

PD-38
PD-43
PD-72

Single Family-Attached and Single Family-Detached

Planned Development district permitting single family attached dwelling units and single family-detached dwelling units subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission. The site plan shall be drawn in accordance with Article XVI Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas. The development shall conform to all city codes except in the following respects; 1) structure exterior shall be a minimum of 60% masonry construction; 2) minimum front setback shall be 15 feet; 3) the maximum coverage shall not exceed 50%; 4) there shall be a two-car garage per unit; 5) the minimum rear yard shall be 10 feet, 6) there shall be a minimum of 1,050 square feet of living area for each home and the average square footage of living area for the complex shall be 1,200 square feet; 7) the developer will hold the City of Grand Prairie harmless from any and all drainage problems arising in the area; 8) that the surface drainage system be approved by the City Engineering Department prior to the issuance of any building permit.

ORDINANCE NO. 2483

I G RA

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, BY CHANGING THE USE DISTRICT CLASSIFICATION OF CERTAIN PROPERTIES

WITHIN THE CITY OF GRAND PRAIRIE, TEXAS. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That the Comprehensive Zoning Ordinance of the City of Grand Prairie be and the same hereby is, altered and amended in the following respects only; and that the use district classification of the following properties be changed to the classification as shown below:

PROPERTY DESCRIPTION

BEING an 11.985 acre tract of land in the J. R. Parker Survey, Abstract No. 1227, out of a 687.19 acre tract of land conveyed to Great Southwest Corporation by E. P. Waggoner, by general warranty deed dated July 10, 1956, as recorded in Volume 3009, Page 523 of the Deed Records of Tarrant County, Texas; said tract of land being more particularly described as follows:

COMMENCING at the Southeast corner of the Second Installment of Industrial Community

NO. 5 in the Great Southwest Industrial District, in the M. K. Selvedge Survey Abstract No. 1423, as recorded in Volume 388750, Page 67, of the Plat Records of Tarrant

County, Texas;

THENCE S 47° 06' 01" E, a distance of 149.38 feet to a 5/8-inch iron rod in the south R.O.W. line of Avenue K (100 foot R.O.W.) to the Point of Beginning;

THENCE S 87° 16' 02" E, along the south R.O.W. line of said Avenue K, a distance of 519.95 feet to a 5/8-inch iron rod for corner;

THENCE S 42° 53' 28" W, a distance of 239.48 feet to a 5/8-inch iron rod for corner;

THENCE S 62° 23' 18" W, a distance of 217.18 feet to a 5/8-inch iron rod for corner;

THENCE S 68° 12' 08" W, a distance of 230.67 feet to a 5/8-inch iron rod for corner;

THENCE S 76° 53' 34" W, a distance of 570.41 feet to a 5/8-inch iron rod for corner;

THENCE N 52° 19' 20" W, a distance of 201.61 feet to a 5/8-inch iron rod for corner;

THENCE N 29° 50' 30" W, a distance of 196.50 feet to a 5/8-inch iron rod for

corner;

THENCE N 44° 47' 50" W, a distance of 346.85 feet to a 5/8-inch iron rod for corner in the south R.O.W. line of said Avenue K;

THENCE S 87° 28' 49" E, along the south R.O.W. line of said Avenue K, a distance of 192.85 feet to a 5/8-inch iron rod for corner;

THENCE S 89° 02' 07" E, along the south R.O.W. line of said Avenue K; a distance of

915-00 feet to the POINT OF BEGINNING And containing 522,066.6 square feet or 11.985 acres of land.

STIPULATIONS: All necessary requirements be met as to fire lane easements and at time of final approval that some acceptable plan for traffic easements onto Avenue K be presented for approval. II.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF Till.-CITY OF GRAND PRAIRIE, TEXAS,

THIS THE 16th DAY OF October A.D., 19 73.

CHANGED FROM

Light Industrial

CHANGED TO

Planned Development Townhouses

Mayor, City of GRAND Prairie Texas

ATTEST:

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B -800 TIM FOLLOWING DEFINITIONS AND EXPLANATORY NOTES SUPPLEMENT, RESTRICT AND DEFINE THE MEANING AND INTENT OF THE USE REGULATIONS AS SET FORTH IN THE USE SCHEDULE B-200 THROUGH B-208 INCLUSIVE.

1. Single Family-Detached Dwelling - A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.

2. Single Family-Attached Dwelling - A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate walls and which is designed for occupancy by one (1) family.

3. Community Unit Development - An area of five (5) acres or more of un divided land or the frontage on one side of a street between two inter secting streets planned as a single integral residential development

which may contain variable types of housing with yard setback and open space standards differing from the district in which it is located, but which observes the overall density standards set forth in such district Where the overall density standards are proposed to vary from those of the district in which the Community Unit Development is located, the

development should be handled as a Planned Development District.

4. Trailer or Mobile Home Dwelling - A dwelling unit designed as a house trailer or mobile home which is made immobile and used as a temporary permanent dwelling or as part of a permanent dwelling, but not including pickup campers or travel trailers used temporarily for camping or outil

5. College or University - An institution established for educational pur., and offering a curriculum similar to the public schools or an accrediting college or university, but excluding trade and commercial schools.

6. Day Nursery or Kindergarden School An establishment where six (6) or more children are left for care ox; *training during* the day or portion thereof.

7. Day Camp - A recreational area, with or without buildings, where child. engage in supervised training and recreation during daylight hours.

