

**ORDINANCE NO. 6956**  
**PLANNED DEVELOPMENT NO. 298**  
**CASE NO. Z030503**

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 114.307 ACRE TRACT OUT OF THE B.B.B. & C.R.R. CO. SURVEY, DALLAS COUNTY ABSTRACT NO. 1700 AND TARRANT COUNTY ABSTRACT NO. 199, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED NORTH OF SEATON ROAD, WEST OF LAKERIDGE PARKWAY, AND EAST OF ARLINGTON-WEBB BRITON ROAD, **FROM "A" AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED RESIDENTIAL USES, MULTI-FAMILY - TWO (MF-2) RESIDENTIAL USES, SINGLE FAMILY TOWNHOUSE (SF-T) RESIDENTIAL USES, AND GENERAL RETAIL (GR) 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 (the Zoning Area) 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 **"A" Agriculture District to a Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) Uses**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 24, 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 Zoning Area 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 of **"A" Agriculture District to a Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) 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 16, 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 edition of 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 (the Zoning Area), 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 **“A” Agriculture District** 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 20<sup>TH</sup> 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 **“A” Agriculture District to a Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) Uses** within the Zoning Area as described by metes and bounds and as shown on the attached Exhibit “A” incorporated herein by reference.

**II.**

**Purpose and Intent**

The intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community. A mastered planned community with a distinct identity comprised of individual villages with curvilinear streets designed to create a sense of neighborhood and community that will foster interaction of the residents though the use of public open space and pocket parks.

Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential and recreational development.

A homeowners association and/or public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure monetary resources are available for the care of the common elements and amenities within the zoning area.

The location of specified land uses shall conform to those land use boundaries depicted on the attached Exhibit “B” incorporated herein by reference.

**III.**

**Development Standards for Single Family Detached Uses**

**A. General**

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

**B. Single Family Residential Villages**

Single Family Residential areas will be developed into separate “villages”. Each village will be developed to create a distinct identity.

1. Villages will be separated or created by the following:
  - a. Divided collector or arterial street
  - b. Open space (private or public)
  - c. Parks (private or public)
2. Each village shall have a minimum of 2 street entrances into the village. Landscaping. Entry monumentation and signage will be created to develop the village identity.
3. Each village shall be named separately.

**C. Lot Dimensions and Requirements**

Minimum lot dimensions and other criteria for the development of each single family detached village shall be in accordance with the following schedule:

Village Location Within Zoning Area	Maximum Density per Gross Acre	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks					Maximum Height	Maximum Lot Coverage
			Area (SF)	Width	Depth	Front	Rear	Internal Side	Side on Street	Side on Arterial		
North of Grand Peninsula Boulevard	3.5	2,000	7,000	62	115	25	10	6	15	20	35	50%
South of Grand Peninsula Boulevard	5.0	1,800	6,000	60	115	20	10	6	15	20	35	50%

**D. Parks and Open Space**

- 1 Parks and open spaces within the villages shall include but not be limited to the following. These open spaces within the villages will be private and will be maintained by the mandatory Homeowners Association and/or Public Improvement District (PID):
  - a. Pocket Parks
  - b. Playgrounds
  - c. Lakes and water features
  - d. Trail system
  - e. Amenity Centers
  - f. Open Spaces

**E. Garages**

1. Front entry garages will be allowed. Twenty-five 25% of lots located north of Grand Peninsula Boulevard shall have side entry garages.
2. On houses with a side entry garage (front oriented “J”swing style included), the front building line of the lot may be reduced by 5-feet.
3. All front entry garages shall be offset a minimum of 12” from the front of the house.
4. Double wide garage doors will be allowed on front entry garages when incorporated with additional architectural elements above the door unit such as, but not limited to, masonry in-filled gabled roof with articulated bond pattern, dormer window features, boxed windows and similar architectural elements.
5. A minimum 12-inch masonry column shall separate garages incorporating 2-single doors.
6. On three car garages, a double garage door shall be separated from the third door with a masonry column.
7. Carports will not be allowed.

