

**ORDINANCE NO. 7571
PLANNED DEVELOPMENT NO. 323
CASE NO. Z070301**

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 47.833 ACRE TRACT OF LAND SITUATED IN THE M. HUNT SURVEY, ABSTRACT NO. 758, TARRANT COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED NORTH AND SOUTH OF KINGSWOOD BOULEVARD AND WEST OF LAKERIDGE PARKWAY, FROM PLANNED DEVELOPMENT DISTRICT NO.'S 52 AND 48 (PD-52 & PD-48) FOR MIXED RESIDENTIAL, COMMERCIAL AND LIGHT INDUSTRIAL USES TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY DETACHED RESIDENTIAL USES; SAID ZONING MAP AND ORDINANCE BEING 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:

From Planned Development District No.'s 52 and 48 (PD-52 & PD-48) for Mixed Residential, Commercial and Light Industrial Uses 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 12, 2007 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 8 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:

From Planned Development District No.'s 52 and 48 (PD-52 & PD-48) for Mixed Residential, Commercial and Light Industrial Uses 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 20, 2007 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 Fort Worth Star Telegram, Fort Worth, 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 **Planned Development District No.'s 52 and 48 (PD-52 & PD-48) for Mixed Residential, Commercial and Light Industrial 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 zoning area more particularly described and shown on the attached Exhibit "A" incorporated herein by reference.

II.

RESIDENTIAL SUBDIVISION DESIGN GUIDELINES

- A. The design and location of single family detached residential lots, drainage areas and open spaces shall substantially conform to the Concept Plan as shown on the attached Exhibit “B” incorporated herein by reference.
- B. Residential streets are to be curvilinear in design or contain round-a-bouts, median diverters or other similar traffic calming measures to discourage speeding. Alternatives such as “Traditional Grid” street patterns may only be used in those instances where other traditional design and architectural elements are incorporated into the development.
- C. The zoning area should have at least two points of access for traffic distribution. Streets should be “stubbed” out to undeveloped tracts to allow connectivity as adjacent residential tracts develop.
- D. In accordance with Section 12.19.7 of the Unified Development Code (UDC), a residential development with a density of four (4) units or less per developable acre must have a minimum twenty-seven (27) foot wide street. A residential development with a density greater than four (4) units per developable acre must use: (1) a minimum twenty-seven (27) foot wide street with an alley; or (2) a minimum thirty-one (31) foot wide street without an alley. Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space.
- E. In accordance with Section 12.19.15 of the Unified Development Code (UDC), Residential streets adjacent to a school site is required to dedicate sixty (60) feet of right-of-way and provide thirty-seven (37) feet of paving to accommodate parking and the mixture of pedestrian, cars and busses typically encountered around schools. The additional ten (10) feet of right-of-way shall be dedicated on the school side of the street and shall be designated as parallel parking.
- F. Residential streets with a paved width of twenty-seven (27) feet shall not intersect arterial or collector thoroughfares unless the paving width is flared to thirty-seven (37) feet at the point of intersection with said thoroughfare. The thirty-seven (37) foot paved width shall taper back to a standard twenty-seven (27) foot paved width at a certain distance back from said thoroughfare in accordance with applicable provisions contained in Section 23, Master Transportation Plan of the Unified Development Code (UDC).
- G. Development must include landscaping and open spaces that are planned and coordinated throughout the development.

- H. All utilities shall be placed below ground, except for existing major high voltage transmission lines.

III.

ARCHITECTURAL, DIMENSIONAL AND DENSITY GUIDELINES

- A. The zoning area should offer a variety of single family detached housing and lot types in a variety of sizes in conformance with density and dimensional standards shown on the attached Exhibit "C", Density and Dimensional Table, incorporated herein by reference with said standards being more particularly described below.
 - 1. Minimum lot size:
 - a. Minimum lot size between 7,800 to 8,999 square feet shall be required for a maximum of sixty percent (60%) of total platted lots within the zoning area.
 - b. Minimum lot size of 9,000 square feet or greater shall be required for a minimum of forty percent (40%) of total platted lots within the zoning area.
 - 2. Minimum lot width to be 65-feet as measured from the front yard building setback line.
 - 3. Maximum lot coverage not to exceed 60%.
 - 4. Interior side setback shall be a minimum of 6-feet.
 - 5. Twenty percent (20%) of all platted residential lots shall contain a minimum living area of 1,800 square feet or greater.
 - 6. At least eighty percent (80%) of all platted residential lots shall contain a minimum living area in excess of 2,000 square feet.
 - 7. A 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. Those units with front entry garages shall have a minimum 27-foot front yard setback to the front of the garage that is closest to the street. The additional 2-foot garage setback shall be measured from the front plane wall of the climate controlled residential living unit that is closest to the street. This building setback provision shall be noted on the final plat for all phases of the zoning area. *(See III.D.4. for offset requirement)*

8. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (J-swing /side swing type) garages. This building setback provision shall be noted on the final plat for all phases of the zoning area.
9. Covered front yard porches with a minimum depth of 5-feet and a minimum width of 8-feet, built in front of and attached to the front (street facing) side of the climate controlled residential living unit closest to the street, may be constructed with a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the zoning area.
10. No building or structure shall be constructed with less than a 17-foot minimum front yard setback. This building setback provision shall be noted on the final plat for all phases of the zoning area.
11. A building setback of 20-feet is required along all rear and side lot lines that adjoin a street right-of-way greater than 50-feet in width. This building setback provision shall be noted on the final plat for all phases of the zoning area.
12. Minimum roof pitch to be 8:12 for all roof structures covering main (climate controlled) living areas. Variation in roofing material shall be required in accordance with Section III. E. 3. of this Ordinance.
13. A minimum roof pitch of 6:12 shall be permitted for front yard porches and non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations. Variation in roofing material shall be required in accordance with Section III. E. 3 of this Ordinance.

B. Exterior construction to be predominately composed of masonry materials.

1. Minimum eighty percent (80%) of all exterior wall surfaces for 2-story structures or higher shall be structurally designed for and constructed of masonry and/or stone. Certain architectural features shall be excluded from the masonry calculation that would include, but not be limited to, doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide at their base, areas under covered porches one-story in height, and other similar architectural projections. Masonry shall be defined as standard-size full-width brick, stone, cultured stone or stone veneer units. Color variation for brick masonry exteriors shall be required in accordance with Section III. E. 1. and III. E. 2. of this Ordinance.
 - a. The rear facing façade(s) of 2-story structures built on interior lots may be constructed of cementitious fiber board. For the purpose of enforcing this

provision, an interior lot is defined as a lot that adjoins an existing platted lot along its side and rear lot lines, with said interior lot not having a side or rear lot line that adjoins a street right-of-way, with no part of said rear lot line being closer than 200 feet to a designated arterial or collector street. Only the remaining non-rear facades shall be subject to the masonry requirement.

2. Minimum one-hundred percent (100%) of all exterior wall surfaces for 1-story structures shall be structurally designed for and constructed of masonry and/or stone. Certain architectural features shall be excluded from the masonry calculation that would include, but not be limited to, doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide at their base, areas under covered porches one-story in height, and other similar architectural projections. Masonry shall be defined as standard-size full-width brick, stone, cultured stone or stone veneer units. Color variation for brick masonry exteriors shall be required in accordance with Section III. E. 1. and III. E. 2. of this Ordinance.
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 3. Minimum one-hundred percent (100%) of all building elevations directly facing, siding and/or backing up to a designated arterial, collector or local residential street shall be structurally designed for and constructed of masonry and/or stone. Certain architectural features shall be excluded from the masonry calculation that would include, but not be limited to, doors, windows, boxed or bay windows, roof mounted dormer walls no greater than 8-feet wide at their base, areas under covered porches one-story in height, and other similar architectural projections. Masonry shall be defined as standard-size full-width brick, stone, cultured stone or stone veneer units. Color variation for brick masonry exteriors shall be required in accordance with Section III. E. 1. and III. E. 2. of this Ordinance.
 4. All fireplace chimney flues shall be encased in 100% masonry for all chimney types and locations.
- C. Exception to masonry requirement for residences styled with a historic architectural theme.

1. The use of cementitious fiber board siding may be utilized in lieu of masonry, as required in Section III. B above, for residential structures designed with a distinctive and articulated building design that is based on an historic architectural style for residential design. Such exception shall be considered for residential structures that meet all requirements listed below.
 - a. The use of engineered wood products shall not be permitted as a substitute to the masonry requirement prescribed in Section III. B.
 - b. The front street facing façade is to be constructed with an attached porch structure with a minimum covered area of 90 square feet and a minimum depth of 6-feet from the nearest exterior wall plane. The width of said porch structure shall equal at least 50% of the total front façade width. *(See Figure 1 below for example.)*
 - c. The front street facing building elevation shall be composed of at least three wall planes with the following characteristics:
 - i. A minimum 42-inch horizontal separation shall occur between each wall plane. *(See Figure 1 below for example.)*
 - ii. No wall plane shall be constructed with a width less than 8-feet. The wall plane with the shortest width may be located above the finished roof structure so that the base of said wall plane rests upon, and is surrounded by, the finished roof surface.
 - d. The street facing edge(s) of a porch structure shall be considered a “wall plane” and shall be built with the following characteristics:
 - i. That at least two-thirds (2/3) of the street facing edge(s) of the porch structure be enclosed with vertical wood railing that has a minimum height of 36-inches, and
 - ii. The street facing edge(s) of the porch structure is supported by at least four street facing columns, in which at least the lower 40% of said column height is clad in brick masonry or stone at a finished thickness of no less than 16-inches wide.
 - e. No garage doors shall be constructed within any front street facing wall plane of a residence.
 - f. Roof pitch shall be designed in strict conformance to the requirements prescribed in Sections III. A. 12 and 13 of this ordinance.

