

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 80.36 ACRE TRACT OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF S.H. 360 AND CAMP WISDOM, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY TEXAS, FROM **PLANNED DEVELOPMENT NO. 114 FOR COMMERCIAL, OFFICE/SHOWROOM, AND MULTI FAMILY USES TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY, MULTI FAMILY, COMMERCIAL, AND RETAIL USES**; SAID ZONING MAP AND ORDINANCE BEING NUMBERED 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 No. 114 to a Planned Development for single family, multi family, commercial, and retail uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 15, 1997 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 200 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 to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development No. 114 to a Planned Development for single, multi family, commercial, and retail 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 7:30 o'clock P.M. on April 7, 1998 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 Grand Prairie Daily News, 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 the classification its classification of **Planned Development No. 114 (PD-114)** 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 **Planned Development No. 114 to a Planned Development for single, multi family, commercial, and retail uses:**

An 80.36 acre tract of land combined from other tracts out of the J. Harwood Survey, Ab. No. 661, and the BBB and C RR Survey, Ab. No. 203, Tarrant County, Texas, generally located on the northeast corner of State Highway 360 and Camp Wisdom Road.

II.

**Purpose and Intent**

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit development in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

III.

**Development Standards**

1. MINIMUM LOT SIZE IN THE SINGLE FAMILY AREA

No more than 52 lots must have a minimum lot size of 5,750 sq. ft.  
No less than 62 lots must have a minimum lot size of 6,325 sq. ft.

2. MINIMUM LIVING AREA REQUIREMENTS

Minimum Living Area – 1700 sq/ft

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, this the 7th day of April, 1998.



MAYOR

City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z971203

NO.	AREA	ACRES	REMARKS
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BEACON HILL ADDITION  
 PHASE ONE  
 CABINET A, SLIDE 2737  
 P.R.T.C.T.  
 ROCHESTER

ARCADIA LAND PARTNERS 11 LTD.  
 VOLUME 12034, PAGE 03B1  
 D.R.T.C.T.

VOL

MF/RETAIL 14.3 ACRES

COMMERCIAL 8.7 ACRES

COMMERCIAL 10.1 ACRES

MF/RETAIL 10.5 ACRES

1/2" IRF

**DATA SUMMARY:**

- 55' x 115' (6325 SF):
  - ACRES 17.4
  - LOTS 62
- 50' x 115' (5750 SF):
  - ACRES 14.6
  - LOTS 52
- TOTAL LOTS = 114**

**REQUIREMENT STANDARD:**

- Front Yard Setback = 20'
- Rear Yard Setback = 10'
- Side Yard Setback = 5'
- Side Yard at Street = 10'
- Min Dwelling = 1700 SF

Z971207

C4-20-80-4111-11

**Cartier-Burgess**  
 One & a Half Blocks East of Main Street  
 2008 EXHIBIT  
 MOOREHEAD BLVD  
 65220401  
 CITY OF DALLAS, TEXAS

NO.	DATE	BY	REVISION

ARLINGTON I, & O