**F. Masonry Requirements**

1. Masonry/stone requirement shall be a minimum of 80% as measured to the fascia board at the roof line on all residential structures except as stated below.
2. All elevations facing a dedicated street shall be 100% masonry or stone as measured to the fascia board at the roof line excluding windows, doors, gables, dormers, insets, areas under covered porches no greater than 1-story in height, other architectural projections and/or accents

3. Fireplaces and chimney flues on exterior walls shall be 100% masonry chimney on all sides facing the street. The sides facing the roof may be hardy plank or stucco. Flues on interior fireplaces may be constructed of hardy plank or stucco.
4. All freestanding mailboxes shall be constructed of masonry or be of a cast iron type design to create a unified design standard throughout the subdivision. The Homeowners Association and/or Public Improvement District (PID) shall maintain all such mailboxes.

**G. Screening**

1. A minimum 25-foot landscape/screening area shall be dedicated on all lots backing to a street with a right-of-way width greater than 50-feet. This landscape area shall be planted with trees, shrubs and grass and shall be irrigated with an automatic irrigation system. The Homeowners Association shall maintain these areas. Lots backing the right-of-way shall be screened by one of the following:
  - a. 6-foot height solid masonry wall. (Required along Grand Peninsula Boulevard)
  - b. 6-foot height board on board cedar fence with galvanized metal posts and masonry columns at minimum of 60-foot centers with a minimum of 5-gallon large screening shrubs planted a minimum of 1 shrub per 9 Ln. Ft.
  - c. Wrought iron type fences, including tubular steel type fences, with living screen and landscaping shall include a minimum of 1 large screening shrub per 4 Ln. Ft.
  - d. In those instances where screening fences are included with the design of an entry feature, such fences shall extend into and along the side or rear lot lines, where such conditions exists, abutting the residential entry street(s) that extends into the village from the thoroughfare.
2. Plans for screening fences and entry monumentation shall be submitted to the Director of Development for approval. Such plans shall be included with the engineering plans at time of final platting.

**H. Lot Landscaping**

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

1. 2-three-inch caliper trees planted in front of each house.
2. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
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 sodded in accordance with the requirements of the Unified Development Code.

**I. Lot Fencing**

1. Fencing on individual lots shall conform to the following minimum standards and the codes and ordinances of the City of Grand Prairie. The stricter requirements shall apply.
2. Fences shall be constructed of wood, brick or wrought iron type fence.
3. Any fence constructed on the portion of the lot adjacent to a dedicated park or open space area shall be constructed of a wrought iron type fence in order to maintain a view into the adjacent area.
4. Fence heights shall be a minimum of 6-feet in height for wood fences and a maximum height of 4-feet for wrought iron type fences.
5. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.
6. Fences shall be constructed generally parallel to the street curb.
7. In those instances where residential side or rear yard fences face a public street, the fence shall not be closer than 15-feet from the right-of-way of a residential street, and 20-feet from the right-of-way of a collector street.
8. In those instances where a side or rear yard fence is across a street from a front yard condition, a standard development fence of a type described in Section G above, or as described in the property deed restrictions, shall be installed. Fence setbacks shall apply as described in Section I.7 above.

**J. Alley**

Alleys will not be required within this development.

**K. Limited Access**

1. Limited access with the use of automatic electric gates across private streets will be allowed in accordance with City of Grand Prairie Ordinances.
2. Emergency access will be provided with the use of knox locks or other device approved by the Grand Prairie Fire Department. Access for other city services will be provided as required by the City of Grand Prairie.

**L. Other Requirements**

1. Roof Pitch – All primary roof structures on lots from 6,000 square feet to 6,999 square feet shall have a minimum pitch of 6:12. All primary roof structures on lots 7,000 square feet and greater shall have a minimum pitch of 8:12. Secondary roof structures (e.g. for porches, verandas and similar architectural attachments)

may be constructed at a pitch complementary to the primary roof structure.

2. Repeat Elevations – No duplicate house elevations may be built on a lot within four lots of a house with the same elevation located on the same side of a street. No house may be built with the same elevation as one located directly across the street.
3. Repeat Brick – No duplicate brick type shall be allowed on a house within four lots of a house with the same brick type located on the same side of a street. No brick shall be repeated on a house directly across the street from a house with the same brick type.
4. Retaining Walls – Any retaining wall shall be constructed of approved stone. The use of wood or tie walls will not be allowed. Retaining walls greater than 4-feet in height shall be designed by an engineer licensed in the State of Texas.
5. All new utilities shall be constructed below ground, except for major high voltage lines.
6. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Except temporary parking and drive areas for model homes may be constructed of asphalt.

