

**ORDINANCE NO. 7837
PLANNED DEVELOPMENT NO. 328
CASE NO. Z080701 & CP080701**

TO REZONE 72.91 ACRES OF LAND (THE ZONING AREA) OUT OF THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, 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, MULTI FAMILY- THREE (MF-3) USES, GENERAL RETAIL (GR) USES AND MIXED USE FOR ARCHITECTURALLY INTEGRATED RESIDENTIAL ABOVE RETAIL USES; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 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 **Agriculture (A) District to a Planned Development (PD) District for Single Family-Detached Residential Uses, Multi Family-Three (MF-3) Uses, General Retail (GR) Uses and Mixed Use for Architecturally Integrated Residential above Retail Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 4, 2008 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Agriculture (A) District to a Planned Development (PD) District for Single Family-Detached Residential Uses, Multi Family-Three (MF-3) Uses, General Retail (GR) Uses and Mixed Use for Architecturally Integrated Residential above Retail 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 16, 2008 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 **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:

SECTION 1.

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 Zoning Area from its classification of **Agriculture (A) District to a Planned Development (PD) District for Single Family-Detached Residential Uses, Multi Family-Three (MF-3) Uses, General Retail (GR) Uses and Mixed Use for Architecturally Integrated Residential above Retail Uses** as shown on the attached Exhibit "A" incorporated herein by reference.

SECTION 2. SINGLE FAMILY RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

- A. The design and location of single family detached residential acreages, 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 other traditional design and historic architectural elements are incorporated into a Traditional Neighborhood Development (TND) plan as defined in Section 3. C of this Ordinance.
- 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 shall be constructed within a dedicated 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 school. 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. Such area(s) shall be dedicated as a “Landscape Maintenance Easement” to a mandatory property-owners association and/or a public improvement district (“PID”) as defined in Section 3. F. 2 of this Ordinance.

- H. All utilities shall be placed below ground, except for existing major high voltage transmission lines.
- I. For the purpose of providing neighborhood identity, subdivisions that are designed to house over 175 lots are to be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than a 5-minute walk from the center. The center shall have a distinct character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity .
- J. Prior to the submittal of a Preliminary Plat, the Planning and Zoning Commission and City Council shall review and approve a Concept Plan for all Single Family development within the Zoning Area. The submittal criteria for the Concept Plan shall be the same as that required for a Preliminary Plat as defined in Article 12, Section 7 of the UDC.
 - 1. The Concept Plan review process called for under this section shall apply to all tracts of land designated for Single Family development under this Ordinance regardless of size.

SECTION 3. ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES FOR SINGLE FAMILY RESIDENTIAL USES

- A. The Zoning Area should offer a variety of single family detached housing and lot types in a variety of sizes in conformance with density and dimensional standards as shown on the attached Exhibit “C-1” and “C-2”, Density and Dimensional Table, incorporated herein by reference with said standards being more particularly described below.
 - 1. Minimum lot size:
 - a. A lot size between 7,800 to 8,999 square feet shall be required for a minimum of eighty percent (80%) of total platted lots within the Zoning Area.
 - i. A maximum thirty percent (30%) of the above lot size requirement (or 24% of total platted lots) may be reduced to 5,000 square feet for lots developed under an approved Traditional Neighborhood Development (TND) plan that conforms to all requirements specified in Section 3. C. and Table “C-2” of this Ordinance.
 - b. A lot size of 9,000 square feet or greater shall be required for a minimum of twenty percent (20%) of total platted lots within the Zoning Area.

2. Minimum lot width to be 65 feet.
 - a. The above lot width requirement may be reduced to 50 feet for lots developed under an approved Traditional Neighborhood Development (TND) plan that conforms to all requirements specified in Section 3. C. and Table “C-2” of this Ordinance. Such reduction shall be applied to no more than twenty-four percent (24%) of total platted lots within the Zoning Area.
 - b. Lots facing a “T” type street intersection shall have a minimum width of 80 feet. *(See figures 2 and 3 below for example of a “T” type street lot.)*
 - c. The above 80-foot lot width requirement shall not apply to lots developed under a Traditional Neighborhood Development (TND) plan specified in Section 3. C and Table “C-2” of this Ordinance.
3. Maximum lot coverage not to exceed 60%.
4. Interior side setback shall be a minimum of 6 feet.
5. Twenty percent (20%) of all platted residential lots (including TND lots) shall contain a minimum living area of 1,800 square feet or greater.
6. At least eighty percent (80%) of all platted residential lots (including TND lots) shall contain a minimum living area in excess of 2,000 square feet.
7. Corner lots shall have front yards described below and shown on Exhibit “D”:
 - a. Back to back corner lots (lots with rear yards that abut each other) shall each have one front yard.
 - b. A corner lot with a rear yard that abuts the front yard of another lot shall have a front yard along both street corner frontages. The remaining yards are side and rear yards.
8. 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 an additional 2-foot minimum front yard setback to the front of the garage. In all cases, the additional 2-foot garage setback shall be measured from the front wall plane 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 3. D. 5 for offset requirement)*

9. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (J-swing, side swing or rear alley served) garages. This building setback provision shall be noted on the final plat for all phases of the Zoning Area.
 10. 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.
 11. 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.
 12. 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.
 13. 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 3. E. 3 of this Ordinance. This provision applies to both TND and non-TND units.
 14. 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, front oriented (J-swing) side entry, or detached rear yard garage configurations. Variation in roofing material shall be required in accordance with Section 3. E. 3 of this Ordinance. This provision applies to both TND and non-TND units.
- 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. 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 Sections 3. E. 1 and 3. E. 2 of this Ordinance.

