

Planned Development District permitting light industrial uses as prescribed for the Light Industrial (LI) District in Article IV "Permissible Uses" of the UDC of Grand Prairie, Toms, subject to the approval of a site plan by the City Council after recommendations by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the City Council and the Planning and Zoning Commission for access to the property to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way required to comply with the standards of the Major Thoroughfare Plan of the City of Grand Prairie and to provide adequate access to the property and to the adjacent property. The site plan shall recognize and be designed for function with the arrangement of I.H. 20 as planned and developed. Where a variety of types of land use are proposed on single tract, the site plan shall delineate the area proposed **for each type use.**

ORDINANCE NO.

3123

AN ORDINANCE AMENDING ORDINANCE NO. 2499, SAME BEING AN AMENDMENT TO THE ZONING MAP; SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971, AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; 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 hereinafter described property filed application with the City of Grand Prairie, Texas, petitioning an Amendment of Ordinance No. 2499 in order to change the site plan and requirements thereof.

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 11, 1980.

WHEREAS, after consideration of said application, the Zoning Commission of the City of Grand Prairie, Texas, voted unanimously to recommend to the City Council of Grand Prairie, Texas, that Ordinance No. 2499 be amended.

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:30 o'clock p.m. on February 12, 1980, to consider -the advisability of amending Ordinance No. 2499 as recommended by the Zoning Commission.

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed amendment, and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the property, as well as the nature and usability of surrounding property, 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.

WHEREAS, it is specifically found that the width and condition of the streets, drainage and other public improvements are not adequate to serve a development of the size and nature requested by the applicant herein; and

WHEREAS, the applicant has agreed to make such improvements at his expense and donate such right-of-way as necessary to adequately serve this development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE TEXAS:

That Ordinance No. 2499 of the City of Grand Prairie is hereby altered and amended in the following respects and the Use District Classification of the following properties are changed to the classifications as shown below.

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BOUNDARY DESCRIPTION

Being a tract of land out of the Memucan Hunt Survey (Abstract 757 In Tarrant County and Abstract 1723 in Dallas County), the Samuel It. Beeman Survey, (Abstract 111 in Tarrant County and Abstract 1692 in Dallas County.), the M. Hunt Survey, Abstract 758 in Tarrant County, and the Samuel T. Brown Survey, (Abstract 84 in Tarrant County and Abstract 1689 in Dallas County) in the City of Grand Prairie, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the M. Hunt Survey, Abstract 750, same being the Southwest corner of the Samuel H. Beeman - an Survey, Abstract 111, said point

being in the centerline of a 40 ft. wide road right-of-way designated as Martin Barnes Road (County Rd. No. 2146, presently unimproved);.

THENCE, N 00° 06' 07" E, along the West line of said Samuel H. Beeman Survey, Abstract 1 at 2722.22 ft., the Southwest corner of the Memucan Hunt Survey, Abstract 757, and continuing N00° 06' 07" E., along the West line of said Hunt Survey, for a distance of 2460.60 feet, in all, a total distance of 5182.82 ft. to a point in the South right-of-way line of Interstate Highway No.20 (variable right-of-way) said point being in the centerline of the aforementioned 40 ft. wide road right-of-way designated as Martin Barn Road;

THENCE, S 78° 29' 40" for a distance of 20.41 ft. to the POINT OF BEGINNING of the tract herein described;

THENCE, Easterly and continuing along said South right-of-way line of Interstate 20, wit a curve to the right having a radius of 1412.40 feet, through a central angle of 18° 54' 33" for an arc length distance of 466.13 ft. **to a point for corner;** said curve having a back tangent line bearing S 78° 04' 48" E;

THENCE, S 00° 08' 00" W, for a distance of 865.82 ft. to a point for a corner;

THENCE, S 89° 52' 00" E. for a distance of 683.88 ft. to a point for a corner;

