

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE 392.128 ACRES OF LAND, OUT OF THE FRANCIS JONES SURVEY, ABSTRACT NO. 675, THE J. McCOMBS SURVEY, ABSTRACT NO. 862 (DALLAS COUNTY) AND ABSTRACT NO. 1358 (ELLIS COUNTY) THE J.G. GARRETT SURVEY, ABSTRACT NO. 496, THE F. HUSTON SURVEY, ABSTRACT NO. 1721, AND THE BENJAMIN DYE SURVEY, ABSTRACT NO. 386, DALLAS AND ELLIS COUNTIES, CITY OF GRAND PRAIRIE, TEXAS LOCATED ON THE SOUTH SIDE OF TEXAS PLUME ROAD ACROSS FROM TANGLE RIDGE GOLF COURSE, EAST OF JOE POOL LAKE, AND ABUTTING THE COMMON BOUNDARY LINE BETWEEN THE CITIES OF GRAND PRAIRIE AND CEDAR HILL TO THE WEST, **FROM "A" AGRICULTURAL DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR LOW DENSITY 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 **"A" Agricultural District to a Planned Development District for Low Density Residential uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 25, 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from **"A" Agricultural District to a Planned Development District for Low Density 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 July 10, 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 of "A" **Agricultural District** 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 "A" **Agricultural District to Planned Development No. 258 for Low Density Residential uses:**

being 392.128 acres of land out of the Francis Jones Survey, Abstract No. 675, the J. McCombs Survey, Abstract No. 862 (Dallas County) and Abstract No. 1358 (Ellis County) the J.G. Garrett Survey, Abstract No. 496, the F. Huston Survey, Abstract No. 1721, and the Benjamin Dye Survey, Abstract No. 386, Dallas and Ellis counties, City of Grand Prairie, Texas located on the south side of Texas Plume Road across from Tangle Ridge Golf course, east of Joe Pool Lake, and abutting the common boundary line between the cities of Grand Prairie and Cedar Hill to the west and as indicated on Exhibit "A".

II.

Purpose and Intent

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of single family detached residential subdivisions in a manner consistent with the recommendations of the Lake Sector and Comprehensive Plans. Special consideration has been given to the unique characteristics of the site afforded by Joe Pool Lake, Tangle Ridge Golf Course, and the topography of the area. The Planned Development is divided into two districts of different residential densities. These districts are generally defined as follows:

W ~~Tract I~~ Tract I - Single Family Residential - Minimum 15,000 Sq/Ft Lots

This tract is divided into two sections at the western end of the Planned Development where the property configuration is conducive to the development of smaller lots.

R ~~Tract II~~ Tract II - Single Family Estate - Minimum 1 Acre Lots

This tract is the northern portion of the Planned Development where the terrain requires the development of larger lots to provide for more flexible building locations to accommodate the severe slopes of the terrain.

III.

Tract I ~~II~~

Single Family Residential - Minimum 15,000 Sq/Ft Lots  
Development Requirements

1. Lot Density and Dimensional Requirements
  - A. Minimum lot area: 15,000 sq. ft.
  - B. Lot Width:
    - Minimum lot width: 100 ft.
    - Irregular shaped lots: 30 ft. at the building line (minimum)
    - 20 ft. at the front property line or R-O-W line (minimum)
  - C. Lot Depth:
    - Minimum lot depth: 110 ft.
2. Setback Requirements
  - A. Front: 30 ft.
  - B. Rear: 20 ft.
  - C. Side:
    - Internal lot 8 ft.
    - Abutting a street 15 ft. (20 ft. on arterials)
    - Side garage ent. 18 ft.
    - Rear garage ent. 18 ft.

3. Streets
  - A. Width: See typical street sections Exhibit "B"
  - B. Block length:  
Block lengths shall be determined and approved at the time of preliminary and final plat approval.
  - C. Cul-de-sacs:  
Cul-de-sac lengths shall be determined and approved at the time of preliminary and final plat approval.
  
