

ORDINANCE NO.6741
PLANNED DEVELOPMENT NO. 280
CASE NO. Z021102

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 29.416 ACRE TRACT OF LAND SITUATED IN THE G. M. HANKS SURVEY, ABSTRACT NO. 820 AND THE M. GOODWIN SURVEY, ABSTRACT NO. 584, IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED SOUTH OF DUNCAN PERRY ROAD AND EAST OF N. GREAT SOUTHWEST PARKWAY, **FROM LIGHT INDUSTRIAL DISTRICT 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 (the zoning area) 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 from **Light Industrial District to a Planned Development 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 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property (the zoning area) be rezoned from its classification from **Light Industrial District to a Planned Development 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 November 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 Grand Prairie Morning News addition of 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 its classification of **Light Industrial District to a Planned Development for Single Family Detached Residential Uses** 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 (the zoning area) from its classification of **Light Industrial District to a Planned Development 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.

Purpose and Intent

The purpose of this Planned Development District is to provide a quality residential development with a design to compliment the natural amenities on site and allow for a curvilinear street system in a manner compatible with the surrounding zoning and uses and in compliance with the City's Comprehensive Plan and the Unified Development Code.

III.

Development Standards

1. PERMITTED USES

Those Uses permitted in a Single Family-One (SF-1) zoning district.

2. MINIMUM LOT AREA REQUIREMENTS

Minimum Lot Area Requirement 8,000 sq/ft

3. MINIMUM LIVING AREA REQUIREMENTS

Minimum Living Area Requirement 2,000 sq/ft

4. MINIMUM BUILDING YARD SETBACKS

All lots must conform to the minimum building yard setbacks established for the Single Family-One (SF-1) zoning district with the exception that no main residential building will be constructed closer to existing Light Industrial zoning districts and/or existing rail road spur as applied to the following Lots depicted on submitted Concept Plan for 60 lots dated October 2002:

25-foot setback – Lots 10 and 11

30-foot setback - Lots 17 thru 27

35-foot setback - Lots 1 thru 9 and 12 thru 16

5. SCREENING ADJACENT TO LIGHT INDUSTRIAL ZONING DISTRICTS AND RAIL ROAD SPUR

All lots adjacent to Light Industrial zoning districts and/or the rail road spur shall be screened with a 6-foot high masonry screening fence. Bottom of masonry wall panels suspended above the grade footing between columns or pilasters are to be supported by hot dipped galvanized continuous steel angle of sufficient dimension to support the wall panel. Tension cables or straps not allowed as a supporting member.

6. REPEAT BRICK COLOR AND BUILDING ELEVATION

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.

7. LOT LANDSCAPING

Each house at the time of occupancy shall have the following minimum landscaping:

1. 2-three-inch caliper trees planted in front of each house.

2. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
3. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
4. Residential lots shall be sodded in accordance with the requirements of the Unified Development Code.

8. HOMEOWNERS ASSOCIATION AND/OR PID

A mandatory property-owners association and/or a public improvement district (“PID”) shall be created to enforce the restrictions contained herein at the expense of the property owners association and/or PID, and said association and/or PID shall also maintain required masonry screening walls, street landscaping, monument signage, irrigation, and other common areas within the zoning area.

9. OTHER DEVELOPMENT REQUIREMENTS

1. Existing trees fronting along the right-of-way of Duncan-Perry Road are to be preserved and remain undisturbed by any construction activity occurring within the zoning area.
2. All other development requirements not specifically provided for in this ordinance shall be as designated in the Unified Development Code of the City of Grand Prairie for the Single Family-One (SF-1) zoning district.

IV.

All ordinances or parts of ordinances in conflict 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 November, 2002.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z021102

The Zoning area

ZONING DESCRIPTION
EXHIBIT "A"

BEING A 29.416 ACRE TRACT OF LAND SITUATED IN THE G.M. HANKS SURVEY, ABSTRACT NO. 820 AND THE M. GOODWIN SURVEY, ABSTRACT NO. 584, IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER OF A TRACT OF LAND, DESCRIBED IN DEED TO SUN NLF LIMITED PARTNERSHIP, RECORDED IN VOLUME 11364, PAGE 518, DEED RECORDS TARRANT COUNTY, TEXAS (D.R.T.C.T.). SAID 29.416 ACRE TRACT WITH BEARING BASIS BEING THE WEST LINE OF HIDDEN CREEK, AN ADDITION TO THE CITY OF GRAND PRAIRIE, RECORDED IN CABINET A, PAGE 7062 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID HIDDEN CREEK, IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF DUNCAN-PERRY ROAD (A VARIABLE WIDTH R.O.W.);