THENCE, N 00° 08' 00". E, for a distance of 560.00 ft. to a point in the South right-of-wat line of Interstate Hwy. 20;

THENCE, along said South right-of-way line thru the following courses:

1. Easterly with a curve to the left having a radius of 974.93 ft. , thru a central angle of 28° 07' 05" for an arc length distance of 478.45 ft. to the point of tangency of said curve, a point for a corner; said curve having a back tangent line bearing S 85° 11' 11" E;

2. THENCE, N 66° 41' 44" E, for a distance of 195.98 ft. to the beginning of a curve to the right having a radius of 1,412.40 ft.;

3. THENCE, Easterly with said curve to the right, thru a central angle of 23° 49' 16" for an arc length distance of 587.21 ft. to the point of tangency of said curve, a point for a corner;

4. THENCE, S 89° 29' 00" E, for a distance of 1345.71 feet to a point for a corner;

5. THENCE, N 88° 48' 00" E, for a distance of 100.02 feet to a point for corner.

6. THENCE, S 89° 29' 00" E, for a distance of 1410.32 ft. to a point for a corner, said corner being on the West right-of-way line (100' R.O.W.) of Matthew Road;
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THENCE, S 00° 22' 28" E, along the said West right-of-way line of Matthew Road fur a distance of 2027.00 ft. to a point;

THENCE, S 05° 26' 41" *W, continuing along said West right-of-way line passing the said Memucan Hunt Survey Abstract 1723 at 185.78 feet, a total distance of 438.21 feet to a point for a corner;

THENCE, S 89° 31' 33" W, for a distance of 1411.94 ft. to a point in the East line of the Samuel H. Beeman Survey, Abstract 1692, a point for a corner;

THENCE, S 00° 14' 18" E, for a distance of 2463.11 ft. to a point in the South line of said Beeman Survey, Abstract 1692, same being the North line of the Samuel T. Brown Survey, Abstract 1689, a point for a corner;

THENCE, S 81° 10' 48" E, for a distance of 237.62 to a point for a corner;

THENCE, S 00° 00' 36" E, for a distance of 732.27 ft. to a point for a corner;

THENCE, S 00° 09' 03" E, for a distance of 751.42 feet to a point for a corner;

THENCE, S 00° 22' 49" W, for a distance of 2338.88 feet to a point for a corner;

THENCE, S 00° 20' 56" W, for a distance of 1927.32 ft. to a point in the North right-of-way line (50' R.O.W.) of a road designated. as Garden Road, a point for a corner;

THENCE, N 89° 43' 51" W, along said right-of-way line, a line 25 feet at right angles from and parallel to the centerline of said Garden Road, for a distance of

1054.35 feet to the beginning of a curve to the right having a radius of 179.60 feet, a point for corner;

THENCE, Northwesterly, along said curve to the right, thru a central angle of 90* 00' 3" for an arc length distance of 282.14 ft. to the end of said **curve, a point for a corner**

THENCE, N 00° 16' 43" E, continuing along said right-of-way, for a distance of 305.81 feet to the beginning of a curve to the left having a radius of 225 ft. , a point for a corn

THENCE, Northwesterly, along said curve then a central angle of 89° 55, 08" for an arc length distance of 353.11 ft. to the end of said curve, a point for a corner;

THENCE, N 89° 38' 25" W, continuing along said right-of-way line, a distance of 2241.60 to the beginning of a curve to the left having a radius of 512.00 ft. to a point for corner;

THENCE, Southwesterly, along said curve thru a central angle of 330 58, 42" for an arc length distance of 303.63 feet to a point for a corner;

THENCE, N 00° 04' 02" E, for a distance of 2933.73 feet to a point for a corner;

THENCE, N 89° 18' 56" W, for a distance of 25.00 feet to a point for a corner;

THENCE, N 0° 41' 04" E, for a distance of 2196.36 feet to a point in the North line of the M. Hunt Survey, Abstract 758, same being the South line of the aforementioned Samuel H. Beeman Survey, Abstract 111, a point for a corner;

