

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 76.960 ACRES OF LAND OUT OF THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-328 DISTRICT AND AGRICULTURE TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY, MULTI-FAMILY, GENERAL RETAIL, AND OPEN SPACE 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 Planned Development-328 District and Agriculture to a Planned Development District for Single Family, Multi-Family, General Retail, and Open Space Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 13, 2020, 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 approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development-328 District and Agriculture to a Planned Development District for Single Family, Multi-Family, General Retail, and Open Space 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 P.M. on April 21, 2020, 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-328 District and Agriculture to a Planned

Development District for Single Family, Multi-Family, General Retail, and Open Space 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 20<sup>TH</sup> 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-328 District and Agriculture to a Planned Development District for Single Family, Multi-Family, General Retail, and Open Space Uses; as described and depicted in Exhibit A - Boundary Description.

**SECTION 2.** The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

**SECTION 3.** The following shall apply to development in the Planned Development District:

- A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Conceptual Renderings.
- B. The developer shall submit a Traffic Impact Analysis (TIA) at the time of preliminary platting.
- C. Commercial development shall comply with the use and development standards for General Retail District in the Unified Development Code (UDC), as may be amended, and with the exceptions and additions listed below.
  - 1. Total land area allocated to the General Retail District shall not exceed 3.81 acres.
  - 2. Financial Services shall be allowed by right.
  - 3. Minimum lot size shall be 20,000 sq. ft.
  - 4. Minimum lot width shall be 100 ft.
  - 5. Minimum lot depth shall be 150 ft.
  - 6. Maximum allowable height shall be 50 ft.

7. Minimum landscape area shall be 10% of the lot.

- D. Multi-Family development shall comply with the use and development standards for Multi-Family Three (MF-3) District and Appendix W in the UDC, as amended. Building elevations shall be reviewed and approved with the Site Plan.
- E. Provisions for mixed use development in PD-328 shall be retained in the multi-family tracts in this Planned Development District. For each 10% of first floor area dedicated for commercial or retail uses the developer may increase the maximum number of dwelling units per acre by 10% and increase the maximum allowable height by 10 ft.
- F. Single Family development shall comply with the use and development standards for Single Family-Four (SF-4) District and Single Family-Six (SF-6) District in the UDC, as may be amended, with the exceptions and additions below.

1. The total land area allocated to the Single Family Residential District shall not exceed 37.21 acres.
2. The composition of SF-4 lots and SF-6 lots shall be consistent with what is shown on the Concept Plan.
3. SF-4 Lots
  - i. The minimum lot area shall be 7,200 sq. ft.
  - ii. The minimum lot width shall be 62 ft.
  - iii. The interior side setback shall be 5 ft.
  - iv. Garages shall be detached from the primary structure and accessed via the street frontage.
4. SF-6 Lots
  - i. The minimum lot width shall be 50 ft.
  - ii. The minimum front setback shall be 20 ft.
  - iii. Garages shall be rear entry and accessed via the alley.

G. The total land area allocated to the Open Space district shall not exceed 3.01 acres.

H. Property included in the Open Space district may be left in its natural state.

**SECTION 4.** A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

**SECTION 5.** It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

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

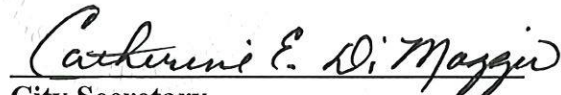
**SECTION 7.** This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,  
TEXAS, ON THIS THE 21<sup>ST</sup> DAY OF APRIL 2020.


APPROVED:

  
\_\_\_\_\_  
Ron Jensen, Mayor

ATTEST:

