

**ORDINANCE NO. 7087**  
**PLANNED DEVELOPMENT NO. 305**  
**CASE NO. Z040701**

**AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 9.42-ACRE TRACT OUT OF THE JACOB HELMS SURVEY, ABSTRACT NO. 609, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SITUATED NORTH OF FISH CREEK ROAD EAST OF DECHMAN ROAD, FROM “MF-1” MULTI-FAMILY – ONE DISTRICT TO A PLANNED DEVELOPMENT FOR “SF-ZLL” SINGLE FAMILY DETACHED ZERO LOT LINE 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-ZLL” Single Family Detached Zero Lot Line uses**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 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 be rezoned from its classification of **“MF-1” Multi-Family – One District to a Planned Development for “SF-ZLL” Single Family Detached Zero Lot Line 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 24, 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 of “**MF-1**” **Multi-Family – One District to a Planned Development for “SF-ZLL” Single Family Detached Zero Lot Line 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 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 “**MF-1**” **Multi-Family – One District** 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 residential development to be constructed within the zoning area shall conform to those requirements for the “**SF-ZLL**” **Single Family Detached Zero Lot Line District** and all other relevant provisions for single family detached development as established in the Unified Development Code (UDC) except as otherwise specified below.

**III.**

**Supplemental Development Requirements**

1. Minimum platted lot width to be 40 feet for all residential lots.

2. Minimum building separation for zero lot line development shall be 10 feet as prescribed in the Unified Development Code.
3. A 25 foot front yard building setback is required for residential lots developed with front entry (street facing) garages. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.
4. Covered front yard porches with a minimum depth of 5 feet, built in front of or attached to the front (street facing) side of the residential living unit may be constructed with a 20-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.
5. No building or structure shall be constructed with less than a 20 foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.
6. Rear yard building setback of 15 feet is required along all rear lot lines that adjoin a street right-of-way greater than 50 feet in width. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.
7. Maximum lot coverage to be 65%
8. All front entry garage doors shall be offset a minimum of 12 inches from the front (street facing) side of the residential living unit.
9. Two-car wide single garage doors to be disallowed for front entry garages.
10. 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.
11. 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.
12. 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 and color pallet as one located directly across the street.

13. Minimum roof pitch shall be 8:12.
14. Roof shingles to be 30-year warranty type with articulated ridge caps.
15. All exterior fireplace chimneys shall be 100% incased with a masonry product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.
16. All freestanding mailboxes shall be constructed of masonry or of an antique cast iron type design to create a unified design standard throughout the subdivision. A mandatory property owners association shall require maintenance standards for all such mailboxes.

17. Lot Landscaping

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

1. One (1) 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 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.
18. Six (6) foot high screening fence 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 Transportation Plan. Brick columns or pilasters shall be spaced at minimum 50 foot centers or placed on residential lot corners. Where a local street cul-de-sac adjoins a thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan, such cul-de-sac shall be fenced with a 6-foot high wrought iron type fence with at least 3 brick columns spaced evenly across the cul-de-sac frontage.
  19. 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.
  20. Private residential fences shall consist of cedar pickets on steel posts. A 7 foot high wrought iron type fence shall be permitted along lot lines that adjoin the golf course property at the northern boundary of the Planned Development zoning area.

IV.

**Property Owners Association**

A mandatory property-owners association shall be created to establish and enforce deed restrictions and architectural controls for the Planned Development zoning area. The association documents shall be reviewed by the City Attorney and be 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. The property-owners association, at its expense, shall also maintain any private parks, trail systems, access gates, entrances into the development, fencing, irrigation, and other common areas within the development.

V.

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


VI.


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 24<sup>th</sup> day of August 2004.

  
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Mayor, Grand Prairie, Texas

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
City Attorney

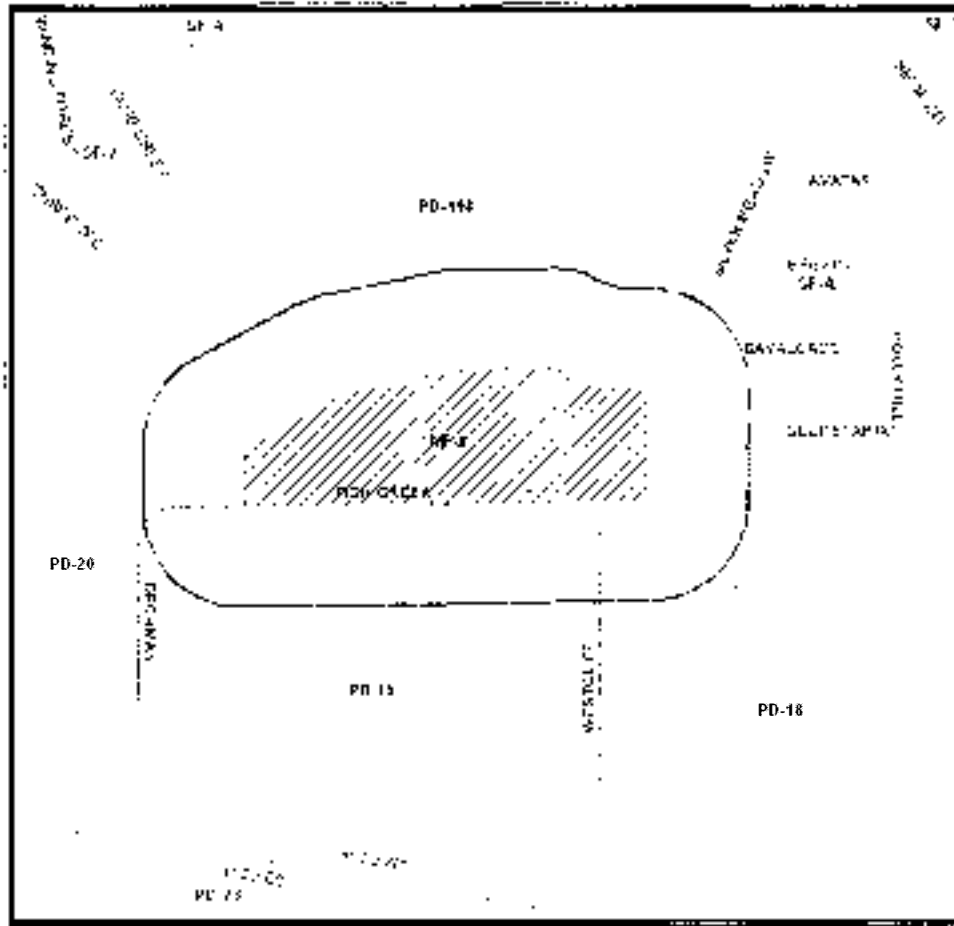
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**Exhibit "A"**  
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**EXHIBIT "A"**  
**ZONING DESCRIPTION**

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# PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area  
Indicates Property  
Under Review

Shaded Area Indicates  
Notification Boundary  
(if applicable)

CASE NUMBER: Z040701  
ZONING REQUEST -  
FISH CREEK VILLAS  
CURRENT ZONING: MF-1  
REQUEST:

A request for approval of a  
Zoning Change for the Fish Creek Villas

