

**I.**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN, AND THE ZONING MAP AND ORDINANCE TO REZONE A 384.267 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135, AND THE H. HENDERSON SURVEY, ABSTRACT NO. 432. IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, FROM AGRICULTURE (A) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE FAMILY-DETACHED RESIDENTIAL USES, AND MIXED USE REGIONAL/EMPLOYMENT CENTER (MU) DISTRICT 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 Agriculture (A) District to a Planned Development (PD) District for Single Family-Detached Residential Uses, and Mixed Use Regional/Employment Center (MU) District Uses, and**

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 24, 2006 after written notice of such public hearing before the Planning and Zoning Commission on the proposed amendment and 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 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 as follows:

**From Agriculture (A) District to a Planned Development (PD) District for Single Family-**

**Detached Residential Uses, and Mixed Use Regional/Employment Center (MU) District 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 8, 2006 to consider the advisability of amending the Comprehensive Plan and 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, 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 amendment and 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 **Agriculture (A) 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:**

That Ordinance Number 7295, being the 2005 Comprehensive Plan for the City of Grand Prairie, establishing the Comprehensive Plan Map, Future Land Use Definitions, Thoroughfare Definitions, and Community Facilities Standards, and said Comprehensive Plan having been made a part of an Ordinance entitled:

**“AN ORDINANCE ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF GRAND PRAIRIE ...”**

and passed and approved October 4, 2005, is hereby further amended so as to re-designate the above described area within the zoning area as described as shown on the attached Exhibit “D” incorporated herein by reference., and

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.**

**SINGLE FAMILY RESIDENTIAL SUBDIVISION DESIGN GUIDELINES**

- A. The design and location of single family detached residential lots, drainage areas and open spaces shall substantially conform to the Concept Plan as shown on the attached Exhibit "B" incorporated herein by reference.
- B. Residential streets are to be curvilinear in design or contain round-a-bouts, median diverters or other similar traffic calming measures to discourage speeding. Alternatives such as "Traditional Grid" street patterns may only be used in those instances where Traditional Neighborhood Design (TND) and historic architectural styled residences are incorporated into the development.
- C. The Zoning Area should have at least two points of access for traffic distribution. Streets should be "stubbed" out to undeveloped tracts to allow connectivity as adjacent residential tracts develop.
- D. In accordance with Section 12.19.7 of the Unified Development Code (UDC), a residential development with a density of four (4) units or less per developable acre must have a minimum twenty-seven (27) foot wide street. A residential development with a density greater than four (4) units per developable acre must use: (1) a minimum twenty-seven (27) foot wide street with an alley; or (2) a minimum thirty-one (31) foot wide street without an alley. Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space.
- E. In accordance with Section 12.19.15 of the Unified Development Code (UDC), Residential streets adjacent to a school site is required to dedicate sixty (60) feet of right-of-way and provide thirty-seven (37) feet of paving to accommodate parking and the mixture of pedestrian, cars and busses typically encountered around schools. The

additional ten (10) feet of right-of-way shall be dedicated on the school side of the street and shall be designated as parallel parking.

- F. Residential streets with a paved width of twenty-seven (27) feet shall not intersect arterial or collector thoroughfares unless the paving width is flared to thirty-seven (37) feet at the point of intersection with said thoroughfare. The thirty-seven (37) foot paved width shall taper back to a standard twenty-seven (27) foot paved width at a certain distance back from said thoroughfare in accordance with applicable provisions contained in Section 23, Master Transportation Plan of the Unified Development Code (UDC).
- G. Development must include landscaping and open spaces that are planned and coordinated throughout the development.
- H. All utilities shall be placed below ground, except for major high voltage transmission lines.

### III.

#### **ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT**

- A. The Zoning Area should offer a variety of sub-districts for single family detached housing planned with a variety of unit and lot sizes in conformance with density and dimensional standards as shown on the attached Exhibit "C", Density and Dimensional Table, incorporated herein by reference with said standards being more particularly described below.
  - 1. Single Family Zoning Area "A"
    - a. Minimum lot size to be 9,000 square feet.
    - b. Minimum lot width to be 70-feet.
    - c. Minimum living area for a residence to be no less than 2,000 square feet.
  - 2. Single Family Zoning Area "B"
    - a. Minimum lot size to be 7,800 square feet.
    - b. Minimum lot width to be 65-feet.

- c. Minimum living area for a residence:
  - 1. Twenty percent (20%) of all platted residential lots shall contain a minimum living area of 1,800 square feet or greater.
  - 2. At least eighty percent (80%) of all platted residential lots shall contain a minimum living area in excess of 2,000 square feet.
- 3. Single Family Zoning Area "C"
  - a. Minimum lot size to be 8,400 square feet.
  - b. Minimum lot width to be 70-feet.
  - c. Minimum living area for a residence to be no less than 2,000 square feet.
- 4. Traditional Neighborhood Development (TND) Zoning Areas "D" and D-1
  - a. Minimum lot size to be 6,000 square feet.
  - b. Minimum lot width to be 60-feet.
  - c. Minimum living area for a residence to be no less than 1,800 square feet.
- 5. Building, garage and porch setbacks from streets for Zoning Areas "A", "B", and "C":
  - a. A 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. Those units with front entry garages shall have a minimum 27-foot front yard setback to the front of the garage that is closest to the street. The additional 2-foot garage setback shall be measured from the front plane wall of the climate controlled residential living unit that is closest to the street. This building setback provision shall be noted on the final plat for all phases of the Zoning Area. *(See Section below 6.d. for offset requirement)*
  - b. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (J-swing /side swing type) garages. This building setback provision shall be noted on the final plat for all phases of the Zoning Area.

