

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 3.959 ACRE TRACT OF LAND SITUATED IN THE J. J. GOODWIN SURVEY, ABSTRACT NO. 589, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF HEATHER RIDGE LANE AND STATE HIGHWAY 360, **FROM LIGHT INDUSTRIAL DISTRICT (LI) TO A PLANNED DEVELOPMENT FOR MULTI FAMILY USES**; 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 from **Light Industrial District (LI) to a Planned Development for Multi Family uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 25, 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 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Light Industrial District (LI) to a Planned Development for Multi Family 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 December 10, 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 **Light Industrial District (LI) to a Planned Development for Multi Family 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 following described area from its classification of **Light Industrial District (LI) to a Planned Development for Multi Family uses** within the area as described by metes and bounds and as shown on the attached Exhibit "A" incorporated herein by reference.

II.

DEVELOPMENT STANDARDS

All development must meet the minimum requirements of the Multi-Family 2 (MF-2) zoning district except as detailed below. A final plat of this site must be filed prior to building permits being issued. A Planned Development Site Plan shall be reviewed and approved by the City prior to the issuance of any building permits.

1. PERMITTED USES

Those uses permitted in the Multi-Family 2 (MF-2) district.

2. DENSITY AND DIMENSIONAL REQUIREMENTS

A. Unit density shall not exceed 16.5 units per net acre.

B. Units per Building

Units per building shall be established by approval of a Planned Development Site Plan by the Planning and Zoning Commission and City Council.

C. Minimum Front Yard

a. A minimum building setback of 90-feet is required along State Highway 360

D. Minimum Side Yard

a. A minimum building setback of 85-feet is required along Heather Ridge Lane.

b. A minimum building setback of 55-feet is required along the south property line.

E. Minimum Rear Yard

a. A minimum building setback of 60-feet is required along the west property line.

F. Minimum Roof Slope

a. Minimum roof slope to be 5:12

4. FENCING AND LANDSCAPING

A 6-foot high tubular steel fence is required along all perimeter lot lines with brick columns placed every 30-feet on center. Steel columns are to be placed in between the brick columns every 10-feet on center. All gates shall be installed with an opticon device or similar entry device approved by the Fire Department to facilitate emergency access. Such fence cannot be constructed within the visibility triangle at street corner intersections.

B Landscaping requirements shall comply with Article VIII, "Landscaping and Screening" of the Unified Development Code.

C All new landscape construction must be irrigated and maintained in a healthy state and be devoid of weeds or unplanned vegetation. All dead landscape materials must be promptly removed and replaced as required.

- D. Existing on-site trees to be preserved for landscape credits shall be documented on the Planned Development Site Plan. Such trees shall be of a species listed in Exhibit 2 of Article VIII, "Landscaping and Screening" of the Unified Development Code.
- E. Street trees shall be required along Heather Ridge Lane and State Highway 360 along a minimum of 50-feet of street frontage. A 25-foot wide landscape buffer is required along these same street frontages.

5. PARKING

- A. Parking garages shall be provided for 56% of all units. Garage parking shall be directly accessible to the main building in which the apartment unit is located. Detached garage structures are not permitted.
- B. Covered parking spaces shall be provided for 32 spaces. Covered parking structures shall be architecturally enclosed on three sides by a brick or stone masonry material. The roof structure for covered parking spaces shall be constructed of a similar roofing material used for the main residential building. A flat roof design is not permitted for covered parking spaces.

6. OTHER DEVELOPMENT REQUIREMENTS

- A. All exterior wall surfaces to be constructed of 80% brick masonry or stone.
- B. No more than 50% of the non-masonry portion of an exterior wall shall be composed of wood siding or a generic type of siding material.
- C. A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.

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 10th day of December, 2002.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z021105

Exhibit A
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Legal Description

Being a tract of land situated in the J. J. Goodwin Survey, Abstract No. 589 in the City of Grand Prairie, Tarrant County, Texas, said tract of land being that same parcel of land deeded to Whiteco Industries, Inc. as recorded in Volume 13172, Page 6 of the Deed Records of Tarrant County, Texas, said tract of land being described as follows:

BEGINNING at a found 1/2 inch rebar at the intersection of the South right-of-way line of Heather Ridge Lane, a sixty-foot right-of-way with the West right-of-way line of Highway 360;

THENCE SOUTH 13 degrees 53 minutes 50 seconds WEST, along the West right-of-way line of said Highway 360, a distance of 397.00 feet to a found 3/4 inch smooth iron rod;

THENCE NORTH 76 degrees 01 minute 32 seconds WEST, along the South line of said parcel of land deeded to Whiteco Industries, Inc., a distance of 139.84 feet to a found 1/2 inch rebar;

