

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 18.26 ACRES OF LAND OUT OF THE ROBERT CRAWFORD SURVEY, ABSTRACT NO. 263 AND THE WILLIAM LYNN SURVEY, ABSTRACT NO. 973, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEBB LYNN ROAD AND RAGLAND ROAD, **FROM AGRICULTURE (A) 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 **Agriculture 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 March 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 to to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Agriculture 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 March 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 **Agriculture** 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 **Agriculture** to a **Planned Development District for Single Family Detached Residential** uses:

Legal Description:

Being 18.262 acres of land located in the Robert Crawford Survey, Abstract No. 263, Tarrant County, Texas, and the William Lynn Survey, Abstract No. 973, Tarrant County, Texas, being tracts 6 through 12 and the Easement to USA tract described in the partition deed recorded in Volume 7055, Page, 878, Deed Records, Tarrant County, Texas. Said 18.262 acres of land being more particularly described as follows:

BEGINNING at an 1/2" iron rod found at the Southwest corner of the 88.918 acre tract of land described in said partition deed lying 53°00'00"E 354.00 feet and 56°00'00"W 40.21 feet from an 1/2" iron rod found at the Southwest corner of said William Lynn Survey;

THENCE along the West line of said 88.918 acre tract as follows:

1. N29°01'08"W, a distance of 229.76 feet to an 1/2" iron rod found;
2. N 07°38'43"W, a distance of 156.69 feet to an 1/2" iron rod found;

3. N29°21'29"W, a distance of 146.22 feet to an 1/2" iron rod found at the Northwest corner of said tract 6;

THENCE N60°00'16"E, a distance of 1,417.40 feet along the North line of said tract 6 to a 5/8" iron rod found at the Northeast corner of said tract 6 in the East line of said 88.918 acre tract;

THENCE along said East and the South lines of said 88.918 acre tract as follows:

1. S53°11'49"E, a distance of 178.77 feet to a 5/8" iron rod found;
2. N59°44'44"E, a distance of 72.15 feet to an 112" iron rod found;
3. S30°00'00"E, a distance of 185.47 feet to a point from which an 112" iron rod found bears N54°24'58"W 1.63 feet;
4. Southerly, 285.78 feet, along a curve to the right, having a radius of 180.00 feet, a central angle of 90°58'00" and a chord bearing 51°29'00"W 256.70 feet to a point;
5. S60°58'00"W, a distance of 1,372.49 feet to the point of beginning, containing 18.262 acres of land.

The bearings recited hereon are oriented to the South line of said 88.918 acre tract described in Volume 7055, Page 878, Deed Records, Tarrant County, Texas. Bearing S 60°58'00' W.

II.

DEVELOPMENT STANDARDS FOR TRACT 1 (Being 18.26 acres on the east side of Webb Lynn Road)

Development standards and zoning requirements for TRACT 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 (2) stories, or 25 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 seven thousand two hundred (7,200) square feet.

II.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. 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 Setbacks - Minimum Front Yard.

1. The minimum depth of the front yard shall be twenty-five (25) feet.
2. The minimum dept of the front yard shall be twenty (20) feet for lots with houses having a side or J swing garage entry.

II.2.E Minimum Rear Yard.

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

II.2.F Minimum Side Yard.

1. The minimum side yard setback on each internal side of a lot shall be six (6) 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-five (25) 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.

II.2.G Dwelling Sizes.

1. The minimum area of the main dwelling shall be one thousand eight hundred (1,800) square feet, exclusive of garages, breezeways and porticos. Lots with homes 1,800 to 2,000 shall not be greater than 40 percent.
2. The median dwelling shall be two thousand square feet, exclusive of garages, breezeways and porticos. Lots with dwellings 2,000 square feet to 2,200 square feet shall be on a minimum of 40 percent of all lots.
3. Twenty (20) percent of all dwellings shall be 2,200 hundred square feet or greater.

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 Webb Lynn Road , Ragland Road (screening not required if ROW for Ragland Road is abandoned).

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. Special screening fence shall be provided on the south side of Lot 1, Block 1, the west side of Lots 1 & 25, Block 2, and the north side of Lot 1, Block 3 as indicated on the concept plan. The purpose of this special fence shall be to create an upscale entry feature and it shall be maintained by the Home Owners Association.
3. Plans, details, and casements for screening fences shall be included with engineering plans, for approval by City Engineer 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 Building Elevations. No duplicate building elevations of a house may be built on a lot that is within 4 lots of a structure with a similar elevation design located on the same side of a street between an intersecting street(s). No house may be built with a similar elevation design as one located directly across the street.
- II.4.B. Repeat Brick and Roof Shingles. No use of the same brick color or shade and hue of roof shingle 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 an intersecting street(s). No house may be built with similar building elements as one located directly across the street. Builder to provide a pallet option of roof shingle colors to homebuyers.
- II.4.C. Entry Monumentation. The project shall contain a street entry feature along Webb Lynn Road. Such feature shall include masonry monumentation, and landscaping, which should be integrated with the special screening to create a permanent subdivision identification.
- 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.6.E. Access Points: This development must provide a stub out for a street to the north and east. These access points shall be indicated at the time of platting.

III.

