

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE A TRACT OF LAND IN THE EDWARD O'CONNOR SURVEY, ABSTRACT NO. 1100, GENERALLY LOCATED ON CARRIER PARKWAY SOUTH OF CARRIER TRAIL FROM: PLANNED DEVELOPMENT AND SINGLE FAMILY TO (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR NEIGHBORHOOD SERVICES AND SINGLE FAMILY USES. 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 (PD) & (SF1) Planned Development and Single Family to (PD) Planned Development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 27, 1986 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 5 to 0 to recommend approval to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from (PD) & (SF1) Planned Development and Single Family to (PD) 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 7:00 o'clock p.m. on February 4, 1986 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 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 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 (PD) & (SF1) Planned Development and Single Family 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 OF THE 27th DAY OF JANUARY, 1971, 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 January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from (PD) & (SF1) Planned Development and Single Family to (PD) Planned Development for Neighborhood Services uses.

#### OVERALL BOUNDARY DESCRIPTION

BEING a 71.61 acre tract or parcel of land situated in the Edward O'Conner Survey, Abstract No. 1100, in the City of Grand Prairie, Dallas County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Carrier Parkway, (a 100 feet right-of-way), said point being South a distance of 381.20 feet and East a distance of 882.04 feet from the point of intersection of the Edward O'Conner Survey, Abstract No. 1100, with the South line of the D.R. Cameron Survey, Abstract No. 295;

THENCE S 89°29'14" E for a distance of 658.82 feet to a point for a corner, said point being on the West property line of the South Park Addition, as recorded in Volume 80103, Page 1916, Deed Records, Dallas County, Texas;

THENCE S 00°02'15" E along the common boundary line of Walingford Village and South Park Addition, for a distance of 1841.76 feet to a point for a corner;

THENCE N 70°25'36" E along a common boundary line of Walingford Village and a Green Area Dedicated to the City of Grand Prairie, as recorded in Volume 76122, Page 1887, Deed Records, Dallas County, Texas, for a distance of 240.75 feet to an angle point;

THENCE S 54°02'48" E for a distance of 188.70 feet to an angle point;

THENCE S 40°55'26" E for a distance of 129.70 feet to an angle point;

THENCE N 50°29'16" E for a distance of 269.30 feet to an angle point;

THENCE N 19°22'48" E for a distance of 201.30 feet to an angle point;

THENCE N 89°21'44" E for a distance of 227.03 feet to an angle point;

THENCE S 00°08'59" E for a distance of 285.88 feet to an angle point;

THENCE S 46°12'59" E for a distance of 323.93 feet to an angle point;

THENCE N 83°47'01" E for a distance of 123.10 feet to an angle point;

THENCE S 03°12'59" E for a distance of 77.50 feet to an angle point;

THENCE S 62°51'01" W for a distance of 133.20 feet to an angle point;

THENCE S 43°01'01" W for a distance of 50.50 feet to an angle point;

THENCE S 86°29'01" W for a distance of 183.60 feet to an angle point;

THENCE S 18°27'17" W for a distance of 73.10 feet to an angle point;

THENCE S 89°31'51" E for a distance of 130.77 feet to a point for corner, said point being the northeast corner of a City of Grand Prairie Drainage Easement, recorded in Volume 72126, Page 1874, Deed Records, Dallas County, Texas;

THENCE S 44°44'00" W along the common boundary of Walingford Village and the City of Grand Prairie Drainage Easement, for a distance of 403.16 feet to an angle point;

THENCE S 64°14'00" W for a distance of 450.00 feet to an angle point;

THENCE S 00°17'53" W for a distance of 67.97 feet to a point for corner, said point being on the North property line of Royal Valley Estates 2nd Installment, as recorded in Volume 72126, Page 1874, Deed Records, Dallas County, Texas;

THENCE S 68°02'57" W along the common boundary of Walingford Village and Royal Valley Estates 2nd Installment, for a distance of 868.76 feet to an angle point;

THENCE S 66°21'29" W for a distance of 10.06 feet to a point for corner, said point being on the East right-of-way line of Carrier Parkway, said point also being on a curve to the right, whose center point bears N 66°49'30" E, which has an internal angle of 23°41'02", a radius of 3,391.24 feet and a tangent of 711.06 feet;

THENCE along said curve to the right for a distance of 1401.80 feet to a point of tangency;

THENCE N 00°30'32" E and continuing along the East right-of-way line of Carrier Parkway, for a distance of 1,879.69 feet to the POINT OF BEGINNING, CONTAINING 71.61 acres of land more or less.

