

ORDINANCE NO. 5781
PLANNED DEVELOPMENT NO. 220
CASE NO. Z970603

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 31.006 ACRE TRACT, BEING PART OF JOHN GAINER SURVEY, ABSTRACT NO. 492, DALLAS COUNTY, LOCATED APPROXIMATELY 2000 FT. SOUTH OF LAKE RIDGE PARKWAY, **FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT NO. 220 FOR LOW DENSITY RESIDENTIAL**; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20,1990; AND AMENDING ORDINANCE NO. 5721, BEING PLANNED DEVELOPMENT NO. 220, PASSED AND APPROVED BY THE CITY COUNCIL ON JANUARY 21, 1997; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, City Council passed and approved Ordinance No. 5780 annexing an approximately 31.006 acre tract of land on July 1, 1997; and

WHEREAS, any territory annexed into the City is initially zoned Agricultural (A) pursuant, to procedures for an amendment of the Official Zoning Map; and

WHEREAS, on January 21, 1997, the City Council approved Ordinance No. 5721, being Planned Development No. 220 for Low Density Residential uses; and

WHEREAS, the City of Grand Prairie, Texas, initiated a petition to amend the Zoning Ordinance and map of said City so as to rezone and reclassify said property from its classification of **Agricultural (A) to Planned Development No. 220 for Low Density Residential**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 9, 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 **Agricultural (A) to Planned Development No. 220 for Low Density Residential**; 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 July 1, 1997 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

ORDINANCE NO. 5781

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 of **Agricultural (A)** 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:

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 **Agricultural (A) to Planned Development No. 220 for Low Density Residential:**

BEING a tract or parcel of land situated in the he JOHN N. GAINER SURVEY ABSTRACT 492, Dallas County, Texas and being further described as follows:

COMMENCING at a iron rod with aluminum cap stamped "PROTECH" found for the northeasterly comer of a called 252.32 acre tract of land described in Volume 9125 1, Page 203 1, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 34 minutes 52 seconds West along the northerly line of said 252.32 acre tract, 740.49 feet- to the POINT OF BEGINNING;

ORDINANCE NO. 5781

THENCE South 89 degrees 34 minutes 52 seconds West continuing along said northerly line, 19.55 feet to a point of the existing common line between the City of Grand Prairie and the City of Cedar Hill;

THENCE along said common line the following five (5) courses;

North 00 degrees 12 minutes 43 seconds East, 121.38 feet;

North 00 degrees 35 minutes 34 seconds East, 278.62 feet;

North 89 degrees 24 minutes 25 seconds West, 1222.00 feet;

North 00 degrees 35 minutes 35 seconds East, 1500.00 feet;

South 89 degrees 24 minutes 25 seconds East, 632.09 feet;

THENCE South 17 degrees 39 minutes 59 seconds Southeast, 221.37 feet;

THENCE South 36 degrees 24 minutes 46 seconds West, 630.04 feet;

THENCE South 36 degrees 39 minutes 47 seconds West, 323.09 feet to the beginning of a non-tangent curve to the Left'

THENCE Southeasterly, 72.80 feet along the arc of said non-tangent curve to the Left, having a central angle of 04 degrees 18 minutes 17 seconds, a radius of 969.00 feet and whose Long chord bears South 55 degrees 02 minutes 37 seconds East, 72.79 feet;

THENCE South 32 degrees 48 minutes 15 seconds West, 376.74 feet;

THENCE South 64 degrees 20 minutes 46 seconds East, 162.32 feet;

THENCE South 81 degrees 27 minutes 53 seconds East, 414.90 feet;

THENCE South 03 degrees 17 minutes 46 seconds West, 295.67 feet to the beginning of a non-tangent curve to the right;

THENCE Northwesterly, 40.19 feet along the arc of said curve to the right, having a central angle of 04 degrees 18 minutes 17 seconds, a radius of 2055.00 feet and whose long chord bears North 85 degrees 21 minutes 53 seconds West, 40.19 feet;

THENCE South 05 degrees 11 minutes 44 seconds West, 147.19 feet; to the POINT OF BEGINNING AND CONTAINING a computed area of 31.006 acres of land.

ORDINANCE NO. 5781

II.

That Section I of Ordinance 5721, being Planned Development No. 220, be amended so as th'e description of the property so zoned reads as follows:

a 276.591 acre tract, being part art of the John Gainer Survey, Abstract No. 492, George Syms Survey, Abstract No. 1312, & John B. Cope Survey, Abstract No. 370, Dallas County, located approximately 2000 -ft. south of Lake Ridge Parkway between Joe Pool Lake and the' Cedar Hill City Limits as indicated on Exhibit "A" and as further described on Exhibit "C".

That Exhibit "All of Ordinance 5721, being Planned Development No. 220, be amended in its entirety to be replaced with Exhibit "A" attached to this ordinance.

IV

That Ordinance 5721, being Planned Development No. 220, be amended so as to include Exhibit "C" attached to this ordinance and as referenced in Section II of this ordinance.

V.

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

VI.

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 TEE CITY OF GRAND PRAIRIE, TEXAS, this the 1st day of July, 1997.

