

ORDINANCE NO. 10243-2017

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A 19.942 ACRE PARCEL OF LAND SITUATED IN THE E. ROLAND SURVEY, ABSTRACT NO. 1313 AND THE CD BALL SURVEY, ABSTRACT NO. 197 IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED EAST OF SOUTH GREAT SOUTHWEST PARKWAY AND SOUTH OF SOUTH FORUM DRIVE, AND AS MORE FULLY DESCRIBED BELOW, FROM PLANNED DEVELOPMENT 77 (PD-77) FOR COMMERCIAL USES TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL USES WITH A BASE ZONING DESIGNATION OF SINGLE FAMILY-SIX (SF-6) DISTRICT; 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 change the zoning designation of said property **from Planned Development 77 (PD-77) to a Planned Development for Single Family Residential Uses with a Base Zoning Designation of Single Family-Six (SF-6) District**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 6, 2017, 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development 77 (PD-77) District to a Planned Development District for Single Family Residential Uses with a Base Zoning Designation of Single Family-Six (SF-6) district**; 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 21, 2017, 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 **Planned Development 77 (PD-77) to a Planned Development for Single Family Residential Uses with a Base Zoning Designation of Single Family-Six (SF-6) 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 from its classification of **Planned Development 77 (PD-77) to a Planned Development for Single Family Residential Uses with a Base Zoning District of Single Family-Six (SF-6) District** as described in Exhibit A - Legal Description and Exhibit B - Location Map, which are incorporated herein by reference.

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.

SECTION 3. DEVELOPMENT STANDARDS

A. General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) and Resolution 3924 unless otherwise specified herein.

B. Zoning Exhibit/Concept Plan

The area depicted in Exhibit “C” - Concept Plan designates the Planned Development District area. The number of residential lots within the Planned Development District area shall not exceed 61.

C. Development Standards

1. Density and Dimensional and Requirements - Minimum lot dimensions and other criteria for the development of each single family lot shall be in conformance with the following:
 - a. The minimum residential lot size shall be 5,000 square feet.
 - b. The minimum residential lot width shall be 50 feet.
 - c. The minimum residential lot depth shall be 110 feet.
 - d. The minimum front yard setback shall be 25 feet.
 - e. The minimum rear yard setback shall be 10 feet.
 - f. The minimum internal side yard setback shall be 5 feet.
 - g. The minimum side yard adjacent to a street setback shall be 15 feet.
 - h. The maximum lot coverage shall not exceed 60%.
 - i. Ten percent (10%) of all platted residential lots shall have a minimum living area of 1,600 square feet or greater.
 - j. Ten percent (10%) of all platted residential lots shall have a minimum living area of 1,800 square feet.
 - k. Eighty percent (80%) of all platted residential lots shall have a minimum living area of 2,000 square feet.

2. In lieu of J-Swing Garages the following shall apply:
 - a. Front entry garages shall be offset a minimum of 5 feet from the front elevation of the house.
 - b. Front entry garages with two or more one-car wide single doors shall offset one door 12 inches from the door that is closest to the street.
 - c. Front entry garages with two-car wide doors shall recess the garage door a minimum of 12 inches from the garage façade.
 - d. Front entry garages with two-car wide doors shall provide decorative elements. Decorative elements may include cedar doors, reveals/textures, and decorative hardware.
 - e. Front entry garages shall provide articulated architectural elements. These elements may include masonry in-filled gabled roof, dormer window features, boxed windows and similar architectural elements.
 - f. The front setback for houses with a side entry garage may be reduced by 5 feet.

- g. Carports shall be prohibited within the development.

3. Masonry Materials

a. Two-Story Structures

- i. The masonry content for two-story structures shall be a minimum of 80%.
- ii. Fireplaces and chimney flues on exterior walls shall be 100% masonry on all sides facing the street. The sides facing the roof may be stucco.

b. Single-Story Structures

- i. The minimum masonry content for single-story structures shall be 100%.
- ii. All fireplace chimney flues shall be encased in 100% masonry.

4. Lot Landscaping - Each residential lot, prior to initial occupancy of the home, shall have the following minimum landscaping and irrigation:

- a. 1-three-inch caliper trees planted in the front yard of each house
- b. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
- c. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
- d. Residential lots shall be sodded in accordance with the requirement of the Unified Development Code.
- e. Automatic underground irrigation, per the minimum requirements of the UDC shall be installed throughout the lot.

5. Lot Fencing - fencing on individual lots shall conform to the following minimum standards and the UDC or the following standards; the stricter fencing requirements shall prevail:

- a. Fences shall be constructed of wood with metal posts, brick or wrought iron type fence.
- b. Fence heights shall be a minimum of six feet (6') for wood fences and a maximum of four feet (4') for wrought iron types.
- c. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.