THENCE, N 00° 05' 54" E, for a distance of 5178.69 feet to the POINT OF BEGINNING AND CONTAINING 42,700,730.18 s.f. or 980.274 acres of land, more or less.
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PRESENT ZONING - P.D. 30, 33, 34 and A

APPROVED NEW ZONING:

AREA NO.	USE	ACREAGE
1	Commercial	16.5
2	General Retail	37.9
3	Commercial	49.2
4	Light Industrial	19.8
5	Light Industrial	62.8
6	Commercial	15.7
7	Commercial	20.2
8	Single Family	345.5
9	Med./High Density	72.6
10	Single Family	71.6
11	Med./High Density	36.7
12	Single Family	207.9
13	General Retail	23.6
	Total	980

IV.

All requirements included in this ordinance are intended to apply to the applicable tracts of land covered under Zoning Case # 731007 (as amended) and in total encompassing previously described 980 acres. Inasmuch as this planned unit development covers thirteen different categories of usage, the tract numbers contained in this ordinance are defined the same as those shown on the attached Land Use Map which is incorporated herein by reference as a specific part of the ordinance.

V.

GENERAL REQUIREMENTS AND STIPULATIONS

All proposed uses are subject to the approval of site plan or plans by the City Council after recommendations by the Planning and Zoning Commission and prior to the issuance of a building

permit or occupancy certificate on the premises. With the exception of Areas 8 and 12, the site plan shall include plans for

grading, drainage, points of access, driveway locations and

widths, building setbacks, building areas, service areas, parking areas, curbs,

sidewalks, internal circulation, open space planting! recreational areas, street rights-of-way, utility easement loca

tions, necessary retaining walls, common areas, lot lines, minimum front, side and rear setbacks and the location and height of all

signs.

Development of any adjacent land owned by the applicant shall also be shown on the site plan and such plan along with building construction plans shall be subject to review an approval of the City Council before any site grading, improvement or construction is undertaken.

No use shall be located or operated in any district which involves the admission of odorous material, smoke or particulate matter or noise.

Where a variety of land uses are proposed on a single tract of land, the site plan shall delineate the area proposed for each use.

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All screening walls, landscaping plannings, driveways and parking surfaces shall be maintained in an orderly condition and no lighting, illuminated signs or other display devices shall be located or arranged to interfere with adjacent development and vehicular traffic on adjacent streets.

Site plans may be approved in whole or In part for one or several owners provided the overall arrangements of streets, land uses, utilities and parking requirements applying to the entire tract are coordinated with and understood by the various owners. If partial approval is requested, factors influencing the development of the entire tract such as accesses, off-street parking and circulation must be provided for and considered by the partial plan.

All rights-of-way shall be dedicated to the full width provided by the City of Grand Prairie and all public improvements shall be constructed in accordance with the subdivision regulations outlined in the Grand Prairie Code of Ordinances.

VI.

PLANNED UNIT DEVELOPMENT, TRACT 2

RETAIL COMMUNITY SHOPPING CENTER

Planned Development District (Tract 2) for a community shopping center permits retail, office and service uses as prescribed within the general retail district in the Schedule of Uses of Grand Prairie Zoning Ordinance #2299, as amended. Permitted uses in this district include office buildings, institutions, hotels, motels, scientific and research laboratories exceeding two stories in height, retail and office sales, and commercial amusements. One gasoline service station on this tract shall be permitted if it does not interfere with the proper function of the total district. A site plan will be submitted for approval by the City of Grand Prairie showing the service station in relation to other facilities proposed in this tract.

VII.

