

Planned Development District permitting office and warehouse uses as prescribed in Article IV "Permissible Uses" of the Unified Development Code of the City of Grand Prairie, Texas, subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission.

The requisite site plan to be drawn in accordance with Article XVI "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas. The area shall be developed in accordance with all codes and ordinance of the City of Grand Prairie, Texas, and requirements 1) dedication of the right-of-way for Warrior Trail and payment of the developer's pro rata share of the curb and gutter and street paving-, 2) all drainage to be improved to city codes and ordinances at the developer's expense; permit within 24 months after the completion of Great Southwest Parkway.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.

ORDINANCE NO. 2523

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, BY CHANGING THE USE DISTRICT CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE CITY OF GRAND PRAIRIE, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

That the Comprehensive Zoning Ordinance of the City of Grand Prairie be and the same hereby is, altered and amended in the following respects only; and that the use district classification of the following properties be changed from SF-2 to Planned Development

Situated in Dallas and Tarrant Counties, State of Texas.' to wit:

BEING a 158.493 acre tract of land out of the W. J. Whiting Survey, A-1614, Tarrant County, Texas and the Jose A. Gill Survey, A-567, Dallas and Tarrant Counties, and being further described by metes and bounds as follows:

BEGINNING at a point which is S 88° 56' 45" E, 67.0 feet from the northwest corner of said Gill Survey and in the east R.O.W. line of 100.0 foot R.O.W. for proposed Great Southwest Parkway;

THENCE S 88° 56' 45" E, with a fence, a distance of 2354.0 feet to an iron pipe at a fence corner;

THENCE S 89° 06' E, with a fence, a distance of 1047.1 feet to a steel rod for corner;

THENCE S 00° 09' 30" E, with a fence, a distance of 1752.5 feet to a steel rod for corner;

THENCE S 88° 39' 19", with a fence, a distance of 79.45 feet to a steel rod for corner;

THENCE S 10° 07' E, with a fence, a distance of 248.1 feet to a steel rod for corner;

THENCE S 89° 58' 11" W, with a fence, a distance of 3447.86 feet to a point in east R.O.W. line of said 100.0 foot R.O.W. for proposed Great Southwest Parkway;

THENCE N 00° 12' 55" E, with said east R.O.W. line, a distance of 159.9 feet to angle point in said east R.O.W. line;

THENCE N 0° 17' W, with said east R.O.W. line, a distance of 273.44 feet to the P.C. of a curve to the left;

THENCE in a northwesterly direction with said curve to left, having a radius of 2769.02 feet and a central angle of 6° 18' 55", a distance of 305.21 feet to a point of reverse curve to the right;

THENCE in a northeasterly direction, with said reverse curve to the right having a radius of 2669.02 feet and a central angle of 6° 18' 55", a distance of 294.19 feet to the end of said curve;

THENCE N 0° 17' W, with said east R.O.W., a distance of 1033.74 feet to the PLACE OF BEGINNING.

STIPULATIONS:

1. Twenty-four month time limit from the time of completion of Great Southwest Parkway to I.H. 20 as recommended by the Planning and Zoning Commission.
2. That it be developed in accordance with the subdivision rules.