

ORDINANCE NO. 6994
PLANNED DEVELOPMENT NO. 301
CASE NO. Z040203

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 1.06 ACRE TRACT OF LAND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 27 OF THE ORIGINAL TOWN SITE OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, GENERALLY LOCATED NORTH OF EAST DALLAS STREET AND EAST OF SOUTH CENTER STREET, **FROM CENTRAL BUSINESS DISTRICT OVERLAY NO. 2 (CBD-2) TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY ATTACHED (SF-A) 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 Central Business District Overlay No. 2 (CBD-2) to a Planned Development District for Single Family Attached (SF-A) Residential Uses, and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 9, 2004, 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 9 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 Central Business District Overlay No. 2 (CBD-2) to a Planned Development District for Single Family Attached (SF-A) 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 February 17, 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 Fort Worth Star Telegram, Fort Worth, 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 as follows:

From Central Business District Overlay No. 2 (CBD-2) to a Planned Development District for Single Family Attached (SF-A) 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:

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

II.

DEVELOPMENT STANDARDS

Development standards and zoning requirements for the zoning area shall conform to all applicable requirements prescribed in the Unified Development Code of the City of Grand Prairie as amended for the Single Family Attached (SF-A) residential zoning district except as otherwise specified below:

A. DENSITY AND DIMENSIONAL REQUIREMENTS

1. Maximum number of dwelling units not to exceed a maximum density of 15.15 units per acre.
2. Minimum unit size to be 1,040 square feet with fifty percent (50%) of all units to be greater than 1,300 square feet in area.
3. A minimum building setback of 20-feet is required for the main walls of the front façades facing East Dallas Street. A minimum building setback of 16-feet is allowed for front yard porches facing East Dallas Street.

4. Minimum side yard building setback facing a public street right-of-way to be 15-feet.
5. Minimum rear yard building setback to be 37-feet for the main living unit and 18-feet for detached rear garages.
6. Minimum interior side yard building setback to be 5-feet for all detached main structures. Minimum interior side yard building setback of 6-feet is required for detached garage structures and other types of accessory structures as defined by the Unified Development Code.

B. BUILDING DESIGN AND MATERIAL SELECTION

1. A total of eighty percent (80%) of all exterior wall surfaces are to be structurally designed for and constructed of masonry and/or stone as 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. It is further stipulated that one hundred percent (100%) of all exterior wall surfaces directly facing East Dallas Street shall be structurally designed for and constructed of masonry and/or stone with said masonry percentages being credited to the aforementioned total masonry requirement of eighty percent (80%).
2. A minimum 25% of the total masonry requirement shall be of a stone material of a size, shape and proportion that is different from standard-size, full-width brick; or be of a different color or shade of brick.
3. Repeat brick color shall not be used on two consecutive residential cluster buildings containing three or more units each.
4. 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.
5. Minimum roof pitch to be a mixture of 6:12 and 10:12 with pitched accents spaced periodically throughout the roof line that highlight specific architectural features within the building facade.

C. LANDSCAPING AND SCREENING

1. Each residential structure at the time of occupancy shall have the following minimum landscaping:
 - a. One three-inch caliper tree shall be planted in front of each residential structure.
 - 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 residential living unit in any size

increment totaling a minimum of 30-gallons per residential unit.

d. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code.

2. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.

D. GARAGE REQUIREMENT

1. Two (2) non-stacked parking spaces shall be required for each residential dwelling unit with a minimum of one such required space to be provided in a detached rear garage structure to be situated on the same lot as the main living unit.

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 17th day of February, 2004.




Mayor, Grand Prairie, Texas

ATTEST:



Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z040203

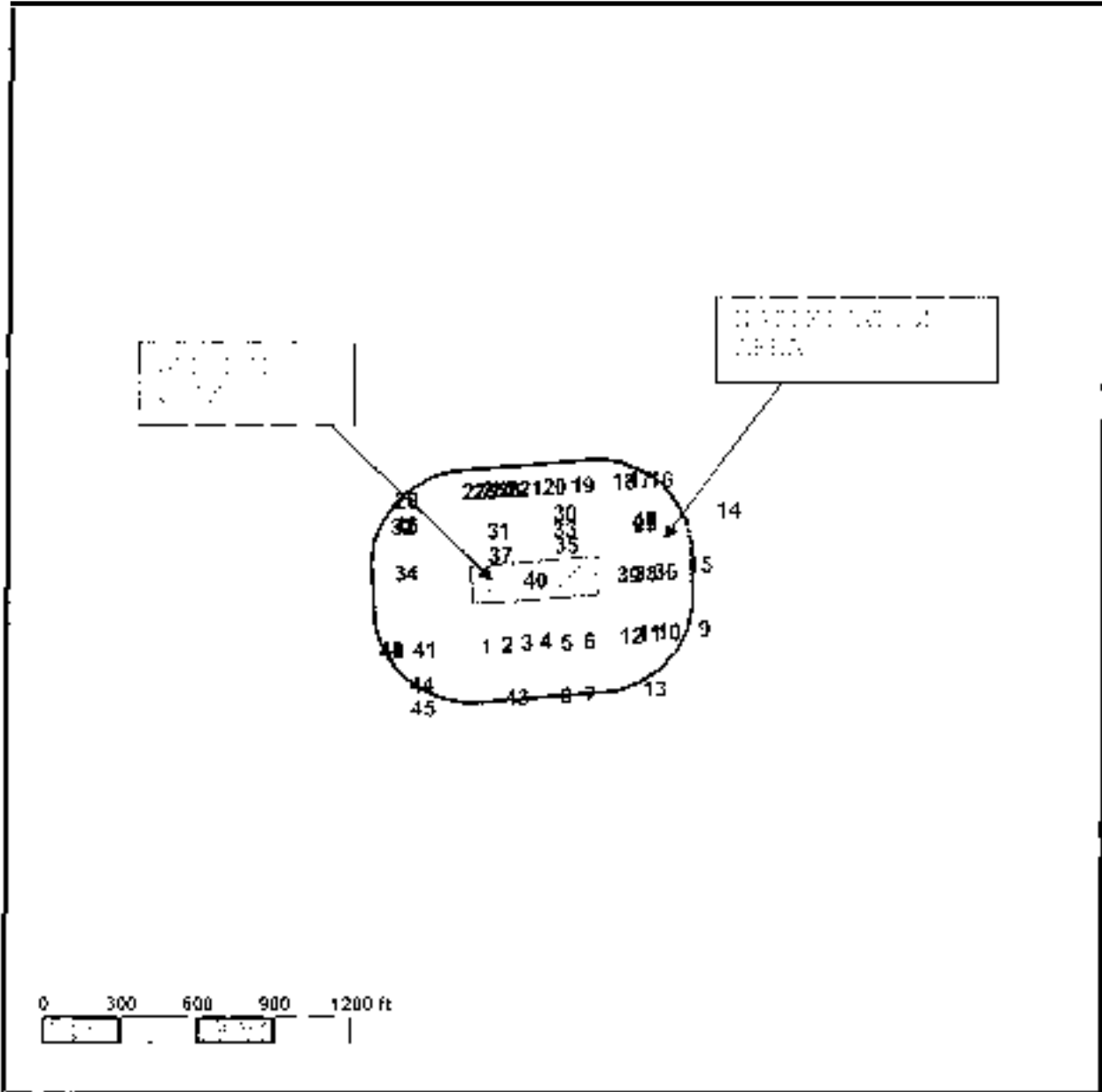


Exhibit "A"

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Cross Hatched Area Indicates Zoning Area

Z040203

Zoning Request
Infill Housing

From Central Business District Overlay No. 2 (CBD-2) to a Planned Development for Single Family Attached (SF-A) Uses.

Exhibit "A"
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Legal Description

Being all of Lots Nos. 1 through 3,
Block 27 of the Original Townsite of
Grand Prairie, Texas, according to the
map or plat recorded in the Map Records
of Dallas County, Texas:

Beginning at the intersection of the
North right-of-way of East Dallas Street
(a 75 foot roadway) and the East right-
of-way line of Center Street (a 100 foot
right-of-way), said point being the South-
west corner of Lot 3, Block 27, Original
Townsite; Thence North along the East
right-of-way of Center Street, a distance
of 115 feet to the Northeast corner of
said Lot 3; Thence East along the Northeast
boundary line of Block 27, a distance of
400 feet to the Northeast corner of Lot 1,
Block 27, Original Townsite, same being a
point in the Western right-of-way of
S. E. 2nd Street (a 75 foot right-of-way);
Thence South 115 feet to the Southeast corner
of said Lot 1, and at an intersection with
the North right-of-way line of East Dallas
Street; Thence West along the Northern
right-of-way line of East Dallas Street
a distance of 400 feet to the point of
beginning.