

**ORDINANCE NO. 10850-2020**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 9.99 ACRES OF LAND OUT OF THE BAALIS ESTES SURVEY, ABSTRACT NO. 1707, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY USE; 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 District to a Planned Development District for Single Family Use; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 11, 2020, 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 approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Agriculture to a Planned Development District for Single Family Use; 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 P.M. on May 19, 2020, 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 to a Planned Development District for Single Family Use; 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 THAT:**

**SECTION 1.** 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 from its classification as Agriculture District, to a Planned Development District for Single Family Use, the property described and depicted in Exhibit A - Boundary Description.

**SECTION 2.** The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

**SECTION 3.** The following shall apply to development in the Planned Development District:

- A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Wall and Entry Feature.
- B. Development shall comply with the use and development standards for Single Family-Four District and Appendix W in the UDC, as may be amended, with the exceptions and additions below.
  - 1. The minimum lot width shall be 52 ft.
  - 2. The minimum lot depth shall be 116 ft.
  - 3. Front entry garages shall be allowed.
  - 4. Front entry garages shall include additional architectural elements such as, but not limited to, masonry infilled gabled roof with articulated bond pattern, dormer window features, boxed windows, and brick/stone designs.
  - 5. At least four lots shall be constructed with J-Swing garages.
  - 6. Garages may account for more than 30% of the width of the front facade.
  - 7. Carports are prohibited.

**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.** This Ordinance shall be in full force and effect from and after its passage and approval.

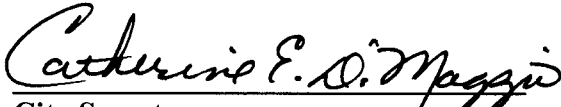
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,  
TEXAS, THIS THE 19<sup>TH</sup> DAY OF MAY 2020.**

**APPROVED:**




**Ron Jensen, Mayor**

**ATTEST:**

  
City Secretary

**APPROVED AS TO FORM:**

  
City Attorney  
(Deputy)

