ORDINANCE NO. 10413-2017

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE TO REZONE LOT 1, COUNTY LINE ADDITION AND LOT 2, BLOCK A, R.E.S. SUBDIVISION, 10.2 ACRES IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS FROM COMMERCIAL OFFICE (CO) DISTRICT AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH LIGHT INDUSTRIAL (LI) DISTRICT USES; 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 owner 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 COMMERCIAL OFFICE (CO) DISTRICT AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH LIGHT INDUSTRIAL (LI) DISTRICT;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 4, 2017 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 Commercial Office (CO) district and Commercial (C) district to a Planned Development (PD) district with Light Industrial (LI) 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;

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend approval of the request to allow a zoning change from Commercial Office (CO) district and Commercial (C) district to a Planned Development (PD) district with Light Industrial (LI) district uses;

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 December 12, 2017, to consider the advisability of amending the Zoning Ordinance and Map, 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 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, changing the zoning from Commercial Office (CO) district and Commercial (C) district to a Planned Development (PD) district with Light Industrial (LI) 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:

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:

> "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 WTIHA COMPREHENSIVE PLAN…"

being passed and approved November 20, 1990, as amended, is hereby further amended so as to change the zoning district of the following described area from its classification of Commercial Office (CO) district and Commercial (C) district to a Planned Development (PD) district with Light Industrial (LI) district uses;

Description of Land:

LOT 1, COUNTY LINE ADDITION AND LOT 2, BLOCK A, R.E.S. SUBDIVISION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND AS DEPICTED IN EXHIBIT A - LOCATION MAP AND EXHIBIT B - ZONING EXHIBIT, WHICH ARE INCORPORATED HEREIN BY REFERENCE.

II.

PURPOSE AND INTENT

The purpose of this zoning ordinance is to create a development framework that encourages and supports standards of the Light Industrial (LI) District.

III.

PERMISSIBLE USES

1. All principal uses of the subject property shall be limited to those uses listed under the Light Industrial (LI) 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 Light Industrial (LI) 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.

4. Those uses existing on the property at the time this ordinance is executed shall be allowed to continue until such uses, whether individually or collectively, ceases or any Specific Use Permit covering such uses expires or otherwise becomes forfeit by City action or by the terms specified therein, at which point any new use proposed shall meet the uses allowed in the LI, Light Industrial District.

IV.

DIMENSIONAL AND DEVELOPMENT STANDARDS

1. All development shall conform to the dimensional and development standards of the Light Industrial (LI) District of the Unified Development Code, as may be amended.

V.

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.

VI.

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

VII.

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 12th DAY OF DECEMBER, 2017.

APPROVED:

Ron Jensen, Mayor

ATTEST:

Deputy **City Secretary**

APPROVED AS TO FORM:

City Attorney

CASE NO. Z171202
PLANNED DEVELOPMENT NO. 371

P. LAWLER
ENTERPRISES, LLC.

Planning Department

NOV 08 2017

Received

GRAND PRAIRIE
Zoning Request Change Z171201
Operational Plan

Please refer to attached surveys:

1) **2515 W. Jefferson- Property A**

   a. No planned change in the current or future use of this approximately 3.9 acre property as a result of this zoning change request. Facility will continue to be operated as a multi-tenant strip center consisting of the following business types:

      i. 3 churches
      ii. 1 event center
      iii. 1 fitness center
      iv. 1 food manufacturing
      v. 3 general storage
      vi. 1 garment printer
      vii. 1 lounge/ bar

2) **2515 W. Jefferson- Property B**

   a. Approximately 2.5 acres of vacant land which is currently unused. Upon rezoning the designated area will be used for outdoor storage of transportation/ heavy equipment.

   b. This property to be enclosed with a combination of 8 ft. concrete privacy fencing and wrought iron with privacy screening

