

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 89.379 ACRES OF LAND OUT OF THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1460, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF CAMP WISDOM ROAD AND MATTHEW ROAD, **FROM PLANNED DEVELOPMNET DISTRICT NO. 138 TO A PLANNED DEVELOPMENT DISTRICT 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 **Planned Development District No. 138 to a Planned Development District for Single Family Detached Residential uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 11, 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 300 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 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development District No. 138 to a Planned Development District for Single Family Detached 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 6:30 o'clock P.M. on February 19, 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 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 **Planned Development District No. 138** 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 **Planned Development District No. 138** to a **Planned Development District for Single Family Detached Residential uses**:

Legal Description:

**TRACT 1**

**BEING** a tract or parcel of land situated within the corporate boundaries of Grand Prairie, Texas, out of the Thomas J. Tone Survey, Abstract No. 1460 and being part of the land conveyed to W. A. Alspaugh by H. C. Lowe, by deed recorded in Volume 3028, Page 343, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" iron pin for comer being on the west line of Robinson Road, said point also being the southeast comer of Lot 1 of the Florence Hill Addition No. 1, as recorded in Volume 31, Page 163, Map Records of Dallas County, Texas;

**THENCE** S. 04° 11' 00" E., 1050.00 feet along the said west line of Robinson Road to a point for comer, said point being in a non-tangent curve to the right running in a westerly direction and having a central angle of 20° 17' 52" a radius of 1452.45 feet and a chord bearing of N.84° 02' 05" W.;

**THENCE** along said curve, and leaving the said west line of Robinson Road, 514.55 feet to the end of said curve, a point for corner;

**THENCE** N. 73° 53' 08" W., 1885.00 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 16° 13' 34" a radius of 1753.73 feet and a chord bearing of N. 81° 59' 55" W.;

**THENCE** along said curve 496.65 feet to the end of said curve, a point for corner;

**THENCE** S. 89° 53' 18" W., 1375.00 feet to a point for corner being on the east line of Matthew Road;

**THENCE** N. 00°07' 09" E., 396.58 feet along the said east line of Matthew Road to a 3/8" iron pin found for corner, said point being the southwest corner of the said Florence Hill Addition No. 1, said point also being the northwest corner of a 109.631 acre tract conveyed to Berta Alice Alspaugh, by deed recorded in Volume 77015, Page 495, Deed Records of Dallas County, Texas;

**THENCE** N. 89°53' 18" E., 4107.78 feet leaving the said east line of Matthew Road, and running along the said south line of the Florence Hill Addition No. 1, to the **Point of Beginning** and containing 58.759 acres (2,559,528 square feet) of land.

**TRACT 2**

**BEING** a tract or parcel of land situated within the corporate boundaries of Grand Prairie, Texas, out of the Thomas J. Tone Survey, Abstract No. 1460 and being part of the land conveyed to W. A. Alspaugh by H. C. Lowe, by deed recorded in Volume 3028, Page 343, Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a point for corner, being at the intersection of the south line of Camp Wisdom Road with the east line of Matthew Road;

**THENCE** N. 89° 53' 18" E., 1372.92 feet leaving the said east line of Matthew Road to a point for corner, said point being the beginning of a curve to the right having a central angle of 12° 06' 39", a radius of 1753.73 feet and a chord bearing of S. 84° 07' 27" E.;

**THENCE** along said curve 370.70 feet to the end of said curve, a point for corner;

**THENCE** S. 00° 04' 19" W., 722.66 feet to a point for corner;

**THENCE** N. 89° 48' 49" W., 1769.80 feet to a point for corner;

**THENCE** N. 00° 12' 04" E., 752.12 feet to a point for corner, said point being on the said south line of Camp Wisdom Road;

**THENCE** S. 89° 58' 47" E., 27.08 feet along the said south line of Camp Wisdom Road to the **Point of Beginning** and containing 30.620 acres (1,333,794 square feet) of land.

II.

**DEVELOPMENT STANDARDS FOR TRACT 1**  
(Being 58.759 acres on the north side of Camp Wisdom Road)

Development standards and zoning requirements for TRACT 1 shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Single Family-Four (SF- 4) residential zoning district except as otherwise specified below:

II.1. HEIGHT REGULATIONS

II.1.A. No building shall exceed two and one-half (2-1/2) stories, or 31 feet, in height.

II.2. AREA REGULATIONS

The following area regulations shall apply:

II.2.A Minimum Lot Area.

1. The minimum area of any residential lot shall be eight thousand (8,000) square feet.
2. All lots abutting existing platted lots fronting on Alspaugh Lane shall be 8,400 square feet.

II.2.B Minimum Lot Width.

1. The minimum width of any residential lot shall be seventy (70) feet, measured at the front building line.
2. Forty (40) feet shall be allowed at the terminus of a cul-de-sac or along street elbows or eyebrows.

II.2.C Minimum Lot Depth.

