

PD-56
PD-62
PD-70

Special Complex

Planned Development District permitting any use as prescribed in Article IV "Permissible Uses" of the UDC of the City of Grand Prairie, Texas. The Planned Development is subject to the approval of a proposed use with 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 Grand Prairie, Texas.

ORDINANCE NO. 2621

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRANDPRAIRIE, 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 MF-1 to Planned Development

BEING 27.14 acres of land out of the Michael Farrens Survey, Abstract No. 469, in the City of Grand Prairie, Dallas County, Texas, and being a part of that certain land as described in a deed recorded in Vol. 67195, Page 1663 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the north line of Tarrant Road, same being in the south line of the E. T. Scheppler **Estate tract out of said** M. Farrens Survey, as recorded in Vol. 1635, Page **250 of the Deed Records** of Dallas County, Texas, N 89° 49' 30" W, 755.00 feet from the southeast corner of said Scheppler Estate Tract, said beginning point also the the southwest corner of Lot 1, Block 1112 of Scheppler Villa Estates Addition, First Increment, to the City of Grand Prairie, Texas;

THENCE S 89° 49' 20" W, with the north line of Tarrant Road, 240.34 feet to the southeast corner of Roman Gardens Apartment Complex 4.864 acre tract of land;

THENCE along the lines of said apartment complex as follows: N 00° 10' 40" W, 80.0 feet to the beginning of a curve to the right whose radius is 543.42 feet and continuing on the arc of said curve a distance of 318.61 feet to the end of said curve and continuing on N 33° 25' E, a distance of 47.00 feet to the northeast corner of said apartment complex tract and continuing on the north line of same N 88° 32' 54" W, a distance of 159.08 feet and N 71° 51' 10" W, a distance of 271.85 feet to the northwest corner of said apartment complex tract and continuing on the west line said apartment complex tract, being on a curve to the right in a southwesterly direction, and along the arc of said curve a distance of 98.77 feet to the northeast corner of the playground and pool, 0.5871 acre tract;

THENCE N 79° 45' 40" W, along the north line of said tract, 137.60 feet to a corner in the east line of the El Presidente Apartment Complex 7.934 acre tract of land;

THENCE N 07° 06' 40" E, 63.14 feet to the northeast corner of said 7.934 acre tract;

THENCE S 89° 49' 20" W, along the north line of said 7.934 acre tract, 671.91 feet to its northwest corner;

THENCE S 00° 19' W, along the west line of said 7.934 acre tract, 519.00 feet to its southwest corner in the north line of Tarrant Road;

THENCE S 89° 49' 20" W, along the north line of Tarrant Road, 60.00 feet to the southeast corner of the First Christian Church 5.33 acre tract of land;

THENCE N 00° 19' E, along the east line of said church tract, 473.50 feet to the northeast corner of said church tract;

THENCE S 89° 49' 20" W, along the north line of said church tract, 460.00 feet to its northwest corner and being in the fence on the west line of the above mentioned E. T. Scheppler Estate Tract;

THENCE N 00° 19' E, along the fence line of the west line of said tract, 600.37 feet to an iron rod found in the south line of the Dallas/Fort Worth Toll Road;

THENCE in an easterly direction along the south line of said Toll Road, with a curve to the right, whose radius is 11,304.16 feet and central angle is 4* 15' 42", a distance of 840.80 feet to an iron rod found for corner;

THENCE S 80° 22' 57" E, with the south line of said Toll Road, 1029.56 feet to an iron rod found for corner;

THENCE N 87° 36' 40" E, with the south line of said Toll Road, 260.35 feet to an iron rod found for corner at the northwest corner of Lot 5, Block 1109, Scheppler Villa Estate Addition, First Increment, to the City of Grand Prairie, Texas;

THENCE S 02° 23' 20" E, with the west line of said addition, 192.00 feet to an iron rod found for corner;

THENCE S 87° 36' 40" W, 15.02 feet to an iron rod found at the northwest corner of Lot 11, Block 1112, Scheppler Villa **Estates Addition First Increment;**

THENCE S 100° 20' 1" W, with the west line of said **addition, 144.89 feet to an iron rod** found for corner;

THENCE S 33° 25' W, with the west line of said **addition, 300.00 feet to an** iron rod found for corner;

THENCE S 17° 10' W, with the west line of said addition, 105.00 feet to an iron rod found for corner;

THENCE S 05° 30' W, with the west line of said addition, 160.00 feet to the PLACE OF BEGINNING and containing 27.14 acres of land.

STIPULATIONS: Two-year period to start construction

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 4th day of February, 1975.

/s/ William F. Bowles

Mayor, City of Grand Prairie, Texas

ATTEST:

/s/ Melba Flagg

City Secretary

P&Z CASE NO. 750102