

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 17.62 ACRES OF LAND OUT OF THE STEPHEN B. MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED ON THE WEST SIDE OF ROBINSON ROAD NORTH OF BARDIN ROAD, **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 uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 11, 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 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 June 19, 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 Dallas Morning News, Dallas, 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 **Planned Development No. 257 for single family residential use**:

Legal Description:

Being all that tract of land out of the Stephen B. McCommas Survey, Abstract No. 888, located in the City of Grand Prairie, Dallas County, Texas being part of that tract of land described in Deed to the Douglas R. Hardeman Trust as recorded in Volume 93030, Page 1802, Dallas County Deed Records, and being more particularly described by metes and bounds as follows:

Beginning at a one-half inch iron rod found in the west line of Robinson Road (formerly known as Beltline Road), a 100 foot right of way, said point being in the west line of a 20 foot permanent Roadway Easement as recorded in Volume 92082, page 4715, Dallas County, Deed Records, said point being in the north line of a tract o land described in Deed to Homer Forrest Mouser as recorded in Volume 80070, Page 2830, Dallas County, Deed Records.

THENCE West, 1185.71 feet along the north line of said Mouser tract to a point for corner;

THENCE North, 113.35 feet to a point for corner;

THENCE North 39 degrees 07 minutes 48 seconds East, 73.90 feet to a point for corner;

THENCE North 11 degrees 35 minutes 59 seconds East, 35.60 feet to a point for corner;

THENCE North 03 degrees 44 minutes 22 seconds East, 182.72 feet to a point for corner;

THENCE North 16 degrees 13 minutes 49 seconds West, 170.64 feet to a point for corner;

THENCE North 00 degrees 12 minutes 20 seconds East, 182.72 feet to a point for corner in the south line of a tract of land described in Deed to Commercial Real Estate as recorded in Volume 2000128, Page 669, Dallas County Deed Records;

THENCE South 89 degrees 47 minutes 40 seconds East, 803.00 feet along the south line of said Commercial Real Estate tract to a three-eighths inch iron rod found for the southwest corner of a tract of land described in Deed to Bill W. Beane & Wife Carol L. Beane as recorded in Volume 90114, Page 553, Dallas County Deed Records.

THENCE North 89 degrees 57 minutes 07 seconds East, 375.78 feet along the south line of said Beane tract to a one half inch iron rod found for corner, said point being in the west line of Robinson Road and the west line of said permanent Roadway Easement.

THENCE South 00 degrees 36 minutes 39 seconds West, 660.00 feet along the west line of Robinson Road to a POINT OF BEGINNING and containing 767, 717 square feet or 17.62 acres of land.

II.**DEVELOPMENT STANDARDS****1. PERMITTED USES**

Those uses permitted in a Single Family-Five/Sixteen (SF-5/16) residential zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. DEVELOPMENT STANDARDS

All other development standards and zoning requirements shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Single Family-Five/Sixteen (SF-5/16) residential zoning district except as otherwise specified below:

- A. Minimum unit size to be 1,800 square feet. No more than twenty percent (20%) of total lots within the subdivision shall contain a minimum unit size less than 2,000 square feet. Eighty percent (80%) of total lots within the subdivision shall contain a minimum unit size of 2,000 square feet or greater.
- B. Minimum lot size to be no less than 6,500 square feet.
- C. Minimum lot width to be no less than 60-feet at the front building line.

III.**SPECIAL CONDITIONS****1. UNIFORM SCREENING FENCE**

Uniform screening fences shall be required along the entire lengths of Bardin Road and Robinson Road as follows: These fences shall be permitted to be constructed in the required front, side, and/or rear yards adjacent to said streets and shall be placed in fence easements.

- A. Fence to be of similar construction as that existing along Bardin Road east of S. Carrier Parkway per Exhibit "A" and "B" (2x2 brick columns on 30 foot centers with 40 year 6in. by 6in. posts in ground, fascia framing with 2 x 4 cedar for depth, 1 in. x 6in. board on board cedar, not lap/gap, and fence to match existing fence color. Continuous 4in. by 6" reinforced concrete mow strips to be constructed along each side of fence base.)
- B. Entry feature fences and signs acceptable to the PID shall be provided at street

intersections on Robinson Road and Bardin Road

2. LANDSCAPING IN PUBLIC RIGHT-OF-WAY

The following street landscaping is required to be provided along the entire lengths of Bardin Road and Robinson Road, subject to approval from the Parks and Recreation Department and the Public Works Department.

- A. 3in. caliper trees on 30ft. centers to be of a variety chosen by the PID, HOA, Parks and Recreation Department, and the applicant.
- B. Turf established between the required fence and the curb.
- C. An automatic irrigation system installed.

3. PUBLIC IMPROVEMENT DISTRICT

The subject property is to be annexed into the Westchester Public Improvement District No. 1. If such annexation cannot occur, a new Public Improvement District should be established with similar amenity and maintenance standards as those prescribed in the Westchester Public Improvement District No. 1. All development within this Planned Development shall be subject to the regulations and guidelines of the City of Grand Prairie Public Improvement District No. 1.