- a. 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.
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. 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 Sections 3. E. 1 and 3. E. 2 of this Ordinance.
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3. 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 Sections 3. E. 1 and 3. E. 2 of this Ordinance.
4. All fireplace chimney flues shall be encased in an enclosure with 100% masonry exterior for all chimney types and locations.

C. **Traditional Neighborhood Design (TND) Plan:** Traditional Neighborhood Development or TND is an area designated with unique development characteristics that:

- i. Is comprised of architecturally significant design themes;
- ii Utilizes traditional masonry, stone or other high quality exterior building products, such as cementitious fiber board; and
- iii Reflects historic architecture applicable to the region, such as Spanish Mission, Texas Prairie, Craftsman, Texas Hill County, or other historically significant architecture found throughout Texas history, as long as it is used for the purpose of achieving a distinctive or definitive architectural style consistent with the provisions of this Ordinance. Acceptable and non-acceptable examples of this architectural style are shown in the attached Exhibit “E”.

Exceptions to the lot size, lot width, building setbacks and masonry requirements shall be permitted for lots developed under a TND plan with residences styled with a historic architectural theme. The following provisions apply: *(See Table “C-2” for density and dimensional requirements)*

1. The use of cementitious fiber board siding and masonry, shall be allowed for residential structures designed with a distinctive and articulated building design that is based on an historic architectural style for residential design. Such exception shall be considered for residential structures that meet all requirements listed below.
 - a. A masonry TND residence shall be defined as one constructed with brick or stone masonry that consumes more than sixty percent (60%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a front and/or side façade. The use of engineered wood siding shall not be permitted as an exterior building material for any type of TND residence.
 - i. The construction of masonry TND residences shall not exceed fifty percent (50%) of those platted lots designated for TND development.
 - b. The front street facing façade is to be constructed with an attached porch structure with a minimum covered area of 90 square feet *(40 square feet for masonry exteriors)* 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 for fiber board exteriors, or 30% for masonry exteriors. *(See Figure 1 below for example.)*
 - c. 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 for residences with fiber board exteriors, or a minimum 12-inch separation for masonry exteriors. (*See Figure 1 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.
 - d. The street facing edge(s) of a porch structure shall be considered a “wall plane” if it is 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 or iron railing, or solid masonry bulkhead that has a minimum height of 36-inches.
 - 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 forty percent (40%) of said column height is clad in brick masonry or stone at a finished thickness at column of no less than 16-inches wide.
 - iii. Masonry TND residences shall be required to conform only to item i. above.
 - iv. Fiber board TND residences shall be required to conform to both items i. and ii. above.
 - e. No garage doors shall be constructed within any front street facing wall plane of a residence. Permitted garage designs shall be limited to J-swing, side swing, rear alley or detached rear yard garage configurations.
 - f. Roof pitch shall be designed in strict conformance to the requirements prescribed in Sections 3. A. 12 and 13 of this ordinance.
 - g. Architectural design and color scheme shall be designed in similar conformance to the requirements prescribed in Section 3. E. 1 and all other relevant sections of this ordinance.
2. The lot locations TND 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. Lots designed under a TND plan within the Zoning Area shall conform to the following dimensional criteria.

- a. Minimum lot size for TND designated lots shall be between 5,000 and 7,799 square feet and shall be permitted for no more than 24% of all platted residential lots within the Zoning Area.
 - b. Minimum lot width shall not be less than 50 feet for such lots.
 - c. Minimum front yard setback shall not be less than 17 feet for such lots.
 - d. Minimum side yard setback shall not be less than 5 feet for such lots.
3. 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 designs that are deemed not to be in conformance with the provisions of this Ordinance by the DRC may be appealed to the Planning and Zoning Commission. Architectural designs denied by the Planning and Zoning Commission may be appealed to the City Council for final disposition. Acceptable and non-acceptable examples of this architectural style are shown in the attached Exhibit "E".