- g. Architectural design and color scheme shall be designed in similar conformance to the requirements prescribed in Section III. E. 1, and all other relevant sections of this ordinance.
2. The lot locations for historic architectural styled residences shall be consolidated within a contiguous block face on both sides of a street between intersecting streets. Such residences shall not be scattered throughout the subdivision in a manner that causes them to be interspersed between contemporary styled residences.
 3. The Development Review Committee (DRC) shall serve as the design review committee in determining the validity of the historic architectural style proposed for the development. Architectural styles that are denied by the DRC may be appealed to the Planning and Zoning Commission and the City Council for final disposition.

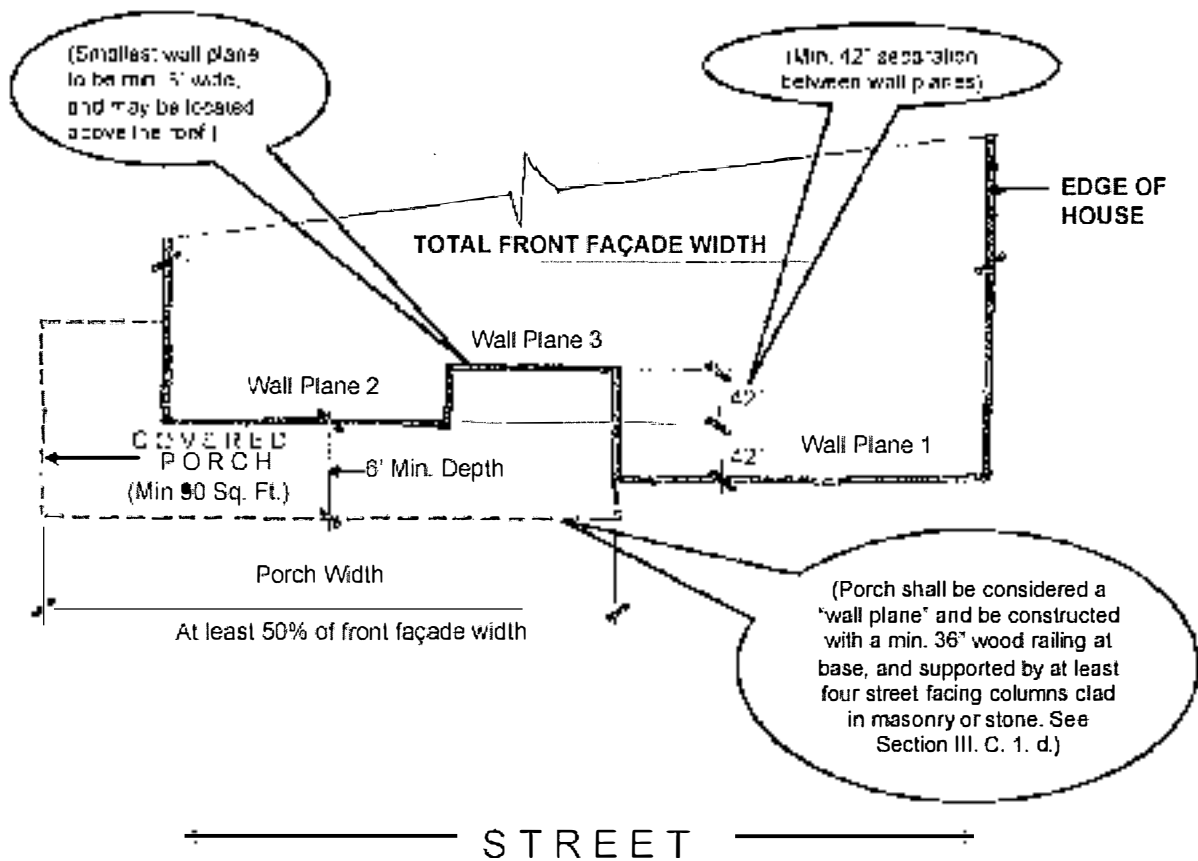


Figure 1 – Hypothetical façade plan for residences styled with a historic architectural theme.

D. Residential garage alternatives to be provided to the home owner/purchaser.

1. Minimum thirty percent (30%) of all platted residential lots with a width of 60-feet to 69-feet shall have non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
2. Minimum fifty percent (50%) of all platted residential lots with a width of 70-feet or greater shall have non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
3. Two-car wide single garage doors are not permitted for front entry garages, but shall be permitted for non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
4. Front entry garages shall contain two or more single car wide doors with a minimum 12-inch offset between garage doors.
5. Front entry garages shall not be permitted on lots directly facing a “T” type street intersection, where said lots has frontage along the visual terminus (or “dead-end” position) facing towards the end of the projecting intersecting street. Where two lots have a common side lot line that generally aligns with the center of the projecting intersecting street, non-front entry garages shall be required for both lots. *(See Figures 2 and 3 below for examples.)*

