

|                     |          |
|---------------------|----------|
| PLANNED DEVELOPMENT | 152      |
| ORDINANCE NO.       | 3663     |
| PLANNING UNIT NO.   | Z842SE51 |

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE E. O'CONNER SURVEY, ABSTRACT NO. 1100, GENERALLY LOCATED ON THE WEST SIDE OF CARRIER PARKWAY, APPROXIMATELY 522.84 FEET SOUTH OF WARRIOR TRAIL FROM THE (SF-2), SINGLE FAMILY-TWO ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR SINGLE FAMILY, SINGLE FAMILY ZERO-LOT-LINE, AND NEIGHBORHOOD SERVICE USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; 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 hereinafter described property 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 (SF-2) Single Family-Two to (PD) Planned Development No. 152 for Single Family-Attached, Single Family-Zero Lot Line and Neighborhood Service uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 25, 1984 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in 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 Zoning Commission of the City of Grand Prairie, Texas voted 3 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from (SF-2) Single Family-Two to (PD) Planned Development No. 152 for Single Family-Detached, Single Family-Zero Lot Line and Neighborhood Service uses; and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock p.m. on September 11, 1984, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the 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 Daily News, 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 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 property sought to be rezoned, as well as the nature and utilization 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 the classification of (SF-2) Single Family-Two 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 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 36 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 27TH DAY OF JANUARY, 1971, 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 January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from (SF-2) Single Family-Two to (PD) Planned Development for Single Family-Detached, Single Family Zero-Lot-Line, and Neighborhood Service uses:

55.142 acres out of the Edward O'Conner Survey, Abstract No. 1100 shown on the site plan labeled Exhibit "A" attached hereto and made a part hereof as if fully set out herein.

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II.  
NEIGHBORHOOD SERVICE

1. BOUNDARY DESCRIPTION:

Tract II

BEING a 2.957 acre tract of land out of a 31.109 acre or parcel of land situated in the Edward O'Conner Survey, Abstract No. 1100, in the City of Grand Prairie, Dallas County, Texas, also being a portion of land out of a tract of land known as Greenwood Addition No. 2, Phase I, as recorded in Volume 85071, Page 3795, Deed Records, Dallas, County, Texas, shown as Tract II on the attached Exhibit "A" and being more fully described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Belt Line Road, said point being South a distance of 1969.43 feet and East a distance of 35.00 feet from the point of intersection of the West line of the Edward O'Conner Survey, Abstract No. 1100, with the South line of the D.R. Cameron Survey, Abstract No. 295;

THENCE North 84 degrees 28 minutes 18 seconds East for a distance of 83.26 feet to an angle point;

THENCE South 58 degrees 59 minutes 00 seconds East for a distance of 109.28 feet to an angle point;

THENCE North 27 degrees 02 minutes 47 seconds East for a distance of 63.89 feet to an angle point;

THENCE South 36 degrees 31 minutes 51 seconds East for a distance of 72.57 feet to an angle point;

THENCE South 68 degrees 05 minutes 36 seconds East for a distance of 35.35 feet to an angle point;

THENCE North 79 degrees 47 minutes 01 seconds East for a distance of 41.08 feet to an angle point;

THENCE South 84 degrees 44 minutes 45 seconds East for a distance of 84.63 feet to an angle point;

THENCE South 58 degrees 32 minutes 22 seconds East for a distance of 97.01 feet to an angle point;

THENCE North 73 degrees 42 minutes 37 seconds East for a distance of 110.55 feet to an angle point;

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THENCE North 85 degrees 54 minutes 14 seconds East for a distance of 137.53 feet to point for corner, said point being on the West right-of-way line of Carrier Parkway;

THENCE South 00 degrees 30 minutes 30 seconds West along the West right-of-way line of Carrier Parkway, for a distance of 127.89 feet to a point for a corner; said point also being the northeastern corner of a proposed street known as Mayfield Road, and also being on the West right-of-way line of Carrier Parkway;

THENCE North 89 degrees 29 minutes 30 seconds West for a distance of 242.75 feet to a point of curvature for a curve to the left, with an internal angle of 22 degrees 48 minutes 34 seconds, a radius of 650.00 feet, a tangent of 131.12 feet;

THENCE along said curve to the left for a distance of 258.77 feet to a point of tangency;