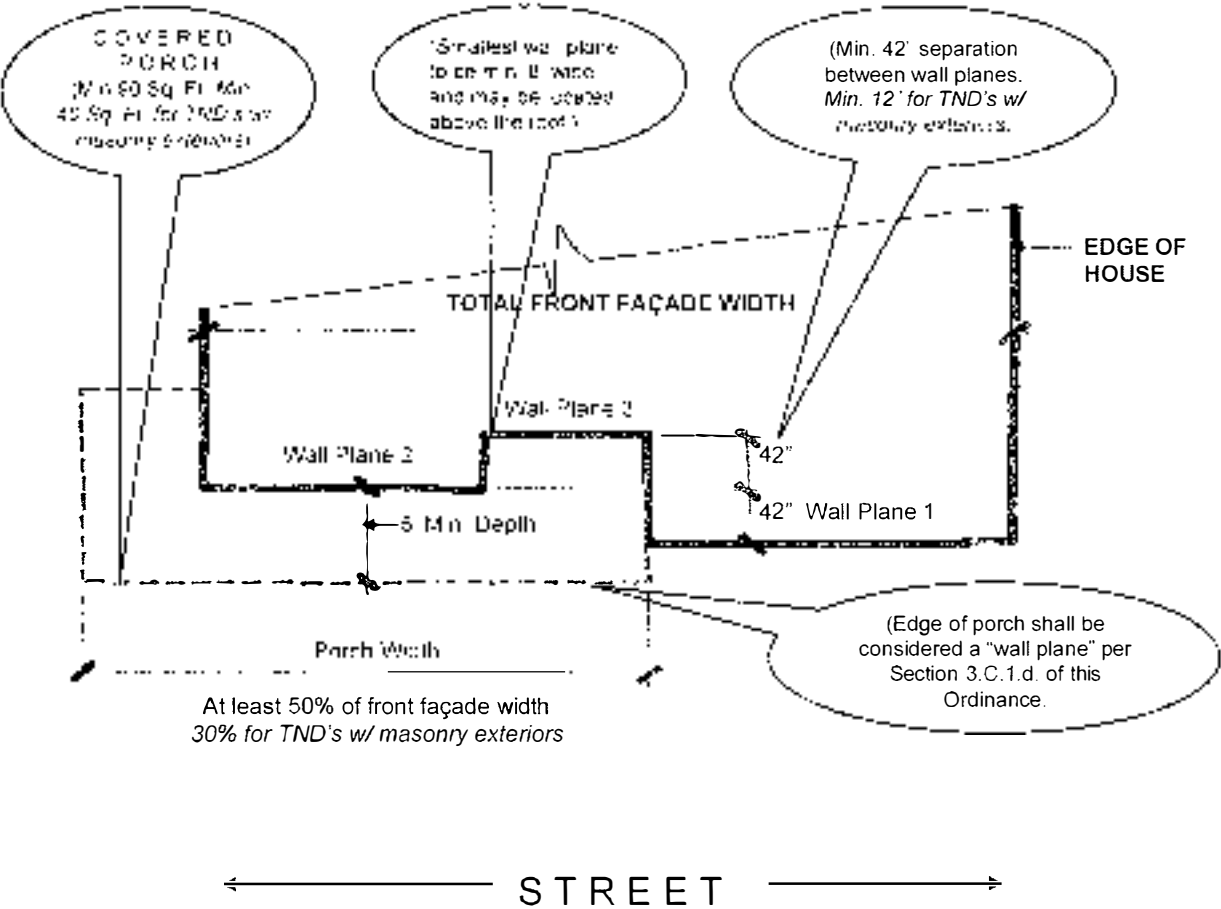


Figure 1 – Hypothetical façade plan for residences styled with a historic architectural theme.

- D. Residential garage alternatives to be provided to the home owner/purchaser for non-TND units.
 1. Front-Entry Garage – For non corner lots, a front-entry garage is a garage (a) with garage doors that face the street; and (b) that is located within the front two-thirds of a lot. For corner lots, a front-entry garage is one (a) with garage doors that face the same street that the front of the home faces; and (b) that is located within the front two-thirds of a lot. A “J-Swing” garage is not a Front-Entry Garage.
 2. 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.
 3. 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.

4. 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.
5. Front entry garages shall contain two or more single car wide doors with one door being setback an additional 12-inches from the garage door that is closest to the street.
6. 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 2 and 3 below for examples.)*

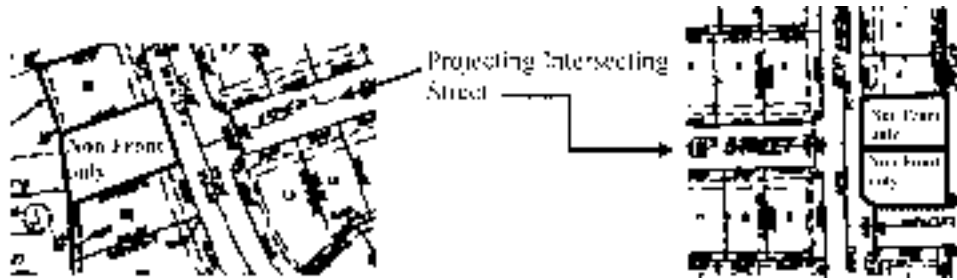


Figure 2 – One lot facing “T” intersection

Figure 3 – Two lots facing “T” intersection

- E. Variation in architectural design, color scheme and building profile required for both TND and non-TND units.
1. 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.
 2. The use of stone, cultured stone, or stone veneer units of the same color and

hue shall be permitted within the Zoning Area but shall not consume more than thirty percent (30%) 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.