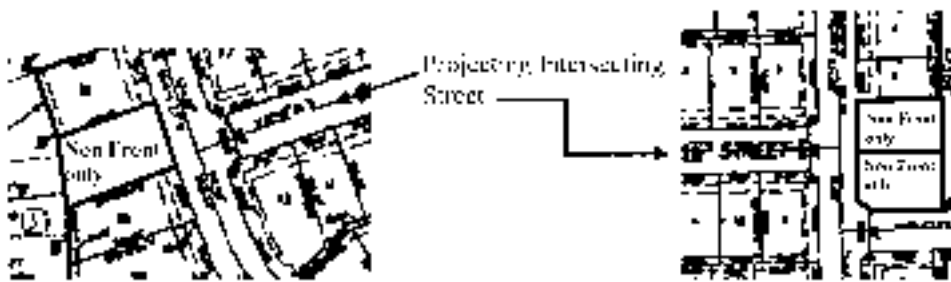


Figure 2 – One lot facing “T” intersection

Figure 3 – Two lots facing “T” intersection

E. Variation in architectural design, color scheme and building profile required.

1. No use of the same brick masonry color, siding color, duplicate building elevation, and building profile shall be allowed on a house built on a lot that is within 4 lots of a structure constructed with similar building elements that is

located on the same side of a street in-between intersecting street(s). No residential building may be built with similar aforementioned building elements and color pallet as one located across the street. For the purpose of enforcing this provision, a lot is “across the street” from another lot if more than 50% of its street frontage overlaps the frontage of the lot directly across the street.

2. The use of stone, cultured stone, or stone veneer units of the same color and hue shall be permitted within the zoning area but shall not consume more than thirty-five percent (35%) of an exterior wall surface, or a collective series of exterior wall surfaces composing a facade, that are directly facing, siding, and/or backing up to a major arterial thoroughfare, collector street, and/or local residential street.

3. Three-tab type roof shingles are to be disallowed. One roof shingle color may be used throughout the zoning area. However, no use of the same shade or tone of roof shingle color shall be allowed on a house built on a lot within 4 lots of a structure constructed with a similar roof shingle shade or tone that is located on the same side of street in-between intersecting streets. No house may be built with a similar roof shingle shade or tone as one located directly across the street. For the purpose of enforcing this provision, a lot is “across the street” from another lot if more than 50% of its street frontage overlaps the frontage of the lot directly across the street. Home buyers to be provided with at least 5 different shade or tone options for roof shingles.

F. A unifying urban design theme is to be provided for amenities and streetscape elements with provision for centralized property management to be in place.

1. Unified street signage, mail boxes and street lighting are to be coordinated throughout the development.
2. A mandatory property-owners association and/or a public improvement district (“PID”) shall be created to enforce the restrictions contained in this ordinance 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, common irrigation and other common areas within the development. Documentation establishing such district and/or association shall be required at time of final plat review.

IV.

LANDSCAPING AND SCREENING GUIDELINES

A. Screening fences shall be coordinated throughout the residential subdivision. Screening

shall consist of masonry walls, berms, landscaping, wrought iron or a combination of these elements in accordance with the provisions of this Ordinance. Screening walls shall be designed to turn into the neighborhood to avoid uncoordinated fences at all entry points.

1. Six (6) foot high screening fence constructed of masonry with a troweled type mortar bond finish on each side shall be provided along all thoroughfares designated as an arterial or collector street on the City's Master Transportation Plan. Brick columns or pilasters shall be spaced at minimum 50 foot centers or placed on residential lot corners. Where a local street cul-de-sac adjoins a thoroughfare designated as an arterial or collector street on the City's Master Transportation Plan, such cul-de-sac shall be fenced with a 6-foot high wrought iron type fence with at least one (1) brick column spaced within the cul-de-sac frontage.
2. Screening fences required along designated arterial or collector streets shall extend (or wrap) into and along the side or rear lots lines, where such conditions exist, of residential lots that abut the local residential entry street(s) that extend into the subdivision from the arterial or collector street. The extended (or wrapping) portion of said screen fence shall not encroach into the required front yard set back for any residential lot.
3. In those instances where two consecutive and adjoining side or rear yard residential fences are located across the street from a front yard condition, a Type 3, as defined in Article 8 of the UDC, fence constructed of cementitious fiber board, concrete thin-wall, or an alternate screening material shall be installed with smooth side of fence facing the street. Such fences shall be painted with a wood stain and be constructed with a top-rail trim member facing the street. A mandatory property-owners association and/or a public improvement district ("PID") shall maintain such fences. *(See Figure 4 below.)*

