

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE THREE TRACTS TOTALLING 8.98 ACRES OUT OF THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1460, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH CARRIER PARKWAY AND EAST POLO ROAD, **FROM “PD-136” PLANNED DEVELOPMENT-136 DISTRICT TO PLANNED DEVELOPMENT-136B DISTRICT FOR SINGLE FAMILY DETACHED 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 from its classification of **“PD-136” Planned Development-136 District to Planned Development-136B District for Single Family Detached Residential**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 3, 2015, 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 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **“PD-136” Planned Development-136 District to Planned Development-136B District for Single Family Detached Residential 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 August 3, 2015, 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 **“PD-136” Planned Development-136 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 following described area from its classification of **“PD-136” Planned Development-136 District to Planned Development-136B District for Single Family Detached Residential Uses:**

PROPERTY DESCRIPTION – 8.98 ACRES

BEING 8.98 acres of a tract of land in the City of Grand Prairie, Dallas County, Texas, a part of the Thomas J. Tone Survey, Abstract No. 1460, and being further described as follows:

BEING situated in the Thomas J. Tone Survey, Abstract Number 1460, Dallas County, Texas and being all of Lot 1, Block 1, Westchester Town Center – Phase Three A, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 90127, Page 1182, Plat Records, Dallas County, Texas and being a portion of that certain tract of land described by deed to Polo Partners, LTD. Recorded as Tract Two in Volume 94198, Page 1756, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped “USA, Inc., RPLS 2207” found at the northeast corner of said Polo Partners tract, said iron rod also being the northwest corner of Lot 1, Block W, Polo Heights, Phase I according to the plat thereof recorded in Volume 2002134, Page 47, Plat Records, Dallas County, Texas and being the southernmost corner of Lot 54A, Block 3, Castleridge at Westchester, Page I according to the plat thereof recorded in Volume 95227, Page 1242, Plat Records, Dallas County, Texas;

THENCE South 03 degrees 04 minutes 02 seconds West, 183.93 feet along the east line of said Polo Partners tract and the west line of said Lot 1 to a 1/2 inch iron rod with cap stamped "USA, Inc., RPLS 2207" found;

THENCE South 41 degrees 55 minutes 58 seconds East, 50.00 feet, continuing along the east line of said Polo Partners tract and the west line of said Lot 1 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southeast corner of said Polo Partners tract and the southwest corner of said Lot 1, said iron rod also being in the north right-of-way line of Polo Road (60' Right-of Way) and being the beginning of a non-tangent curve to the right;

THENCE 658.41 feet along the south line of said Polo Partners tract and said north right-of-way line of Polo Road and with said curve to the right, having a radius of 770.00 feet, whose long chord bears South 72 degrees 41 minutes 14 seconds West, 638.53 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 07 degrees 11 minutes 00 seconds East, 15.00 feet, continuing along the south line of said Polo Partners tract and said north right-of-way line of Polo Road to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the beginning of a non-tangent curve to the right;

THENCE 364.40 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID Polo Partners tract and said north right-of-way line of Polo Road (90' Right-of-Way) with said curve to the right, having a radius of 755.00 feet, whose long chord bears North 68 degrees 59 minutes 23 seconds West, 360.87 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the south end of a corner clip in said north right-of-way line of Polo Road and the east right-of-way line of Carrier Parkway (100' Right-of-Way);

THENCE North 07 degrees 28 minutes 24 seconds West, 13.57 feet along said corner clip to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in said east right-of-way line of Carrier Parkway and the west line of said Polo Partners tract;

THENCE North 39 degrees 52 minutes 02 seconds East, along said west line of the Polo Partners tract and said east right-of-way line of Carrier Parkway, at 490.95 feet pass the southwest corner of said Lot 1, in all 540.20 feet to a 1/2 inch iron rod found at the beginning of a curve to the left;

THENCE 100.00 feet, continuing along said east right-of-way line of Carrier Parkway and the west line of said Lot 1 and with said curve to the left, having a radius of 1755.00 feet, whose long chord bears North 38 degrees 08 minutes 23 seconds East, 99.99 feet to a 1/2 inch iron rod found at the northwest corner of said Lot 1, said iron rod also being the southwest corner of the aforementioned Lot 54A;

THENCE South 64 degrees 59 minutes 39 seconds East, along the north line of said Lot 1 and the south line of said Lot 54A, at 165.00 feet pass the northeast corner of said Lot 1, in all 568.02 feet to the POINT OF BEGINNING and containing 391,348 square feet or 8.984 acres of land, more or less.

