

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY, AND USE OF A CERTAIN PROPERTY TO GRANT A ZONING CHANGE FROM PLANNED DEVELOPMENT 286 (PD-286) FOR MULTI-FAMILY USES AND FROM LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT FOR COMMERCIAL (C) DISTRICT USES ON 11.5709 ACRES SITUATED IN THE W. THOMPSON SURVEY, ABSTRACT NO. 1558, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND AS MORE FULLY DESCRIBED BELOW; 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 change the zoning designation of said property **from Planned Development 286 (PD-286) for Multi-Family Uses and from Light Industrial (LI) District to a Planned Development for Commercial (C) District uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 6, 2015 after written notice of such public hearing before the Planning and Zoning Commission on the proposed zoning change had been sent to owners of real property lying within 300 feet of the property on which the zoning change **from Planned Development 286 (PD-286) for Multi-Family uses and from Light Industrial (LI) District to a Planned Development for Commercial (C) District uses** 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a zoning change **from Planned Development 286 (PD-286) for Multi-Family Uses and from Light Industrial (LI) District to a Planned Development for Commercial (C) District 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 April 21, 2015, 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 zoning change 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 **Planned Development 286 (PD-286) for Multi-Family Uses and from Light Industrial (LI) District to a Planned Development for Commercial (C) District 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:

SECTION 1. 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:

"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..."

being passed and approved November 20, 1990, as amended, is hereby further amended so as to change the zoning district from its classification of **Planned Development 286 (PD-286) for Multi-Family Uses and of Light Industrial (LI) District to a Planned Development for Commercial (C) District** uses and as described in Exhibit A - Legal Description and Exhibit B - Location Map, which are incorporated herein by reference.

SECTION 2. Purpose and Intent

THAT the purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit commercial development of the subject property 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. Permissible Uses

1. All principal uses of the subject property shall be limited to those uses listed under the Commercial (C) District column as contained within the Use Charts of Section 14, Article 4 of the Unified Development Code, as may be amended.
2. No principal use shall be permitted unless a symbol appears below the Commercial (C) District column and opposite the row of a listed use contained within the Use Charts of Section 14, Article 4 of the Unified Development Code, as may be amended.
 - a. The symbol "X" shall mean that the principal use is permitted as a use by right.
 - b. The symbol "S" shall mean that the principal use is permitted only after obtaining a "Specific Use Permit" as set forth in Article 5, "Specific Uses" of the Unified Development Code, as may be amended.
 - c. A blank square shall mean that the principal use is not allowed.
3. Accessory and temporary uses shall be permissible in accordance with Article 4 of the Unified Development Code, as may be amended.

SECTION 4. Prohibited Uses

The following principal uses are prohibited:

1. Check Cashing, Pay Check and Car Title Loans - NAICS* Code 522390
2. Pawn Shop - NAICS Code 522298

3. Tattoo Parlor - NAICS Code 812199
4. Piercing Salon - NAICS Code 812199

**(NAICS - North America Industry Classification System)*

SECTION 5. Dimensional and Development Standards

1. All development shall conform to the dimensional and development standards of the Commercial (C) District of the Unified Development Code, as may be amended.
2. Where there is a conflict between the Unified Development Code and this ordinance, unless explicitly contained in this ordinance, the more restrictive will prevail.
3. Site Plan approval, in accordance with Article 16 of the Unified Development Code, shall be required for any application for a project.

SECTION 6. THAT 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 7. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 8. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

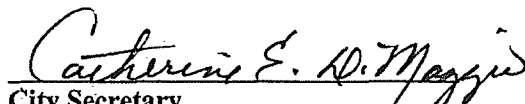
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21ST DAY OF APRIL, 2015.