1. The minimum depth of any residential lot shall be one hundred ten (110) feet, measured at the midpoint of the front and rear lot lines.
2. Ninety (90) feet shall be allowed at the terminus of a cul-de-sac or along street elbows or eyebrows.

II.2.D Minimum Front Yard.

1. The minimum depth of the front yard shall be twenty (20) feet.

II.2.E Minimum Rear Yard.

1. The minimum depth of the rear yard shall be twenty (20) feet for lots with front entry garages.
2. The minimum depth of the rear yard shall be ten (10) feet for lots with “J swing” side entry or “J swing” with detached back yard entry garages.

II.2.F Minimum Side Yard.

1. The minimum side yard on each internal side of a lot shall be six (6) feet.
2. The minimum internal side yard shall be reduced to five (5) feet for each lot containing a “J” swing side entry garage driveway .
3. The minimum side yard of comer lots shall be increased to fifteen (15) feet on the side adjacent to the street where no adjacent front yards set backs are projecting onto same lot from abutting lots. The minimum side yard of comer lots shall be increased to twenty (20) feet on the side adjacent to the street where adjacent front yards set backs are projecting onto same lot from abutting lots.
4. If the side lot line abuts a street, any side/rear garage entry must be set back a minimum of twenty (20) feet.

II.2.G Minimum Dwelling Size.

1. The minimum area of the main dwelling shall be one thousand eight hundred (1,800) square feet, exclusive of garages, breezeways and porticos

II.3 SCREENING WALL

II.3.A. Masonry screening fences shall be provided along all thoroughfares designated as an arterial or collector street on the city’s master thoroughfare plan. Such streets will include Camp Wisdom Road (P6D), Robinson Road (P4D) and Matthew Road (M4U). Such fences shall extend into and along the side lot lines, where applicable, of lots abutting the residential entry street(s) extending into the subject subdivision from the designated thoroughfare.

II.3.B. Screening fences shall be a minimum height of six feet and may be comprised of any of the following.

1. Solid masonry or thin wall
2. Combination of masonry and metal (of a style similar to wrought iron)
3. Plans for screening fences and entry monumentation shall be submitted to the Director of Development for approval and for determination of acceptable distance for fence extensions into side lot lines as required in Section II.3.A. Such plans shall be included with the engineering plans at time of final platting.

II.3.C. Any use of metal shall be accompanied by shrubbery in front of such metal. Shrubbery when planted shall be a minimum size of five gallons placed on 36-inch centers.

II.3.D. The use of berms with the placement of fences on top may be used to reduce the height of the fence to a minimum height of four feet through an allowed one foot reduction in height for every one foot of height of berm so that the minimum height of the combined berm and fencing is six feet. The maximum slope of any berms shall be 3:1 unless it is being retained on the private property side of the berm by a retaining wall.

II.3.E. Trees of a minimum caliper of three inches shall be placed a maximum of every 50 lineal feet on center.

#### II.4. OTHER REQUIREMENTS

II.4.A. Repeat Brick and Building Elevations. No use of the same brick color or duplicate building elevation shall be allowed on a house built on a lot that is within 4 lots of a structure constructed with similar building elements located on the same side of a street between intersecting street(s). No house may be built with similar building elements or brick color as one located directly across the street.

II.4.B. Repeat Roof Shingles. The roof shingles may be of the same base color with varying hues.

II.4.C. Entry Monumentation. The project shall contain a street entry feature along Camp Wisdom Road. Such feature shall include masonry entry monumentation, landscaping, and permanent subdivision identification signage.

II.5.D. Garages. Garages may be front entry, "J swing" with side entry or detached back yard entry. Front entry garages shall have a minimum of 12" to 18" offset between the front of the home and the garage. Front entry garages shall not be utilized on more than three consecutive lots within any block face between an intersecting street(s).

#### II 5. HOMEOWNERS ASSOCIATION AND/OR PUBLIC IMPROVEMENT DISTRICT

II.5.A A mandatory homeowners association and/or a public improvement district ("PID") shall be created for the maintenance of public amenities specified in the Planned Development ordinance. The association and/or the PID, at its expense, shall also

maintain street entry features, fencing, irrigation, and other common areas within the subject property. Water for irrigation purposes shall be separately metered.

**III.**

**DEVELOPMENT STANDARDS FOR TRACT 2**  
(Being 30.620 acres on the south side of Camp Wisdom Road)

Development standards and zoning requirements for TRACT 2 shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Single Family-Five (SF- 5) residential zoning district except as otherwise specified below:

**III.1. HEIGHT REGULATIONS**

IV.1.A. No building shall exceed two and one-half (2-1/2) stories, or 31 feet, in height.