**Zoning Case No. Z200501  
Planned Development No. 401**





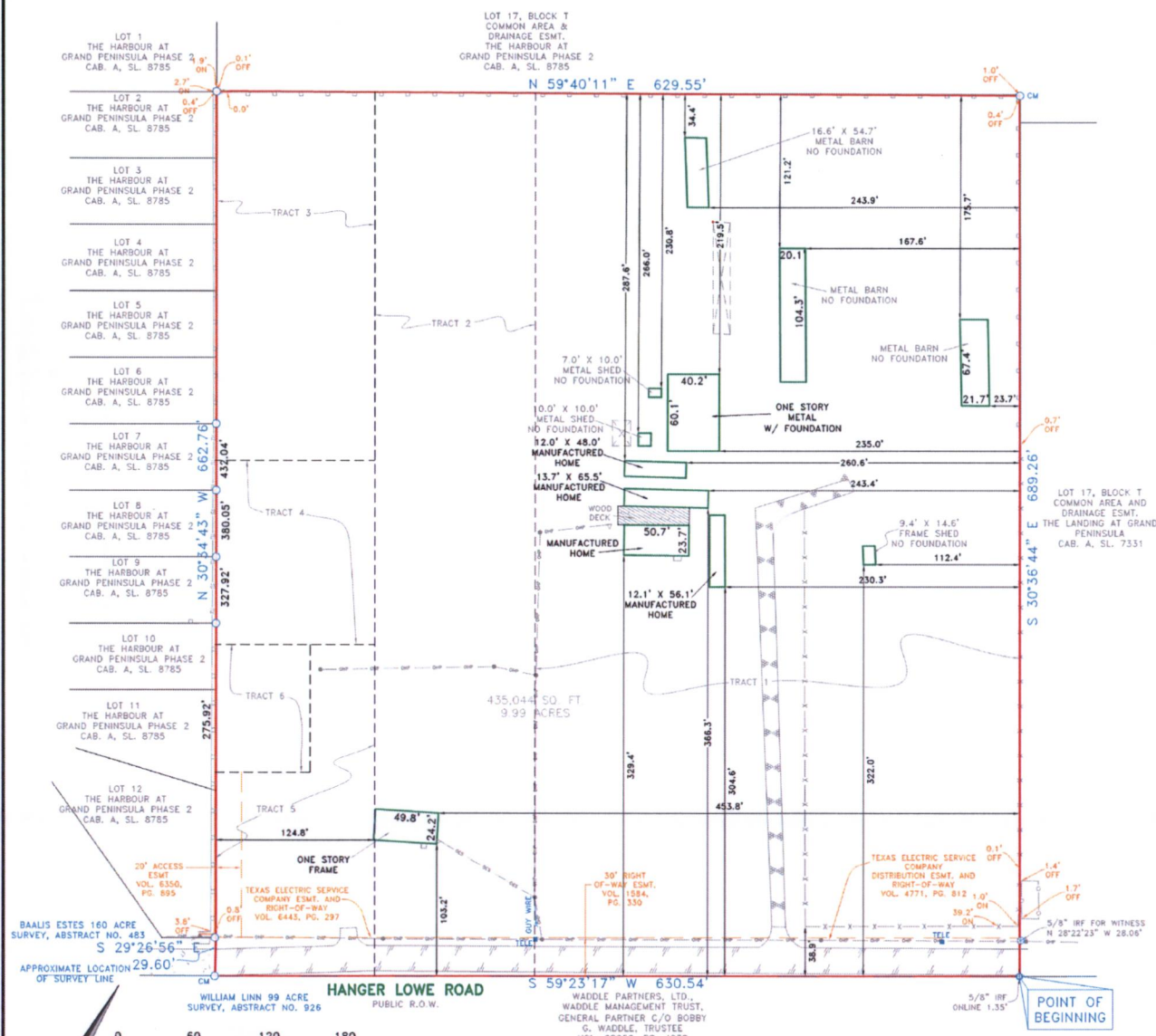
CASE LOCATION MAP  
Case Number Z200501  
The Lakeside



City of Grand Prairie  
Development Services

(972) 237-8255  
[www.gptx.org](http://www.gptx.org)





### 3517 and 3535 Hanger Lowe Road

Being a tract of land situated in the Baalis Estes Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Lois Darlene Durbo, Trustee of the Durbo Family Revocable Trust, by deed recorded in Instrument Nos. D219056422 (Tract 1), D219056420 (Tract 2), D219056418 (Tract 3), D219056419 (Tract 4), D219056417 (Tract 5), D217163411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to Lot 17, Block T, of The Landing at Grand Peninsula, by deed recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas and lying along the Northwest line of that tract of land conveyed to Waddle Partners, LTD., Waddle Management Trust, General Partner C/O Bobby G. Waddle, Trustee, by deed recorded in Volume 98060, Page 4238, Deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found bears North 28 degrees 22 minutes 23 seconds West, a distance of 28.06 feet for witness;

THENCE South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1/2 inch iron rod found for corner;

THENCE North 29 degrees 26 minutes 56 seconds West, departing the centerline of Hanger Lowe Road, a distance of 29.60 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an Addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

THENCE North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, passing at a distance of 275.92 feet to a 1/2 inch iron rod found online for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327.92 feet to a 1/2 inch iron rod found online for reference at a East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 380.05 feet to a 1/2 inch iron rod found online for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662.76 feet to a 1/2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE North 59 degrees 40 minutes 11 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 629.55 feet to a 1/2 inch iron rod found for corner, said corner being an inside 'el' corner of said Lot 17, Block T of said Harbour at Peninsula Addition;

THENCE South 30 degrees 36 minutes 44 seconds East, along the Southwest line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 689.26 feet to the POINT OF BEGINNING and containing 435,044 square feet or 9.99 acres of land.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor J.T. Thompson hereby certifies to Oakhollow Group, LTD, a Texas limited liability company and Reunion Title, in connection with the transaction described in G.F. No. 2017-275605-RU that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 14th day of May, 2019

*J.T. Thompson*  
J.T. Thompson  
Registered Professional Land Surveyor No. 4604



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: According to the F.I.R.M. in Map No. 48439C0485K, this property does lie in Zone \_\_\_\_ and does not lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT		LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	— ASPHALT PAVING	CHAIN LINK FENCE
○ 1/2" IRON ROD SET	■ COLUMN	— WOOD FENCE	WOOD FENCE
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING	— 0.5" WIDE TYPICAL BARNED FENCE	IRON FENCE
□ FENCE POST CORNER	— FIRE HYDRANT	— PIPE FENCE	PIPE FENCE
□ "T" FOUND / SET	— COVERED PORCH/DECK OR CARPORT	— OVERHEAD ELECTRIC SERVICE	OVERHEAD POWER LINE
○ 5/8" ROD FOUND	— CONCRETE PAVING	— DOUBLE SIDED WOOD FENCE	
▲ UNDERGROUND ELECTRIC	— POINT FOR CORNER		
▲ OVERHEAD ELECTRIC			
▲ POWER POLE			
▲ GRAVEL/ROCK ROAD OR DRIVE			

		12025 Shiloh Road, Ste. 240 Dallas, TX 75228 P 214.349.9485 F 214.349.2216 Firm No. 10168800 www.cbgtvlc.com	
SCALE	DATE	JOB NO.	G.F. NO.
1" = 60'	05/13/19	1908997	SEE ABOVE
DRAWN	MARIA		

## METES AND BOUNDS

BAALIS ESTES SURVEY, ABSTRACT NO. 1707

TARRANT COUNTY, TEXAS

3517 & 3535 HANGER LOWE ROAD



### **Metes and Bounds Description – 3517 & 3535 Hanger Lowe Road**

Being a tract of land situated in the Baalis Estes Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Lois Darlene Dubro, Trustee of the Dubro Family Revocable Trust, by deed recorded in Instrument Nos. D219056422 (Tract 1 ), D219056420 (Tract2), D219056418 (Tract 3), D219056419 (Tract 4), D219056417 (Tract 5), D217163411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to Lot 17, Block T, of The Landing at Grand Peninsula, by deed recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas and lying along the Northwest line of that tract of land conveyed to Waddle Partners, LTD., Waddle Management Trust, General Partner C/O Bobby G. Waddle, Trustee, by deed recorded in Volume 98060, Page 4238, Deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found bears North 28 degrees 22 minutes 23 seconds West, a distance of 28.06 feet for witness;

THENCE South 59 degrees 23 minutes 17 seconds West, along the centerline of Hanger Lowe Road, a distance of 630.54 feet to a 1 /2 inch iron rod found for corner;

THENCE North 29 degrees 26 minutes 56 seconds West, departing the centerline of hanger Lowe Road, a distance of 29.60 feet to a 1 /2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an Addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

THENCE North 30 degrees 34 minutes 43 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, passing at a distance of 275.92 feet to a

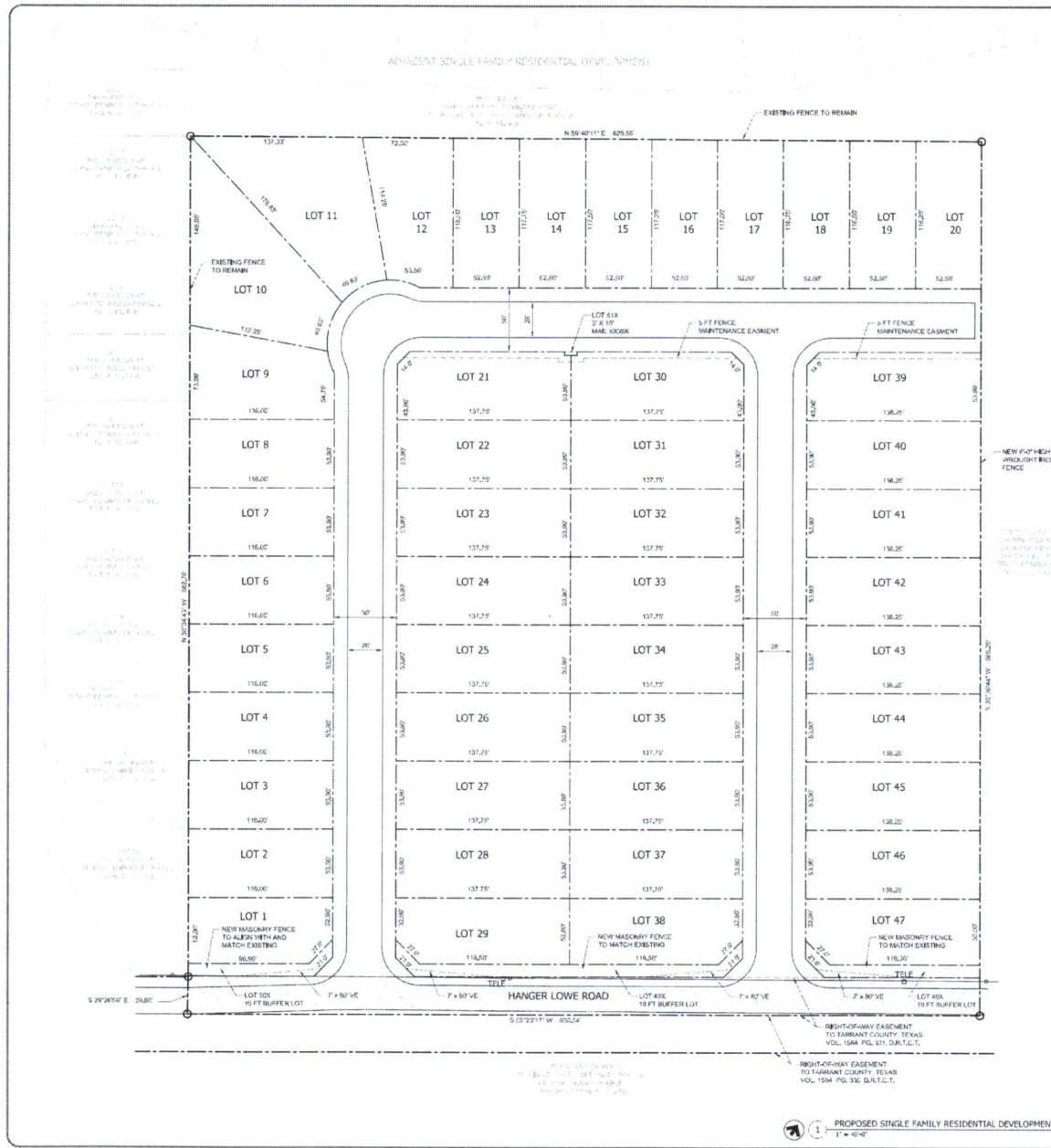
1 /2 inch iron rod found on line for reference at the East corner of Lot 9 of said Harbour at Peninsula Addition, continuing at a distance of 327 .92 feet to a 1 /2 inch iron rod found online for reference at a East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 380.05 feet to a 1 /2 inch iron rod found online for reference at a East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1 /2 inch iron rod found on line for reference at a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 662. 76 feet to a 1 /2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

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Exhibit B - Concept Plan  
Page 1 of 1



SITE DATA SUMMARY:

9.99 TOTAL ACRES  
4 COMMON LOTS  
47 RESIDENTIAL LOTS  
MINIMUM LOT WIDTH = 52'-0"  
MINIMUM LOT DEPTH = 116'-0"  
MINIMUM HOUSES SIZE = 1,800 SF

THE CONCEPT PLAN IS INTENDED TO BE A GRAPHIC DEPICTION OF THE LIKELY LOT AND BLOCK CONFIGURATION, STREET LAYOUT, AND AMENITY PLAN OF THE DEVELOPMENT. IT IS NOT INTENDED TO CONSTITUTE A FINAL DESIGN OR APPROVAL, IMPLIED OR OTHERWISE, OF THE DEVELOPMENT. THE ULTIMATE DEVELOPMENT DESIGN WILL BE BASED ON THE APPROVED DEVELOPMENT STANDARDS AND/OR SITE LIMITATIONS AT THE TIME OF FINAL PLATTING.