- a. Additional stone allowance for “T” lots: Residences built on lots facing a “T” type street intersection (*see Figures 2 and 3 above*) shall be permitted to be constructed with a 100% stone veneer.
3. 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 fifty percent 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.
- F. A unifying urban design theme is to be provided for amenities and streetscape elements with provision for centralized property management to be in place.
1. Unified street signage, mail boxes and street lighting are to be coordinated throughout the development.
 2. 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. The establishment of a PID shall be mandatory if the Zoning Area is to contain more than 174 platted lots. Documentation establishing such district and/or association shall be required at time of final plat review.

SECTION 4. LANDSCAPING AND SCREENING GUIDELINES FOR SINGLE FAMILY RESIDENTIAL USES

- 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 Type 3, as defined in Article 8 of the UDC, fence constructed of cementitious fiber board, concrete thin-wall, or an alternate material shall be installed with smooth side of fence facing the street. Non-masonry fences shall be painted with a wood stain and be constructed with a top-rail trim member facing the street. A mandatory property-owners association and/or a public improvement district ("PID") shall maintain such fences.
 4. Private front or side yard residential fences directly facing or fronting a public or private street right-of-way shall consist of cedar and steel posts - no pine allowed at these locations.
- 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 equipped with wind, rain and freeze sensors 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.

SECTION 5. FAÇADE PLANS TO BE SUBMITTED FOR STAFF REVIEW FOR SINGLE FAMILY RESIDENTIAL USES

- A. For the purpose of verifying compliance with the architectural requirements prescribed in Section 3. B, C and D 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, 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 the Zoning Area.

SECTION 6. MULTI FAMILY USES

- A. The development of Multi Family acreages shall take place in accordance with the use and development standards established for the “MF-3” Multi Family residential zoning district in the Unified Development Code (UDC). Prior to the issuance of a building permit, the Planning and Zoning Commission and City Council shall review and approve a Planned Development Site Plan for all Multi Family development within the Zoning Area. Site and building design will be subject to all requirements prescribed in the UDC pertaining to the MF-3 district.

- B. The property owner/developer shall have the discretion to provide a variety of mixed use retail development within the Multi family acreage for architecturally integrated “residential above retail” development. All mixed use development within the Multi family acreage shall conform to the requirements of Section 3.2.16 of the Unified Development Code (UDC).
 - 1. Prior to the issuance of a building permit, the Planning and Zoning Commission and City Council shall review and approve a Planned Development Site Plan for all mixed use retail development within the Multi family acreage for architecturally integrated “residential above retail” development. Permitted retail uses shall be those specified for the General Retail (GR) district in the UDC. Site and building design will be subject to all requirements prescribed in Section 3. “Development Standards” of the IH-20 Overlay District in Appendix “S” as amended in the UDC except as otherwise provided herein.
 - 2. All structures for mixed use retail development within the Multi family acreage for architecturally integrated “residential above retail” development shall be designed and constructed as a commercial type structure as defined by the current Building Code of the City of Grand Prairie.
 - 3. Building setbacks and building height for architecturally integrated “residential above retail” development shall be determined during the site plan review.
 - 4. For mixed use buildings with architecturally integrated “residential above retail” development: no one single use within a climate controlled mixed use building envelope shall encompass less than 30% of the total area of the building. The ratio of mixed use floor areas (such as residential to retail area per building) shall be established during the site plan review.

C. The design and location of Multi Family and acreages, drainage areas and open spaces shall substantially conform to the Concept Plan as shown on the attached Exhibit “B” incorporated herein by reference.

SECTION 7. DEVELOPMENT REQUIREMENTS FOR GENERAL RETAIL USES

- A. The development of Retail acreages shall take place in accordance with the use and development standards established for the “GR” General Retail zoning district in the Unified Development Code (UDC). Prior to the issuance of a building permit, the Planning and Zoning Commission and City Council shall review and approve a Planned Development Site Plan for all retail development within the Zoning Area. Site and building design will be subject to all requirements prescribed in Section 3. “Development Standards” of the IH-20 Overlay District in Appendix “S” as amended in the UDC.
- B. The design and location of Retail acreages, drainage areas and open spaces shall substantially conform to the Concept Plan as shown on the attached Exhibit “B” incorporated herein by reference.

SECTION 8.

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.

SECTION 9.

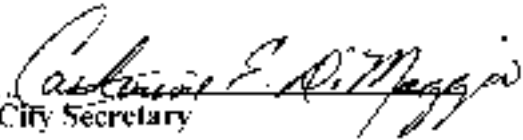
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10.

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

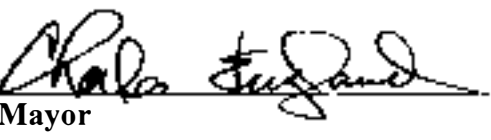
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 16th DAY OF SEPTEMBER, 2008.