- c. Covered front yard porches with a minimum depth of 5-feet and a minimum width of 8-feet, built in front of and attached to the front (street facing) side of the climate controlled residential living unit closest to the street, may be constructed with a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Zoning Area.
  - d. No building or structure shall be constructed with less than a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the Zoning Area.
  - e. A building setback of 20-feet is required along all rear and side 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 Zoning Area.
6. Residential garage alternatives to be provided to the home owner/purchaser for Zoning Areas “A”, “B”, and “C”:
- a. Minimum thirty percent (30%) of all platted residential lots with a width of 60-feet to 69-feet shall have non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
  - b. Minimum fifty percent (50%) of all platted residential lots with a width of 70-feet or greater shall have non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
  - c. 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, front oriented (J-swing) side entry, or detached rear yard garage configurations.
  - d. Front entry garages shall contain two or more single car wide doors with a minimum 12-inch offset between garage doors.
  - e. Front entry garages shall not be permitted on lots directly facing a “T” type street intersection, where said lots has frontage along the visual terminus (or “dead-end” position) facing towards the end of the projecting intersecting street. Where two lots have a common side lot line that generally aligns with the center of the projecting intersecting street, non-

front entry garages shall be required for both lots. (See Figures 1 and 2 below for examples.)

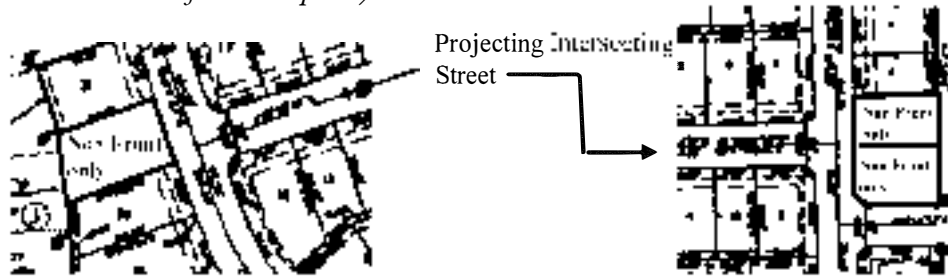


Figure 1 – One lot facing “T” intersection

Figure 2 – Two lots facing “T” intersection

7. Residential garage alternatives to be provided to the home owner/purchaser for TND Zoning Areas “D” and “D-1”:
  - a. No front entry garages shall be permitted in TND Zoning Areas “D” and “D-1”. No garage doors shall be constructed within any front street facing wall plane of a residence.
  - b. Only non-front entry garages shall be permitted for TND Zoning Areas “D” and “D-1” which shall include J-swing and side swing type garages that are oriented towards the side yard of the lot, or detached rear yard garage configurations.
8. Exterior construction to be predominately composed of masonry materials for Zoning Areas “A”, “B”, and “C”:
  - a. 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. Certain architectural features shall be excluded from the masonry calculation that would include, but not be limited to, doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide at their base, areas under covered porches one-story in height, and other similar architectural projections. Masonry shall be defined as standard-size full-width brick, stone, cultured stone or stone veneer units. Color variation for brick masonry exteriors shall be required in accordance with Section III.11 of this Ordinance.
    1. The rear facing façade(s) of 2-story structures built on interior lots may be constructed of cementitious fiber board. For the purpose of enforcing this provision, an interior lot is defined as a lot that adjoins an existing platted lot along its side and rear lot lines, with

said interior lot not having a side or rear lot line that adjoins a street right-of-way, with no part of said rear lot line being closer than 200 feet to a designated arterial or collector street. Only the remaining non-rear facades shall be subject to the masonry requirement.

- b. 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. Certain architectural features shall be excluded from the masonry calculation that would include, but not be limited to, doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide at their base, areas under covered porches one-story in height, and other similar architectural projections. Masonry shall be defined as standard-size full-width brick, stone, cultured stone or stone veneer units. Color variation for brick masonry exteriors shall be required in accordance with Section III.11 of this Ordinance.
  - 1. The rear facing façade(s) of 1-story structures built on interior lots may be constructed of cementitious fiber board. For the purpose of enforcing this provision, an interior lot is defined as a lot that adjoins an existing platted lot along its side and rear lot lines, with said interior lot not having a side or rear lot line that adjoins a street right-of-way, with no part of said rear lot line being closer than 200 feet to a designated arterial or collector street. Only the remaining non-rear facades shall be subject to the masonry requirement.
- c. Minimum one-hundred percent (100%) of all building elevations directly facing, siding, and/or backing up to a designated arterial, collector, or local residential street shall be structurally designed for and constructed of masonry and/or stone. Certain architectural features shall be excluded from the masonry calculation that would include, but not be limited to, doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide at their base, areas under covered porches one-story in height, and other similar architectural projections. Masonry shall be defined as standard-size full-width brick, stone, cultured stone or stone veneer units. Color variation for brick masonry exteriors shall be required in accordance with Section III.11 of this Ordinance.
- d. All fireplace chimney flues shall be encased in 100% masonry for all chimney types and locations.



9. Exterior material requirement for TND Zoning Areas “D” and “D-1”:
- a. The use of cementitious fiber board siding shall be utilized for residential structures designed with a distinctive and articulated building design that is based on an historic architectural style for residential design. Such provision shall be considered for residential structures that meet all requirements listed below.
    - 1. The use of engineered wood products shall not be permitted as a substitute to cementitious fiber board siding.
    - 2. The front street facing façade is to be constructed with an attached porch structure with a minimum covered area of 90 square feet and a minimum depth of 6-feet from the nearest exterior wall plane. The width of said porch structure shall equal at least 50% of the total front façade width. (*See Figure 3 below for example.*)
    - 3. The front street facing building elevation shall be composed of at least three wall planes with the following characteristics:
      - i. A minimum 42-inch horizontal separation shall occur between each wall plane. (*See Figure 3 below for example.*)
      - ii. No wall plane shall be constructed with a width less than 8-feet. The wall plane with the shortest width may be located above the finished roof structure so that the base of said wall plane rests upon, and is surrounded by, the finished roof surface.
    - 4. The street facing edge(s) of a porch structure shall be considered a “wall plane” and shall be built with the following characteristics:
      - i. That at least two-thirds (2/3) of the street facing edge(s) of the porch structure be enclosed with vertical wood railing that has a minimum height of 36-inches, and
      - ii. The street facing edge(s) of the porch structure is supported by at least four street facing columns, in which at least the lower 40% of said column height is clad in brick masonry or stone with a finished thickness of no less than 16-inches wide.

