

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE AN APPROXIMATELY 2.9750 ACRE TRACT, BEING ALL OF LOTS 1 THRU 8 OF THE COVINGTON ADDITION, AND A PORTION OF TRACT 15 OF THE JACKSON-WOMACK AND DAVIS ADDITION, DALLAS COUNTY, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF GRAHAM STREET AND BAGDAD ROAD, FROM MULTI FAMILY-ONE (MF-1) TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED 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 City of Grand Prairie, Texas, initiated an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Multi Family-One (MF-1), to a Planned Development for Single Family Detached** Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 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 5 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from **Multi Family-One (MF-1), to a Planned Development for Single Family Detached** 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 October 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 mid 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 Multi Family-One (MF-1) 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.

Ordinance No. 5835

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 mid approved November 20, 1990, as amended, is hereby further amended so as to rezone the following generally described area **from Multi Family-One (MF-1), to a Planned Development for Single Family Detached Uses:**

Being an approximately 2.9750 acre tract, generally located on the southwest corner of Graham Street and Bagdad Road;

BEING All of Lots 1-8 of COVINGTON ADDITION, an Addition to the City of Grand Prairie, Texas, according to the Plat recorded in Volume 35, Page 15, of the Map Records of Dallas County, Texas, and being a portion of Tract 15, JACKSON-WOMACK & DAVID ADDITION, an Addition to the City of Grand Prairie, Texas, according to the Plat recorded in Volume 1, Page 282 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 3/8 inch iron rod set for corner in the South line of Graham Street (having a variable width right-of-way), at the Northwest corner of said Lot 1, COVINGTON ADDITION, the same point also being the Northeast corner of Lot 1, Block B of the BLUEBONNET ADDITION, an Addition to the City of Grand Prairie, Texas, according to the Plat recorded in Volume 18, Page 61, of the Map Records of Dallas County, Texas;

THENCE South 89 degrees 27 minutes 00 seconds East along the south line the Graham Street and the North line of the above mentioned Lots 1, 2 and 3 COVINGTON ADDITION for a distance of 124.43 feet to a capped 3/8 inch iron rod set for corner.

THENCE 89 degrees 47 minutes 00 seconds East continuing along the South line of Graham Street and the North line of the above mentioned Lots 3 and 4, and the North line of the above mentioned Tract 15 for a distance of 241.17 feet to an X-cut set in concrete at the intersection of the South line of Graham Street with the West line of Bagdad Road (having a 48.0 foot wide right-of-way), the same point being the Northwest corner of said Tract 15;

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THENCE South along the West line of Bagdad Road and the West line of said Tract 15 and the East line of the above mentioned Lot 5, 8, 6 and 7 of COVINGTON ADDITION for a distance of 354.02 feet to a 3/8 inch iron rod found for corner at the Southeast corner of said Lot 7, the same point being- the Northeast corner of Tract 16 of the above mentioned JACKSON-WOMACK & DAVIS ADDITION;

THENCE South 89 degrees 44 minutes 00 seconds West along the South line of said Lots 7 and 8 of COVINGTON ADDITION and the North line of said Tract 16 for a distance of 365.60 feet to a capped 3/8 inch iron rod set for corner at the Southwest corner of said Lot 8, and the Northwest corner of said Tract 16, the same point lying in the East line of the above mentioned Block B of BLUEBONNET ADDITION;

THENCE North along the West line of said Lot 8 and Lot 1, COVINGTON ADDITION, **and die** East line of said Block B, BLUEBONNET ADDITION for a distance of 356.00 **feet to the POINT OF BEGINNING.**

CONTAINING 129,589 square feet or 2.9750 acres of land, more or less.

#### DEVELOPMENT REQUIREMENTS

1. Permitted Principal Uses

Those uses permitted in a Single Family-Six (SF-6) zoning district.

2. General Development Standards

All Development Standards for this district shall be those required of development in the Single Family-Six (SF-6) district except as otherwise noted in this ordinance.

3. Minimum Lot Depth

- A. Lots on a culdcsac - 80 ft.
- B. All other lots - 100 ft.

4. Minimum Living Area - 1100 sq/ft.

5. Off-street Parking Requirement - One car garage and two non-stacked parking spaces

It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

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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 21st day of October, 1997.

MAYOR  
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case NO Z970903