II.

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.

A homeowners association (HOA) and public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure resources are available for the care of the common elements and amenities of the community.

III.

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) unless otherwise specified herein.

B. Conceptual Plan

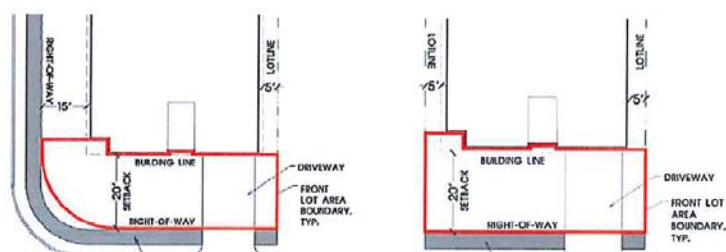
Development shall be in substantial conformance with the Conceptual Plan (Exhibit “B”) as determined by the Planning Director or his designee.

C. Subdivision Development Standards

1. The development shall comply with the regulations of the Single Family 6 (SF-6) District requirements of the Unified Development Code, as amended.
2. The development shall comply with the provisions of Resolution 3924, unless an appeal or exception is expressly approved by the City Council. In the event the provisions of the SF-6 district conflict with Resolution 3924, the more restrictive shall prevail, except:
 - a. Minimum lot area – The minimum residential lot area shall be 5,500 square feet and the average lot area shall be 7,277 square feet.
 - b. Maximum net density – The maximum net density shall not exceed 5.73 dwelling units per net acre. The development shall have no more than 41 residential lots within the development as legally described above.

- c. Minimum living area – The minimum living area for all residences in the development shall be 2,000 square feet.
 - d. Minimum lot width – The minimum residential lot width shall be 50 feet. Residential lots fronting onto cul-de-sacs and “knuckles” may be reduced to 35 feet. Residential lots facing “T” type intersections shall have a minimum width of 50 feet.
 - e. Minimum lot depth – The minimum lot depth shall be in substantial conformance with Exhibit “B” of this ordinance.
 - f. Maximum lot coverage – The maximum lot coverage shall not exceed 65%.
3. Minimum Setbacks:
- a. Front yard – 25 feet
 - b. Rear yard – 10 feet
 - c. Side yard – 5 feet
 - d. Corner side – 15 feet
4. Fencing – Non-required (privacy) fences shall comply with the provisions contained in the Unified Development Code (UDC), as amended; however, the following provisions shall prevail where conflicts between the following provisions and the UDC occur.
- a. Privacy fences on single family residential lots shall be located 10 feet behind the front elevation of the house.
 - b. Privacy fences shall not exceed 6 feet in height above grade.
 - c. All fencing visible from a public right-of-way shall consist of stained cedar board.
 - d. A Type I fence shall be constructed along South Carrier Parkway and East Polo Road with masonry columns constructed at a minimum interval of 50 feet on center along each road.
5. Driveway Design:
- a. Driveways shall be designed to park two passenger vehicles in the driveway without encroachment into the right of way.
 - b. Driveways shall not constitute greater than 50% of the residential front lot area.
 - c. The front yard area shall be defined as the area bound by the right-of-way, residential lot lines, and the front house elevation extended to side lot lines or right-of-way. See Figures H.1 and H.2 below.

Driveway Layout Representation



6. A landscape plan, fence and wall plan, and common open space plan shall submitted to, reviewed by, and approved by the Planning Director or his designee prior to final plat approval.
7. Residential Streets – The residential streets shall be a minimum of 31-feet-wide. Modifications may be requested and processed in accordance with the UDC.
8. Thoroughfare Intersection – Access to the development shall be constructed in substantial conformance with Exhibit “B”.

C. Architectural

1. House repetition – House elevations, brick/masonry color, and siding color shall alternate at a minimum of every three houses on the same side of the street and every two houses on the opposite sides of the street.
2. Exterior Finish:
 - a. The exterior finish of all two story homes shall be a minimum of 85% masonry, excluding non-load bearing elements such as doors, windows, trim, and accents.
 - b. The exterior finish of all one story homes shall be a minimum of 100% masonry, excluding non-load bearing elements such as doors, windows, trim, and accents.
 - c. Masonry shall be defined as stone, simulated stone, or brick.
 - d. The use of materials such as wood shingles or wood siding shall be limited to accent features.
 - e. The front and side elevations of all homes and all homes facing a public street shall be 100% masonry.
3. Garage Door Treatment:
 - a. Front facing garages are permissible.
 - b. Garage doors shall be of wood construction with the opening being decorative/accent brick or stone.
 - c. Upgraded Garage Doors shall be defined as a wood clad garage door.
 - d. Upgraded Garage Doors shall be required for all home elevations within the development.
4. Roof Pitch:
 - a. A minimum of 65% of the surface area of composition roofs shall maintain a minimum roof pitch of 8:12.
 - b. Wood roof shingles shall be prohibited.

IV.

Homeowners Association and/or 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) #4. Prior to recordation of the first final plat, confirmation from the PID #4 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.

V.

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

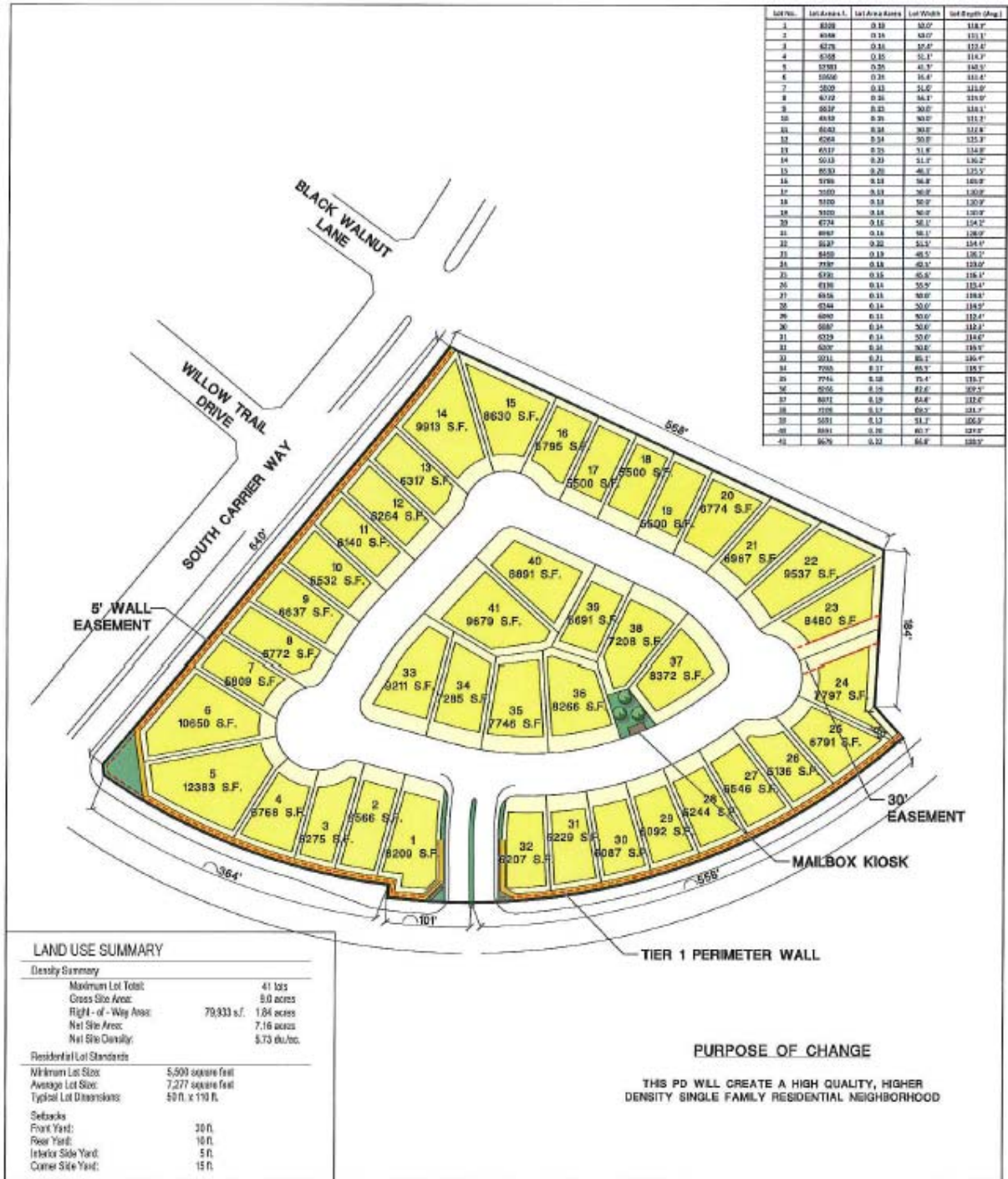
VI.

