

PLANNED DEVELOPMENT NO. 274
CASE NO. Z020902
ORDINANCE NO. 6712

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 4.964 ACRES OF LAND BEING LOT 1, BLOCK 1, MEL ROSE ADDITION AN ADDITION TO THE, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED NORTH AND WEST AND OF THE INTERSECTION OF WARRIOR TRAIL AND SE 8TH STREET, FROM MULTI FAMILY TWO (MF-2) TO A PLANNED DEVELOPMENT DISTRICT NO. 274 FOR SINGLE FAMILY DETACHED USES TO MODIFIED ZERO LOT LINE (SF-ZLL) STANDARDS; 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 **Multi Family Two (Mf-2) to a Planned Development District No. 274 For Single Family Detached Uses To Modified Zero Lot Line (Sf-Zll) Standards**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 23, 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 7 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Multi Family Two (Mf-2) to a Planned Development District No. 274 For Single Family Detached Uses to Modified Zero Lot Line (Sf-Zll) 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 October 1, 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 Grand Prairie Morning News addition of 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 of **Multi Family Two (MF-2)** 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 **Multi Family Two (Mf-2)** to a **Planned Development District No. 274 For Single Family Detached Uses to Modified Zero Lot Line (Sf-Zll) Standards** within the area as described by metes and bounds as Exhibit "A", and as shown on the concept plan labeled as Exhibit 'B' which are incorporated herein by reference:

II.

DEVELOPMENT STANDARDS

(Being 4.964 acres on the west side of SE 8th Street and Northeast of the intersection of Warrior Trail and SE 8th Street
As Depicted on Attached Exhibit 'B')

Development standards and zoning requirements for Lot 1, Block 1, Mel Rose Addition shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Single Family-Zero Lot Line (SF- ZLL) district except as otherwise specified below:

II.1. DISTRICT BOUNDARIES

II.1.A. Zero Lot Line boundaries shall be as indicated on the metes and bounds description, and as shown on the Concept Plan noted as Exhibit A

II.2. HEIGHT REGULATIONS

II.1.A. No building shall exceed two and one-half (2-1/2) stories, or 31 feet, in height.

II.3. AREA REGULATIONS

The following area regulations shall apply:

II.3.A Minimum Lot Area.

1. The minimum area of any single family detached residential lot shall be six thousand, two hundred (6,200) square feet.

II.2.B Minimum Lot Width.

1. The minimum width of any single family detached residential lot shall be fifty (50) feet, measured at the front building line.

II.2.C Minimum Lot Depth.

1. The minimum depth of any residential lot shall be one hundred twenty-five (125) feet, measured at the midpoint of the front and rear lot lines.
2. Ninety (90) feet shall be allowed at the terminus of a cul-de-sac or along street elbows or eyebrows.

II.2.D Minimum Front Yard Setback.

1. The minimum depth of the front yard setback shall be twenty (20) feet.

II.2.E Minimum Rear Yard.

1. The minimum depth of the rear yard shall be twenty (20) feet for lots with rear entry garages.

II.2.F Minimum Side Yard.

1. The minimum side yard on zero side shall be 0 feet.

2. The minimum internal side yard shall be ten (10) feet on second side. Second side shall be reserved as a maintenance and access easement for the adjacent property owner.
4. If the zero side lot line abuts a street or alley, any side/rear garage entry must be set back a minimum of twenty (20) feet.

II.2.G Minimum Dwelling Size.

1. The minimum area of each single family detached dwelling unit shall be one thousand eight hundred (1,800) square feet, exclusive of garages, breezeways and porticos for all houses within the single family zero lot line district.

II.4 OTHER DEVELOPMENT REQUIREMENTS

II.4.A. Repeat Brick, Building Elevations and Masonry Requirement: No use of the same brick color or duplicate building elevation shall be allowed on a house built on a lot that is within 3 lots of a structure constructed with similar building elements located on the same side of a street between intersecting street(s). No house may be built with similar building elements or brick color as one located directly across the street. All residential structures shall be constructed of a minimum of 80 percent brick. Front façade shall be 100 percent brick excluding windows and doors. All houses adjacent to SE 8th Street must be constructed with one hundred percent masonry on walls visible from the public right of way of SE 8th Street or Warrior Trail. All exterior chimney enclosures shall be constructed of masonry.

II.4.B. Repeat Roof Shingles. The roof shingles may be of the same base color with varying hues. Duplex roof structures shall be the same roof color and material.