IV

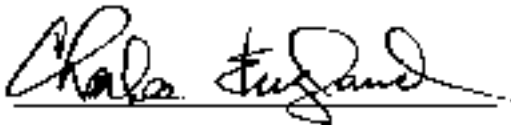
All Ordinances or parts of ordinances in conflict herewith herewith are specifically repealed.

V

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

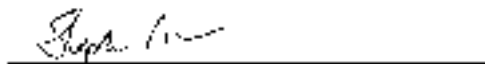
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 19th day of June 2001.

MAYOR



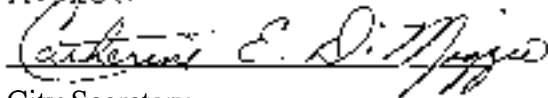
City of Grand Prairie, Texas

APPROVED AS TO FORM AND LEGALITY:



City Attorney

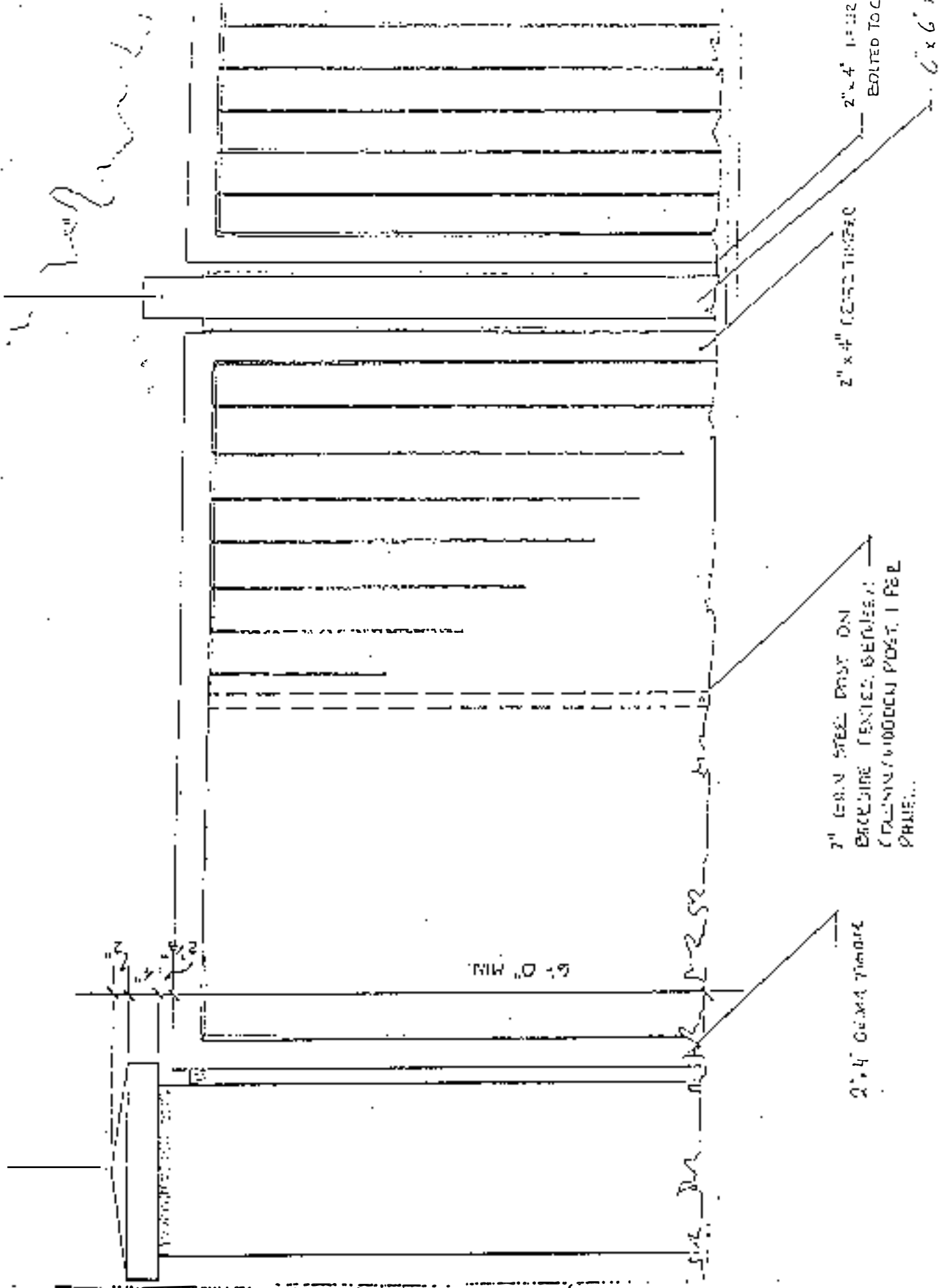
ATTEST:



City Secretary

Zoning Case No. Z010602

Handwritten notes or signature at the top left of the drawing.