4. Dwelling and Improvement Lot Coverage and Dimensional Requirements
  - A. Dwelling size: 2,000 sq. ft. (minimum)  
2,400 sq. ft. (minimum for a dwelling greater than one story)
  - B. Height: 3 stories or 35 ft. (maximum)
  - C. Lot Coverage: 45% (maximum)
  
5. Masonry Requirement  
A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; chimneys located on exterior walls and exposed portions of an interior wall chimney shall be of one hundred (100) percent masonry construction. For non-residential structures, a minimum of one hundred (100) percent of the exterior shall be of masonry and/or glass construction. Masonry is defined as stone, standard-size full width brick, or masonry stucco.
  
6. Parking
  - A. Minimum number of off-street parking spaces required shall be a 2-car garage plus two (2) parking spaces in the driveway. Garage openings shall be side or rear entry.
  - B. Any commercial vehicle over 8 ft. wide and 20 ft. long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
  - C. Driveways shall be constructed of four (4) inches of 3000 PSI concrete with number ten (#10) reinforcement steel mesh on six (6) inch centers.
  
7. Fences
  - A. No fencing shall be allowed from the front line of the house to the public right-of-way except in gated communities.
  - B. Fencing shall be required adjacent to the golf course and shall be a five (5) ft. tall wrought iron fence with a 12 inch concrete mowstrip under fence and must be constructed with the home construction prior to the final utility release for the residence. Such fencing shall be designed in accordance with the standard detail as adopted by the Architectural Control Committee of the Home Owners Association.
  - C. No screening fences shall be required except as noted in section 8.B.

D. Fences constructed of metal chain-link, vinyl chain-link and wood shall not be permitted along any property line or in view of any public street or golf course.

8. Accessory Buildings and Structures

A. Storage buildings are permitted subject to the provisions of Articles IV and VI of the Unified Development Code of the City of Grand Prairie. All accessory structures must meet all setback requirements contained herein.

B. Containment tanks or structures used for the storage of heating fuels shall be screened from public view adjacent to public rights-of-way and golf course property. Such screening shall be achieved with a 4-foot high masonry screen fence with masonry materials that matches the masonry used on the main building. Screen fences shall be set back from the containment structure in accordance with the requirements of the Grand Prairie Fire Department. Only those side(s) of the tank or structure exposed to a public view shall require screening.

9. Utilities

Utilities shall be placed underground, with the exception that overhead utilities may be placed at the perimeter of a subdivision, where needed, to facilitate connection to underground utilities. Transmission lines, whenever possible, must be placed away from public right-of-ways (streets) in order to preserve the character of the subdivision.

10. Sidewalks

A. All required sidewalks in 50 ft., 60 ft. and 75 ft. R-O-W's shall be constructed by the homeowners in conjunction with the building permit except as noted in 10.B.

B. The developer shall be responsible for the construction of required sidewalks located along portions of thoroughfares that do not abut private lots and that traverse dedicated drainage easements and floodways areas.

**IV.**

**Tract II**

**Single Family Estate - Minimum 1 Acre Lots  
Development Requirements**

1. Lot Density and Dimensional Requirements

A. Minimum lot area: one acre (43,560 sq. ft.)

B. Lot Width:

Minimum lot width: 130 ft.

Irregular shaped lots: 80 ft. at the building line (minimum)

30 ft. at the front property line or R-O-W line (minimum)

C. Lot Depth:

Minimum lot depth: 140 ft.

2. Setback Requirements

- A. Front: 30 ft.
- B. Rear: 20 ft.
- C. Side:
  - Internal lot 12 ft.
  - Abutting a street 30 ft. (20 ft. on arterials)
  - Side gauge ent. 18 ft.
  - Rear garage ent. 18 ft.

3. Streets

- A. Width: See typical street section Exhibit "B"
- B. Block length: Block lengths shall be determined and approved at the time of preliminary and final plat approval.
- C. Cul-de-sacs: Cul-de-sac lengths shall be determined and approved at the time of preliminary and final plat approval.

