

ORDINANCE NO. 6941
PLANNED DEVELOPMENT NO. 295
CASE NO. Z031002

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 10.994 ACRE TRACT OF LAND SITUATED IN THE STEPHENS B. McCOMMONS, ABSTRACT NO. 888, DALLAS COUNTY, CITY OF GRAND PRAIRIE, TEXAS, **FROM AGRICULTURE (A) DISTRICT AND SINGLE FAMILY-ONE (SF-1) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY-DETACHED RESIDENTIAL 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 (the zoning area) from its classification as follows:

From Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family-Detached Residential Uses, and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 27, 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 7 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 Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family-Detached 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 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 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 **from Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family-Detached 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:

SECTION 1.

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 above described area all within the zoning area as described as shown on the attached Exhibit "A" incorporated herein by reference.

SECTION 2.

- A. All development shall conform to the provisions contained in this ordinance for the Planned Development District. Standards not contained in this ordinance shall conform to those prescribed for the Single Family-Four (SF-4) District and to all other relevant development standards established in the Unified Development Code (UDC).

SECTION 3. Residential Subdivision Design Guidelines

- A. The Development should have two points of access for traffic distribution with one access entry occurring off Bardin Road, with a second entry occurring off Robinson Road. New internal street(s) within the zoning area should connect to Harpers Ferry Drive to the south situated within the Westchester on the Creek, Phase III-A subdivision.
- B. Residential streets with a standard paved width of 27-feet shall not intersect arterial or collector thoroughfares unless the paving width is flared to 37-feet at the point of intersection with said thoroughfare. The 37-foot paved width shall taper back to a standard 27-foot paved width at a certain distance back from said thoroughfare as approved by the Transportation Services Department.
- C. All utilities along collector and arterial thoroughfares shall be placed underground.

SECTION 4. Landscaping and Screening Guidelines

- A. Screening fences shall be coordinated throughout the residential subdivision and match the fencing standards established by the Westchester Public Improvement District (PID) No. 1. Screening walls shall be designed to turn into the neighborhood to avoid uncoordinated fences at all entry points.
 - 1. Six (6) foot high concrete “thin-wall” type screening fences constructed to the Westchester PID design standards shall be provided along all thoroughfares designated as an arterial or collector street on the city's master thoroughfare plan. Brick columns or pilasters shall be spaced at minimum 50 foot centers or placed on residential lot corners.
 - 2. Screening fences required along designated arterial or collector streets shall extend (or wrap) into and along the side or rear lots lines, where such conditions exist, of residential lots that abut the local residential entry street(s) that extend into the subdivision from the arterial or collector street. The extended (or wrapping) portion of said screen fence shall not encroach into the required front yard set back for any residential lot.
 - 3. In those instances where a side or rear yard residential fence is across the street from a front yard condition, a Type 3 fence constructed of cement fiberboard, thin-wall, or an alternate material shall be installed. A mandatory property-owners association and/or a public improvement district (“PID”) shall maintain such fences.

4. Private residential fences shall consist of cedar and steel posts - no pine allowed. Such fences shall not exceed the height of any adjacent perimeter screening fence constructed along designated arterial or collector streets.
- B. Each residential subdivision shall have entry signage that is coordinated with the development screening wall. A plan shall be submitted for approval.
1. One landscaped monument sign feature will be required at a minimum of one street entry along a designated collector or arterial thoroughfare.
- C. Single-family lot landscaping shall include two (2)-3” caliper trees and a total of 30 gallons of shrubs
1. Each house at the time of occupancy shall have the following minimum landscaping:
 - a. One (1)-three-inch caliper tree shall be planted in front of each house with the second three-inch caliper tree to be located per homeowner/builder preference.
 - b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.
 - c. 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 fully sodded in accordance with the requirements of the Unified Development Code with full irrigation for entire lot. The home buyer may exercise an option not to irrigate the rear yard.
- D. Landscaping in public rights-of-way required.
1. The following street landscaping is required to be provided along the entire lengths of Bardin Road and Robinson Road, subject to approval from the Planning and Development Department.
 - a. Three (3) inch caliper trees on 30-foot centers to be of a variety chosen by the Westchester PID and the applicant.
 - b. Turf established between the required fence and the curb.
 - c. An automatic irrigation system installed.