THENCE South 67 degrees 41 minutes 56 seconds West for a distance of 33.32 feet to a point of curvature for a curve to the right, with an internal angle of 20 degrees 44 minutes 46 seconds, a radius of 553.51 feet, a tangent of 101.32 feet;

THENCE along said curve to the right for a distance of 200.42 feet to a point;

THENCE North 45 degrees 31 minutes 10 seconds West for a distance of 14.01 feet to a point for a corner, said point being on the East right-of-way line of Belt Line Road and also being the northwestern corner of proposed Mayfield Road;

THENCE North 00 degrees 00 minutes 08 seconds West along the East right-of-way line of Belt Line Road, for a distance of 291.51 feet to the POINT OF BEGINNING; CONTAINING 128818.18 feet or 2.957 acres of land more or less.

### Tract III

BEING a 3.450 acre tract of out of a 30.1835 acre tract or parcel of land situated in the Edward O'Conner Survey, Abstract No. 1100, in the City of Grand Prairie, Dallas County, Texas, shown as Tract III on the attached Exhibit "A" and being more fully described by metes and bounds as follows:

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BEGINNING at a point in the East right-of-way line of Belt Line Road, said point being South a distance of 2557.81 feet and East a distance of 35.00 feet from the point of intersection of the West line of the Edward O'Connor Survey, Abstract No. 1100, with the South line of the D.R. Cameron Survey, Abstract No. 295;

THENCE North 00 degrees 00 minutes 08 seconds West for a distance of 177.37 feet to a point for corner;

THENCE North 44 degrees 33 minutes 33 seconds East for a distance of 14.25 feet to a point in a curve to the left which has an internal angle of 20 degrees 59 minutes 01 seconds, whose center point bears North 01 degrees 19 minutes 03 seconds West, a radius of 653.51 feet, a tangent length of 121.02 feet;

THENCE along said curve to the left for a distance of 239.34 feet to a point of tangency;

THENCE North 67 degrees 41 minutes 56 seconds East for a distance of 33.32 feet to a point of curvature of a curve to the right with an internal angle of 22 degrees 48 minutes 34 seconds, a radius of 550.00 feet, a tangent of 110.95 feet;

THENCE along said curve to the right for a distance of 218.95 feet to a point of tangency;

THENCE South 89 degrees 29 minutes 30 seconds East for a distance of 242.76 feet to a point for corner, said point being in a curve to the left, which has an internal angle of 03 degrees 01 minutes 03 seconds, whose center point bears South 89 degrees 39 minutes 17 seconds East, a radius of 3491.24 feet, and a tangent length of 91.95 feet;

THENCE along said curve to the left for a distance of 183.88 feet to a point for corner;

THENCE South 81 degrees 29 minutes 12 seconds West for a distance of 578.48 feet to a point;

THENCE South 83 degrees 31 minutes 06 seconds West for a distance of 162.79 feet to the POINT OF BEGINNING;  
CONTAINING 150,267.0 square feet or 3.450 acres of land more or less.

### 2. PERMITTED USES:

In areas designated for neighborhood services uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

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**A. PRIMARY USES:**

All uses as prescribed in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the Neighborhood Service (NS) district.

**B. SPECIFIC USE PERMIT REQUIRED:**

Additional uses shall be allowed in this district, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the Neighborhood Service (NS) District, upon approval of a Specific Use Permit in accordance with Section B-500 of the Grand Prairie Zoning Ordinance.

**3. AREA REQUIREMENTS:**

**A. Minimum depth of front setback:.....25 feet**  
(From front property line to face of structure)

**B. Minimum width of side setback:**  
(Distance between structure and any property line that is not deemed a front or rear yard.)

1. Internal lot.....0 feet

2. Sideyard setback abutting a street....15 feet

3. Sideyard abutting residentially zoned or used property.....10 feet

**C. Minimum depth of rear setback:**

1. From rear property line to any structure 0 feet

2. Rear yard abutting residentially zoned or used property.....22 feet

**D. Maximum height of structures: 2 stories**

**E. Maximum floor area ratio:.....2:1**

**F. Off-Street Parking:**

Off-street loading and parking space shall be provided in accordance with applicable sections in the Neighborhood Service (NS) District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

**4. SPECIAL FRONT, SIDE AND REAR YARD REGULATION - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A FRONT, REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.**

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- A. Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project not more than four (4) feet into the required yard.
- B. Gasoline service station pump islands may not be located nearer than 20 feet to the front property line. The outer edge of the canopy shall not be nearer than 10 feet to the front property line.

