

ORDINANCE NO. 6886
PLANNED DEVELOPMENT NO. 292
CASE NO. Z030502

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 7.6277-ACRE TRACT OUT OF THE P.H. FORD SURVEY, ABSTRACT NO. 542, TARRANT COUNTY TEXAS, AND THE P.H. FORD SURVEY, ABSTRACT NO. 1711, DALLAS COUNTY TEXAS, ALL IN THE CITY OF GRAND PRAIRIE, TEXAS, SITUATED NORTH OF JANUARY LANE AND EAST OF DUNCAN PERRY ROAD, **FROM “MF-1” MULTI-FAMILY – ONE DISTRICT TO A PLANNED DEVELOPMENT FOR “SF-T” SINGLE FAMILY TOWNHOUSE 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 said property from its classification of **“MF-1” Multi-Family – One District to a Planned Development for “SF-T” Single Family Townhouse uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 12, 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 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **“MF-1” Multi-Family – One District to a Planned Development for “SF-T” Single Family Townhouse 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 August 4, 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 its classification of **“MF-1”**

Multi-Family – One District to a Planned Development for “SF-T” Single Family Townhouse 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 **“MF-1” Multi-Family – One District to a Planned Development for “SF-T” Single Family Townhouse uses** within the area as described by metes and bounds and as shown on the attached Exhibit “A” incorporated herein by reference:

II.

That all zoning and land use requirements and restrictions for townhome development to be constructed on said parcel shall conform to those requirements for the **“SF-T” Single Family Townhouse District** as established in the Unified Development Code (UDC) except as otherwise specified below:

III.

Supplemental Development Requirements

(All block references are to accord with the January Lane Townhomes Concept Plan dated July 2, 2003, City of Grand Prairie Case File No. Z030502)

1. Minimum lot size to be 1,858 SF for Block “B” with rear alley access. Minimum lot size for Block “A” to be 2,655 SF with front street access.
2. Maximum lot coverage to be 70%.
3. Minimum lot width to be 21-feet for Block “B”, and 30-feet for Block “A” perimeter lots.
4. Minimum lot depth to be no less than 88.5-feet for all lots.

5. The developer/builder may, at its option, provide Single Family Zero Lot Line Development on Block "A" only.
6. Varied front yard building setbacks of 15-feet, 17-feet, 19-feet and 21-feet shall be applied so that no use of the same front building setback shall occur within a three (3) lot increment.
7. A two-car rear entry carport is required for all units on Block "B". A one-car, front entry garage is required for all lots on Block "A". Front of garage to be located a minimum of 2-feet behind the nearest front façade of the house
8. All buildings shall have the minimum masonry/stone percentage of 80% of their total exterior walls measured below the roof line fascia of the highest story excluding doors and windows. Any building façade directly facing the January Lane and Duncan Perry Road rights-of-way shall be constructed of 100% masonry excluding windows and doors. Recessed 2nd story facades that are set back from the ground floor building facade that directly faces any public street right-of-way may be constructed of non-masonry materials.
9. All exterior fireplace chimneys shall be 100% encased with a masonry product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.
10. A 6-foot high masonry fence with a mortar bond finish on both sides with brick columns/pilasters placed every 30-feet on center is required along all perimeter lot lines adjoining January Lane and Duncan Perry Road, with said brick fence extending 40-feet back from January Lane at the southeast corner of property, and said fence shall wrap eastward into and along the north property line terminating at the most eastern lot line of the residential lot located at the northwest corner of the property off Duncan Perry Road. A 6-foot high wood fence on metal posts is to be placed beyond the brick fence along the north property line terminating at the west line of the T.E.S.C.O. easement. No fence shall be required along the T.E.S.C.O. easement. Fences cannot be constructed within the visibility triangle at driveway intersections.
11. Roof shingles to be 30-year warranty type with articulated ridge caps with one roof shingle color to be used throughout the project.
12. Minimum roof pitch shall be 6:12 with 10:12 accents spaced periodically throughout the roof line that highlight specific architectural features within the building facade
13. Street shrubs a minimum of 15-gallons in size will be required along January Lane and Duncan Perry Road at intervals of 15 feet on center. Such shrubs shall not be planted within the traffic visibility triangle as defined in Article 23.10.7 of the Unified Development Code.
14. Repeat brick color shall not be used on consecutive detached residential buildings.
15. Lot Landscaping

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

1. 1-three inch caliper trees per two townhome lots planted in front of the residential units.
 2. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
 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 100% sodded in accordance with the requirements of the Unified Development Code.
16. A mandatory home owners association shall be established for this development. The association shall own and be responsible for the maintenance of landscaping and other property owner association appurtenances. The association documents shall be reviewed by the City Attorney and subject to approval by the City to insure that they conform to this and other applicable City ordinances and concerns. The documents shall be filed of record prior to the approval of the final plat.
17. A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.
18. All other relevant provisions of the Unified Development Code pertaining to the Single Family Townhome "SF-T" District shall apply to the zoning area.