PLANNED DEVELOPMENT DISTRICT TRACTS 1, 3 & 6, COMMERCIAL

Planned Development on Tracts 1, 3 and 6 shall permit commercial uses as prescribed in the Use Schedule of Grand Prairie Zone Ordinance #2299, as amended. The density, coverage, parking and off-street loading standards shall comply with the minimum standards specified for the commercial district as stated in Ordinance #2299, as amended. Retail and service development may be built to any legal height provided that the floor ratio does not exceed the ratio specified for planned development districts under Ordinance #2299, as amended.

VIII.

PLANNED DEVELOPMENT DISTRICT

TRACT 7, COMMERCIAL

Planned Development District, Tract 7, permits commercial uses as prescribed in the Use Schedule of Grand Prairie Zoning Ordinance #2299, as amended. One gasoline service station shall be permitted on this tract if it does not interfere with the proper functioning of the total district. A site plan will be submitted for approval by the City of

Grand Prairie showing the gasoline station in relation to other facilities proposed in this tract. The density, coverage, parking and off-street loading standard: shall comply with the minimum standards specified for the commercial district as specified in Ordinance #2299, as amended. Retail and Service development may be built to and legal height provided that the floor area ratio does not exceed the ratio specified for planned development districts in Ordinance #2299, as amended.

IX.

PLANNED DEVELOPMENT DISTRICT

TRACT 13, GENERAL RETAIL

Planned Development District, Tract 13, permits retail uses as prescribed in the Use Schedule of Zoning Ordinance #2299, as amended. The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for General Retail for all development. One gasoline service station shall be permitted in Tract 13 if it does not interfere with the proper functioning of **the entire district**

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PLANNED DEVELOPMENT DISTRICT

TRACTS 4 and 5, INDUSTRIAL COMPLEX

Planned Industrial District, Tracts 4 and 5, permit industrial and light manufacturing as described in light industrial uses in the Schedule of Uses of Zoning Ordinance #2299, as amended. A site plan shall recognize and be designed to function with the arrangement of interstate Highway 20 as planned and developed. The density, coverage, parking and off-street loading standards shall comply with the minimum standards specified for light industrial for all development and buildings may be built to any legal height provided the floor area ratio does not exceed the ratio specified for planned development districts in Ordinance #2299, as amended.

XI.

PLANNED DEVELOPMENT DISTRICT

TRACTS 9 and 11, MEDIUM/HIGH DENSITY RESIDENTIAL

Planned Development Districts 9 and 11 permit the development and use of residences for high density residential with the provisions of the ordinances and standards of the City of Grand Prairie. Those uses permitted in this district include apartments, townhouses, condominiums, duplexes or cluster homes. The off-street parking standards shall be equal to or exceed those specified for the particular use proposed by Zoning Ordinance #2299, as amended. If apartments are constructed on Tracts 9 and 11, a maximum 60% coverage and a maximum density of twenty (20) dwelling units per acre will be allowed. If townhouses, condominiums, duplexes or cluster homes are constructed on Tracts 9 and 11, a maximum of 40% coverage and a maximum density of ten (10) units per acre will be allowed.

XII.

PROPERTY DESCRIPTION

Area 8

Being a tract of land out of the M. Hunt Survey, Abstract 757 of Tarrant County, Texas, and Abstract 1723 of Dallas County, Texas; the Samuel H. Beeman Survey, Abstract 111 of Tarrant County, Texas, and Abstract 1692 of Dallas County, Texas, and the M. Hunt Survey, Abstract 758 of Tarrant County, Texas, and Abstract 1689 of Dallas County, Texas, and being more particularly described as follows:

Commencing at the intersection of the South Right-of-Way line of Interstate Highway Twenty (IH 20) a variable width Right-of-Way with the East line of Martin Barnes Road (County Road Number 2146), a 40 foot Right-of-Way, presently unimproved;

THENCE, S 00° 05' 54" W, along said East Right-of-Way line a distance of 2049.49 feet to THE POINT OF BEGINNING of this description;

