

**ORDINANCE NO. 9006  
PLANNED DEVELOPMENT NO. 330  
CASE NO. Z100302**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP TO REZONE 1.657 ACRES OF LAND (THE ZONING AREA) OUT OF THE JOHN C. READ SURVEY, ABSTRACT NO. 1183, DALLAS COUNTY, TEXAS, SAID PROPERTY BEING SITUATED AT 3525 & 3535 ROSE LEE SEATON ROAD IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM LIGHT INDUSTRIAL (LI) DISTRICT & SINGLE FAMILY-ONE (SF-1) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY-THREE (SF-3) USES; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 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 **Light Industrial (LI) District and Single Family-One (SF-1) District to a Planned Development District for Single Family-Three (SF-3) Uses**, and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 1, 2010 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 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Light Industrial (LI) District and Single Family-One (SF-1) District to a Planned Development District for Single Family-Three (SF-3) 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 16, 2010 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 **Light Industrial (LI) District and Single Family-One (SF-1) District to a Planned Development District for Single Family-Three (SF-3) Uses** and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted and established 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:**

**SECTION 1.**

That Ordinance Number 4779, being the Unified Development Code 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:

**“THE UNIFIED DEVELOPMENT CODE 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 1.657 acres of land (the zoning area) out of the John C. Read Survey, Abstract No. 1183, Dallas County, Texas, said property being situated at 3525 & 3535 Rose Lee Seaton Road in the City of Grand Prairie, Dallas County, Texas from its classification of **Light Industrial (LI) District and Single Family-One (SF-1) District to a Planned Development District for Single Family-Three (SF-3) Uses** as shown on the attached Exhibit “B” incorporated herein by reference.

**SECTION 2. PURPOSE AND INTENT**

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of single family detached residential uses in a manner compatible with the surrounding development and zoning and in compliance with the City’s Comprehensive Plan and the Unified Development Code.

**SECTION 3. DEVELOPMENT STANDARDS**

1. Permitted Uses:

The use of the subject properties are for single family detached residential

uses and shall conform to those requirements for the Single Family-Three (SF-3) District as established in the Unified Development Code (UDC) except as otherwise specified herein.

2. Maximum Unit Density: 5.2 Dwelling Units Per Acre
3. Minimum Living Area: 2,000 Square Feet
4. Minimum Lot Size and Dimensions:

Lot designations (*Lots 1-4*) can be seen in *Exhibit A* of this ordinance.

A. Minimum Area: 8,400 Square Feet

B. Minimum Lot Width:

- i. Lot 1: 89 Feet
- ii. Lot 2: 70 Feet
- iii. Lot 3 & 4: 65 Feet

C. Minimum Lot Depth:

- i. Lot 1: 103 Feet
- ii. Lot 2-4: 120 Feet

5. Building Setbacks:

- A. Front: 25 Feet
- B. Rear: 10 Feet
- C. Interior Side: 6 Feet

6. Maximum Height: 25 Feet
7. Maximum Lot Coverage: 50%
8. Minimum Masonry Content: 80%
9. Minimum Roof Pitch: 6:12
10. Additional Landscaping Requirements:

Provide one street tree, a minimum of three (3) inches in caliper, in the front yard of each lot.

**SECTION 4.**

It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

**SECTION 5.**

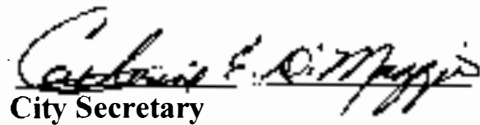
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 6.**

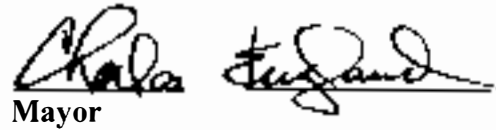
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 16<sup>TH</sup> DAY OF MARCH, 2010.**

