

ORDINANCE NO. 6915
PLANNED DEVELOPMENT NO. 291
CASE NO. Z030802

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE TWO PARCELS OF LAND CONSISTING OF 19.793 ACRES AND 7.770 ACRES FOR A TOTAL OF 27.563 ACRES OF LAND SITUATED IN THE TAPLEY HOLLAND SURVEY, ABSTRACT NO. 750, TARRANT COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED BETWEEN OSLER DRIVE AND TIMBERLAKE DRIVE AND WEST OF GREAT SOUTHWEST PARKWAY, **FROM SINGLE FAMILY ATTACHED (SF-A) AND HOSPITAL DISTRICT (HD) TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY-ATTACHED (SF-A) RESIDENTIAL USES FOR AN ARCHITECTURALLY CONTROLLED TWO-FAMILY RESIDENTIAL SUBDIVISION**; 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 Single Family Attached (SF-A) and Hospital District (HD) to a Planned Development District for Single Family-Attached (SF-A) Residential Uses for an Architecturally Controlled Two-Family Residential Subdivision, and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 8, 2003 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 ~~8 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 Single Family Attached (SF-A) and Hospital District (HD) to a Planned Development District for Single Family-Attached (SF-A) Residential Uses for an Architecturally Controlled Two-Family Residential Subdivision, 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, 2003 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 Morning News addition of the Dallas Morning News, Dallas, 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 as follows:

From Single Family Attached (SF-A) and Hospital District (HD) to a Planned Development District for Single Family-Attached (SF-A) Residential Uses for an Architecturally Controlled Two-Family Residential Subdivision, 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:

I.

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.

PERMITTED LAND USES

A. Land classification established within this Planned Development District:

1. The use of land and buildings for single family attached residential uses shall conform to those requirements for the **Single Family-Attached (SF-A) District** as established in the Unified Development Code (UDC) except as otherwise specified herein.

III.

**DENSITY AND DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY-
ATTACHED USES**

- A. All development shall conform to all relevant requirements for the **Single Family-Attached (SF-A) District** as established in the Unified Development Code (UDC) except as otherwise specified below:
 1. Maximum number of dwelling units not to exceed 206 with a maximum density not to exceed 7.8 units per acre.
 2. Minimum unit size to be 1,000 square feet, with fifty percent (50%) of all units to be greater than 1,200 square feet in area.
 3. Minimum lot size to be 3,600 square feet.
 4. Minimum lot width to be 35-feet for an interior lot, and 40-feet for a corner lot.
 5. Minimum lot depth to be 100-feet.
 6. Minimum front building setback to be 10 feet.
 7. Minimum external side yard setback 6-feet.
 8. Minimum internal side yard setback shall be 0 for duplex development.
 9. Minimum side yard setback facing a street to be 10-feet.
 10. Minimum rear yard setback to be 5-feet.
 11. Minimum building separation to be 6-feet.
 12. Maximum building height to be 25-feet to top plate of wall framing at the highest floor.
 13. Maximum lot coverage to be 50%.

IV.

SUPPLEMENTAL DEVELOPMENT STANDARDS

- A. All development shall conform to all relevant provisions for the **Single Family-Attached (SF-A) District** as established in the Unified Development Code (UDC). In addition, the following supplemental development standards are established for the Planned Development District.
1. Each residential lot shall have access to a public street by a private drive with a minimum width of 9 feet.
 2. Two (2) car garage-parking spaces shall be provided for all units. All garage spaces shall be detached from the main housing unit and be placed at the rear of all lots.
 3. Exterior wall surfaces shall be structurally designed for and constructed of one hundred percent (100%) masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, and other architectural projections. Masonry shall be defined as stone or standard-size, full-width brick.
 4. A minimum 25% of the total masonry requirement for each residential building shall be of a stone material of a size, shape and proportion that is different from standard-size, full-width brick. All building elevations submitted for site plan and building permit review shall include area and percentage tabulations broken down for brick and stone materials used. Total masonry content for each residential building shall also be indicated.
 5. Repeat brick color shall not be used within four consecutive residential buildings.
 6. Repeat building elevations or plans shall not be used within four consecutive residential buildings on the same side of the street.
 7. All exterior fireplace chimneys shall be 100% incased with a masonry or stone product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.
 8. All units shall be provided with a full width covered front porch or veranda of a unified architectural design.
 9. Roof shingles to be 30-year warranty type with articulated ridge caps. The shingles selected for the development shall be of the same color, but shall be provided in a minimum of three different variations or hues. Minimum roof pitch shall be 6:12.