5. No garage doors shall be constructed within any front street facing wall plane of a residence.
  6. Roof pitch shall be designed in strict conformance to the requirements prescribed in Section III.10 of this ordinance.
  7. Architectural design and color scheme shall be designed in similar conformance to the requirements prescribed in Section III.11, and all other relevant sections of this ordinance.
- b. The lot locations for historic architectural styled residences shall be consolidated within a contiguous block face on both sides of a street between intersecting streets. Such residences shall not be scattered throughout the subdivision in a manner that causes them to be interspersed between contemporary styled residences.
  - c. The use of brick masonry, stone, cultured stone, or stone veneer units shall be permitted within TND Zoning Areas “D” and “D-1” but shall not consume more than twenty-five percent (25%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a façade.
  - d. The Development Review Committee (DRC) shall serve as the design review committee in determining the validity of the historic architectural style proposed for the development. Architectural styles that are denied by the DRC may be appealed to the Planning and Zoning Commission and the City Council for final disposition.

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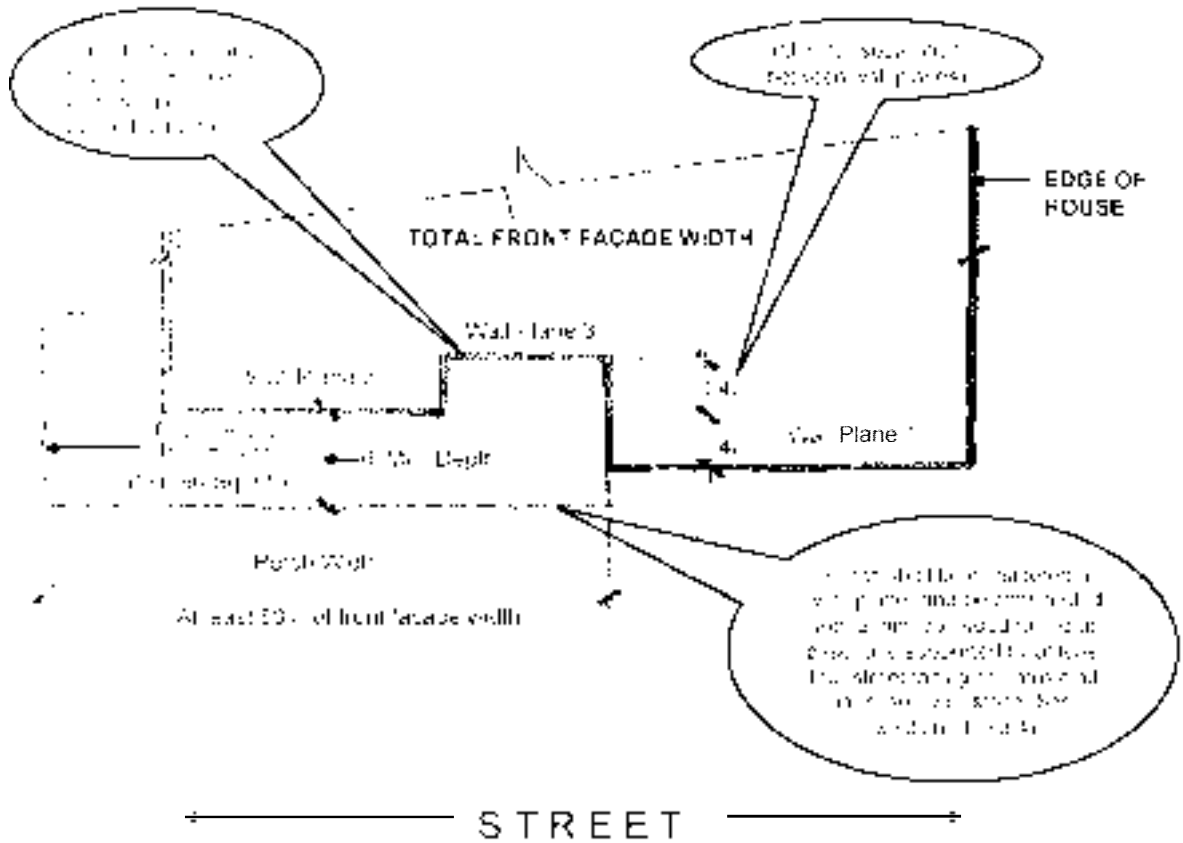


Figure 3 – Hypothetical façade plan for residences styled with a historic architectural theme in TND Zoning Area “D” and “D-1”.

10. Required roof pitch for ALL Single Family Zoning Areas:
  - a. Minimum roof pitch to be 8:12 for all roof structures covering main (climate controlled) living areas. Variation in roofing material shall be required in accordance with Section III.11 of this Ordinance.
  - b. For Zoning Areas “A”, “B”, and “C”, a minimum roof pitch of 6:12 shall be permitted for front yard porches and non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations. Variation in roofing material shall be required in accordance with Section III.11 of this Ordinance.

- c. For TND Zoning Areas “D” and “D-1”, a minimum roof pitch of 5:12 shall be permitted for front yard porches and non-front entry garages that shall include, but not be limited to, side entry or detached rear yard garage configurations. Variation in roofing material shall be required in accordance with Section III.11 of this Ordinance.
  
11. Variation in architectural design, color scheme, and building profile required ALL Single Family Zoning Areas.
  - a. No use of the same brick masonry color, siding color, duplicate building elevation, and building profile shall be allowed on a house built on a lot that is within 4 lots of a structure constructed with similar building elements 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 across the street. For the purpose of enforcing this provision, a lot is “across the street” from another lot if more than 50% of its street frontage overlaps the frontage of the lot directly across the street.
  - b. The use of stone, cultured stone, or stone veneer units of the same color and hue shall be permitted within all Zoning Areas but shall not consume more than twenty-five percent (25%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a facade, that are directly facing, siding, and/or backing up to a major arterial thoroughfare, collector street, and/or local residential street.
  - c. Three-tab type roof shingles are to be disallowed. One roof shingle color may be used throughout the Zoning Area. However, no use of the same shade or tone of roof shingle color shall be allowed on a house built on a lot within 4 lots of a structure constructed with a similar roof shingle shade or tone that is located on the same side of street in-between intersecting streets. No house may be built with a similar roof shingle shade or tone as one located directly across the street. For the purpose of enforcing this provision, a lot is “across the street” from another lot if more than 50% of its street frontage overlaps the frontage of the lot directly across the street. Home buyers to be provided with at least 5 different shade or tone options for roof shingles.
  
