

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 7.408 ACRES OUT OF THE EDWARD B. WOOTEN SURVEY, ABSTRACT NO. 1519, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED APPROXIMATELY 200 FEET SOUTH OF PIONEER PARKWAY BETWEEN HILCREST LANE AND GREGORY LANE, **FROM GENERAL RETAIL (GR) ON SAID 7.408 ACRES TO PLANNED DEVELOPMENT NO. 282 FOR SINGLE FAMILY DETACHED USES TO SINGLE FAMILY SIX (SF-6) WITH MODIFIED STANDARDS**; 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 on said 7.408 acres to Planned Development No. 282 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 January 13, 2003 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 on said 7.408 acres to Planned Development No. 282 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 January 21, 2003 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 on said 7.408 acres into Planned Development No. 282 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 on said 7.408 acres into Planned Development No. 282 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 :

(To be added by reference as Exhibit A)

**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. DEVELOPMENT STANDARDS

All standards shall be as described by Ordinance No. 5784, or the Single Family Six (SF-6) zoning district, except as established by this ordinance or established by the Unified Development Code, of the City of Grand Prairie.

3. LOT STANDARDS

|                   |               |
|-------------------|---------------|
| Minimum Lot Area  | 5,500 Sq. Ft. |
| Minimum Lot Width | 50 Ft.        |
| Minimum Lot Depth | 110Ft.        |

4. MINIMUM SETBACKS

Minimum Front Yard.

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

Minimum Rear Yard.

- A. The minimum depth of the rear yard shall be twenty (20) feet for lots with front entry garages.
- B. The minimum depth of the rear yard shall be ten (10) feet for lots with side entry or rear yard garages.

Minimum Side Yard.

- A. The minimum side yard on each internal side of a lot shall be five (5) feet.
- B. The minimum internal side yard shall be reduced to five (5) feet for each lot containing a side entry or rear yard garage driveway.
- C. 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 corner 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.

- D. If the side lot line abuts a street or alley, any side/rear garage entry must be set back a minimum of twenty (20) feet.

## 5. OTHER REQUIREMENTS

- A. Repeat Brick, Building Elevations and Masonry Requirement: 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. All residential structures shall be constructed of a minimum of 80 percent brick. Front façade shall be 100 percent brick excluding windows and doors. All sides of exterior wall chimneys shall be brick.
- B. Repeat Roof Shingles. The roof shingles may be of the same base color with varying hues. Duplex roof structures shall be the same roof color and material.
- C. Single Family Detached Parking & 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.
- D. Lot Landscaping Requirements. Individual lot landscaping shall include the following:
1. 2 - 3in. Caliper Trees
  2. Front Yard Shrubs – Any increment totaling 30 gallons.
  3. Grass shall be placed in all front, rear, and side yards. Installation shall be 100 percent sod or seeded.

## 6. SCREENING WALL

- A. Masonry screening fences shall be provided along the north property boundary and all thoroughfares designated as an arterial or collector street on the city’s master thoroughfare plan. Such streets will include Gregory Lane, and Hillcrest Lane. Such fences shall extend into and along the side lot lines, where applicable, of lots abutting the residential entry street(s) that extend into the subject subdivision from the designated thoroughfare.
- 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 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.4.A. Such plans shall be included with the engineering plans at time of final platting.
- 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.
- 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.
- E. Trees of a minimum caliper of three inches shall be placed a maximum of every 50 lineal feet on center along all thoroughfares designated as an arterial or collector street.
7. HOMEOWNERS ASSOCIATION AND/OR PUBLIC IMPROVEMENT DISTRICT
- 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.

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 21st day of January, 2003.

MAYOR

\_\_\_\_\_  
City of Grand Prairie, Texas

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

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

Zoning Case No. Z030102

## Exhibit 'A'

## LEGAL DESCRIPTION

BEING ALL OF BENCHMARK CONDOMINIUMS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 84187, PAGE 4524 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, MORE FULLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE EDWARD B. WOOTEN SURVEY, ABSTRACT NO. 1519, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF COUNTRY CLUB ESTATES NO. 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, AS RECORDED IN VOLUME 862, PAGE 28 OF THE DALLAS COUNTY MAP RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF GREGORY LANE, (A 60 FOOT RIGHT OF WAY), AND 200.00 FEET ALONG SAID GREGOY LANE WESTERLY LINE SOUTH OF THE SOUTHERLY LINE OF STATE HIGHWAY NO. 303, (130 FOOT RIGHT OF WAY), AN IRON ROD FOUND FOR CORNER;

THENCE SOUTH  $00^{\circ} 17' 32''$  WEST ALONG SAID GREGORY LANE WEST LINE, A DISTANCE OF 379.85 FEET TO AN IRON ROD FOR CORNER IN THE NORTH LINE OF COUNTRY CLUB ESTATES NO. 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, AS RECORDED IN VOLUME 682, PAGE 2120 OF THE DALLAS COUNTY MAP RECORDS, AN IRON ROD FOR CORNER;

THENCE NORTH  $89^{\circ} 52' 03''$  WEST ALONG SAID NORTH LINE OF COUNTRY CLUB ESTATES NO. 1, A DISTANCE OF 727.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $07^{\circ} 37' 40''$  AND A RADIUS OF 1044.13 FEET TO AN IRON ROD FOR CORNER;

