

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 10.090 ACRE TRACT OF LAND OUT OF THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1460, DALLAS COUNTY, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ROBINSION RD AND POLO RD, **FROM PLANNED DEVELOPMENT NO. 81 FOR COMMERCIAL USES TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY RESIDENTIAL 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. 81 to a Planned Development for single family residential uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 24, 2000 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. 81 to a Planned Development for single family residential 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 February 1, 2000 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. 81 (PD-81)** 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. 81 to Planned Development No. 244 for single family residential uses**:

A 10.090 acre tract of land out of the Thomas J. Tone Survey, Abstract NO. 1460, Dallas County, generally located on the southwest corner of Robinson Rd and Polo Rd and as further described 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 uses 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. PERMITTED USES

Those Uses permitted in the Single Family-Five (SF-5) zoning.

2. MINIMUM LIVING AREA REQUIREMENTS

Minimum Living Area – 1800 sq/ft

3. OTHER DEVELOPMENT REQUIREMENTS

All other development requirements not specifically provided for in this ordinance shall be as designated in the Unified Development Code of the City of Grand Prairie for the Single Family-Five (SF-5) zoning district.

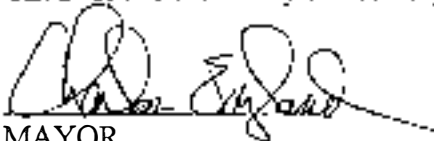
V.

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 1<sup>st</sup> day of February, 2000.



MAYOR  
City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z000102

# EXHIBIT "A"

## Westchester Corner Metes and Bounds Description

BEING a tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460 in the City of Grand Prairie, Dallas County, Texas, and being part of a 10.425 acre tract of land as recorded in Volume 78152, Page 3456, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the Northeast corner of Lot 24, Block II of Trailwood Addition, Eighth Increment, as recorded in Volume 78075, Page 2146, Deed Records of Dallas County, Texas, said iron rod being in the South right of way line of Polo Road;

THENCE South 89 degrees 55 minutes 37 seconds East along said South right of way line a distance of 578.45 feet to an iron rod set for the intersection of the said right of way and the West line of Belt Line Road (variable width);

THENCE Southerly with said West line, the following four (4) courses:

South 08 degrees 31 minutes 13 seconds East, 7.53 feet to an iron rod set for the beginning of a curve;

Along the arc of a curve to the right a delta angle of 02 degrees 06 minutes 14 seconds, a radius of 1960.00 feet and an arc length of 71.60 feet to a 5/8 inch iron rod found for a point of compound curvature;

Along the arc of curve to the right having a delta angle of 01 degree 59 minutes 30 seconds, a radius of 972.47 feet and an arc length of 33.80 feet to iron rod set;

South 03 degrees 59 minutes 09 seconds East, 606.35 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, same being the Northeast corner of Lot 57, Block II, Trailwood Addition, Twelfth Increment, as recorded in Volume 79098, Page 975, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 57 minutes 50 seconds West, with the North line of said Addition a distance of 643.44 feet to an iron rod found for corner for corner of Lots 26 and 27, Block II of the aforesaid Trailwood Addition, Eighth Increment;

THENCE Northerly with the West line of said Eighth Increment, the following three (3) courses:

North 00 degrees 02 minutes 10 seconds East, 60.00 feet to a found 5/8 inch iron rod;

North 01 degree 05 minutes 34 seconds East, 412.68 feet to a found 5/8 inch iron rod;

North 00 degrees 19 minutes 36 seconds East, 244.70 feet to the PLACE OF BEGINNING AND CONTAINING 10.090 acres of land, more or less.