

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 32. 593 ACRES OF LAND OUT OF THE ROBERT CRAWFORD SURVEY, ABSTRACT NO. 263 AND THE WILLIAM LYNN SURVEY, ABSTRACT NO. 973, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS. GENERALLY LOCATED ON THE WEST SIDE OF WEBB LYNN ROAD NORTHWEST OF 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 November 25, 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 7 to 0 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 December 10, 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** within the area as described by metes and bounds and as shown on the attached Exhibit "A" incorporated herein by reference.

**II.**

**DEVELOPMENT STANDARDS FOR TRACT 1**

(Being 32.593 acres on the West side of Webb Lynn Road Northwest of Ragland Rd.)

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 depth 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 (20) 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 of all lots.
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 AND FENCES

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.

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, details, and easements for screening fences shall be included with engineering plans, for approval by City Engineer at time of final platting.
4. In those instances where screening fences are included with the design of an entry feature, such fences shall extend into and along the side or rear lot lines, where such conditions exists, abutting the residential entry

street(s) that extends into the village from the thoroughfare.

- II.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.
- 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. 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 gallons of shrubs placed in the front of the house in sizes as selected by owner.

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.

11.6. F Brick Chimneys All chimneys shall be constructed of brick masonry, on three sides where adjacent to or visible from public right of way.

### 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 10th day of December, 2002.

MAYOR

APPROVED AS TO FORM AND LEGALITY:

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City of Grand Prairie, Texas

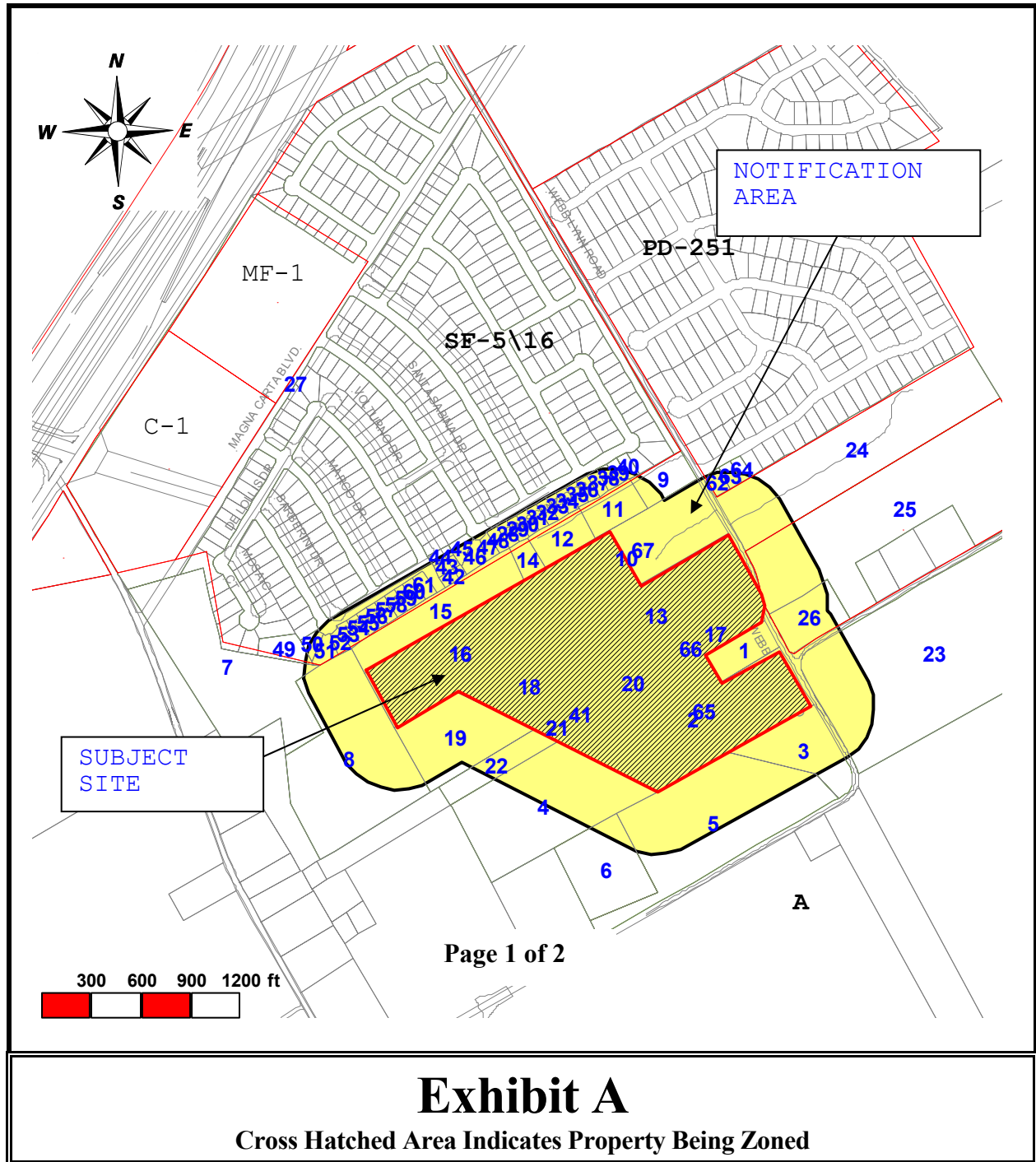
\_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_

City Secretary

Zoning Case No. Z021106



**Z021106**

Zoning Change  
From Agricultural to a PD for Single Family detached Uses.