#### IV.

#### **Development Standards for Multi-Family – 2 (MF-2) Uses and Single Family Townhouse (SF-T) Residential Uses**

- A. Development standards for all multi-family uses shall conform to those requirements for the “**MF-2**” **Multi-Family Two District** as established in the Unified Development Code (UDC). A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.
- B. All townhouse development shall conform to all relevant requirements for the **Single Family-Townhouse (SF-T) District** as established in the Unified Development Code (UDC) except as otherwise specified below. A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits. A preliminary plat and final plat shall also be reviewed and approved by the City prior to the issuance of any building permits.
  1. Maximum number of dwelling units not to exceed a maximum density of 12.5 units per acre.
  2. Minimum unit size to be 1,150 square feet with seventy-five percent (75%) of all units to be greater than 1,300 square feet in area.
  3. Minimum lot size to be 1,680 square feet.

4. Minimum lot width to be 21-feet.
5. Minimum lot depth to be 80-feet.
6. Minimum front yard setback and front façade building separation to be 20-feet.
7. Minimum side yard setback facing an interior street to be 10-feet.
8. Minimum side yard setback facing an arterial street to be 20-feet.
9. Minimum rear yard to be 5-feet.
10. Minimum side or rear façade building separation to be 15-feet.
11. Maximum building height to be 35-feet to top plate of wall framing at the highest floor.
12. Maximum lot coverage to be 80%.
13. Each residential lot shall have access to a public street or private internal access drive and utility easement. The internal access drive and utility easement shall be dedicated as a separate lot on the final plat.
14. Two garage-parking spaces shall be provided for all townhouse units. All garage spaces to be directly accessible to the main housing unit. All parking garages shall be equipped with carbon monoxide detectors. Garage units shall be used only for the parking of motor vehicles containing no more than two wheel axles and that are used as the primary mode of street transportation by the occupant.
15. Minimum eighty percent (80%) of all exterior wall surfaces 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.
16. A minimum 25% of the total masonry requirement for each residential cluster building shall be of a stone material of a size, shape and proportion that is different from standard-size, full-width brick. All building elevations for each residential cluster building submitted for site plan and building permit review shall include area and percentage tabulations broken down for brick and stone materials used. Total masonry content for each residential cluster building shall also be indicated.
17. Repeat brick color shall not be used on consecutive residential cluster buildings.
18. All exterior fireplace chimneys shall be 100% incased with a masonry or stone product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.



19. Roof shingles to be 30-year warranty type with articulated ridge caps.
20. Mailboxes serving townhouse units shall be centrally located within the Planned Development District and be constructed in accordance with a unified design standard utilized throughout the development. A mandatory property owners association shall be responsible for the maintenance of such mailboxes.
21. Lot Landscaping  

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

  - a. 1-three-inch caliper tree planted in front of each residence.
  - b. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
  - c. Front yard shrubs shall be provided for each residence 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.
22. A six (6) foot high masonry screening fence with a mortar bond finish on each side shall be provided along all thoroughfares designated as an arterial or collector street on the city's master thoroughfare plan. Articulated brick columns or pilasters shall be spaced along the fence at approximate 50 ft. centers. The design of such fence shall conform to the fence design standards for the Mira Lagos development.

**V.**

**Development Standards for General Retail Uses**

- A. Development standards for all general retail uses shall conform to those requirements for the **“GR” General Retail District** and the **Lakeridge Parkway Overlay District** (Ordinance No. 6838) as established in the Unified Development Code (UDC). A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.

**VI.**

**Creation of a 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. The association and/or PID shall also maintain the pocket parks, trail system, access gates, and entrances into the villages, fencing, irrigation, and other common areas within the villages. A mandatory property-owners association shall compass only that portion of the zoning area that is developed for

single family detached and single family townhouse land uses. A public improvement district ("PID") shall encompass the total zoning area.