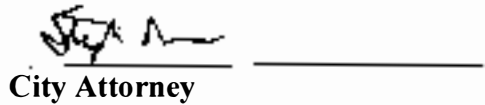
**ATTEST:**

  
City Secretary

**APPROVED:**

  
Mayor

**APPROVED AS TO FORM:**

  
City Attorney

Case Z100302

WOMEN'S CLUB and MARIA ISORA CUEVRA

A FINAL PLAY

THE PLAYERS IN THE  
COSTUME OF THE  
MUSICIANS OF THE  
MADRID OPERA

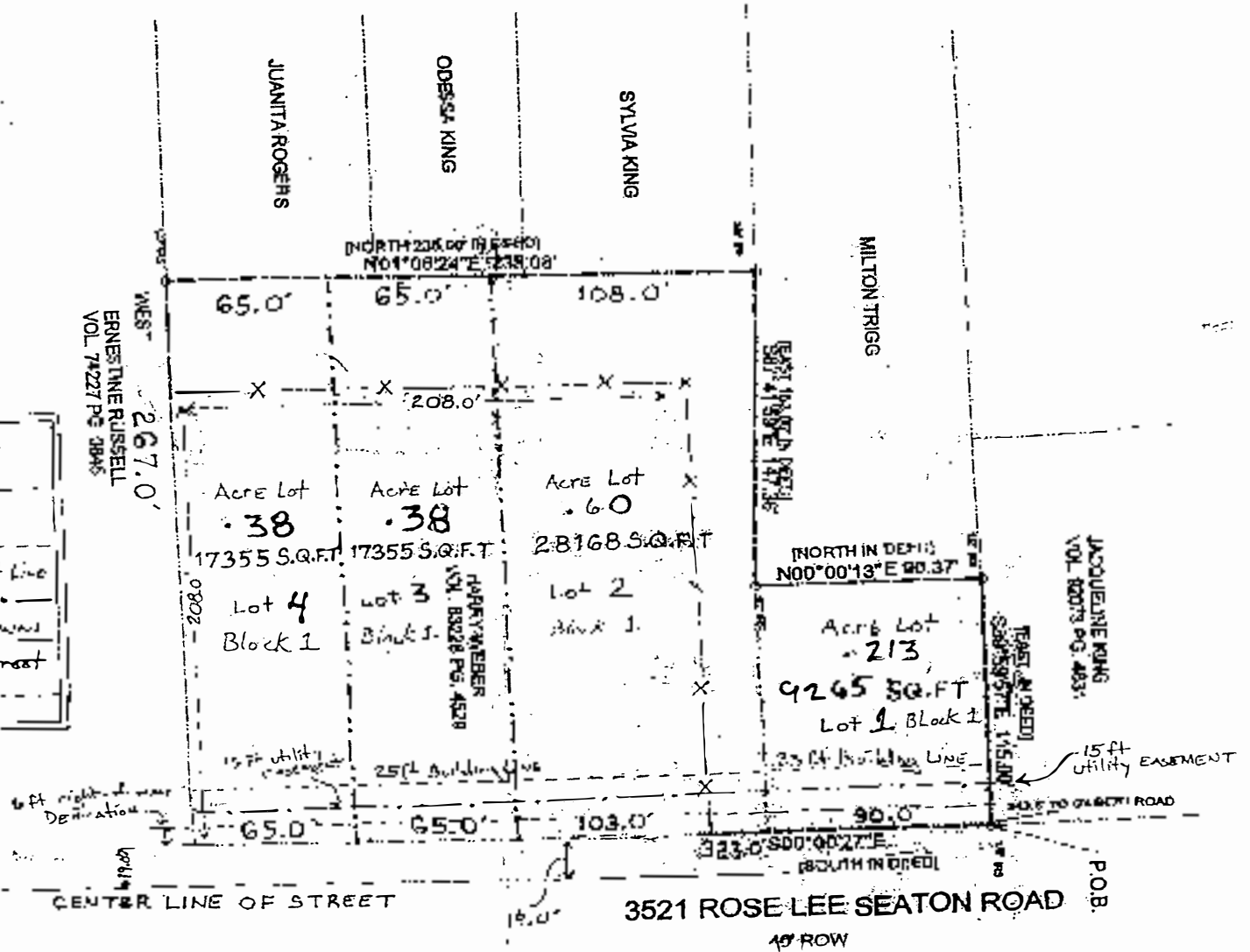


**Exhibit B**  
 Zoning Change  
 Page 2 of 4

NORTH

**Key Legend**

- Existing Lot Line
- Building Line
- Requested subdivided Lot Line
- Dedicated Right-of-way Center Line of Street



ZONING CASE Z100302

Exhibit C  
Metes and Bounds  
Page 3 of 4

PROPERTY ADDRESS: 3521 ROSE LEE SEATON ROAD

BEING OUT OF THE J.C. READ SURVEY, ABSTRACT NO. 1183, AND BEING PART OF THE CLARENCE TRIGG PROPERTY DESCRIBED IN DEED TO CLARENCE TRIGG, DATED DECEMBER 13, 1924, RECORDED IN VOLUME 1299, PAGE 6, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROD FOR A CORNER IN THE WEST LINE OF ROSE LEE SEATON ROAD, SAME POINT BEING 343.60 FEET SOUTH OF THE SOUTH LINE OF GILBERT ROAD;

THENCE SOUTH 00 DEGREES 00 MINUTES 27 SECONDS EAST (SOUTH IN DEED) ALONG SAID WEST LINE, 115.30 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 89 DEGREES 46 MINUTES 29 SECONDS WEST (WEST IN DEED), 208.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH (BASIS OF BEARINGS), 208.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE WEST, 59.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE NORTH 01 DEGREE 08 MINUTES 24 SECONDS EAST (NORTH IN DEED), 238.08 FEET (238.00 FEET IN DEED) TO A FOUND 3/8 INCH IRON ROD;

THENCE SOUTH 87 DEGREES 41 MINUTES 59 SECONDS EAST (EAST IN DEED), 147.36 FEET (153.00 FEET IN DEED) TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST (NORTH IN DEED), 90.37 FEET (98.60 FEET IN DEED, TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS EAST (EAST IN DEED), 115.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 29089.23 SQUARE FEET OR 0.87 ACRES OF LAND.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X WHICH IS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL #465472 0285 J

ANY REFERENCE TO FLOOD PLAIN ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

TO THE BEST OF MY KNOWLEDGE AND INFORMATION THE EASEMENT TO TEXAS POWER & LIGHT IN VOLUME 2508, PAGE 79 DOES NOT AFFECT THIS PROPERTY

TITLE COMPANY: AMERICAN TITLE

NOTE: CHECK WITH UTILITY COMPANIES FOR BURIED LINES.

