

ORDINANCE NO. 7130
PLANNED DEVELOPMENT NO. 270-A
CASE NO. Z020501-A

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 14.41-ACRE TRACT OF LAND (THE ZONING AREA) OUT OF THE J.S. GOODNIGHT SURVEY, ABSTRACT NO. 603, AND INCLUDING A PORTION OF RIGHT-OF-WAY FOR SEETON ROAD TO BE ABANDONED, CITY OF GRAND PRAIRIE, TARRANT AND DALLAS COUNTY, TEXAS, SITUATED SOUTH OF SEETON ROAD WEST OF LAKE RIDGE PARKWAY, **TO AMEND PLANNED DEVELOPMENT NO. 270 FOR “SF-T” SINGLE FAMILY TOWNHOME USES FOR THE PURPOSE OF MODIFYING LAND AREA, UNIT DENSITY, AND DEVELOPMENT STANDARDS;** 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, on June 4, 2002, the City Council of the City of Grand Prairie, Texas, after receiving a recommendation of approval from the Planning and Zoning Commission of Grand Prairie, Texas, adopted Ordinance No.6639 to rezone a 12.45-acre tract of land 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 **“A” Agriculture District to Planned Development for “SF-T” Single Family Townhome uses, to be established as Planned Development District No. 270;** and

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment to the Zoning Ordinance and map of said city, and to amend the existing planned development ordinance, encompassing said 14.41-acre tract (the Zoning Area) for the **Amendment to Planned Development District No. 270 for “SF-T” Single Family Townhome Uses for the Purpose of Modifying Land Area, Unit Density, and Development Standards;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 25, 2004 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 (the Zoning Area) be rezoned to **Amend**

Planned Development District No. 270 for “SF-T” Single Family Townhome Uses for the Purpose of Modifying Land Area, Unit Density, and Development Standards; 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 November 2, 2004 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 Fort Worth Star Telegram, Fort Worth, 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 **Planned Development District No. 270 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 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 **Amend Planned Development District No. 270 for “SF-T” Single Family Townhome Uses for the Purpose of Modifying Land Area, Unit Density, and Development Standards** for the following described Zoning Area:

PROPERTY DESCRIPTION

BEING an approximate 14.41-acre tract out of the J.S. Goodnight Survey, Abstract No. 603, and including a portion of right-of-way for Seeton Road to be abandoned, City of Grand Prairie, Tarrant and Dallas County, Texas, situated South of Seeton Road West of Lake Ridge Parkway as shown on the attached Exhibit "A" incorporated herein by reference.

II.

That all zoning and land use requirements and restrictions for townhome development to be constructed within the Zoning Area shall conform to those requirements prescribed 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. Residential unit density not to exceed 11 units per net developable acre with a maximum height not to exceed three stories.
2. Minimum unit size to be 1,800 square feet.
3. A separate lot and block shall be shown on the final plat for the area to be maintained by the mandatory property owners' association, including internal access drives. Easements shall also be shown, where necessary, to grant rights to the City, the franchise utilities, and the mandatory property owner association for the maintenance of other site improvements and services.
4. Two car garage-parking spaces shall be provided for each townhome unit. All garage spaces are to be directly accessible to the main living area of the townhome unit.
5. No more than 65% of all garage-parking spaces shall be provided with a double wide (two car wide) garage door.
6. Garage units shall be used only for the parking of motor vehicles, containing no more than two wheel axles, which are used as the primary mode of street transportation by the occupant of the townhome unit.
7. All single wide (one car wide) garage doors serving the town home unit shall be offset a minimum of twelve (12) inches from the front building elevation of the townhome unit.

8. All garage doors, both single and double wide, shall have an exterior finish of wood or be of a wood appearance.
9. A minimum five (5) foot side and rear yard building setback shall be required for all perimeter walls of building structures. No part of a perimeter wall shall encroach into the minimum building setback area. This setback provision shall be noted on the final plat for the townhome project.
10. The following material selection options for the exterior walls of buildings shall be permitted:
 - A. A minimum masonry/stone percentage of 80% of total exterior walls measured below the top plate line of the highest story excluding doors and windows.
 - B. A minimum 50% masonry exterior composed of stone material with the remaining 50% of exterior wall surfaces being finished with Portland cement plaster on metal lath.
11. Where modular brick is used as an exterior building material, the same color of modular brick shall not be permitted on consecutive residential cluster buildings.
12. The following material selection options shall be permitted where stone and Portland cement plaster is used as an exterior building material:
 - A. The same color of stone shall be permitted for all buildings within the development.
 - B. The same color of Portland cement plaster shall not be permitted on consecutive residential cluster buildings. A minimum of four (4) color tones of Portland cement plaster shall be utilized to provide color variation between residential cluster buildings.
13. The application of Portland cement plaster on exterior walls shall be installed in accordance with the general guidelines and standards depicted in Figures 1-A and 1-B. below.