THENCE, S 89° 52' 00" E, 1055.21 feet to a point on the West line of the

proposed Great Southwest Parkway Road Right-of-Way, said Right-of-Way being 120 feet in width;

THENCE, N 00° 08' 00" E, along said West line a distance of 1015.56 feet to a point on the South line of a 10 acre tract of land recorded in Vol. 4640, page 373 of the Deed Records, Tarrant County, Texas;

THENCE, S 89- 52' E, along said line a distance of 60.00 feet to the Southeast corner of said tract;

THENCE, N 00° 08' E, along the East boundary of said tract, 560-00 feet to a point on the South Right-of-Way line of U.S. Interstate Highway Twenty (IH 20), said line being a curve concave to the North and having a radius of 974.93 feet, a central angle of 03° 31' 53", a chord bearing of S 86° 57' 07" E.

THENCE, along said South Right-of-Way in an Easterly direction an arc distance of 60.09 feet to its intersection with the East Right-of-Way of the aforementioned proposed road;

THENCE, S 00° 08' 00" W, along said proposed Right-of-Way a distance of 1572.51 feet to a point;

THENCE, S 89° 52' 00" E, 1394.05 feet to the centerline of a small stream, said stream being a branch of Fish Creek;

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THENCE, in a Southeasterly direction along said centerline the following courses:

S	23'	28' 31"	E	-
225.09feet				
S	42'	50' 38"	E	-
95.45 feet				
N	86*	42' 05"	E	-
138.68feet				
N	870	33' 02"	E	-
72.25 feet				
N	39'	36' 38"	E	-
142.57feet				
N	34*	49' 15"	W	-
84.64 feet				
S	89'	18' 51"	E	-
48.72 feet				
N	35'	10' 55"	E	-
60.32 feet				
N	34*	42' 43"	E	-
89.95 feet				
N	660	05' 19"	E	-
119.05feet				
S	26*	40' 18"	E	-
114.13feet				
S	75*	22' 26"	E	-
144.30feet				
N	22*	15' 06"	E	-
44.95 feet				
N	83*	37' 40"	E	-
116.60feet				
S	020	53' 08"	W	-
95.02 feet				
S	74*	42' 14"	E	-
55.31 feet				
S	37*	41; 58"	W	-
161.07feet				
S	330	11' 02"	E	-
115.72feet				
S	77'	49' 25"	E	-
70.50 feet				
S	11*	19' 56"	E	-
58.67 feet				
S	45*	35' 12"	W	-
74.45 feet				
S	25*	11' 19"	E	-
73.39 feet				
N	83'	311 16"	E	-
55.30 feet				
S	40*	25' 59"	E	-
51.54 feet				
and	S	01*	E	-
60.12 feet to a point;				

THENCE, S 54' 49' 05" E, 57.46 feet to a point;

THENCE, S 00- 14' 18" E, 2168.42 feet to the centerline of Fish Creek;

THENCE, in a Southwesterly direction along said centerline of Fish Creek the following courses:

S	82*	07' 30" W	-	68.70
feet				
S	27*	25' 07" W	-	624.56
feet				
S	60*	14' 33" W	-	21.00
feet				
S	530	061 4111 W	-	277.30
feet				
S	40'	12' 16" W	-	113.18
feet				
S	66'	581 56" W	-	100.02
feet				
S	81'	21' 10" W	-	205.45
feet				
S	61'	01' 49" W	-	189.42
feet				
S	55*	54' 50" W	-	215.35
feet				
S	77*	47' 20" W	-	308.99
feet				
S	640	01' 31" W	-	105.15
feet				
N	82'	27' 07" W	-	300.45
feet				
N	88'	11' 26" W	-	194.16
feet				
N	50'	43' 14" W	-	192.88
feet				
N	64'	17' 44" W	-	90.86
feet				
S	76*	21' 13" W	-	201.75
feet				
S	52'	39' 10" W	-	253.78
feet				
S	19'	411 37" W	72.21	feet
S	33*	03' 07" E	-	441.47
feet				
S	69'	10' 24" W	-	277.67
feet				
N	89'	47' 18" W	-	500.53
feet				
N	85*	02' 11" W	-	417.28
feet to its intersection				

and

with the East Right-of-Way line of Martin Barnes Road;