IV.

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

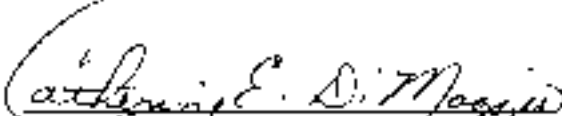
V.

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 4th day of August 2003.


Mayor, Grand Prairie, Texas

ATTEST:


Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:


Stephen R. Alcorn, Assistant City Attorney

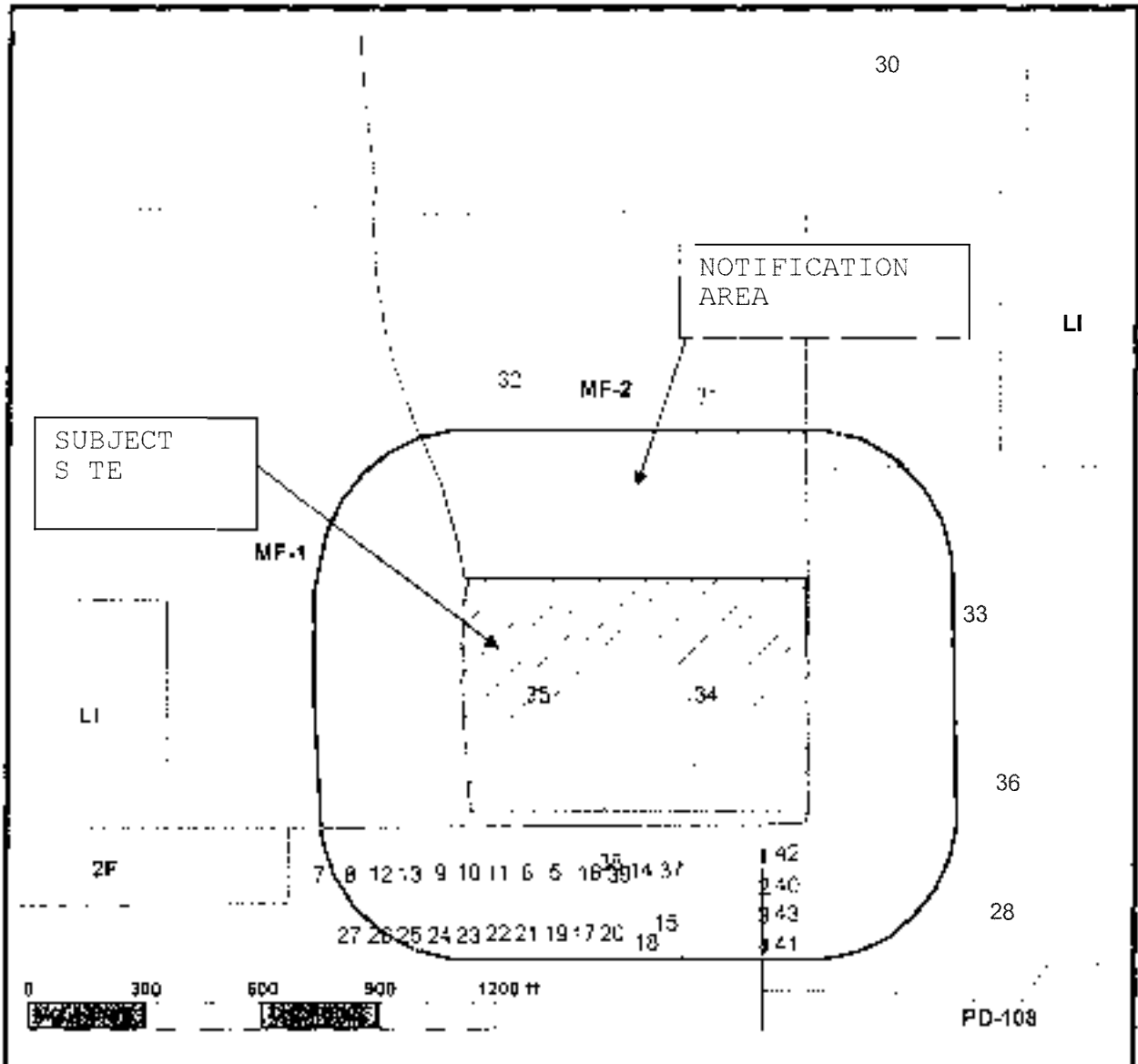


Exhibit "A"

Page 2 of 2

Cross Hatched Area Indicates Zoning Area

Z030502

Zoning Request

January Lane Town Homes

From Multi-Family One (MF-1) to a Planned Development for Town Homes.