## II. NEIGHBORHOOD SERVICES

### 1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto on Exhibit "A" and being more particularly described as follows:

#### TRACT 1

BEING a 6.46 acre tract or parcel of land out of a 71.60 acre tract of land situated in the Edward O'Conner Survey, Abstract No. 1100, in the City of Grand Prairie, Dallas County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the East right-of-way line of Carrier Parkway, said point also being the southwest corner of Tract No. 4;

THENCE S 67°24'18" E along the common boundary line of Tract No. 1 and Tract No. 4, a distance of 92.60 feet to an angle point;

THENCE S 29°17'21" E a distance of 88.05 feet to an angle point;

THENCE N 61°10'04" E a distance of 111.43 feet to an angle point;

THENCE N 52°08'15" E a distance of 85.41 feet to an angle point;  
THENCE S 67°06'54" E a distance of 51.77 feet to an angle point;  
THENCE S 43°57'22" E a distance of 81.02 feet to an angle point;  
THENCE S 10°59'42" E a distance of 126.84 feet to an angle point;  
THENCE S 18°44'15" E a distance of 130.55 feet to an angle point;  
THENCE S 53°54'50" W a distance of 107.43 feet to an angle point;  
THENCE S 80°27'50" E a distance of 188.22 feet to an angle point;  
THENCE S 41°54'58" E a distance of 90.43 feet to an angle point;  
THENCE N 46°51'23" E a distance of 62.94 feet to a point for corner, said point being the southeast corner of South Park Addition, recorded in Volume 80103, Page 1916, Dallas County Deed Records, and said point also being the northwest corner of a Green Area dedicated to the City of Grand Prairie, recorded in Volume 76122, Page 1887, Dallas County Deed Records;

THENCE S 00°02'15" E along the common boundary line of Tract No. 1 and the aforementioned Green Area dedicated to the City of Grand Prairie, for a distance of 233.41 feet to a point for corner, said point being the southwest corner of the Green Area dedicated to the City of Grand Prairie, said point also being on the North boundary line of Tract No. 5;

THENCE N 59°42'28" W along the common boundary of Tract No. 1 and Tract No. 5, for a distance of 104.36 feet to an angle point;

THENCE S 68°39'57" W a distance of 60.57 feet to an angle point;

THENCE N 62°12'11" W a distance of 75.58 feet to an angle point;

THENCE N 42°29'53" W a distance of 196.03 feet to a point for corner, said point being the northern most northwest corner of Tract No. 5, said point also being the northeast corner of Tract No. 2;

THENCE S 55°44'52" W along the common boundary line of Tract No. 1 and Tract No. 2, for a distance of 43.84 feet to an angle point;

THENCE S 47°20'00" W a distance of 106.16 feet to an angle point;

THENCE S 22°56'10" W a distance of 96.80 feet to an angle point;

THENCE S 75°45'26" W a distance of 101.22 feet to an angle point;

THENCE N 66°52'51" W a distance of 85.68 feet to a point for corner, said point being the northwest corner of Tract No. 2, said point also being on the East right-of-way line of Carrier Parkway;

THENCE N 00°30'32" E along the East right-of-way line of Carrier Parkway, for a distance of 651.58 feet to the PLACE OF BEGINNING, and CONTAINING 6.46 acres of land, more or less.

#### TRACT 2

BEING a 1.32 acre tract or parcel of land out of a 71.60 acre tract of land situated in the Edward O'Conner Survey, Abstract No. 1100, in the City of Grand Prairie, Dallas County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the East right-of-way line of Carrier Parkway, said point also being the southwest corner of Tract No. 1;

THENCE S 66°52'51" E a distance of 85.68 feet to an angle point;

THENCE N 75°45'26" E a distance of 101.22 feet to an angle point;

THENCE N 22°56'10" E a distance of 96.80 feet to an angle point;

THENCE N 47°20'00" E a distance of 106.16 feet to an angle point;

THENCE N 55°42'52" E a distance of 43.84 feet to a point for corner, said point being on the South line of Tract No. 1 and the northern most northwest corner of Tract No. 5;

THENCE S 06°33'00" E a distance of 126.35 feet to a point on a curve to the left, said curve having a central angle of 142°56'28"; a radius of 50.00 feet; whose center point bears S 06°33'00" E;

THENCE along said curve to the right a distance of 124.74 feet;

THENCE S 00°30'32" W a distance of 100.00 feet to a point for corner;

THENCE N 89°29'28" W a distance of 324.00 feet to a point for corner, said point being on the East right-of-way of Carrier Parkway and said point also being the northwest corner of Tract No. 3;

THENCE N 00°30'32" E along the East right-of-way line of Carrier Parkway a distance of 138.35 feet to the PLACE OF BEGINNING, and CONTAINING 1.32 acres of land, more or less.