8. Farm, Ranch, Garden or Orchard - An area of five (5) acres or more while is used for growing of usual farm products, vegetables, fruits, trees, grain and for the raising thereon of the usual farm poultry and farm animals such as-horses, cattle and sheep and including-the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal or garbage swine or other animals, and not including any type of agriculture or husbandry spec ifically prohibited by ordinance or law.

9. Golf Course or Country Club (Private) - An area of twenty-five (25) act or more containing a golf course and clubhouse which is available to a specific recorded membership. Such a club may include, as adjacent far ilities, a dining room, private club, swimming pool, cabanas, tennis courts and similar service and recreational facilities for patrons.

10. Hospital (General Acute Care) - An institution where sick or injured patients are given medical or surgical treatment ' intended to restore I to health and an active life which is licensed **by the State of Texas.**

MINUTES, CITY COUNCIL, FEBRUARY 6, 1979

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Councilmember Wilson moved, seconded by Councilmember Whitley, to table until the next regular meeting and to revise the ordinance to cover parking lots, green space, and maintenance, etc. The motion carried with all voting aye.

The Council reviewed a site plan, Fairway Manor

Site Plan

Condominium. Councilmember Wilson moved, seconded by Councilmember Swafford, to approve the site plan, but to withhold Mayor's signing until the storm' drainage plan has been approved by the Council.

Fairway Manor Condominium
Approved

All voted aye.

The Mayor called a break in the meeting from 7:55 p.m. until 8:10 p.m.

Public hearing was called to order on Planning and Zoning Case No. 790102: An application to change zoning from General Retail to General Retail with a Specific Use Permit for a gasoline service station, a parcel of land out of the Revision of Block 1, 1st Section Camelot Acres Addition, generally described as the southeast corner of N. W. 19th and Egyptian Way.

P&Z Case No. 790102
Specific Use Permit
Gasoline Service Station
N. W. 19th & Egyptian
Denied

Assistant City Manager Doug Driggers projected a map on the screen, showing the subject property to be on the

southeast corner of N. W. 19th and Egyptian Way, and the surrounding property zoned Single Family-1. Walter Cober, Attorney representing the applicant David Bellah, presented a petition containing 39 signatures and stating that it would be desirable and convenient to the neighborhood to have an attractive grocery store and self service gasoline station. Mr. Cober stated that if approved, there would be a convenience store, a cleaning establishment, and other facilities. He stated that in every case where there is a 7-Eleven type store, they have required a self service gasoline facility. He referred to the locations of other 7-Eleven stores in the City which have self service gasoline stations;* that every single facility is now installing self service gas. He added that since this zoning was General Retail and was backzoned when the Comprehensive Zoning Ordinance was approved, he feels that they are legally and morally entitled to it; that the owner paid commercial prices and at that time bought a right to a service station.

Earline Ford, 1706 British Blvd., stated her opposition to a convenience store and gas pumps; that they are not needed and would not improve surrounding properties; and the drainage problem would become a pollution problem if there is gasoline spillage.

Cynthia McKenzie, 1605 Lancelot Circle, objected because of traffic and that the noise and lights from a 24-hour establishment would be an invasion of privacy, and there would be additional drainage problems, that her retaining wall has fallen in twice and her pool flooded once. She presented a petition containing 126 signatures protesting and objecting to the proposed change in zoning and stating specifically that they object to zoning of general retail with a specific use permit for a gasoline service station.

MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 22, 1979
7:00 P.M.

The Planning and Zoning Commission of the City of Grand Prairie, Texas, met in regular session in the Council Room at City Hall Plaza on Monday, January 22, 1979, at 7:00 P.m., with Chairman Bo Craft presiding.

Other members present were:

Daisy Gilmore
Dr. Rick Cherry
Kay Fedorko
Barbara Moore
Louis Thompson
Howard Jones
Frank Hagle, Jr.
Hank Peek

and with none absent, constituting a quorum. Also present was Chuck Malone, Planning Technician.

Chairman Bo Craft called the meeting to order and the minutes of January 8, 1979, were approved upon motion of Howard Jones. Motion was seconded by Louis Thompson and it carried with all voting aye.

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The following site plan was considered at this time:

Fairway Manor Condominium
Approved with stipulations

Mr. Malone explained the site plan for Fairway Manor Condominium is located on the south side of Ave K. approximately 1 1/2 miles to the east of State Highway

360. This particular site plan was before this body at our last meeting and was tabled until their engineers could submit a more detailed site plan. We processed the site plan through our Plat Review Committee and the following stipulations were recommended: 1) Drainage pipe must be installed in ditch on south and west boundary.

No drainage will go onto the golf course. 2) Coordination of drainage with development on north side of Ave K must be complete prior to City Council action. 3) Need a circulating water system through the subdivision for fire protection and domestic use. 4) Screening fence be constructed along the north side boundary of the site plan.

The site is located in Planned Development No. 38. Condominiums fall more closely to the Multi Family-1 zoning district than they do to the Single Family-Attached zoning district. Their masonry content is shown as 25 per cent on their site plan, however this includes all three stories and only the ground level will be bricked. They meet the minimum masonry content of 60 per cent and were advised to so reflect this percentage on their site Plan. They plan to have 1-00 units and under our zoning ordinance they -would need a minimum of 200 parking spaces, they show 182.

Frank Hagle made a motion to approve the site plan subject to the stipulations recommended by the Plat Review Committee and to show their minimum masonry content as 60 per cent. Motion was seconded by Dr. Rick Cherry and it carried with all voting aye.

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Chairman Bo Craft called the public hearing to order on the following ordinance amendments:

Ordinance Amendments
Approved