

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 17.264 ACRE TRACT OF LAND OUT OF THE THOMAS TONE SURVEY, ABSTRACT NO. 1460, DALLAS COUNTY, **FROM AGRICULTURAL (A) 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 **Agricultural (A) 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 November 22, 1999 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 **Agricultural (A) 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 January 18, 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 **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:

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 **Agricultural (A)** to a **Planned Development for single family residential uses**:

A 17.264 acre tract of land out of the Thomas J. Tone Survey, Abstract NO. 1460, Dallas County, generally located on the north side of Polo Rd and approximately 500 ft west of Carrier Parkway 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 LOT SIZE REQUIREMENTS

Minimum Lot Size – 6000 sq/ft

3. MINIMUM LIVING AREA REQUIREMENTS

Minimum Living Area – 1800 sq/ft (Maximum 20% between 1800 and 2000 sq/ft)
2000 sq/ft (Minimum 80 %)

4. POLO ROAD ENTRY FEATURE

Polo Road Entry Feature and Fence adjacent to Polo Rd must be approved by the Westchester Association of Homeowners (WAHO) and the Westchester Public Improvement District.

5. REAR YARD PERIMETER FENCING NOT ADJACENT TO POLO ROAD

Home builders will install new 6 foot high stockade fences in conjunction with construction of residences within the project. Builders will coordinate with existing homeowners concerning the replacement of existing back yard fences.

6. DEED RESTRICTIONS

The developer will formulate deed restrictions for the project with the advice of the WAHO. The deed restrictions will require builders to submit each house plan to be offered within the project to the WAHO Architectural Control Committee for a one time review.

7. 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.

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 18th day of January, 2000.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

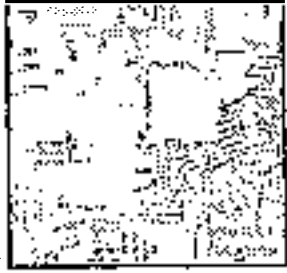
APPROVED AS TO FORM AND LEGALITY:

City Attorney

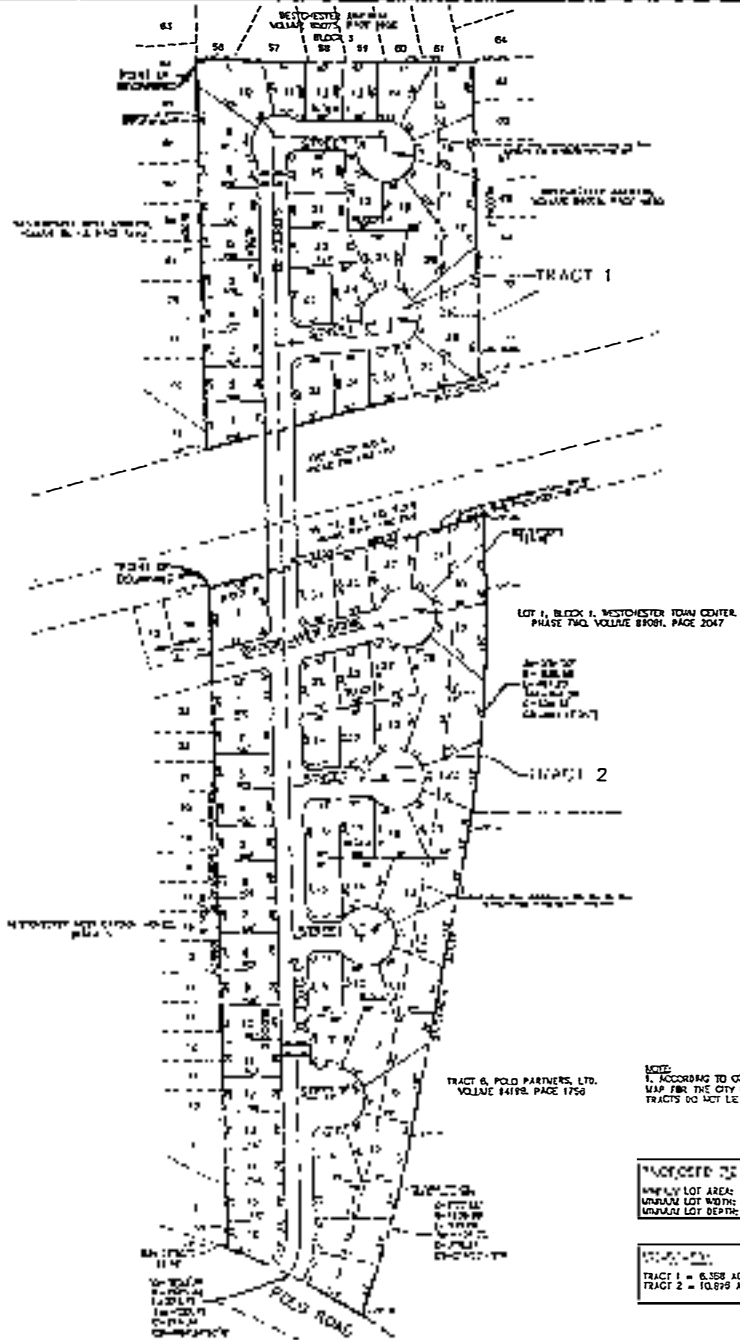
Zoning Case No. Z991002

TRACT 1		
LOT AREA TABLE		
BLOCK	LOT	SIZE
1	1	10,000
1	2	10,000
1	3	10,000
1	4	10,000
1	5	10,000
1	6	10,000
1	7	10,000
1	8	10,000
1	9	10,000
1	10	10,000
1	11	10,000
1	12	10,000
1	13	10,000
1	14	10,000
1	15	10,000
1	16	10,000
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1	22	10,000
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1	27	10,000
1	28	10,000
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1	32	10,000
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1	40	10,000
1	41	10,000
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1	45	10,000
1	46	10,000
1	47	10,000
1	48	10,000
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1	50	10,000
1	51	10,000
1	52	10,000
1	53	10,000
1	54	10,000
1	55	10,000
1	56	10,000
1	57	10,000
1	58	10,000
1	59	10,000
1	60	10,000
1	61	10,000
1	62	10,000
1	63	10,000
1	64	10,000

TRACT 2		
LOT AREA TABLE		
BLOCK	LOT	SIZE
1	1	10,000
1	2	10,000
1	3	10,000
1	4	10,000
1	5	10,000
1	6	10,000
1	7	10,000
1	8	10,000
1	9	10,000
1	10	10,000
1	11	10,000
1	12	10,000
1	13	10,000
1	14	10,000
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1	20	10,000
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1	25	10,000
1	26	10,000
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1	32	10,000
1	33	10,000
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1	38	10,000
1	39	10,000
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1	56	10,000
1	57	10,000
1	58	10,000
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1	60	10,000
1	61	10,000
1	62	10,000
1	63	10,000
1	64	10,000



LOCALITY MAP
NOT TO SCALE



TRACT 6, POLO PARTNERS, LTD.
VOLUME 84198, PAGE 1759

NOTE:
1. ACCORDING TO COMPANY PANEL NO. 485472 0315 E OF THE PREV.
MAP FOR THE CITY OF GRAND PRAIRIE, TEXAS, DATED 04/02/10, THESE
TRACTS DO NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

PROPOSED TO: **POLO PARTNERS, LTD.**
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: 80'

TRACT 1 = 6.388 ACRES - 32 LOTS
TRACT 2 = 10.879 ACRES - 31 LOTS

TRACT 1
FIELD NOTES

Survey and Plat shown for a tract of land in the Thomas J. Tone Survey, Abstract No. 1403, in the City of Grand Prairie, Tarrant County, Texas, and being a portion of Block 1, in the above named tract as shown on the plat recorded in Volume 10111, Page 1024, Tarrant County, Texas, and being described by metes and bounds as follows:

SECTION at a 5/8" per pb head of the North-west corner of said Michael Tract One, said point also being the South-west corner of Lot 54, Block 1, Westchester Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 8271, Page 1424, Tarrant County, Texas.