#### TRACT 3

BEING a 3.11 acre tract or parcel of land out of a 71.60 acre tract of land situated in the Edward O'Conner Survey, Abstract No. 1100, in the City of Grand Prairie, Dallas County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the East right-of-way line of Carrier Parkway, said point also being a West property corner of Tract No. 5;

THENCE S 89°29'28" E for a distance of 250.00 feet to a point for a corner;

THENCE S 00°30'32" W for a distance of 10.06 feet to a point, said point also being the beginning of a curve to the left, said curve having a central angle of 9°20'18", and a radius of 3141.24 feet;

THENCE along said curve to the left for a distance of 511.98 feet to a point for a corner;

THENCE S 81°10'14" W for a distance of 250.00 feet to a point for a corner, said point being on the East right-of-way line of Carrier Parkway, said point also being the beginning of a curve to the right, said curve having a central angle of 9°20'18", and a radius of 3391.24 feet;

THENCE along said curve to the right and being the East right-of-way line of Carrier Parkway, for a distance of 552.73 feet;

THENCE N 00°30'32" E along the East right-of-way line of Carrier Parkway, for a distance of 10.06 feet to the PLACE OF BEGINNING, CONTAINING 3.11 acres of land more or less.

2. PERMITTED USES:

A. Primary Residential Uses:

Hotel or Motel

B. Educational, Institutional and Special Uses:

College or University, Private Primary or Secondary School, Farm, Ranch, Garden or Orchard, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Institutions of Religious or Philanthropic Nature, Park, Playground or Public Community Center, Residence Home For Aged, School, Public or Parochial, Tennis or Swim Club.

C. Utility, Accessory and Incidental Uses:

Accessory Building, Electrical Substation, Electrical Transmission Line, Field or Construction Office (Temporary), Fire Station or Similar Public Safety Building, Gas Transmission Line and Metering Station, Home Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Railroad Track and Right-of-Way, Swimming Pool (Private), Telephone Exchange, Water Reservoir, Water Pumping Station and Well.

D. Sign & Identification Uses:

Temporary Signs, Portable Signs, Electric Signs, Commercial Signs, Official Signs, all subject to the requirements as prescribed in Section E-300 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

E. Retail & Service Type Uses:

Antique Shop, Bakery or Confectionary Shop (Retail), Cleaning and Pressing, Small Shop and Pickup, Custom Personal Service Shop, Discount Variety or Department Shop, Drapery, Needlework or Weaving Shop, Florist or Garden Shop, Greenhouse or Plant Nursery (Retail), Handcraft Shop, Household Appliance Service and Repair, Laundry or Cleaning, Self Service, Mimeograph, Stationary or Letter Shop, Furniture or Appliance Store, Offices, Professional or Administrative, Restaurant or Cafeteria Without Drive-In Service, Restaurant with Drive-In Service, Retail Stores and Shops other than Listed, Studio for Photographer, Musician or Artist.

F. Automobile & Related Service Uses:

Commercial Auto Parklot.

G. Specific Use Permit Required:

Additional uses shall be allowed in this district, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (NS) Neighborhood Services District, upon approval of a Specific Use Permit in accordance with Section B-500 of the Grand Prairie Zoning Ordinance.

3. AREA REQUIREMENTS

- A. Minimum depth of front setback 25 feet  
(From front property line to face of structure.)
- B. Minimum width of side setback:  
(Distance between structure and any property line that is not deemed a front or rear yard.)
1. Internal lot 0 feet

- 2. Sideyard setback abutting a street 15 feet
- 3. Sideyard abutting residentially zoned or used property 10 feet
- C. Minimum depth of rear setback: 10 feet  
(From rear property line to any structure)
- 1. Rear yard when abutting residentially zoned or used property 22 feet
- D. Maximum height of structures 2 stories
- E. Maximum floor area ratio 2:1
- F. Off-Street Parking  
Off-Street loading and parking space shall be provided in accordance with applicable sections in the (NS) Neighborhood Services District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

4. SPECIAL FRONT, SIDE AND REAR YARD REGULATION-NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A FRONT, REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project not more than four (4) feet into the required yard.