6. Open Space and Amenities - The designation of open spaces shall generally conform to Exhibit "D" - Conceptual Open Space Plan.

- a. Open spaces within the development may include pocket parks, ponds and/or water features, walking paths, dog park, and playground.
- b. Open space features and amenities will be determined by the developer at the time of platting.
- c. Open space features and amenities will be owned and maintained by the homeowners association.

7. Screening and Landscaping

- a. Per the Conceptual Open Space Plan (Exhibit D), the landscape area in Open Spaces shall be planted with trees, shrubs and grass and shall be irrigated with an automatic irrigation system.
- b. The required masonry screening wall shall meet specifications provided by the Forum Estates PID.
- c. The Homeowners Association and PID #5 shall maintain the areas along South Forum Drive and South Great Southwest Parkway. The HOA shall maintain the Entry Features and Open Spaces.

8. Other Requirements

- a. Mailboxes will be installed in a kiosk fashion located on an open space lot, maintained by the HOA.
- b. Repeat Elevations - No duplicate house elevations may be built on a lot within four (4) lots of a house with the same elevation located on the same side of a street. No house may be built with the same elevation as the house located directly across the street.
- c. Retaining Walls - Any retaining wall shall be constructed of approved stone. The use of wood or tie walls will not be allowed. Retaining walls greater than 4-feet in height shall be designed by an engineer licensed in the State of Texas.
- d. All utilities shall be constructed below ground, except for major high voltage lines.
- e. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be constructed of asphalt and/or approved pervious surfaces.
- f. A façade plan shall be approved by the City prior to the issuance of building permits.

SECTION 4. HOMEOWNERS ASSOCIATION AND 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) #5. Prior to recordation of the first final plat, confirmation from the PID #5 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. SUBDIVISION ACCESS

The exact location and configuration of subdivision entrances from South Forum Drive and South Great Southwest Parkway will be determined with the preliminary plat.

SECTION 6. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

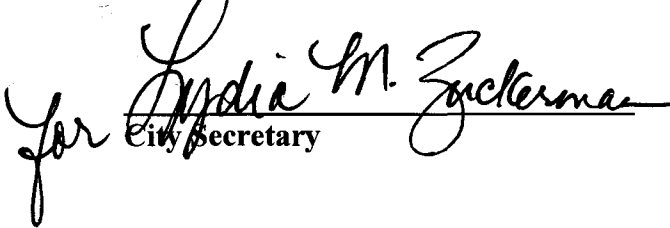
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 21ST DAY OF MARCH, 2017.

APPROVED:




Ron Jensen, Mayor

ATTEST:



for Lydia M. Zuckerman
City Secretary

APPROVED AS TO FORM:



City Attorney

**ORDINANCE NO. 10243-2017
ZONING CASE NO. Z170101/CP110101
PLANNED DEVELOPMENT NO. 359**

Exhibit "A"

Southern Tract

WHEREAS ECOM REAL ESTATE MANAGEMENT INC is the owner of a 19.942 acre parcel of land situated in the E. Roland Survey, Abstract No. 1313 and the CD Ball Survey, Abstract No. 197 in the City of Grand Prairie, Tarrant County, Texas and being that portion of land as recorded in Document No. D204134764, as recorded in the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the western right-of-way line of Great Southwest Parkway and the southern right-of-way line of Forum Drive;

THENCE $S00^{\circ}17'57''W$, 1370.70' to the southeastern corner of the herein described tract;

THENCE $S89^{\circ}58'45''W$, 624.25' to the southwestern corner of the herein described tract;

THENCE $N00^{\circ}29'17''E$, 1453.38' to the northwestern corner of the herein described tract, said corner also being the Point of Curvature of a non-tangent circular curve to the right having a radius of 450.00', a central angle of $23^{\circ}27'41''$ and a chord length of 182.98';

THENCE along said curve to the right, 184.27' to the Point of Reverse Curvature of a tangent circular curve to the left having a radius of 550.00', a central angle of $23^{\circ}12'04''$ and a chord length of 221.20'

THENCE along said curve to the left, 222.72';

THENCE $S89^{\circ}51'25''E$, 223.23' to the POINT OF BEGINNING and containing 868,670 square feet or 19.942 acres of land.