10. Mailboxes serving attached units shall be centrally located within the Planned Development District and be constructed in accordance with a unified design standard utilized throughout the development. A mandatory property owners association shall be responsible for the maintenance of such mailboxes.
 11. Lot Landscaping
Each residence at the time of occupancy shall have the following minimum landscaping:
 - a. 1-three-inch caliper tree planted in front of each residence.
 - b. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
 - c. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential lot.
 - d. Side yard shrubs shall be provided for each duplex unit separating individual drives. Shrubs shall be of any size increment totaling 10 gallons per residential unit. One small tree may be substituted for each 3 gallons of shrubs. One medium tree shall be substituted for 5 gallons of shrubs.
 - e. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code.
 12. A six (6) foot high masonry screening fence with a mortar bond finish on each side shall be provided along all thoroughfares designated as an arterial or collector street on the city's master thoroughfare plan. Articulated brick columns or pilasters shall be spaced along the fence at approximate 50 ft. centers.
 13. A six (6) foot high masonry screening fence with a mortar bond finish on each side shall be provided along the northern and eastern property line of the proposed development adjacent to properties zoned and/or developed for commercial uses.
 14. A four (4) foot high wrought iron type security separation fence shall be constructed on individual lot lines between duplex units at the interior driveway extending from front building line to rear property line.
 15. A Public Improvement District (PID) shall be created for the maintenance of required masonry screening walls, street landscaping and irrigation, amenity features, parks and other common areas within the Planned Development District. The PID documents shall be reviewed by the City Attorney and be subject to approval by the City to insure that they conform to this and other applicable City ordinances and concerns. The documents shall be filed of record prior to approval of the final plat.
- B. Final Planned Development Site Plan approval is required for the Single Family-Attached (SF-A) District.

1. A Planned Development Site Plan shall be reviewed and approved by the City prior to the issuance of any building permits for development within the Planned Development District. Submittals must include a master site plan, dimensional control site plan of amenity areas and open spaces, Landscape Plans, building elevations of amenity structures, and typical elevations of the standard residential product. All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.
- C. Development within the Planned Development District shall be in substantial conformance with the attached Planned Development Site Plan as shown on the attached Exhibit "B" incorporated herein by reference. City of Grand Prairie staff may administratively approve minor amendments to the street pattern and lot layout.

V.

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

VI.

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, 2003.

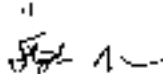


Mayor, Grand Prairie, Texas

ATTEST:

Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

<p style="text-align: center;">Exhibit "A" Page 1 of 4</p>

**PROPOZED SINGLE FAMILY- ATTACHED TO PD -SF-A
19.793 ACRES**

BEING a tract of land situated in the Tapley Holland Survey, Abstract Number 750, City of Grand Prairie, Tarrant County, Texas and being a portion of that certain tract of land described by deed to Mid-Cities Building Corporation as recorded in Volume 5597, Page 788, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of Lot 1, Block 2, Grand Prairie Community Hospital Subdivision, as recorded in Volume 388-115, Page 69, Plat Records, Tarrant County, Texas;

THENCE S 88°52'22"E, 104.18 feet to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, through a central angle of 24°47'40", having a radius of 1304.93 feet, the long chord of which bears S 14°36'10"E, 560.30 feet, an arc distance of 564.70 feet;

THENCE S 27°00'45"E, 427.07 feet;

THENCE S 89°45'00"W, 590.91 feet to the beginning of a curve to the right;

THENCE with said curve to the right, through a central angle of 90°00'00", having a radius of 635.00 feet, the long chord of which bears N 45°15'00"W, 898.03 feet, an arc distance of 997.46 feet;

THENCE N 00°07'02"W, 301.52 feet;

THENCE S 89°32'38"E, 60.11 feet;

THENCE S 89°32'38"E, 199.99 feet;

THENCE S 89°33'48"E, 200.01 feet;

THENCE S 89°30'26"E, 329.82 feet to the Point Of Beginning and containing 19.793 acres of land more or less.

