

**ORDINANCE NO. 10051-2016**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A 7.09 ACRES OUT OF THE JEROME LYNN SURVEY, ABSTRACT NO. 972, TRACT 1B, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ADDRESSED AS 2901 DORYN DRIVE, FROM AGRICULTURE (A) DISTRICT 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 from its classification of **Agriculture (A) District to a Planned Development District for Single Family Detached Residential**;

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 4, 2016, 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;

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 5 to 3 to recommend denial to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Agriculture (A) District to a Planned Development District for Single Family Detached Residential**;

**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 May 3, 2016, 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, Grand Prairie, 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 **Agriculture (A) District** 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 20<sup>TH</sup> 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 **Agriculture (A) District to a Planned Development District for Single Family Detached Residential;**

**PROPERTY DESCRIPTION - 7.09 ACRES**

**BEING** 7.094 acres of land located In the JEROME LYNN SURVEY, ABSTRACT NO. 972, Tarrant County, Texas, being a portion of the tract of land described in the Deed to M. George Spurlin and Quincy Pearl Spurlin, recorded in Volume 9670, Page 2087, Deed Records, Tarrant County, Texas. Said 7.094 acres of land being more particularly described as follows:

**BEGINNING** at an 1/2 inch Iron rod found lying in the Northwest line of said Lynn Survey at the North corner of said Spurlin tract, being the West corner of a tract of land described in the Deed to Webb Lynn Inc., recorded In Volume 9382, Page 1, Deed Records, Tarrant County, Texas, said iron rod lying South 60 degrees 04 minutes 44 seconds West 1816.72 feet from an 1/2 inch iron rod found at the North corner of said Lynn Survey;

**THENCE** South 29 degrees 27 minutes 42 seconds East, a distance of 1,654.62 feet along the common line of said Spurlin and Webb Lynn Tracts to an 1/2 inch Iron rod stamped BEASLEY RPLS No. 4050 set in the Northwest line of a tract of land described in the Deed to The John L. and Barbara V. Martin Revocable Living Trust recorded In Volume 14734, Page 472, Deed Records, Tarrant County, Texas, from which an 1/2 Iron rod found at the East corner of said Spurlin Tract

bears South 29 degrees 27 minutes 42 seconds East 4.41 feet;

**THENCE** South 58 degrees 36 minutes 45 seconds West, a distance of 144.84 feet along the Southeast line of said Martin Tract to an 1/2 inch Iron rod stamped BEASLEY RPLS No. 4050 set in the Northeast line of the tract of land described in the Deed to the United States of America recorded in Volume 6869, Page 1274, Deed Records, Tarrant County, Texas, from which a broken Corps of Engineers monument found at the East corner of said United States of America Tract bears South 29 degrees 42 minutes 14 seconds East, a distance of .87 feet;

**THENCE** along the said Northeast and Northwest lines of said United States of America Tract as follows;

**THENCE** along the said Northeast and Northwest lines of said United States of America Tract as follows;

1. NORTH 29 degrees 42 minutes 14 seconds West, a distance of 339.40 feet to a Corps of Engineers Monument found;
2. SOUTH 60 degrees 30 minutes 05 seconds West, a distance of 50.84 feet to a Corps of Engineers monument found at the West corner of said United States of America Tract, being an ell corner of said Spurlin Tract;

**THENCE** North 29 degrees 27 minutes 57 seconds West; a distance of 1,318.54 feet along the Southwest line of said Spurlin Tract to a PK nail set in said Northwest line the Lynn Survey at the West corner of said Spurlin Tract;

**THENCE** North 60 degrees 04 minutes 44 seconds East, a distance of 197.13 feet along said Northwest line to the POINT OF BEGINNING, containing 7.094 acres of land more or less.

THE bearings recited hereon are oriented, to Northwest line of the Webb Lynn Inc., tract recorded in Volume 9382, Page 1, Deed Records, Tarrant County, Texas, bearing North 60 degrees 04 minutes 44 seconds East.

## **II.**

### **Purpose and Intent**

The intent of this zoning ordinance is to create a development framework that encourages and supports higher standards.

Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential development.

A homeowners association (HOA) and public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure resources are available for the care of the common elements and amenities of the community.

### **III.**

#### **Development Standards**

##### **General**

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

##### **Zoning Exhibit**

The area depicted in Exhibit "B" - Zoning Exhibit designates the Planned Development District area. The number of residential lots within the Planned Development District area shall not exceed 33.

##### **Development Standards**

1. The development shall comply with the regulations of the Single Family-5 (SF-5) District requirements of the Unified Development Code, as amended; except as expressly provided by this ordinance.
2. The development shall comply with the provisions of Resolution 3924, unless an appeal or exception is expressly approved by the City Council. In the event the provisions of the SF-5 district conflict with Resolution 3924, the more restrictive shall prevail, except:
  - a. Minimum lot size - The minimum residential lot size shall be 6,000 square feet.
  - b. Minimum lot depth - The minimum residential lot depth shall be 70 feet.
  - c. Maximum cul-de-sac length - The cul-de-sac length shall not exceed 670 feet in length.
  - d. Front-Entry Garage Restriction - All dwelling units constructed shall have a non-front-entry garage. Secondary garages (garages which are not the main non-front entry garage) with front entry are permissible in conjunction with a main non-front entry garage, provided they meet the requirements of the UDC and Resolution 3924.
3. Minimum Setbacks shall be complying with the SF-5 standards contained in Article 6 of the Unified Development Code except as follows:
  - a. Minimum Lot Area - 6,000 square feet
  - b. Minimum Lot Depth - 70 feet

- c. Minimum Front Yard Setback - 17 feet
- d. Minimum Living Area - 1,800 square feet

**IV.**

**Homeowners Association**

A mandatory homeowners association (HOA) shall be created to enforce the HOA restrictions at the expense of the property owners of the development or joining an adjoining HOA may be done in lieu of creating a new HOA. The HOA shall maintain the common areas within the development. Prior to recordation of the first final plat, HOA documents shall be submitted to the Planning Department for review.

**V.**

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

**VI.**

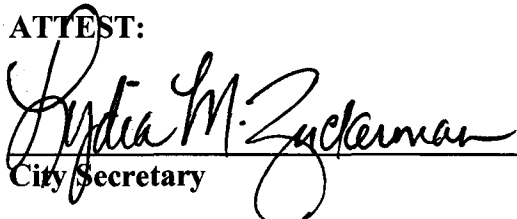
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 17<sup>TH</sup> DAY OF MAY, 2016.**


**APPROVED:**

  
Ron Jensen, Mayor

**ATTEST:**

*for*  
  
City Secretary

**APPROVED AS TO FORM:**

  
City Attorney

**ORDNANCE NO. 10051-2016  
PLANNED DEVELOPMENT NO. 355  
ZONING CASE NO. Z160401/CP160401**