**VII.**

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

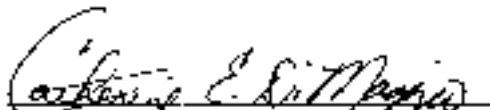
**VIII.**

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 16<sup>th</sup> day of December 2003.**

  
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Mayor, Grand Prairie, Texas

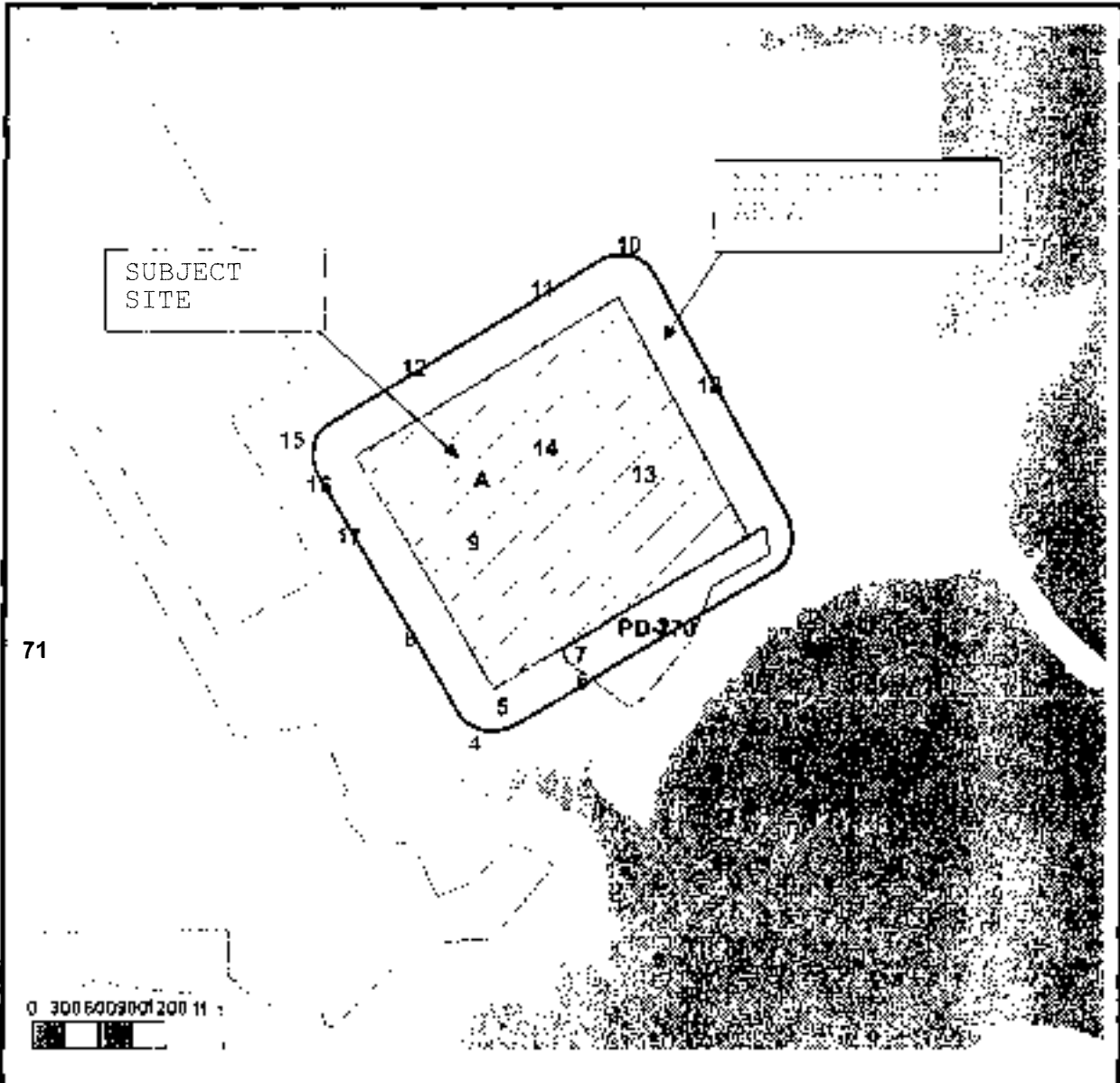
ATTEST:

  
\_\_\_\_\_  
Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Stephen R. Alcorn, Assistant City Attorney

*Zoning Case No. Z030503*



# Exhibit "A"

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Cross Hatched Area Indicates the Zoning Area

## Z030503

Zoning Request  
Mira Lagos East

From Agriculture (A) District to a Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) Uses

Exhibit "B"

DESCRIPTION

As shown on the plan of the ... and ... County ...

... of a ... spike found at the ...

... of ...

... of ...

... of ...

... of ...

... of ...

... of ...

... of ...

# Exhibit "A"

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