EXISTING METES AND BOUNDS FOR:

3517 and 3535 Hanger Lowe Road

Being a tract of land situated in the Davis Sales Survey, Abstract No. 1707, Tarrant County, Texas, same being that tract of land conveyed to Lois Darlene Darbo, Trustee of the Darbo Family Revocable Trust, by deed recorded in instrument No. 0219056422 (Tract 1), 0219056420 (Tract 2), 0219056418 (Tract 3), 0219056419 (Tract 4), 0219056417 (Tract 5), 0217155411 (Tract 6), Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEING a point for corner, said corner being the South corner of that tract of land conveyed to Lot 17, Block T, of The Landing at Grand Peninsula, by deed recorded in Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas, according to the Map or Plat thereof recorded Cabinet A, Slide 7331, Map or Plat Records of Tarrant County, Texas and lying along the Northwest line of that tract of land conveyed to Waddie Partners, L.L.C., Waddie Management Trust, General Partner C/O Bobby G. Waddie, Trustee, by deed recorded in Volume 28520, Page 4238, deed Records of Tarrant County, Texas, and lying along the centerline of Hanger Lowe Road (public right-of-way), from which a 5/8 inch iron rod found online in a Southerly direction at a distance of 1.35 feet for reference and from which a 5/8 inch iron rod found North 26 degrees 22 minutes 23 seconds West, a distance of 28.04 feet for witness:

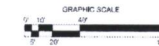
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THENCE North 28 degrees 26 minutes 56 seconds West, departing the centerline of Hanger Lowe Road, a distance of 29.60 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 12 of The Harbour at Grand Peninsula, Phase 2, an addition to Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8785, Map or Plat Records of Tarrant County, Texas;

THENCE North 30 degrees 34 minutes 45 seconds West, along the Northeast line of said Lot 12 of said Harbour at Peninsula Addition, passing at a distance of 275.62 feet to a 1/2 inch iron rod found online for reference of the East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 327.92 feet to a 1/2 inch iron rod found online for reference of a East corner of Lot 8 of said Harbour at Peninsula Addition, continuing at a distance of 380.05 feet to a 1/2 inch iron rod found online for reference of a East corner of Lot 7 of said Harbour at Peninsula Addition, continuing at a distance of 432.04 feet to a 1/2 inch iron rod found online for reference of a North corner of Lot 7 of said Harbour at Peninsula Addition, and continuing a total distance of 862.76 feet to a 1/2 inch iron rod found for corner, said corner being lying along the Northeast line of Lot 1 of The Harbour at Peninsula Addition and being the South corner of Lot 17, Block T of said Harbour at Peninsula Addition;

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THENCE South 30 degrees 36 minutes 44 seconds East, along the Southeast line of said Lot 17, Block T of said Harbour at Peninsula Addition, a distance of 688.20 feet to the POINT OF BEGINNING and containing 435.044 square feet or 9.99 acres of land.



