

**ORDINANCE NO. 7254  
PLANNED DEVELOPMENT NO. 315  
CASE NO. Z050502**

**AN ORDINANCE AMENDING THE ZONING MAP TO REZONE 14.0368 ACRES OF LAND (THE ZONING AREA) SITUATED IN THE TAPLEY HOLLAND SURVEY, ABSTRACT NO. 750, TARRANT COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED BETWEEN OSLER DRIVE AND SHERMAN STREET AND WEST OF STEWART STREET, FROM HOSPITAL DISTRICT (HD) 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 from its classification of **Hospital District (HD)** 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 August 22, 2005 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 6 to 2 to recommend to the City Council of Grand Prairie, Texas, to rezone and reclassify said property from its classification of **Hospital District (HD)** 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 September 6, 2005 to consider the advisability of amending said 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 **Hospital District (HD)** 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 **Hospital District (HD)** to a **Planned Development District for Single Family Detached Residential Uses** as described by metes and bounds and as shown on the attached Exhibit "A" incorporated herein by reference.

**II.**

**PERMITTED LAND USES**

A. Land classification established within this Planned Development District:

1. The use of land and buildings for single family detached residential uses shall conform to those requirements for the **Single Family-Six (SF-6) District** as established in the Unified Development Code (UDC) except as otherwise specified herein.

## III.

**DENSITY AND DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY  
DETACHED USES**

- A. All development shall conform to all relevant requirements for the **Single Family-Six (SF-6) District** as established in the Unified Development Code (UDC) except as otherwise specified in this Ordinance.
1. Maximum number of dwelling units not to exceed 79 with a maximum unit density not to exceed 5.6 units per acre.
  2. Minimum unit size to be 1,400 square feet.
  3. Minimum lot size to be 5,000 square feet.
  4. Minimum lot width to be 50-feet for an interior lot, and 60-feet for a corner lot with exceptions as follows:
    - a. A 56-foot minimum corner lot width shall be permitted for lots designated as Lot 1, Block A, and Lot 1, Block E as shown on the attached Exhibit "B", Concept Plan, incorporated herein by reference.
    - b. A 58-foot minimum corner lot width shall be permitted for Lot 16, Block B as shown on the attached Exhibit "B", Concept Plan, incorporated herein by reference.
    - c. A 59-foot minimum corner lot width shall be permitted for Lot 1, Block B as shown on the attached Exhibit "B", Concept Plan, incorporated herein by reference.
  5. Minimum lot depth to be 100-feet.
  6. Minimum front building setback to be 20 feet for the main (climate controlled) living unit.
  7. Minimum internal side yard setback to be 5-feet.
  8. Minimum side yard setback facing a street to be 15-feet.
  9. Minimum rear yard setback to be 10-feet.
  10. Maximum building height to be 25-feet to top plate of wall framing at the highest floor.
  11. Maximum lot coverage to be 50%.

## IV.

SUPPLEMENTAL DEVELOPMENT STANDARDS

- A. All development shall conform to all relevant provisions for the **Single Family-Six (SF-6) District** as established in the Unified Development Code (UDC). In addition, the following supplemental development standards are established for the Planned Development District.
1. Two-car wide single garage doors are not permitted for front entry garages, but shall be permitted for non-front entry garages that shall include, but not be limited to, side entry and front oriented (J swing) side entry.
  2. Non-front entry garages shall be allowed to be constructed with a 15 foot front yard setback to the front of the garage structure. Traditional front entry (street facing) garages shall be required to be constructed with a 22-foot front yard setback to the front of the garage door.
  3. Exterior wall surfaces shall be structurally designed for and constructed of one hundred percent (100%) 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, and other architectural projections. Masonry shall be defined as stone or standard-size, full-width brick.
  4. A minimum 25% of the total masonry requirement for each residential building façade directly facing a street shall be of a stone material of a size, shape, and proportion that is different from standard-size, full-width brick. All building elevations 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 building shall also be indicated.
  5. Repeat brick color shall not be used within four consecutive residential buildings.
  6. Repeat building elevations or plans shall not be used within four consecutive residential buildings on the same side of the street.
  7. 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.

