

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 14.43 ACRES OF LAND SITUATED IN THE JOHN SPOON SURVEY, ABSTRACT NO. 1326, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND AS MORE FULLY DESCRIBED BELOW, FROM COMMERCIAL (C) AND SINGLE-FAMILY (SF-1) TO A PLANNED DEVELOPMENT DISTRICT FOR TOWNHOMES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 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 Commercial (C) and Single-Family (SF-1) to a Planned Development District for Townhome Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 26, 2021, 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of Commercial (C) and Single-Family (SF-1) to a Planned Development District for Townhome Uses; 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 May 18, 2021, 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 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, changing the zoning from its classification of Commercial (C) and Single-Family (SF-1) to a Planned Development District for Townhome Uses 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:

SECTION 1. 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...”

Description of Land:

14.43 ACRES OF LAND SITUATED IN THE JOHN SPOON SURVEY, ABSTRACT 1326, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND, AS DESCRIBED IN THE ATTACHED EXHIBIT A – BOUNDARY DESCRIPTION INCORPORATED HEREIN BY REFERENCE.

SECTION 2. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community. Standards on infrastructure, landscaping, and construction are intended to provide for high quality residential development.

SECTION 3. The homeowner’s association (HOA) is responsible for review, maintenance, and enforcement of HOA design and other internal development standards. The HOA is also responsible for ensuring resources are available for the care of the common elements and amenities of the community which are typically limited to the community fence(s) and landscaping outside of public street rights-of-way.

SECTION 4. The following development standards shall apply to development within this Planned Development District.

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit B – Concept Plan incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.
- B. The development shall include landscaping and open spaces that are planned and coordinated throughout the development. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit B – Concept Plan.
- C. Building elevations shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C – Conceptual Elevations.
- D. All utilities shall be placed below ground, except for major high voltage transmission lines.
- E. All streets, driveways, and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be asphalt.
- F. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family Townhouse (SF-T) District in the Unified Development Code (UDC), as amended.
- G. A planned development Site Plan shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.
- H. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.
- I. Density and Dimensional Requirements

The Townhomes shall be in conformance with density and dimensional standards as shown on the attached Exhibit C – Concept Plan, incorporated herein by reference, with said amendments being more particularly described below.

Standard	Article 6 Density & Dim. (SF-Townhouse)	Amendment By this PD
Maximum Density	13.2	9.52
Minimum Lot Area	1,680-3,299 SF (30% Max) = or >3,300 SF (70% Min)	78% (Max) 23% (Min)
Minimum Lot Depth	80-99 FT 30% Max = or >100 FT 70% Min	41% (Max) 59% (Min)
Minimum Side Yard (Corner Lot)	15 FT	10 FT


SECTION 5. All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

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

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

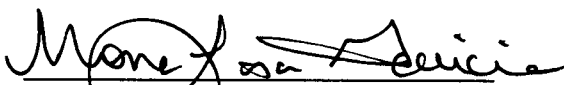
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 18TH OF MAY 2021.

APPROVED:



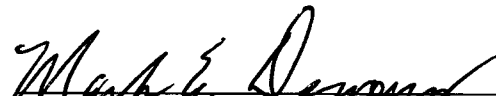
Ron Jensen, Mayor

ATTEST:



Monica Garcia
City Secretary

APPROVED AS TO FORM:



Mark E. Davenport
City Attorney
(Deputy)

**PLANNED DEVELOPMENT NO. 412
ZONING CASE NO. Z210204/CP210204**

LEGAL DESCRIPTION

BEING a 14.43 acre tract of land situated in the John Spoon Survey, Abstract Number 1326, City of Grand Prairie, Dallas County, Texas, and being all of those tracts described as "Tract 1" and "Tract 2" in deed to JS Mobile Assets, LLC, as recorded in Instrument Number 201300313989 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the southwest corner of said Tract 1 on the east right-of-way line of State Highway 161;

THENCE North 00 degrees 23 minutes 01 second West, along the common west line of said Tract 1 and said east right-of-way line of State Highway 161 and said east line of State Highway and Public Commission tract, a distance of 630.61 feet to a 112-inch iron rod found for the northeast corner of said State Highway and Public Commission Tract;

THENCE South 89 degrees 50 minutes 06 seconds West, along said common lines, a distance of 19.08 feet to a 5/8-inch iron rod with aluminum cap stamped "TXDOT" for corner on the north line of said State Highways and Public Commission tract;