MAYOR

City of Grand Prairie, Texas

ORDINANCE NO. 5781

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z970603

EXHIBIT "C"

**LAKE RIDGE SECTIONS 10-11, 11 & 12
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE JOHN N. GAINER SURVEY, ABSTRACT 492, THE GEORGE SYMS SURVEY, ABSTRACT 1312, AND THE JOHN B. COPE SURVEY, ABSTRACT 370, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THOSE CERTAIN TRACTS 2, 4 AND 7 AS CONVEYED TO PROPERTIES OF THE SOUTHWEST, INC. BY DEED RECORDED IN VOLUME 94062, PAGE 4306, DEED RECORDS, DALLAS COUNTY, TEXAS AND A PORTION OF BOSS COPE ROAD (A 80 FOOT WIDE RIGHT-OF-WAY) AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED " SURVCON " FOUND IN THE NORTHERLY LINE OF A CALLED 252.32 ACRE TRACT OF LAND DESCRIBED IN VOLUME 91251, PAGE 2031, OF SAID DEED RECORDS FOR THE SOUTHEASTERLY CORNER OF LOT 448 OF LAKE RIDGE SECTION 10-11, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN VOLUME 97131, PAGE 0001, OF SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID 252.32 ACRE TRACT, 3831.06 FEET TO A FOUND CORPS OF ENGINEER CONCRETE MONUMENT STAMPED "602-2";

THE, THENCE ALONG SAID BOUNDARY LINE OF JOE POOL LAKE FOR THE FOLLOWING TWENTY-THREE (23) COURSES;

SOUTH 89 DEGREES 24 MINUTES 17 SECONDS WEST, 384.12 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "602-1 OFFSET

SOUTH 89 DEGREES 53 MINUTES 37 SECONDS WEST, 101.08 FEET TO A FOUND FENCE CORNER;

NORTH 06 DEGREES 35 MINUTES 33 SECONDS EAST, 231.76 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "603-5";

NORTH 41 DEGREES 01 MINUTES 04 SECONDS WEST, 739.16 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "603-4";

NORTH 02 DEGREES 01 MINUTES 54 SECONDS WEST, 338.83 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "603-3";

NORTH 46 DEGREES 43 MINUTES 20 SECONDS WEST, 276.00 FEET TO A FOUND, CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "603-2";

NORTH 15 DEGREES 35 MINUTES 26 SECONDS EAST, 383.97 FEET -1-0 A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "603-1/600-2511 ;;

NORTH 15 DEGREES 40 MINUTES 22 SECONDS EAST, 376.39 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-24";

SOUTH 89 DEGREES 54 MINUTES 59 SECONDS EAST, 764.93 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-23";

NORTH 27 DEGREES 21 MINUTES 14 SECONDS EAST, 254.06 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-22";

NORTH 41 DEGREES 09 MINUTES 41 SECONDS WEST, 263.76 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED " 600-21 ";

SOUTH 82 DEGREES 15 MINUTES 55 SECONDS WEST, 241.35 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-20";

NORTH 71 DEGREES 48 MINUTES 51 SECONDS WEST, 560.29 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-19";

NORTH 23 DEGREES 20 MINUTES 08 SECONDS EAST, 470.94 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-18";

SOUTH 74 DEGREES 03 MINUTES 17 SECONDS EAST, 457.85 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-17";

NORTH 88 DEGREES 59 MINUTES 45 SECONDS EAST, 657.98 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-16";

SOUTH 55 DEGREES 54 MINUTES 49 SECONDS EAST, 80.85 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-15";

SOUTH 79 DEGREES 05 MINUTES 41 SECONDS EAST, 363.36 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-14";

C-2

NORTH 83 DEGREES 26 MINUTES 15 SECONDS EAST, 693.58 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-13";

SOUTH 14 DEGREES 40 MINUTES 21 SECONDS EAST, 411.50 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-12";

NORTH 44 DEGREES 13 MINUTES 11 SECONDS EAST, 607.78 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED " 600-11 ";

NORTH 67 DEGREES 07 MINUTES 57 SECONDS EAST, 613.59 FEET TO A FOUND CORPS OF ENGINEERS CONCRETE MONUMENT STAMPED "600-10";

NORTH 83 DEGREES 51 MINUTES 47 SECONDS EAST, 78.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 32 DEGREES 33 MINUTES 03 SECONDS EAST 1081.96 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 17 DEGREES 40 MINUTES 00 SECONDS EAST, 568.84 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 36 DEGREES 24 MINUTES 46 SECONDS EAST, 630.04 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 36 DEGREES 39 MINUTES 47 SECONDS WEST, 323.09 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 72.80 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 17 SECONDS, A RADIUS OF 969.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 55 DEGREES 02 MINUTES 36 SECONDS EAST, 72.79 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 32 DEGREES 48 MINUTES 16 SECONDS WEST, 376.74 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 64 DEGREES 20 MINUTES 46 SECONDS EAST, 162.32 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 81 DEGREES 27 MINUTES 53 SECONDS EAST, 414.90 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

C-3

THENCE SOUTH 03 DEGREES 17 MINUTES 46 SECONDS WEST, 235.67 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON";

THENCE SOUTH 04 DEGREES 05 MINUTES 54 SECONDS WEST, 60.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SURVCON" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 39.35 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 50 SECONDS, A RADIUS OF 2055.00 FEET AND WHOSE LONG CHORD BEARS NORTH 85 DEGREES 59.35 FEET TO A FOUND 5/8 INCH IRON ROD WITH 21 MINUTES 11 SECONDS WEST,, CAP STAMPED "SURVCON" ;

THENCE SOUTH 05 DEGREES 11 MINUTES 44 SECONDS WEST, 147.19 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 276.591 ACRES OF LAND.

C-4