4. Dwelling and Improvement Lot Coverage and Dimensional Requirements

- A. Dwelling size: 2,000 sq. ft. (minimum)  
2,400 sq. ft. (minimum for a dwelling greater than one story)
- B. Height: 3 stories or 35 ft. (maximum)
- C. Lot Coverage: 35% (maximum)

5. Masonry Requirement

A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; chimneys located on exterior walls and exposed portions of an interior wall chimney shall be of one hundred (100) percent masonry construction. For non-residential structures, a minimum of one hundred (100) percent of the exterior shall be of masonry and/or glass construction. Masonry is defined as stone, standard-size full width brick, or masonry stucco.

6. Parking

- A. Minimum number of off-street parking spaces required shall be a 2-car garage plus two (2) parking spaces in the driveway. Garage openings shall be side or rear entry.
- B. Any commercial vehicle over 8 ft. wide and 20 ft. long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
- C. Driveways shall be constructed of four (4) inches of 3000 PSI concrete with number ten (#10) reinforcement steel mesh on six (6) inch centers.

7. Fences

- A. No fencing shall be allowed from the front line of the house to the public right-of-way except in gated communities.
- B. Fencing shall be required adjacent to the golf course and shall be a five (5) ft. tall wrought iron fence with a 12 inch concrete mowstrip under fence and must be constructed with the home construction prior to the final utility release for the residence. Such fencing shall be designed in accordance with the standard detail as adopted by the Architectural Control Committee of the Home Owners Association.
- C. No screening fences shall be required except as noted in section 8.B.
- D. Fences constructed of metal chain-link, vinyl chain-link and wood shall not be permitted along any property line or in view of any public street or golf course.

8. Accessory Buildings and Structures

- A. Storage buildings are permitted subject to the provisions of Articles IV and VI of the Unified Development Code of the City of Grand Prairie. All accessory structures must meet all setback requirements contained herein.
- B. Containment tanks or structures used for the storage of heating fuels shall be screened from public view adjacent to public rights-of-way and golf course property. Such screening shall be achieved with a 4-foot high masonry screen fence with masonry materials that matches the masonry used on the main building. Screen fences shall be set back from the containment structure in accordance with the requirements of the Grand Prairie Fire Department. Only those side(s) of the tank or structure exposed to a public view shall require screening.

9. Utilities

Utilities shall be placed underground, with the exception that overhead utilities may be placed at the perimeter of a subdivision, where needed, to facilitate connection to underground utilities. Transmission lines, whenever possible, must be placed away from public right-of-ways (streets) in order to preserve the character of the subdivision.

10. Sidewalks

- A. All required sidewalks in 50 ft., 60 ft. and 75 ft. R-O-W's shall be constructed by the homeowners in conjunction with the building permit except as noted in 10.B.
- B. The developer shall be responsible for the construction of required sidewalks located along portions of thoroughfares that do not abut private lots and that traverse dedicated drainage easements and floodways areas.

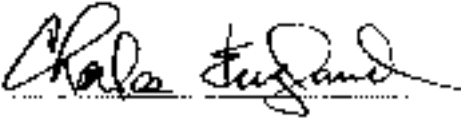
V.

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

VI.

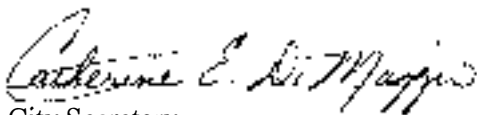
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 10th day of July 2001.



MAYOR  
City of Grand Prairie, Texas

ATTEST:



City Secretary  
Zoning Case No. Z010603

APPROVED AS TO FORM AND LEGALITY:



City Attorney



LEGAL DESCRIPTION

BEING a 392.128 acre tract of land situated in Dallas and Ellis Counties, City of Grand Prairie, Texas, and being portions of the Francla Jones Survey, Abstract Number 675, the J. McCombs Survey, Abstract Number 862 (Dallas County) and Abstract Number 1358 (Ellis County), the J.G. Garrett Survey, Abstract Number 496, the F. Huston Survey, Abstract Number 1721, and the Benjamin Dye Jr. Survey, Abstract Number 386, and being a portion of that tract of land conveyed to Atherton & Murphy Holdings, Inc., and recorded in Volume 973, Page 263, Deed Records of Ellis County, Texas (D.R.E.C.T.) as shown hereon, and being more particularly described by metes and bounds as follows;