### 5. SCREENING REQUIREMENTS:

Non-residential uses shall be screened from residentially zoned or used land in accordance with Section E-400 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

### III. SINGLE-FAMILY DETACHED RESIDENTIAL

#### 1. BOUNDARY DESCRIPTION:

##### Tract IV

BEING a 22.990 acre tract or parcel of land out of a 31.109 acre tract of land known as Greenwood Addition No. 2, Phase I, as recorded in Volume 85071, Page 3795, Deed Records, Dallas County, Texas, situated in the Edward O'Conner Survey, A-1100, in the City of Grand Prairie, Dallas County, Texas, shown as Tract IV on the attached Exhibit "A" and being more fully described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Belt Line Road said point being South a distance of 3,686.68 feet and East a distance of 30.00 feet from the point of intersection of the West line of the Edward O'Conner Survey, A-1100, with the South line of the D.R. Cameron Survey, A-295;

THENCE North 00 degrees 00 minutes 08 seconds West along the East right-of-way line of Belt Line Road, for a distance of 1717.25 feet to a point for a corner;

THENCE North 84 degrees 28 minutes 18 seconds East for a distance of 5.03 feet to a point for a corner;

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THENCE South 00 degrees 00 minutes 08 seconds East and being parallel to the East right-of-way line of Belt Line Road, for a distance of 588.87 feet to a point for a corner;

THENCE North 83 degrees 31 minutes 06 seconds East for a distance of 162.80 feet to an angle point;

THENCE North 81 degrees 29 minutes 12 seconds East for a distance of 578.48 feet to a point for a corner, said point also being a point on a curve to the left, whose center point bears North 87 degrees 19 minutes 39 seconds East, with an internal angle of 20 degrees 30 minutes 26 seconds, a radius of 3491.24 feet, a tangent length of 631.55 feet;

THENCE along said curve to the left for a distance of 1249.58 feet to a point for corner, said point also being the southeastern corner of Greenwood Addition No. 2, Phase I;

THENCE South 66 degrees 49 minutes 18 seconds West for a distance of 10.00 feet to a point of curvature to the right, with an internal angle of 23 degrees 14 minutes 47 seconds, a radius of 230.22 feet, a tangent of 47.35 feet;

THENCE along said curve to the right for a distance of 93.41 feet to a point of tangency;

THENCE North 89 degrees 56 minutes 00 seconds West for a distance of 916.77 feet to the POINT OF BEGINNING, CONTAINING 1001436.18 square feet or 22.990 acres of land more or less.

### 2. PERMITTED PRINCIPAL USES:

In areas designated for single-family uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

- A. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF-2) Single-Family Two District.
- B. One single-family detached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.

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- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

### 3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

### 4. SPECIFIC USE PERMITS:

The following uses shall be allowed only after approval of a Specific Use Permit in accordance with Section B-500 of the Comprehensive Zoning Ordinance No. 2299:

- 1. Portable storage buildings larger than one hundred twenty (120) square feet or one story in height, accessory to a principal residential use on the same lot.

### 5. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.

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- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

6. AREA REQUIREMENTS:

- A. Minimum Lot Area:.....6510 sq. ft.  
  
(Minimum square footage of lot area shall be calculated exclusive of alleys.)  
(Reference SPECIAL CONDITIONS, 8(A) infra.)
- B. Minimum Required Floor Area: ...1400 sq. ft.  
  
(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)  
(Reference SPECIAL CONDITIONS, 8(A) infra.)
- C. Minimum Lot Frontage on a Public Street....62 feet  
(Measured at the front building line)
- D. Minimum lot depth.....105 feet
- E. Minimum depth of front setback.....25 feet  
(From front property line to face of structure)
- F. Minimum depth of rear setback of all structures:15 feet  
(From rear property line to any structure)
- G. Minimum width of side setback:  
(The distance between structure and any property line that is not deemed a front or rear yard.)
  - (1) Internal lot .....5 feet
  - (2) Sideyard abutting a street.....15 feet
  - (3) Sideyard abutting an arterial.....20 feet
- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards .....18 feet
- I. Minimum required exterior masonry contents:  
  
All single-family detached residential structures shall be of exterior fire-resistant construction, having at least seventy-five percent (75%) of the total exterior walls below the first floor plate line, excluding

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doors, garage doors, windows and trim, constructed of standard size full-width-brick or stone, unless otherwise approved by the City Council.