**PROPOZED H-D TO PD -SF-A
7.770 ACRES**

BEING a tract of land situated in the Tapley Holland Survey, Abstract Number 750, City of Grand Prairie, Tarrant County, Texas and being a portion of that certain tract of land described by deed to Mid-Cities Building Corporation as recorded in Volume 5597, Page 788, Deed

<p>Exhibit "A" Page 2 of 4</p>

Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of Lot 1, Block 2, Grand Prairie Community Hospital Subdivision, as recorded in Volume 388-115, Page 69, Plat Records, Tarrant County, Texas;

THENCE S 88°52'22"E, 104.18 feet to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, through a central angle of 24°47'40", having a radius of 1304.93 feet, the long chord of which bears S 14°36'10"E, 560.30 feet, an arc distance of 564.70 feet;

THENCE S 27°00'45"E, 427.07 feet to the POINT OF BEGINNING.

THENCE S 27°00'45"E, 145.93 feet;

THENCE S 00°14'24"E, 3.95 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, through a central angle of 17°29'08", having a radius of 425.00 feet, the long chord of which bears S 48°51'55"E, 129.20 feet, an arc distance of 129.70 feet to the beginning of a compound curve to the right;

THENCE with said compound curve to the right, through a central angle of 10°42'04", having a radius of 430.00 feet, the long chord of which bears S 38°18'36"E, 80.19 feet, an arc distance of 80.31 feet to the beginning of a compound curve to the right;

THENCE with said compound curve to the right, through a central angle of 02°17'55", having a radius of 430.00 feet, the long chord of which bears S 28°13'49"E, 17.25 feet, an arc distance of 17.25 feet;

THENCE S 27°04'52"E, 83.96 feet to the north right-of-way line of Timber Lake (a 60 right-of-way);

THENCE S 62°55'08"W, 60.00 feet along the north right-of-way line of said Timber Lake;

THENCE N 27°04'52"W, 83.96 feet departing the north right-of-way line of said Timber Lake to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 02°17'55", having a radius of 370.00 feet, the long chord of which bears N 28°13'49"W, 14.84 feet, an arc distance of 14.84 feet to the beginning of a compound curve to the left;

THENCE with said compound curve to the left, through a central angle of 10°50'36", having a radius of 370.00 feet, the long chord of which bears N 30°40'06"W, 69.92 feet, an arc distance of 70.02 feet to the beginning of a compound curve to the left;

Exhibit "A"
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THENCE with said compound curve to the left, through a central angle of $12^{\circ}26'44''$, having a radius of 375.00 feet, the long chord of which bears $N 46^{\circ}20'43''W$, 81.30 feet, an arc distance of 81.46 feet;

