

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 12.45-ACRE TRACT OUT OF THE J.S. GOODNIGHT SURVEY, ABSTRACT NO. 603, CITY OF GRAND PRAIRIE, TARRANT AND DALLAS COUNTY, TEXAS, SITUATED SOUTH OF SEETON ROAD WEST OF LAKE RIDGE PARKWAY, **FROM "AG" AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT FOR "SF-T" SINGLE FAMILY TOWNHOME USES**; SAID ZONING MAP AND ORDINANCE BEING 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 said property from its classification of **"AG" Agricultural District to Planned Development for "SF-T" Single Family Townhome uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 28, 2002 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 300 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 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **"AG" Agricultural District to Planned Development for "SF-T" Single Family Townhome 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 6:30 o'clock P.M. on June 4, 2002 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, 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 its classification of “AG” **Agricultural District to Planned Development for “SF-T” Single Family Townhome 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 20<sup>TH</sup> 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 “AG” **Agricultural District to Planned Development for “SF-T” Single Family Townhome uses**:

**PROPERTY DESCRIPTION**

**BEING** an approximate 12.45-acre tract out of the J.S. Goodnight Survey, Abstract No. 603, City of Grand Prairie, Tarrant and Dallas County, Texas, situated South of Seeton Road West of Lake Ridge Parkway as depicted on the attached Exhibit “A”.

II.

That all zoning and land use requirements and restrictions for townhome development to be constructed on said parcel shall conform to those requirements for the “SF-T” **Single Family Townhome District** as established in the Unified Development Code (UDC) with supplemental development requirements as established in Sections III and IV of this ordinance.

III.

**Supplemental Development Requirements**

1. Unit density not to exceed 9-units per net developable acre with a maximum height not to exceed three stories.
2. Internal Access drive and utility easement shall be dedicated as a separate lot on the final

plat.

3. Two garage-parking spaces shall be provided for all townhome units. All garage spaces to be directly accessible to the main housing unit.
4. All front entry garages shall be offset a minimum of 12" from the front of the townhome unit.
5. All buildings shall have the minimum masonry/stone percentage of 80% of their total exterior walls measured below the top plate line of the highest story excluding doors and windows. Any front building facade located within 120-feet of the south line of the Seeton Road right-of-way shall be constructed of 90% masonry excluding roof gables, windows and doors.
6. All exterior fireplace chimneys shall be 100% incased with a masonry product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.
7. Townhome developments shall contain security gates at all entrances to the complex. Provision for a turnaround must be provided prior to the gate. All gates shall be installed with an opticon device or similar entry device approved by the Fire Department to facilitate emergency access.
8. All freestanding mailboxes shall be constructed of masonry or of an antique cast iron type design to create a unified design standard throughout the subdivision. A mandatory property owners association shall require maintenance standards for all such mailboxes.
9. Subdivisions developed with private streets and alleys must have a mandatory property owners association which includes all property served by private streets. The association shall own and be responsible for the maintenance of private streets, parks and other property owner association appurtenances. The association documents shall be reviewed by the City Attorney and subject to approval by the City to insure that they conform to this and other applicable City ordinances and concerns. The documents shall be filed of record prior to the approval of the final plat.
10. Sidewalks will be required along Seeton in accordance with the requirements of the Unified Development Code.
11. A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.
12. Roof shingles to be 30-year warranty type with articulated ridge caps. A varied color pallet shall be applied throughout the project. Repeat shingle color shall not be used on consecutive residential cluster buildings.
13. Repeat brick color shall not be used on consecutive residential cluster buildings.

IV.

**Property Owners Association**

A property-owners association shall be created to establish and enforce deed restrictions and architectural controls for the development. The association documents shall be reviewed by the City Attorney and subject to approval by the City to insure that they conform to this and other applicable City ordinances and concerns. The documents shall be filed of record prior to the approval of the final plat. The property-owners association, at its expense, shall also maintain the private parks, trail systems, access gates, entrances into the development, fencing, irrigation, and other common areas within the development.

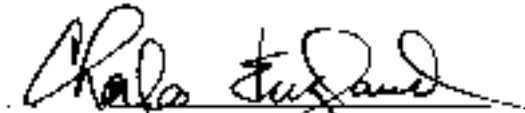
V.