SPECIAL CONDITIONS

III.1. HOMEOWNERS ASSOCIATION AND/OR PUBLIC IMPROVEMENT DISTRICT

A mandatory homeowners association and/or a public improvement district ("PID") shall be created. The association and/or the PID, at its expense, shall maintain street entry features, fencing, irrigation, and other common areas within the subject property. Water for irrigation purposes shall be separately metered.

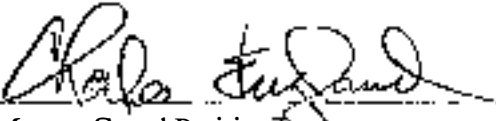
IV.

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

V.

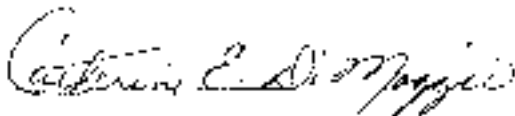
That this Ordinance shall be in full force and effect from and after its passage and approval.

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



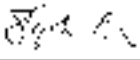
Mayor, Grand Prairie, Texas

ATTEST:



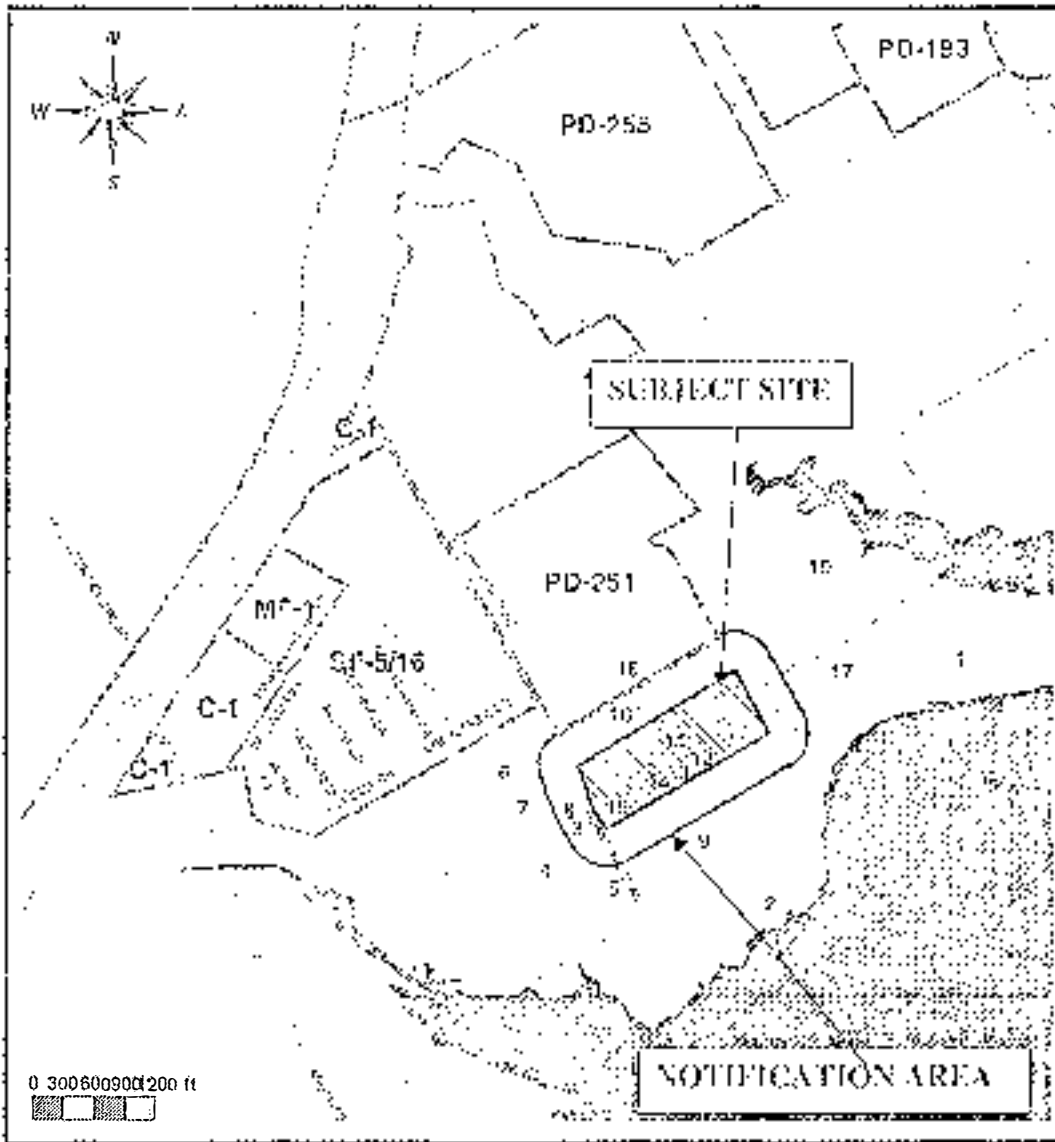
City Secretary

APPROVED AS TO FORM:



City Attorney

Location Map:



Location Map
Cross Hatched Area Indicates Property Under Review

Z020204
Zoning Change
From Agriculture to a Planned Development for Residential Uses

Concept Plan:

