

ORDINANCE NO. 6731
PLANNED DEVELOPMENT NO. 276
CASE NO. Z021006

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 32.6 ACRE TRACT OF LAND SITUATED IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED SOUTH OF ARKANSAS LANE AND EAST OF SOUTH GREAT SOUTHWEST PARKWAY, FROM **COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY – FIVE (SF-5) RESIDENTIAL 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 and reclassify said property from its classification of **Commercial (C) District to a Planned Development for Single Family – Five (SF-5) Residential Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 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 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 **Commercial (C) District to a Planned Development for Single Family – Five (SF-5) Residential 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 November 5, 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 its classification of **Commercial (C) District to a Planned Development for Single Family – Five (SF-5) Residential 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 rezone the area described in the attached Exhibit “A” from its classification of **Commercial (C) District to a Planned Development for Single Family – Five (SF-5) Residential Uses** as depicted on the attached Exhibit “A”

II.

Development Standards

This Planned Development District shall permit all uses and prescribed development standards for the SF-5 District with exceptions noted below:

- 1 20% of all platted residential lots to contain a minimum house size of 1,800 square feet.
- 2 80% of all platted residential lots to contain a minimum house size of 1,600 square feet.
- 3 Masonry/stone requirement shall be a minimum of 80% for all residential structures. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, dormers, areas under covered porches, other architectural projections and/or accents. Masonry shall be defined as stone or standard-size full-width brick.

4. All building elevations directly facing a dedicated street shall be 100% masonry or stone excluding windows, doors, dormers, insets, areas under covered porches, other architectural projections and/or accents.
5. No use of the same brick color or duplicate building elevation shall be allowed on a house built on a lot that is within 4 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.
6. Fireplaces and chimney flues on exterior walls shall be 100% masonry. Flues on interior fireplaces may be constructed of hardy plank or stucco.
7. Each house at the time of occupancy shall have the following minimum landscaping:
 - A 1-three-inch caliper trees planted in front of each house.
 - B Tree species shall be in accordance with the City of Grand Prairie approved tree list.
 - C. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
 - D. Residential lots shall be sodded in accordance with the requirements of the Unified Development Code.
8. One landscaped signage monument will be required at one street entry along Arkansas Lane
9. All other relevant provisions of the Unified Development Code pertaining to the SF-5 District shall apply to the zoning area.
10. A curvilinear street layout shall be incorporated into the subdivision design depicted on the final plat.

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 and shall also maintain required masonry screening walls, street landscaping monument signage, irrigation, and other common areas within the zoning area.

IV.

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

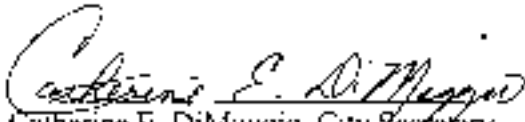
V.

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 the 5th day of November 2002.


Mayor, Grand Prairie, Texas

ATTEST:


Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A" (Page 1 of 2)

DESCRIPTION

BEING all that certain tract or parcel of land situated in the **WILLIAM THOMPSON SURVEY**, Abstract No. 1558 in Grand Prairie, Tarrant County, Texas, and being the remainder of a tract of land described in deed to J & J Stephens, Ltd., recorded in Volume 13331, Page 204 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

BEGINNING at the northwest corner of said J & J Stephens tract, being on the south right-of-way line of Arkansas Lane;

THENCE S 89°31'15" E, along said right-of-way line, a distance of 1,348.07 feet to a corner, being the intersection of said south right-of-way line with a right-of-way corner clip for Fall Drive;

THENCE S 44°31'07" E, along said right-of-way corner clip, a distance of 14.14 feet to a corner on the west right-of-way line of Fall Drive;

THENCE, with the west right-of-way line of Fall Drive, the following:

S 00°29'01" W, a distance of 603.92 feet to the beginning of a curve to the left whose chord bearing is S 05°25'10" E;

Southerly, along said curve having a central angle of 11°48'23", a radius of 835.00 feet, and an arc length of 172.06 feet to the end of curve;

S 11°19'22" E, a distance of 100.00 feet to the beginning of a curve to the right whose chord bearing is S 04°51'02" E;

Southerly, along said curve having a central angle of 12°56'40", a radius of 765.00 feet, and an arc length of 172.83 feet to the northeast corner of the existing Fall Drive right-of-way dedicated by the Final plat of Lot 1, Block A, Advantage Commercial Park, an addition to the City of Grand Prairie, Texas;

THENCE N 88°22'42" W, departing said right-of-way line along the south line of said J & J Stephens tract, a distance of 1,401.53 feet to the southwest corner of said Stephens tract;

THENCE N 00°07'44" W, a distance of 1,026.49 feet to the **POINT OF BEGINNING** and containing 32.6 acres of land, more or less.