5. SCREENING REOUIREMENTS

Non-residential uses shall be screened from residentially zoned or used land in accordance with Section E-400 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

III. SINGLE-FAMILY DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A".

TRACT 4

BEING a 18.44 acre tract or parcel of land out of a 71.60 acre tract of land situated in the Edward O'Conner Survey, Abstract No. 1100, in the City of Grand Prairie, Dallas County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Carrier Parkway, said point being South a distance of 381.20 feet and East a distance of 882.04 feet from the point of intersection of the West line of the Edward O'Conner Survey, Abstract No. 1100, with the South line of the D.R. Cameron Survey, Abstract No. 295;

THENCE S 89°29'14" E for a distance of 658.82 feet to a point for a corner, said point being on the West property line of the South Park Addition, as recorded in Volume 80103, Page 1916, Deed Records, Dallas County, Texas;

THENCE S 00°02'15" E along the common boundary between Tract No. 4 and South Park Addition, for a distance of 1465.27 feet to a point for a corner, said point being the Northwest corner of a Green Area dedicated to the City of Grand Prairie, as recorded in Volume 76122, Page 1887, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Tract No. 1;

THENCE S 46°51'23" W along the common boundary line between Tract No. 4 and Tract No. 1, for a distance of 62.94 feet to an angle point;

THENCE N 41°54'58" W for a distance of 90.43 feet to an angle point;

THENCE N 80°27'50" W for a distance of 188.22 feet to an angle point;

THENCE N 53°54'50" E for a distance of 107.43 feet to an angle point;

THENCE N 18°44'15" W for a distance of 130.55 feet to an angle point;

THENCE N 10°59'42" W for a distance of 126.84 feet to an angle point;

THENCE N 43°57'22" W for a distance of 81.02 feet to an angle point;

THENCE N 67°06'54" W for a distance of 51.77 feet to an angle point;

THENCE S 52°08'15" W for a distance of 85.41 feet to an angle point;

THENCE S 61°10'04" W for a distance of 111.43 feet to an angle point;

THENCE N 29°17'12" W for a distance of 88.05 feet to an angle point;

THENCE N 67°24'18" W for a distance of 92.60 feet to a point for a corner, said point being the Northwest corner of Tract No. 1, said point also being on the East right-of-way line of Carrier Parkway;

THENCE N 00°30'32" E along the East right-of-way line of Carrier Parkway, for a distance of 1,019.70 feet to the PLACE OF BEGINNING, CONTAINING 18.44 acres of land more or less.

#### TRACT 5

BEING a 42.28 acre tract or parcel of land out of a 71.60 acre tract of land situated in the Edward O'Conner Survey, Abstract no. 1100, in the City of Grand Prairie, Dallas County, Texas, and being more fully described by metes and bounds as follows;

BEGINNING at a point on the East right-of-way line of Carrier Parkway, said point being the Northwest corner of Tract No. 3;

THENCE N 00°30'32" E along the East right-of-way line of Carrier Parkway, for a distance of 60.00 feet to a point for a corner, said point being the Northwestern corner of Tract No. 5, and said point also being the Southwestern corner of Tract No. 2;

THENCE S 89°29'28" E along the common boundary line between Tract No. 5, and Tract No. 2; for a distance of 324.00 feet to an angle point;

THENCE N 00°30'32" E for a distance of 100.00 feet to a point on a curve to the right, said curve having a central angle of 142°56'28", a radius of 50.00 feet, whose center point bears N 30°30'32" E;

THENCE along said curve to the right for a distance of 124.74 feet to an angle point;

THENCE N 06°33'00" W for a distance of 126.35 feet to a point for



a corner, said point being on the South line of Tract No. 1, and the Northeast corner of Tract No. 2;

THENCE S 42°29'53" E along the common boundary line between Tract No. 5 and Tract No. 1, for a distance of 196.03 feet to an angle point;

THENCE S 62°12'11" E for a distance of 75.58 feet to an angle point;

THENCE N 68°39'57" E for a distance of 60.57 feet to an angle point;

THENCE S 59°42'28" E for a distance of 104.36 feet to a point for a corner, said point being on the west property line of the Green Area, dedicated to the City of Grand Prairie, as recorded in Volume 76122, Page 1887, Deed Records, Dallas County, Texas, said point also being the Southeast corner of Tract No. 1;

