

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 61.424 ACRE TRACT LAND OUT OF THE WILLIAM LYNN SURVEY, ABSTRACT NO. 973, TARRANT COUNTY, GENERALLY LOCATED ¼ MILE SOUTHEAST OF S.H. 360 ON THE NORTHEAST SIDE OF WEBB LYNN ROAD, **FROM AGRICULTURAL 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 13, 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 5 to 3 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 November 21, 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 No. 251 for Single Family Residential uses**:

An approximately 61.4 acre tract of land, being a tract of land out of the William Lynn Survey, Abstract No. 973, Tarrant County, generally located ¼ mile southeast of S.H. 360 on the northeast side of Webb Lynn Rd as described below.

TRACT 1 - FIELD NOTES

BEING a 42.752 acre tract of land situated in the William Lynn Survey, abstract n0. 973, Tarrant County, Texas and being that certain tract of land described in deed to Southgate properties ii as recorded in volume 8479, page 760 of the deed records of Tarrant County, Texas (D.R.T.C.T.). Basis of bearing is the south line of a tract of land described in deed to Albert North, recorded in Volume 2112, page 263, D.R.T.C.T., having a bearing of south 60 16'27" west, a distance of 863.38 feet. Said 42.752 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 /2ø iron rod found in the easterly line of Webb-Lynn road (County Road No. 2113), also being the south corner of second tract as described in deed to William A. Knapp, recorded in volume 6934, page 94, D.R.T.C.T. ; thence north 60'30'01" east, leaving the said easterly line of Webb-Lynn road, and along the southeast line of said Knapp tract, a distance of 1687.19 feet to a Corp of engineers monument found being in the westerly line of a u.s.a. tract recorded in volume 6960, page 1151, D.R.T.C.T.;

THENCE along the westerly line of said u.s.a. tract, the following courses:

South 41'09'52" east, a distance of 755.07 feet to a corps of engineers monument found;

South 65'42'18" west, a distance of 538.39 feet to a corps of engineers monument found;

South 50'30'12" east, passing a 5/8" iron rod found at a distance of 179.72 and continuing for a total distance of 349.96 feet to a corps of engineers monument found for the southwest corner of said u.s.a. tract and the northwest corner of a tract of land described in deed to Mary Etta Lam, recorded in volume 10417, page 1248, D.R.T.C.T.;

THENCE south 28'17'11" east, along the west line of said lam tract, a distance of 130.41 feet to a 1/2" iron rod found for the northeast corner of tract 3 as described in deed to Mary Lou Prater Lawler, recorded in Volume 7055, Page 878, D.R.T.C.T., from said point a 1/2" iron rod found bears south 29 58'31" east, a distance of 286.32 feet;

THENCE south 60'08'02" west, along the northwest line of said tract 3, a distance of 1419.27 feet to a 5/8" iron rod capped "Carter & Burgess" set in the easterly line of said Webb-Lynn Road; thence North 29'51'08" west, along the easterly line of said Webb-Lynn road, a distance of 1156.82 feet to the point of beginning, and containing 42.752 acres of land, more or less.

TRACT 2- FIELD NOTES

BEING a 9.331 acre tract of land situated in the William Lynn Survey, Abstract No. 973, Tarrant County, Texas and being Tract 3 as described in deed to Mary Lou Prater Lawler, recorded in Volume 7055, page 878 of the deed records of Tarrant County, Texas (D.R.T.C.T.). Basis of bearing is the south line of a tract of land described in deed to Albert North, recorded in Volume 2112, Page 263, D.R.T.C.T., having a bearing of south 60'16'27" west, a distance of 863.38 feet. Said 9.331 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1 1/2" iron rod found in the easterly line of Webb-Lynn Road (County Road No. 2113), also being the south corner of second tract as described in deed to William A. Knapp, recorded in volume 6934, page 94, D.R.T.C.T., also being the northwest corner of a tract of land described in deed to Southgate properties II, recorded in Volume 8479, page 760, D.R.T.C.T.;

Thence south 29 51'08" east along the said easterly line of Webb-Lynn road, 1156.82 feet to a 5/8" iron rod capped "Carter & Burgess" set in the easterly line of Webb-Lynn Road to the point of beginning of the herein described tract;

Thence north 60'08'02" east, leaving the said easterly line of Webb-Lynn Road. A distance of 1419.27 feet to a 1/2" iron rod found in the westerly line of a tract of land described in deed to Mary Etta Lam, recorded in volume 10417, page 1248, D.R.T.C.T., from which a corps of engineers monument found bears north 28 17'11" west, a distance of 130.41 feet;

Thence south 29°58'31" east, along the westerly line of said lam tract, a distance of 286.32 feet to a 1/2" iron rod found, from which a 1/2" rod found bears south 29°58'51" east, a distance of 286.51 feet;

Thence south 60°08'02" west, leaving the said westerly line of said lam tract, a distance of 1419.89 feet to a 5/8" iron rod capped "Carter & Burgess" set in the easterly line of said Webb-Lynn road;

Thence north 29°51'08" west, along the easterly line of Webb-Lynn road a distance of 286.32 feet the point of beginning, and containing 9.331 acres of land, more or less.