The POINT OF BEGINNING is a 5/8 Inch Iron set at a point on the east line of the City of Grand Prairie, being the west line of the City of Cedar Hill, and being approximately 255' ± feet north of a point on the south line of the Joshua McCombs Survey, Abstract No. 1358, said point being on the north line of the William Ricketts Survey, Abstract No. 925;

THENCE N 44°53'03"W, departing said common City Limit line, and crossing said Atherton and Murphy tract, a distance of 3739.22 feet, to a 5/8 Inch iron rod set with plastic cap stamped "Carter &

THENCE N 89°50'01"W, passing at 3126.85 feet a 3/8 Inch Iron rod found at the northeasterly corner of a tract of land described by deed to William Y. Harvey, and recorded in Volume 95021, Page 1207 Deed Records of Ellis County, Texas, in all, a distance of 4797.45 feet to a found half Inch Iron rod;

THENCE N 00°29'00"W, 858.37 feet, to a 1/2 Inch Iron rod, found at a corner of a tract of land deeded to The United States of America, and recorded in Volume 83115, Page 1102, Deed Records of Dallas County, Texas;

THENCE with the boundary line of said United States of America tract, the following nine (9) courses and distances;

S 73°30'30"E, 909.63 feet, to a 3/8 Inch Iron rod found;

S 73°11'56"E, 189.68 feet, to a 1/2 Inch Iron rod found;

N 71°53'14"E, 404.96 feet, to a 1/2 Inch Iron rod found;

S 54°17'15"E, 358.58 feet, to a 1/2 Inch Iron rod found;

N 76°47'54"E, 295.75 feet, to a 1/2 Inch Iron rod found;

N 45°18'39"W, 688.59 feet, to a 1/2 Inch Iron rod found;

N 64°58'03"W, 651.09 feet to a 1/2 Inch Iron rod found;

N 45°53'05"W, 37.23 feet to a 1/2 Inch Iron rod found at the beginning of a non-tangent curve to the right;

With said curve having a radius of 282.78 feet, through a central angle of 45°11'11", an arc distance of 223.02 feet, and having a chord which bears N 22°37'08"W, a distance of 217.29 feet to a 1/2 Inch Iron rod found in the easterly line of a tract of land deeded to the United States of America and recorded in Volume 81204, Page 1273, Deed Records of Dallas County, Texas;

THENCE N 00°35'00"W with said United States of America tract, a distance of 520.97 feet, to a 1/2 Inch Iron rod found in the approximate centerline of Tangle Ridge Drive;

THENCE N 89°28'29"E with the approximate centerline of Tangle Ridge Drive, a distance of 2152.29 feet, to a found railroad spike;

THENCE S 01°46'26"W, 385.00 feet, to a point in a pond;

THENCE N 88°57'57"E, a distance of 2678.38 feet, to a 5/8 Inch iron rod with plastic cap stamped "Carter & Burgess", set in the south line of a tract of land described to the City of Grand Prairie, and recorded in Volume 81251, Page 2031, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE N 01°22'34"E, with an east line of said City of Grand Prairie tract, a distance of 780.07 feet, to a 5/8 Inch Iron rod found;

THENCE N 89°24'35"E, with a south line of said City of Grand Prairie tract, a distance of 1789.69 feet, to a point on the east line of the City of Grand Prairie, being the west line of the City of Cedar Hill;

THENCE S 00°03'55"W, with said common line, a distance of 5181.45 feet to the POINT OF