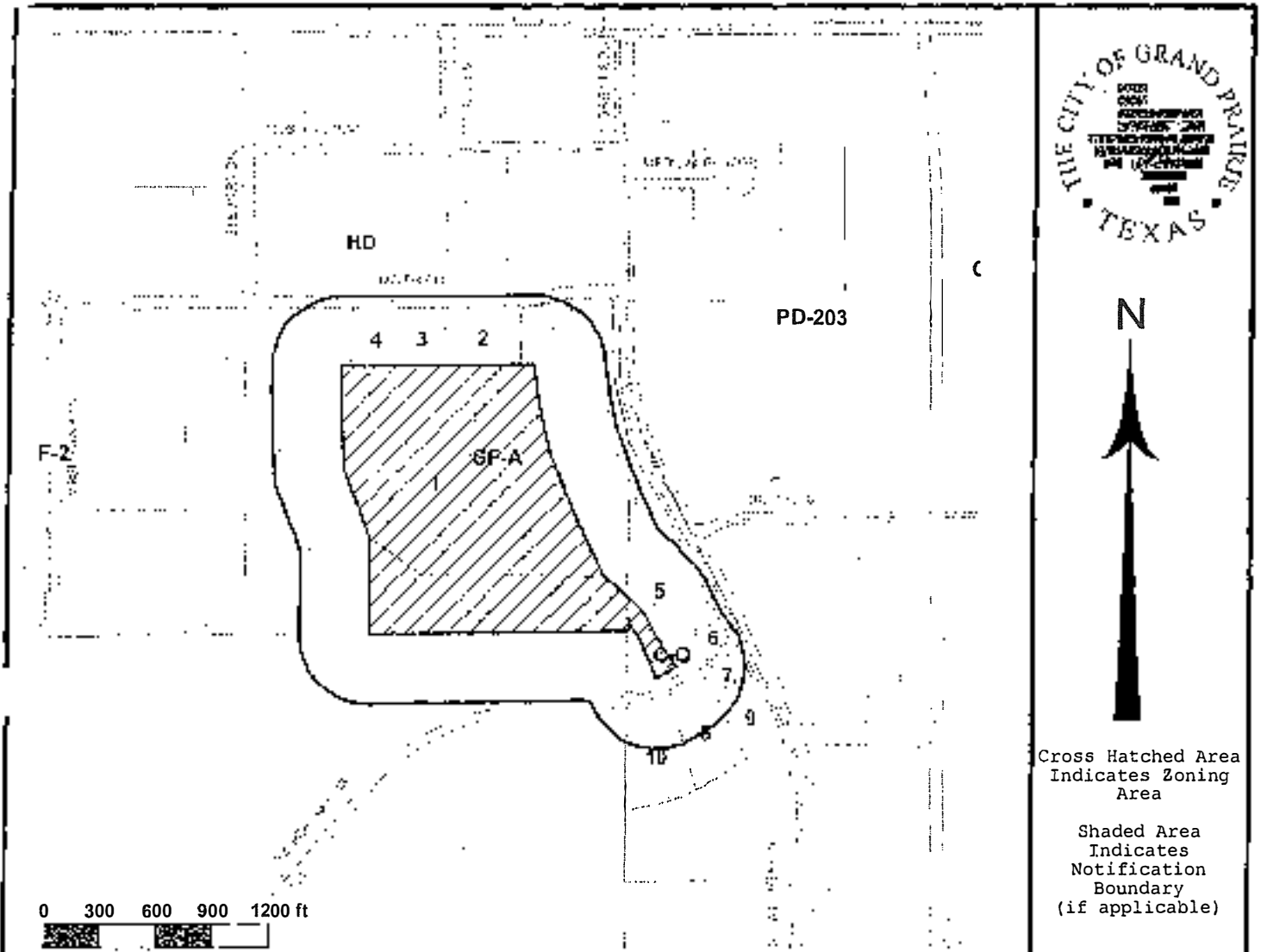
THENCE $S 00^{\circ}14'24''E$, 44.69 feet;

THENCE $N 89^{\circ}31'08''W$, 1198.09 feet;

THENCE $N 00^{\circ}34'25''W$, 532.87 feet to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, through a central angle of $59^{\circ}01'02''$, having a radius of 635.00 feet, the long chord of which bears $S 60^{\circ}44'29''E$, 625.54 feet, an arc distance of 654.08 feet;

THENCE $N 89^{\circ}45'00''E$, 590.91 feet to the POINT OF BEGINNING and containing 7.770 acres of land more or less.



CASE NUMBER : Z030802 / S030801
ZONING REQUEST
SOUTHWEST VILLAGE

CURRENT ZONING: SF-A

PROPOSED USE:

A request for a zoning change Single Family Attached (SF-A) and Hospital District (HD) to a Planned Development for Single Family Attached Uses.

