

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 0.947 ACRE TRACT OF LAND SITUATED IN THE STEPHEN McCOMMAS SURVEY, ABSTRACT NO. 888, DALLAS COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED WEST OF ROBINSON ROAD AND NORTH OF BARDIN ROAD, **TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 227 TO REFLECT THE INCLUSION OF THE SUBJECT 0.947 ACRE TRACT FOR SINGLE FAMILY DETACHED 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 (the zoning area) from its classification as follows:

**To Amend Planned Development District No. 227 to Reflect the Inclusion of the Subject 0.947 Acre Tract for Single Family Detached Uses, and**

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 10, 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 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 as follows:

**To Amend Planned Development District No. 227 to Reflect the Inclusion of the Subject 0.947 Acre Tract for Single Family Detached 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 25, 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 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 as follows:

**To Amend Planned Development District No. 227 to Reflect the Inclusion of the Subject 0.947 Acre Tract for Single Family Detached 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 above described area all within the zoning area as described as shown on the attached Exhibit "A" incorporated herein by reference.

**II.**

**DEVELOPMENT STANDARDS**

Development standards and zoning requirements for the 0.947 acre zoning area and the adjoining 15.50 acre tract of Planned Development District No. 227 shall be as designated in Ordinance No. 5804 except as otherwise specified below:

- A. Minimum lot size - 6,500 square feet.
- B. Minimum Front Setback - 20 ft. to be applied to all interior street frontages.

C. Masonry screening fences shall be provided along lot frontages facing Robinson Road.

1. Said screening wall shall not encroach into the required 20-foot front yard setback established along interior residential street..
2. Maintenance arrangements for said screening fence shall be provided either through one of the following methods:
  - a. The annexation of the 0.947 acre zoning area and the adjoining 15.50 acre tract of Planned Development District No. 227 into the Westchester Public Improvement District (PID); or,
  - b. In lieu of PID annexation, a mandatory homeowner’s association (HOA) shall be established for the 0.947 acre zoning area and the adjoining 15.50 acre tract of Planned Development District No. 227.
3. Screening fences shall be a minimum height of six feet and shall be comprised cement fiber-board planks running in a vertical pattern and painted to match existing fence constructed along Robinson Road for the “Bluffs of Westchester” subdivision to the south of the zoning area.
4. Plans, details, and easements for screening fences shall be reviewed and approved by the Planning Department at time of final platting.

E. LANDSCAPING IN PUBLIC RIGHT-OF-WAY

The following street landscaping is required to be provided along the entire length of Robinson Road, subject to approval from the Planning and Development Department and the Transportation Services Department.

1. 3-in. caliper trees on 30ft. centers to be of a variety chosen by the PID or HOA and the applicant. Said trees are not to be planted between the sidewalk and street curb and shall remain out of the visibility triangle as defined in Section 23.10.7 of the Unified Development Code.
2. Turf established between the required fence and the curb.
3. An automatic irrigation system installed.

F. OTHER REQUIREMENTS

1. 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 in-between an intersecting street(s). No house may be built with similar building elements as one located directly across the street.

2. Repeat Brick. No use of the same brick color 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 in-between an intersecting street(s). No house may be built with similar brick color as one located directly across the street.
3. All buildings shall have the minimum masonry/stone percentage of 80% of their total exterior walls measured below the roof line fascia of the highest story excluding doors and windows.

**III.**

All ordinances or parts of ordinances in conflict 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 25th day of March, 2003.

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

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_

City Attorney  
Zoning Case No. Z030302

Exhibit "A"  
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LEGAL DESCRIPTION

BEING a tract of land out of the Stephen McCommas Survey, Abstract No. 888 located in the City of Grand Prairie, Dallas County, Texas, & being part of that tract of land described in Deed to Billy W. Bean & wife, Carol L. Bean as recorded in Volume 90114, Page 553, Dallas County Deed Records, and being more particularly described as follows:

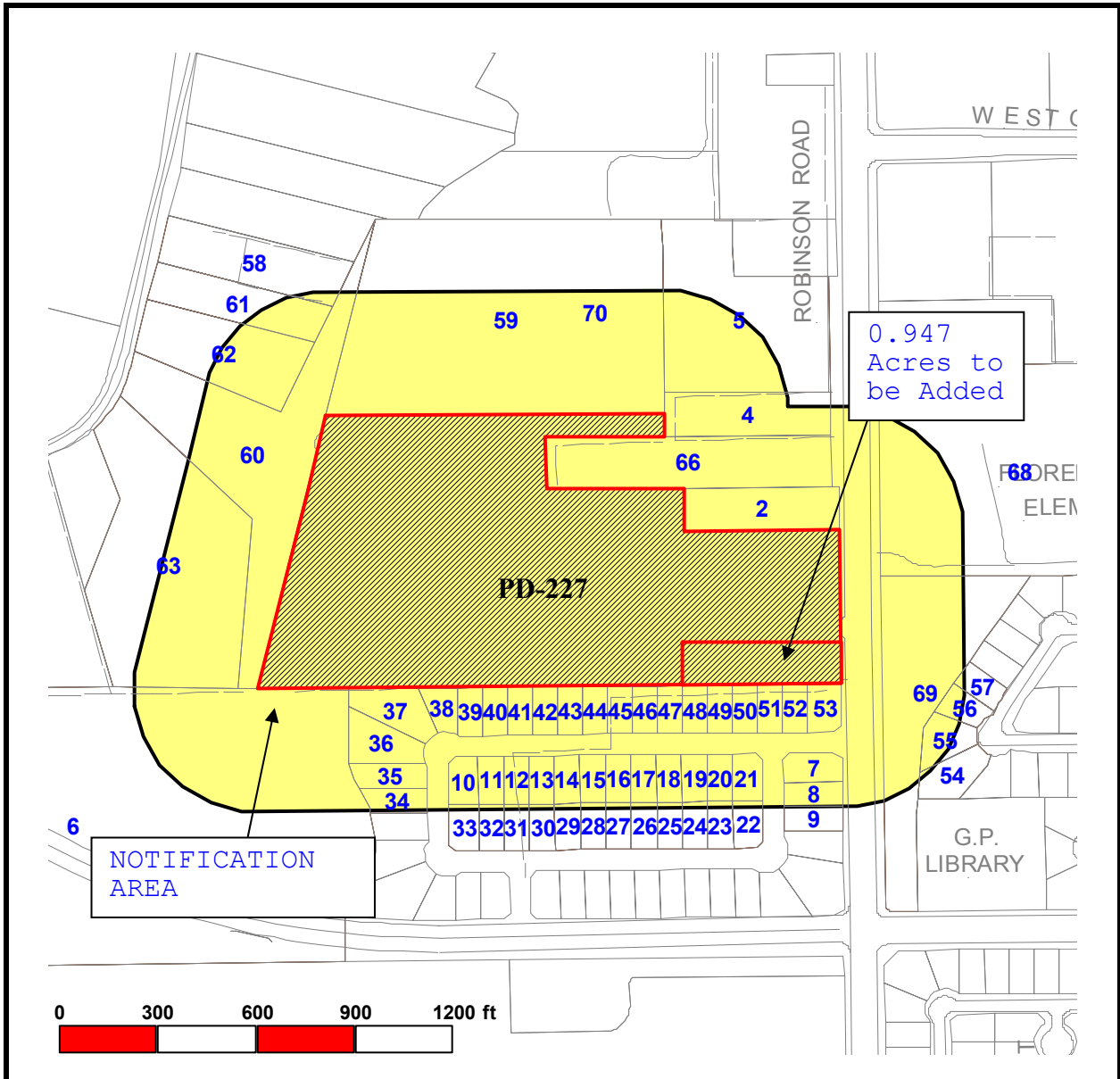
BEGINNING at a one-half inch iron rod found in the south line of said Bean tract, being the northeast corner of The Bluffs at Westchester, an addition to the City of Grand Prairie according to the Plat thereof as recorded in Volume 2002118, Page 93, Dallas County Plat Records, said point being in the east right-of-way line of Robinson Road (a 100 foot wide right-of-way);

THENCE South 89 degrees 57 minutes 07 seconds West, 375.78 feet along the north line of said Bluffs at Westchester addition and the south line of said Bean tract to a three-eighths inch iron rod found for corner;

THENCE North 00 degrees 43 minutes 31 seconds West, 108.13 feet along the west line of said Bean tract to a 60d nail found for corner;

THENCE North 89 degrees 34 minutes 14 seconds East, 378.28 feet to a one-half inch iron rod found for corner in the west right-of-way line of Robinson Road;

THENCE South 00 degrees 34 minutes 54 seconds West, 110.65 feet to the Point of Beginning and containing 41,240 square feet or 0.947 acre of land.



# Exhibit "A"

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Cross Hatched Area Indicates Subject Property

## Z030302

Zoning Change

To Incorporate 0.947 Acres Zoned Agricultural District in to Planned Development No. 227 for Single Family Detached Uses.