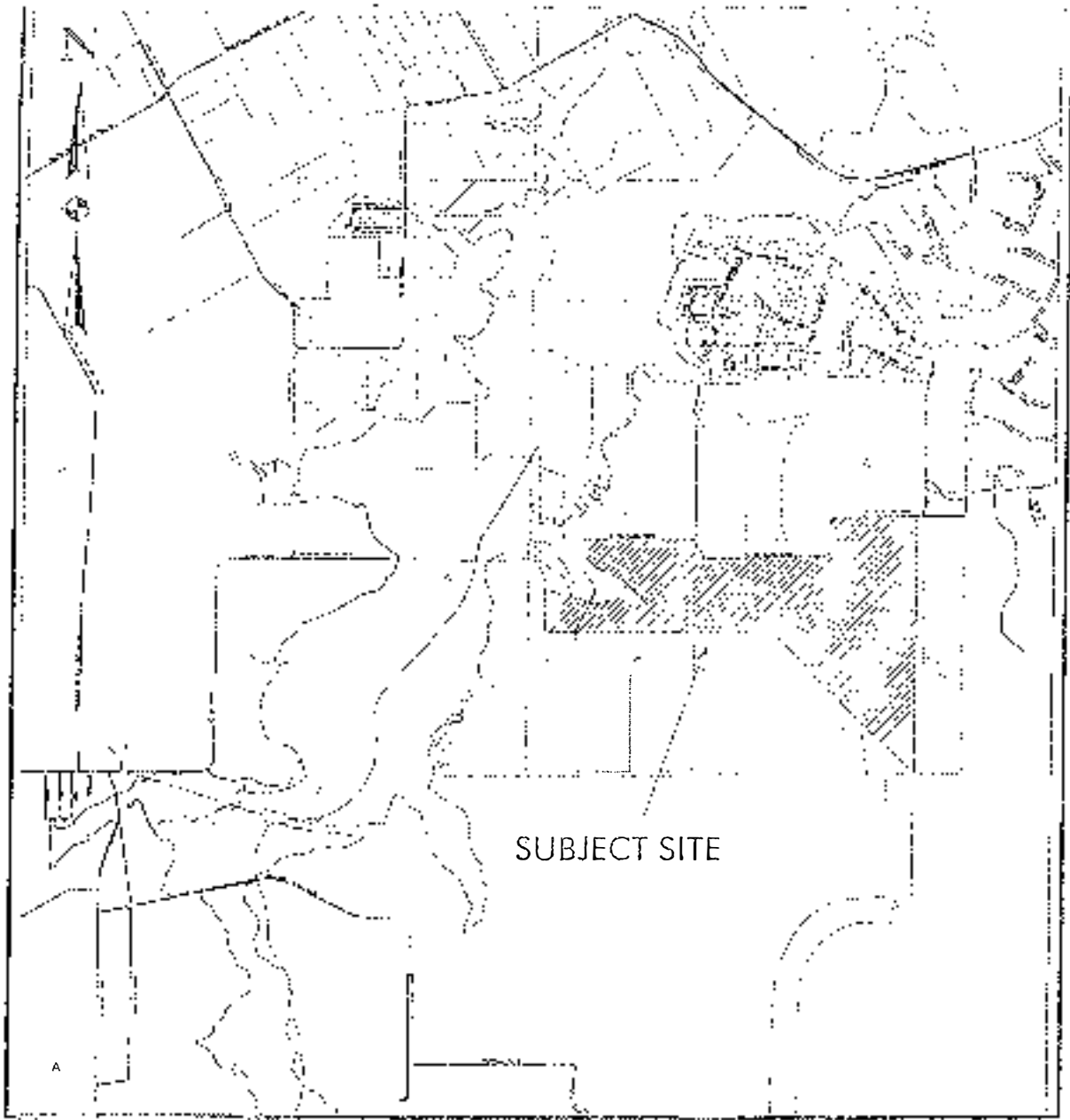


Exhibit "A" (Page 2 of 2)

