

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 12.744 ACRES OUT OF THE M. W. ALLEN SURVEY, ABSTRACT NO. 9, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED ON THE NORTH SIDE OF PIONEER PARKWAY BETWEEN BELTLINE ROAD AND SE 14<sup>TH</sup> STREET, **FROM GENERAL RETAIL (GR) BY AMENDING AND ADDING SAID 12.744 ACRES TO PLANNED DEVELOPMENT NO. 263 FOR SINGLE FAMILY DETACHED USES TO THE SINGLE FAMILY SIX (SF-6) WITH MODIFIED STANDARD;** 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 **General Retail by amending and adding said 12.744 acres to Planned Development No. 263 for Single Family Six detached uses with modified standards;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 24, 2002 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 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **General Retail by amending and adding said 12.744 acres to Planned Development No. 263 for Single Family Six detached uses with modified standards,** 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 2, 2002 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 Arlington Morning News, Arlington, 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 **General Retail by amending and adding said 12.744 acres into Planned Development No. 263 for Single Family Six detached uses with modified standards**, 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 **General Retail, by amending and adding said 12.744 acres into Planned Development No. 263 for Single Family Six detached uses with modified standards** as described by metes and bounds as follows and as shown on the boundary drawing labeled Exhibit 'A' which is included by reference. Exhibit 'B' also incorporated indicates concept plan of the entire property as proposed

LEGAL DESCRIPTION TRACT II - 12.744 ACRES:

(North Side SH 303)

BEING Tract 10, a parcel of 12.744 acres land lying in the M.W. Allen Survey, Abstract No. 9, Dallas County, Texas and being a part of a tract of land as described in a deed to, Prairie Place, LLC, as recorded in Volume 2001249, Page 080, of the Deed Records, Dallas County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south line of Lakeview Road, said point being N. 89 degrees 57 minutes 57 seconds E., a distance of 763.00 feet from the intersection of the east line of Beltline Road (FM 1382) and the south line of Lakeview Road;

THENCE N 89 degrees 57 minutes 57 seconds E, a distance of 499.23 feet to a point for corner;

THENCE S 00 degrees 02 minutes 03 seconds E, a distance of 12.25 feet to a point for corner;

THENCE N 89 degrees 57 minutes 57 seconds E, a distance of 237.59 feet to a point for corner; and being the Point of Beginning of said 12.750 acre tract.

THENCE N.89 degrees 57 minutes 57 seconds W. 411.60 feet to a ½ inch iron rod found for corner;

THENCE S. 00 degrees 03 minutes 13 seconds E., a distance of 1,498.05 feet to a ½ inch iron rod found for corner, said point being in the north right of way line of State Highway 303 (Pioneer Parkway, 120 foot right-of-way) at the beginning of a curve to the right;

THENCE in a northwesterly direction with said right of way and said curve to the right having a radius of 1085.92 feet, a central angle of 10 degrees 29 minutes 34 seconds, and a tangent of 99.71 feet, and having a arc length of 198.87 feet, to a ½ inch iron rod for corner;

THENCE N. 00 degrees 02 minutes 03 seconds W., for a distance of 1082.12 feet to a point for corner, and being the Point of Beginning, containing 555,390.50 square feet or 12.744 acres of land more or less.

**II.**

**DEVELOPMENT STANDARDS**

1. PERMITTED USES

Those uses permitted in Single Family Six (SF-6) zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. SCREENING STANDARDS

A masonry screening fence shall be constructed to a 6ft. height, along the north and south and property lines adjacent to the State Highway No. 303.

3. LOT STANDARDS -

Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Width	50 Ft.

4. DEVELOPMENT STANDARDS

- A. Provide an amended concept plan which will allow efficient vehicular circulation to surrounding streets and integrate development with parcels to the east and west. Provide all lots with adequate access to SE 14<sup>th</sup> Street, and Pioneer Parkway.
- B. All other standards shall be as described by Ordinance No. 5784, or the Single Family Six (SF-6) zoning district, and established by the Unified Development Code, of the City of Grand Prairie.