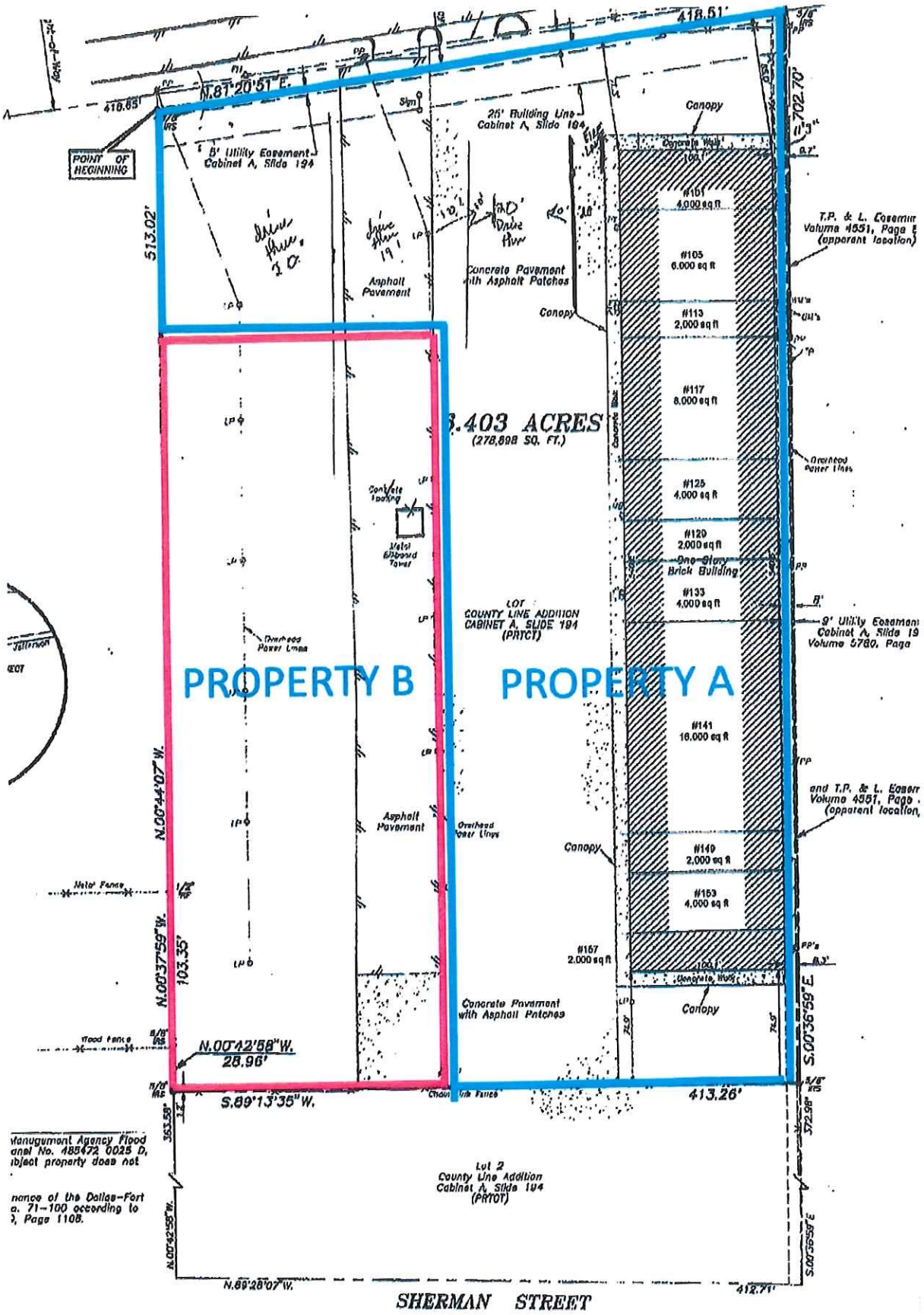
3) **415 Great Southwest Parkway- Property C**

   a. Approximately 3.8 acres of vacant land which is currently unused. At present there are no specific plans for the development or use of this property.