THENCE South 89 degrees 35 minutes 33 seconds East along the South line of said Block 1, 422.58 feet to a 1/4" per pb head at the North-east corner of Lot 55, Block 1 of said Addition;

THENCE South 02 degrees 02 minutes 30 seconds East along the West line of said Block 1, 339.24 feet to a 1/4" per pb head at the South-west corner of Lot 71, Block 1 of said Addition, said point being on the Northern line of a 100' X 200' L.O.W. recorded in Volume 828, Page 1751, Tarrant County, Texas;

THENCE South 75 degrees 21 minutes 14 seconds East along said 200' X 100' feet to a 1/4" per pb head at the South-east corner of Lot 72, Block 1, Westchester Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 8241, Page 3175, Tarrant County, Texas;

THENCE North 02 degrees 02 minutes 34 seconds West along the East line of said Block 1, 651.71 feet to the POINT OF BEGINNING and containing 12,828 acres of land, more or less.

TRACT 2
FIELD NOTES

Field Notes for a tract of land in the Thomas J. Tone Survey, Abstract No. 1403, in the City of Grand Prairie, Tarrant County, Texas, and being a portion of Block One of the above named tract as shown on the plat recorded in Volume 10111, Page 1024, Tarrant County, Texas, and being described by metes and bounds as follows:

SECTION at a 1/4" per pb head of the North-west corner of said Michael Tract One, said point being the same as that of Block 1, Westchester Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 8271, Page 1424, Tarrant County, Texas, and being a portion of Block 1, in the above named tract as shown on the plat recorded in Volume 10111, Page 1024, Tarrant County, Texas, and being described by metes and bounds as follows:

SECTION at a 1/4" per pb head of the North-east corner of said Michael Tract One, said point being the same as that of Block 1, Westchester Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 8271, Page 1424, Tarrant County, Texas, and being a portion of Block 1, in the above named tract as shown on the plat recorded in Volume 10111, Page 1024, Tarrant County, Texas, and being described by metes and bounds as follows:

THENCE North 75 degrees 21 minutes 14 seconds East along the Southern line of said Block One of the above named tract as shown on the plat recorded in Volume 8271, Page 1424, Tarrant County, Texas, and being a portion of Block 1, in the above named tract as shown on the plat recorded in Volume 10111, Page 1024, Tarrant County, Texas, and being described by metes and bounds as follows:

THENCE South 02 degrees 02 minutes 30 seconds East along the West line of said Block 1, 339.24 feet to a 1/4" per pb head at the South-west corner of Lot 71, Block 1 of said Addition, said point being on the Northern line of a 100' X 200' L.O.W. recorded in Volume 828, Page 1751, Tarrant County, Texas;

THENCE South 75 degrees 21 minutes 14 seconds East along the West line of said Block 1, 339.24 feet to a 1/4" per pb head at the South-west corner of Lot 71, Block 1 of said Addition, said point being on the Northern line of a 100' X 200' L.O.W. recorded in Volume 828, Page 1751, Tarrant County, Texas;

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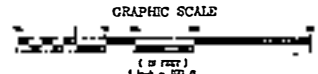
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THENCE North 75 degrees 21 minutes 14 seconds East along the Southern line of said Block One of the above named tract as shown on the plat recorded in Volume 8271, Page 1424, Tarrant County, Texas, and being a portion of Block 1, in the above named tract as shown on the plat recorded in Volume 10111, Page 1024, Tarrant County, Texas, and being described by metes and bounds as follows:



PRELIMINARY PLAT
WESTCHESTER WEST PHASE D
TWO TRACTS BEING APPROXIMATELY 17,264 ACRES
OUT OF THE
THOMAS J. TONE SURVEY, ABSTRACT NO. 1460
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

OWNER:
THE PALLASIAN GROUP, INC.
479 WEST VICTORY
SUITE 200
FORT WORTH, TEXAS 76104
(817) 318-3920
(817) 336-7776 (FAX)

PREPARED BY:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS
8700 STENOGRAPH FERRY, SUITE 400
DALLAS, TEXAS 75247
(214) 634-3300 (214) 634-3338 (FAX)
USA 881610 SHEET 1 OF 1

NOVEMBER 11, 2011