5. AMENITIES DEVELOPMENT AND MAINTENANCE

- A. Entry features must be provided into each subdivision on each side of Pioneer Parkway. Details and Elevations of the features must be provided with the submittal of the Preliminary Plat. Approved final details and elevations shall be included on the engineering plans submitted with the final plat.
- B. A Homeowners Association must be established for the maintenance of masonry walls, entry features, and open spaces. The agreement must be submitted and approved by the City's Legal Department prior to final plat filing.
- C. A children's playground, walkways or other improvements are permitted at the owners discretion in conjunction with drainage detention areas and irregularly shaped lots which may be unsuitable for residential construction. All improvements must be site plan approved and permitted per the Unified Development Code.

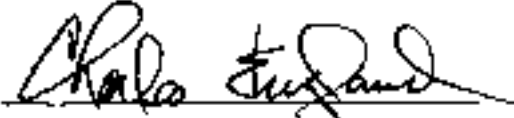
**III.**

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

**IV**

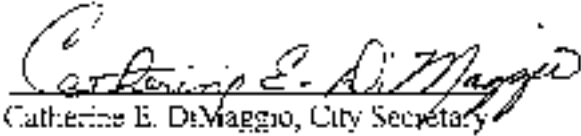
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 2nd day of July, 2002



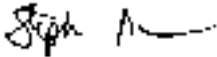
Mayor, Grand Prairie, Texas

ATTEST:



Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



City Attorney

*Zoning Case No. Z020602*

NEXT – EXHIBIT ‘A’

