

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 62.5 ACRE TRACT OF LAND OUT OF THE M. GOODWIN SURVEY, ABSTRACT NO. 584, THE J.R. PARKER SURVEY, ABSTRACT NO. 1227, THE G. M. HANKS SURVEY, ABSTRACT NO. 820, AND THE I.&G.N. R.R. SURVEY, ABSTRACT NO. 837, TARRANT COUNTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF DUNCAN PERRY ROAD AND AVENUE J, **FROM LIGHT INDUSTRIAL (LI) 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 **Light Industrial (LI) 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 October 9, 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 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Light Industrial (LI) 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 October 17, 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 **Light Industrial (LI)** 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 **Light Industrial (LI)** to **Planned Development No. 252 for Single Family Residential uses**:

AN APPROXIMATELY 62.5 ACRE TRACT OF LAND OUT OF THE M. GOODWIN SURVEY, ABSTRACT NO. 584, THE J.R. PARKER SURVEY, ABSTRACT NO. 1227, THE G. M. HANKS SURVEY, ABSTRACT NO. 820, AND THE I.&G.N. R.R. SURVEY, ABSTRACT NO. 837, TARRANT COUNTY, GENERALLY LOCATED AT THE NORTHWEST CORNER OF DUNCAN PERRY ROAD AND AVENUE J. AND AS INDICATED ON EXHIBIT "A."

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 LIVING AREA REQUIREMENTS

Minimum Living Area Requirement 1,800 sq/ft

3. MINIMUM REAR YARD SETBACKS

All lots must conform with the minimum rear yard setbacks established for the Single Family-One (SF-1) zoning district with the exception that Lots 43 thru 47 and Lot 52, Block J, as indicated on Exhibit "A," shall have a rear yard setback of 35 ft adjacent to the railroad tracks.

4. SCREENING ADJACENT TO RAIL ROAD TRACKS

All lots adjacent to the rail road spur shall be screened from the spur with a fence or, if there is a substantial grade variation, by natural buffering.

5. 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.

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 17th day of October, 2000.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z001006

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING A 62.5 ACRE TRACT OF LAND SITUATED IN THE M. GOODWIN SURVEY, ABSTRACT NO. 584, THE J.R. PARKER SURVEY, ABSTRACT NO. 1227, THE G.M. HANKS SURVEY ABSTRACT NO. 820 AND THE I. & G.N. RR. SURVEY, ABSTRACT NO. 837, IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SUN NLF LIMITED PARTNERSHIP, RECORDED IN VOLUME 11364, PAGE 518, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED. SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF SAID SUN NLF LIMITED PARTNERSHIP TRACT;

THENCE N 90°00'00" W, A DISTANCE OF 364.26 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 489.28 FEET, A DELTA ANGLE OF 70°20'36", A CHORD BEARING N 47°29'42" W, A DISTANCE OF 563.68 FEET, AND AN ARC LENGTH OF 600.70 FEET TO A POINT;

THENCE N 82°40'00" W, A DISTANCE OF 200.00 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 429.28 FEET, A DELTA ANGLE OF 62°39'60", A CHORD BEARING N 51°20'00" W, A DISTANCE OF 446.46 FEET, AND AN ARC LENGTH OF 469.52 FEET TO A POINT;

THENCE N 20°00'00" W, A DISTANCE OF 410.43 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 489.28 FEET, A DELTA ANGLE OF 6°45'52", A CHORD BEARING N 22°25'50" W, A DISTANCE OF 57.73 FEET, AND AN ARC LENGTH OF 57.76 FEET TO A POINT;

THENCE N 00°00'00" E, A DISTANCE OF 1263.92 FEET TO A POINT;

THENCE N 35°17'00" E, A DISTANCE OF 303.52 FEET TO A POINT;

THENCE S 35°18'00" E, A DISTANCE OF 38.44 FEET TO A POINT;

EXHIBIT "A"

THENCE S 54°43'00" E, A DISTANCE OF 584.84 FEET TO A POINT;

THENCE S 79°48'00" E, A DISTANCE OF 178.72 FEET TO A POINT;

THENCE S 71°21'00" E, A DISTANCE OF 113.95 FEET TO A POINT;

THENCE S 39°13'00" E, A DISTANCE OF 238.89 FEET TO A POINT;

THENCE S 21°26'00" E, A DISTANCE OF 300.29 FEET TO A POINT;

