

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE AN APPROXIMATELY 4.412 ACRE TRACT OF LAND OUT OF THE JAMES FERGUSON SURVEY, ABSTRACT NO. 454, IN DALLAS COUNTY, GENERALLY LOCATED ON THE SOUTH SIDE OF WARRIOR TRAIL AND WEST OF SE 8TH STREET, FROM SINGLE FAMILY FIVE (SF-5) TO A **PLANNED DEVELOPMENT FOR SINGLE FAMILY SIX (SF-6) 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, **Single Family Five (SF-5) to a Planned Development for Single Family Six (SF-6) residential uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 9, 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 6 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Single Family Five (SF-5) to a Planned Development for Single Family Six (SF-6) 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 17, 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 its classification

of **Single Family Five (SF-5)** 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 **Single Family Five (SF-5)** to a **Planned Development for Single Family Six (SF-6)** residential uses;

Legal Description:

Beginning at a point that is in the south right-of-way line of Warrior Trail, said point being 16 feet east of the northeast corner of Lot 1, Block 10, Park Valley Addition, No. 1:

THENCE North 89 degrees 43 minutes 00 seconds East a distance of 937.29 feet to a point, said point being the intersection of the south right-of-way of Warrior Trail and the west right-of-way of SE 8th Street;

THENCE South 00 degrees 18 minutes 30 seconds West a distance of 209.00 feet with the west right-of-way line of SE 8th Street to a point, said point being 16 feet north of the northeast corner of Lot 20, Block 10, Park Valley Addition, No. 1;

THENCE South 89 degrees 43 minutes 00 seconds W. a distance of 883.52 feet to a point, said point being a point of curve to the right;

THENCE around the curve to the right in a northwesterly direction 58.90 feet to a point;

THENCE North 00 degrees 17 minutes 00 seconds West a distance of 171.50 feet to the point of beginning and containing 4.412 acres of land.

See Exhibit "A" – Concept Plan

**II.**

**Purpose and Intent**

The intent of this zoning ordinance is to create a development framework that encourages and supports standards of the Single Family Six district. Although adjacent to both commercial and residential development this property lacks enough depth to adequately serve either district as established. Consequently, this planned development will substantially represent the Single Family Six district with the exception of lot depth and street right-of-way width.

**III.**

**Land Use**

Land uses shall be only those permitted in the Single Family Six zoning district.

**IV.**

**Development Standards**

**IV.1 General**

- A. House Size.** All houses developed within this addition shall be no less than 1,400 square feet.
- B. Right-of-Way.** All right of way for internal streets shall be 30 feet with a required 10 general easement on both sides of the street. A 27 foot back to back concrete street shall be constructed in the right-of-way.
- C. Parking & Driveway Area.** All streets, parking, driveway, loading and vehicular circulation areas shall be constructed of concrete except for temporary parking areas for model homes which may be asphalt.
- D. Unified Development Code ("UDC").** Development of the property governed by this ordinance shall conform to the UDC unless specified otherwise herein.

**IV.2 Single-Family Residential**

**A. Dimensional Requirements**

Minimum development criteria for each village shall be as set forth below.

Lot Width (min.)	60.0'
Lot Depth (min.)	90.0'
Lot Area (min.)	5,300 s.f.

**B. Setbacks**

Setbacks for this development shall be as set fourth below.

Front Setback	20ft.
Front Setback @ cul de sac	15ft.
Rear Setback	5ft.
Side Setback	5ft.
Side Setback (Adjacent to street)	15ft.

**C. Sidewalks**

Sidewalks shall be required in conformance with Article XII, Section 26 of the UDC except that they shall be located in the 10 foot general easement.

**D. Masonry Requirement**

Overall Masonry Requirements – The masonry requirements contained herein shall be a minimum of 80 percent and shall apply to all homes.

**E. Screening**

1. Screening fences adjacent to Warrior Trail and SE 8th Street shall be a minimum height of six feet and shall be solid masonry.
2. Wood screening fence shall be installed on the south and west property lines adjacent to the existing alley.
3. Screening fences shall be provided for along all roads with right-of-way greater than 50 feet.
4. No lots may front on a street with a right-of-way greater than 50 feet.

**F. Individual Lot Fencing**

1. Fencing on individual lots shall conform to the following minimum requirements and to any stricter standards as may be set forth by the City of Grand Prairie.
2. Connected with the side of the house on the lot.
3. Constructed of wood or brick.
4. Minimum of six feet in height.
5. Parallel to the curb.
6. Constructed so that the side of the fence containing the structural supports is not visible from any public right-of-way.

**G. Streetscaping**

- a. **Street Trees.** A minimum of one tree shall be planted for each 50 lineal feet of frontage along Warrior Trail and SE 8th Street.
  - i. The minimum caliper for street trees shall be three inches measured at six inches above ground.
  - ii. All trees intended to meet this requirement shall be a species approved by the City of Grand Prairie for the intended uses, as specified in Article VIII, Table VIII-A of the UDC.
- b. **Placement of Trees.** All required street trees shall be placed between the future roadway curb line and the parking area or front building line, which ever is closest to the street right-of-way. However, trees shall not be planted closer than three feet to the curb line.
- c. **Sidewalks.** Sidewalks shall be placed on both sides of all streets and shall be a minimum of four feet in width. Within the development sidewalks shall be placed in the 10ft. general easement.


**VIII.**

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

IX.

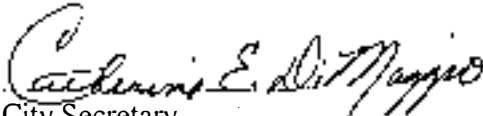
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 21th day of August, 2001.



