

**ORDINANCE NO. 6412**  
**PLANNED DEVELOPMENT NO. 249**  
**ZONING CASE NO. Z010302**

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 5.789 ACRE TRACT OF LAND OUT OF THE BALIS ESTES SURVEY, ABSTRACT NO. 483, TARRANT COUNTY, TEXAS; BEING GENERALLY LOCATED ON THE NORTH SIDE OF HANGER LOWE ROAD, AND WEST OF LAKERIDGE PARKWAY, **FROM AGRICULTURE TO PLANNED DEVELOPMENT AND BEING INCORPORATED INTO EXISTING PLANNED DEVELOPMENT NO. 249 FOR RESIDENTIAL USES**, SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 2299 AND PASSED ON OCTOBER 16, 1973; 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 **From Agriculture To Being Incorporated Into Existing Planned Development No. 249 For Residential Uses**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 12, 2001 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 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 Agriculture To Being Incorporated Into Existing Planned Development No. 249 For 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 April 3rd, 2001 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 **Agriculture** 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 Agriculture And Being Incorporated Into Existing Planned Development No. 249 For Residential Uses**. The Legal Description of which is included in Exhibit 'A', is incorporated by reference.

**II.**

**DEVELOPMENT REQUIREMENTS**

1. PERMITTED USES

Those uses permitted in Planned Development No. 249, for single family detached residential development as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. MINIMUM LOT SIZE

Lots shall be a minimum of 6,000 square feet.

3. MINIMUM HOUSE SIZE

Minimum house size shall be 1,800 square feet.

4. OTHER DEVELOPMENT STANDARDS

All other standards shall be as approved for Planned Development No. 249 and established by ordinance No 6348.

**III.**

The development plan for a single family detached use will be the finally approved plat for these tracts as described in Section I of this Ordinance, which under existing City Ordinances, may constitute a site plan for a planned development.

**IV.**

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.

**V.**

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

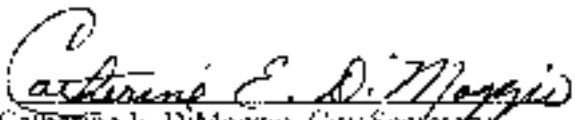
**VI.**

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 3rd day of April, 2001.**

  
\_\_\_\_\_  
Mayor, Grand Prairie, Texas

ATTEST:

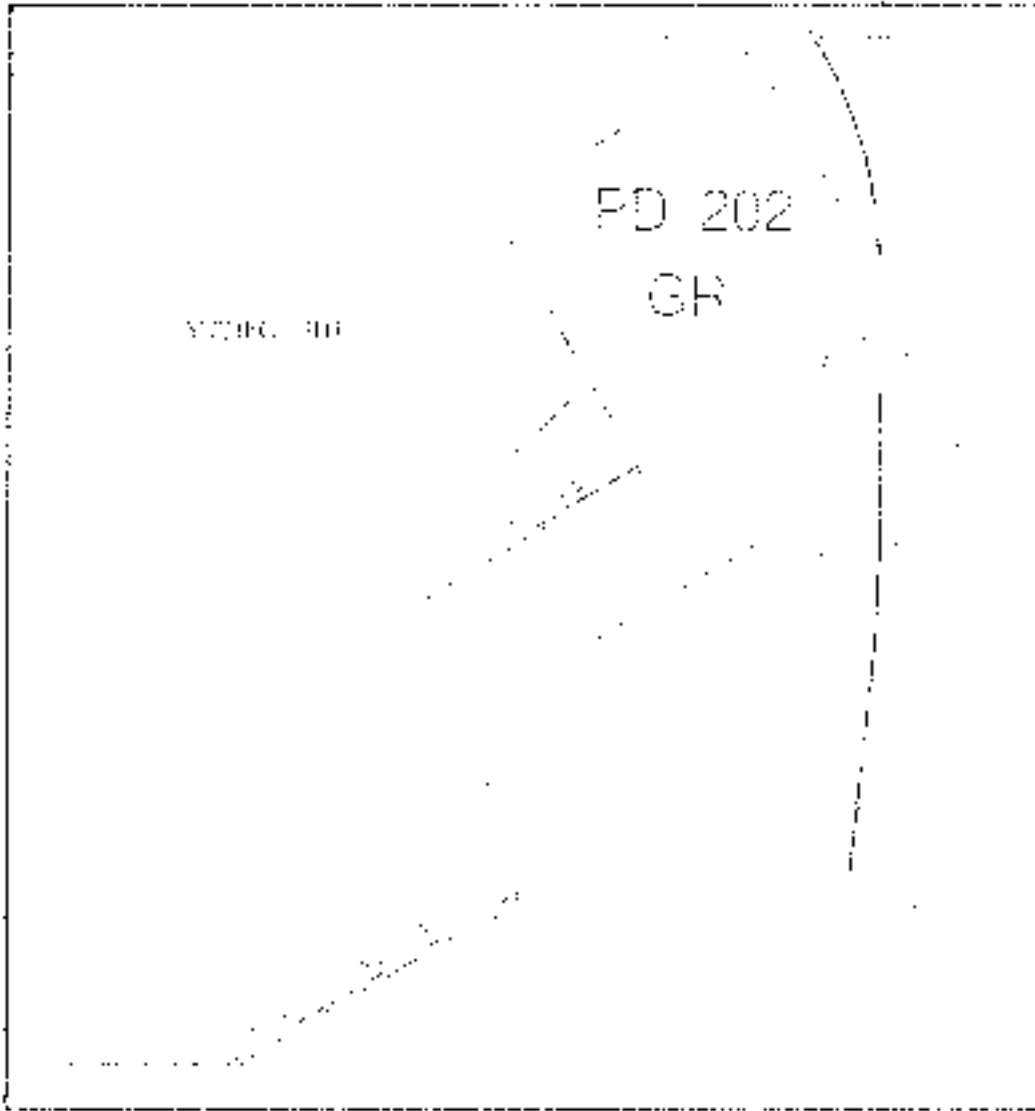
  
\_\_\_\_\_  
Catherine E. DiMaggio, City Secretary  
3-22-04

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z010302

Exhibit 'A' – Page 1 of 3



**Location Map**

Shown As a Reference Property Under Review

**Z010302**

**Zoning Change**

Exhibit 'A' – Page 2 of 3

**A.L.S. LAND SURVEYING, INC.***Professional Land Surveying Services*4275 Little Road, Suite 106  
Arlington, TX 76016Phone 817-478-6802  
Fax 817-478-6862**FIELD NOTES DESCRIPTION**

Being a 5.789 acre tract of land out of the Balis Estes Survey, Abstract No. 483, Tarrant County, Texas and being the same tract of land conveyed to Harold D. Camp and wife Mary Lynn Camp by deed recorded in Volume 6636, Page 247, Deed Records, Tarrant County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in Hanger Lowe Road at the southwest corner of said Camp tract and at the southeast corner of a tract of land conveyed to Ronald Dubro and wife Lois D. Dubro by deed recorded in Volume 4719, Page 571, Deed Records, Tarrant County, Texas, from which a 1" iron rod found for the southwest corner of said Balis Estes Survey bears S 60° 03' 26" W, 944.06 feet;

**THENCE** N 30° 01' 07" W (called N 30° 00' 00" W), with the west line of said Camp tract and the east line of said Dubro tract, at 30.85 feet pass a ½" iron rod found in the north right-of-way line of Hanger Lowe Road, a total distance of 689.46 feet (called 689.26 feet) to a 5/8" iron rod found in the most easterly south line of a tract of land described in Substitute Trustees' Deed recorded in Volume 10759, Page 1792, Deed Records, Tarrant County, Texas, and being the northeast corner of said Dubro tract and the northwest corner of said Camp tract;

**THENCE** N 60° 14' 58" E (called N 60° 17' 15" E), with the most easterly south line of said Substitute Trustees' tract and the north line of said Camp tract, 367.69 feet (called 368.27 feet) to a ½" iron rod set in the west line of a tract of land conveyed to Ge Xiong and Cheu Chou Moua by deed recorded in Volume 10541, Page 524, Deed records, Tarrant County, Texas, for the most easterly southeast corner of said Substitute Trustees' tract and for the northeast corner of said Camp tract, from which a 5/8" iron rod found bears N 60° 14' 58" E, 7.03 feet;

**THENCE** S 29° 46' 10" E, with the east line of said Camp tract and the west line of said Ge Xiong and Cheu Chou Moua tract, at 656.82 feet pass a ¼" iron rod found in the north right-of-way line of said Hanger Lowe Road, a total distance of 687.86 feet (called 687.43 feet) to a ½" iron rod found in said Hanger Lowe Road;

**THENCE** S 60° 00' 00" W (record bearing), with said Hanger Lowe Road, 364.70 feet (called 365.50 feet) to the PLACE OF BEGINNING and containing 5.789 acres of land.



Jeffrey W. Heron  
Registered Professional Land Surveyor  
#5379

Exhibit 'A' – Page 3 of 3

