

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A 0.539 ACRES OUT OF THE JAMES FERGUSON SURVEY, ABSTRACT NO. 454, TRACT 26, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ADDRESSED AS 3304 CORN VALLEY FROM GENERAL RETAIL (GR) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY-ONE 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 General Retail (GR) District to a Planned Development District for Single Family-1 Detached Residential uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 10, 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 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of General Retail (GR) District to a Planned Development District for Single Family-1 Detached Residential; 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 July 18, 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 General Retail (GR) 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 General Retail (GR) District to a Planned Development District for Single Family-1 Detached Residential uses;

PROPERTY DESCRIPTION - 0.539 ACRE

BEING 0.539 acres of land located In the JAMES FERGUSON SURVEY, ABSTRACT NO. 454, Dallas County, Texas, being a portion of the tract of land described in the Deed to recorded in Instrument No. 20170002768 of the Deed Records of Dallas County, Texas and , Said 0.539 acres of land being more particularly described as follows:

BEGINNING at a ½” inch iron rod found at the southeast intersection of Corn Valley Rd. (85’ Right-Of-Way) and Racquet Club Dr. (50’ Right-Of-Way) also being the northwest corner of herein described tract;

THENCE N. 89° 10’57” E., (deed N. 89° 45’30” E.,) with the south line said Racquet Club Dr., a distance of 168.65 feet (deed 170.00) feet to a ½ inch rod found for the northwest corner Lot 20, Block 1, Country Club Park Section No.1, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 77060, Page 2025, of the Plat records of Dallas County, Texas;

THENCE S. 01° 12’52” E., (deed S. 00° 14’30” E.,) with the west line of said Lot 20 and the east line of said Delgado tract a distance of 138.93 feet (deed 138.74) feet to a ½ inch iron rod found;

THENCE S. 89° 17’08” W., (deed S. 89° 45’30” E.,) with the north line of Block B, Country Club No. 1, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 90248, Page 3399, of the Plat records of Dallas County, Texas and the south line of said Delgado tract a distance of 170.00 feet to a ½ inch iron rod with cap stamped “KSC2617” set for corner in the east Right-Of-Way line of said Corn Valley Rd;

THENCE N. 00° 39’23” W., (deed N. 00° 14’30” W.,) with the east Right-Of-Way line of said Corn Valley Rd. and the west line of the said Delgado tract a distance of 138.63 feet (deed 138.74) feet to the POINT OF BEGINNING and containing 23,498 square feet or 0.539 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.

III.

Development Standards

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.

Zoning Exhibit

The area depicted in Exhibit "A" - Zoning Exhibit designates the Planned Development District area. The number of residential lots within the Planned Development District area shall not exceed 2.

Development Standards

1. The development shall comply with the regulations of the Single Family-1 (SF-1) District requirements of the Unified Development Code, as amended; except as expressly provided by this ordinance.
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-1 district conflict with Resolution 3924, the more restrictive shall prevail, except:
 - a. Minimum lot size - The minimum lot size for the Planned Development shall be 11,000 square feet.
 - b. Side-Entry Garage Restriction - All dwelling units constructed shall have a non-front-entry garage.
3. Minimum Setbacks shall comply with the SF-1 standards contained in Article 6 of the Unified Development Code except as follows:
 - a. Minimum Front Yard Setback - 25 feet

IV.

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

V.

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 18th OF JULY 2017.**

APPROVED:




Ron Jensen, Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



For City Secretary

**Ordinance No. 10298-2017
Planned Development No. 362
Zoning Case No. Z170603**

EXHIBIT "A"

