

ORDINANCE NO. 6955
PLANNED DEVELOPMENT NO. 271-A
CASE NO. Z011102-A

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 627.782-ACRE TRACT OUT OF THE C.M. ADAMS SURVEY, ABSTRACT NO. 38. THE T.D. CURRY SURVEY, ABSTRACT NO. 335, THE J.A. CURRY SURVEY, ABSTRACT NO. 338, THE GEORGE GREER SURVEY, ABSTRACT NO. 618, THE R. MCCOY SURVEY, ABSTRACT NO. 1104, THE S.C. NEILL SURVEY, ABSTRACT NO. 1159, AND THE G.A.F. WASH SURVEY, ABSTRACT NO. 1945, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED WEST OF THE INTERSECTION OF ARLINGTON WEBB BRITON ROAD AND SEETON ROAD, **FROM "A" AGRICULTURAL DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY RESIDENTIAL USES, PUBLIC OPEN SPACES, AND A LINEAR PARK**; 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 and reclassify said property from its classification of **"A" Agricultural District to a Planned Development for Single Family Residential Uses, Public Open Spaces, and a Linear Park**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 24, 2003 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **"A" Agricultural District to a Planned Development for Single Family Residential Uses, Public Open Spaces, and a Linear Park**; 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 December 16, 2003 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 the classification its classification of **“A” Agricultural District** 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 **“A” Agricultural District to a Planned Development for Single Family Residential Uses, Public Open Spaces, and a Linear Park;**:

PROPERTY DESCRIPTION – 627.782 ACRES

BEING all of that tract of land in the City of Grand Prairie, Tarrant County, Texas, a part of the C. M. Adams Survey, Abstract No. 38, a part of the T. D. Curry Survey, Abstract No. 335, a part of the J. A. Curry Survey, Abstract No. 338, a part of the George Greer Survey, Abstract No. 618, a part of the R. McCoy Survey, Abstract No. 1104, a part of the S. C. Neill Survey, Abstract No. 1159, and a part of the G. A. F. Wash Survey, Abstract No. 1945, and being further described as follows:

BEGINNING at a railroad spike found at the intersection of the center of Broad Street with the center of Arlington Webb Britton Road;

THENCE South 30 degrees 19 minutes 45 seconds East, 699.91 feet along the center of Arlington Webb Britton Road to a P.K. nail set for corner;

THENCE South 60 degrees 18 minutes 09 seconds West, 634.05 feet to a one-half inch iron rod set for corner;

THENCE South 30 degrees 17 minutes 10 seconds East, 1300.21 feet to a one-half inch iron rod found for corner;

THENCE South 60 degrees 46 minutes 18 minutes West, 877.73 feet to a one-half inch iron rod found for corner;

THENCE North 29 degrees 52 minutes 40 seconds West, 1984.92 feet to a P.K. nail set for corner in the center of Broad Street;

THENCE South 60 degrees 00 minutes 00 seconds West, 219.76 feet along the center of Broad Street to a P.K. nail set for corner;

THENCE South 29 degrees 53 minutes 00 seconds East, 2653.78 feet to a P.K. nail set for corner in the center of Seeton Road;

THENCE North 80 degrees 18 minutes 38 seconds East, 630.46 feet along the center of Seeton Road to a P.K. nail set for corner in the boundary line of Joe Pool Lake;

THENCE along the boundary line of Joe Pool Lake as follows:

South 22 degrees 01 minutes 51 seconds East, 598.55 feet to a concrete monument found for corner;

South 61 degrees 41 minutes 33 seconds East, 435.20 feet to a concrete monument found for corner;

South 25 degrees 02 minutes 44 seconds East, 530.49 feet to a concrete monument found for corner;

North 72 degrees 00 minutes 39 minutes East, 199.96 feet to a concrete monument found for corner;

North 48 degrees 18 minutes 52 seconds East, 483.34 feet to a concrete monument found for corner;

South 59 degrees 38 minutes 58 seconds East, 331.40 feet to a concrete monument found for corner;

South 39 degrees 44 minutes 04 seconds West, 690.84 feet to a concrete monument found for corner;

South 86 degrees 45 minutes 16 seconds West, 524.57 feet to a concrete monument found for corner;

South 45 degrees 44 minutes 08 seconds West, 838.19 feet to a concrete monument found for corner;

North 84 degrees 59 minutes 41 seconds West, 316.88 feet to a concrete monument found for corner;

North 56 degrees 55 minutes 06 seconds West, 555.50 feet to a P.K. nail set in the center of Seeton Road;

THENCE North 00 degrees 27 minutes 31 seconds West, 339.66 feet along the center of Seeton Road to a P.K. nail set for corner;

THENCE South 88 degrees 44 minutes 49 seconds, West 906.96 feet to a two and one-half inch iron pipe found for corner;