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 18th day of June 2002.**



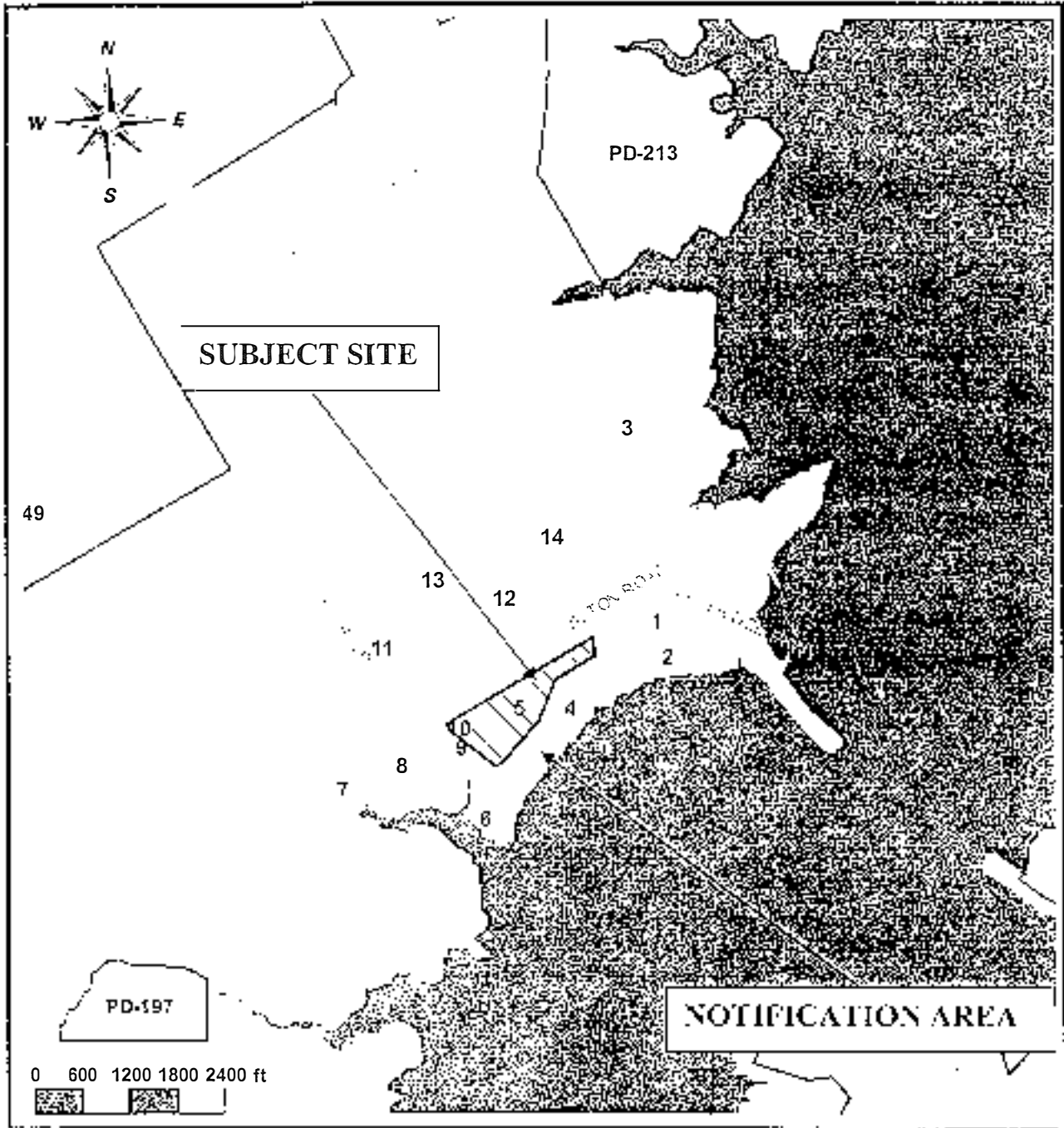
Mayor, Grand Prairie, Texas

ATTEST:

  
Catherine T. DiMaggio, City Secretary

APPROVED AS TO FORM:

  
City Attorney



## Exhibit "A"

Cross Hatched Area Indicates Property Being Zoned

### Z020501

Zoning Change

From Agriculture to Planned Development for 112 units of Town Homes