ACCEPTED BY \_\_\_\_\_

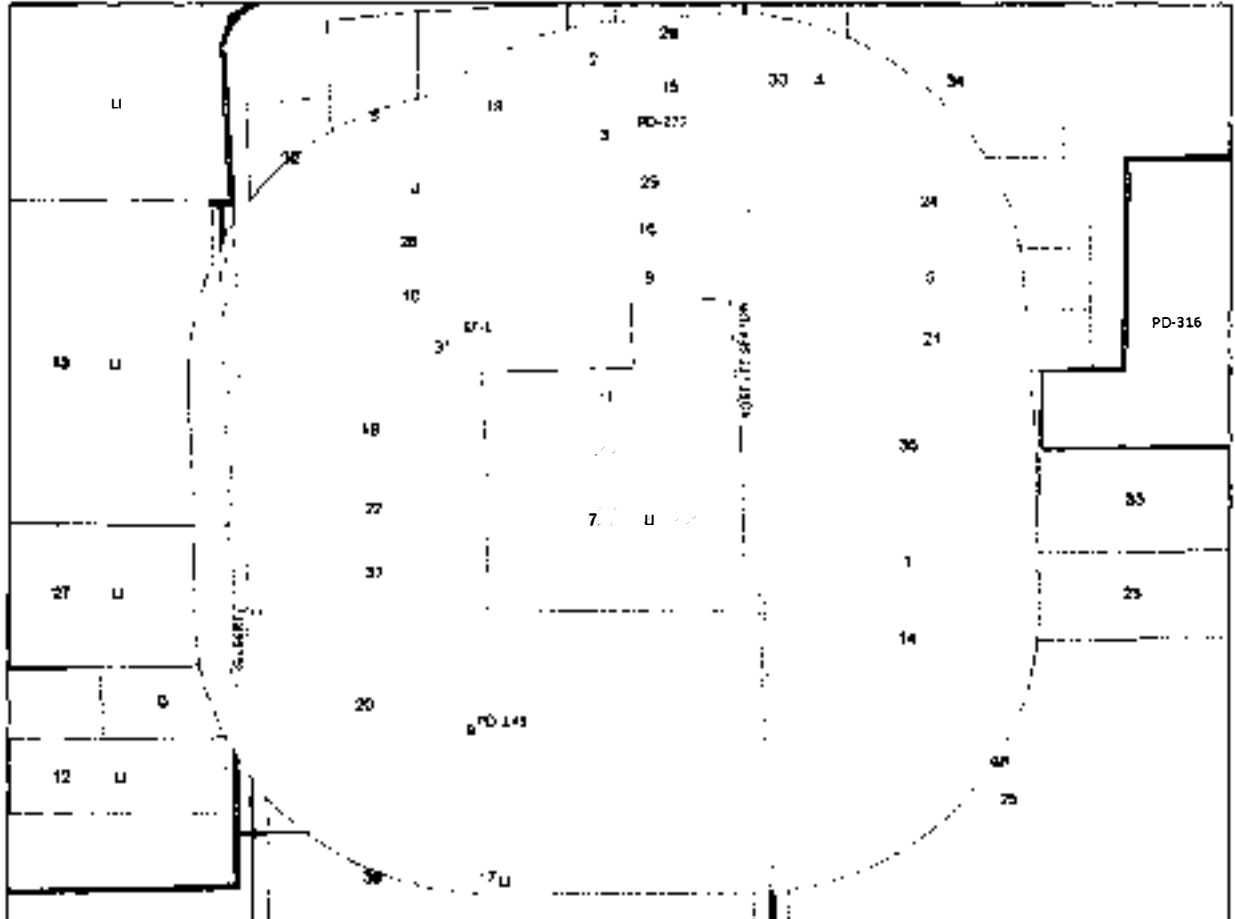
DATE: \_\_\_\_\_



*Exhibit D*  
*Property Owner Notifications*  
*Page 4 of 4*

*Off-Road  
Public*

# PROPERTY OWNER NOTIFICATION LOCATION MAP



**Case Number:** Z100302  
**Case Type:** Zoning Change  
**Case Name:** 3509/3521 Rose Lee Seaton Rd

**Current Zoning:** SF-1/LI

**Request:** A request for approval of a zoning change from a Single Family-One (SF-1) and Light Industrial (LI) District to a Planned Development for Single Family-



uses.

Cross Hatched Area Indicates  
Property Under Review

