

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 276.20 ACRE TRACT, BEING PART OF JOHN GAINER SURVEY NO. 492, GEORGE SYMS SURVEY NO. 1312, & JOHN B. COPE SURVEY NO. 370, DALLAS COUNTY, LOCATED APPROXIMATELY 2000 FT. SOUTH OF LAKE RIDGE PARKWAY, FROM A PLANNED DEVELOPMENT NO. 183 (PD-183) FOR MIXED USES TO A PLANNED DEVELOPMENT FOR LOW DENSITY RESIDENTIAL; 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 hereinbelow 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. 183 for mixed uses to a Planned Development for Low Density Residential**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 13, 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from **Planned Development No. 183 for mixed uses to a Planned Development 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 January 21, 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 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 **Planned Development No. 183 for mixed uses** 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 **Planned Development No. 183 for mixed uses** to **Planned Development No. 220 for Low Density Residential uses**:

a 276.20 acre tract, being part of the John Gainer Survey No. 492, George Syms Survey No. 1312, & John B. Cope Survey No. 370, Dallas County, located approximately 2000 ft. south of Lake Ridge Parkway between Joe Pool Lake and the Cedar Hill City Limits and as indicated on Exhibit "A".

II.

Purpose and Intent

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of single family detached residential subdivisions in a manner consistent with the recommendations of the Lake Sector and Comprehensive Plans. Special consideration has been given to the unique characteristics of the site afforded by Joe Pool Lake, Tangle Ridge Golf Course, and the topography of the area. The Planned Development is divided into two districts of different residential densities. These districts are as indicated on Exhibit "A" and generally defined as follows:

Tract I - Single Family Residential - Minimum 9,600 Sq/Ft Lots

This tract is on the western and southern perimeters of the Planned Development where the terrain allows for the development of smaller lots.

Tract II - Single Family Estate - Minimum 1 Acre Lots

This tract is the northern portion of the Planned Development where the terrain requires the development of larger lots to provide for more flexible building locations to accommodate the severe slopes of the terrain.

III.

**Tract I
Single Family Residential - Minimum 9,600 Sq/Ft Lots
Development Requirements**

1. Lot Density and Dimensional Requirements
 - A. Minimum lot area: 9,600 sq. ft.
 - B. Lot Width:
 - Minimum lot width: 80 ft.
 - Irregular shaped lots 50 ft. at the building line (minimum)
30 ft. at the front property line or R-O-W line (minimum)
 - C. Lot Depth:
 - Minimum lot depth: 100 ft.
 - 140 ft. when back is adjacent to major thoroughfares

2. Setback Requirements
 - A. Front: 30 ft.
 - B. Rear: 20 ft.
 - C. Side:
 - Internal lot 8 ft.
 - Abutting a street 15 ft. (20 ft. on arterials)
 - Side garage ent. 18 ft.
 - Rear garage ent. 18 ft.

3. Streets
 - A. Width: See typical street sections "B" and "C" (Exhibit "B")
 - B. Block length: 1200 ft. Block lengths up to twenty-four hundred (2400) ft. will be allowed, if there is a turn-around provided every twelve hundred (1200) ft.
 - C. Cul-de-sacs: 800 ft. will be allowed

4. Dwelling and Improvement Lot Coverage and Dimensional Requirements
 - A. Dwelling size: 2,000 sq. ft. (minimum)
2,400 sq. ft. (minimum for a dwelling greater than one story)
 - B. Height: 3 stories or 35 ft. (maximum)

C. Lot Coverage: 45% (maximum)

5. Masonry Requirement

A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; chimneys located on exterior walls shall be of one hundred (100) percent masonry construction. For non-residential structures, a minimum of one hundred (100) percent of the exterior shall be of masonry and/or glass construction. Masonry is defined as stone, standard-size full width brick, or masonry stucco.

6. Parking

- A. Minimum number of off-street parking spaces required shall be a 2-car garage plus two (2) parking spaces in the driveway. Garage openings shall be side or rear entry.
- B. Any commercial vehicle over 8 ft. wide and 20 ft. 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.
- C. Driveways shall be constructed of four (4) inches of 3000 PSI (5-sack mix) concrete with number ten (#10) reinforcement steel mesh on six (6) inch centers.

7. Fences

- A. No fencing shall be allowed from the front line of the house to the public right-of-way.
- B. Any fence adjacent to the golf course shall be a five (5) ft. tall wrought iron fence with a 12 inch concrete mow strip under fence and must be constructed in accordance with the standard detail according to the Home Owners Association.

8. Accessory Buildings

Storage buildings less than 10 ft in height are permitted subject to the provisions of Articles IV and VI of the Unified Development Code of the City of Grand Prairie. All other accessory structures must meet all setback requirements contained herein. A stucco exterior shall not be permitted unless it is used or applied over masonry.

9. Utilities

Utilities shall be placed underground, with the exception that overhead utilities may be placed at the perimeter of a subdivision, where needed, to facilitate connection to underground utilities. Transmission lines, whenever possible, must be placed away from public right-of-ways (streets) in order to preserve the character of the subdivision.