THENCE, N00* 41' 04" E, along said Right-of-Way line 1409.37 feet to a point;

THENCE, N 00* 05' 54" E, along said Right-of-Way line 3129.19 feet to the POINT OF BEGINNING AND CONTAINING 14,878,527 square feet or 341.564 acres of land, more or less.

Acreage includes the following:

1. Flood Plain (Standard Project Flood Limit line as established by the U.S. Army Corps of Engineers for Fish Creek in a report entitled Flood Plain Information Report published in November 1971) 45.788 acres.

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2. Texas Power and Light Company Easement (outside Flood Plain) 5.800 acres
3. Great Southwest Parkway (outside Flood Plain) 14.285 acres
4. Flood Plain Easement for Creek on north side of property. 3.611 acres

TOTAL NON-DEVELOPABLE PROPERTY 69.532 acres

NET DEVELOPABLE PROPERTY 272.032 acres

PROPERTY DESCRIPTION

Area 12

Being a tract of land out of the M. Hunt Survey, Abstract 758, Tarrant County, Texas, and the Samuel T. Brown Survey, Abstract 84, Tarrant County, Texas, and Abstract 1689, Dallas County, and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the North R.O.W. line (50' R.O.W.) of Garden Road, said corner being at the intersection of the said North R.O.W. of Garden Road and the Southerly projection of the West line of Trailwood Addition Increment Seventh, recorded in Volume 78074, page 848 of the Deed Records of Dallas County, Texas;

THENCE, N 89° 43' 51" W., with said North R.O.W. line of Garden Road and passing the Dallas County-Tarrant County line at a distance of 535.91 feet and continuing in all a distance of 1054.35 feet to an iron rod set at the beginning of a curve to the right;

THENCE, along said curve and along said **North R.O.W. line of Garden Road** for a -distance of 282.14 feet to an iron rod set at the end of said curve, said curve having a central angle of 90° 00' 34", a radius of 179.60 and a tangent length of 179.63 feet.

THENCE, N 00° 16' 43" E, 305.81 feet to a point for a curve to the left having a central angle of 89° 55' 08" and a radius of 225.00 feet;

THENCE, along said curve an arc distance of 353.11 feet to a point;

THENCE, N 89- 38' 25" W. 760. 76 feet to a point;

THENCE, N 00° 21' 35" E, 743.45 feet to a point;

THENCE, N 65° 28' 24" W, 1020.00 feet to a point on the Westerly Right-of-Way line of the proposed Great Southwest Parkway'.

THENCE, N 24° 31' 36" E along said R.O.W. 1562.99 feet to a point for a curve to the left having a radius of 2040.00 feet and a central angle of 14° 19' 30";

THENCE, along said curve an arc distance of 510.04 feet to a point;

THENCE, S 79° 47' 54" E, 120.00 feet to a point of intersection of the Easterly Right-of-Way line of said Great Southwest Parkway with the Northerly Right-of-Way line of the proposed Polo Road and a point for a curve to the left having a central angle of 26° 01' 26" and a radius of 950.00 feet;

THENCE, along said curve an arc distance of 431.49 feet to a point;

THENCE N 75° 31' 34" E, 1065.00 feet to a point for a curve to the left having a central angle of 16° 10' 36" and a radius of 950.00 -eet;

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THENCE, along said curve an arc distance of 268.22 feet to a point for a curve to the right having a central angle of 31° 00' 47" and a radius of 1050.00 feet;

THENCE, along said curve an arc distance of 568.34 feet to a point on the East boundary of this description;

THENCE, S 00° 09' 03" E, 35.42 feet to a point;

THENCE, S 00° 22' 49" W, 2338.88 feet to a point;

THENCE, S 00° 20' 56" W, 1927.32 feet to the POINT OF BEGINNING AND CONTAINING 9,319,305 square feet or 213.942 acres of land, more or less.