12. A unifying urban design theme is to be provided for amenities and streetscape elements with provision for centralized property management to be in place.

- a. Unified street signage, mail boxes, and street lighting are to be coordinated throughout the development.
- b. A mandatory property-owners association and/or a public improvement district (“PID”) shall be created to enforce the restrictions contained in this ordinance 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, common irrigation, and other common areas within the development. Documentation establishing such district and/or association shall be required at time of final plat review.

#### IV.

#### **LANDSCAPING AND SCREENING GUIDELINES FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT**

- A. Screening fences shall be coordinated throughout the residential subdivision. Screening shall consist of masonry walls, berms, landscaping, wrought iron, or a combination of these elements in accordance with the provisions of this Ordinance. Screening walls shall be designed to turn into the neighborhood to avoid uncoordinated fences at all entry points.
  1. Six (6) foot high screening fence constructed of masonry with a troweled type 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 one (1) brick column spaced within the cul-de-sac frontage.
  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 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.

3. In those instances where two consecutive and adjoining side or rear yard residential fences are located across the street from a front yard condition, a minimum six (6) foot tall wood fence, constructed with a 2" x 6" top rail trim member facing the street, with a 1"x 6" fascia, with 1"x 6" cedar pickets (side-by-side). Such fences shall be supported with galvanized steel posts set in concrete with three (3) 2" x 4" pressure treated pine stringers. Such fences shall be painted with a wood stain and be maintained by a mandatory property-owners association and/or a public improvement district ("PID").
  4. Private residential fences shall consist of cedar and steel posts - no pine allowed.
- B. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Four (4) sets of plans for all entry signage and screening walls shall be submitted to the Development Review Committee (DRC) for approval in conjunction with the final plat submittal. Any building permit issued for screening wall construction shall not be valid until said screen wall plans have been approved by the DRC.
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 tree shall be planted in front of each house with a 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 front and side yards.
- D. Tree preservation shall be implemented through development incentives and landscaping requirements.

1. Staff shall administratively approve building setback variances for the purpose of preserving existing trees. Tree protection provisions to be applied by staff as condition of approval.
2. In accordance with Section 8.7.5.7 of the Unified Development Code (UDC), if a single or two family residential subdivision preserves an average of 30 or more trees per acre by reserving open space to be dedicated to the City, including land required by the City’s Park Department, or to be maintained by a homeowners’ association or public improvement district, minimum lot size may be reduced by ten (10) percent. The city has the right to review and reject such dedication which, unless maintained by another organization, will not meet the provisions of this section. A tree survey will be required to determine verification of this requirement at the time of final plat approval.

V.

**FACADE PLANS TO BE SUBMITTED FOR DRC REVIEW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT**

- A. For the purpose of verifying compliance with the architectural requirements prescribed in Section III of this Ordinance, the developer/builder shall submit proposed building elevations at time of final plat review with associated information describing masonry content, masonry color, siding color, garage orientation, and roof shingle specifications. This information will be required for data entry into City’s “PD Tracking System” prior to the issuance of building permits for all Zoning Areas.

VI.

**DEVELOPMENT REQUIREMENTS FOR MIXED USE REGIONAL/EMPLOYMENT CENTER (MU) DISTRICT – ZONING AREA “E”**

- A. Zoning Area “E” should offer a variety of mixed use commercial and retail development with a provision for architecturally integrated “residential above commercial” development. All mixed use development with Zoning Area “E” shall conform to the requirements of Section 3.2.15, Table 1 – “Required Mix of Uses”, and Section 3.2.16 of the Unified Development Code (UDC), except that additional provisions and restrictions shall be applied as described below.
  1. Development shall take place in accordance with the use and development standards established for the “GR” General Retail and “C” Commercial zoning districts in the Unified Development Code (UDC) except as otherwise listed

herein. Prior to the issuance of a building permit, the Planning and Zoning Commission and City Council shall review and approve a Site Plan for all development within the Zoning Area “E”. Site and building design will be subject to all requirements prescribed in Section 3. “Development Standards” of the IH-20 Overlay District (Ordinance 6811) in Appendix “S” as amended in the UDC except as otherwise provided herein.

2. Commercial construction required.
    - a. All structures for all uses within Zoning Area “E” shall be designed and constructed as a commercial type of structure.
  3. No building setbacks are required within Zoning Area “E” except for those required by:
    - a. Applicable fire and building codes.
    - b. The IH-20 Overlay District (Ordinance 6811) in Appendix “S” of the UDC as amended.
    - c. The Commercial “C” District for lots that adjoin a residential zoning district as defined in Article 4 of the UDC.
  4. A 30 foot landscape buffer shall only be required along the SH-360 service road and all designated Arterial and Collector thoroughfares designated on the Master Transportation Plan.
  5. Building heights adjacent to a residential zoning district:
    - a. Within 500 feet of an area zoned or developed for residential uses: Two (2) stories with top of roof deck not exceeding 30 feet above finished floor.
    - b. Within 800 feet of an area zoned or developed for residential uses: Four (4) stories with top of roof deck not exceeding 60 feet above finished floor.
    - c. Height restriction for buildings located in excess of 800 feet of an area zoned or developed for residential uses shall be determined during the site plan review.
- B. Architectural requirements for mixed use buildings.