10. Sidewalks

Sidewalks shall only be required along Fairway Drive, Lakeview Drive and Fossil Ridge Drive. In lieu of constructing four (4) ft. sidewalks along both sides of these streets the developer may; 1) choose to build a four (4) ft. sidewalk along one side and add a six (6) ft. bike lane within the street R-O-W; 2) choose to build a sidewalk along one side of a collector with a width of eight (8) ft.

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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.

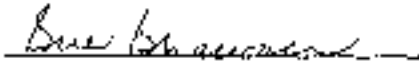
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 21st day of January, 1997.



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MAYOR
City of Grand Prairie, Texas

ATTEST:



A handwritten signature in black ink is written over a horizontal line.

City Secretary

APPROVED AS TO FORM AND LEGALITY:

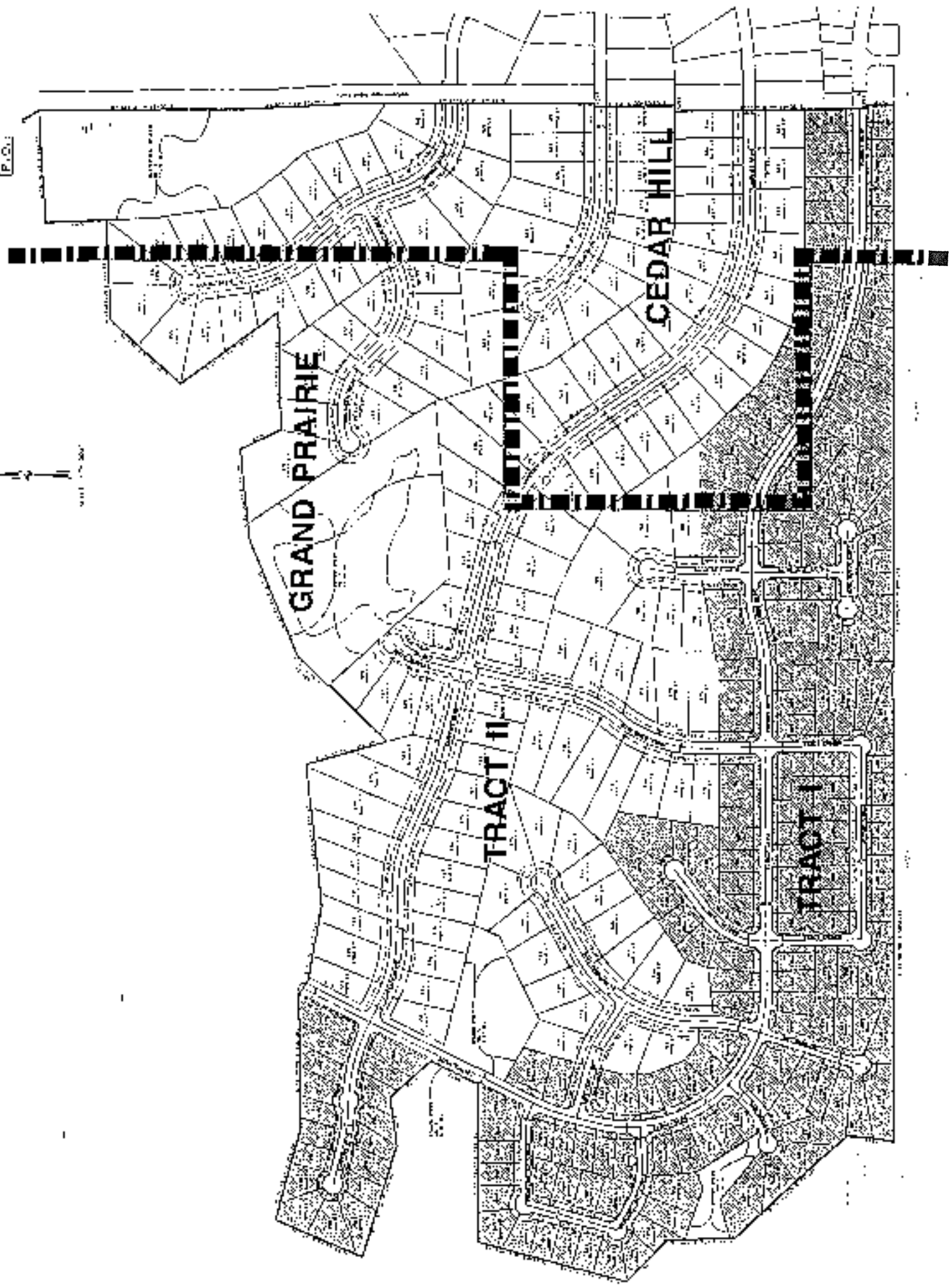
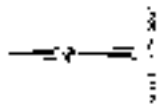


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City Attorney

Zoning Case No. Z970102

P.O.



GRAND PRAIRIE

CEDAR HILL

TRACT II

TRACT I