

ORDINANCE NO. 7027
PLANNED DEVELOPMENT NO. 217A
CASE NO. Z040401

AN ORDINANCE AMENDING THE ZONING MAP TO **REVISE PLANNED DEVELOPMENT NO. 217, FOR ENTERTAINMENT, OFFICE, AND COMMERCIAL USES, TO ADD THE USE OF A STATE VEHICLE INSPECTION STATION TO LOT 1, BLOCK 2, LONE STAR PLAZA ADDITION, 925 NORTH BELTLINE ROAD**; SAID ZONING MAP AND ORDINANCE BEING NUMBERED 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 amend the zoning on said property with its current uses of **Entertainment, Office, and Commercial, by adding the use of a State Vehicle Inspection Station to Lot 1, Block 2, Lone Star Plaza Addition, 925 North Beltline Road** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 12, 2004 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 be by adding **the use of a State Vehicle Inspection Station to Lot 1, Block 2, Lone Star Plaza Addition, 925 North Beltline Road**; 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 April 20, 2004 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 current uses of **Entertainment, Office, and Commercial 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 and amend the Planned Development District with its current uses of **Entertainment, Office, and Commercial**, **by adding the use of a State Vehicle Inspection Station to Lot 1, Block 2, Lone Star Plaza Addition, 925 North Beltline Road** in compliance with the following Development Standards within the Zoning Area as described herein as Lot 1, Block 1, Lone Star Plaza Addition and shown on the Site Plan attached as Exhibit "A" which is incorporated herein by reference.

II.

Development Standards

1. Structures along major thoroughfares are required to be 100 percent masonry excluding windows and doors as specified by the UDC, and must comply with the architectural overlay district established for the Beltline Road Corridor.
2. Only uses specifically permitted by PD-217 within the district, plus a state inspection facility, will be allowed on Lot 1, Block 2, Lone Star Plaza Addition, 925 North Beltline Road. No unauthorized uses will be permitted without a public hearing review.
3. All development and use of the site will be required to meet minimum performance standards relating to noise, glare, smoke or particulate matter,

odorous matter, and vibration as specified in the UDC.

4. The state inspection use shall require a Planned Development site plan approval.
5. All development of the site must conform to the approved Planned Development site plan.
6. The use shall not be modified within this zoning district to include automotive repair.
7. Development of the site shall include all engineering related to water, sewer paving and drainage issues.
8. Operations for the state vehicle inspection use shall be in conformance with all pertinent requirements of the State of Texas and the Environmental Services Department of the City of Grand Prairie.

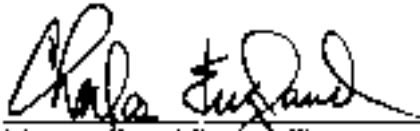
III.

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

IV.


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 20th day of April, 2004.



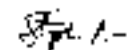
Mayor, Grand Prairie, Texas

ATTEST:



Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z040401

Exhibit 'A'