Acreage includes the following:

- 1.
- 2.

Right-of-Way for Great Southwest Parkway

Right-of-Way for Polo Road

3. Existing easements for Texas Power and Light Company and Texas Electric Service Company

TOTAL NON-DEVELOPABLE PROPERTY

NET DEVELOPABLE PROPERTY

Notwithstanding anything to the contrary contained in the General Requirements and Stipulations set forth in Article V hereinabove, certain special requirements and stipulations are applicable to the development by the applicant of Areas 8 and 12 herein. In the event there is a conflict between any of the special requirements and stipulations set forth below and the General Requirements and Stipulations, the former shall control.

27.077 acres

186.865 acres

XIII.

SPECIAL REQUIREMENTS AND STIPULATIONS

FOR TRACTS 8 AND 12

The Special Requirements and Stipulations are presently and shall continue to apply and govern the proposed development of Areas 8 and 12 and shall consist of the following:

(a) for the purposes used herein, the term "Phase One" shall mean the initial phase of development for that portion of Areas 8 and/or 12 on which the Applicant shall first obtain final plat approval. The term "Subsequent Phase" shall mean any additional phase of development for those portions of Areas 8 and/or 12 on which the Applicant obtains final plat approval. The total of Phase One shall consist of not less a minimum of 200 lots which shall be of the following dimensions; together with single family dwellings to be constructed thereon containing the following square footage:

Percentage of
Phase One Lots

Minimum
Lot Dimensions

Minimum
Square Footage
Per Dwelling

18%	701 x 1101	1600 sq. ft.
82%	6 2' x 110' 10	1400 sq. ft.
	to 1599 sq. ft.	

provided however, that when development is commenced in that portion of Area 12 that is south of the existing easement for Texas Electric Service Company, then the Applicant will alter its lot size from 621 x 1101 to 62' x 1201.

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The applicant will not be restricted to any plan of development requiring a proportional placement of the proposed lots between Areas 8 and 12 nor will the Applicant be restricted to building a 1600 sq. ft. dwelling on a 701 x 1101 lot or a 1400 sq. ft. to 1599 sq. ft. on a 621 x 1101 lot or vice versa, but may locate between the two Areas the number of lots in their respective dimensions and containing dwellings of such square footage as the Applicant in its discretion shall deem advisable. Additionally, the two hundred (200) lot minimum may be increased by such number of additional lots as the applicant. deems advisable

(b) All Subsequent Phases of development shall consist of lots with the minimum dimensions of 621 x 1101 provided, however, that during any phase of development subsequent to Phase I, if any development is commenced in Area 12 that is south of the existing easements for Texas Electric Service Company and for Texas-Power and Light Company, then the Applicant may alter its lot size from 621 x 1101 to 621 x 1201.

The square footage for all dwellings to be constructed during Phase I and any subsequent phases shall, once construction is completed, be of the following proportions:

10%	1600 sq. ft. +
75%	1400 sq. ft. to 1599 sq. ft.
15%	1250 sq. ft. to 1399 sq. ft.

provided however, that in the event the total number of dwellings to be constructed in the 1250 sq. ft. to 1399 sq. ft. category does not equal fifteen percent (15.0%) of the total number of dwellings for all phases, then the Applicant may, at its discretion, increase the percentage of either of or both of the remaining categories as an offset to this deficiency.

(c) Any dwelling constructed in Phase I or any subsequent phase shall have a minimum masonry coverage of seventy-five percent (75%) of the exterior of the first story, excluding therefrom all doors (including garage doors), all trim and all windows.

(d) The minimum width of sideyards for any lot in Areas 8 and 12 shall be five feet (51).