ATTEST:



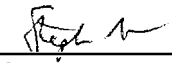
City Secretary

APPROVED:



Mayor

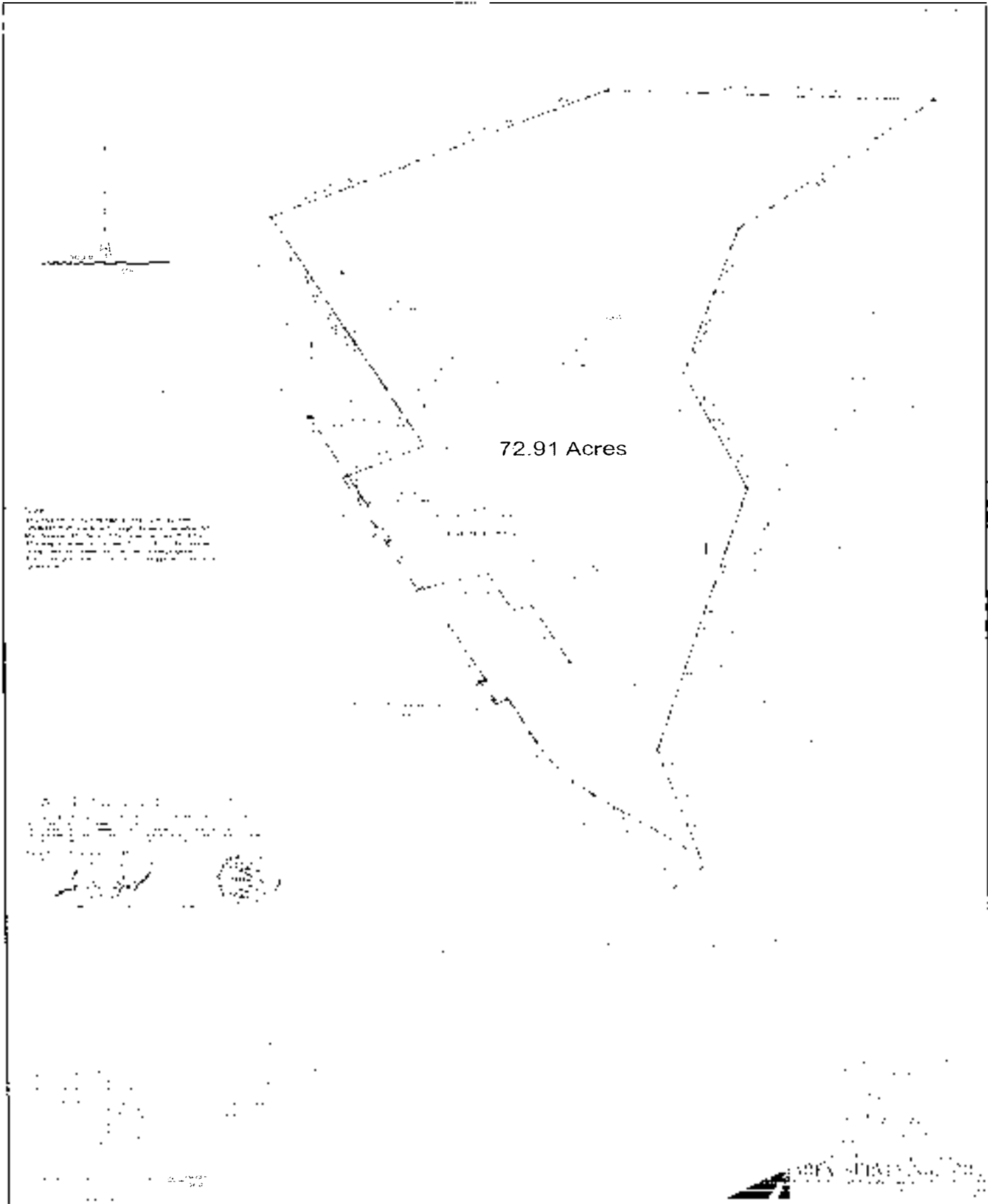
APPROVED AS TO FORM:



City Attorney

Exhibit "A"
Page 1 of 4

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FIELD NOTES

Description for a tract of land in the Joseph Lawrence Survey, Abstract Number 616, Ellis County, Texas, and being a portion of a tract of land described in a deed to J. B. Eldridge, recorded in Volume 481, Page 591, Deed Records, Ellis County, Texas, and being described by metes and bounds as follows:

BEGINNING at a spike nail found in a county road, said nail lying by deed call, 1312.91 feet, North 28 degrees 50 minutes 33 seconds West from the southwest corner of said Eldridge tract;

THENCE North 75 degrees 32 minutes 58 seconds East at 19.90 feet passing a 1/2" iron pin found with cap marked, "AREA SURVEYING", in all, a total distance of 327.12 feet to a 1/2" iron pin found with cap marked, "AREA SURVEYING";

THENCE North 28 degrees 50 minutes 16 seconds West a distance of 274.80 feet to a 1/2" iron pin found with cap marked, "AREA SURVEYING";

THENCE South 75 degrees 33 minutes 52 seconds West a distance of 73.13 feet to a 3/8" iron pin found for the most easterly corner of a tract of land described in a deed to Rick S. Terry and wife, Carol E. Terry, recorded in Volume 778, Page 764, Deed Records, Ellis County, Texas;

THENCE North 28 degrees 51 minutes 15 seconds West a distance of 177.04 feet to a 1/2" iron pin found for the most northerly corner of said Terry tract;

THENCE South 75 degrees 05 minutes 14 seconds West at 233.36 passing a 5/8" iron pin found in the easterly line of said county road, in all, a total distance of 253.62 feet to the most westerly corner of said Terry tract;