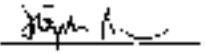
MAYOR  
City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Zoning Case No. Z010301

# EXHIBIT "A"

N



**WARRIOR TRAIL ADDITION**  
 WARRIOR TRAIL ADDITION  
 VOL. 830501 PG 1708 3-11-81

ZONES CR  
 WARRIOR CROSSING  
 VOL. 86164 PG 1784 7-25-84

ZONES CR W/SP  
 FOR SERVICE STA.

ECHO DRIVE

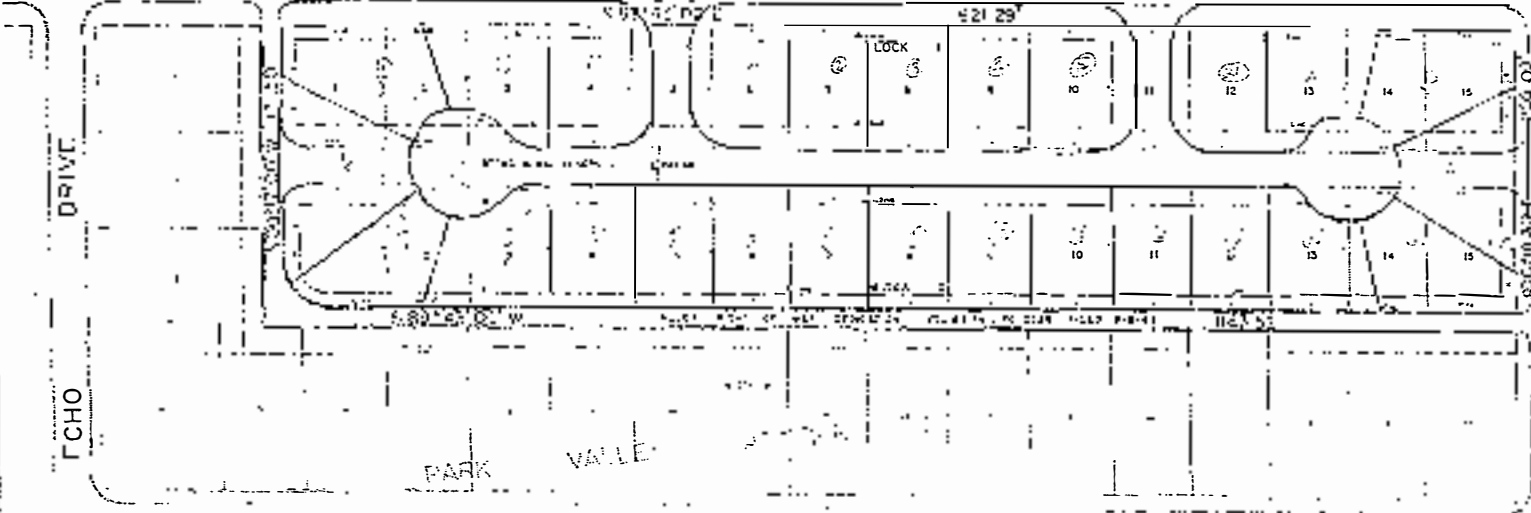
WARRIOR TRAIL

STREET

8 TH

500 TH

JAMES R. SMITH  
 ZONES PG-42



PARK VALLEY

TEAL DRIVE

AREA MAP



WARRIOR TRAIL ADDITION  
 COUNTY OF DALLAS

WHEREAS, Storm Automation Inc. is the owner of a 4.422-acre tract of land  
 out of the JAMES FERGUSON SURVEY A Subdivided City of Grand Prairie, Dallas  
 County, Texas and being more particularly described as follows:

BEGINNING AT A POINT TRACES IN THE SOUTH SIGHT OF WAY LINE OF WARRIOR TRAIL  
 SAID POINT BEING 15' EAST OF THE WESTMOST CORNER OF LOT 1, BLOCK 15, PARK  
 VALLEY NO. 1

THENCE, N 43° 31' 00" E a distance of 337.29 feet to a point said point being  
 the intersection of the south curve of way line of Warrior Trail  
 and the west right of way line of S.E. 8th Street;

THENCE, S 2° 11' 30" W a distance of 227 feet with the west curve of way line  
 of S.E. 8th Street to a point said point being 15 feet north of the  
 northeast corner of Lot 25, Block 15, Park Valley No. 1;

THENCE, S 53° 23' 00" W a distance of 182.25 feet to a point said point being  
 a point of curve to the right;

THENCE, around a curve on the RIGHT a distance of 36.30 feet to a point;

THENCE, W 3 1/2° 00" W a distance of 171.30 feet to the place of beginning and  
 containing 4.422 Acres of land.

S U I P L A N  
 ARCHITECTS & ENGINEERS  
 GRAND PRAIRIE, TEXAS  
 JAMES FERGUSON SUR-454  
 DALLAS COUNTY, TEX.

ENGINEER E.D. HILL & ASSOC. 350 N. 8th ST., SUITE 104 WILCOXIAN, TX. 75063 972-723-3070	OWNER STORM AUTOMATION, LTD. 111 S. DALLAS ST. GRAND PRAIRIE, TX. 75053 TEL. (214) 264-6969
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  - ii. All trees intended to meet this requirement shall be a species approved by the City of Grand Prairie for the intended uses, as specified in Article VIII, Table VIII-A of the UDC.
- b. **Placement of Trees.** All required street trees shall be placed between the future roadway curb line and the parking area or front building line, whichever is closest to the street right-of-way. However, trees shall not be planted closer than three feet to the curb line.
- c. **Sidewalks.** Sidewalks shall be placed on both sides of all streets and shall be a minimum of four feet in width. Within the development sidewalks shall be placed in the 10ft. general easement.


**VIII.**

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


IX.

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 April, 2001.

  
MAYOR  
City of Grand Prairie, Texas

ATTEST:

  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

  
City Attorney