PROPERTY DESCRIPTION

BEING a 32.593 acre tract of land situated in the ROBERT CRAWFORD SURVEY, ABSTRACT NO. 263 and the ISAAC G. BOWMAN SURVEY, ABSTRACT NO. 173, and being a portion of that tract of land described in deed to Willard E. Edgett and wife, Rose Anna and recorded in Volume 4216, Page 221, Deed Records, Tarrant County, Texas, a portion of that tract of land described in deed to Ronald H. Shelton and wife, Edna Marie and recorded in Volume 13465, Page 454, Deed Records, Tarrant County, Texas, all of that certain tract of land described in deed to Joseph C. Finder and wife, Donna and recorded in Volume 4216, Page 223, Deed Records, Tarrant County, Texas, and all that certain tract of land described in deed to T.L. McCarley and wife, Faye and recorded in Volume 4216, Page 219, Deed Records, Tarrant County, Texas, said 32.593 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of Webb-Lynn Road (a variable width right-of-way) for the northeasterly corner of said Finder tract of land;

THENCE S30°01'28"E, along said centerline, a distance of 275.22 feet to a point for a corner;

THENCE S60°27'36"W, leaving said centerline, a distance of 50.41 feet to a point for corner;

THENCE S29°32'24"E, a distance of 178.92 feet to a point for the southeasterly corner of said Finder tract of land and the northeasterly corner of said Shelton tract of land;

THENCE S60°42'15"W, along the common line of said Finder and Shelton tracts of land, a distance of 360.35 feet to a point for corner;

THENCE S30°38'00"E, leaving said common line, a distance of 179.99 feet to a point for corner;

THENCE N60°42'15"E, a distance of 351.98 feet to a point for corner in the northeasterly line of said Shelton tract of land;

THENCE S27°58'06"E, along said northeasterly line, passing at 30.01 feet the southeasterly corner of said Shelton tract of land and the northeasterly corner of said McCarley tract of land, a total distance of 282.36 feet to a point for the southeasterly corner of said McCarley tract of land, said point also being the northeasterly corner of a tract of land described in deed to Carolyn W. Moon and recorded in Volume 15306, Page 284, Deed Records, Tarrant County, Texas;

THENCE S60°43'02"W, along the common line of said McCarley and Moon tracts of land, a distance of 862.78 feet to a point for corner, said point being in the northerly line of a tract of land described in deed to the United States of America and recorded in Volume 6929, Page 1947, Deed Records, Tarrant County, Texas;

THENCE N62°43'13"W, leaving said northerly line, a distance of 553.59 feet to a point for corner, said point being the northwesterly corner of said McCarley tract of land and the southwest corner of said Finder tract of land, the northeasterly corner of a tract of land described in deed to the United States of America and recorded in Volume 7054, Page 741, Deed Records, Tarrant County, Texas, and being the southeasterly corner of a tract of land described in deed to the United States of America and recorded in Volume 7059, Page 1079, Deed Records, Tarrant County, Texas;

THENCE N63°40'51"W, along the common line of said Finder and United States of America tract of land, a distance of 543.67 feet to a point for corner in the southerly line of said Edgett tract of land;

THENCE S60°29'33"W, along the common line of said Edgett and United States of America tracts of land, a distance of 314.27 feet to a point in the easterly line of a tract of land described in deed to the United States of America and recorded in Volume 7008, Page 1947, Deed Records, Tarrant County, Texas, said point being the southwest corner of said Edgett tract of land;

THENCE N28°57'04"W, along the common line of said Edgett and United States of America tracts of land, a distance of 288.42 feet to a point for the northwesterly corner of said Edgett tract of land, said point being the southwest corner of a tract of land described in deed to the City of Grand Prairie and recorded in Volume 14699, Page 386, Deed Records, Tarrant County, Texas;

THENCE N59°56'46"E, along the common line of said Edgett and City of Grand Prairie tracts of land, a distance of 1345.07 feet to a point corner, said point being in the southerly line of a tract of land described in deed to Gearid Basset Parks and wife, Opel Estelle and recorded in Volume 15009, Page 288, Deed Records, Tarrant County, Texas;

THENCE S30°05'12"E, leaving said southerly line, a distance of 301.25 feet to a point in the southerly line of said Edgett tract of land, said point being in the northerly line of aforementioned Finder tract of land;

THENCE N60°29'33"E, along the common line of said Edgett and Finder tracts of land, a distance of 495.04 feet to the POINT OF BEGINNING and containing 1,419,732 square feet or 32.593 acres of land.