1. Commercial uses shall be located along street frontages and have a minimum building depth of 50 feet.
2. On street corners, the commercial space shall turn (wrap around) the corner of the building for a minimum width of 50 feet.
3. The Development Review Committee shall determine the primary frontage for purposes of compliance with sub section 2. above during site plan review.
4. For buildings with double (back-to-back) street frontages, commercial uses shall be located along both street frontages.
5. Stand alone buildings for single use residential live-work units, single use townhome, single use detached residential, and single use multi-family developments are prohibited in Zoning Area "E".
  - a. For residential uses, only architecturally integrated "residential above commercial" or other approved mixed use building design, that incorporates residential and commercial uses within the same climate controlled building envelope, is permitted. *(See Figures 4 and 5 below for examples.)*



Figure 4 Residential/office over retail example.



Figure 5 – Residential over retail arcade.

4. For mixed use buildings, no one single use within a climate controlled mixed use building envelope shall encompass less than 30% the total area of the building.

The ratio of mixed use floor areas (such as residential to commercial area per building) shall be established during the site plan review.

5. As a substitute to the building articulation requirements prescribed in Section 3.B of the IH-20 Overlay District in the UDC, the architectural composition of street façades for mixed use buildings may be designed in module segments of a consistent proportion to provide architectural variety.
  - a. Street façade treatments shall occur within 25 to 50 foot wide modules in a fashion similar to that shown in *Figure 6 below*.
  - b. The façade module spacing may be proportionally combined and expanded for larger users, such as department stores, movie theaters, and large entertainment venues.
  - c. All designs for street façades shall be approved in conjunction with the site plan review.



Figure 6 – Example of a modulated architectural street façade showing hypothetical module spacing.

**VII.**

All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

**VIII.**

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

**IX.**

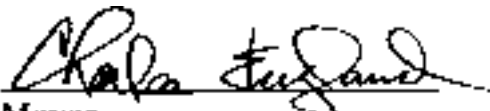
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON THIS THE 8<sup>th</sup> DAY OF AUGUST 2006.**

**ATTEST:**

**APPROVED:**

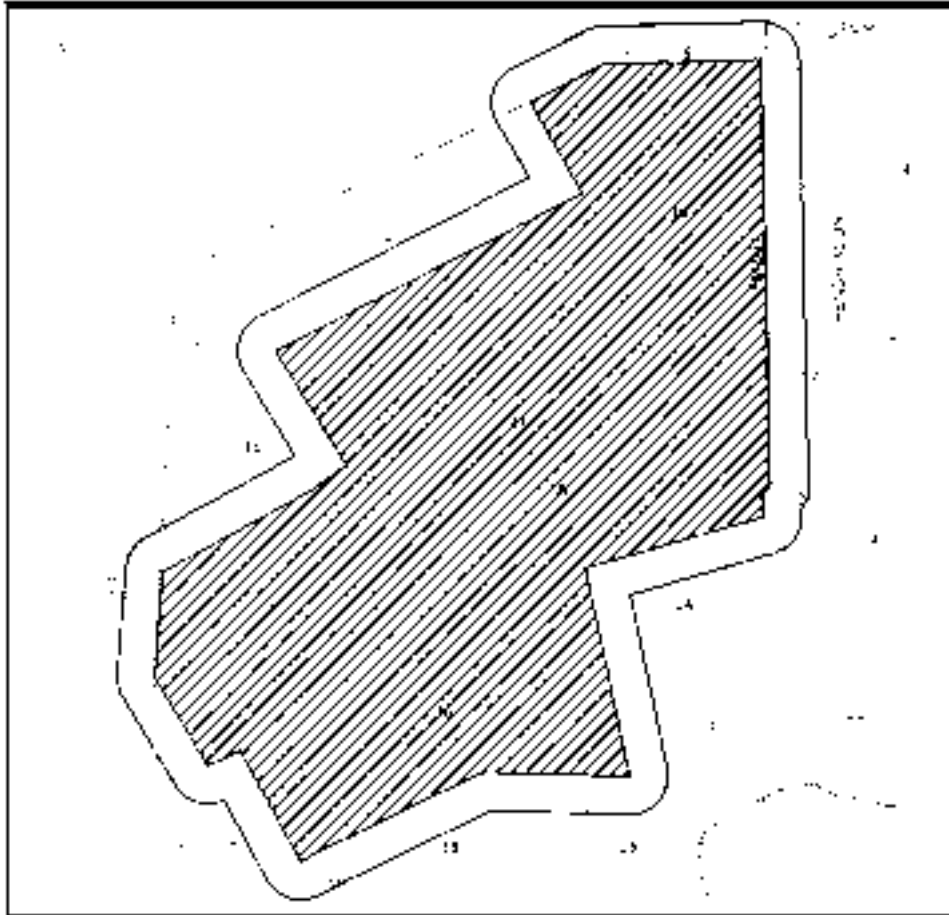
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
Mayor

**APPROVED AS TO FORM:**

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

# PROPERTY OWNER NOTIFICATION / LOCATION MAP

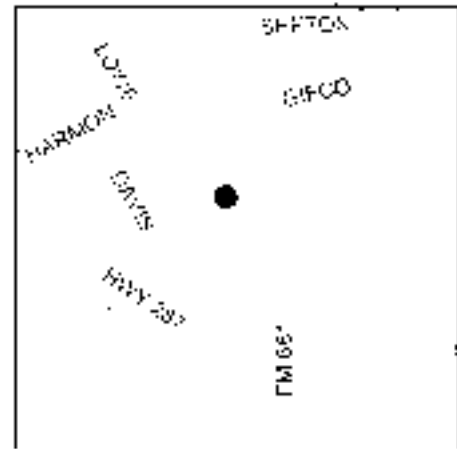


Cross Hatched Area  
Indicates Property  
Under Review

Shaded Area Indicates  
Notification Boundry  
(if applicable)

CASE NUMBER: Z060601/CPA060601  
ZONING REQUEST  
& COMPREHENSIVE PLAN AMENDMENT  
GREENWAY TRAILS  
CURRENT ZONING: A  
REQUEST:

A request for approval of a  
Zoning Request and to Amend  
the Comprehensive Plan.