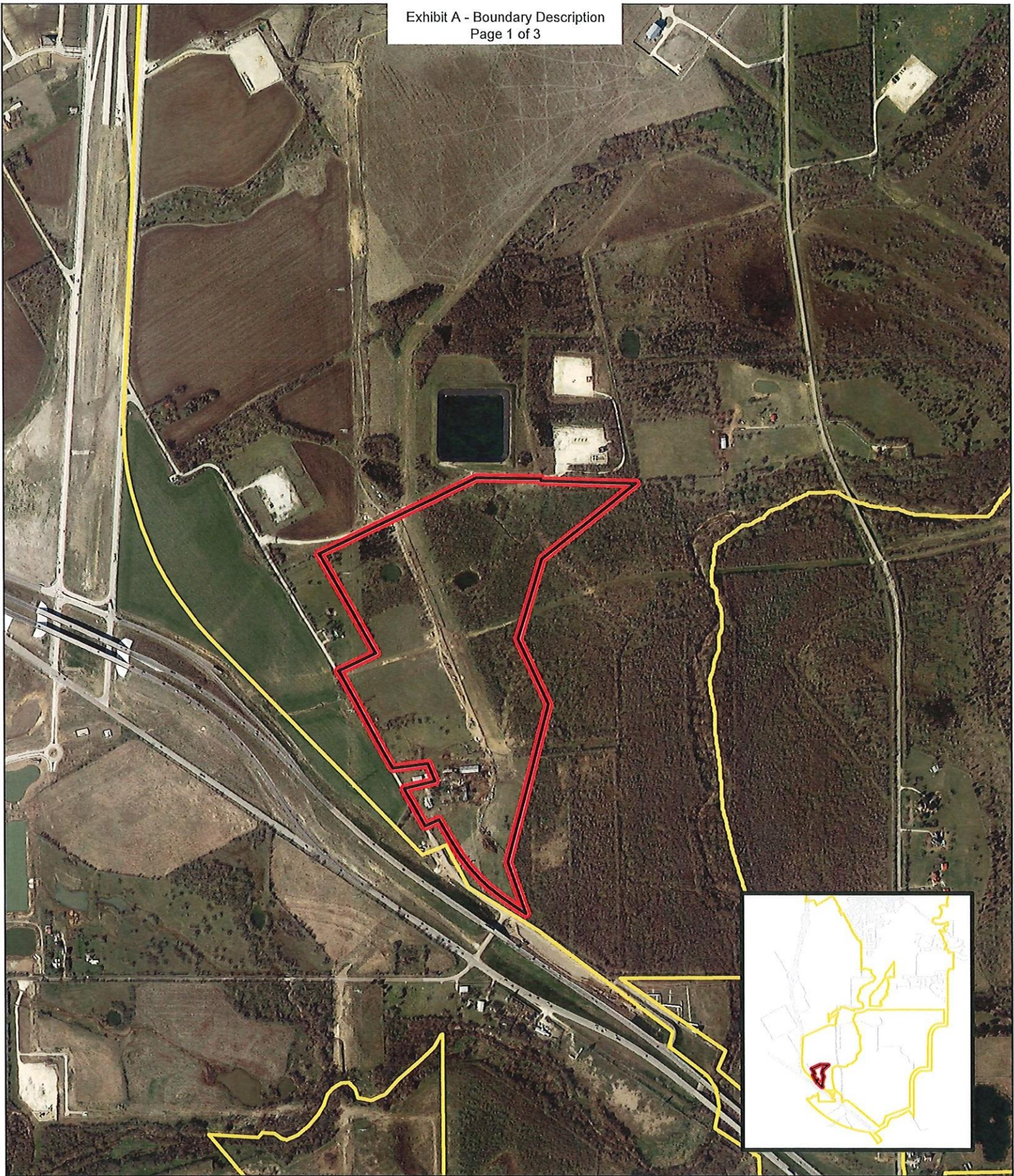
  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney  
(Deputy)

Zoning Case No. Z200401  
Planned Development No. 399







LEGAL LAND DESCRIPTION:

BEING 76.960 acres (3,352,391 square feet) of land in the Joseph Lawrence Survey, Abstract Number 616, City of Grand Prairie, Ellis County, Texas; said 76.960 acres (3,352,391 square feet) of land described in a Warranty Deed to Ellis Joint Venture (hereinafter referred to as Ellis Joint Venture tract), as recorded in Instrument Number 21141507, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), and being all of that certain tract of land described in a General Warranty Deed to Ellis Joint Venture (hereinafter referred to as Ellis Joint Venture 2 tract), as recorded in Volume 2805, Page 577, Deed Records, Ellis County, Texas (D.R.E.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to Ellis Joint Venture (hereinafter referred to as Ellis Joint Venture 3 tract), Volume 2564, Page 281, D.R.E.C.T.; said 76.960 acres (3,352,391 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a concrete monument found for the Northwesterly corner of the said Ellis Joint Venture tract, same being the Northerly corner of the William Telford, and wife, Kay Telford (hereinafter referred to as Telford tract), as recorded in Volume 738, Page 371, Deed Records, Ellis County, Texas (D.R.E.C.T.), same also being in the Southerly line of TEXDEVCO GP, LLC, (hereinafter referred to as TEXDEVCO tract), as recorded in Instrument Number 1900187, O.P.R.E.C.T.;

