

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE Lots 7-11, Block 7, Lots 1-4, Block 4, The Cluster I first addition; Lots 5-7, Block 1 and Lots 12-16, Block 1, The Cluster I second addition; also an 11.728-acre tract in the Graves Survey, A-512, on the west side of S.E. 14th Street south of Las Palmas FROM MF-1 with Cluster platting TO PLANNED DEVELOPMENT; 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 the Zoning Ordinance and Map of said City so as to rezone and reclassify said property from its classification of MF-1 with Cluster platting to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 27, 1976 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in 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 Zoning Commission of the City of Grand Prairie, Texas voted 7 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from MF-1 with Cluster platting to planned development; and

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 November 2, 1976 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the 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 Grand Prairie Urbanite, 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 property sought to be rezoned, 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 the classification of MF-1 with Cluster platting 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 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 36 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 27TH DAY OF JANUARY, 1971, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; TREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

## II.

That the following special terms and conditions are hereby imposed as a part of this ordinance:

1. That lot depths would be varied from SF-3 requirements to those shown on the present pending plat.
2. In the area to be replatted, Lot 4A, Block 2 would be replatted and narrowed by five feet and that the five feet would be added to Lot 3A making it a minimum of sixty-five feet wide. That in Block 4, Lots 8A and 11A would be widened to a minimum of sixty-five feet by replatting Lots 7A and 12A or Lots 10A and 9A. No changes were required in Block 1.
3. In the newly subdivided areas, the developer would replat Block 5 and 6 eliminating five of the proposed lots. One lot would be removed from the northern tier of Block 5, one lot removed from the loop section of Block 5, and one lot removed from the southern tier of Block 5. Two lots would be removed from Block 6. In this section, all lots except one located in Block 5 would be a minimum of sixty-five feet in width.
4. Relative to house sizes, it was concluded that eight houses would be authorized at a minimum of 1100 square feet of living area, that these houses would spread until no more than one be constructed in any tier of lots and that all other houses be constructed with a minimum of 1250 square feet of living area.
5. Structure exterior to be a minimum of 60% masonry.
6. Minimum front yard set back of fifteen feet.
7. Maximum 50% lot coverage.
8. That each and every structure be constructed with either a two-car garage or a two-car carport.  
Rear yard set back to be a minimum of ten feet.
10. A minimum of ten foot spacing to be required between each structure.
11. That the City of Grand Prairie continue to be held harmless from drainage problem areas in the area and that all such drainage systems be approved by the City Engineering Department prior to the issuance of any building permits.

## III.

That the site plan as finally approved with all stipulations contained therein shall be marked Exhibit "A", attached hereto and made a part hereof as if fully set out herein.

## IV.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas, or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

## V.

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.

and passed and approved January 27, 1971, recorded in Ordinance Book 8, Pages 455 to 509 inclusive, as amended, so as to establish and rezone the following described area from MF-1 with cluster platting to planned development:

Being situated in the J. M. Graves Survey Abstract No. 512, City of Grand Prairie, Dallas County, Texas, and being more particularly described as follows:

TRACT C

Beginning at a point in the west line of S.E. 14th St., said point being 125.0 ft. south of the south line of Hardy Drive and also being the southeast corner of Lot 1, Block N, Vista Grande Estates No. 3;

Thence S 0°-53'-40" E along the west line of S.E. 14th St. 847.50 ft. to a corner;

Thence S 89°-33'-20" W along the north line of Water Bridge as shown on the file plat of First Section The Cluster I 465.48 ft. to beginning point of curve;

Thence along a curve to the left having a radius of 60 ft. through a central angle of 62°-04'-30" a distance of 65.00 ft. to corner;

Thence N 48°-27' W 42.65 ft. to corner;

Thence N 89°-42'-40" W 60.0 ft. to corner;

Thence N 0°-17'-20" E along the east line of Block L, Vista Grande Estates No. 3, 850.15 ft. to corner;

Thence N 89°-33'-30" E along the south line of Block N, 592.66 ft. to place of beginning.

This tract of land contains 11.728 acres of land.

VI.

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

VII.

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  
2nd day of November, 1976.

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Mayor, City of Grand Prairie, Texas

ATTEST:

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City Secretary

P&Z Case No. 760904