THENCE South 60 degrees 05 minutes 45 seconds West, 669.08 feet to a one-half inch iron rod found for corner;

THENCE South 00 degrees 36 minutes 52 seconds East, 2017.70 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 39 minutes 08 seconds West, 659.44 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 47 minutes 32 seconds West, 138.65 feet to a one-half inch iron rod found for corner in the northeast line of Day Miar Road;

THENCE along the northeast line of Day Miar Road as follows:

North 48 degrees 57 minutes 16 seconds West, 390.28 feet to a one-half inch iron rod found for corner;

Northwesterly, 272.29 feet along a curve to the right which has a central angle of 17 degrees 51 minutes 41 seconds, a radius of 873.45 feet, a tangent of 137.15 feet, and whose chord bears North 39 degrees 28 minutes 18 seconds West, 271.19 feet to a one-half inch iron rod found for corner;

North 29 degrees 48 minutes 01 seconds West, 716.99 feet to a one-half inch iron rod found for corner;

North 30 degrees 07 minutes 56 seconds West, 182.96 feet to a one-half inch iron rod found for corner;

North 30 degrees 54 minutes 56 seconds West, 376.45 feet to a one-half inch iron rod found for corner;

Northwesterly, 186.28 feet along a curve to the right which has a central angle of 05 degrees 48 minutes 50 seconds, a radius of 1835.78 feet, a tangent of 93.22 feet, and whose chord bears North 27 degrees 59 minutes 36 seconds West, 186.20 feet to a one-half inch iron rod found for corner;

THENCE North 59 degrees 53 minutes 34 seconds East, 56.91 feet to a one-half iron rod found for corner;

THENCE North 29 degrees 17 minutes 53 seconds West, 2552.45 feet to a P.K. nail found at the intersection of the center of Day Miar Road with the southwest line of Broad Street;

THENCE along the southeast line of Broad Street as follows:

North 36 degrees 52 minutes 20 seconds East, 107.36 feet to a one-half inch iron rod found for corner;
 Northeasterly, 339.20 feet along a curve to the right which has a central angle of 24 degrees 06 minutes 24 seconds, a radius of 806.20 feet, a tangent of 172.15 feet, and whose chord North 48 degrees 46 minutes 33 seconds East, 336.70 feet to a one-half inch iron found for corner;
 North 60 degrees 50 minutes 56 seconds East, 702.42 feet to a steel fence post found for corner;
 South 29 degrees 55 minutes 59 seconds East, 100.01 feet to a one-half inch iron rod found for corner;
 North 60 degrees 49 minutes 37 seconds East, 359.93 feet to a one-half inch iron rod found for corner;
 North 29 degrees 55 minutes 27 seconds West, 100.01 feet to a P.K. nail found for corner;
 North 60 degrees 49 minutes 53 seconds East, 1165.53 feet to a one-half inch iron rod found for corner;

THENCE North 29 degrees 59 minutes 27 seconds West, 24.23 feet to a P.K. nail set for corner in the center of Broad Street;

THENCE North 60 degrees 00 minutes 00 seconds East, 81.42 feet along the center of Broad Street to a P.K. nail set for corner;

THENCE North 30 degrees 30 minutes 11 seconds West, 1778.09 feet to a concrete monument found for corner in the boundary line of Joe Pool Lake;

THENCE along the boundary line of Joe Pool Lake as follows:

North 14 degrees 57 minutes 29 seconds East, 265.00 feet to a concrete monument found for corner;

North 19 degrees 00 minutes 08 seconds West, 344.56 feet to a concrete monument found for corner;

THENCE North 58 degrees 56 minutes 00 seconds East, 2705.91 feet to a P.K. nail set in the center of Arlington Webb Britton Road;

THENCE South 30 degrees 19 minutes 45 seconds East, 2354.19 feet along the center of Arlington Webb Britton Road to the POINT OF BEGINNING and containing 27,346,200 square feet of 627.782 acres of land.

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 with a distinct identity comprised of individual villages with curvilinear streets designed to create a sense of neighborhood and community. A community which will foster interaction of the

residents though the use of public open space, pocket parks, and a linear park feature extending eastward from Day Miar Road to Arlington Webb Britton Road.

Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential and recreational development.

A homeowners association and/or public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure resources are available for the care of the common elements and amenities of the community.

The City of Grand Prairie, through the establishment of a Tax Increment Finance (TIF) District on the Estes Peninsula, will provide funding resources for the implementation of a comprehensive infrastructure and facility development plan for the subject property.

III.

Development Standards

A. General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

B. Villages

Single Family Residential areas will be developed into separate “villages”. Each village will consist of lot sizes and house types, which are generally compatible. Each village will be developed to create a distinct identity.