**THENCE** North 64 degrees 23 minutes 15 seconds East with the common line between said Ellis Joint Venture tract and said TEXDEVCO tract, passing at a distance of 424.28 feet, the Southeasterly corner of said TEXDEVCO tract, same being the Southwesterly corner of that certain tract of land described in a Special Warranty Deed to WM SUB GT, LP (hereinafter referred to as WM SUB GT tract), as recorded in Volume 2805, Page 57, D.R.E.C.T., continue with said course and the common line between said Ellis Joint Venture tract and said WM SUB GT tract for a total distance of 707.27 feet to a five-eighths inch iron rod with a plastic cap stamped "RPLS 4838" set;

**THENCE** North 64 degrees 53 minutes 00 seconds East with the common line between said Ellis Joint Venture tract and said WM SUB GT tract, same being a corner for said WM SUB GT tract, for a distance of 581.99 feet to a five eighths inch capped iron rod stamped "MYCOSKIE" found for corner;

**THENCE** South 88 degrees 32 minutes 15 seconds East with a common line between said Ellis Joint Venture Tract and WM SUB GT tract, passing at distance of 459.30 feet, the Southeasterly corner of said WM SUB GT tract, same being the Southwesterly corner of that certain tract of land described in a Special Warranty Deed to Nehemiah Partners, L.P. (hereinafter referred to as Nehemiah tract), as recorded in Volume 1661, Page 104, D.R.E.C.T., from which a one-half inch capped iron rod found stamped "RPLS 5857" bears South 11 degrees 23 minutes 30 seconds East a distance of 0.57 feet, and continue with said course and the common line between said Ellis Joint Venture tract and said Nehemiah tract for a total distance of 1150.28 feet to a concrete monument stamped "826-3" found for corner;

**THENCE** South 51 degrees 10 minutes 45 seconds West for a distance of 887.19 feet with a common line between Ellis Joint Venture and that certain tract of land described in a General Warranty Deed to the United States of America (hereinafter referred to as USA tract) as recorded in Volume 676, Page 506, Deed Records, Ellis County, Texas, to a concrete monument stamped "826-4" found for corner;

**THENCE** South 16 degrees 29 minutes 04 seconds West with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 639.32 feet to a concrete monument stamped "826-5" found for corner;

**THENCE** South 25 degrees 05 minutes 36 seconds East with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 532.26 feet to a concrete monument stamped "826-6" found for corner;

**THENCE** South 15 degrees 22 minutes 38 seconds West with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 1151.24 feet to a concrete monument stamped "826-7" found for corner;

**THENCE** South 18 degrees 09 minutes 07 seconds East with a common line between said Ellis Joint Venture tract and said USA tract for a distance of 461.40 feet to a Texas Department of Transportation monument on the Northeasterly line of that certain tract of land described in a deed to the State of Texas (hereinafter referred to as State of Texas R.O.W.), Volume 809, Page 981, D.R.E.C.T., from which a one-half inch capped iron rod stamped "AREA SURVEYING" found, bears South 77 degrees 03 minutes 36 seconds East, a distance of 3.62 feet;

**THENCE** North 55 degrees 36 minutes 03 seconds West with a common line between said Ellis Joint Venture tract and said State of Texas R.O.W., a distance of 441.91 feet to a one-half inch iron rod found at the beginning of a non-tangent curve to the right, whose chord bears North 42 degrees 29 minutes 40 seconds West, a distance of 303.95 feet, from which a one-half inch iron rod found bears North 83 degrees 02 minutes 32 seconds East, a distance of 4.93 feet;

**THENCE** Northwesterly with the common line between said Ellis Joint Venture and said State of Texas R.O.W. and with said non-tangent curve to the right having a radius of 670.00 feet, through a central angle of 26 degrees 13 minutes 14 seconds, for an arc distance of 306.61 feet a five-eighths inch iron rod with a plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 29 degrees 23 minutes 03 seconds West with a common line between said Ellis Joint Venture tract and said State of Texas R.O.W., a distance of 204.43 feet to a Texas Department of Transportation monument, from which a one-half inch capped iron rod stamped "AREA SURVEYING" found bears North 67 degrees 52 minutes 02 seconds East, a distance of 6.69 feet;

**THENCE** South 60 degrees 19 minutes 57 seconds West with a common line between said Ellis Joint Venture tract and said State of Texas R.O.W., a distance of 44.88 feet to a mag nail set for corner, same being the Southeast corner of that certain tract of land described in a deed to Joe Bowers and Jeff Hansen (hereinafter referred to as Bowers tract), as recorded in Volume 2399, Page 2279, D.R.E.C.T., same also being in Davis Road, previously known as St. Paul Britton Road (variable width right-of-way);

