirement for single family structures shall be 80% as measured to the top plate of wall framing. The front elevation and any other elevation visible from a public street must be 100 percent brick excluding gables, windows, and doors.
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SPECIAL CONDITIONS

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- A. Fence to be of similar construction as that existing along Polo Road west of S. Carrier Parkway per Exhibit "A" (2x2 brick columns on 30 foot centers with 40 year 6in. by 6in. posts in ground, fascia framing with 2 x 4 cedar for depth, 1 in. x 6in. board on board cedar, not lap/gap, and fence to match existing fence color. Continuous 4in. by 6" reinforced concrete mow strips to be constructed along each side of fence base.)
- B. Entry monument features are required. This may consist of a combination of landscaping and aesthetic features such as monument or wall signage, rock sculpture and street pavers. Wall signage shall identify the project as "Westchester Grove". The PID shall maintain all entry features within the development. Entry feature

fences and signs acceptable to the PID shall be provided at the project entrance and at the northwest corner of Polo Road and Carrier Parkway.

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The following street landscaping is required to be provided along the entire lengths of Polo Road and Carrier Parkway, subject to approval from the Parks and Recreation Department and the Public Works Department.

- A. 3in. caliper trees on 30ft. centers to be of a variety chosen by the PID, HOA, Parks and Recreation Department, and the applicant.
- B. Turf established between the required fence and the curb.
- C. An automatic irrigation system installed.

3. LOT LANDSCAPING

Each house at the time of occupancy shall have:

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- B. 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.
- C. Front yards and yards adjacent to a street shall be fully sodded.

3. PUBLIC IMPROVEMENT DISTRICT

The subject property is to be annexed into the Westchester Public Improvement District No. 1. If such annexation cannot occur, a new Public Improvement District should be established with similar amenity and maintenance standards as those prescribed in the Westchester Public Improvement District No. 1. All development within this Planned Development shall be subject to the regulations and guidelines of the City of Grand Prairie Public Improvement District No. 1.

IV

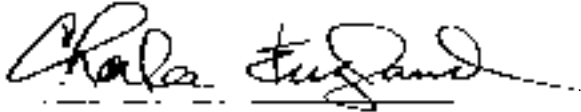
- * All Ordinances or parts of ordinances in conflict herewith herewith are specifically repealed.

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 21st day of August, 2001.

MAYOR



APPROVED AS TO FORM AND LEGALITY:

City of Grand Prairie, Texas



City Attorney

ATTEST:



City Secretary

Zoning Case No. Z010803

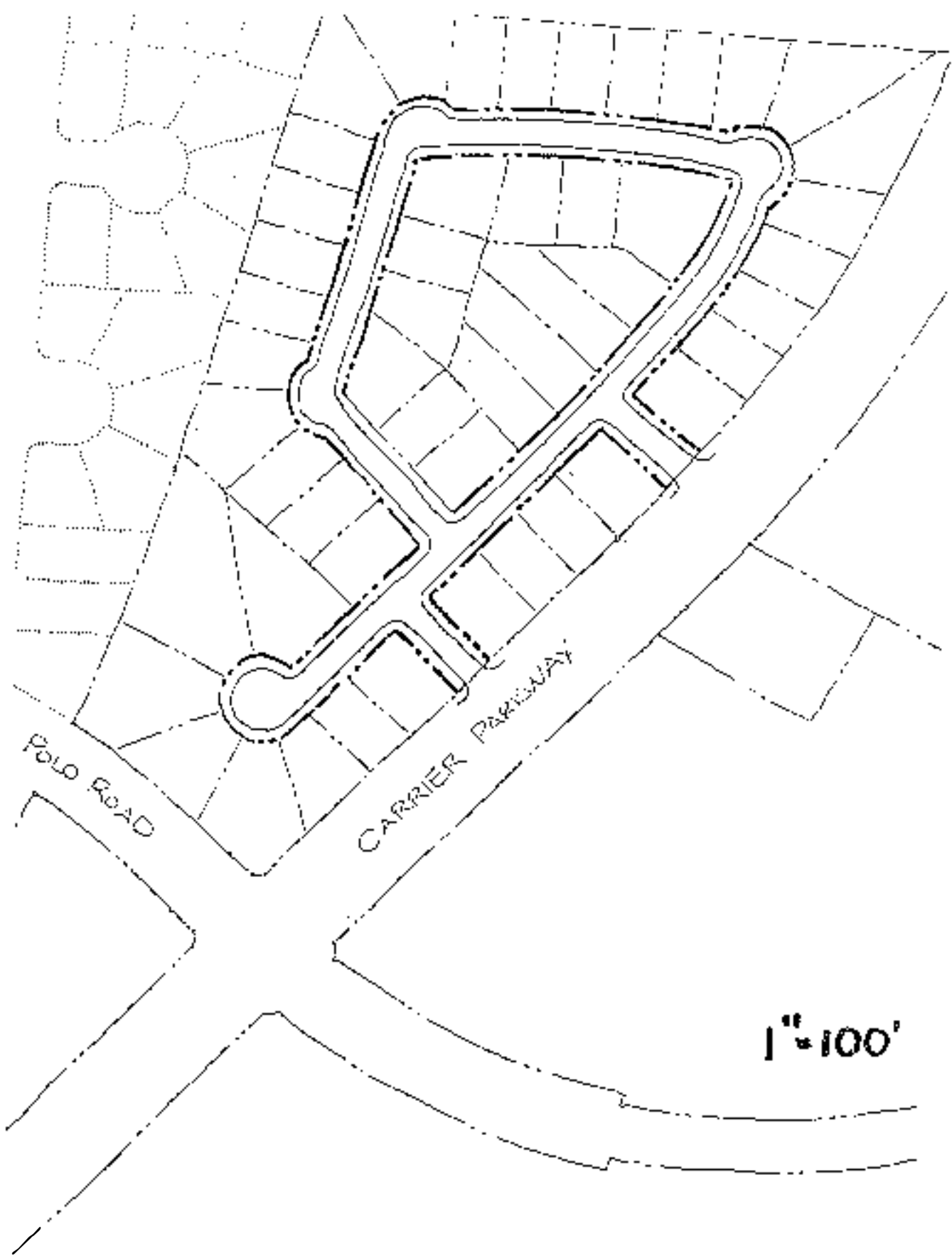


Exhibit "A"

Planned Development No. 261

PROPOSED *WESTCHESTER CORNER* PROJECT

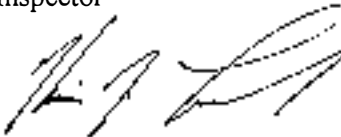


Memorandum of Interpretation Planning and Development Department

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. 261
Westchester Grove Subdivision

Ordinance No. 6491 establishing Planned Development District No. 261 does not specify a minimum building coverage for residential buildings. It does however specify a base zoning district of Single-Family -2 (SF-2). The SF-2 district requires a 35% residential building coverage for a minimum lot size of 9,600 square feet. It is the City's intent to foster increased residential unit sizes for the Westchester area; therefore, it is Staff's interpretation that **the residential building coverage requirement for Planned Development District No. 261 default to 50%** in lieu of the 35% provided for the SF-2 district.

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 Westchester Grove subdivision is 6,000 square feet.