CASE NUMBER: Z200501

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**CHS ARCHITECTS, INC.**  
 ARCHITECTS, ENGINEERS, PLANNERS  
 7000 W. LAKESIDE DRIVE, SUITE 100  
 GRAND PRairie, TX 75050  
 (972) 448-1111

**THE LAKESIDE**  
 3517 and 3535 Hanger Lowe Road  
 GRAND PRairie, TX 75054

1911408  
 1911408

**SITE**





DEVELOPER:  
**OAKHOLLOW GROUP**  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TX 76006

## ENTRY MONUMENT SIGN - 3D RENDERING

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CHS ARCHITECTS, INC.  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TEXAS 76006  
(817) 640-3199

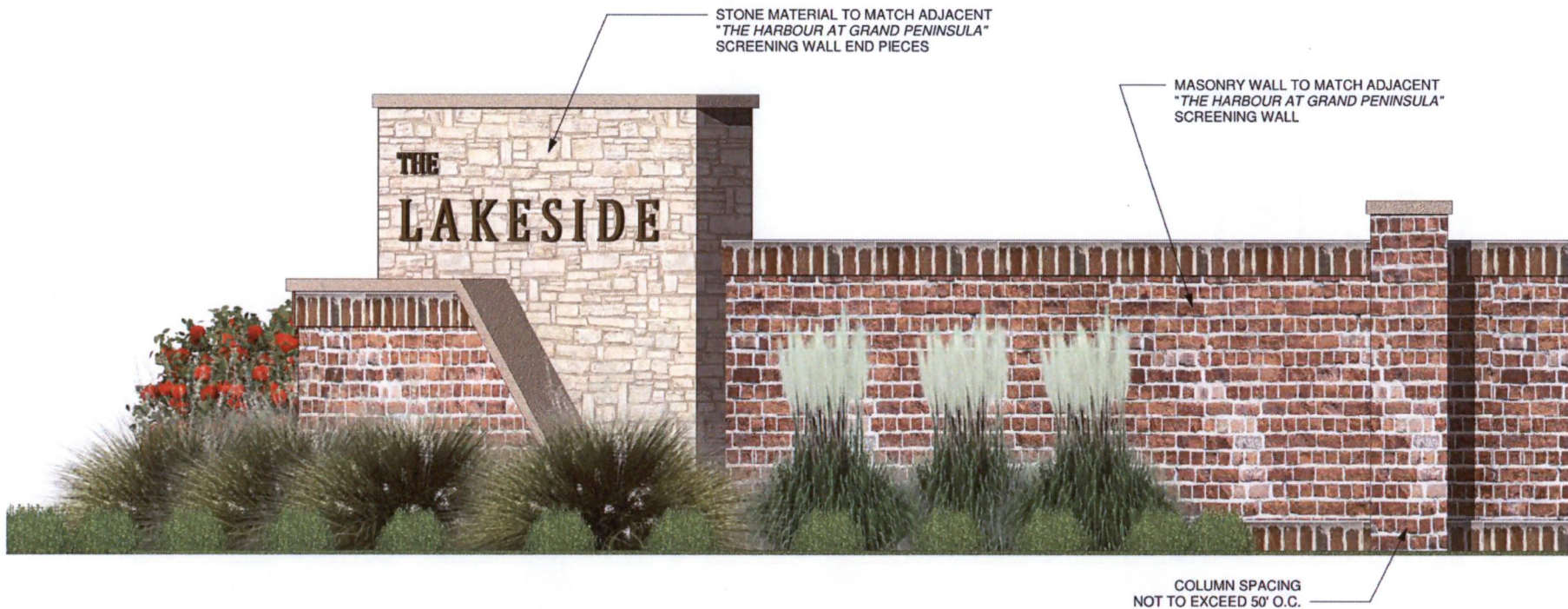


PROJECT NUMBER:  
1911-408  
DATE:  
04-23-2020

**THE LAKESIDE**  
3535 HANGER LOWE ROAD  
GRAND PRARIE, TX 75054

A1





## ENTRY MONUMENT SIGN - ELEVATION

DEVELOPER:  
**OAKHOLLOW GROUP**  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TX 76006

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CHS ARCHITECTS, INC.  
2500 NE GREEN OAKS BLVD., SUITE 200  
ARLINGTON, TEXAS 76006  
(817) 640-3199



PROJECT NUMBER:  
1911408  
DATE:  
04-23-2020

**THE LAKESIDE**  
3535 HANGER LOWE ROAD  
GRAND PRairie, TX 75054

A2