8. Roof shingles to be 30-year warranty type with articulated ridge caps. The shingles selected for the development shall be of the same color, but shall be provided in a minimum of three different variations or hues. Minimum roof pitch shall be 6:12.
9. Mailboxes serving attached 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.
10. 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.
11. 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. Such thoroughfares would include Sherman Street to the north and Osler Drive to the south. Articulated brick columns or pilasters shall be spaced along the fence at approximate 50 ft. centers.
  - a. Screening fence along Stewart Drive shall be constructed with a Type 3 screening fence as defined in Section 8.26.4 of the UDC with cement fiber board pickets facing the street.
12. A Public Improvement District (PID) and/or Mandatory Homeowners Association (MHOA) shall be created for the maintenance of required screening fences, street landscaping and irrigation, amenity features, parks, and other common areas within the Planned Development District. The PID/MHOA 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 approval of the final plat.

- B. Development within the Planned Development District shall be in substantial conformance with the attached Concept Plan as shown on the attached Exhibit "B" incorporated herein by reference. City of Grand Prairie staff may administratively approve minor amendments to the street pattern and lot layout.

V.

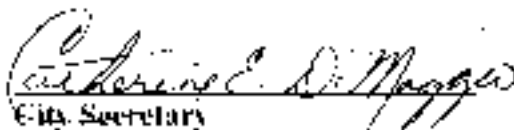
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

VI.

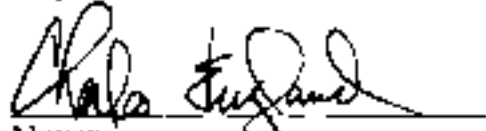
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 6<sup>TH</sup> DAY OF SEPTEMBER 2005.**

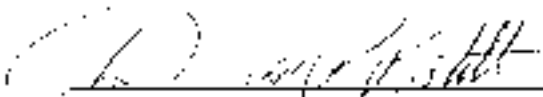
ATTEST:

  
Catherine C. DiMaggio  
City Secretary

APPROVED:

  
Chas. Ferguson  
Mayor

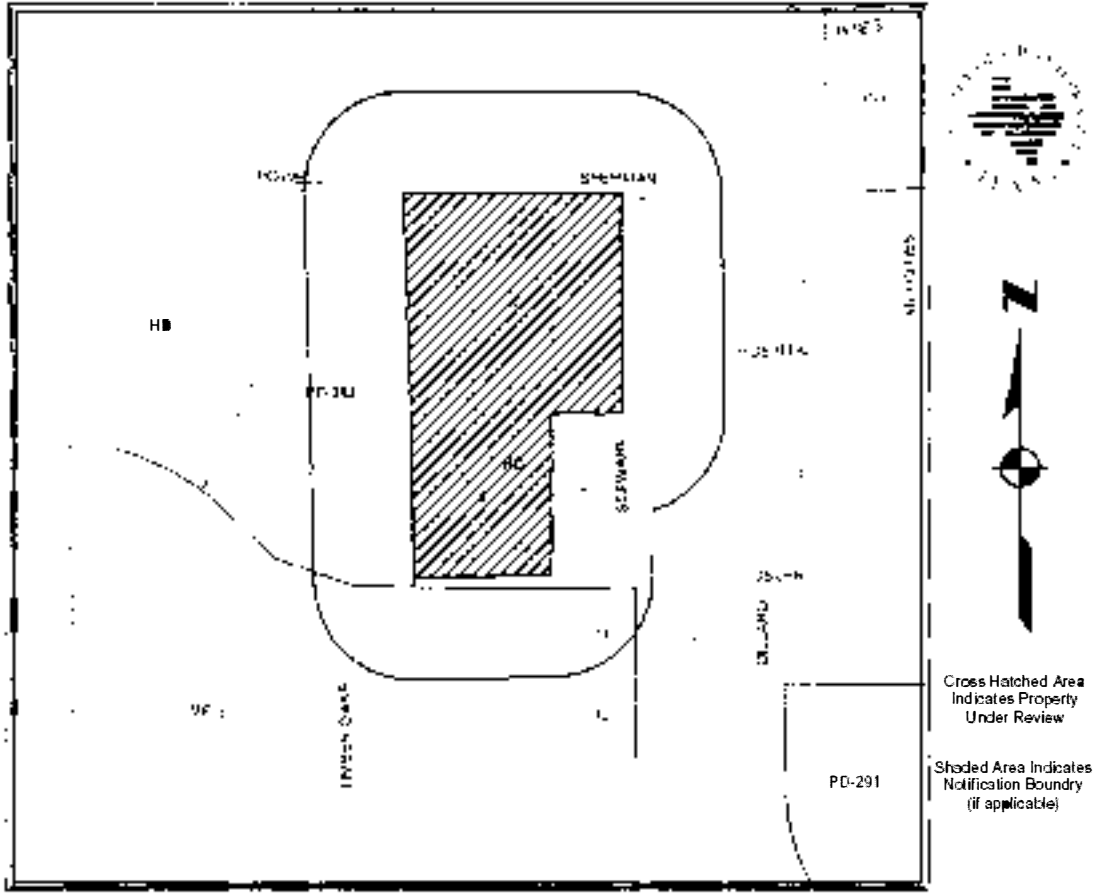
APPROVED AS TO FORM:

  
City Attorney

Zoning Case No. Z050502

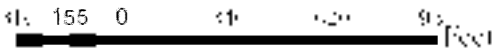
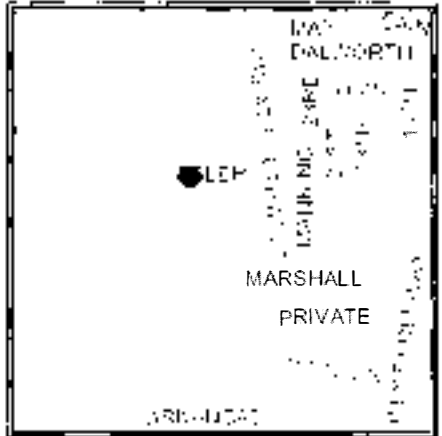
Exhibit "A"  
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PROPERTY OWNER NOTIFICATION / LOCATION MAP



CASE NUMBER: Z050502  
ZONING REQUEST -  
PRAIRIE OAKS PARK  
CURRENT ZONING: HD  
REQUEST:

A request for approval of a  
Zoning Request for Prairie Oaks Park



## ZONING LEGAL DESCRIPTION.

WHEREAS, being a tract of land situated in the T. Holland Survey, Abstract 759, City of Grand Prairie, Texas and being a part of the Prairie Oaks Park Addition as recorded in Volume 158-160, Page 63 of the Plat Records Tarrant County, Texas.

Being all of Tract 1A, conveyed to Virginia L. Murchison in Volume 8307, Page 903, and Tract 2 conveyed to Prairie 2 Investors Trust in Volume 13343 Page 188 of said Deed Records of Tarrant County, Texas, and being apart of the City of Grand Prairie Block D, and more fully described as follows.

COMMENCING at a 1/2 inch iron rod found with cap stamped "Terry", South 89 degrees 45' 10" East, along the south line of Howell Street a 50 foot Right-of-Way, said line also being the north property line of the 21.2996 acre tract belonging to KFAO, LLP as recorded in Volume 12302, Page 2328 of the Deed Records Tarrant County, Texas, for a distance of 994.98 feet to a POINT OF BEGINNING.

THENCE South 89 degrees 33' 30" East along the south right-of-way of said Sherman Street for a distance of 477.19 feet to an iron rod found.

THENCE South 46' 11" East leaving said Sherman Street for a distance of 20.00 feet, to a 3/8 inch iron rod found with cap stamped "Yancy".

THENCE South 89 degrees 33' 30" East for a distance of 150.00 feet, to an iron rod set for corner;

THENCE South 46' 11" East along the west right-of-way of said Stewart Street a 60 foot Right of Way for a distance of 640.03 feet to an iron rod set for corner;

THENCE North 89 degrees 45' 10" West leaving said west right-of-way of Stewart Street, for a distance of 210.00 feet to a 1/2 inch iron rod found, said point being the northwest corner of a 2.292 acre tract belonging to Federal Express Corporation as recorded in Volume 7926, Page 1704 of the Deed Records of Tarrant County, Texas.

THENCE South 92' 30" West along the common line of said Tract 2 and the Replat of Block D for a distance of 475.83 feet to 1/2 inch iron rod found.

THENCE North 89 degrees 57' 10" West, along the north right-of-way of said Osler Drive a 60 foot Right of Way for a distance of 120 feet to a 1/2 inch iron rod found.

THENCE North 02' 50" East leaving said north right-of-way of Osler Street, for a distance 1137.30 to a 3/4 inch iron rod found, said point being the northeast corner of a 21.2996 acre tract belonging to KFAO, LLP as recorded in Volume 12302, Page 2328 of the Deed Records Tarrant County, Texas, said point also being the POINT OF BEGINNING and containing more or less of 11,0263 acres (611,113 square feet) of land.