### J. Height and Area Regulations:

- (1) Maximum allowable lot coverage....70 per cent
- (2) Maximum height of structures.....2 stories

### 7. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family detached residential dwelling..2 car garage,  
with a double-width driveway  
(18 feet minimum)
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of City of Grand Prairie.

### 8. SPECIAL RESIDENTIAL REGULATIONS:

- A. SPECIAL FRONT YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED, OR ALTERED TO HAVE A FRONT YARD SMALLER THAN HEREINAFTER REQUIRED.

- (1) The front setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed twenty-four (24) inches. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)

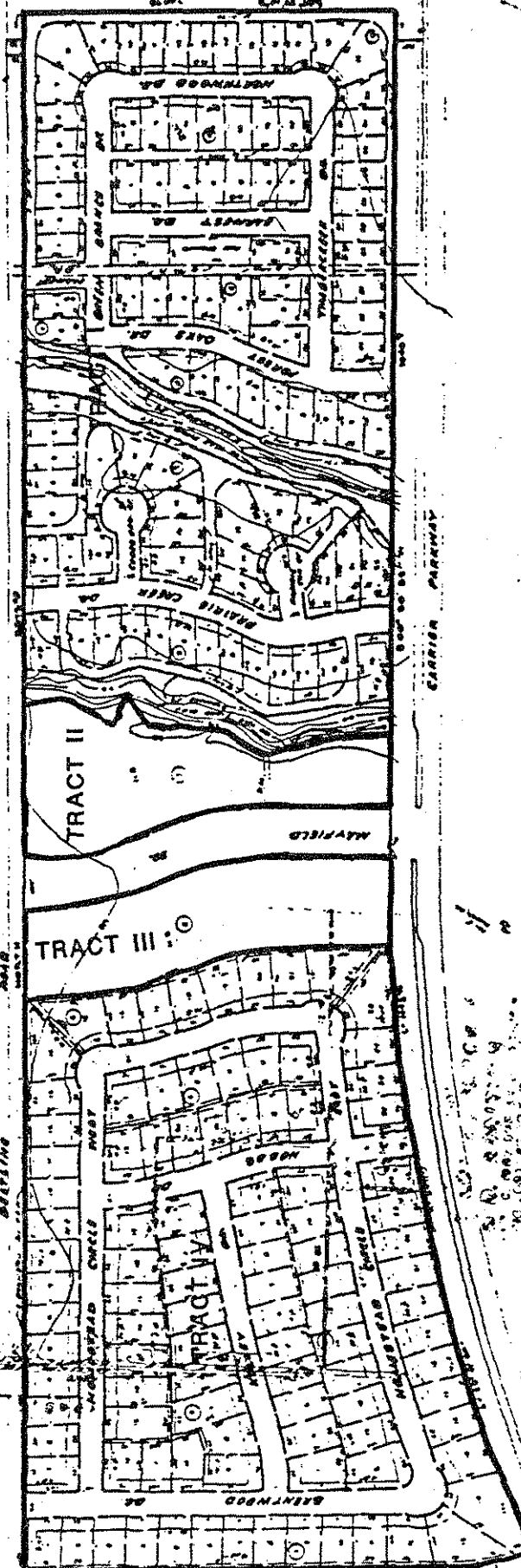
- (2) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

- B. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

- (1) Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt, course, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.
- (2) Exceptions for Certain Accessory Structures:
  - a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
  - b. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

- (1) Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over twenty-four (24) feet long shall not be stored or parked in this district.
- (2) Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
- (3) This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.



# PRELIMINARY PLAT GREENWOOD ADDITION II

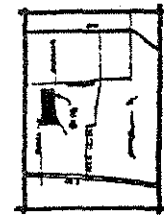
BY THE EDWARD O'CONNOR SURVEY, ABSTRACT 800  
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SOURCE: FIRST TEXAS REALTY CORPORATION  
P.O. BOX 681, GRAND PRAIRIE, TEXAS

ENGINEER: HENRY L. & ASSOCIATES, INC.  
P.O. BOX 13774 ARLINGTON, TEXAS 76013

PERMITTED PLUMBING ELEVATION  
BASED ON THE ELEVATION OF THE  
TYPICAL FLOOR FINISH OF THE  
SMALLER OF THE ADJACENT AREAS  
FOOT ABOVE FLOOR FINISH

" EXHIBIT A "



*Handwritten notes and signatures at the bottom right of the page.*

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- (4) Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress/egress without encroachment on the street or alley.