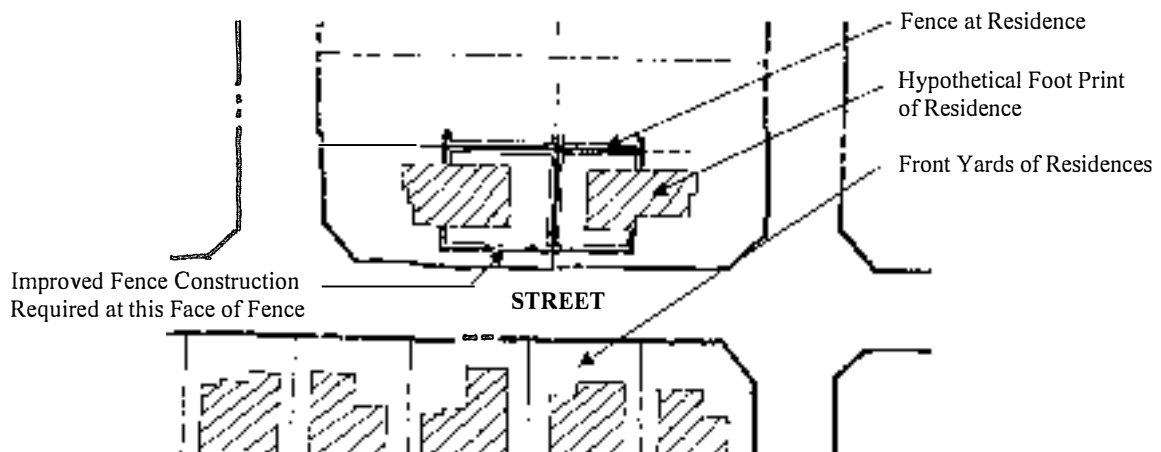


Figure 4 – Side Yard Fences Across from Front Yards Example

4. Private residential fences shall consist of cedar and steel posts - no pine allowed.
- B. The residential subdivision shall have entry signage that is coordinated with the development screening wall. Four (4) sets of plans for all entry signage and screening walls shall be submitted to the Development Review Committee (DRC) for approval in conjunction with the final plat submittal. Any building permit issued for screening wall construction shall not be valid until said screen wall plans have been approved by the DRC.
1. One landscaped monument sign feature will be required at a minimum of one street entry along a designated collector or arterial thoroughfare.
- C. Single-family lot landscaping shall include two (2)-3 inch caliper trees and a total of 30 gallons of shrubs
1. Each house at the time of occupancy shall have the following minimum landscaping:
 - a. One (1)-three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per homeowner/builder preference.
 - b. Tree and shrub species shall be in accordance with the City of Grand Prairie approved tree and plant list contained in Article 8 of the Unified Development Code.
 - c. Shrubs shall be provided for each house in any size increment totaling a minimum of 30 gallons per residential lot.
 - d. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code with full irrigation for entire lot.
- D. Tree preservation shall be implemented through development incentives and landscaping requirements.
1. Staff shall administratively approve building setback variances for the purpose of preserving existing trees. Tree protection provisions to be applied by staff as condition of approval.
 2. In accordance with Section 8.7.5.7 of the Unified Development Code (UDC), if a single or two family residential subdivision preserves an average of 30 or more trees per acre by reserving open space to be dedicated to the City, including land

required by the City's Park Department, or to be maintained by a homeowners' association or public improvement district, minimum lot size may be reduced by ten (10) percent. The city has the right to review and reject such dedication which, unless maintained by another organization, will not meet the provisions of this section. A tree survey will be required to determine verification of this requirement at the time of final plat approval.

V.

FACADE PLANS TO BE SUBMITTED FOR STAFF REVIEW

- A. For the purpose of verifying compliance with the architectural requirements prescribed in Section III. B, C and D of this Ordinance, the developer/builder shall submit proposed building elevations at time of final plat review with associated information describing masonry content, masonry color, garage orientation and roof shingle specifications. This information will be required for data entry into City's "PD Tracking System" prior to the issuance of building permits for the zoning area.

VI.

All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

VII.

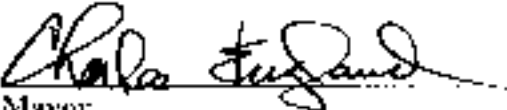
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

VIII.

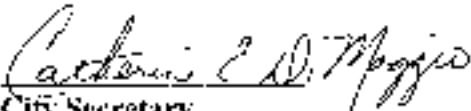
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON THIS THE 20th DAY OF MARCH 2007.

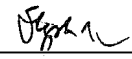
APPROVED:


Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

Case Z070301

LEGAL DESCRIPTION

BEING a 47.833 acre tract of land out of the M. HUNT SURVEY, ABSTRACT NO. 758, Tarrant County, Texas, a portion of the 220 acre tract of land described in the deed to Howard Truett Martin, Charley G. Martin and Cordelia Martin recorded in Volume 4014, Page 475 of the Deed Records of Tarrant County, Texas and being described by metes and bounds as follows:

BEGINNING at an iron rod with a cap stamped Carter and Burgess found at an angle point in the East line of Phase-I-KINGSWOOD FOREST ADDITION an addition to the City of Grand Prairie, Texas according to the plat thereof recorded in Cabinet A, Slide 4340 of the Plat Records of Tarrant County, Texas, said point being North 0 degrees 03 minutes 55 seconds East 1285.21 feet from the Southwest corner of said Martin 220 acre tract;

THENCE North 0 degrees 23 minutes 59 seconds East with the East line of said addition and the West line of said Martin Tract (Bearings being based on the bearing of the North line of Block – B of OAK HOLLOW-PHASE TWO, an addition to the City of Grand Prairie, Texas according to the plat thereof recorded in 388-142, Page 45 of the Plat Records of Tarrant County, Texas), a distance of 792.35 feet to a point in the centerline of Fish Creek for corner;

