

ORDINANCE NO. 2359

AN ORDINANCE. AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, BY CHANGING THE USE DISTRICT CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE CITY OF GRAND PRAIRIE, TEXAS.

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

I.

That the Comprehensive Zoning Ordinance of the City of Grand Prairie be and the same hereby is, altered and amended in the following respects only; and that the use district classification of the following properties be changed from SINGLE FAMILY SF-1 TO SPECIFIC USE FOR COMMUNITY UNIT DEVELOPMENT:

I

BEING a tract of land out of the M. Farrans Survey, Abstract No. 527, Tarrant County and Abstract No. 1709, Dallas County, Micavah Goodwin Survey, Abstract No. 1717, Dallas County, and the R. Baugh Survey, Abstract 137, Dallas County and situated in the City of Grand Prairie, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of Lot 1, Block H, Meadow Oaks Addition, Installment No. 3 (Vol. 71141, Page 0037, Deed Records, Dallas County, Texas) said point being on-the Dallas-Tarrant County line;

THENCE N 89° 58' W, a distance of 658.00' to a point for corner;

THENCE N 00° 04' E, a distance of 337.26' to a point for corner;

THENCE N 89° 43' E, a distance of 308.04' to a point for corner;

THENCE N 00° 01' E, a distance of 910.15' to said point for corner said point being in the south right of way line of Carrier Parkway (100' right of way),

THENCE N 89° 21' E, with said south right of way line a distance of 186.06' to the point-of-curve to the right having a radius of 854.46' and a central angle of 36° 42';

THENCE along said curve, passing at 164.86' the Dallas-Tarrant County line, a distance of 547.31' to the point of tangency;

THENCE S 53° 51' E, a distance of 1482.70' to the point of curve of a curve to the right having a radius of 1223.57 and a central angle of 52° 55' 02";

THENCE along said curve a distance of 1130.07' to the point of tangency;

THENCE S 00° 55' 58" E, with the west right of way line of Carrier Parkway a distance of 195.84' to a point for corner, said point being the intersection of said west right of way line and the north right of way line of Sunnyvale Road (60' right of way);

THENCE northwesterly with said north right of way line along a curve to the left having a radius of 666.60' and a central angle of 02° 24' 20", a distance of 27.991' to the point of tangency.

THENCE N 32° 52' W, a distance of 23.201' to the point of curvature of a curve to the left having a radius of 666.6 and a central angle of 57' 06"

THENCE along said curve a distance of 664.32' to the point of tangency;

THENCE N 89° 58' W, a distance of 17.191' to a point for corner;

THENCE N 7° 47' E, a distance of 136.24' to a point for corner;

THENCE N 09° 58' W, a distance of 120.00' to a point for corner;

THENCE N 05° 00' 14" E, a distance of 175.66' to a point for corner;

THENCE N 00° 02' E, a distance of 395.00' to a point for corner;

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THENCE N 15° 26' 40" a distance of 55.11' to a point for corner;

THENCE N 74° 33' 20" W, a distance of 178.40' to a point for corner;

THENCE northeasterly along a curve to the right having a radius of 98.44' and a central angle of 12\* 24' a distance of 21.30' to a point for corner;

THENCE N 53' 51' W, a distance of 200.00' to a point for corner;

THENCE S 360 091 W, a distance of 265.50' to a point for corner;

THENCE S 74\* 10' W, a distance of 27.70' to a point for corner;

THENCE N 67\* 49' W, a distance of 212.76' to a point for corner;

THENCE N 89\* 58' W, a distance of 477.60' to a point for corner;

THENCE N 1300-02' E, a distance of 28.00' to a point for corner;

THENCE N 890 58' W, a distance of 195.00' to a point for corner;

THENCE S 000 02' W, a distance of 225.00' to the POINT OF BEGINNING and containing 44.544 acres of land.

STIPULATIONS:

That the maintenance of the moat be included in the deed restrictions to the property and that such deed restrictions be approved by the City Attorney to be insured that the city will not be liable, and, can adequately insure that there will be proper maintenance **not for one year but throughout--perpetual care with** the deed restrictions whereby there is fund set up in the deed of trust and *then* when the mortgage is paid off that there is **continual perpetual fund in accordance** with the deed restrictions;

That a six-foot solid masonry fence be built along the rear property line along side the moat, the exact locations to be decided in the site development plan when prepared and presented back to

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be beneficial

so those people can have access to the moat, if possible, and with the other stipulation that the plans and specifications and all rights of way and so forth be granted to the city subject to approval of the engineering department of the City of Grand Prairie and that this is granted on the basis further that the building permits or the engineering plans and studies be submitted for building permits within one year from the date of this ordinance; and further that we accept the recommendation of the Planning and Zoning Commission wherein they require:

That the square foot requirements will meet SF-1 specifications to wit: 1600 square feet; that the masonry percentage will be increased to SF-1 specifications, from 60% to 80%

That the plans be canceled for townhouses south of Sunnyvale and leave as single family detached and the area will be a part of Wildwood Oaks rather than Meadow Oaks.

To remove the public alley from around the waterway and require rear yard fencing in this area.

,Minimum area of club building to be 2000 square feet.

Designated areas for golf, swimming and tennis, etc. in the final site development plan.

To submit an engineering report to the city for approval as to how to keep the water from becoming stagnant and becoming a breeding ground from mosquitoes and how the moat is to have a maintained constant water level.

II.

That this ordinance shall be in full force and effect from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 19th day of September, 1972.

ATTEST:

City Secretary

Mayor, City of Grand Prairie,  
Texas