

ORDINANCE NO. 6968
PLANNED DEVELOPMENT NO. 300
CASE NO. Z031202

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 20.30 ACRE TRACT OF LAND OUT OF THE WILLIAM LYNN SURVEY, ABSTRACT NO. 973, TARRANT COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED SOUTH OF MAYFIELD ROAD AND EAST OF SOUTH GREAT SOUTHWEST PARKWAY, **FROM AGRICULTURE TO PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED DEVELOPMENT**; 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 **Agriculture to Planned Development for Single Family Detached Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 8, 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 8 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 **Agriculture to Planned Development for Single Family Detached 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 January 6, 2004 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 **Agriculture** 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 **Agriculture to Planned Development for Single Family Detached Uses** within the Zoning Area as described by metes and bounds and as shown on the attached Exhibit “A” incorporated herein by reference.

II.

Development Standards

SECTION 1. Residential Subdivision Design Guidelines

- A. Residential streets shall be curvilinear in design. Alternatives such as “Traditional Grid” street patterns may only be used in those instances where other traditional design and architectural elements are incorporated into the development.
- B. Developments should have at least two points of access for traffic distribution. Streets must be “stubbed” out to undeveloped tracts to allow connectivity as adjacent residential tracts develop.
- C. 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.

- D. Developments must include landscaping and open spaces that are planned and coordinated throughout the development.
- E. All utilities along collector and arterial thoroughfares shall be placed underground.

SECTION 2. Landscaping and Screening Guidelines

- A. Screening fences must be coordinated throughout the residential subdivision. Screening shall consist of masonry walls, berms, landscaping, wrought iron, or a combination of these elements. Screening walls shall be designed to turn into the neighborhood to avoid uncoordinated fences at all entry points.
 - 1. Six (6) foot high screening fences constructed of masonry 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. Brick columns or pilasters shall be spaced at minimum 50 ft. 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 extends 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, concrete 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
- 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 inch 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 trees 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.

SECTION 3. Architectural, Dimensional and Density Guidelines

- A. Developments must offer a variety of housing and lot types in a variety of sizes.
 1. Minimum lot size of 7,800 square feet is required.
 2. Minimum lot width of 65-feet is required.
 3. Maximum lot coverage not to exceed 50%.
 4. Interior side setbacks shall be a minimum of 6’.
 5. Twenty percent (20%) of all platted residential lots must contain a minimum house size of 1,800 square feet or greater.
 6. Eighty percent (80%) of all platted residential lots must contain a house size of 2,000 square feet or greater.
 7. A 25-foot front yard setback is required for all residential lots. A 5-foot reduction to the front yard setback will be allowed for front oriented (J swing) garages, and similar architectural elements. Reduced front yard setbacks will be considered for front porches when the area of the reduced setback is incorporated into the porch design.
 8. Minimum roof pitch shall be 8:12
 9. Three-tab type shingles are not permitted. Subtle color variations in roof shingles should be incorporated into the materials selection process.

- 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 residential building may be built with similar aforementioned building elements 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' front yard setback
 - b. Front entry garages with two or more doors are recommended 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 rear "J swing" side entry, front oriented side entry, or a detached rear entry

garage configuration.

3. 2-car wide single garage doors to be discouraged for front entry garages.
- D. A unifying urban design theme is encouraged for amenities and streetscape elements with provision for centralized property management to be in place.
1. Unified street signage, mail boxes and street lighting to be coordinated throughout the development.
 2. A mandatory property-owners association and/or a public improvement district (“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, irrigation, and other common areas within the development.

III.

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

IV.

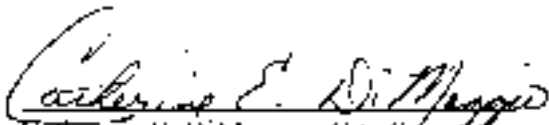
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 6th day of January, 2004.



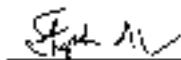
Mayor, Grand Prairie, Texas

ATTEST:



Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z031202

Exhibit A
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Exhibit A

Admission to the Williams College Library, Volume No. 100, No. 1, 1900, p. 100

WILLIAMS COLLEGE LIBRARY, Williams College, Williamstown, Massachusetts

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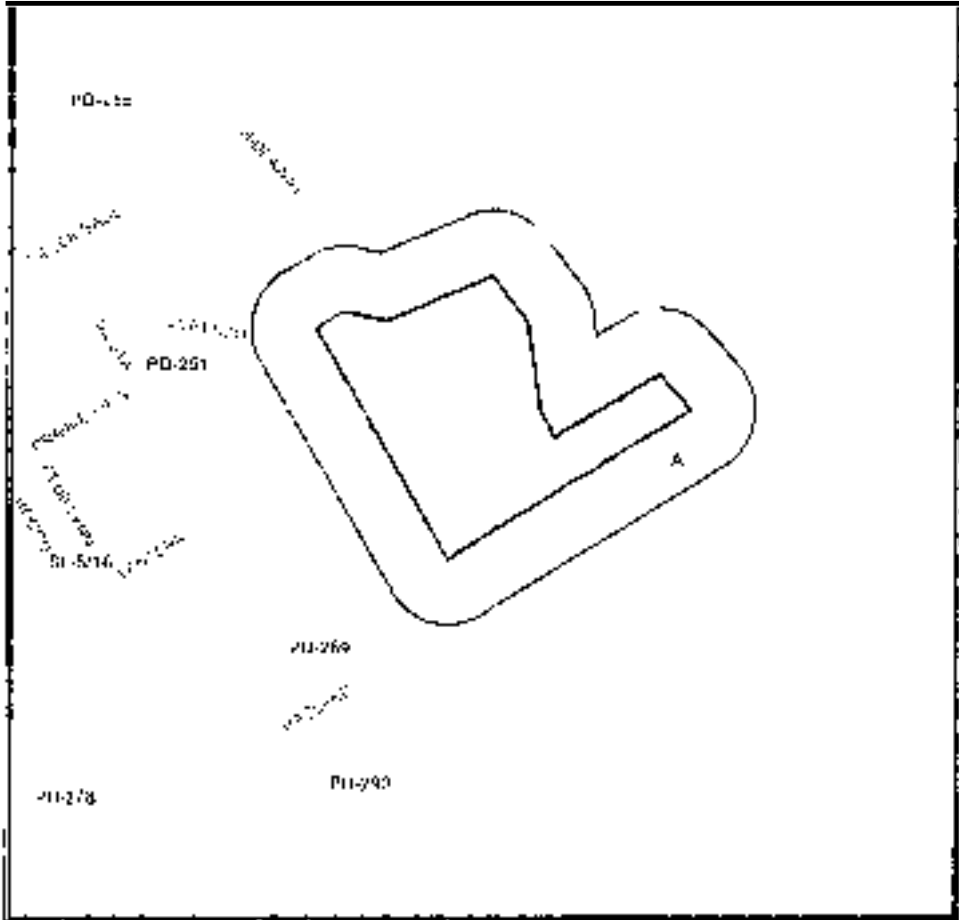
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Abstract 100, Volume 1

Exhibit A
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PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area
Indicates Property
Under Review

Shaded Area Indicates
Notification Boundry
(if applicable)

CASE NUMBER: Z031202
ZONING REQUEST - SOUTHGATE CONCEPT
CURRENT ZONING: A

REQUEST:
a request for approval of a zoning change of
approximately 20.33 acres from Agricultural (A1)
to a Planned Development (PD) for 60 Single Family
Residential Lots.