THENCE North 00 degrees 17 minutes 00 seconds West, along said common east line of State Highway 161 and west line of Tract 1, a distance of 298.57 feet;

THENCE North 00 degrees 05 minutes 31 seconds West, a distance of 363.00 feet to a 5/8-inch iron rod with cap found for corner;

THENCE South 89 degrees 47 minutes 33 seconds West, a distance of 505.45 feet to a 5/8-inch iron rod with cap found for corner;

THENCE South 00 degrees 12 minutes 02 seconds West, a distance of 363.00 feet to a 5/8-inch iron rod with cap found for corner;

THENCE South 00 degrees 21 minutes 33 seconds West, along the common east line of said Tract 1 and west line of said National Stone tract, passing at a distance of 7.30 feet to 5/8-inch iron rod found online, and continuing along said common line, in all a total cumulative distance of 403.60 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degrees 21 minutes 19 seconds West, departing said west line of

National Stone tract and continuing along the east line of said Tract 1, a distance of 460.79 feet to 1/2-inch iron rod found for the southeast corner of said Tract 1, said corner being on the apparent northerly right-of-way line of Shady Grove Road (a variable width public right-of-way), from which a 1/2-inch iron rod found for the southwest corner of that tract of land described in deed to Peter Richardson, as recorded in Instrument Number 201700053569, O.P.R.D.C.T. bears North 33 degrees 43 minutes 22 seconds East, a distance of 11.21 feet;

THENCE south 60 degrees 24 minutes 11 seconds West, along the common south line of said Tract 1 and said apparent northerly right-of-way line, a distance of 45.40 feet to 1/2-inch iron rod found for the beginning of a non-tangent circular curve to the right, having a radius of 296.85 feet, a chord bearing of South 74 degrees 59 minutes 03 seconds West, a chord distance of 149.46 feet;

THENCE Southwesterly, continuing along said common line and along said curve, through a central angle of 29 degrees 09 minutes 44 seconds, an arc distance of 151.09 feet to a 1/2-inch iron rod found for the end of said curve;

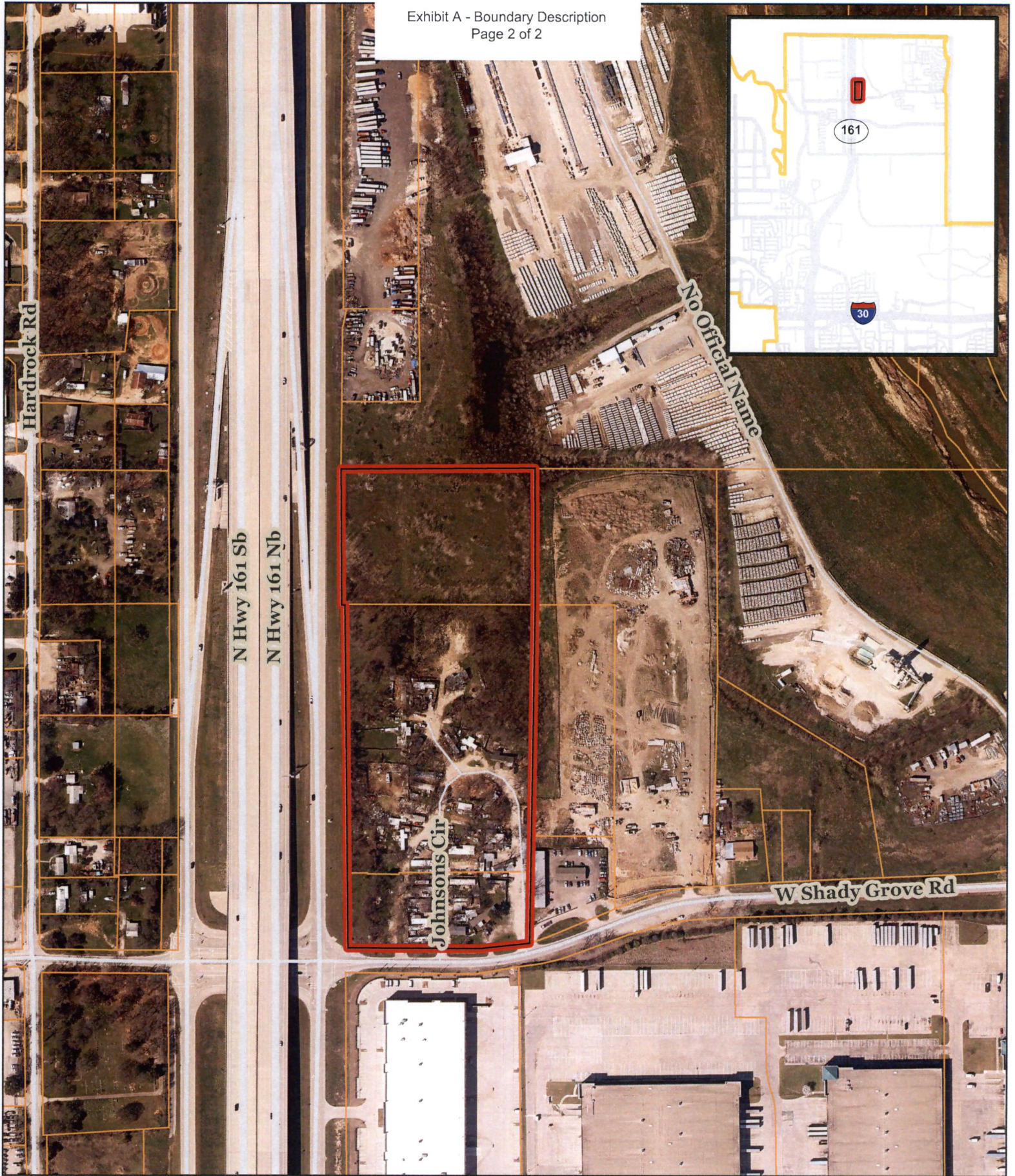
THENCE South 89 degrees 51 minutes 37 seconds West, continuing along said common line, a distance of 151.78 feet to a point (not monumented) for corner on the east line of said Tract 2;