6\" x 4\" GALV. TUBULAR

2\" x 4\" GALV. TUBULAR

3\" GALV. STEEL POST ON BRACKET (EXCISE, BRACKET, GALV. W/10000CM POST, 1 PSL PHASE)

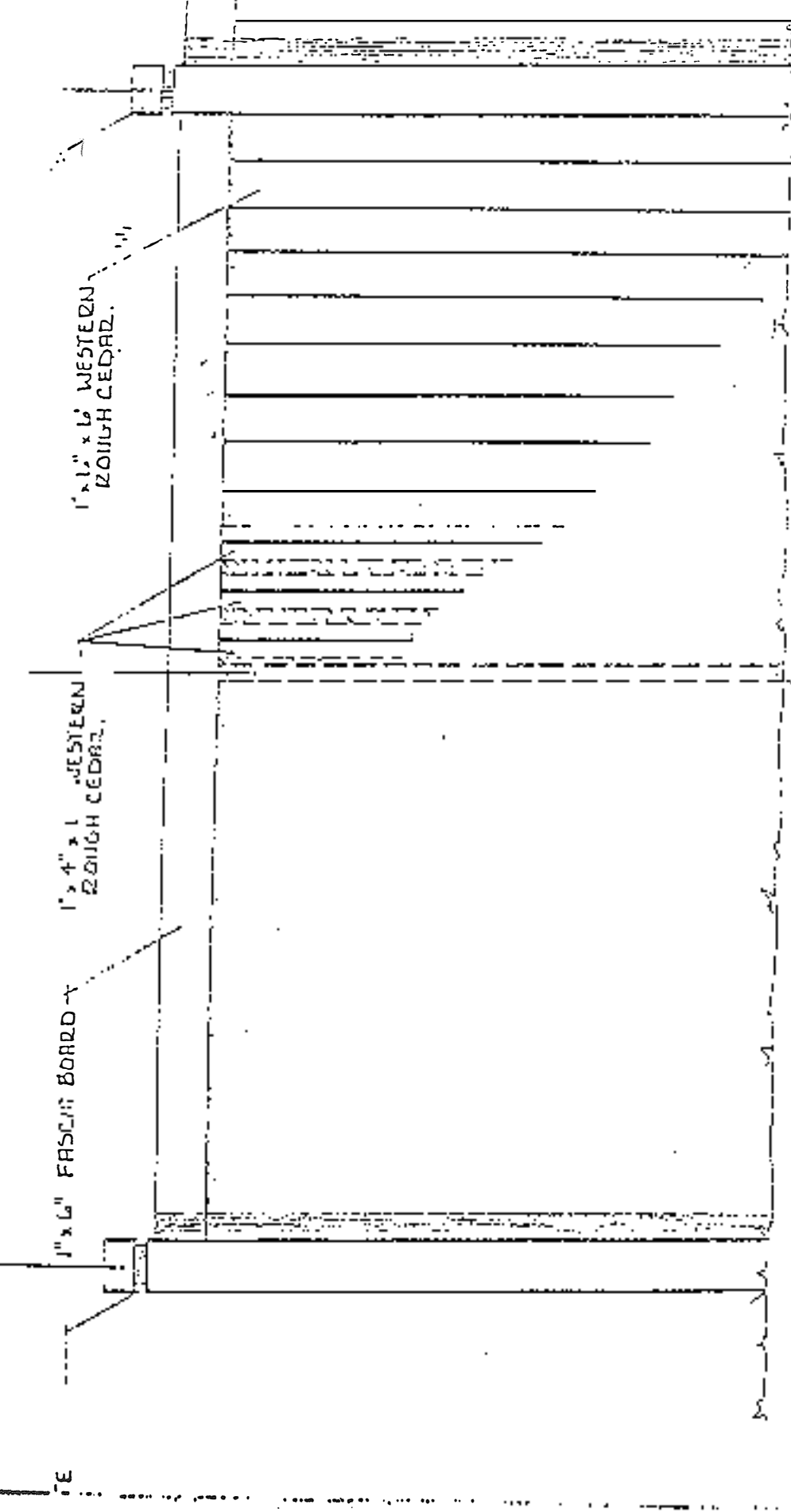
2\" x 4\" GALV. TUBULAR

2\" x 4\" GALV. BOLTED TO C

6\" x 6\"

BAROIN RD.

EXHIBIT A



1'E

1" x 6" FASCIA BOARD

1" x 4" x 1" WESTERN
ROUGH CEDAR

1" x 1" x 6" WESTERN
ROUGH CEDAR

NOTES:

2 3/8" METAL POST
1 PEG PANEL

- 1. NO POSTS SHOWN
- 2. FENCE SIMILAR TO
- 3. SUPPORT THERE

ELEVATION

2018 11-10-18

EXHIBIT B