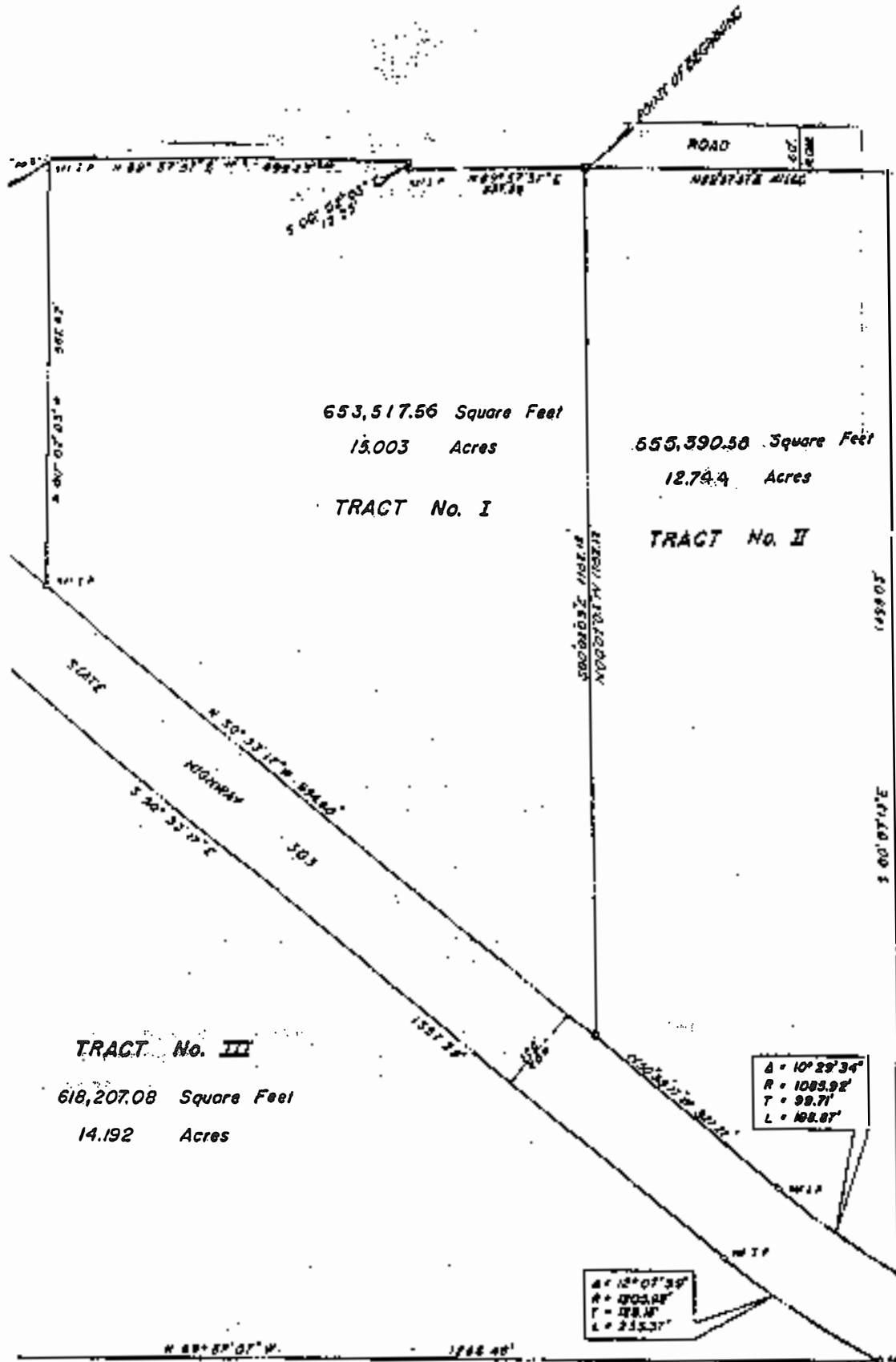
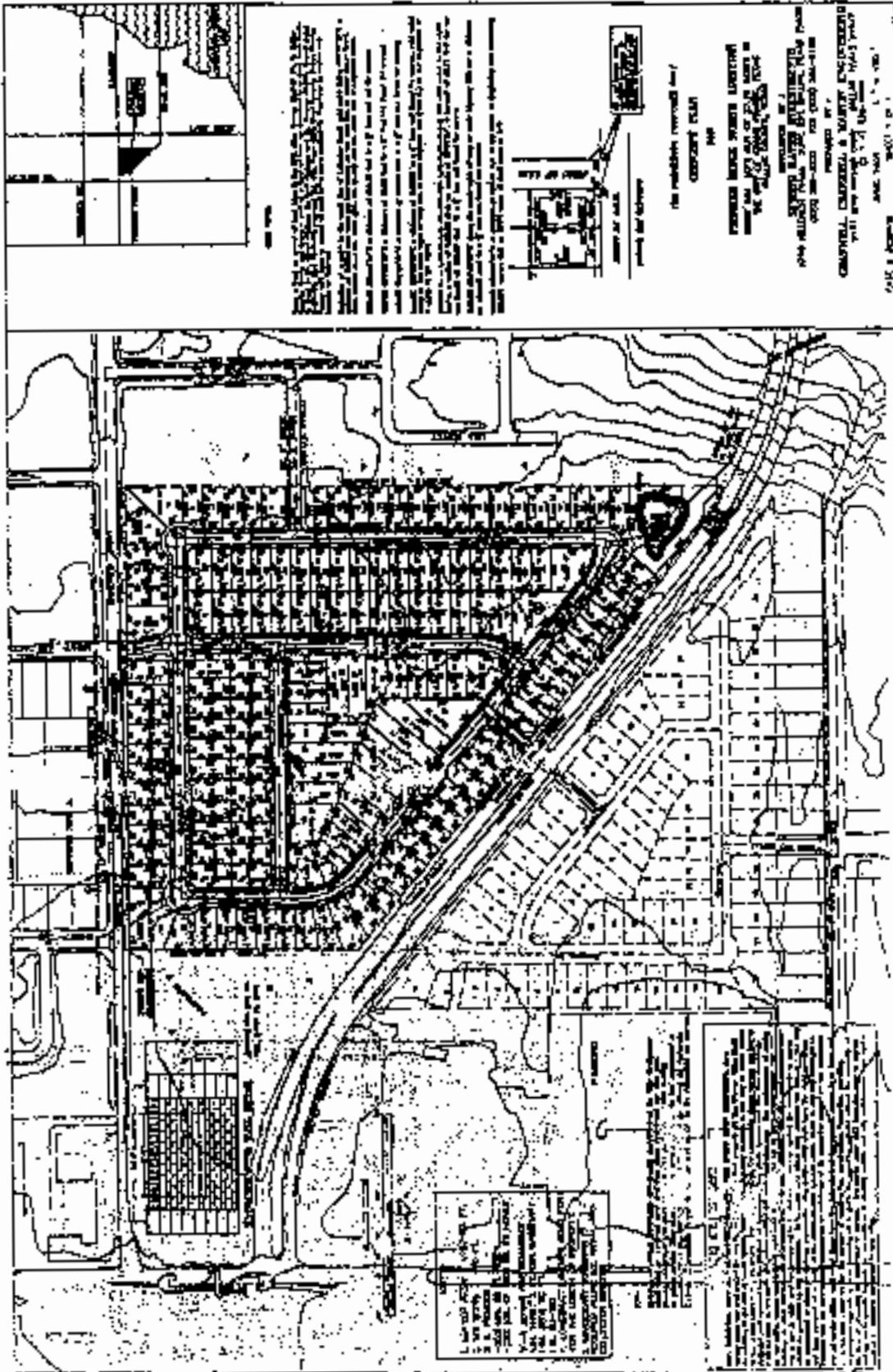