Exhibit "B"



CASE LOCATION MAP

Case Number Z170101/CP170101
 Planned Development for Single Family

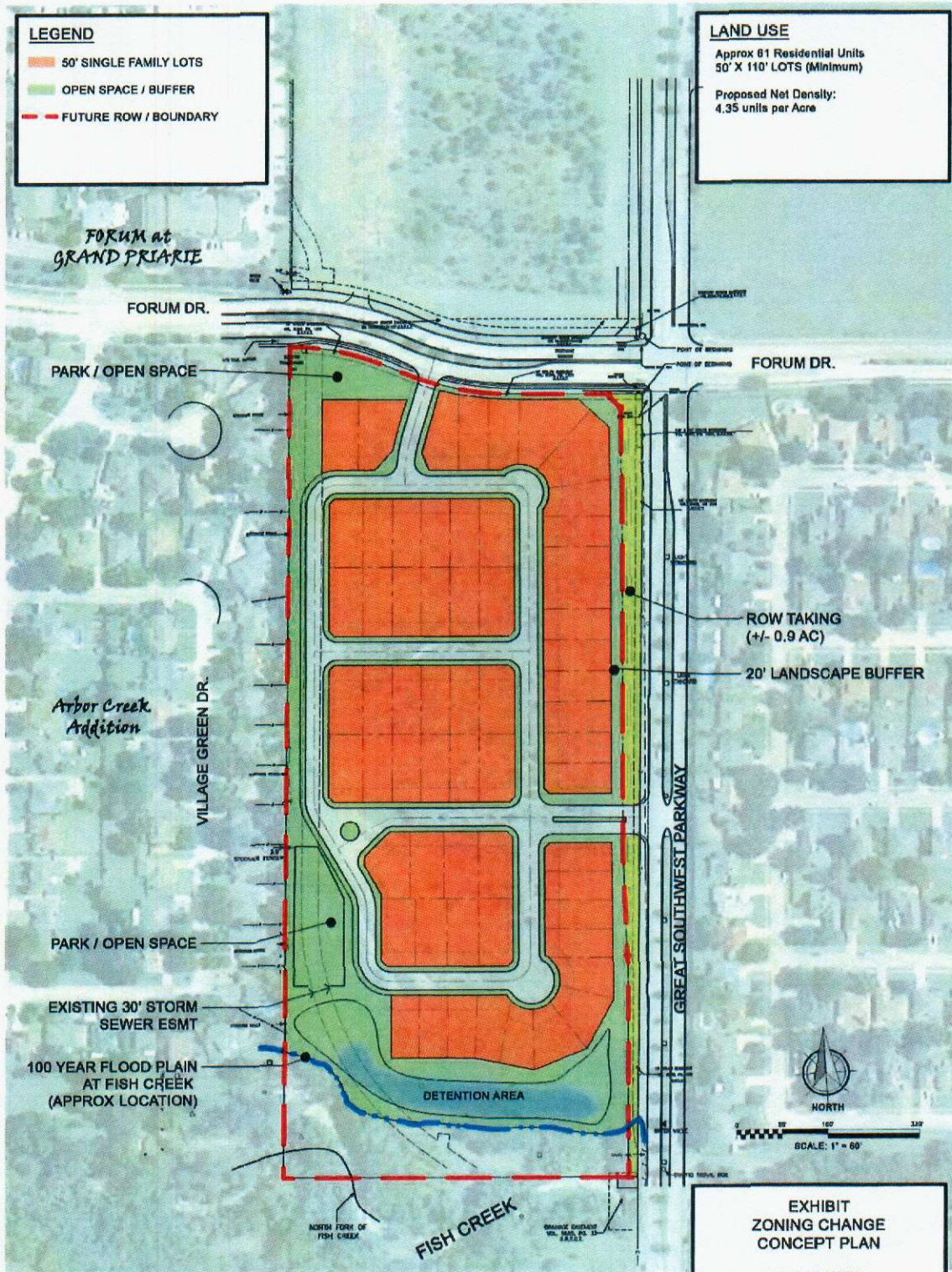


City of Grand Prairie
 Planning and Development

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Exhibit "C"



Planning Department

MAR 01 2017

Received

**EXHIBIT
ZONING CHANGE
CONCEPT PLAN**

CASE NUMBER:
Z170101/CP170101
Existing Use: PD-77
Proposed Use: PD Residential

GRAND PRAIRIE TRACT
PROJECT # 3873-01
FEBRUARY 2017

OWNER:
ECOM Real Estate Management
13760 NOEL ROAD
SUITE 500
DALLAS, TX 75240

Exhibit "D"



**EXHIBIT
ZONING CHANGE
CONCEPTUAL OPEN SPACE
PLAN**

CASE NUMBER:
Z170101/CP170101
Existing Use: PD-77
Proposed Use: PD Residential
GRAND PRAIRIE TRACT
PROJECT # 3873-01
FEBRUARY 2017

OWNER:
ECOM Real Estate Management
13760 NOEL ROAD
SUITE 500
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