(e) The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to fifty percent (50%) of the total cost, for any street installed adjacent to the Flood Plain Area in Area 8. Standard street width (including curbs and gutters) for any such street and all other streets to be installed in Areas 8 and 12, (except Great Southwest Parkway, Polo Road and Garden Road) shall be twenty-eight feet (281). If the City of Grand Prairie requires the Applicant to install any street with a width in excess of twenty-eight feet (281), then the City shall reimburse the Applicant for the increase of installation costs attributable to that portion of the street which exceeds twenty-eight feet. In the event the City of Grand Prairie is unable to participate in the cost of any street installation due to the unavailability of funds for such purpose, then the applicant shall be permitted to escrow with the City funds in an amount equal to its pro rata share of the total cost for the installation until such time as 'the City shall have the necessary funds available and the street can be installed in its entirety. In the event there is an escrow of funds pursuant to the foregoing sentence, the Applicant shall be permitted to proceed with its contemplated development activities.

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With respect to the installation of the streets described as Great Southwest Parkway, Polo Road and Carden Road, in Areas 8 and 12, the applicant shall be obligated to complete installation of these streets (or escrow their pro rata share of the cost of the street installation) only to the extent they are adjacent to a phase currently being developed by the applicant. In no instance shall the applicant be obligated to undertake installation of these streets to their fully contemplated length without the concurrent development of the contiguous phase to be benefited by said installation.

(f) Development by the Applicant of any of the areas referred to herein will create no responsibility or obligation on the Applicant to aid in the construction of or contribute funds for the construction of any bridge or any form of elevated roadway or any approach thereto as such may be constructed with respect to the Flood Plains Area described herein and shown on the Land Use Map attached hereto.

(g) Water Mains and sewer lines for Areas 8 and 12 shall be installed by the Applicant as required by the City of Grand Prairie up through 1211 in size at the expense of the Applicant. If mains larger than 12" are required by the City, the difference in cost (including, but not limited to the incremental increase in installation costs) between a 1211 main and the required size will be paid by the City promptly upon satisfactory completion of said mains and lines.

(h) At the request of the Applicant or others, the City shall, promptly upon completion pay its pro rata share' of the cost (including, but not limited to the incremental increase in installation costs) of the installation of a twenty-four inch (2411) water main which shall extend from a tie-in point on the Interstate Highway 20 **frontage road** (said tie-in point being approximately 2200 linear feet west of Matthew Road), to a tie-in point in the right-of-way of Great Southwest Parkway at the north boundary of Area 8.

(i) The City shall accept a dedication from the Applicant of its proportional share of the 80 Acre Flood Plain in lieu of any additional park and recreational land dedication or cash contribution.

(j) At the request of the Applicant, the City shall abandon the existing roadway known as the Martin-Barnes Road at the west boundary of Area 8 and shall assist the Applicant, if necessary, in obtaining the abandonment of the said Martin-Barnes Road by Tarrant County.

(k) In the event any lot of Phase I or any Subsequent Phase shall exceed 621 x 120', then the Applicant may, at its discretion, install an alley at the rear of said lot in conformity with the requirements of the city of Grand Prairie; one-half (1/2) the width of said alley shall be an easement on the adjacent lot.

(l) All utilities shall go underground except major transmission line along thoroughfare.

(m) Uniform screening shall be installed along both sides of Great Southwest Parkway.

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XIV.

PLANNED DEVELOPMENT DISTRICT

TRACT 10, SINGLE FAMILY RESIDENTIAL

Planned Development District 10 permits the development and use of the premises for detached single family residences. The conditions regulating the density, coverage, parking, structure and minimum lot requirements shall comply to the section for SF-1 development of Ordinance No. 2299, as amended.

XV.

Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.

XVI.

Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

XVII.

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

4th day of March A.D., 1980.

MAYOR, City of Grand Prairie, Texas

ATTEST:

City Secretary