SECTION 5. Architectural, Dimensional and Density Guidelines

- A. Development should offer a variety of housing and lot types in a variety of sizes.
1. Minimum lot size of 6,000 to 6,899 square feet shall be allowed for no more than 14% of all platted residential lots.
 2. Minimum lot size of 6,900 to 7,199 square feet shall be allowed for no more than 25% of all platted residential lots.
 3. Minimum lot size of 7,200 to 7,799 square feet shall be allowed for no more than 34% of all platted residential lots.
 4. Minimum lot size of 7,800 square feet or greater shall be required for at least 28% of all platted residential lots.
 5. Minimum lot width of 50 to 59 feet shall be allowed for no more than 25% of all platted residential lots.
 6. Minimum lot width of 60 to 69 feet shall be allowed for no more than 45% of all platted residential lots.
 7. Minimum lot width of 70 feet or greater feet shall be allowed for at least 31% of all platted residential lots.
 8. Minimum overall lot depth shall be 110-feet.
 9. Maximum lot coverage not to exceed 50%.
 10. Interior side setback shall be a minimum of 6-feet.
 11. Twenty percent (20%) of all platted residential lots to contain a minimum house size of 1,800 square feet or greater.
 12. Eighty percent (80%) of all platted residential lots to contain a minimum house size in excess of 2,000 square feet.
 13. A 25-foot front yard setback is required for all residential lots. A 5-foot reduction to the front yard setback is permitted for front porches and similar architectural elements.
 14. Minimum roof pitch shall be 8:12.

15. 3-tab type shingles are to be disallowed. A color variation in roof shingles is required in accordance with Section 3.B.4.

B. Exterior construction to be predominately composed of masonry materials.

1. Minimum eighty percent (80%) of all exterior wall surfaces for 2-story structures or higher shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size full-width brick.
2. Minimum one-hundred percent (100%) of all exterior wall surfaces for 1-story structures shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size full-width brick.
3. Minimum one-hundred percent (100%) of all building elevations directly facing or backing up to a major arterial, collector street, or local residential street shall be structurally designed for and constructed of masonry and/or stone excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections.
4. No use of the same brick color, duplicate building elevation and building profile, or color tone of roof shingle shall be allowed on a house built on a lot that is within 4 lots of a structure constructed with similar building elements and color that is located on the same side of a street in-between intersecting street(s). No house may be built with similar building elements or brick color as one located directly across the street.
5. All fireplaces and chimney flues shall be encased in 100% masonry for all chimney types and locations.

C. Residential garage alternatives to be provided to the home owner/purchaser.

1. Minimum thirty percent (30%) of all lots with a width of 60-feet to 69-feet shall have non-front entry garages.
 - a. Those units with front entry garages shall have a minimum 25-foot front yard setback to the front of the garage.

- b. Front entry garages with two or more doors are to have a minimum 12-inch offset between garage doors
 - 2. Minimum fifty percent (50%) of all lots with a width of 70-feet or greater shall have side entry, front oriented (J swing) side entry, or a detached rear yard garage configuration.
 - 3. Two-car wide single garage doors to be disallowed for front entry garages.
- D. A mandatory property-owners association and/or annexation into the Westchester Public Improvement District No. 1 ("PID") shall be created to enforce deed restrictions at the expense of the property owners association and/or PID, and said association and/or PID shall also maintain required masonry screening walls, street landscaping, monument signage, common irrigation, and other common areas within the development.

SECTION 6.

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


SECTION 7.

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 4th day of November, 2003.