THENCE North 28 degrees 52 minutes 09 seconds West a distance of 537.53 feet along said county road to the most southerly corner of a tract of land described in a deed to The Aggie Club, Inc., recorded in Volume 22490, Page 60, Deed Records, Ellis County, Texas;

THENCE North 64 degrees 41 minutes 17 seconds East at 21.91 feet passing a 1/2" iron pin set with cap marked, "AREA SURVEYING", in all, a total distance of 312.47 feet to a 1/2" iron pin set with cap marked, "AREA SURVEYING" for the most easterly corner of said Aggie Club tract;

Exhibit "A"

Page 3 of 4

Ordinance No. 7837, Pg. 21

THENCE North 28 degrees 50 minutes 26 seconds West a distance of 279.34 feet to a concrete monument found for the most northerly corner of said Aggie Club tract and for the most easterly corner of a tract of land described in a deed to William Telford and wife, Kay Telford, recorded in Volume 21665, Page 371, Deed Records, Ellis County, Texas, from which a concrete monument found bears 290.40 feet, South 64 degrees 4 minutes 17 seconds West;

THENCE North 28 degrees 52 minutes 40 seconds West a distance of 823.67 feet to a concrete monument found for the most northerly corner of said Telford tract;

THENCE North 64 degrees 57 minutes 46 seconds East a distance of 707.27 feet to a concrete monument found;

THENCE North 65 degrees 26 minutes 13 seconds East a distance of 582.20 feet to a concrete monument found;

THENCE South 87 degrees 58 minutes 05 seconds East a distance of 1,150.16 feet to a concrete monument found for the northwesterly corner of a tract of land described in a deed to The United States of America, recorded in Volume 676, Page 506, Deed Records, Ellis County, Texas;

THENCE the following courses and distances along the westerly line of said United States of America tract:

South 51 degrees 44 minutes 42 seconds West a distance of 887.25 feet to a concrete monument found;

South 17 degrees 03 minutes 34 seconds West a distance of 639.57 feet to a concrete monument found;

South 24 degrees 32 minutes 51 seconds East a distance of 532.54 feet to a concrete monument found;

South 15 degrees 57 minutes 15 seconds West a distance of 1,151.37 feet to a concrete monument found;

South 17 degrees 59 minutes 55 seconds East a distance of 463.40 feet to a 1/2" iron pin set with cap marked, "AREA SURVEYING" in the north line of said county road for the northeast corner of a tract of land described in a deed to The State of Texas, recorded in Volume 809, Page 981, Deed Records, Ellis County, Texas;

THENCE the following courses and distance along the north line of said State of Texas tract:

North 54 degrees 47 minutes 55 seconds West a distance of 441.91 feet to a 1/2" iron pin set with cap marked, "AREA SURVEYING" at the beginning of a curve, concave to the northeast, having a radius of 670.00 feet, and a long chord which bears 303.97 feet, North 41 degrees 42 minutes 17 seconds West;

Northwesterly along said curve, passing through a central angle of 26 degrees 13 minutes 21 seconds, a distance of 306.64 feet to a 1/2" iron pin set with cap marked, "AREA SURVEYING" at the end of said curve;

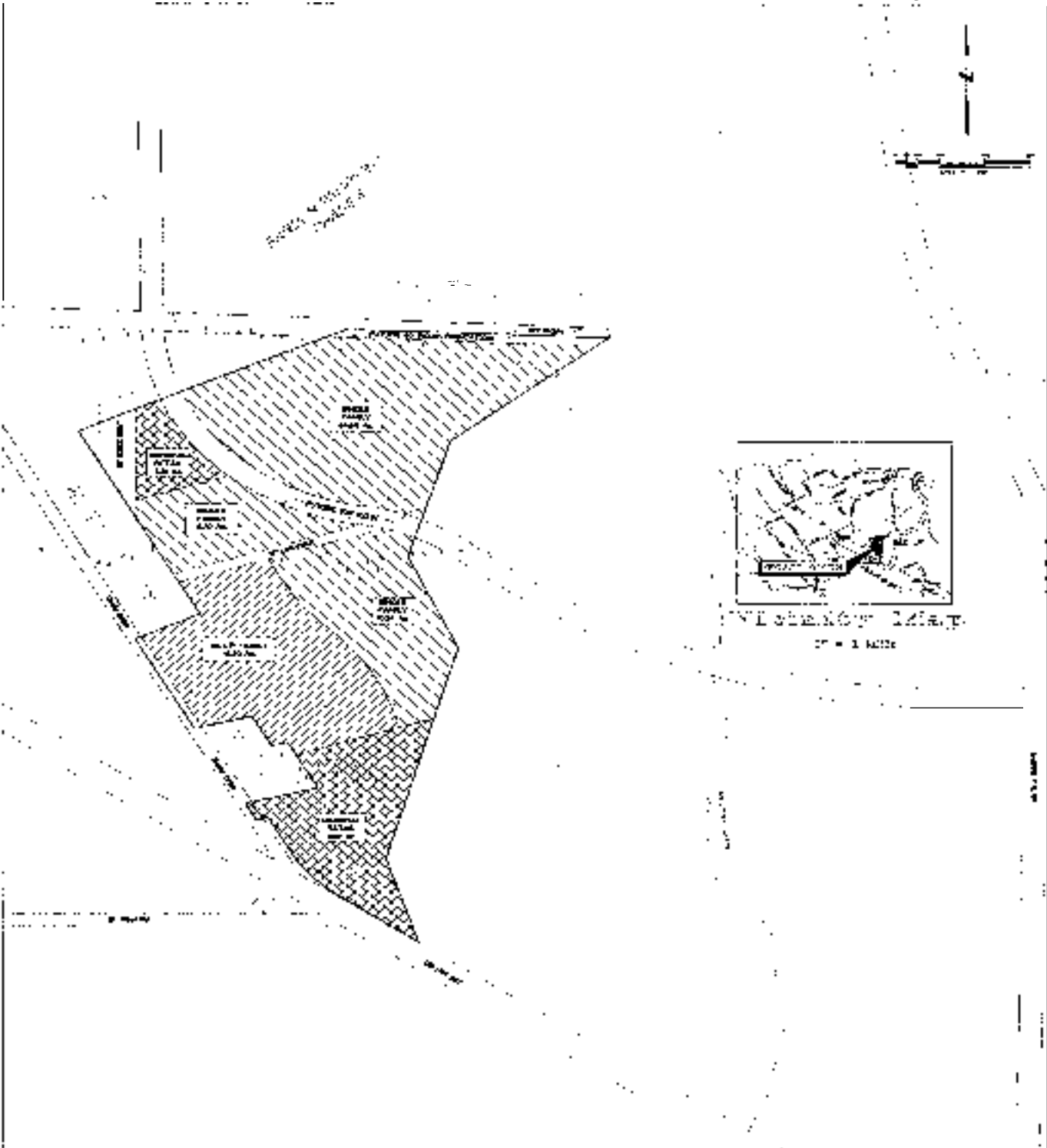
North 28 degrees 34 minutes 55 seconds West a distance of 204.43 feet to a 1/2" iron pin set with cap marked, "AREA SURVEYING";