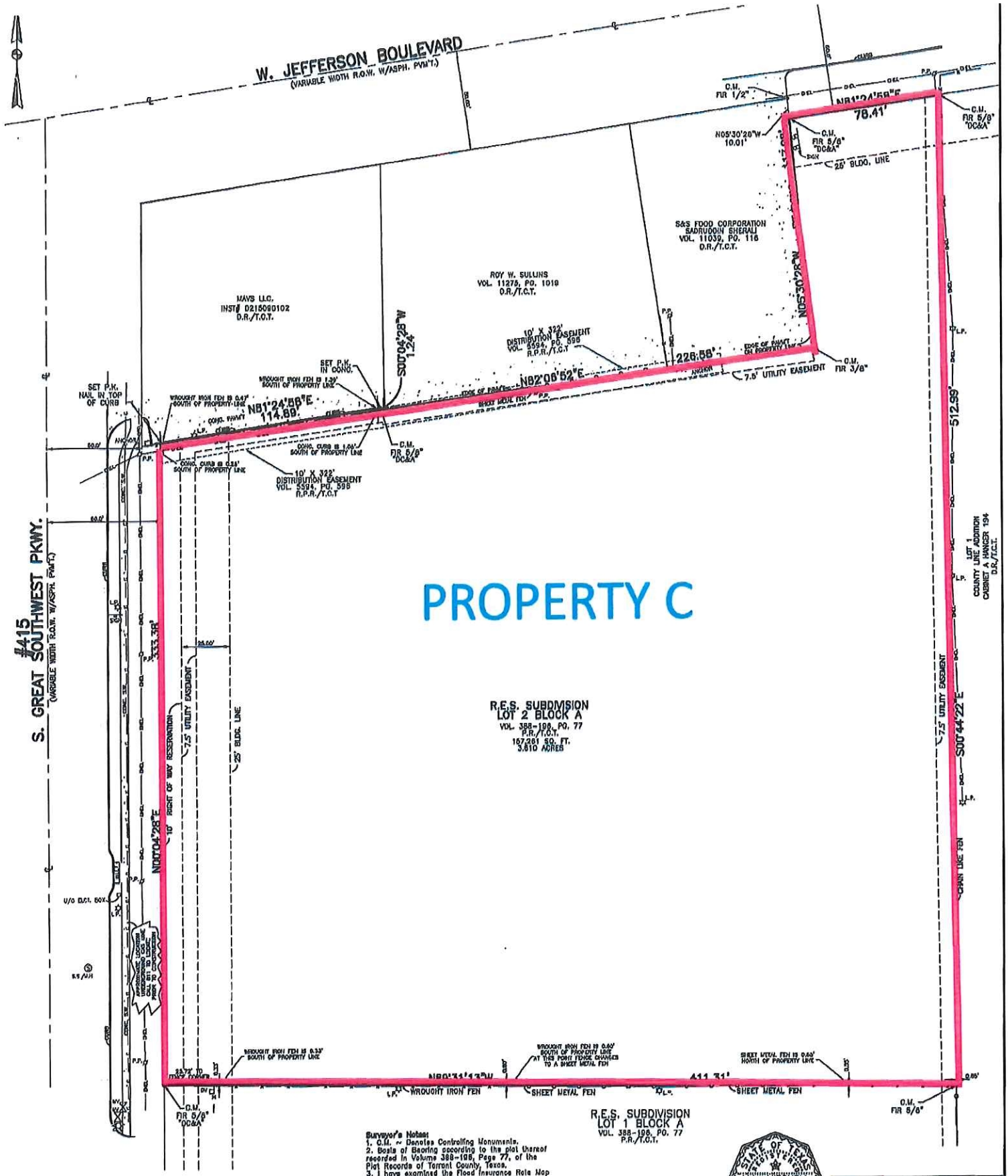
   b. The applicant fully understands that any future development of this property must comply with the requirements of the Light Industrial district.

4) **Environmental Considerations**

   a. The applicant is unaware of any environmental condition(s) past, present or future that would impact water usage, noise, vibration and waste discharge on the subject property.



REVISIONS	Client : FIRST INTERSTATE BANK 6301 GASTON AVENUE DALLAS, TEXAS 76214	2515 WEST JEFFERSON TAPLEY HOLLAND SURVEY ABST. NO. 750 CITY OF GRAND PRAIRIE TARRANT COUNTY, TEXAS



Surveyor's Notes:

1. C.M. ~ Denotes Controlling Monuments.
2. Basis of Bearing according to the plat thereof recorded in Volume 388-198, Page 77, of the Plat Records of Tarrant County, Texas.
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 48439C0360, Suffix K, Map Effective Date: 9-25-09, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
4. The subject property is subject to building setbacks lines per current City zoning ordinance at time of construction.
5. The items shown and/or referenced in notes herein are based on Title Commitment No. 4412211767, provided by Fidelity National Title Insurance Co. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey based on the title commitment provided and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property not shown in title commitment.

LEGAL DESCRIPTION:
Lot 2, Block A, R.E.S. Subdivision, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-198, Page 77, Plat Records, Tarrant County, Texas.

I, M. L. MITCHELL, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.

M. L. Mitchell
Registered Professional Land Surveyor
Registration No. 2817

STATE OF TEXAS
REGISTERED
M. L. MITCHELL
2817
PROFESSIONAL
LAND SURVEYOR

SURVEY PLAT

LOT 2 BLOCK A
R.E.S. SUBDIVISION

City of Grand Prairie Tarrant County, Tx.

KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: kac4010@sbcglobal.net

DATE: 03/01/2017	SCALE: 1"=30'	FILE: RES-2-A.dwg