Tract 3 - field notes

Being a 9.341 acre tract of land situated in the William Lynn Survey, abstract n0. 973, Tarrant County, Texas and being tract 4 as described in deed to Doris Prater Sonnier as recorded in Volume 7055, page 878 of the deed records of Tarrant County, Texas (D.R.T.C.T.). Basis of bearing is the south line of a tract of land described in deed to Albert north, recorded in Volume 2112, Page 263 D.R.T.C.T., having a bearing of south 60°16'27" west, a distance of 863.38 feet. Said 9.341 acre tract being more particularly described by metes and bounds as follows:

Commencing at a 1/2" iron rod found in the easterly line of Webb-Lynn Road (County Road No. 2113), also being the south corner of second tract as described in deed to William A. Knapp, recorded in volume 6934, page 94 D.R.T.C.T., also being the northwest corner of a tract of land described in deed to Southgate Properties II, recorded in volume 8479, page 760, D.R.T.C.T.;

Thence along the easterly line of Webb-Lynn road, the following courses:

South 29°51'08" east, a distance of 1156.82 feet to a 5/8" iron rod capped "Carter & Burgess" set;

South 29°51'08" east, a distance of 285.93 feet to a 5/8" iron rod capped carter & burgess set for the point of beginning of the herein described tract;

Thence north 60°08'02" east, leaving the said easterly line of Webb-Lynn Road, a distance of 1419.89 feet to a 1/2" iron rod found being in the westerly line of a tract of land described in deed to Mary Etta Lam, recorded in volume 10417, page 1248, D.R.T.C.T., from which a 1/2" iron rod found bears north 29°58'31" West, a distance of 286.32 feet;

Thence south 29°58'51" east, along the westerly line of said lam tract. A distance of 286.51 feet to a 1/2" iron rod found for the northwest corner of tract 5 as described in deed to Robert L. Taylor, recorded in Volume 7055, Page 878, D.R.T.C.T.;

Thence south 60°08'02" west, leaving the westerly line of said lam tract and along the north line of said Taylor tract, a distance of 1420.53 feet to a 5/8" iron rod capped "Carter & Burgess" set in the said easterly line of Webb-Lynn Road;

Thence north 29°51'08" west, along the easterly line of said Webb-Lynn Road a distance of 286.51 feet the point of beginning, and containing 9.341 acres of land, more or less.

II.**Purpose and Intent**

The purpose of this Planned Development District is to provide a quality residential development with a design to compliment the natural amenities on site and allow for a curvilinear street system in a manner compatible with the surrounding zoning and uses and in compliance with the City's Comprehensive Plan and the Unified Development Code.

III.**Development Standards**1. PERMITTED USES

Those Uses permitted in a Single Family-One (SF-1) zoning district.

2. MINIMUM LOT AREA

34.5 % 6900 sq/ft

33.2 % 8000 sq/ft

32.3 % 10000 sq/ft

3. MINIMUM LOT DIMENSIONS

Minimum Lot Depth 110 ft

Minimum Lot Width 60 ft

4. MINIMUM LIVING AREA REQUIREMENT

20 % 1800 sq/ft

50 % 2000 sq/ft

30 % 2200 sq/ft

5. MINIMUM MASONRY REQUIREMENT

80 percent masonry measured to the top plate line excluding doors and windows. All chimneys on the exterior walls must be 100 percent masonry. Masonry is defined as stone or standard-size full-width brick.

6. REPEAT ELEVATION RESTRICTIONS

No elevations of a house may be used on a lot which is within 200 lineal feet on the same street of the nearest lot line of a lot on which a house with the same elevation has been built.

7. REQUIRED SCREENING FENCES

Screening fences shall be provided along Webb Lynn Rd. Screening fences shall be a minimum of 6 ft and be comprised of masonry and wrought iron style metal. All rear yards along Webb Lynn must be screened with a solid masonry fence. Fences adjacent to cul-de-sacs shall be a combination of wrought iron style with masonry columns. All fences shall generally conform with the approved Concept Plan.

8. SITE LAYOUT

Site Layout shall generally conform with the approved Concept Plan.

9. 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-One (SF-1) zoning district.


V.

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

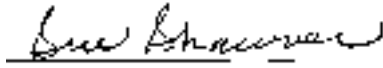
VI.

That this Ordinance shall be in full force and effect from and after its passage and approval.

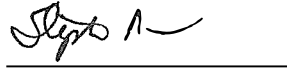
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 21st day of November, 2000.


MAYOR
City of Grand Prairie, Texas

ATTEST:


City Secretary

APPROVED AS TO FORM AND LEGALITY:


City Attorney

Zoning Case No. Z001001