### D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

## IV. SINGLE FAMILY RESIDENTIAL ZERO LOT LINE

### 1. BOUNDARY DESCRIPTION

#### Tract I

BEING a 24.033 acre tract or parcel of land situated in the Edward O'Conner Survey, A-1100, in the City of Grand Prairie, Dallas County, Texas, shown as Tract I on the attached Exhibit "A" and being more fully described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Belt Line Road, said point being South a distance of 1969.43 feet and East a distance of 30.00 feet from the point of intersection of the West line of the Edward O'Connor Survey, A-1100, with the South line of the D.R. Cameron Survey, Abstract No. 295;

THENCE North 00 degrees 00 minutes 08 seconds West along the East right-of-way line of Belt Line Road for a distance of 1356.60 feet to a point for a corner;

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THENCE South 89 degrees 27 minutes 51 seconds East for a distance of 749.86 feet to a point for a corner, said point also being on the West right-of-way line of Carrier Parkway;

THENCE South 00 degrees 30 minutes 30 seconds West along the West right-of-way line of Carrier Parkway, for a distance of 1422.32 feet to a point for a corner;

THENCE South 85 degrees 54 minutes 14 seconds West along a common line with Greenwood Addition Section 2 Phases 1 as recorded in Volume 85071, Page 3795, Deed Records, Dallas County, Texas, for a distance of 137.35 feet to an angle point;

THENCE South 73 degrees 42 minutes 37 seconds West for a distance of 110.56 feet to an angle point;

THENCE North 58 degrees 32 minutes 22 seconds West for a distance of 97.01 feet to an angle point;

THENCE North 84 degrees 44 minutes 45 seconds West for a distance of 84.63 feet to an angle point;

THENCE South 79 degrees 47 minutes 01 seconds West for a distance of 41.08 feet to an angle point;

THENCE North 68 degrees 05 minutes 36 seconds West for a distance of 35.35 feet to an angle point;

THENCE North 36 degrees 31 minutes 51 seconds West for a distance of 72.57 feet to an angle point;

THENCE South 27 degrees 02 minutes 47 seconds West for a distance of 63.89 feet to an angle point;

THENCE North 58 degrees 59 minutes 00 seconds West for a distance of 109.28 feet to an angle point;

THENCE South 84 degrees 28 minutes 18 seconds West for a distance of 88.29 feet to the POINT OF BEGINNING and CONTAINING 1,046,892.24 square feet or 24.033 acres of land more or less.

### 2. PERMITTED PRINCIPAL USES:

In areas designated for zero-lot-line dwellings, pursuant to Exhibit "A", attached hereto, the following uses shall be permitted as a principal use:

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- A. All uses as provided in the (SF-ZLL) Zero-Lot-Line District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- B. One single-family residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale of construction of 90% of the lots, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

### 3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

### 4. SPECIFIC USE PERMITS:

The following uses shall be allowed only after approval of a Specific Use Permit in accordance with Section B-500 of the Comprehensive Zoning Ordinance No. 2299:

1. Portable storage buildings larger than one hundred twenty (120) square feet or one story in height, accessory to a principal residential use on the same lot.

### 5. PROHIBITED USES:

The following uses shall be prohibited in this District:

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- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

6. AREA REQUIREMENTS:

- A. Minimum Lot Area:.....4400 sq. ft.
- B. Minimum Required Floor Area:

| <u>Percentage of Lots</u> | <u>Minimum Floor Area per</u> |
|---------------------------|-------------------------------|
| <u>Dwelling</u>           |                               |
| 1/3                       | 1,400 sq. ft.                 |
| 1/3                       | 1,300 sq. ft.                 |
| 1/3                       | 1,200 sq. ft.                 |