THENCE with the centerline meanders of Fish Creek and the south line of the 44.8446 acre tract of land described in the deed to the City of Grand Prairie recorded in Volume 9289, Page 257 of the Deed Records of Tarrant County, Texas as follows:

South 85 degrees 02 minutes 11 seconds East 417.28 feet;

South 89 degrees 47 minutes 18 seconds East 500.53 feet;

North 69 degrees 10 minutes 24 seconds East 277.67 feet;

THENCE leaving said creek South 4 degrees 45 minutes 58 seconds East 615.38 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set at an angle point in the Easterly line of the Trinity River Authority Easement recorded in Clerks File No. D204230082, Tarrant County, Texas;

THENCE South 13 degrees 00 minutes 42 seconds West with said line 374.59 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set at the beginning of a curve to the left;

THENCE with said curve whose Radius is 180.00 feet, Delta Angle is 29 degrees 37 minutes 58 seconds, Tangent is 47.61 feet and whose Chord bears South 1 degree 48 minutes 14 seconds East 92.06 feet, an Arc Distance of 93.09 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set at the end of said curve;

THENCE South 16 degrees 37 minutes 11 seconds East 88.13 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set at an angle point in said line;

Exhibit "A"
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THENCE South 34 degrees 10 minutes 27 seconds West 197.01 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set at the beginning of a curve to the left;

THENCE with said curve whose Radius is 180.00 feet, Delta Angle is 33 degrees 37 minutes 34 seconds, Tangent is 43.39 feet and whose Chord bears South 17 degrees 21 minutes 38 seconds West 104.13 feet, an Arc Distance of 105.64 feet to a 5/8 inch iron rod with an aluminum cap stamped E.H. CARRUTH RPLS 1829 set at the end of said curve;

THENCE South 0 degrees 32 minutes 49 seconds West 61.05 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set at the beginning of a curve to the right;

THENCE with said curve whose Radius is 220.00 feet, Delta Angle is 17 degrees 12 minutes 52 seconds, Tangent is 33.30 feet and whose Chord bears South 9 degrees 09 minutes 13 seconds West 65.85 feet, an Arc Distance of 66.10 feet to a 5/8 inch iron rod with an aluminum cap stamped E.H. CARRUTH RPLS 1829 set at the end of said curve;

THENCE South 17 degrees 45 minutes 37 seconds West 139.43 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set for corner;

THENCE leaving said East Line of said Easement South 36 degrees 51 minutes 16 seconds East 191.60 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set in the Westerly line of the Texas Electric Service Company right of way described in the deed recorded in Volume 5946, Page 731 of the Deed Records of Tarrant County, Texas for corner;

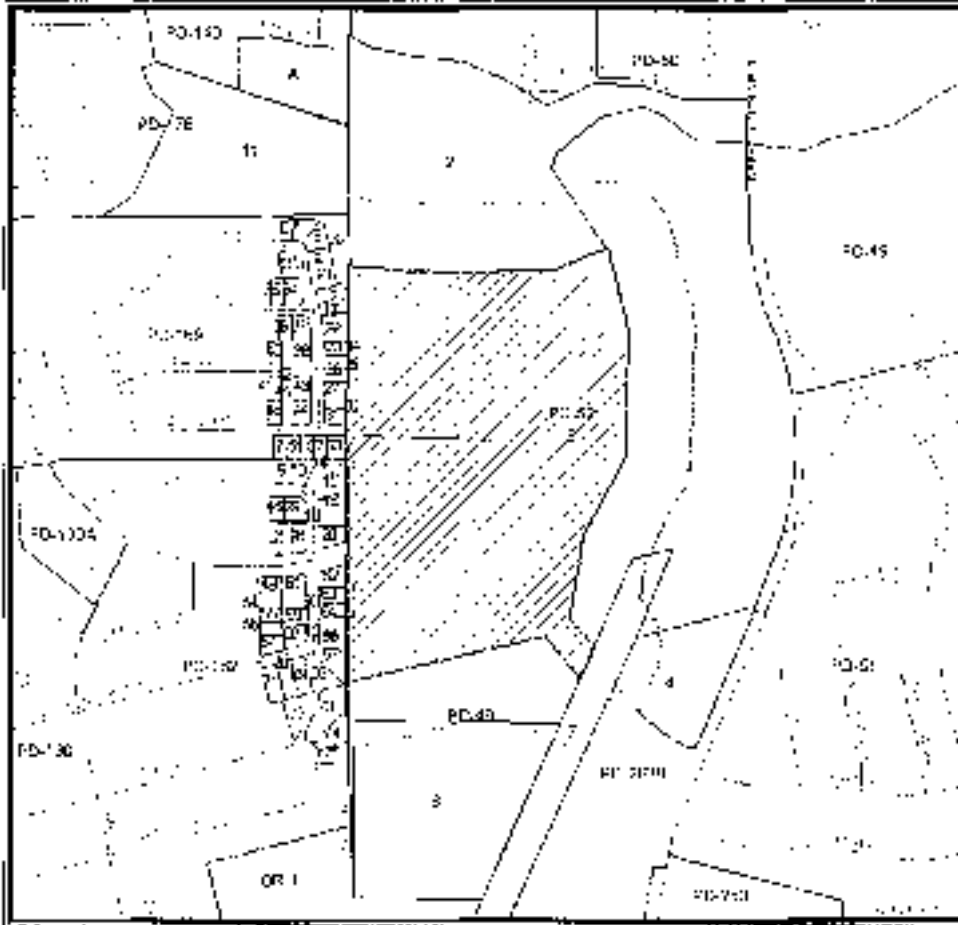
THENCE South 24 degrees 26 minutes 19 seconds West with said line 182.42 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set for corner;