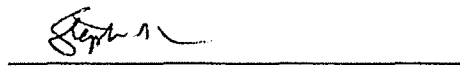
APPROVED:


Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:


Catherine E. D. Maggio
City Secretary


City Attorney

**ORDINANCE NO. 9856-2015
CASE NO. Z150202
PLANNED DEVELOPMENT NO. 350**

Exhibit A – Legal Description

Being a tract of land situated in the W. Thompson Survey, Abstract No. 1558, in the City of Grand Prairie, Tarrant County, Texas, said tract being all of the Final Plan of Lots 3 and 5, Block 1, GREENPOINT CENTER PHASE II, an Addition in the City of Grand Prairie as recorded in Volume 388-205, Page 67, Plat Records, Tarrant County, Texas and Lots 4-R and 7, Block 1, GREENPOINT CENTER PHASE II, an addition in the City of Grand Prairie as recorded in Volume 388-207, Page 80 of the Map Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a ¼ inch iron rod found in the East line of Great Southwest Parkway (a 120' ROW), said point being the Northwest Corner of Lot 7, Block 1 of said addition and the Southwest corner of Lot 1, Block 1 of Greenpoint Center Addition, as recorded in Volume 388-196, Page 97, Map Records of Tarrant County, Texas:

THENCE S 83° 27' 00" E, 299.10 feet along the North line of Lot 7 and the South line of Lots 1 & 2, Block 1, Greenpoint Center, to a 5/8 inch iron rod found in the West line of Lot 3, Block 1, Greenpoint Center Phase II;

THENCE N 06° 33' 00" E, 160.00 Feet along the East line of Lot 2 and the West line of Lot 3 to a ½ inch iron rod found for corner in the South ROW line of State Highway 303, said iron rod being the Northwest corner of said Lot 3;

THENCE S 83° 27' 00" E, 714.63 feet along the South ROW line in State Highway 303 and the North line of said Lot 4-R to a Brass Marker found for angle point;

THENCE S 66° 55' 00" E, 52.38 feet to a ½ inch iron rod set for corner;

THENCE S 06° 55' 25" W, 156.09 feet along the East line of said Lot 4-R to a ½ inch iron rod set for corner;

THENCE S 52° 00' 00" W, 550.31 feet along the Southeasterly line of said Lot 4-R to a ½ inch iron rod set for angle point;

THENCE S 65° 28' 25" W, 210.13 feet along the Southeasterly line of said 4-R to a ½ inch iron rod set for corner;

THENCE N 02° 13' 35" E, 27.41 feet to a ½ inch iron rod set for corner;

THENCE S 89° 44' 46" W, 497.44 feet along the South line of said Lot 4-R and said Lot 5 to a 5/8 inch iron rod set for corner in the East ROW line of Great Southwest Parkway;

THENCE N 14° 00' 00" E, 150.00 feet along the West line of said Lot 5 and the East ROW line of Great Southwest Parkway to a 60d Nail found for the beginning of a curve to the left, having a central angle of 08° 26' 23", a radius of 1014.93 feet and a chord bearing and distance of N 09 46' 49" E, 149.37 feet;

THENCE Along the East ROW line of Great Southwest Parkway and around said curve in a Northwesterly direction, an arc distance of 149.50 feet to a 5/8 inch iron rod found at the Southwest corner of Lot 6 of said Greenpoint Center Addition;

THENCE N 89° 44' 46" E, 210.13 feet along the South line of said Lot 6 to a ½ inch iron rod set for the Southeast corner of said Lot 6;

THENCE N 02° 22' 29" E, 102.11 feet along the East line of said Lot 6 to a ½ inch iron rod set for the Northeast corner of said Lot 6;

THENCE S 89° 44' 46" W, 210.00 feet along the North line of said Lot 6 to a "Y" found in the East ROW line of Great Southwest Parkway for the Northwest corner of said Lot 6;

THENCE North, 137.86 feet along the East ROW line of Great Southwest Parkway and the West line of said Lot 7 to the PLACE OF BEGINNING and containing 504,026 square feet or 11.5709 acres of land.

Exhibit B - Location Map



CASE LOCATION MAP

Case Number Z150202

2505 S GREAT SOUTHWEST PKWY



City of Grand Prairie
Planning and Development

(972) 237-8257

www.gptx.org