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

- C. Minimum Lot Frontage on a Public Street....40 feet  
(Measured at the front building line)  
Minimum Lot Frontage on a Corner Lot.....45 feet
- D. Minimum lot depth.....100 feet
- E. Minimum depth of front setback.....20 feet  
(From front property line to face of structure)
- F. Minimum depth of rear setback of all structures15 feet
- G. Minimum width of side setback:  
(The distance between structure and any property line that is not deemed a front or rear yard.)
  - 1. Exterior side wall coincident with the property line.....0 feet

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2. Side exterior wall not designated coincident with the property line. (Provided however that there shall be a minimum distance of 10 feet between residential structures on separately platted lot.)  
8 feet
3. Sideyard setback abutting a street....10 feet
4. Sideyard setback abutting an arterial.20 feet
- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards.....18 feet
- I. Minimum required exterior masonry content:  
  
All single-family residential structures shall be of exterior fire- resistant construction, having at least seventy five percent (75%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard full-width brick or stone, unless otherwise approved by the City Council.
- J. Height and Area Regulations:
  1. Maximum allowable lot coverage....70 per cent
  2. Maximum height of structures.....2 stories

7. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family residential dwelling....2 car garage
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

8. SPECIAL RESIDENTIAL REGULATIONS:

- A. SPECIAL FRONT YARD REGULATIONS- NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A FRONT YARD SMALLER THAN HEREINAFTER REQUIRED.

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- (1) The front setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed twenty-four (24) inches. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)
- (2) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

B. SPECIAL SIDE, AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

- (1) Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.
- (2) Exceptions for Certain Accessory Structures:
  - a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
  - b. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

## C. SPECIAL OFF-STREET PARKING REGULATIONS:

- (1) Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over twenty-four (24) feet long shall not be stored or parked in this district.
- (2) Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
- (3) This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
- (4) Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress-egress without encroachment on the street or alley.

## D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

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### E. MAINTENANCE EASEMENT:

- (1) Any side lot line may be designated as the zero lot line. When such designation is made, there shall be a maintenance easement of not less than five feet (5) established on the same lot coincident with the opposite side lot line.
- (2) Such maintenance easement shall extend the full length of the structure coincident with the property line.
- (3) A maintenance easement shall be provided in conjunction with an adjacent zero lot line residential structure in order to provide an area in which to repair and maintain a structure located on the property line. The maintenance easement shall be maintained as an open space with no paved driving surface, storage of materials, principal or accessory structure, or shrubbery located thereon except upon finding by the Director of Planning that such does not impede the use of said easement for the maintenance of the adjoining structure.
- (4) All maintenance easements shall be noted on a filed plat of the property.

### V. SPECIAL CONDITIONS

#### 1. ALLEYS:

All tracts shall have alleys except in areas that are physically restricted (cul-de-sacs, etc.)

#### 2. SIDEWALKS:

Sidewalks shall be provided in all tracts, unless physically restricted, next to street.

#### 3. UTILITIES:

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

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### 4. GENERAL REQUIREMENTS AND STIPULATIONS:

- A. All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or occupancy certificate on the premises. Development plans and preliminary plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.
- B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.

### 5. USE MATRIX:

The use matrix, attached hereto as Exhibit "B", shall be deemed to be a part of this ordinance.

## VI. CITY PARTICIPATION

1. The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to fifty (50%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.
2. Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.
3. Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

## VII. DEVELOPMENT PLAN

The development plan for a single family detached use will be the finally approved plat for this tract as described in Section I, which under existing City Ordinances, may constitute a site plan for a planned development. No permits will be issued for construction unless in conformance with said development plan.

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VIII.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

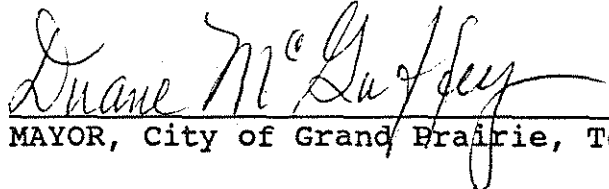
IX.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

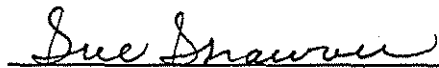
X.

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

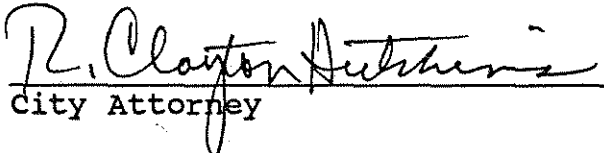
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 11 day of September, A.D., 1984.

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

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