**III.2. AREA REGULATIONS**

The following area regulations shall apply:

**III.2.A Minimum Lot Area.**

1. The minimum area of any residential lot shall be six thousand five hundred (6,500) square feet.

**III.2.B Minimum Lot Width.**

1. The minimum width of any residential lot shall be sixty (60) feet, measured at the front building line.
2. Thirty-five (35) feet shall be allowed at the terminus of a cul-de-sac or along street elbows or eyebrows.

**III.2.C Minimum Lot Depth.**

1. The minimum depth of any residential lot shall be one hundred 100 feet, measured at the midpoint of the front and rear lot lines.
2. Ninety (90) feet shall be allowed at the terminus of a cul-de-sac or along street elbows or eyebrows.

**III.2.D Minimum Front Yard.**

1. The minimum depth of the front yard shall be twenty (20) feet.

**III.2.E Minimum Rear Yard.**

1. The minimum depth of the rear yard shall be twenty (20) feet for lots with front entry garages.

III.2.F Minimum Side Yard.

1. The minimum side yard on each internal side of a lot shall be five (5) feet.
2. The minimum side yard of comer lots shall be increased to fifteen (15) feet on the side adjacent to the street where no adjacent front yards set backs are projecting onto same lot from abutting lots. The minimum side yard of comer lots shall be increased to twenty (20) feet on the side adjacent to the street where adjacent front yards set backs are projecting onto same lot from abutting lots.
3. If the side lot line abuts a street, any side/rear garage entry must be set back a minimum of twenty (20) feet.

III.2.G Minimum Dwelling Size.

1. The minimum area of the main dwelling shall be one thousand eight hundred (1,800) square feet, exclusive of garages, breezeways and porticos

III.3 SCREENING WALL

III.3.A. Masonry screening fences shall be provided along all thoroughfares designated as an arterial or collector street on the city's master thoroughfare plan. Such streets will include Camp Wisdom Road (P6D). Such fences shall extend into and along the side lot lines, where applicable, of lots abutting the residential entry street(s) extending into the subject subdivision from the designated thoroughfare.

III.3.B. Screening fences shall be a minimum height of six feet and may be comprised of any of the following.

1. Solid masonry or thin wall
2. Combination of masonry and metal (of a style similar to wrought iron)
3. Plans for screening fences and entry monumentation shall be submitted to the Director of Development for approval and for determination of acceptable distance for fence extensions into side lot lines as required in Section III.3.A. Such plans shall be included with the engineering plans at time of final platting.

III.3.C. Any use of metal shall be accompanied by shrubbery in front of such metal. Shrubby when planted shall be a minimum size of five gallons placed on 36-inch centers.



III.3.D. The use of berms with the placement of fences on top may be used to reduce the height of the fence to a minimum height of four feet through an allowed one foot reduction in height for every one foot of height of berm so that the minimum height of the combined berm and fencing is six feet. The maximum slope of any berms shall be 3:1 unless it is being retained on the private property side of the berm by a retaining wall.

III.3.E. Trees of a minimum caliper of three inches shall be placed a maximum of every 50 lineal feet on center.

#### III.4. OTHER REQUIREMENTS

III.4.A. Repeat Brick and Building Elevations. No use of the same brick color or duplicate building elevation shall be allowed on a house built on a lot that is within 4 lots of a structure constructed with similar building elements located on the same side of a street between intersecting street(s). No house may be built with similar building elements or brick color as one located directly across the street.

III.4.B. Repeat Roof Shingles. The roof shingles may be of the same base color with varying hues.

III.4.C. Entry Monumentation. The project shall contain a street entry feature along Camp Wisdom Road. Such feature shall include masonry entry monumentation, landscaping, and permanent subdivision identification signage.

III.5.D. Garages. Garages may be front entry, "J swing" with side entry or detached back yard entry. Front entry garages shall have a minimum of 12" to 18" offset between the front of the home and the garage.

#### III.5. HOMEOWNERS ASSOCIATION AND/OR PUBLIC IMPROVEMENT DISTRICT

III.5.A. A mandatory homeowners association and/or a public improvement district ("PID") shall be created for the maintenance of public amenities specified in the Planned Development ordinance. The association and/or the PID, at its expense, shall also maintain street entry features, fencing, irrigation, and other common areas within the subject property. Water for irrigation purposes shall be separately metered.

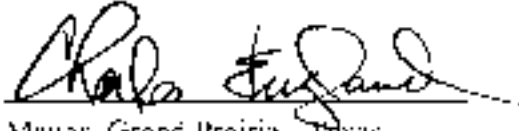
#### IV.

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

#### V.

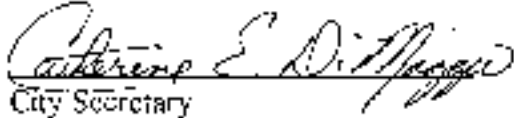
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 19th day of February 2002.



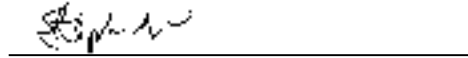
Mayor, Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

Zoning Case No. Z020201-202