EXHIBIT 'B'



AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 19.195 ACRES OUT OF THE M. W. ALLEN SURVEY, ABSTRACT NO. 9, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED ON THE NORTH AND SOUTH SIDE OF PIONEER PARKWAY BETWEEN BELTLINE ROAD AND SE 14<sup>TH</sup> STREET, **FROM GENERAL RETAIL (GR) USES TO THE A PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED USES TO THE SINGLE FAMILY SIX (SF-6) STANDARD**; 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 **General Retail uses to Planned Development for Single Family Six detached uses with modified standards**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 22, 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 **General Retail uses to Planned Development for Single Family Six detached uses with modified standards**, 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 November 6, 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 Arlington Morning News, Arlington, 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 **General Retail uses to Planned Development for Single Family Six detached uses with modified standards**, 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 **General Retail uses and to amend Planned Development No. 225 for Single Family detached uses with modified standards**.

LEGAL DESCRIPTION TRACT I - 15.003 ACRES:

(North Side SH 303)

BEING a tract or parcel of land lying in the M.W. Allen Survey, Abstract No. 9, Dallas County, Texas and being a part of a tract of land as described in a deed from Leslie B Weed to Dr. Albert Platner, Dr. Emil Platner, and Dr. Herman Platner, dated September 20, 1963; filed October 7, 1963; and recorded in Volume 165, Page 0570, of the Deed Records, Dallas County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of Lakeview Road, said point being N. 89 degrees 57 minutes 57 seconds E., a distance of 763.00 feet from the intersection of the east line of Beltline Road (FM 1382) and the south line of

Lakeview Road;

THENCE N 89 degrees 57 minutes 57 seconds E, a distance of 499.23 feet to a point for corner;

THENCE S 00 degrees 02 minutes 03 seconds E, a distance of 12.25 feet to a point for corner;

THENCE N 89 degrees 57 minutes 57 seconds E, a distance of 237.59 feet to a point for corner;

THENCE S 00 degrees 02 minutes 02 seconds E, 1182.12 feet to a point for corner, said point being in the north right-of-way line of State Highway 303 (120ft. ROW).

THENCE N 50 degrees 33 minutes 17 seconds W, along the north right-of-way of State Highway 303 for a distance of 954.61 feet to a point for corner;

THENCE N 00 degrees 02 minutes 03 seconds W, a distance of 587.42 feet to the place of beginning and containing 653,517.56 square feet or 15.003 acres of land more or less.

TRACT II – 14.192 ACRES

(South Side SH 303)

BEING a tract or parcel of land lying in the M. W. Allen Survey, Abstract No. 9, Dallas County, Texas, and being a part of a tract of land as described in a deed from Leslie B. Weed to Dr. Albert Platner, Dr. Emil Platner, and Dr. Herman Platner, dated September 20, 1963, filed October 7, 1963, and recorded in Volume 165, Page 0570, Deed Records, of Dallas County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the east line of Beltline Road (120 ft. ROW), said point being the intersection of the east right of way line of Beltline Road and the north line of Block K, Vista Grande Estates No. 3, an addition to the City of Grand Prairie as recorded in Volume 71079, Page 0170, Deed of Trust Records of Dallas County, Texas.