Mayor, Grand Prairie, Texas

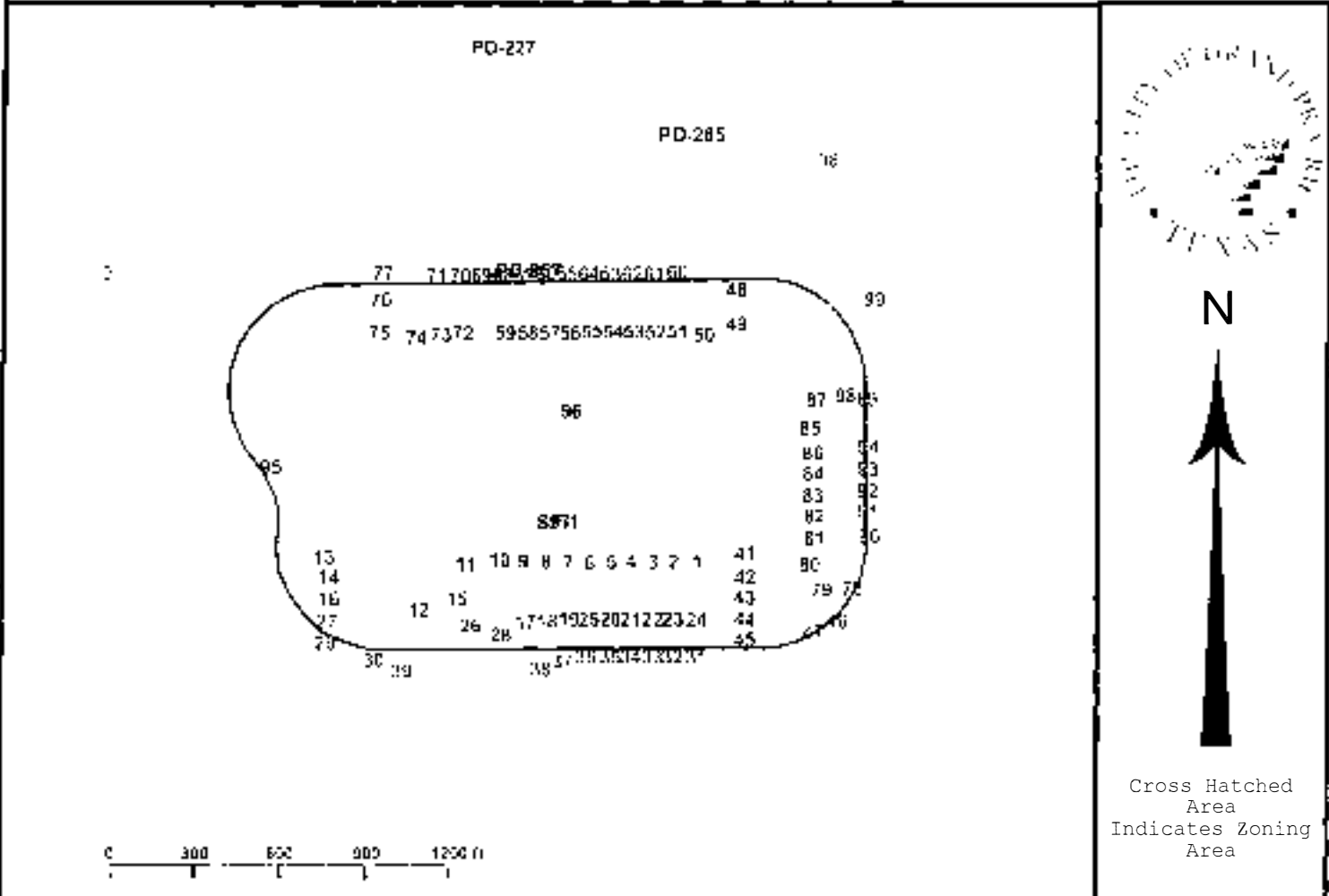
ATTEST:


Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:


Donald R. Postell, City Attorney

Exhibit "A"
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CASE NUMBER : Z031002
ZONING REQUEST - WESTCHESTER
COURTYARD

CURRENT ZONING: A & SF-1

PROPOSED USE:

A request for approval of a zoning change from Agricultural (A) and Single Family One (SF-1) to Planned Development for 36 Single Family Residential lots.