ORDINANCE NO. \_\_\_\_\_

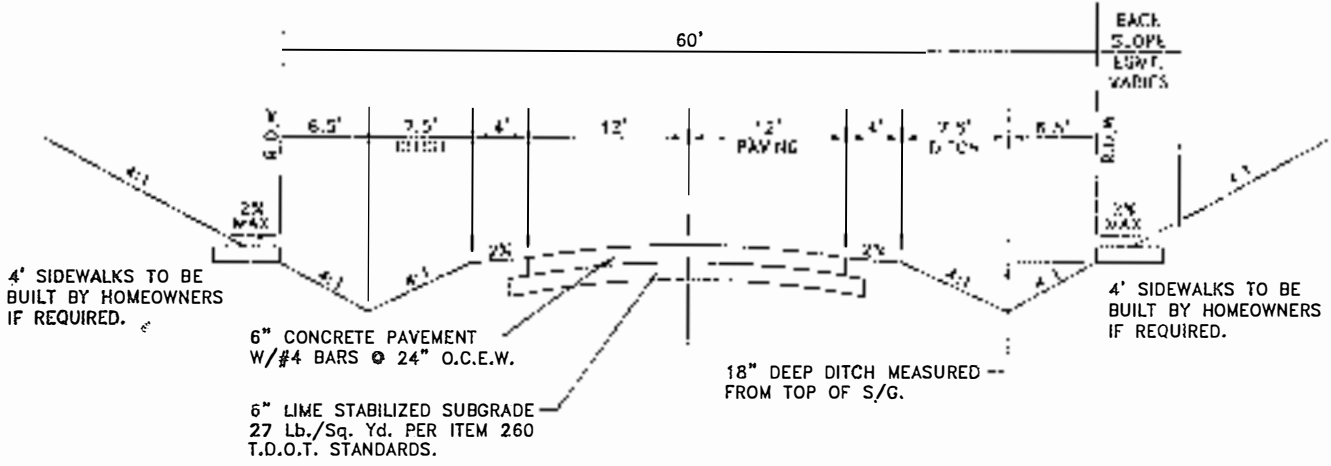
## Location Map

Shaded Area Indicates Property Under Review

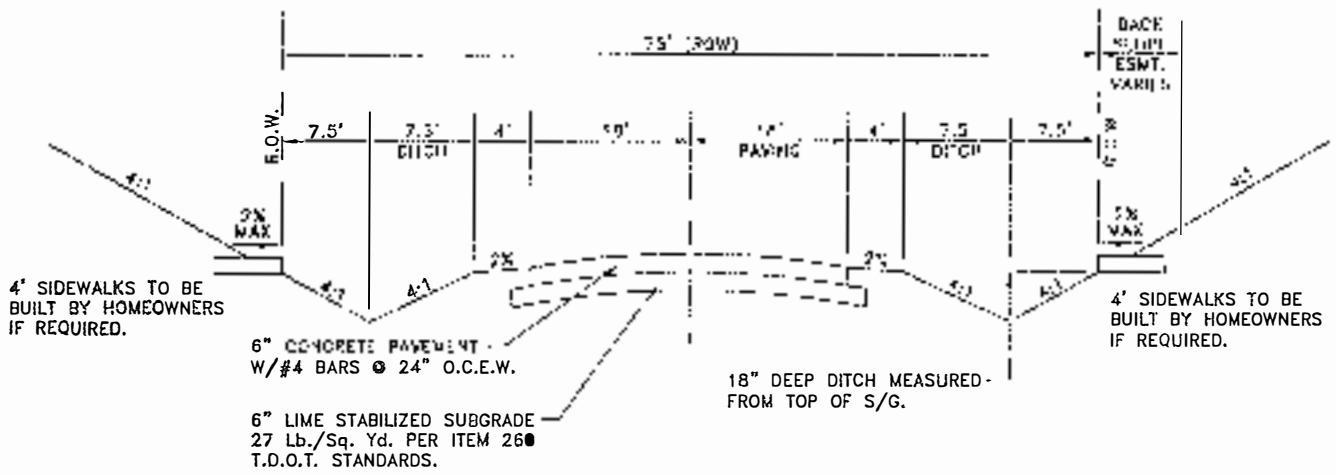
Z010603

Zoning Change

EXHIBIT "B"



TYPICAL RESIDENTIAL PAVEMENT SECTION (60' R.O.W.)  
NOT TO SCALE



TYPICAL COLLECTOR PAVEMENT SECTION (75' R.O.W.)  
NOT TO SCALE

NOTE:  
THE TYPICAL PAVEMENTS SECTIONS SHOWN ARE SUBJECT TO MODIFICATION  
UPON CITY STAFF REVIEW DURING THE ENGINEERING PLAN REVIEW PROCESS.

Z010603