**Exhibit "A"**

**Page 2 of 6**

Ordinance No. 7445

**ZONING LEGAL DESCRIPTION  
384.267 ACRES OF LAND  
IN THE CITY OF GRAND PRAIRIE  
ELLIS COUNTY, TEXAS**

**BEING** a 384.267 acre tract of land located in the Joseph Lawrence Survey, Abstract No. 616, the Seth M. Blair Survey, Abstract No. 135, and the H. Henderson Survey, Abstract No. 432, in the City of Grand Prairie, Ellis County, Texas, being all of a called 92.531 acre tract of land as described in the Special Warranty Deed with Vendor's lien to Nehemiah Partners, L.P., A Texas Limited Partnership, filed for record in Volume 1661, Page 104, of the Deed Records of Ellis County, Texas, and being a portion of a called 173.08 acre tract of land (Tract Three) as described in the Agreement for Exchange of Real Property and Special Warranty Deed to Lillie Pauline Orr individually and as Independent Executor of the Estate of Edwin B. Orr, filed for record in Volume 823, Page 208, of said Deed Records, said called 173.08 acre tract of land as described in the Warranty Deed to Edwin B. Orr and wife Pauline Orr, filed for record in Volume 490, Page 414, of said Deed Records, also being a portion of a called 53.860 acre tract of land as described in the General Warranty Deed to H. T. Development Group, L.L.C., a Louisiana Limited Liability Company, filed for record in Volume 1229, Page 93, of said Deed Records, and also being a portion of a called 84.379 acre tract of land as described in the General Warranty Deed to Martha Jo Bennett Carlton, as Trustee of the Doyle Jarrell Carlton Estate Trust, filed for record in Volume 867, Page 664, of said Deed Records, said 384.267 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a Texas Department of Transportation (hereafter referred to as TXDOT) concrete monument found for the Northeast corner of said called 84.379 acre tract of land, same being the Southeast corner of a called 21.466 acre tract of land (Tract One) as described in the Special Warranty Deed to BMW GP, L.L.C., a Texas Limited Liability Company, filed for record in Volume 1980, Page 2488, of said Deed Records, also being on the West right-of-way line of FM Highway 661, a called 100.00' right-of-way width at this point (measured 99.79' between found TXDOT concrete monuments);

**THENCE** South 00 degrees 05 minutes 07 seconds West, along the West right-of-way line of said FM Highway 661, passing six (6) found TXDOT concrete monuments a total distance of 3330.64 feet, to a TXDOT concrete monument found;

**THENCE** South 05 degrees 49 minutes 37 seconds West, continuing along said West right-of-way line, a distance 98.80 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" on the North line of a remainder tract of land as described in the Warranty Deed to The United States of America (Tract 820-3), filed for record in Volume 711, Page 556, of said Deed Records, from which a TXDOT concrete monument found bears South 05 degrees 49 minutes 37 seconds West, a distance of 1.91 feet;

**Exhibit "A"**

**Page 3 of 6**

Ordinance No. 7445

**THENCE** South 79 degrees 28 minutes 13 seconds West, along the South line of the herein described Carlton tract, common to the North line of said United States of America remainder tract a distance of 48.75 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" on the Northeast line of a called 173.08 acre tract of land, from which a Corp of Engineers (hereafter referred to as C.O.E.) concrete monument found bears South 79 degrees 28 minutes 13 seconds West, a distance of 0.85 feet;

**THENCE** South 30 degrees 22 minutes 44 seconds East, along the Northeast line of said called 173.08 acre tract of land, common to the Southwest line of said U.S.A. tract, a distance of 94.29 feet, to a 1/2 inch iron rod found on the West right-of-way line of said FM Highway 661,

**THENCE** Southerly, along said West right-of-way line of said FM Highway 661, the following calls:

South 00 degrees 00 minutes 29 seconds West, a distance of 111.18 feet, to a found TXDOT concrete monument;

South 10 degrees 13 minutes 11 seconds East, a distance of 53.37 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis";

South 00 degrees 00 minutes 20 seconds West, a distance of 23.28 feet, to a found TXDOT concrete monument for the Southeast corner of said called 173.08 acre tract of land, same being the Northeast corner of a remainder tract of land as described in the General Warranty Deed to the United States of America (Tract 823-1), filed for record in Volume 676, Page 775, of said Deed Records;

**THENCE** South 75 degrees 21 minutes 13 seconds West, departing said West right-of-way line, and along the Southeast line of said called 173.08 acre tract of land, common to the Northwest line of said United States of America tract, a distance of 1464.09 feet, to the East line of the aforementioned 92.531 acre tract of land;

**THENCE** South 11 degrees 41 minutes 59 seconds East, continuing along the East line of said called 92.531 acre tract of land, a distance of 867.50 feet, to a C.O.E. concrete monument found for the Northwest corner of a called 26.249 acre tract of land as described in the Warranty Deed to Bower Investments, Inc., filed for record in Volume 1999, Page 2149, said Deed Records;

**THENCE** South 11 degrees 07 minutes 15 seconds East, along the West line of said called 26.249 acre tract of land, a distance of 815.40 feet, to a C.O.E. concrete monument found for the Southeast corner of said called 92.531 acre tract of land, same being the Westernmost Southwest corner of said called 26.249 acre tract of land, same also being the Northeast corner of a called 72.91 acre tract of land as described in the Warranty Deed to Ellis Joint Venture, filed for

**Exhibit "A"**  
**Page 4 of 6**

Ordinance No. 7445

record in Volume 2114, Page 1507, of said Deed Records;

**THENCE** Westerly, along the Northerly line of said called 72.91 acre tract of land, the following calls:

North 88 degrees 07 minutes 41 seconds West, a distance of 1150.46 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis";

South 65 degrees 16 minutes 18 seconds West, a distance of 581.78 feet, to a C.O.E. concrete monument found;

South 64 degrees 48 minutes 52 seconds West, passing the center line of 150-foot T.E.S.CO. easement, filed for record in Volume 556, Page 1038, of said Deed Records at a distance of 475.26 feet, and continuing in all a total distance of 707.69 feet, to a C.O.E. concrete monument found for the Westernmost corner of said called 72.91 acre tract of land, same being the Northernmost corner of a tract of land as described in the Warranty Deed to William Telford, filed for record in Volume 738, Page 371, of said Deed Records;