THENCE S 89 degrees 57 minutes 07 seconds E, a distance of 616.42 feet to a Point of Beginning;

THENCE N 00 degrees 04 minutes 42 seconds W, a distance of 1007.09 feet to a point for corner in the south right-of-way line of State Highway 303 (120 ft. ROW).

THENCE in a southeasterly direction along a curve to the right with an internal angle of 00 degrees 33 minutes 55 seconds, a radius of 894.93 feet and a tangent

length of 4.42 feet for a distance of 8.83 feet to a point of tangency;

THENCE S 50 degrees 33 minutes 17 seconds E, along the south right-of-way of State Highway 303 for a distance of 1357.29 feet to a point of curvature;

THENCE in a southeasterly direction along a curve to the left with an internal angle of 12 degrees 07 minutes 59 seconds, a radius of 1205.92 feet and a tangent length of 128.16 feet for a distance of 255.37 feet to a point of tangency;

THENCE N 89 degrees 57 minutes 07 seconds W, along the north line of Vista Grande Estates No. 3, a distance of 1266.46 feet to the Point of Beginning and containing 618,207.08 square feet or 14.192 acres of land more or less.

**II.**

**DEVELOPMENT STANDARDS**

1. PERMITTED USES

Those uses permitted in Single Family Six (SF-6) zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. SCREENING STANDARDS

A masonry screening fence shall be constructed to a 6ft. height, along the north and south and property lines adjacent to the State Highway No. 303.

3. LOT STANDARDS -

Minimum Lot Area	5,000 Sq. Ft.
Minimum Lot Width	50 Ft.

4. DEVELOPMENT STANDARDS

- A. Twenty-five (25) percent of all lots south of Pioneer Parkway shall be a minimum of 60 foot wide.
- B. Twenty-five (25) percent of all units south of Pioneer Parkway shall be a minimum of 1,600 square feet and may include lots on the southern property line of Tract II.
- C. All lots on the south property line of Tract II (south of Pioneer Pkwy) shall be 60 feet wide and have a minimum unit size of 1,600 square feet.
- D. All other standards shall be as described by Ordinance No. 5784, or the Single Family Six (SF-6) zoning district, and established by the Unified Development Code, of the City of Grand Prairie.

5. AMENITIES DEVELOPMENT AND MAINTENANCE

- A. Entry features must be provided into each subdivision on each side of Pioneer Parkway. Details and Elevations of the features must be provided with the submittal of the Preliminary Plat. Approved final details and elevations shall be included on the engineering plans submitted with the final plat.
- B. A Homeowners Association must be established for the maintenance of masonry walls, entry features, and open spaces. The agreement must be submitted and approved by the City's Legal Department prior to final plat filing.
- C. A children's playground, walkways or other improvements are permitted at the owners discretion in conjunction with drainage detention areas and irregularly shaped lots which may be unsuitable for residential construction. All improvements must be site plan approved and permitted per the Unified Development Code.

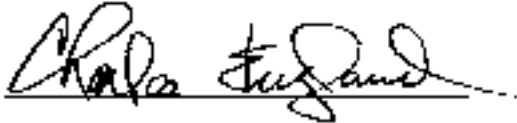
III.

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

IV

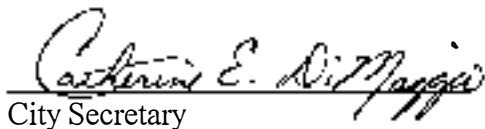
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 6th day of November, 2001.**

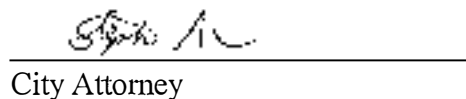


Mayor, Grand Prairie, Texas

ATTEST:

  
City Secretary

APPROVED AS TO FORM:

  
City Attorney