

**ORDINANCE NO. 7709
PLANNED DEVELOPMENT NO. 274A
CASE NO. Z020902A**

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 4.964 ACRES, BEING LOTS 1 THROUGH 24, BLOCK A, 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 PLANNED DEVELOPMENT-274 (PD-274) FOR SINGLE FAMILY ZERO LOT LINE (SF-ZLL) USES TO PLANNED DEVELOPMENT DISTRICT NO. 274A (PD-274A) FOR SINGLE FAMILY ZERO LOT LINE (SF-ZLL) USES WITH MODIFIED DENSITY AND DIMENSIONAL REQUIREMENTS; 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 to the Zoning Ordinance and map of said city so as to rezone and reclassify said property (the zoning area) from its classification as follows:

From Planned Development District No. 274 (PD-274) for Single Family Zero Lot Line (SF-ZLL) uses to Planned Development District No. 274A (PD-274A) for Single Family Zero Lot Line (SF-ZLL) uses with Modified Density and Dimensional Requirements; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 3, 2007 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 from its classification as follows:

From Planned Development District No. 274 (PD-274) for Single Family Zero Lot Line (SF-ZLL) uses to Planned Development District No. 274A (PD-274A) for Single Family Zero Lot Line (SF-ZLL) uses with Modified Density and Dimensional Requirements; 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 11, 2007 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. 274** 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 **From Planned Development District No. 274 (PD-274) for Single Family–Zero Lot Line (SF-ZLL) uses to Planned Development District No. 274A (PD-274A) for Single Family Zero Lot Line (SF-ZLL) uses with Modified Density and Dimensional Requirements** with 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 in 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 Lots 1 through 24, Block A, Mel Rose Addition shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for Single Family-Zero Lot Line (SF-ZLL) district except as otherwise specified below:

II.1. DISTRICT BOUNDARIES

- 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

- 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:

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.

B. Minimum Lot Width

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

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.

D. Minimum Front Yard Setback

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

E. Minimum Rear Yard

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

F. Minimum Side Yard

1. The minimum side yard shall be five (5) feet.
2. If the side lot line abuts a street or alley, any side/rear garage entry must be set back a minimum of eighteen (18) feet.

G. Minimum Dwelling Size

1. The minimum area of each single family detached dwelling unit shall be one thousand six hundred (1,600) square feet inclusive of garages, breezeways and porticos for all houses within the single family zero lot line district.

H. Lots 18 and 19 shall retain the Minimum Side Yard setbacks as follows:

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.

II.4 OTHER DEVELOPMENT REQUIREMENTS

- 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. Front façade shall be 100 percent brick excluding windows and doors. Side facades shall be 100 percent brick below the top plate. The rear façade may be constructed of a cementitious fiberboard siding instead of brick. All exterior chimney enclosures shall be constructed of masonry.
- 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 material.
- C. Entry Monumentation. The project shall contain a street entry feature along SE 8th Street. Such a feature shall include masonry entry monumentation, landscaping, and permanent subdivision identification signage.

- D. Single Family Detached Parking & Garages. Garages shall be in rear entry, from the alley. A 20 foot set back must be provided between the garage and the right-of-way of the alley.
- E. Lot Landscaping Requirements. Individual lot landscaping shall include the following:
 - 1. 2-3 inch 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.
- G. Alleys. Alleys shall be constructed by the applicant and dedicated to a Public Improvement District (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 PID.

II.5 SCREENING WALL

- 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.
- 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)
- 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.
- 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.
- 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.

- 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.

II.6. ESTABLISHMENT OF A PUBLIC IMPROVEMENT DISTRICT

- A. A Public Improvement District (PID) shall be created for the maintenance of public amenities specified in the Planned Development ordinance. 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.

III.

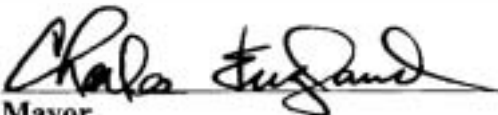
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

IV.

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

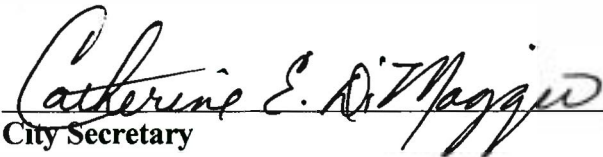
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 11TH DAY OF DECEMBER, 2007.

APPROVED:



Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z020902A

Exhibit "A"
Page 1 of 2

LEGAL DESCRIPTION

Being a tract of land situated in the James Ferguson Survey, Abstract No. 454, in the City of Grand Prairie, Dallas County, Texas, and also being part of that same tract of land conveyed to Raven Investments Company by deed recorded in Volume 289, Page 1079 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of S.E. 8th Street (a 120.00 foot wide right-of-way), same being in the Southeast corner of Lot 21, Block 4 of Lake Park Village No. 3, and Addition to the City of Grand Prairie, and lying South 00 degrees 09 minutes 05 seconds East, 120.00 feet from the intersection with the South line of Parkvale Lane (a 50.00 foot wide right-of-way);

THENCE South 00 degrees 09 minutes 05 seconds East along the West line of S.E. 8th Street, a distance of 719.25 feet to a point for corner;