THENCE WESTERLY AROUND SAID CURVE TO THE LEFT A DISTANCE OF 139.00 FEET TO AN IRON ROD FOR CORNER IN THE EAST LINE OF HILLCREST LANE;

THENCE NORTH  $11^{\circ} 47' 29''$  WEST ALONG SAID EAST LINE HILLCREST LANE, A DISTANCE OF 180.95 FEET TO BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $08^{\circ} 08' 32''$  AND A RADIUS OF 1050.98 FEET TO AN IRON ROD FOR CORNER;

THENCE AROUND SAID CURVE TO THE RIGHT A DISTANCE OF 149.35 FEET TO AN IRON ROD FOR CORNER IN THE EAST LINE OF HILLCREST LANE;

THENCE NORTH  $86^{\circ} 15' 12''$  EAST LEAVING SAID EAST LINE OF HILLCREST LANE, A DISTANCE OF 154.77 FEET TO AN IRON ROD FOR CORNER;

THENCE SOUTH  $89^{\circ} 42' 44''$  EAST A DISTANCE OF 222.34 FEET TO AN IRON ROD FOR CORNER;

THENCE NORTH  $00^{\circ} 14' 36''$  EAST A DISTANCE OF 54.48 FEET TO AN IRON ROD FOR CORNER;

THENCE SOUTH  $89^{\circ} 51' 11''$  EAST A DISTANCE OF 547.80 FEET TO PLACE OF BEGINNING AND CONTAINING 322,736.00 SQUARE FEET, MORE OR LESS.

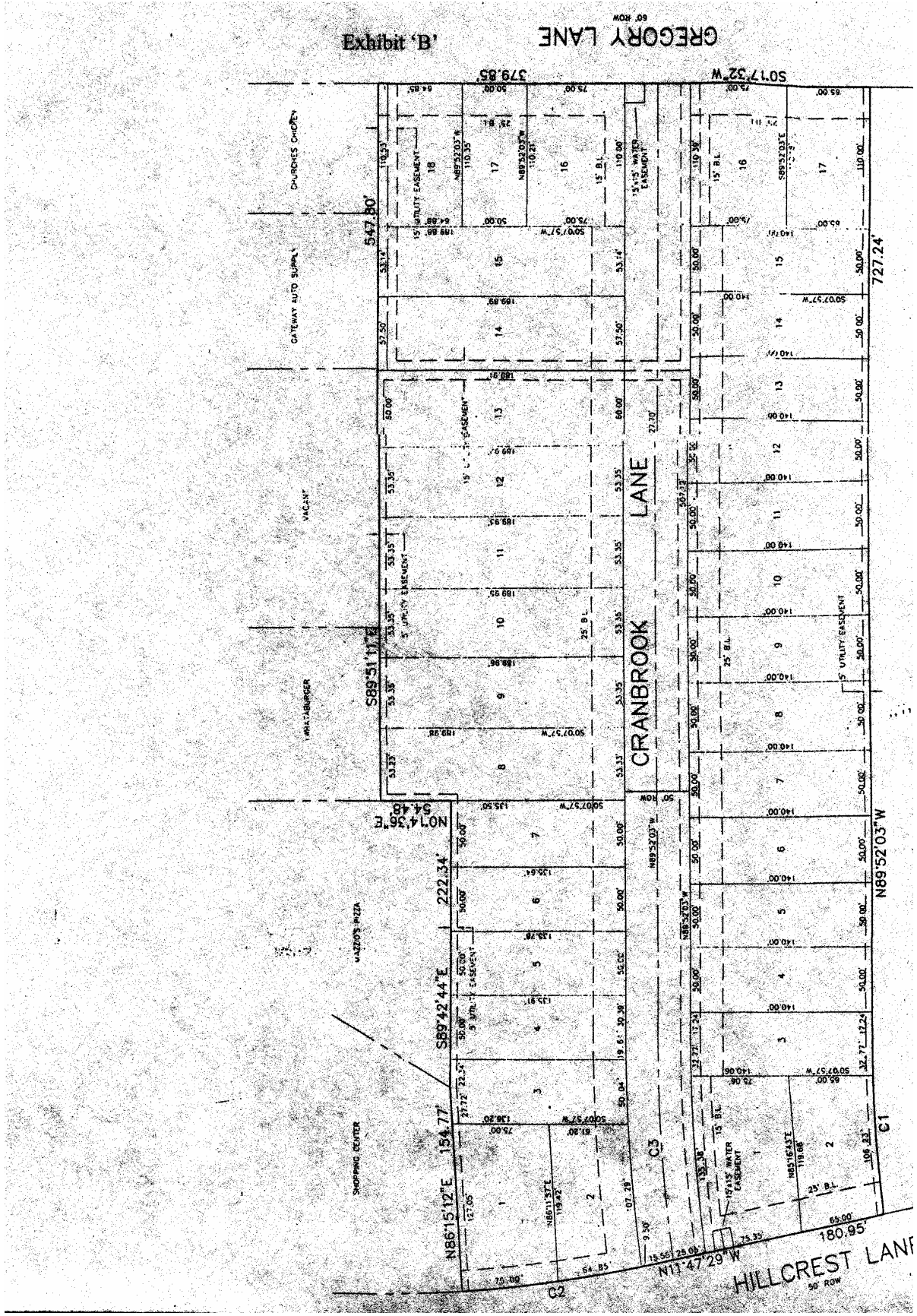


Exhibit 'B' GREGORY LANE