

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE AN APPROXIMATELY 78.16 ACRES IN TWO TRACTS OF LAND OUT OF THE JEROME LYNN SURVEY, ABSTRACT NO. 972, IN DALLAS COUNTY, GENERALLY LOCATED ON THE WEST SIDE OF ROBINSON ROAD NORTH OF BARDIN ROAD, **FROM AGRICULTURAL (A) AND PLANNED DEVELOPMENT NO. 193 FOR GENERAL RETAIL USES TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED 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) and PD-193 for General Retail Uses 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 July 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 5 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Agricultural (A) and Planned Development for General Retail 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 August 7, 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) and Planned Development No. 193 to Planned Development No. 259 for single family residential use:**

Legal Description:

BEING a 78.158 acre tract of land situated in the Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, also being a 59.153 acre tract and a 19.283 acre tract according to the deeds recorded in Volume 8277, Page 1800, and particularly described as follows:

BEGINNING at a 1/2" iron rod at the intersection of Lynn Road and Webb Lynn Road, said iron rod also being at the northeast corner of the Jerome Lynn Survey;

THENCE S 29 degrees 51 minutes 35 seconds E, 1007.92 feet along the centerline of Lynn Road to a 1/2" iron rod in the northwest right-of-way of Lynn Road.

THENCE S 60 degrees 08 minutes 25 seconds W, 35.43 feet along the northwest line of Lynn Road to a 1/2" iron rod;

THENCE S 29 degrees 51 minutes 35 seconds E, 100.00 feet along the southwest line of Lynn Road to a 1/2" iron rod;

THENCE southeasterly along the southwest line of Lynn Road, with a curve having an arc length of 176.86 feet, a radius of 435.00 feet and a chord which bears S 41 degrees 29 minutes 53 seconds E, 175.65 feet to a 1/2" iron rod;

THENCE S 29 degrees 51 minutes 35 seconds E, 575.02 feet to a 1/2" iron rod in the northwest line of Lakeridge Parkway according to the Deed recorded in Volume 7860, Page 1359, Deed Records, Tarrant County, Texas;

THENCE southeast along the northwest line of Lakeridge Parkway with a curve having an arc length of 278.06 feet, a radius of 1240.00 feet and a chord which bears S 23 degrees 26 minutes 47 seconds E, 277.48 feet to a 1/2" iron rod;

THENCE S 29 degrees 52 minutes 14 seconds E, 20.37 feet along the northwest line of Lakeridge Parkway to a 1/2" iron rod in a northwest line of a 12.0 acre tract according to the Deed recorded in Volume 3686, Page 346, Deed Records, Tarrant County, Texas;

THENCE S 60 degrees 09 minutes 21 seconds W, 1006.01 feet along a northwest line of said 12.0 acre tract to a 1/2" iron rod at a re-entrant corner of said 12.0 acre tract;

THENCE N 29 degrees 51 minutes 35 seconds W, 489.70 feet along a southeast line of said 12.0 acre tract to a 1/2" iron rod, 0.5 feet southeast of a fence line and the northeast corner of said 12.0 acre tract;

THENCE S 60 degrees 09 minutes 20 seconds W, 791.13 feet along the southeast corner of a 7.5 acre tract according to the Deed Recorded in Volume 7851, Page 1046, Deed Records, Tarrant County, Texas;

THENCE N 29 degrees 27 minutes 53 seconds W, 1659.00 feet along the southeast line of said 7.5 acre tract to a 1/2" iron rod in the centerline of Lynn-Webb Road;

THENCE N 60 degrees 04 minutes 44 seconds E, 1816.69 feet along the centerline of Lynn-Webb Road to a 1/2" iron rod and the point of beginning, and encompassing 78.158 acres, 7.778 acres of which lie within roads and easements, leaving a net area of 70.380 acres.

SAVE AND EXCEPT:

THAT 2.635 acre tract of land described in the Deed recorded in Volume 5863, Page 205, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod at the intersection of Lynn Road and Webb-Lynn Road, said iron rod also being the point of beginning of the herein described 78.158 acre tract of land;

THENCE S 29 degrees 51 minutes 35 seconds E, 1229.90 feet along the centerline of Lynn Road to a point;

THENCE S 60 degrees 09 minutes 21 seconds W, 471.20 to a 1/2" iron rod and the point of beginning;

THENCE S 24 degrees 30 minutes 22 seconds W, 696.15 feet to a 1/2" iron rod;

THENCE N 29 degrees 51 minutes 35 seconds W, 405.73 feet to a 1/2" iron rod;

THENCE N 60 degrees 09 minutes 21 seconds E, 565.80 feet to a 1/2" iron rod and the Point of Beginning.

II.

DEVELOPMENT STANDARDS

1. PERMITTED USES

Those uses permitted in a Single Family-Five 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 residential zoning district except as otherwise specifically provided for in Section III of this ordinance and the Unified Development Code.

III.

SPECIAL CONDITIONS

1. HOME OWNERS ASSOCIATION

A Home Owners Association (HOA) agreement for the maintenance of fences open spaces and private community amenities must be approved by the City of Grand Prairie, Legal Department and executed prior to filing of the final plat. The association shall be required to retain a professional property management company for period of ten (10) years from recording of the final plat.

2. PHASING OF DEVELOPMENT

The developer shall provide a phasing schedule for approval with the preliminary plat submittal, indicating major improvements to be completed with each phase of development. Detailed drawings and /or specifications shall be included of masonry screening and amenities with the schedule prior to preliminary plat approval.

3. UNIFORM SCREENING FENCE

Uniform screening fences shall be required along the entire lengths of Webb-Lynn Road, Lynn Road and Lakeridge Parkway 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. Along Webb-Lynn Road, Lynn Road, and Lakeridge Parkway the fence shall be a six foot tall masonry wall with masonry columns on 30 foot centers and 4in. by 6" reinforced concrete mow strips to be constructed along each side of fence base.
- B. Two (2) entry monument features, fences and/or signs acceptable to the HOA shall be provided at street intersections on Webb-Lynn Road, and Lakeridge Parkway. This may consist of a combination of landscaping and aesthetic features such as monument or wall signage, rock sculpture and street pavers. The home owners association shall maintain all entry features within the development.

- C. The six-foot masonry-screening wall required along arterial streets that adjoin the property must be shown and detailed on engineering plans. The home owners association shall maintain all masonry-screening walls within the development.
- D. Open space shall be provided in the development at a ratio of 1.0 acre per 100 lots. Open space uses may include but are not limited to the following:
 - 1. Amenity Center
 - 2. Open Space
 - 3. Trails
 - 4. Playgrounds
 - 5. Lakes or Water Features
 - 6. Pocket Parks

4. LOTS

All lots shall have a minimum of 7,200 square feet, and minimum lot width of 60 feet measured at the front building setback..

5. BUILDING SETBACKS

- A. A minimum 20ft. front setback is required on single story structures.
- B. A minimum 25ft. front setback is required for two story structures.

6. HOUSE (UNIT) SIZES

- A. A minimum unit size of 1,800 square feet shall be constructed on 20 percent of all platted residential lots within the subdivision
- B. A minimum unit size of 2,000 square feet shall be constructed on 40 percent of all platted residential lots within the subdivision.
- C. A minimum unit size of 2,200 square feet shall be constructed on 20 percent of all platted residential lots within the subdivision.
- D. The remaining 20 percent of residential lots shall contain a minimum unit size of 2,400 square feet .

7. HOUSE (UNIT) STANDARDS

- A. A minimum roof pitch of 6:12 shall be required.
- B. Masonry requirement for single family structures shall be 80% as measured to the top plate of wall framing. The front elevation and any other elevation visible from a public street must be 100 percent brick excluding gables, windows, and doors.

- C. Repeat Elevations – No elevations of a house may be built on a lot which is within 180 lineal feet on the same side of the street of the nearest lot line of a lot on which a house with the same elevation has been built.
- D. Repeat Brick – No use of the same combination of brick, mortar color, and sand color shall be allowed on a house on a lot which is within 180 lineal feet on the same side of the street of the nearest lot line of a lot on which a house with the same combination has been used.
- E. Fireplaces – Chimney flues on exterior walls shall be 100 percent masonry except for the side that faces the roof.

8. LOT LANDSCAPING

Each house at the time of occupancy shall have:

- 1. A minimum of two 3-inch caliper trees measured six inches above ground and thirty one-gallon shrubs placed in the front of the house.
- 2. 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 VII, Table VIII-A of the UDC.
- 3. Front yards and yards adjacent to a street shall be fully sodded.

V

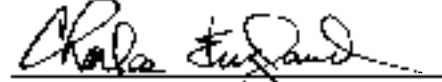
- * All Ordinances or parts of ordinances in conflict herewith herewith are specifically repealed.

VI

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

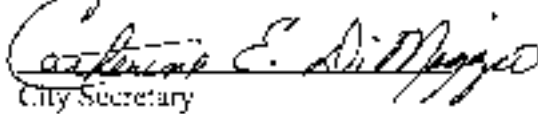
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 21th day of August, 2001.

MAYOR



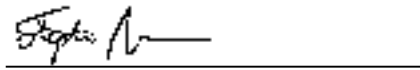
City of Grand Prairie, Texas

ATTEST.



City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney
Zoning Case No. Z010502