1. Villages will be separated or created by the following:
 - a. Divided collector or arterial street
 - b. Open space (private or public)
 - c. Parks (private or public)
2. Each village shall have a minimum of 2 street entrances into the village. Landscaping. Entry monumentation and signage will be created to develop the village identity.
3. Each village shall be named separately.

C. Lot Dimensions and Requirements

Minimum lot dimensions and other criteria for the development of each village shall be in accordance with Exhibit A – Residential Land Uses.

D. Parks and Open Space

1. The designation of parks and open spaces shall generally conform to the Concept Plan Exhibit B.
2. Parks and open spaces within the villages shall include but not be limited to the following. These open spaces within the villages will be private and will be maintained by the Homeowners Association and/or Public Improvement District (PID):
 - a. Pocket Parks
 - b. Playgrounds
 - c. Lakes and water features
 - d. Trail system
 - e. Amenity Centers
 - f. Open Spaces
3. The existing TXU easement running through the site as shown in the Concept Plan, shall be used for a walkway system and a pedestrian linkage for all of the villages. This walkway system shall be provided as follows:
 - a. It shall be for running, walking and hiking and shall be constructed of a surface and material agreed to with the city and TXU.
 - b. The trail shall be of curvilinear design and shall meander through the designated trail easement.
 - c. The trail easement shall be landscaped to include trees (if allowed in the TXU easement) shrubbery and grass and shall be irrigated with an automatic irrigation system.
 - d. Concept plan and park design to be coordinated with the Parks and Recreation Department.
4. Central Open Space – Existing Broad Street shall be developed into 2 lanes in each direction, and shall be generally configured as shown in Exhibit B. The central open space will be a public improvement. The developer must submit final park development plans to the Parks and Recreation Department for approval. The area between the roadway sections will be developed into a public park or open space, and shall include the following amenities:
 - a. Trails.
 - b. Lakes and water features (may be used for drainage/detention purposes).
 - c. Passive recreational uses.
 - d. Destination pavilions.
 - e. Open space will be landscaped with trees, shrub and grass.
 - f. Entry features at both the east and west end of the open space.

E. Garages

1. Front entry garages will be allowed in areas “B”&“F” as depicted on attached Exhibit “B”. Twenty-five 25% of lots in area “G”, as depicted on attached Exhibit “B”, shall have side entry garages.

2. Areas “A”, “C”, “D”, “E” and “H”, as depicted on attached Exhibit “B”, will be allowed to have front entry garages on 50% of the lots. Side entry (“J” swing style included) and detached garages are to make up the remaining 50% of the lots.
3. On houses with a side entry garage (“J” swing style included), the front building line of the lot may be reduced to 20 feet.
4. All front entry garages shall be offset a minimum of 12” from the front of the house.
5. Double wide garage doors will be allowed on front entry garages when incorporated with additional architectural elements above the door unit such as, but not limited to, masonry in-filled gabled roof with articulated bond pattern, dormer window features, boxed windows and similar architectural elements.
6. A minimum 12-inch masonry column shall separate garages incorporating 2-single doors.
7. On three car garages, a double garage door shall be separated from the third door with a masonry column.
8. Carports will not be allowed.

F. Masonry Requirements

1. Masonry/stone requirement shall be a minimum of 80% on all residential structures except as stated below.
2. All elevations facing a dedicated street shall be 100% masonry or stone excluding gables, windows doors, gables, dormers, insets, areas under covered porches other architectural projections and/or accents
3. Fireplaces and chimney flues on exterior walls shall be 100% masonry chimney on all sides facing the street. The sides facing the roof may be hardy plank or stucco. Flues on interior fireplaces may be constructed of hardy plank or stucco.
4. All freestanding mailboxes shall be constructed of masonry or of a cast iron type design to create a unified design standard throughout the subdivision. The Homeowners Association and/or Public Improvement District (PID) shall maintain all such mailboxes.

G. Screening

1. A minimum 25-foot landscape/screening area shall be dedicated on all lots backing to a street with a right-of-way greater than 50-feet. This landscape area shall be planted with trees, shrubs and grass and shall be irrigated with an automatic irrigation system. The Homeowners Association shall maintain these

areas. Lots backing the right-of-way shall be screened by one of the following:

- a. 6-foot height solid masonry wall.
 - b. 6-foot height board on board cedar fence with galvanized metal posts and masonry columns at minimum of 60-foot centers with a minimum of 5-gallon large screening shrubs planted a minimum of 1 shrub per 9 Ln. Ft.
 - c. Wrought iron type fences, including tubular steel type fences, with living screen and landscaping shall include a minimum of 1 large screening shrub per 4 Ln. Ft.
 - d. In those instances where screening fences are included with the design of an entry feature, such fences shall extend into and along the side or rear lot lines, where such conditions exists, abutting the residential entry street(s) that extends into the village from the thoroughfare.
2. Lots will be required to front the Broad Street park/open space and the collector street as shown in the Concept Plan.
 3. Plans for screening fences and entry monumentation shall be submitted to the Director of Development for approval. Such plans shall be included with the engineering plans at time of final platting.

H. Lot Landscaping

Each house at the time of occupancy shall have the following minimum landscaping:

1. 2-three-inch caliper trees planted in front of each house.
2. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
3. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
4. Residential lots shall be sodded in accordance with the requirements of the Unified Development Code.

I. Lot Fencing

1. Fencing on individual lots shall conform to the following minimum standards and the codes and ordinances of the City of Grand Prairie. The stricter requirements shall apply.
2. Fences shall be constructed of wood, brick or wrought iron type fence.
3. Any fence constructed on the portion of the lot adjacent to a dedicated park or open shall be constructed of a wrought iron type fence in order to maintain a view into the adjacent area.

4. Fence heights shall be a minimum of 6-feet in height for wood fences and a maximum height of 4-feet for wrought iron type fences.
5. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.
6. Fences shall be constructed generally parallel to the street curb.
7. In those instances where residential side or rear yard fences face a public street, the fence shall not be closer than 15-feet from the right-of-way of a residential street, and 20-feet from the right-of-way of a collector street.
8. In those instances where a side or rear yard fence is across a street from a front yard condition, a standard development fence of a type described in Section G above, or as described in the property deed restrictions, shall be installed. Fence setbacks shall apply as described in Section I.7 above.

J. Alley

Alleys will not be required within this development.

K. Limited Access

1. Limited access with the use of automatic electric gates across private streets will be allowed in accordance with City of Grand Prairie Ordinances.
2. Emergency access will be provided with the use of Knox locks. Access for other city services will be provided as required by the City of Grand Prairie.

L. Other Requirements

1. Roof Pitch – All primary roof structures on lots from 6,000 square feet to 7,999 square feet shall have a minimum pitch of 6:12. All primary roof structures on lots 8,000 square feet and greater shall have a minimum pitch of 8:12. Secondary roof structures (e.g. for porches, verandas and similar architectural attachments) may be constructed at a pitch complementary to the primary roof structure.
2. Repeat Elevations – No duplicate house elevations may be built on a lot within four lots of a house with the same elevation located on the same side of a street. No house may be built with the same elevation as one located directly across the street.
3. Repeat Brick – No brick type shall be allowed on a house within four lots of a house with the same brick type located on the same side of a street. No brick shall be repeated on a house directly across the street from a house with the same brick type.

4. Retaining Walls – Any retaining wall shall be constructed of approved stone. The use of wood or tie walls will not be allowed. Retaining walls greater than 4-feet in height shall be designed by an engineer licensed in the State of Texas.
5. All utilities shall be constructed below ground, except for major high voltage lines.
6. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Except temporary parking and drive areas for model homes may be constructed of asphalt.

IV.

Homeowners Association and/or Public Improvement District

A mandatory property-owners association and/or a public improvement district (“PID”) shall be created to enforce the restrictions contained herein at the expense of the property owners of the development and/or PID, shall also maintain the Pocket Parks, Trail System, access gates, entrances into the villages, fencing, irrigation, and other common areas within the villages.

V.

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

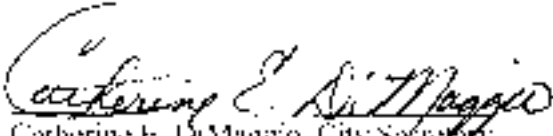
VI.

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 16th day of December 2003.


Mayor, Grand Prairie, Texas

ATTEST:


Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:


Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z011102-A

Exhibit A - Residential Land Uses
 JBI Project No. HP 409

Subdistrict	Acreage	Maximum Density per Gross Acre	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Minimum Yard Setbacks					Maximum Height	Maximum Lot Coverage
				Area (SF)	Width	Depth	Front	Rear	Internal Side	Side on Street	Side on Arterial		
A	62.86	3.5	2,000	8,000	65	115	25	10	6	15	20	35	45%
D	63.53	5.0	1,800	6,000	50	110	20	10	5	15	20	35	50%
C	42.89	3.0	2,200	12,000	80	140	35	15	7	15	20	35	40%
F	75.84	5.5	2,000	8,000	65	115	25	10	6	15	20	35	45%
E	110.73	3.5	2,000	8,000	65	115	25	10	6	15	20	35	45%
H	103.85	5.0	1,800	6,000	50	110	20	10	5	15	20	35	50%
G	63.25	3.5	2,000	7,000	60	110	25	10	6	15	20	35	50%
I	55.74	3.5	2,200	10,000	75	120	30	15	7	15	20	35	50%

Z011102
 Reactivation of Zoning Case for Mira Lagos
 Amendments to Planned Development District No. 271

EXHIBIT A -
 Residential Land Uses

ORDINANCE NO. 6955