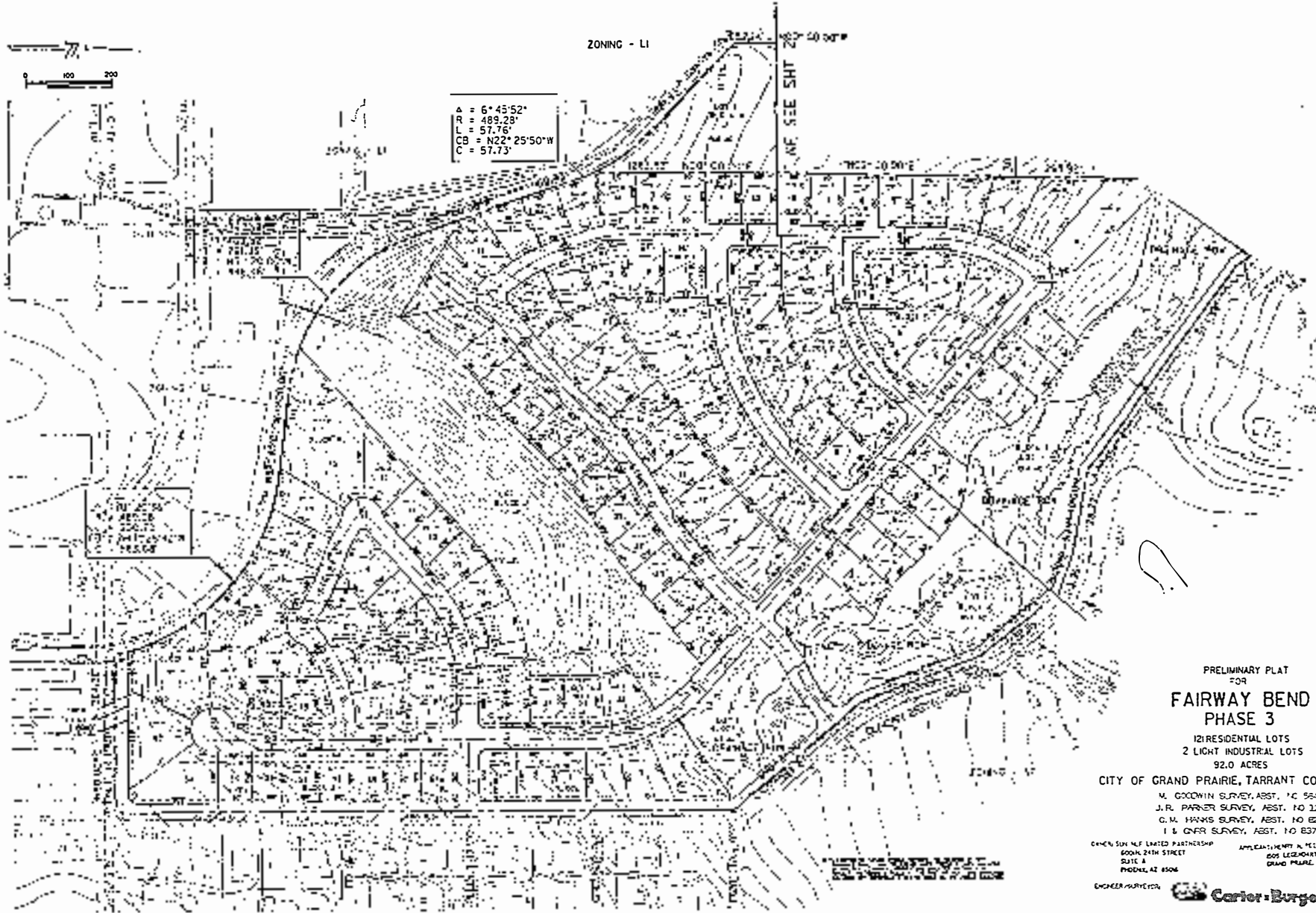
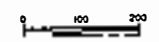
THENCE S 40°31'00" E, A DISTANCE OF 387.27 FEET TO A POINT;

THENCE S 00°43'00" E, A DISTANCE OF 1439.87 FEET TO THE POINT OF BEGINNING,
AND CONTAINING 62.5 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A"

ZONING - LI

Δ = 6°45'52"
R = 489.28'
L = 57.76'
CB = N22°25'50"W
C = 57.73'



PRELIMINARY PLAT
FOR
FAIRWAY BEND
PHASE 3

121 RESIDENTIAL LOTS
2 LIGHT INDUSTRIAL LOTS
92.0 ACRES

CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

- M. GOODWIN SURVEY, ABST. 1-C 954
- J.R. PARKER SURVEY, ABST. NO 1227
- G.W. HANKS SURVEY, ABST. NO 820
- I.L. ONFR SURVEY, ABST. NO 837

CANON SURVEYING LIMITED PARTNERSHIP APPLICATION NO. 15518
 6004 24TH STREET 605 LEGATION
 SUITE A GRAND PRAIRIE, TX 75050
 PHOENIX, AZ 8506

ENGINEER SURVEYOR Carter-Burgess

CARTER & BURGESS, INC.
 1950 LINDROCK DRIVE, SUITE 250
 DALLAS, TX 75247-4958
 PHONE (214) 638-0415
 FAX (214) 638-0447

SEPTEMBER, 2000

ZONING - SF