

ORDINANCE NO. 5697

PLANNED DEVELOPMENT No. PD-218 CASE NO. Z961 101

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 94.89 ACRE TRACT OUT OF THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1460, DALLAS COUNTY, LOCATED AT 4251 ROBINSON ROAD, **FROM AGRICULTURE TO A PLANNED DEVELOPMENT NO. 218 FOR SINGLE FAMILY FIVE-SIXTEEN**; 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 hereinbelow 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 **Agricultural (A) to Single Family Five-Sixteen (SF-5/16)**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 11, 1996 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 200 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 - 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from **Agricultural (A) to a Planned Development for Single Family Five-Sixteen (SF-5/16)**; 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 7:30 o'clock P.M. on November 19, 1996 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 Grand Prairie Daily News, 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 the classification of **Agriculture** 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 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

THERE TO 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 **Agricultural (A) to Planned Development No. 218 for Single Family Five-Sixteen (SF-5/16)**:

a 94.89 acre tract out of the Thomas J. Tone Survey, Abstract No. 1460, Dallas County, Located at 4251 Robinson Road. Please see Exhibit "C" for a metes and bounds description of the property above.

II.

DEVELOPMENT STANDARDS

1. PERMITTED USES

Those uses permitted in a Single Family-Five/Sixteen (SF-5/16) residential zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. DEVELOPMENT STANDARDS

All other development standards and zoning requirements shall be as designated in the Unified Development Code of the City of Grand Prairie as amended -for the Single Family-Five/Sixteen residential zoning district except as otherwise specifically provided for in Section III of this Ordinance.

SPECIAL CONDITIONS

UNIFORM SCREENING FENCE

Uniform screening fences shall be required along the entire lengths of Bardin Road and Robinson Road as follows. These fences shall be permitted to be constructed in the required front, side and/or rear yards adjacent to said streets and shall be placed in fence easements.;

A. Along Bardin Road, the fence shall match the one on Bardin Road east of S. Carrier Parkway per Exhibit "A" (2 x 2 brick columns on 30 ft centers with 40 year 6 in. x 6 in. posts in ground, fascia framing with 2 x 4 cedar for depth, 1 in. x 6 in. board on board cedar, not lap/gap, and fence to match existing fence color).

B. Along Robinson Road, the fence shall match the one to the south on Robinson Road as per Exhibit "B" (1 in. x 6 in. x 6 ft on 1 in. x 4 in. x 6 ft western rough cedar, board on board design on cedar rails with 1 in. x 6 in. fascia board, posts - #1 yellow pine, 40 year 6 in. x 6 in. x 8 ft centers, 2 3/8 metal posts set on 12 ft center, and both posts set in concrete with fence to match existing fence color).

C. Entry feature fences and signs acceptable to the PID shall be provided at street intersections on Robinson Road and Bardin Road.

2. LANDSCAPING IN PUBLIC RIGHT-OF-WAY

The following street landscaping is required to be provided along the entire lengths of Bardin Road and Robinson Road, subject to approval from the Parks and Recreation Department and the Public Works Department.

A. 3" caliper trees on 30 ft centers to be of a variety chosen by the PID, HOA, Parks and Recreation Department, and the applicant.

B. Turf established between the required fence and the curb.

C. An automatic irrigation system installed.

3. PUBLIC IMPROVEMENT DISTRICT

All development within this Planned Development is subject to the regulations and guidelines of the Grand Prairie Public Improvement District No. 1.

IV.

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

V.

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 19th day of November, 1996.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary APPROVED AS TO FORM AND LEGALITY:

City Attorney

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