Figure 1-A. – Application standard for Portland cement plaster

(CSI 09220)

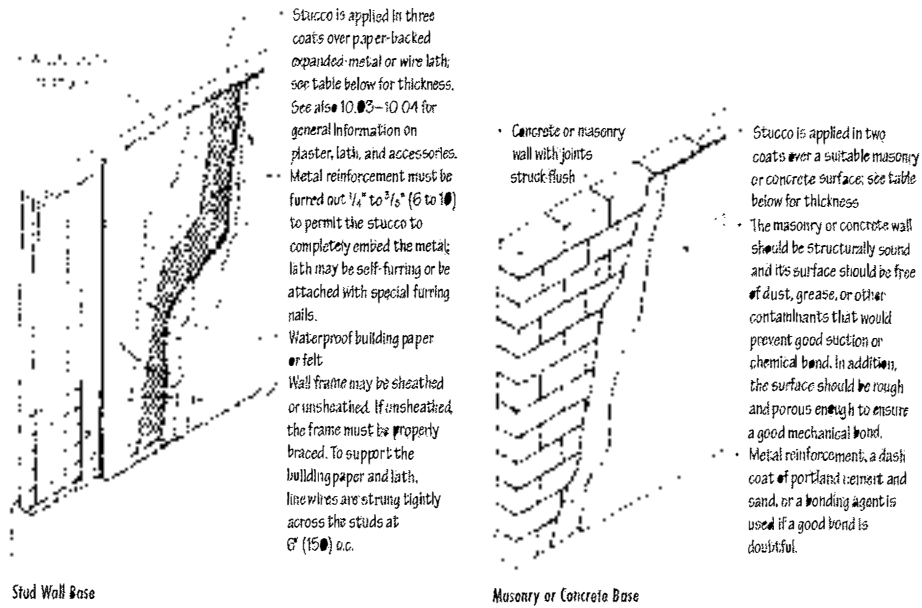


Figure 1-B. – Thickness table for Portland cement plaster

(CSI 09220)

Thickness of Portland Cement Stucco	
Base	Minimum Finished Thickness from Face of Base
Expanded metal or wire lath	7/8" (22); exterior 5/8" (16); interior
Masonry walls	1/2" (13)
Concrete walls	7/8" (22) maximum
Concrete ceilings	1" (10) maximum

14. All 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.
15. 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 opticom device or similar entry device approved by the Fire Department to facilitate emergency access. The security gates shall restrict entry to the privately maintained access drive and be planned and constructed in general conformance with the Concept Plan.

16. 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.
17. A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.
18. Roof shingles to be 30-year warranty type with articulated ridge caps.

IV.

Property Owners Association

A mandatory 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, private access drives and 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.

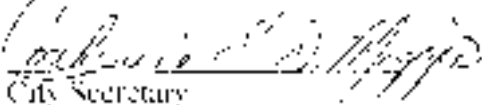
VI.

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 2nd day of November 2004.




Mayor, Grand Prairie, Texas

ALTEST:



City Secretary

APPROVED AS TO FORM:

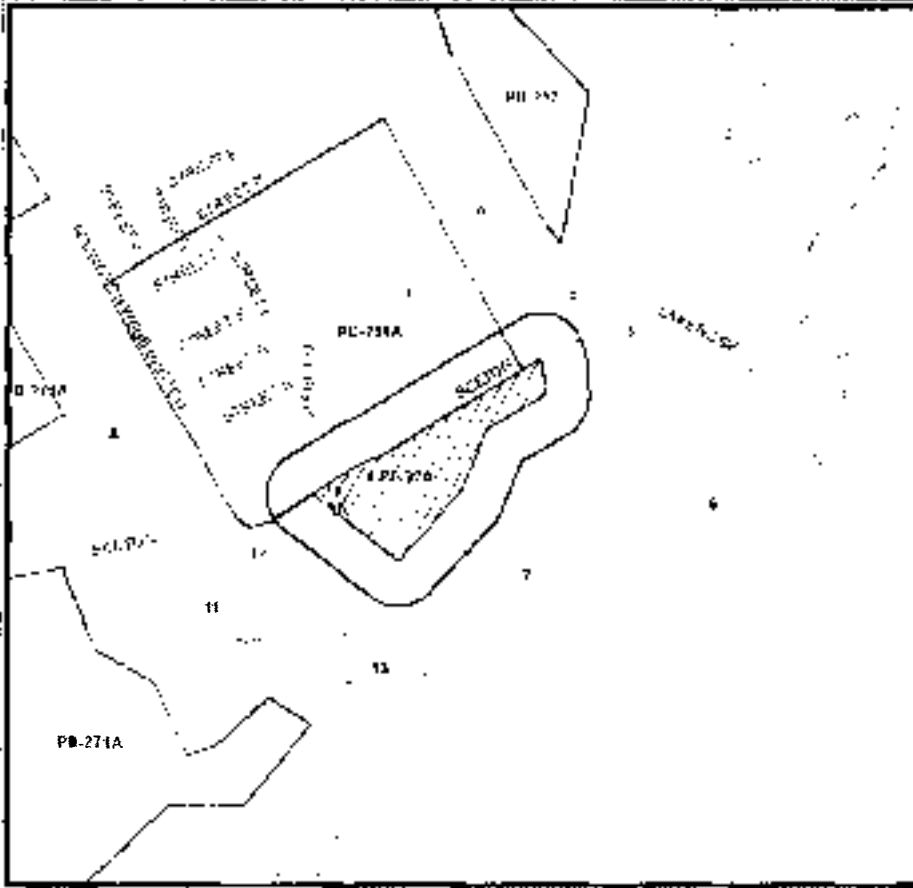


City Attorney

Zoning Case No. Z020501-A

Exhibit "A"

PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area
Indicates Property
Under Review

Shaded Area Indicates
Adjacent Property
Under Review

CASE NUMBER: Z020501-rev.

ZONING REQUEST -
LAKESHORE VILLAGE

CURRENT ZONING: PD-270

REQUEST:

A request for approval of a
Zoning Change for Lakeshore Village