THENCE S 00°02'15" E along the common boundary line between Tract No. 5 and the aforementioned Green Area, for a distance of 143.11 feet to an angle point;

THENCE N 70°25'36" E for a distance of 240.75 feet to an angle point;

THENCE S 54°02'48" E for a distance of 188.70 feet to an angle point;

THENCE S 40°55'26" E for a distance of 129.70 feet to an angle point;

THENCE N 50°19'16" E for a distance of 269.30 feet to an angle point;

THENCE N 19°22'48" E for a distance of 201.30 feet to an angle point;

THENCE N 89°21'44" E for a distance of 227.03 feet to an angle point;

THENCE S 00°08'59" E for a distance of 285.88 feet to an angle point;

THENCE S 46°12'59" E for a distance of 323.93 feet to an angle point;

THENCE N 83°47'01" E for a distance of 123.10 feet to an angle point;

THENCE S 03°12'59" E for a distance of 77.50 feet to a point for a corner, said corner being the Northeast corner of an existing City of Grand Prairie Drainage Easement, as recorded in Volume 72126, Page 1874, Deed Records, Dallas County, Texas, said point also being on the South line of the Green Area dedicated to the City of Grand Prairie, as recorded in Volume 76122, Page 1887, Deed Records, Dallas County, Texas;

THENCE S 62°51'01" W along the common boundary line between Tract No. 5 and the aforementioned City of Grand Prairie Drainage Easement, for a distance of 133.20 feet to an angle point;

THENCE S 43°01'01" W for a distance of 50.50 feet to an angle point;

THENCE S 86°29'01" W for a distance of 183.60 feet to an angle point;

THENCE S 18°27'17" W for a distance of 73.10 feet to an angle point;

THENCE S 89°31'51" E for a distance of 130.77 feet to an angle point;

THENCE S 44°44'00" W for a distance of 403.16 feet to an angle point;

THENCE S 64°14'00" W for a distance of 450.00 feet to an angle point;

THENCE S 00°17'53" W for a distance of 67.97 feet to a point for a corner, said point being on the North property line of Royal Valley Estates, 2nd Installment, as recorded in Volume 72126, Page 1874, Deed Records, Dallas County, Texas;

THENCE S 68°02'57" W along the common boundary line of Tract No. 5, and Royal Valley Estates, 2nd Installment, for a distance of 868.76 feet to an angle point;

THENCE S 66°21'29" W for a distance of 10.06 feet to a point for a corner, said point being on the East right-of-way line of Carrier Parkway, said point also being the beginning of a curve to the right, said curve having a central angle of 14°21'32", and a radius of 3391.24 feet;

THENCE along said curve to the right and along the East right-of-way line of Carrier Parkway, for a distance of 849.87 feet to a point for a corner, said point being the Southwest corner of Tract No. 3;

THENCE N 81°10'14" E along the common boundary line between Tract No. 5, and Tract No. 3, for a distance of 250.00 feet to a point, said point being the beginning of a curve to the right, said curve having a central angle of 09°20'18", and a radius of 3141.24 feet;

THENCE along said curve to the right for a distance of 511.98 feet to an angle point;

THENCE N 00°30'32" E for a distance of 10.06 feet to an angle point;

THENCE N 89°29'28" W for a distance of 250.00 feet to the PLACE OF BEGINNING, CONTAINING 42.28 acres of land, more or less.

2. PERMITTED PRINCIPAL USES:

- A. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF-1) Single-Family One District.
- B. One single-family detached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date..
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this district :

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

5. AREA REQUIREMENTS:

- A. Minimum lot area: 5000 sq. ft.

<u>Percentage of Lots</u>	<u>Minimum Lot Area</u>
100%	5000 sq.ft.

(Minimum square footage of lot area shall be calculated exclusive of alleys.) (Reference SPECIAL CONDITIONS, 7(A) infra.)

- B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Dwelling</u>
Tract 4 - 100%	1400 sq. ft.
Tract 5 - 30%	1600 sq. ft.
- 70%	1400 sq. ft.

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.) (Reference SPECIAL CONDITIONS, 7(B) infra.)

- C. Minimum Lot Frontage on a Public Street. 50 ft.  
(Measured at the front building line)
- D. Minimum lot depth 100 ft.
- E. Minimum depth of front setback 25 ft.  
(From front property line to face of structure)
- F. Minimum depth of rear setback of all structures:  
(From rear property line to any structure)
  - 1. Without alley 10 ft.
  - 2. With alley 20 ft.