THENCE South 89 degrees 42 minutes 30 seconds West leaving the West line of S.E. 8th Street, a distance of 281.91 feet to a point for corner;

THENCE North 88 degrees 25 minutes 31 seconds West a distance of 17.90 feet to a point for a corner being the Southeast corner of the Quail Crossing Apartments, 4.396 acre tract of land;

THENCE North 00 degrees 17 minutes 26 seconds East along the East line of said 4.396 acre tract of land a distance of 75.11 feet to a point for a corner;

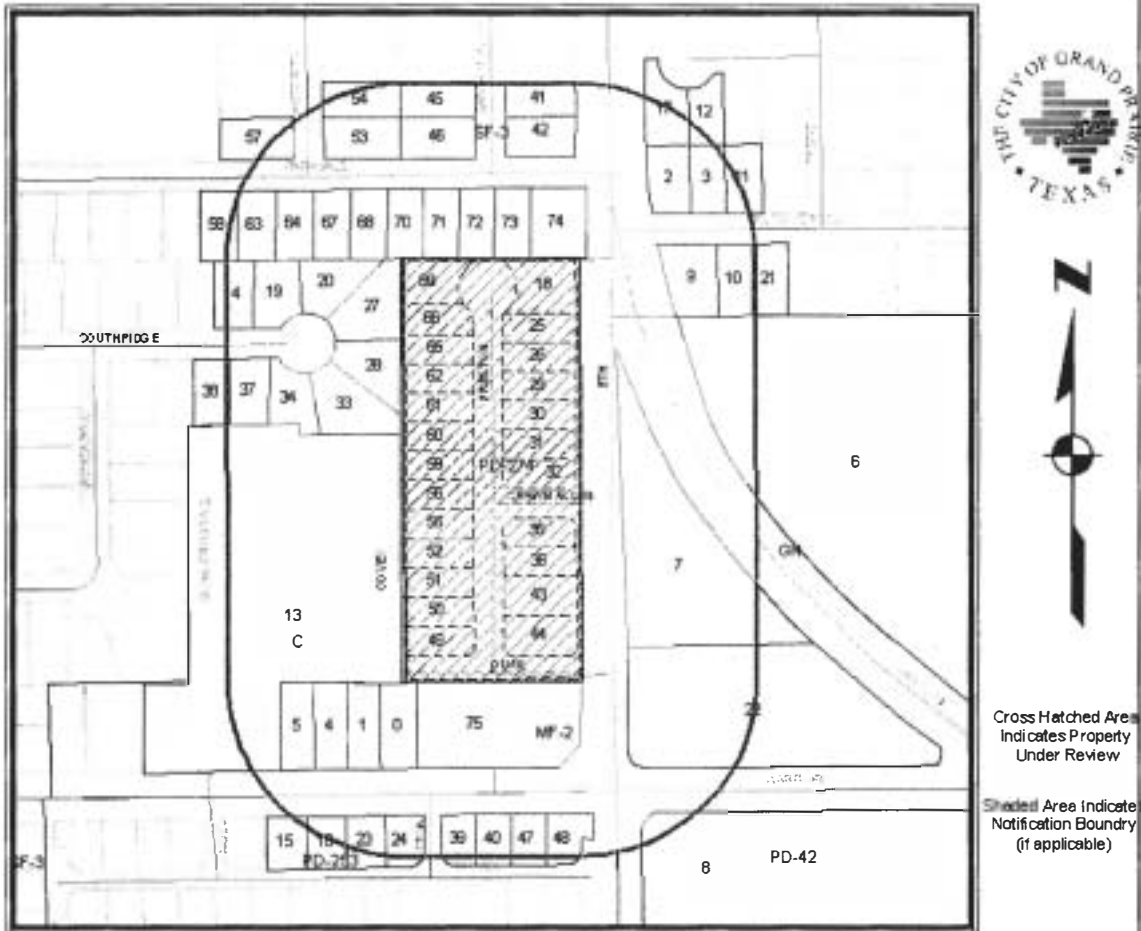
THENCE North 00 degrees 15 minutes 36 seconds West, continuing along the East line of said 4.396 acre tract of land a distance of 345.63 feet to a point for corner, being the Southeast corner of Block 4 of Lake Park Village No. 4 Addition;

THENCE North 00 degrees 14 minutes 36 seconds West along the East line of Lake Park Village No. 4 Addition, a distance of 299.89 feet to a point for corner in the South line of Block 4 of Lake Park Village No. 3 Addition;

THENCE North 89 degrees 53 minutes 06 seconds East along the South line of Block 4 of Lake Park Village No. 3 Addition, a distance of 301.02 feet to the POINT OF BEGINNING and CONTAINING 216,230.385 square feet or 4.964 acres of land.

Exhibit "A"
Page 2 of 2

PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area
Indicates Property
Under Review

Shaded Area Indicate
Notification Boundary
(if applicable)

CASE NUMBER: Z020902A

ZONING CHANGE
MEL-ROSE ADDITION

CURRENT ZONING: PD-274

REQUEST:

A request for approval of a
Zoning Change to amend
Planned Development-274