THENCE SOUTH 81 degrees 45 minutes 34 seconds WEST, along the South line of said parcel of land deeded to Whiteco Industries, Inc., a distance of 280.73 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING" at an angle point on the East line of Lot 1, Block 5 of Holly Ridge Addition according to the plat recorded in Volume 388-159, Page 58 of the Plat Records of Tarrant County, Texas, from said set 1/2 inch capped rebar stamped "JPH LAND SURVEYING", a found 5/8 inch rebar, bears SOUTH 22 degrees EAST, a distance of 1.89 feet, also from said set 1/2 inch capped rebar stamped "JPH LAND SURVEYING", a found 3/4 inch rebar, bears SOUTH 81 degrees 45 minutes 34 seconds WEST, a distance of 38.33 feet;

THENCE NORTH 13 degrees 53 minutes 50 seconds EAST, along the East line of said Lot 1, a distance of 502.60 feet to a found 3/4 inch smooth iron rod on the South right-of-way line of said Heather Ridge Lane;

THENCE SOUTH 76 degrees 06 minutes 10 seconds EAST, along the South right-of-way line of said Heather Ridge Lane, a distance of 399.88 feet to the POINT OF BEGINNING, containing 3.959 acres.

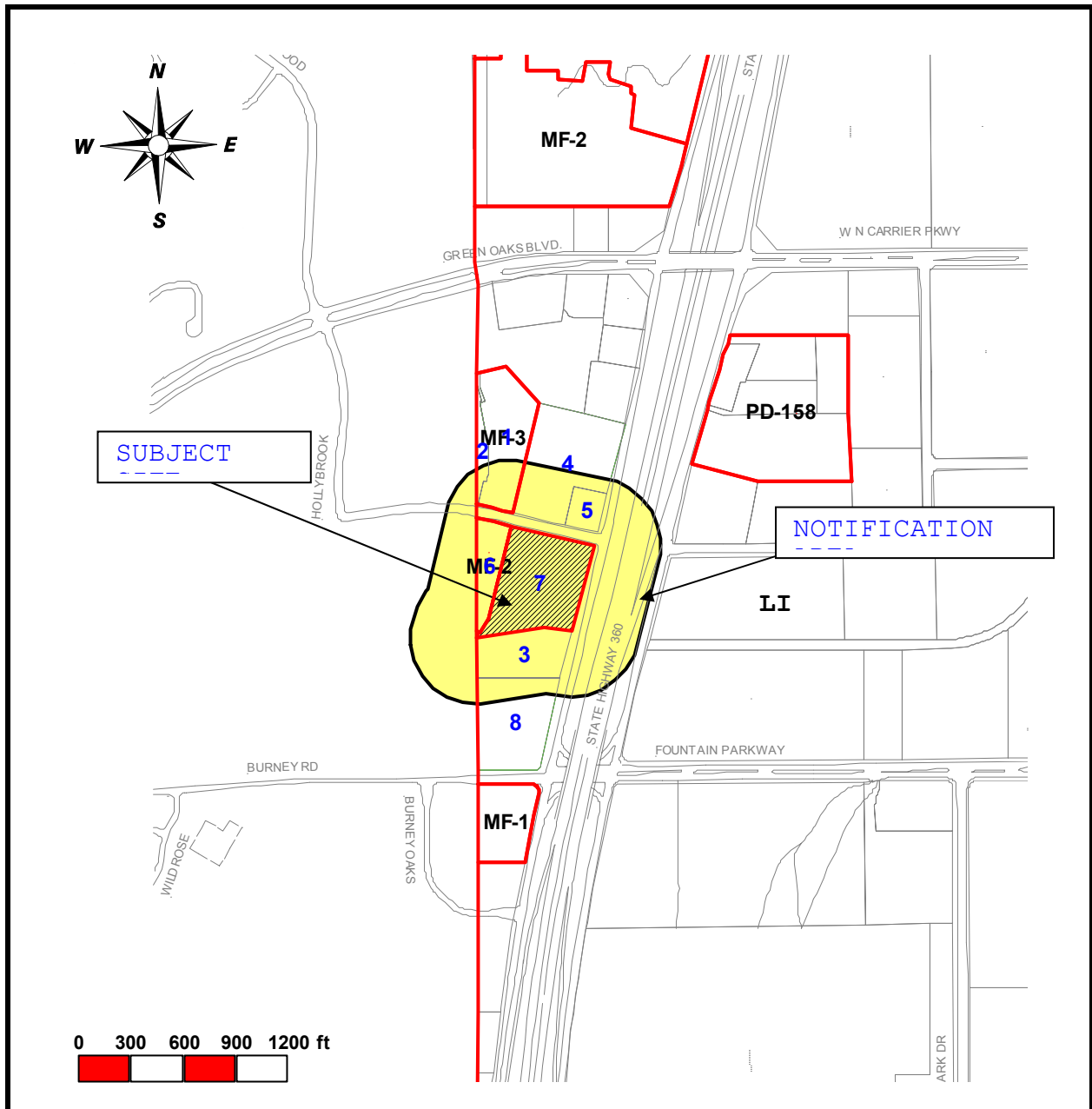


Exhibit A

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Cross Hatched Area Indicates Subject Property

Z021105

Zoning Change
From Light Industrial to a PD for Multifamily Uses.