- G. Minimum width of side setback:  
 (The distance between structure and any property line that is not deemed a front or rear yard)
1. Internal lot 10% of lot width, or 5 ft. whichever is greater
  2. Sideyard abutting a street 15 feet
- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 20 feet
- I. Minimum required exterior masonry contents:

All single-family detached residential structures shall be of exterior fire-resistant construction, having at least eighty percent (80%) of the total exterior walls, excluding doors and windows, construction of standard size full-width brick or stone, unless otherwise approved by the City Council.

- J. Height and Area Regulations:
1. Maximum allowable lot coverage 35 per cent
  2. Maximum height of structures 2 stories

6. PARKING:

Minimum number of off-street parking spaces required for:

1. Single-family detached residential dwelling 2 car garage with a double-width driveway (18 ft. minimum width)
2. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of City of Grand Prairie.

7. SPECIAL CONDITIONS:

Applicable to single-family detached residential uses, as identified in Exhibit "A", attached hereto.

8. SPECIAL RESIDENTIAL REGULATIONS:

- A. SPECIAL FRONT YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED, OR ALTERED TO HAVE A FRONT YARD SMALLER THAN HEREINAFTER REQUIRED.
- (a) The front setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed twenty-four (24) inches. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)
  - (b) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.
- B. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.
1. Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning

Ordinance and the usual landscape planting and lighting. The ordinary projections of window sill, belt, course, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.

2. Exceptions for Certain Accessory Structures:

- a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
- b. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
- c. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

1. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.
2. Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
3. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
4. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress-egress without encroachment on the street or alley.

D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys, and vent stacks, may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

#### IV. SPECIAL PROVISIONS

##### 1. SIDEWALKS

Sidewalks are not required by this Ordinance, however, homebuilders may provide sidewalks which are to be constructed in accordance with the existing City Ordinance of which the specifications are as follows:

- 4 ft. minimum width
- 4" thickness
- 6" X 6" #10 wire mesh construction

##### 2. UTILITIES

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

##### 3. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or occupancy certificate on the premises. Development plans and preliminary plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.

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

C. The site or development plan finally adopted by the City Council shall be marked as Exhibit A attached hereto and made a part hereof as if fully set out herein.

##### 4. USE MATRIX:

The use matrix, attached hereto as Exhibit "B", shall be deemed to be a part of this ordinance.

#### V. CITY PARTICIPATION

(a) The City of Grand Prairie will participate in the cost of any street installation (including all engineering costs covering design, layout and construction supervision) up to fifty (50%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.

(b) 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.

(c) 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.

#### VI. DEVELOPMENT PLAN

The development plan will be the finally approved plat for this tract as described in Section I, which under existing City Ordinances, may constitute a site plan for a planned development. No permits will be issued for construction unless in conformance with said development plan.

VII.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

VIII.

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.

IX.

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 GRAND PRAIRIE, TEXAS, THIS THE 4th day of February, A.D., 1986.

*J. D. [Signature]*  
Mayor, City of Grand Prairie, Texas

ATTEST:

*[Signature]*  
City Secretary

APPROVED AS TO FORM:

*[Signature]*  
City Attorney

EXHIBIT "B"

WALINGFORD VILLAGE  
MATRIX

Tract No.	Development Phasing	Land Use	Gross Acres	Drainage Easement/Creek	Net Acres (1)	Density	Total Units (2)	Lot Size	Floor Area	Masonry Content	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Lot Coverage	Max. Height	Min. Parking
1	Ph. 3	NS	6.46	4.74	1.72	--	--	--	Max 2:1 FAR	--	25'	0'-10'next to residential	0'-22'next to residential	--	2 story	Per Specific Use
2	Ph. 3	NS	1.32	--	1.32	--	--	--		--	25'	"	"	--		"
2	Ph. 3	NS	3.11	-	3.11	--	--	--		--	25'	"	"	--		"
4	Ph. 2	SF	18.44	--	18.44	6.0	110	5000	1400	80%	25'	10' building clearance	10'-20' to alley	35%		2
5	Ph. 1	SF	42.28	1.25	41.03	5.42	223	5000	30% 1600 70% 1400	80%	25'	"	"	35%		2
			71.61	5.99	65.62		333									

Per Council Approval 2/4/86

- (1) Net Acres are calculated as Gross Acres less Drainage Easement/Creek  
 (2) Total Units are calculated as Net Acres multiplied by Density



EXHIBIT "A"