**THENCE** South 65 degrees 01 minutes 20 seconds West, along the Northwest line of said Telford tract, passing a 1/2 inch iron rod found on the Northeast line of Davis Drive an undetermined prescriptive right-of-way at a distance of 304.77 feet, and continuing in all a total distance of 327.51 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" in said Davis Drive, and being the Southwest corner of said called 92.531 acre tract of land;

**THENCE** North 29 degrees 32 minutes 28 seconds West, along the Southwest line of said called 92.531 acre tract of land, a distance of 300.99 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis";

**THENCE** North 65 degrees 02 minutes 36 seconds East, departing said Southwest line, and over and across said called 92.531 acre tract of land, passing a 5/8 inch capped iron rod found stamped "Brookes Baker" (controlling monument) at a distance of 24.93 feet, and continuing in all a total distance of 551.13 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis";

**THENCE** North 29 degrees 32 minutes 28 seconds West, continuing over and across said called 92.531 acre tract of land, a distance of 889.88 feet, to a 5/8 inch capped iron rod found stamped "Brookes Baker" (controlling monument) on the Northwest line of said called 92.531 acre tract of land;

**THENCE** South 60 degrees 00 minutes 00 seconds West (Bearing Basis), continuing along said Northwest line, a distance of 630.74 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis", being the Southernmost corner of said called 53.860 acre tract of land;

**Exhibit "A"**  
**Page 5 of 6**

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**THENCE** North 29 degrees 01 minutes 13 seconds West, a distance of 373.89 feet, to a 1/2 inch iron rod found at the base of a fence corner post for the Northernmost corner of a called 0.710 acre tract of land as described in the Warranty Deed with Vendor's Lien to Clinton Smart, filed for record in Volume 781, Page 682, of said Deed Records, from which a 1/2 inch iron rod found for the Easternmost corner of said called 0.710 acre tract of land bears South 25 degrees 44 minutes 43 seconds East, a distance of 167.17 feet;

**THENCE** South 60 degrees 55 minutes 17 seconds West, along the Northwest line of said called 0.710 acre tract of land, a distance of 172.29 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" on the apparent Northeast right-of-way line of the aforementioned Davis Drive;

**THENCE** North 28 degrees 54 minutes 00 seconds West, along said Northeast right-of-way line, a distance of 146.61 feet, to a found TXDOT concrete monument on the East right-of-way line of State Highway 360 a variable width right-of-way;

**THENCE** North 06 degrees 46 minutes 22 seconds East, departing said Davis Drive prescriptive right-of-way line, and along said East right-of-way line, a distance of 39.72 feet, to a found TXDOT (broken) concrete monument;

**THENCE** North 12 degrees 26 minutes 44 seconds West, continuing along said East right-of-way line, a distance of 192.12 feet, to a found TXDOT (broken) concrete monument;

**THENCE** North 04 degrees 04 minutes 28 seconds East, continuing along said East right-of-way line, a distance of 724.84 feet, to a found TXDOT concrete monument for the Westernmost Northwest corner of said called 53.860 acre tract of land, same being the Southernmost corner of a remainder tract of land (called 60.00 acres in original deed prior to State Highway 360) as described in the Deed to Fred W. Auld, and wife Mary Ann, filed for record in Volume 476, Page 479, said Deed Records, from which a 1/2 inch iron rod found for the Northwest corner of said Auld remainder tract bears North 04 degrees 04 minutes 28 seconds East, a distance of 1399.71 feet;

**THENCE** North 60 degrees 05 minutes 28 seconds East, along the common line of said Auld remainder tract, and said called 53.860 acre tract of land, a distance of 1330.33 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" for an interior corner of said Auld remainder tract land, and being the Northernmost corner of said called 53.860 acre tract of land;

**THENCE** South 28 degrees 56 minutes 09 seconds East, continuing along said common line, a distance of 384.88 feet, to a 5/8 inch iron rod found for the Southernmost corner of said Auld remainder tract;

**THENCE** North 63 degrees 03 minutes 17 seconds East, along the common line of said Auld and Orr tracts, a distance of 341.99 feet, to a 5/8



**Exhibit "A"**

**Page 6 of 6**

Ordinance No. 7445

inch iron rod found for the Easternmost corner of said Auld remainder tract, and being an interior boundary corner of said 173.08 acre tract of land;

**THENCE** North 30 degrees 06 minutes 20 seconds West, continuing along the common line of said Auld and Orr tracts, passing the centerline of said T.E.S.CO. easement filed for record in Volume 554, Page 662, of said Deed Records at a distance of 316.11 feet, and continuing in all a total distance of 1452.61 feet, to a 5/8 inch iron rod found for the Westernmost Northwest corner of said called 173.08 acre tract of land, from which a 1/2 inch iron rod found for an exterior boundary corner of a called 98.41 acre tract of land as described in the Warranty Deed to Sunbelt Land Investments/360, Ltd, filed for record in Volume 2056, Page 154, said Deed Records, bears South 59 degrees 36 minutes 09 seconds West, a distance of 348.21 feet;

**THENCE** North 60 degrees 51 minutes 26 seconds East, along the Northwest line of said called 173.08 acre tract of land, passing the centerline of said T.E.S.CO. Easement at a distance of 629.80 feet, and continuing in all a total distance of 2687.94 feet, to a 1/2 inch iron rod found for the Northernmost corner of said called 173.08 acre tract of land, from which a 1/2 inch iron rod found for the Easternmost corner of said called 98.41 acre tract of land bears South 29 degrees 48 minutes 32 seconds East, a distance of 34.07 feet;

**THENCE** North 30 degrees 24 minutes 20 seconds West, continuing along the Southwest line of said Carlton tract, a distance of 784.49 feet, to a point for corner on the City Limit line of The City of Grand Prairie and The City of Mansfield;

**THENCE** North 60 degrees 32 minutes 01 seconds East, along said City Limit line, a distance of 761.61 feet, to a point for corner on the North line of said Carlton tract;

**THENCE** South 89 degrees 54 minutes 11 seconds East, along the North line of said Carlton tract, passing a 1/2 inch iron rod found for the Southwest corner of the aforementioned BMW GP tract at a distance of 219.12 feet, and continuing in all a total distance of 1197.09 feet, to the **POINT OF BEGINNING** and containing 384.267 acres (16,738,671 square feet) of land.