THENCE South 00 degrees 39 minutes 59 seconds East, along the east line of said Tract 2, a distance of 30.00 feet to a point (not monumented) for the southeast corner of said Tract 2;

THENCE South 89 degrees 00 minutes 56 seconds West, along the south line of said Tract 2, a distance of 65.03 feet to a point (not monumented) for the southwest corner of Tract 2

THENCE North 00 degrees 39 minutes 59 seconds West along the west line of said Tract 2, a distance of 30.00 feet to a point (not monumented) on said apparent northerly right-of-way line of Shady Grove Road, and on the south line of Tract , from which a 1/2-inch iron pipe found for witness bears South 09 degrees 01 minute 12 seconds East, a distance of 0.44 feet;

THENCE South 89 degrees 38 minutes 58 seconds West, departing said west line of Tract 2 and along said common south line of Tract 1 and northerly right-of-way line of Shady Grove Road, a distance of 64.75 feet to the POINT OF BEGINNING and containing 628,487 square feet or 14.43 acres of land, more or less.



CASE LOCATION MAP
Case Number Z210204/CP210204
Shady Grove Square



City of Grand Prairie
Development Services

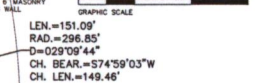
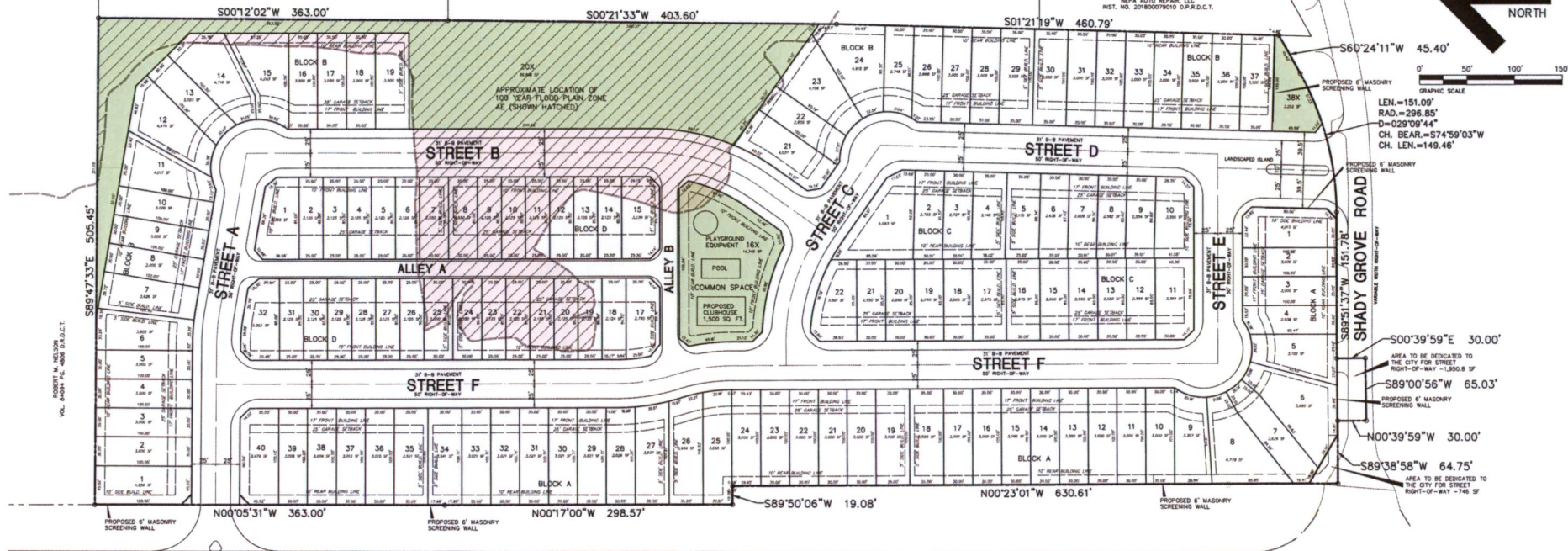
(972) 237-8255
www.gptx.org