**THENCE** North 29 degrees 25 minutes 56 seconds West with a common line between said Ellis Joint Venture Tract and said Bowers tract and with said Davis Road, a distance of 103.37 feet to a mag nail set, same being the Southeasterly corner of the aforesaid Ellis Joint Venture 2 tract, from which a one-half inch capped iron rod stamped "AREA SURVEYING" found bears North 74 degrees 34 minutes 55 seconds East, a distance of 19.83 feet;

**THENCE** North 29 degrees 26 minutes 34 seconds West with the common line between said Ellis Joint Venture 2 tract and said Bowers tract and with said Davis Road, pass at a distance of 142.26 feet, the Northeast corner of said Bowers tract, same being an angle point in the Easterly line of that certain tract of land described in a deed to James Edmund Kemp, Jr., Judy Anne Kemp Amonett, Carolyn Kemp Wittenbraker and John Stacy Kemp, Beneficiaries under the Will of Kames E. Kemp, deceased (hereinafter referred to as Kemp tract), as recorded in Volume 2171, Page 510, D.R.E.C.T. and continue with said course and the common line between said Ellis Joint Venture 2 tract and said Kemp tract and with said Davis Road for a total distance of 275.05 feet to a mag nail set for the Northwesterly corner of said Ellis Joint Venture 2 tract, same being the Southwesterly corner of that certain tract of land described in a General Warranty Deed to Carlo Restrepo, (hereinafter referred to as Restrepo tract), as recorded in Volume 2805, Page 570, D.R.E.C.T.,

**THENCE** North 75 degrees 00 minutes 04 seconds East, departing said Davis Road and said Kemp tract and with the common line between said Ellis Joint Venture 2 tract and Restrepo tract, pass at a distance of 21.38 feet a one-half inch iron rod with plastic cap found and continue with said course and continue with the common line between said Ellis Joint Venture 2 tract and Restrepo tract for a total distance of 254.19 feet to a one-half inch iron rod found for the Southeasterly corner of said Restrepo tract, same being a Westerly line of said Ellis Joint Venture Tract;

**THENCE** North 29 degrees 25 minutes 05 seconds West with a common line between said Ellis Joint Venture tract and said Restrepo tract, a distance of 177.07 feet to a one-half inch iron rod found for corner, same being the Northeastery corner of said Restrepo tract;

**THENCE** South 75 degrees 03 minutes 13 seconds West with a common line between said Ellis Joint Venture tract and said Restrepo tract, from which a one-half inch iron rod found a distance of 232.37 feet, and continue on said course for a total distance of 254.28 feet to a mag nail set for corner in a Easterly line of said Kemp tract, and in Davis Road, same being the Northwesterly corner of said Restrepo tract;

**THENCE** North 29 degrees 26 minutes 40 seconds West with a common line between said Ellis Joint Venture tract and said Kemp tract, a distance of 534.95 feet to a mag nail set for corner, same being the Southwesterly corner said Ellis Joint Venture 3 tract, from which a one-half inch capped iron rod found bears North 64 degrees 06 minutes 46 seconds East a distance of 21.97 feet,

**THENCE** North 29 degrees 30 minutes 55 seconds West with the common line between said Ellis Joint Venture 3 tract and said Kemp tract, a distance of 279.24 feet to a mag nail set for corner, same being the Northwesterly corner of said Ellis Joint Venture 3 tract, same being the Southwesterly line of said Telford tract;

**THENCE** North 64 degrees 05 minutes 22 seconds East, departing the Easterly line of said Kemp tract and departing said Davis Road and with the common line between said Ellis Joint Venture 3 tract and said Telford tract, pass at a distance of 22.64 feet, a concrete monument found and continue with said course and the common line between said Ellis Joint Venture 3 tract and said Telford tract for a total distance of 312.95 feet to a five-eighths inch iron rod with a plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 29 degrees 26 minutes 50 seconds West with a common line between said Ellis Joint Venture tract and said Telford tract a distance of 823.38 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 76.960 acres (3,352,391 square feet) of land.

SURVEYORS CERTIFICATE TO:

Ellis Joint Venture, AeroFirma and/or Assigns, Alliant National Title Insurance Company, and their affiliated entities, successors and assigns;

This is to certify that this map or plat and the survey on which it is based, were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS 2016.  
The field work was completed on November 27, 2019.

 12/19/19

Michael Dan Davis                      DATE:  
— Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S.    REGISTRATION NO. 10193823  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
Office (817) 842-2094



REVISED: December 19, 2019 / Revised Easement Label.  
REVISED: December 11, 2019 / Addressed updated title commitment.