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 18th day of August, 2015.

Ordinance No. 9902-2015
Planned Development No. 136B
Zoning Case No. S150703/CP150702

EXHIBIT B Concept Plan



Scale: 1" = 150'

Date: July 14, 2015

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Building

AUSTIN, TEXAS
2015-2016

EAST POLO ROAD PD - EXHIBIT B ZONING CHANGE/CONCEPT PLAN

Case Number: Z150703/CP150702

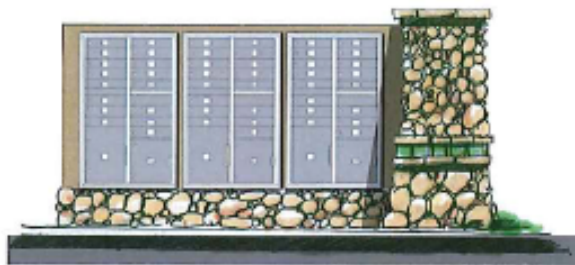
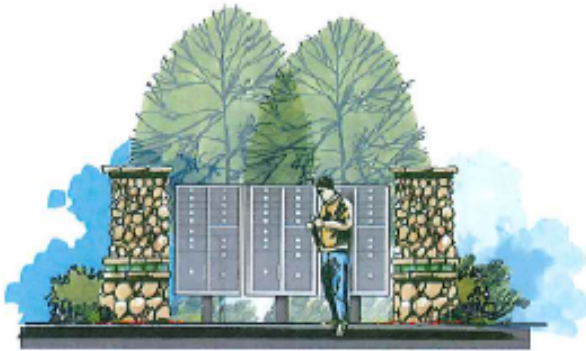
Current Zoning: PD 138

Proposed Zoning: PD138A

Current Land Use: N/A

Proposed Land Use: Residential

NOTES: 1. This plan is based on the best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is not a legal document and does not represent any regulatory approval. Plans are subject to change.



CONCEPTUAL MAILBOX KIOSK



CONCEPTUAL FENCING



CONCEPTUAL ENTRY LANDSCAPING



CONCEPTUAL ENTRY SIGNAGE

EAST POLO ROAD PD - EXHIBIT C **CONCEPTUAL SITE LANDSCAPE/HARDSCAPE**

Case Number: Z150703/KP150702
 Current Zoning: PD 136 Current Land Use: N/A
 Proposed Zoning: ED1306 Proposed Land Use: Residential

Site mapping completed based on best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This plan is conceptual in nature and does not represent a regulatory agreement. Plans subject to change.