

ORDINANCE NO. 10022-2016

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A 10.00 ACRES OUT OF THE ROBERT MCCOY SURVEY, ABSTRACT NO. 1104, TRACT 1A, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING ADDRESSED AS 7700 ARLINGTON WEBB BRITTON ROAD, FROM AGRICULTURE (A) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY DETACHED RESIDENTIAL USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Agriculture (A) District to a Planned Development District for Single Family Detached Residential**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 7, 2016, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Agriculture (A) District to a Planned Development District for Single Family Detached Residential**; 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 March 22, 2016, 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, Grand Prairie, 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 area from its classification of **Agriculture (A) District to a Planned Development District for Single Family Detached Residential;**

PROPERTY DESCRIPTION - 10.00 ACRES

BEING a 10.002 acre tract of land in the R. McCoy Survey, Abstract No. 1104, situated in Tarrant County, Texas, and being all of a certain tract of land described in deed to Patricio Jose Medrano, recorded in Instrument Number D209152559, Deed Records, Tarrant County, Texas. The bearings for this description are based on the bearings of the south line of Lots 11-18, Block E, Bela Vista at Mira Lagos, Block A,B,C,D,E, as it appears in Instrument Number D206094590, Plat Records, Tarrant County, Texas. Said 10.002 acre tract of land being described by metes and bounds as follows:

BEGINNING at a PK nail set at the northeast corner of said Patricio Jose Medrano tract and also being in Arlington Webb Briton Road, a variable width public right of way;

THENCE South 30°16'14" East, along said Arlington Webb Briton Road, a distance of 687.62 Feet to a PK nail set for the southeast corner of said Patricio Jose Medrano tract;

THENCE South 60°18'09" West, departing said Arlington Webb Briton Road and continuing along the southeast line of said Patricio Jose Medrano tract, a distance of 633.68 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southwest corner of said Patricio Jose Medrano tract and being in the northeast line of Block A, Mira Lagos, No. D-1, an addition to the City of Grand Prairie, Tarrant County, Texas recorded in Instrument Number D214211264, Plat Records, Tarrant County, Texas;

THENCE North 30°16'14" West, departing said southeast line and continuing along the said northeast line, a distance of 687.62 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818 set at the most southerly southwest corner of Lot 11, Block E of Bella Vista at Mira Lagos, Block A,B,C,D,E, an addition to the City of Grand Prairie, Tarrant County, Texas recorded in Instrument Number D206094590, Plat Records, Tarrant County, Texas;

THENCE North 60°18'09" East, departing said northeast line and continuing along the southeast line of

said Block E, a distance of 633.68 Feet to the POINT OF BEGINNING and containing a computed area of 10.002 Acres, more or less.

SECTION 2. PURPOSE AND INTENT

The intent of this zoning ordinance is to create a development framework that encourages and supports higher standards.

Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential development.

A homeowners association (HOA) and public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure resources are available for the care of the common elements and amenities of the community.

SECTION 3. DEVELOPMENT STANDARDS

General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

Conceptual Plan

Development shall be in substantial conformance with the Conceptual Plan (Exhibit "B") as determined by the Planning Director or his designee.

Development Standards

1. The development shall comply with the regulations of the Single Family-4 (SF-4) District requirements of the Unified Development Code, as amended; except as expressly provided by this ordinance.
2. A minimum of 20% 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.
3. The development shall comply with the provisions of Resolution 3924, unless an appeal or exception is expressly approved by the City Council. In the event the provisions of the SF-4 district conflict with Resolution 3924, the more restrictive shall prevail, except:
 - a. Minimum lot width - The minimum residential lot width shall be 65 feet, measured at the setback. Lots 9,500 square feet or greater located along the radius of the street bend may be less than 65 feet measured at the right-of-way.
 - b. Lots facing a "T" type street intersection, as defined by Resolution 3924,

shall not have driveways or any portion thereof that are in line with the street facing lot.

4. Minimum Setbacks shall be complying with the SF-4 standards contained in Article 6 of the Unified Development Code except as follows:
 - a. Front yard - 20 feet 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 ground floor; climate controlled residential living unit that is closest to street.
 - b. Side yard internal - 5 feet
5. Roof Pitch shall comply with Resolution 3924 and the Unified Development Code except as follows:
 - a. A minimum roof pitch of 6:12 for all roof structures covering main (climate-controlled) living areas. Variation in roofing material shall be required in accordance with Section II.E.3 of Resolution 3924.
 - b. A minimum roof pitch of 3:12 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. Variations in roofing material shall be required in accordance with Section II.E.3 of Resolution 3924.
6. All fireplace chimney flues shall be encased in 100% masonry or cement fiber board for all chimney types and locations.
7. Front entry garages with cedar garage doors, or garage doors constructed of a comparable material as determined by the Planning Director or their designee, shall be permitted on lots directly in line with "T" type street intersections where the driveway or any portion thereof that are not in line with the street facing the lot.
8. A Type I screening fence with a minimum height of six feet shall be required along all thoroughfares designated as an arterial or collector street on the City's Master Transportation Plan. Brick columns or pilasters shall be spaced a minimum of 50 feet on center or placed on residential lot corners.

SECTOPM 4. HOMEOWNERS ASSOCIATION AND/OR PUBLIC IMPROVEMENT DISTRICT

A mandatory homeowners association (HOA) shall be created to enforce the HOA restrictions at the expense of the property owners of the development. The HOA shall maintain the common areas within the development. Prior to recordation of the first final plat, HOA documents shall be submitted to the Planning Department for review.

The subject site is within PID (Public Improvement District) #8. Prior to recordation of the first final plat, confirmation from the PID #8 Board shall be submitted which indicates acceptance of the change of use and incorporation of the subdivision wall, perimeter landscape into the PID's maintenance responsibility.

SECTION 5. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.


SECTION 6. 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 22ND DAY OF MARCH, 2016.


APPROVED:


Ron Jensen, Mayor

ATTEST:

for 
City Secretary

APPROVED AS TO FORM:


City Attorney

**ORDNANCE NO. 10022-2016
PLANNED DEVELOPMENT NO. 354
ZONING CASE NO. Z151101/CP151101**