THENCE leaving said line North 36 degrees 51 minutes 16 seconds West 240.31 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set in the South line of the Texas Electric Service Company easement described in Volume 5062, Page 928 of the Deed Records of Tarrant County, Texas for corner;

THENCE South 75 degrees 28 minutes 37 seconds West with said line 906.49 feet to a 5/8 inch iron rod with an aluminum cap stamped E. H. CARRUTH RPLS 1829 set in the West line of said Martin 220 acre tract and in Martin Barnes Road for corner, said point being North 0 degrees 03 minutes 55 seconds East 107.97 feet from the Southwest corner of said tract;

THENCE North 0 degrees 03 minutes 55 seconds East with the West line of said tract 1177.24 feet to the POINT OF BEGINNING and containing 47.833 acres of land more or less.

PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area
Indicates Property
Under Review

Shaded Area Indicates
Notification Boundary
(if applicable)

CASE NUMBER: Z070301
ZONING CHANGE
KINGSWOOD ESTATES
CURRENT ZONING: PD-52 & PD-48
REQUEST:

A request for approval of a
Zoning Change for single family detached.

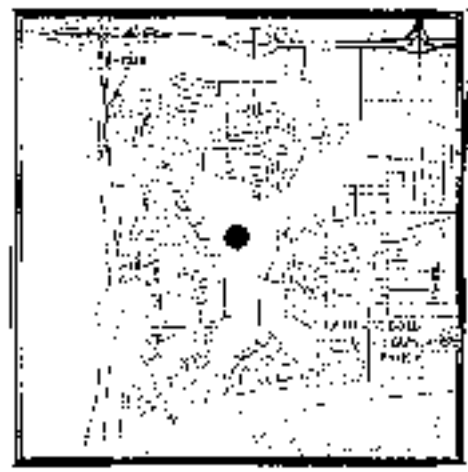
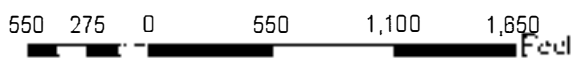