Exhibit B - Concept Plan Page 1 of 1

NATIONAL STONE MANAGEMENT, INC.
NST. NO. 20160084324 G.P.R.D.C.T.

NATIONAL STONE MANAGEMENT, INC.
NST. NO. 201600133626 G.P.R.D.C.T.

NEPA AUTO REPAIR, LLC
NST. NO. 20160019000 G.P.R.D.C.T.



GRAPHIC SCALE
LEN = 151.09'
RAD. = 296.85'
D = 029°09'44"
CH. BEAR. = 574°59'03"W
CH. LEN. = 149.46'

AREA TO BE DEDICATED TO THE CITY FOR STREET RIGHT-OF-WAY = 1,360.8 SF
AREA TO BE DEDICATED TO THE CITY FOR STREET RIGHT-OF-WAY = 746 SF

STATE HIGHWAY NO. 161 NORTHBOUND SERVICE ROAD

ENTRANCE RAMP

REQUIREMENT	PD ZONE	DISTRICT AREA AND DIMENSIONAL REQUIREMENTS	PROPOSED	COMMENT
MAXIMUM DENSITY	SP-1	10.2 UNITS PER ACRE	0.0 UNITS/ACRE	COMPLIES
MINIMUM LIVING AREA	SP-1	1,150-1,200 SF 30% MIN.	0 OF 120 LOTS = 0%	COMPLIES
MINIMUM LOT AREA	SP-1	1,200 SQ. FT. 30% MIN.	1,400 SF MIN = 100%	EXCEEDS REQUIREMENT
MINIMUM LOT WIDTH	SP-1	1,400 SF MIN - 70% MIN	100 OF 120 LOTS = 83.3%	VARIANCE REQUIRED
MINIMUM LOT DEPTH	SP-1	21-29 FT. - 30% MIN	23 OF 120 LOTS = 19.2%	COMPLIES
MINIMUM FRONT YARD	SP-1	20 FT. - 70% MIN	106 OF 120 LOTS = 88.3%	COMPLIES
MINIMUM REAR YARD	SP-1	80-95 FT. - 30% MIN.	53 OF 120 LOTS = 44.2%	VARIANCE REQUIRED
MINIMUM INTERIOR SIDE YARD	SP-1	100 FT. - 70% MIN.	76 OF 120 LOTS = 63.3%	VARIANCE REQUIRED
MINIMUM SIDE YARD CORNER LOT	SP-1	17 FT.	25 FT.	EXCEEDS REQUIREMENT
GARAGE DOOR SETBACK	SP-1	5 FT.	10 FT.	COMPLIES
MAXIMUM BUILDING HEIGHT	SP-1	15 FT.	5 FT.	COMPLIES
MAXIMUM LOT COVERAGE (DWELLING)	SP-1	60 PERCENT	60 PERCENT	COMPLIES
MINIMUM ENCLOSED OFF-STREET PARKING	SP-1	2 SPACES	2 SPACES	COMPLIES
MINIMUM GUEST PARKING SPACES	SP-1	1 SPACE PER 5 UNITS	2 SPACES/UNIT (DRIVEWAY)	EXCEEDS REQUIREMENT

