

**ORDINANCE NO. 7163  
PLANNED DEVELOPMENT NO. 311  
CASE NO. Z041201**

**AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 1.242 ACRE TRACT OF LAND SITUATED IN THE CHARLES CAMPBELL SURVEY, ABSTRACT NO. 376, DALLAS COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HIGH SCHOOL DRIVE AND NE 5<sup>th</sup> STREET, FROM SINGLE FAMILY-TWO (SF-2) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY-ATTACHED (SF-A) 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 (the zoning area) from its classification as follows:

**From Single Family-Two (SF-2) District to a Planned Development District for Single Family-Attached (SF-A) Residential Uses, and**

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 13, 2004 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 3 to 6 on a motion to recommend approval 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-Two (SF-2) District to a Planned Development District for Single Family-Attached (SF-A) Residential Uses, and**

**WHEREAS**, said motion by the Planning and Zoning Commission to recommend approval of said application to the City Council of Grand Prairie, Texas failed due to a lack of affirmative votes from the majority of the Commission; and

**WHEREAS**, on December 21, 2004 the owners of the property described herein below filed an appeal to the Planning and Zoning Commission's recommendation to the City Council of Grand Prairie, Texas requesting approval of said application; 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 January 4, 2005 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 **Single Family-Two (SF-2) 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:**

**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 zoning area more particularly described and shown on the attached Exhibit "A" incorporated herein by reference.

II.

**PERMITTED LAND USES**

- A. Land use classification established within this Planned Development District shall be the **Single Family-Attached (SF-A) 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) with exceptions noted herein.

III.

**LANDSCAPING AND UTILITIES**

- A. All new site utilities shall be placed underground.
- B. Lot landscaping:
1. Each residential dwelling unit at the time of occupancy shall have the following minimum landscaping:
    - a. Two (2)-three-inch caliper trees shall be planted with one tree to be located in front of each house with the second 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 residential dwelling unit 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 front yard irrigation for each lot.

IV.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

- A. The Planned Development zoning area should offer a variety of single family attached homes in the form of residential duplex structures containing no more than two (2) dwelling units per residential building in conformance with density and dimensional standards prescribed for the **Single Family-Attached (SF-A) District** as established in

the Unified Development Code (UDC) with exceptions noted herein.

1. The design and location of residential lots shall substantially conform to the proposed concept plan depicted on Exhibit “B”.
2. A 20-foot front yard building setback is required for all single family attached residential lots. This building setback provision shall be noted on the final plat for all phases of the Planned Development zoning area.
3. All front entry garage doors shall be setback a minimum of 2 feet from the street facing exterior wall of the residential unit.

**V.**

**SUPPLEMENTAL DEVELOPMENT STANDARDS**

A. Architectural guidelines are to be established for the Planned Development zoning area.

1. Exterior construction to be predominately composed of masonry materials.
  - a. Minimum eighty percent (80%) of all exterior wall surfaces 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, dormers, 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 Section V. A. 2. a. and b. of this Ordinance.
  - b. Minimum one-hundred percent (100%) of all building elevations directly facing, siding, and/or backing up to a major arterial, collector street, 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, dormers, 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 Section V. A. 2. a. and b. of this Ordinance.
  - c. All fireplace chimney flues shall be encased in 100% masonry for all chimney types and locations.

2. Variation in architectural design, color scheme, and building profile required.
  - a. No use of the same brick masonry color, duplicate building elevation, and building profile shall be allowed on residential duplex structure built within 2 adjacent residential duplex structures constructed with similar building elements that are located on the same side of a street in-between intersecting street(s).
  - b. The use of stone, cultured stone, or stone veneer units of the same color and hue shall be permitted within the Planned Development zoning area but shall not consume more than thirty-five percent (35%) 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.
  - c. Three-tab type roof shingles are to be disallowed. One roof shingle color may be used throughout the Planned Development zoning area. However, no use of the same shade or tone of roof shingle color shall be allowed on a residential duplex structure built within 2 adjacent residential duplex structures constructed with a similar shade or tone of roof shingle color that are located on the same side of a street in-between intersecting street(s).

**VI.**

**FACADE PLANS TO BE SUBMITTED FOR STAFF REVIEW**

- A. For the purpose of verifying compliance with the architectural requirements prescribed in Section V. A. of this Ordinance, the developer/builder shall submit proposed building elevations prior to the submittal of a building permit application. Submitted building elevations shall contain information describing masonry content, masonry color, garage door setback, 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 Planned Development zoning area.

**VII.**

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

**VIII.**

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 18<sup>TH</sup> DAY OF JANUARY, 2005.

  
Mayor, Grand Prairie, Texas

ATTEST:

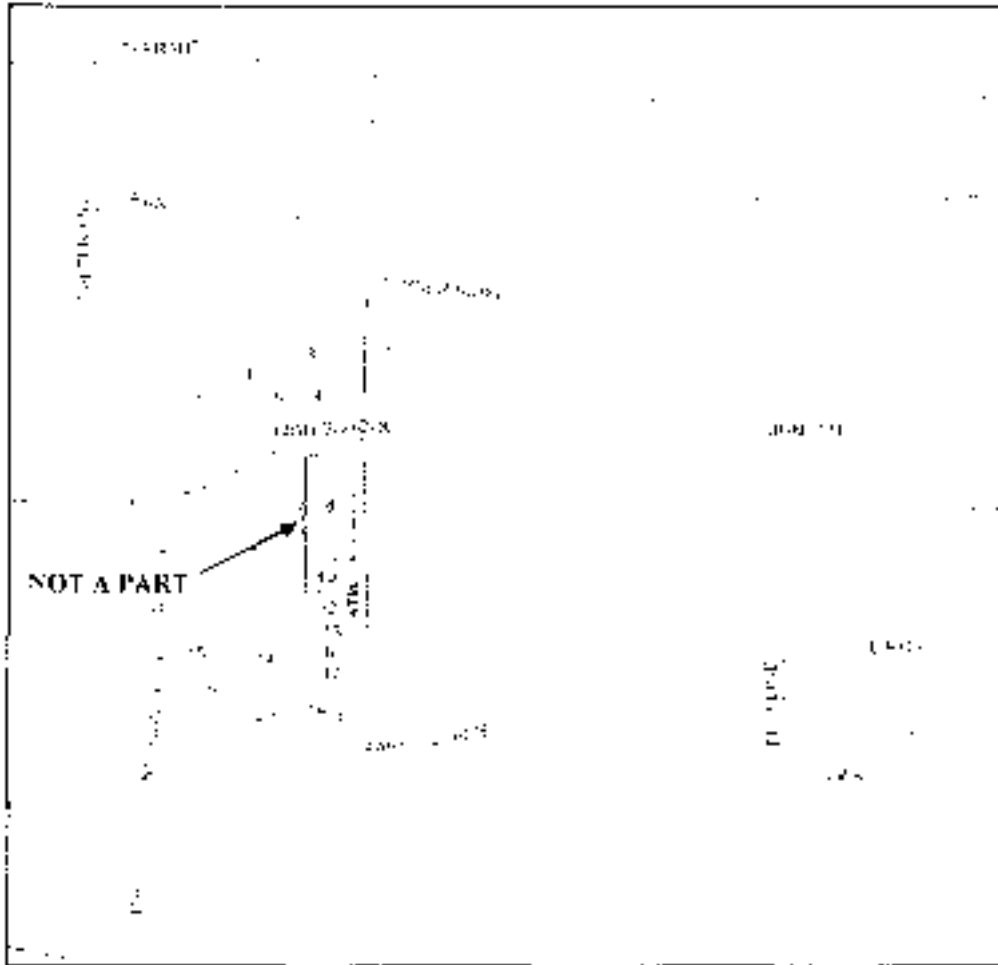
  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

Zoning Case No. Z041201

# Property Owner Notification/ Location Map



CASE NUMBER: Z041201  
ZONING CHANGE  
400 HIGH SCHOOL

CURRENT ZONING: SF2

**REQUEST:**

A request for approval of a  
Zoning change from SF2 to SF-A

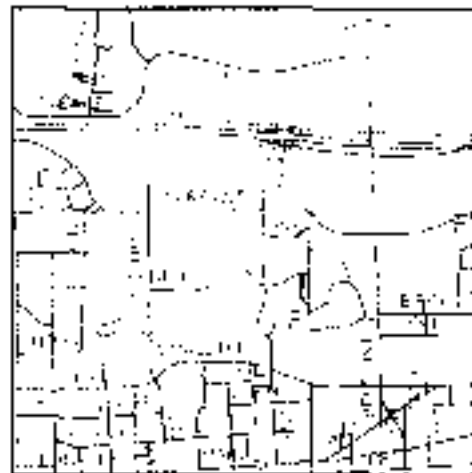


Exhibit "A"

Page 2 of 2

PROPERTY ADDRESS: N.E. 5TH STREET AND HIGH SCHOOL DRIVE

SITUATED IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING 1.242 ACRES OF LAND OUT OF THE CHARLES CAMPBELL SURVEY, ABSTRACT NO. 376 AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1 INCH PIPE FOR CORNER AT THE SOUTH CORNER OF THE SOUTHWEST VISIBILITY CORNER OF N.E. 5TH STREET AND HIGH SCHOOL DRIVE;

THENCE SOUTH 89 DEGREES 51 MINUTES 31 SECONDS WEST (TRANSIT BEARING) 120.08 FEET ALONG THE WEST LINE OF N.E. 5TH STREET TO A SET 1/2 INCH IRON ROD FOR CORNER AT A CORNER FENCE POST;

THENCE NORTH 89 DEGREES 19 MINUTES 02 SECONDS WEST (NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST IN DEED), 151.82 FEET (150.95 FEET IN DEED) TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE NORTH 01 DEGREE 21 MINUTES 59 SECONDS EAST (NORTH 01 DEGREE 57 MINUTES 47 SECONDS EAST IN DEED), 217.73 FEET TO A SET 1/2 INCH IRON ROD FOR CORNER;

THENCE NORTH 07 DEGREES 16 MINUTES 17 SECONDS WEST, 136.60 FEET TO A SET 1/2 INCH IRON ROD FOR CORNER ON THE CURVING SOUTH LINE OF HIGH SCHOOL DRIVE, SAID CURVE BEING TO THE RIGHT AND HAVING A RADIUS OF 226.68 FEET AND A CHORD OF NORTH 82 DEGREES 55 MINUTES 28 SECONDS EAST, 59.90 FEET;

THENCE EASTERLY ALONG THE CURVING SOUTH LINE OF HIGH SCHOOL DRIVE, 80.29 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE SOUTH 89 DEGREES 16 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF HIGH SCHOOL DRIVE, 82.80 FEET TO A SET 1/2 INCH IRON ROD FOR CORNER AT THE NORTH CORNER OF THE SOUTHWEST VISIBILITY CORNER OF HIGH SCHOOL DRIVE AND N.E. 5TH STREET;

THENCE SOUTH 16 DEGREES 20 MINUTES 46 SECONDS EAST, 43.85 FEET ALONG SAID VISIBILITY CORNER TO THE PLACE OF BEGINNING AND CONTAINING 34134.02 SQUARE FEET OR 1.242 ACRES OF LAND.





Exhibit "B"  
Concept Plan  
Page 2 of 2

409 High School Rd & 515 NE 5<sup>th</sup> St (Rezoning Concept)