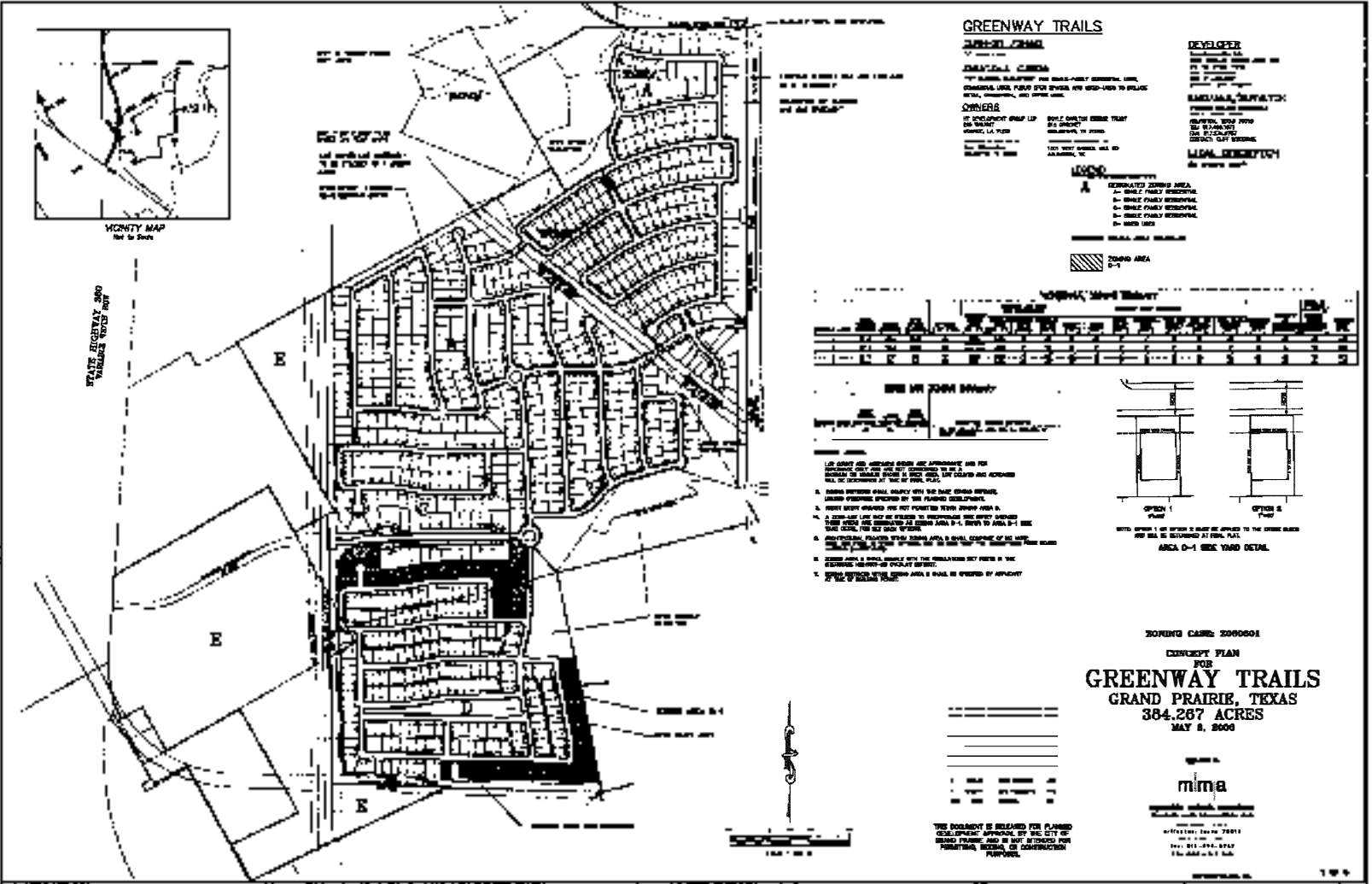


Exhibit "B"  
 Concept Plan

Ordinance No. 7445



**Exhibit “C”**  
**Residential Density and**  
**Dimensional Table**  
 (See Sections III.A.8, 9 & 10 for  
 Masonry and Roof Pitch  
 requirements)

Zoning Area	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks in Feet							Max. Height (Feet) (To top plate)	Max. Lot Cov.
		Area (SF)	Width (Feet)	Depth (Feet)	Front w/ front facing garage  (Double door type only)	Front w/ non-front facing garage	For Street Facing Porches	Internal Rear	Internal Side	Side on Street w/ equal or less than a 50-foot right-of-way	Side and Rear on Street greater than 50-foot right-of-way		
A	2,000	9,000	70	110	25 to front wall plane;  27 to front of garage w/ 12” offset between doors.	17	17	10	6	15 <b>(1)</b>	20	25	50%
B	1,800 SF for min. 20% of units.  2,000 SF for min. 80% of units.	7,800	65	110	Same as Zoning Area “A”	17	17	10	6	15 <b>(1)</b>	20	25	50%
C	2,000	8,400	70	110	Same as Zoning Area “A”	17	17	10	6	15 <b>(1)</b>	20	25	50%
D D-1	1,800	6,000	60	110	Front facing garages not allowed	17	17	10	D = 6 D-1 = 0 <b>(2)</b>	15 <b>(1)</b>	20	25	50%

*(1) – Side setback on local street shall equal any front yard setback projecting from an adjacent lot(s) within same block face.*

*(2) – A zero-lot-line side setback may be utilized in Area D-1 to incorporate side entry garages.*

**Exhibit "D"**  
**Revised Future Land Use**  
**Map**  
 (2005 Comprehensive Plan)

Ordinance No. 7445