THENCE ALONG THE WEST LINE OF SAID HIDDEN CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 47 DEGREES 26 MINUTES 19 SECONDS WEST A DISTANCE OF 269.07 FEET TO A 5/8" IRON ROD CAPPED "CARTER BURGESS" FOUND FOR CORNER;

SOUTH 00 DEGREES 34 MINUTES 46 SECONDS EAST A DISTANCE OF 1296.40 FEET TO A 5/8" IRON ROD CAPPED "CARTER BURGESS" FOUND FOR CORNER IN THE EAST LINE OF LEAD TRACT NO. 1, RECORDED IN VOLUME 388-28, PAGE 509, D.R.T.C.T.;

THENCE ALONG THE EAST LINE OF SAID LEAD TRACT NO. 1 THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS 489.28 FEET, A DELTA ANGLE OF 20°43'53", A LONG CHORD THAT BEARS NORTH 38 DEGREES 12 MINUTES 31 SECONDS WEST, A DISTANCE OF 176.07 FEET, AND AN ARC DISTANCE OF 177.04 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 41 MINUTES 46 SECONDS WEST A DISTANCE OF 262.71 FEET TO A 1/2" IRON ROD FOUND IN THE EAST R.O.W. LINE OF 113TH STREET (60' R.O.W.);

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST, ALONG THE EAST R.O.W. LINE OF SAID 113TH STREET, A DISTANCE OF 652.14 FEET TO A POINT FOR THE INTERSECTION OF THE EAST R.O.W. LINE OF SAID 113TH STREET AND THE NORTH R.O.W. LINE OF AVENUE "J" EAST (60' R.O.W.);

THENCE SOUTH 89 DEGREES 25 MINUTES 14 SECONDS WEST, ALONG THE NORTH R.O.W. LINE OF SAID AVENUE "J" EAST, DISTANCE OF 119.68 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SITE 2, BLOCK 17, RECORDED IN VOLUME 388-140, PAGE 58, P.R.T.C.T.;

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF SAID SITE 2, BLOCK 17, A DISTANCE OF 375.67 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID SITE 2, BLOCK 17;

THENCE SOUTH 89 DEGREES 25 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID SITE 2, BLOCK 17, PARCEL 1 SITE 2, RECORDED IN VOLUME 388-165, PAGE 16, P.R.T.C.T., AND SITE 1 BLOCK 17, RECORDED IN VOLUME 388-30, PAGE 153, P.R.T.C.T., A DISTANCE OF 770.00 FEET TO A 1/2" IRON ROD FOUND IN THE WEST R.O.W. LINE OF GREAT SOUTHWEST PARKWAY (VARIABLE WIDTH R.O.W.) AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACK POGUE, RECORDED IN VOLUME 8063, PAGE 1014, D.R.T.C.T.;

THENCE NORTH 00 DEGREES 34 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF SAID JACK POGUE TRACT, A DISTANCE OF 160.62 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID JACK POGUE TRACT, IN THE EAST LINE OF GREAT SOUTHWEST GOLF COURSE IN BLOCK 14, RECORDED IN VOLUME 388-38, PAGE 73, P.R.T.C.T.;

THENCE ALONG THE EAST LINE OF SAID GREAT SOUTHWEST GOLF COURSE THE FOLLOWING COURSES AND DISTANCES:

NORTH 24 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 292.08 FEET TO A POINT FOR CORNER;

NORTH 15 DEGREES 29 MINUTES 08 SECONDS EAST A DISTANCE OF 446.19 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 15 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 124.80 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID SUN NLF LIMITED PARTNERSHIP TRACT IN THE WEST R.O.W. LINE OF SAID DUNCAN-PERRY ROAD;

THENCE ALONG THE EAST LINE OF SAID SUN NLF LIMITED PARTNERSHIP TRACT AND THE COMMON WEST R.O.W. LINE OF SAID DUNCAN-PERRY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 73 DEGREES 31 MINUTES 10 SECONDS EAST A DISTANCE OF 545.31 FEET TO A POINT FOR CORNER;

SOUTH 65 DEGREES 09 MINUTES 18 SECONDS EAST A DISTANCE OF 94.96 FEET TO A POINT FOR CORNER;

THENCE SOUTH 51 DEGREES 55 MINUTES 38 SECONDS EAST A DISTANCE OF 64.27 FEET TO A POINT FOR CORNER;

SOUTH 46 DEGREES 28 MINUTES 18 SECONDS EAST A DISTANCE OF 115.33 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 10 SECONDS EAST A DISTANCE OF 379.43 FEET TO A 1/2" IRON ROD FOR CORNER;

SOUTH 35 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 302.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.416 ACRES OF LAND MORE OF LESS.