II.4.C. Entry Monumentation. The project shall contain a street entry feature along SE 8th Street. Such feature shall include masonry entry monumentation, landscaping, and permanent subdivision identification signage.

II.4.D. Single Family Detached Parking & Garages. Garages shall be rear entry, from the alley. A 20 foot setback must be provided between the garage and the right-of-way of the alley.

III.4.E. Lot Landscaping Requirements. Individual lot landscaping shall include the following:

1. 2 - 3in. Caliper Trees
2. Front Yard Shrubs – Any increment totaling 30 gallons.
3. Grass shall be placed in all front, rear, and side yards. Installation shall be 100 percent sod or seeded.
4. An irrigation system shall be installed for each platted lot.

III.3.G. Alleys: Alleys shall be constructed by the applicant and dedicated to the Homeowners Association / PID consistent with street right-of-way dedication

procedures at time of final plat approval. A minimum 20-foot right-of-way width shall be dedicated for all alleyways. Pavement width shall be a minimum of 15 feet. Alleys shall be maintained by the Homeowners Association or PID.

II.5 SCREENING WALL

II.5.A. Masonry screening fences shall be provided along SE 8th Street an arterial or collector street on the city's master thoroughfare plan. Such fences shall extend into and along the side lot lines, where applicable, of lots abutting the residential entry street(s) that extend into the subject subdivision from the designated thoroughfare.

II.5.B. Screening fences shall be a minimum height of six feet and may be comprised of any of the following.

1. Solid masonry or thin wall
2. Combination of masonry and metal (of a style similar to wrought iron)

II.5.C Plans for screening fences and entry monumentation shall be submitted to the Director of Development for approval and for determination of acceptable distance for fence extensions into side lot lines as required in Section II.4.A. Such plans shall be included with the engineering plans at time of final platting.

II.4.D. Any use of metal shall be accompanied by shrubbery in front of such metal. Shrubby when planted shall be a minimum size of five gallons placed on 36-inch centers.

II.4.E. 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.

II.4.F. Trees of a minimum caliper of three inches shall be placed a maximum of every 50 lineal feet on center along all thoroughfares designated as an arterial or collector street.

III.6. HOMEOWNERS ASSOCIATION AND/OR PUBLIC IMPROVEMENT DISTRICT

III.6.A. A mandatory homeowners association and/or a public improvement district ("PID") shall be created for the maintenance of public amenities specified in the Planned Development ordinance. The association and/or the PID, at its expense, shall also maintain street entry features, alleys, fencing, irrigation, and other common areas within the subject property. Water for irrigation purposes shall be separately metered.

IV.

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

V.

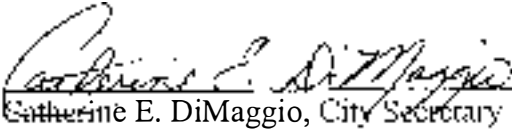
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this 1st day of October, 2002.




Mayor, Grand Prairie, Texas

ATTEST:


Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:


City Attorney

Zoning Case No. Z020902

LAND DESCRIPTION

BEING all that certain Lot 1 Block 1, Mel-Rose Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 86144, Page 2541 of the Deed Records of Dallas County, Texas, and being more particularly described, by metes and bounds, as follows:

BEGINNING at the northeast corner of said Lot 1; said corner also being the southeast corner of Lot 21, Block 4, Lake Park Village No. 3, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 74079, Page 0046 of the Deed Records of Dallas County, Texas; said corner also being in the west right-of-way line of S. E. 8th Street:

THENCE S 00° 14' 00" E, with said right-of-way line, a distance of 719.25 feet, to the northeast corner of Lot 1, Block 1, Warrior Crossing, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 86144, Page 1784 of the Deed Records of Dallas County, Texas:

THENCE S 89° 43' 00" W, with the north line¹ of said Lot 1, at a distance of 181.00 feet, pass the northeast corner of Lot 1, Block A, Murrell-Franks Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 85061, Page 670 of the Deed Records of Dallas County, Texas, and at a distance of 281.00 feet, pass the northeast corner of Warrior Trail Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 83050, Page 1708 of the Deed Records of Dallas County, Texas, and continue, in all, a distance of 300.49 feet, to the easterly southeast corner of Lot 1, Block 1, Warrior Trails Apartments Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 85093, Page 1260 of the Deed Records of Dallas County, Texas:

THENCE N 00° 14' 00" W, with the east line of said Warrior Trails Apartments Addition, at a distance of 419.92 feet, pass the southeast corner of Block 4, Lake Park Village No. 4, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 79174, Page 1721 of the Deed Records of Dallas County, Texas, and continue, in all, a distance of 719.51 feet, to the south line of the aforesaid Lake Park Village No. 3;

THENCE N 89° 46' 00" E, with the south line of said Lake Park Village No. 3, a distance of 300.49 feet, to the PLACE OF BEGINNING, and containing a calculated area of 4.963 acres or 216,167 square feet of land.

Exhibit "A"- Legal Description incorporated by reference

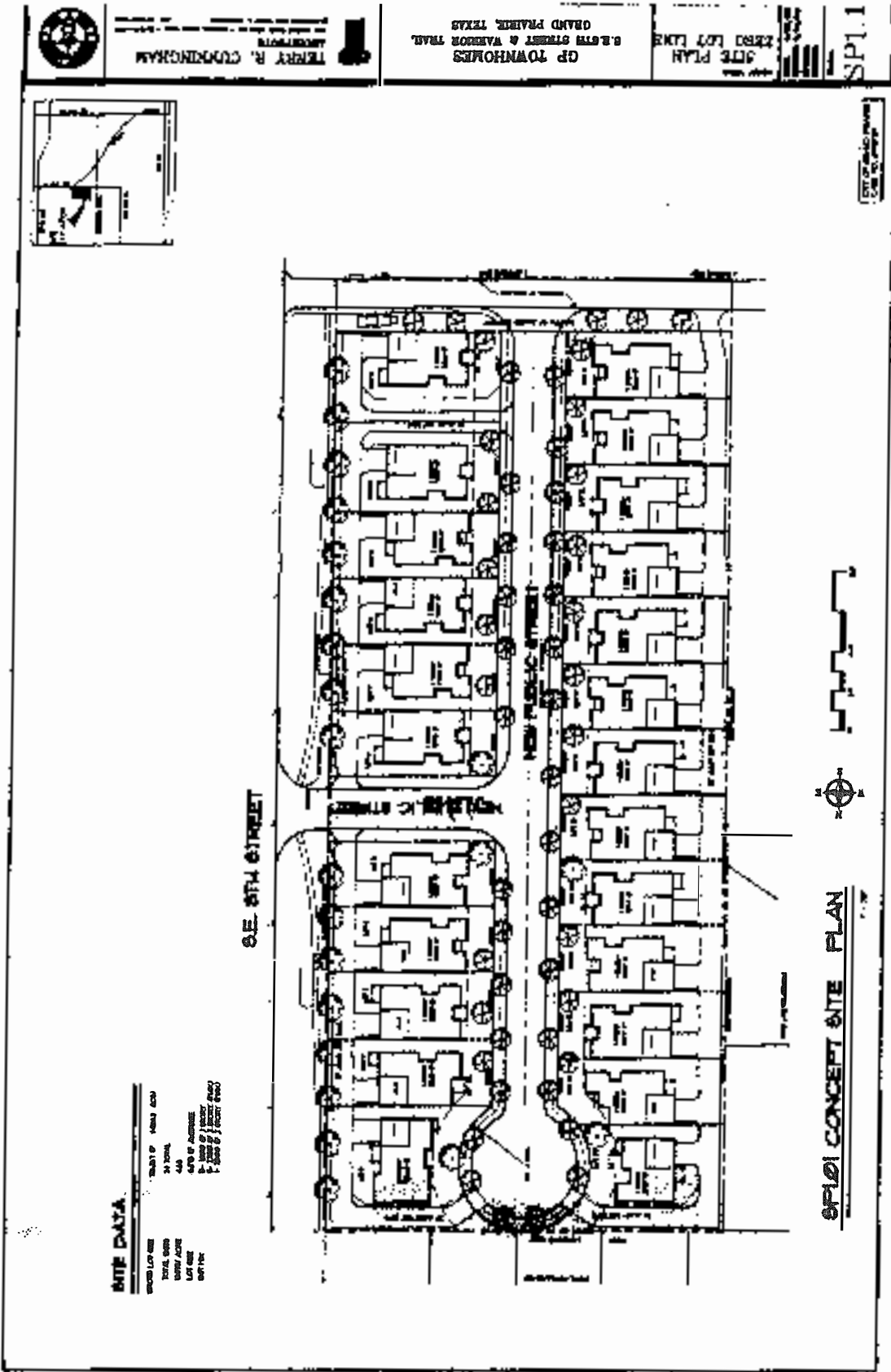


Exhibit "B" – Concept Plan incorporated by reference.