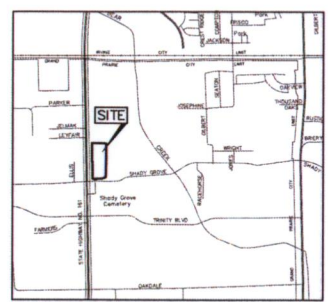
LEGEND

- EXISTING FLOOD PLAIN
- FLOOD PLAIN TO BE RECLAIMED BY FILL
- PROPOSED OPEN SPACE

REVISIONS
1-22-21 DRC COMMENTS
1-29-21 DRC COMMENTS
3-8-21 DRC COMMENTS
3-23-21 DRC COMMENTS

- NOTES:
- THE DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS FOR SP-1 RESIDENTIAL ZONING DISTRICT EXCEPT AS PROVIDED FOR BY THIS PD ORDINANCE (SEE TABLE BELOW).
 - ALL RESIDENCES SHALL HAVE A 2 CAR (MINIMUM) GARAGE.
 - EXTERIOR WALL SURFACES, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE A MINIMUM OF 80% MASONRY EXTERIOR MATERIALS (AS DEFINED IN THE UNIFIED DEVELOPMENT CODE) WITH A MINIMUM OF 20% OF A SECONDARY MASONRY MATERIAL.
 - ALL NEW UTILITIES SERVING THE DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.
 - A 6 FOOT TALL MASONRY SCREENING WALL SHALL BE CONSTRUCTED ALONG THE STREET RIGHT-OF-WAY OF SHADY GROVE DRIVE AND ALONG GLEBEET ROAD.
 - PROPOSED STREET PAVEMENT SHALL BE 31 FEET WIDE BACK-OF-CURB.
 - LANDSCAPING SHALL COMPLY WITH ARTICLE B, LANDSCAPING OF THE UNIFIED DEVELOPMENT CODE (UDC).
 - ALL STREETS ARE PUBLIC.
 - LOT 20K, BLOCK B WILL BE USED AS OPEN SPACE WITHIN THE FLOOD PLAN AND WILL HAVE A TRAIL AND SEATING AREAS (BENCHES).
 - LOT 36X, BLOCK B WILL BE USED HAVE ENHANCED ENTRY LANDSCAPING.
 - LOT 16X, BLOCK D WILL HAVE A COMMUNITY CLUBHOUSE, SWIMMING POOL AND PLAYGROUND EQUIPMENT.
 - STORM WATER DETENTION WILL BE PROVIDED IF CALCULATIONS CANNOT BE PROVIDED THAT SHOWS THAT DETENTION IS INEFFECTIVE DUE TO THE SIGNIFICANT DIFFERENCES IN THE TIME TO PEAK FLOW FROM THIS SITE COMPARED TO THE PEAK FLOWS IN THE FLOOD PLAN. PROVIDING DETENTION MAY RESULT IN A LOSS OF LOTS.

DENSITY CALCULATIONS
TOTAL SITE AREA = 14.43 ACRES
RIGHT-OF-WAY DEDICATION = 0.0919 ACRES
NET SITE AREA = 14.34 ACRES
TOTAL NUMBER OF LOTS = 120 LOTS MAXIMUM
DENSITY (INT) = 0.0 LOTS/ACRE
TOTAL OPEN SPACE (B LOTS) = 1.71 ACRES
PERCENTAGE OPEN SPACES = 0.119 OR 11.9%



LOCATION MAP
N.T.S.

OWNERS:
MMAROFUL CHOUDHURY
HASNAT JAHAN CHOUDHURY
625 SUNNINGDALE
RICHARDSON, TEXAS 75081
TEL: 214-335-3428
email: tahuidetasacom.com

APPLICANT:
RAFIQ ISLAM
3030 LBJ FREEWAY
SUITE 1150
DALLAS, TEXAS 75234
TEL: 214-682-1426
email: genesisix@gmail.com

CASE NUMBER: Z210204/CP210204

SHEET TITLE:
CONCEPT PLAN FOR PD
SHADY GROVE SQUARE
STATE HIGHWAY NO. 160 AT SHADY GROVE ROAD
GRAND PRAIRIE, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSRPE REGISTRATION NUMBER F-8827

ENGINEERS • SURVEYORS • LAND PLANNERS
2000 Texas Drive Suite 200 Irving Texas 75038
Tel: 875-352-4300 Fax: 875-352-9999

DATE: 12-28-2020 DRAWN BY: JDJR SHEET NO:
SCALE: 1" = 50' CHECKED BY: JDJR 1 of 1