Exhibit "B" Concept Plan

Ordinance No. 7571, Pg. 18

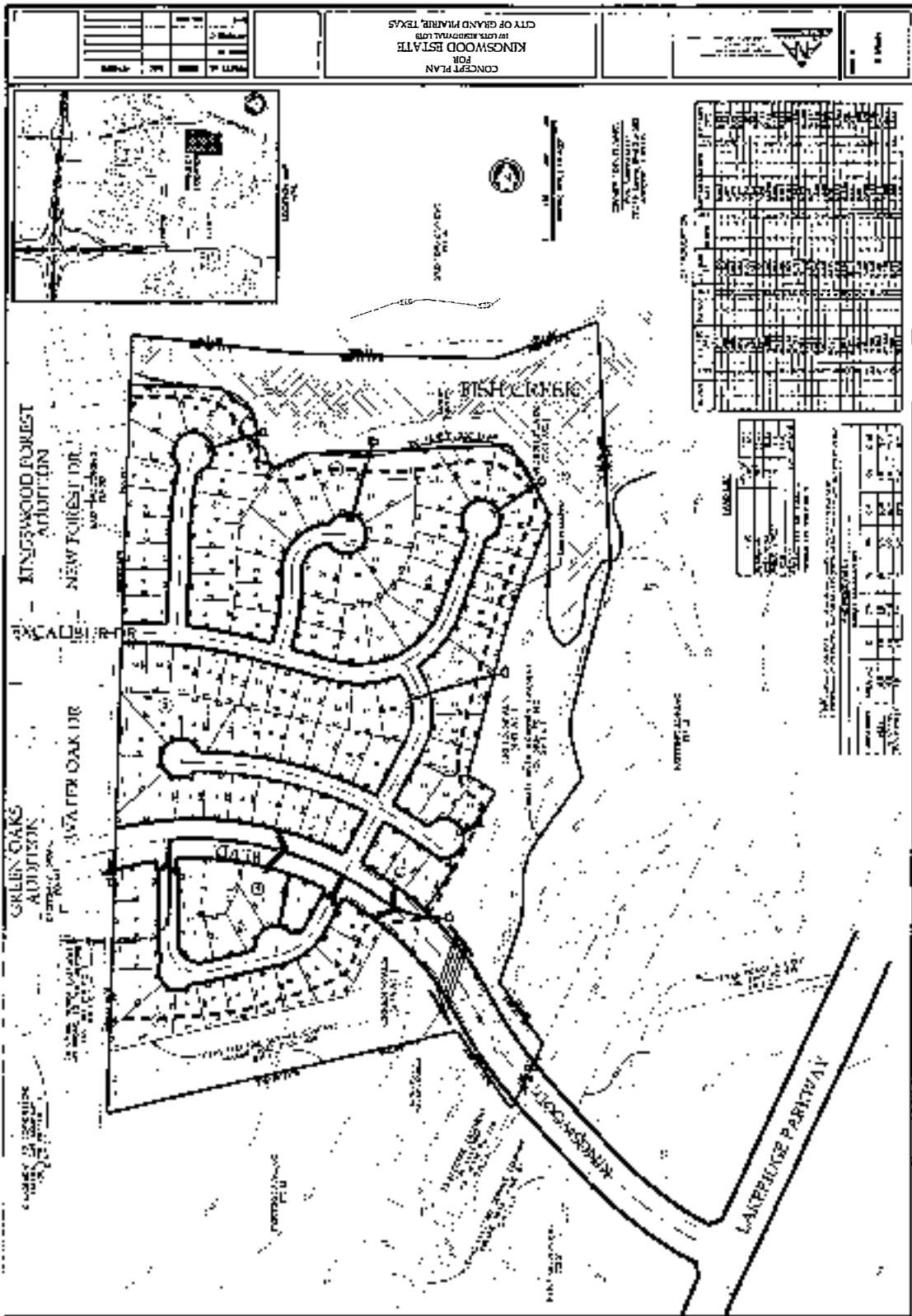


Exhibit "C"
Density and
Dimensional Table
(Per Section III.)

Ordinance No. 7571, Pg. 19

Maximum Unit Density per Developable Acres (1)	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks in Feet							Max. Height (Feet)	Max. Lot Cov.
		Area (SF)	Width (Feet) Taken at Front Yard SB'k.	Depth (Feet)	Front w/ front facing garage (Double door type only)	Front w/ non-front facing garage	For Street Facing Porches	Internal Rear	Internal Side	Side on Street w/ equal or less than a 50-foot right-of-way	Side and Rear on Street greater than 50-foot right-of-way		
4.0	1,800 SF for min. 20% of units. 2,000 SF for min. 80% of units.	7,800 to 8,999 SF max. 60% of lots. 9,000 SF or greater for rem.	65	110	25 to front wall plane; 27 to front of garage w/ 12" offset between doors.	17	17	15	6	15 (2)	20 (2)	35 (To top plate)	60%

- (1) Developable acreage is based on the total platted property less the area used or dedicated for drainage or open space.
- (2) Key Lots - A front yard setback will be required along all street frontages for corner lots that have front yard setbacks projecting from adjacent lots that adjoin said corner lot along its rear and side lot lines. (See Figure 5 below)

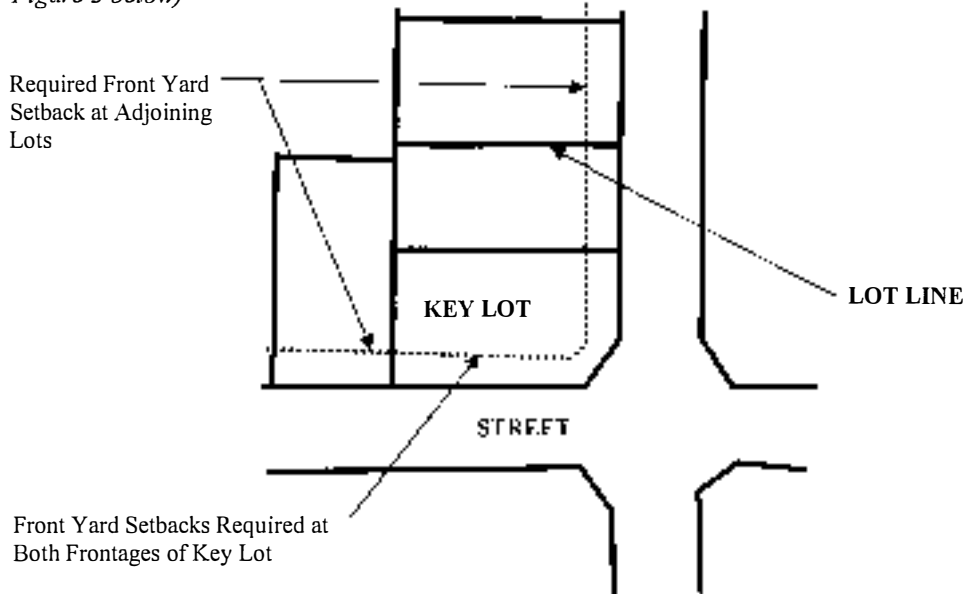


Figure 5 - Key Lot Setback Example