South 61 degrees 08 minutes 05 seconds West a distance of 51.35 feet to the center of said county road;

THENCE North 28 degrees 51 minutes 23 seconds West a distance of 104.80 feet along said road to the POINT OF BEGINNING, said described tract containing 72.91 acres of land.

Exhibit "B" Concept Plan

Ordinance No. 7837, Pg. 23



LOCATION MAP
Scale = 1:10000

Land Use Summary

Land Use Type	Acres	# of Lots
Single Family	41.49	134* (65'x120' TYP)
Multi Family	15.20	N/A
General Retail	13.28	N/A
Garage/R.O.W.	3.05	N/A
Total:	73.02	134

* Number of Lots Estimated

Concept Plan
FOR
73± Acre Farrar Tract
Grand Prairie, Texas
Dallas County, TEXAS
June, 2008

J.C. JONES & CARTER, INC.
ENGINEERS - PLANNERS - SURVEYORS
5090 LBJ Freeway, Suite 910 Dallas, Texas 75224 (972) 486-9880

**Exhibit “C-1”
Density and
Dimensional Table
(Per Section III.)**

Ordinance No. 7837, Pg. 24

Maximum Unit Density per Developable Acres (1)	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks in Feet							Max. Height (Feet)	Max. Lot Cov.
		Area (SF)	Width (Feet)	Depth (Feet)	Front w/ front facing garage (Double door type only) 25 to front wall plane; Garage doors to be 2' behind front wall plane w/ 12" offset between doors.	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		
5.5	1,800 SF for min. 20% of units. 2,000 SF for min. 80% of units.	7,800 SF for min. 80% of units. 9,000 SF for min. 20% of units.	65 80 for "T" lots	120		17	17	15	6	15	20	35 (To top plate)	60%

(1) Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space.

**Exhibit “C-2”
TND plan
Density and
Dimensional Table
(Per Section III.)**

Maximum Unit Density per Developable Acres (1)	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks in Feet							Max. Height (Feet)	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		
7.0	1,800 SF for min. 20% of units. 2,000 SF for min. 80% of units.	7,799 to 5,000 for max 24% of units.	50	100	No front facing garage doors permitted for any TND unit.	17	17	With no alley 10 With alley 3 (1)	5	15	20	35 (To top plate)	60%

(1) An 18 foot garage door set back is required for rear alley served garages.