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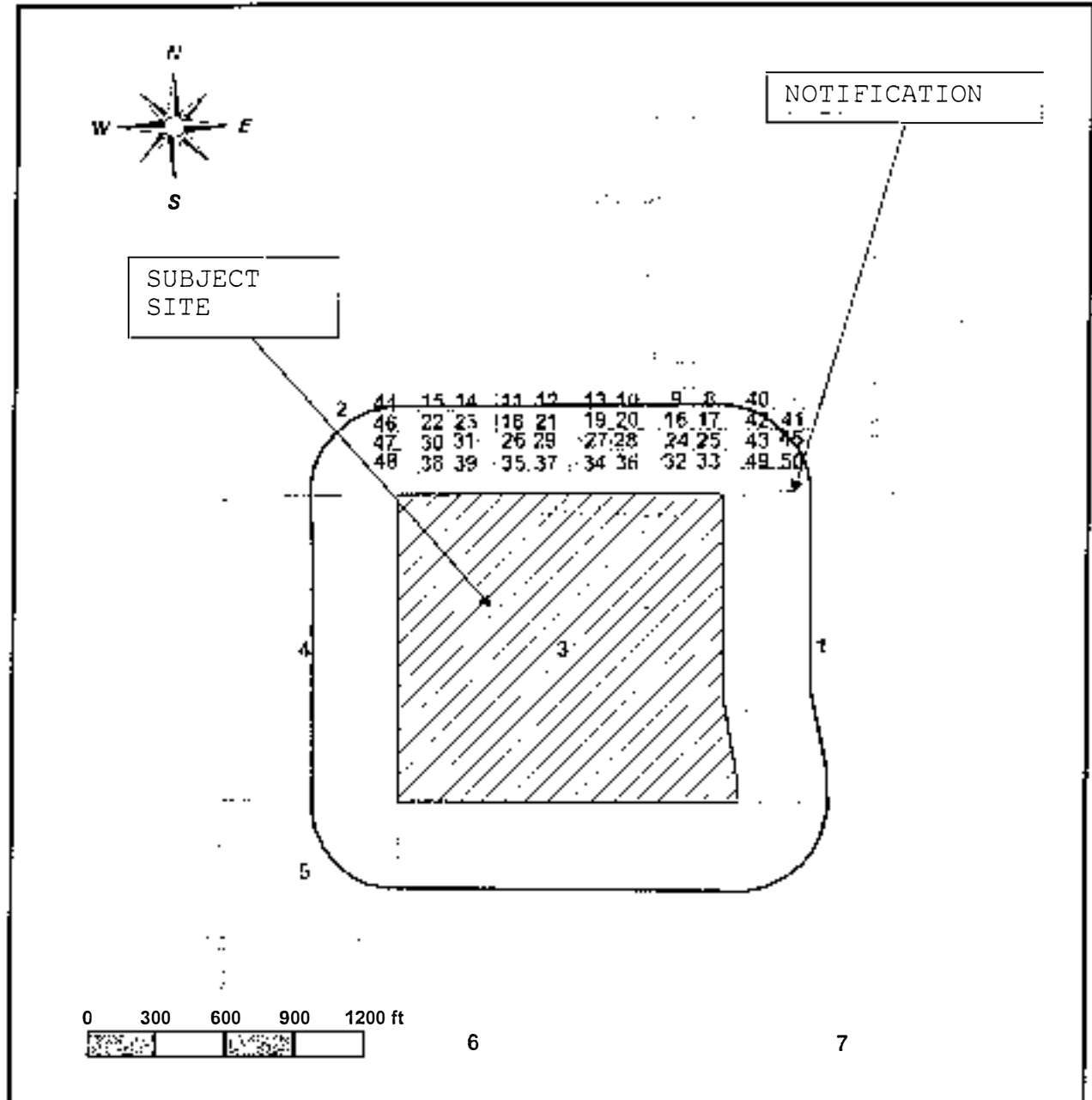


Exhibit "A"

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Zoning Change

From a Commercial (C) to Planned Development for Single Family Five (SF-5)