

PD-59  
PD-64  
PD-66  
PD-78

Multi Family-One

Planned Development District permitting the construction of apartments in accordance with Article IV "Permissible Uses" of the UDC of the City of Grand Prairie, Texas, for the Multi Family-One District 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 UDC of the City of Grand Prairie, Texas. The area zoned Multi Family-One shall be built to all codes and requirements of the City of Grand Prairie, Texas, and in addition thereto shall be governed by the following special requirements- 1) dedication of rights-of-way for Warrior Trail and payment of the developer's pro rata share for curb and gutter and street paving; 2) all drainage shall be improved to all City codes at the developer's expense; 3) that the density for area shall not exceed 15 units per acre; and 4) that the developer take out a building 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. 2668

AN ORDINANCE AMENDING TITLE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, 13Y CHANGING THE USE DISTRICT CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE CITY OF GRAND PRAIRIE, TEXAS, AND RESCINDING ORDINANCE NO. 2473.

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-2 to MF-1 - Planned Development:

BEING A tract of land in the City of Grand Prairie, Texas, and being more particularly described as follows:

COMMENCING at a point formed by the intersection of the north line of Tarrant Road Extension and the south right of way line of the DallasFort Worth Turnpike; thence along the south line of the Dallas-Fort Worth Turnpike N 87' 20' E, a distance of 532.09 feet to the PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE continuing along the south line of the Dallas-Fort Worth Turnpike N 87' 20' E, a distance of 268.45 feet to a point;

THENCE S 89° 58' E, a distance of 293.48 feet to the point-of tangency of a circular curve to the right whose central angle is 0° 41' and whose radius is 11304.16 feet;

THENCE along said circular curve to the right, a distance of 134.27 feet to a point for corner;

THENCE S 0° 21' W, a distance of 1073.20 feet to a point in the north right of way line of Tarrant Road Extension; said point being also in a circular curve to the right whose central angle is 74° 30' 00" and whose radius is 351.18 feet;

THENCE along said circular curve to the right, a distance of 456.63 feet to a point of tangency;

THENCE N 140° 50' 47" W, a distance of 55.75 feet to a point of curvature;

THENCE along a circular curve to the left (along the north line of Tarrant Road) whose central angle is 44° 14' 00" and whose radius is 758.43 feet for a distance of 585.52 feet;

THENCE N 0° 38' E, a distance of 290.37 feet to the PLACE OF BEGINNING and containing approximately 11.724 acres of land.

II.

That Ordinance No. 2473, dated September 4, 1973 be rescinded.

III.

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 9th day of September, 1975.

/S/ William F. Bowles

Mayor, City of Grand Prairie, Texas

ATTEST:

/s/ Melba Flagg

City Secretary

P&Z Case No. 730805