Exhibit "D"
Front and Side Yard
Setback Configurations

Ordinance No. 7837, Pg. 25

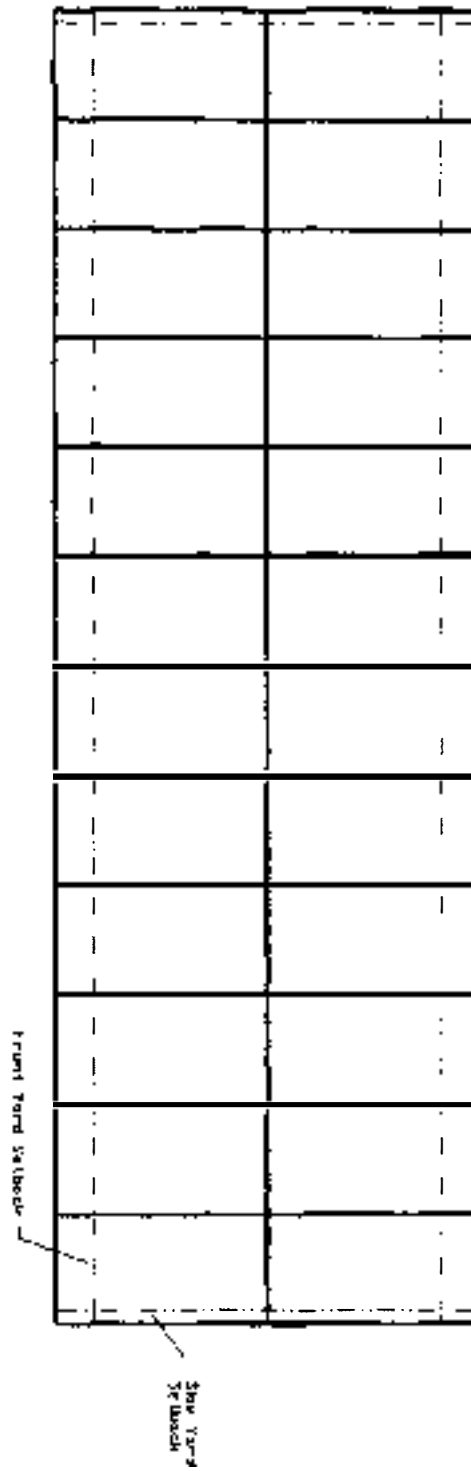
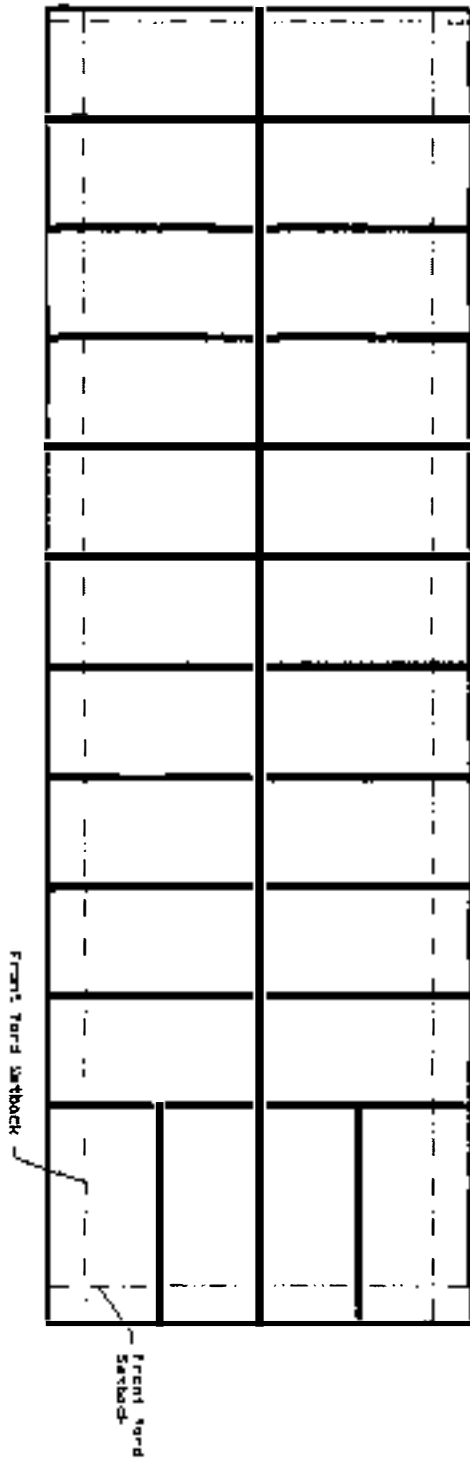


Exhibit "E"
("YES" and "NO"
facades)

Examples of facades that substantially conform to TND requirements.

YES
Masonry TND example



YES
Cementitious fiber board TND example

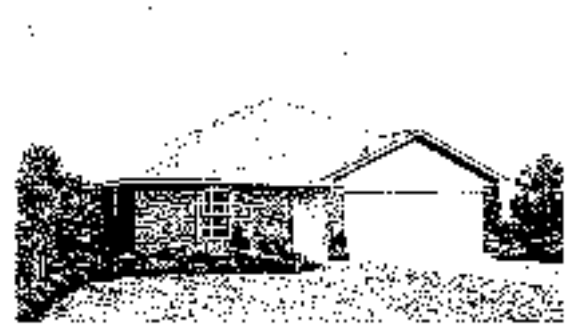


“NO” facades)

Examples of facades that do not conform to TND requirements.

NO

For either masonry or cementitious fiber board TND example



Not appropriate for TND development because:

- Design exhibits a flat appearance with minimal building fenestration and ornamentation.
- The garage is too visually dominant and serves as the front wall plane.
- Design lacks a pedestrian scale with minimal porches and verandas.
- Appearance is too contemporary and not in keeping with the TND concept.
- Building proportions present an image perceived as being too volumetric and bulky.