

PD NUMBER DESCRIPTION

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| PD-1 (S-131) | <u>Mobile Home Park</u> |
| PD-2 (S-132) | Planned Development District covering area as delineated on the Zoning Map and |
| PD-3 (S-133) | permitting the development and use of the premises as a mobile home park in |
| PD-4 (S-134) | accordance with the provisions of the ordinances and standards of the City of Grand |
| PD-5 (S-135) | Prairie, Texas, applicable to mobile homes and subject to the approval of a site plan |
| PD-6 (S-136) | prior to the issuance of any permit for construction, expansions or the connection to |
| PD-7 (S-137) | utilities. The site plan shall indicate all curbs, sidewalks, drives, drainage facilities, |
| PD-8 (S-138) | utility casements, service areas, structures, recreational facilities, mobile home pads |
| PD-10 (S-140) | and storage facilities indicated as necessary for the property use and function of the |
| PD-11 (S-141) | mobile home park. |
| PD-15 (S-142) | |
| PD-24 (S-143) | |
| PD-80 | |

The density, yard, area and off-street parking standards shall be equal to or exceed those specified for mobile home use by the Zoning Ordinance of the City Grand Prairie.

All Portions of property located in the flood plain must comply with the provisions of Article XV "Floodplain Management".

PD-9 (S-13

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE the existing mobile home park at 4001 East Main Street,

this also being an 11-686 acre tract out of the David White Survey, Abstract No. 155T

FROM PD for Mobile Home Park TO PLANNED DEVELOPMENT AND, COMMUNITY UNIT DEVELOPMENT; SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 to 509 OF THE ORDINANCE RECORDS OF THE CITY -OF GRAND PRAIRIE, TEXAS; 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 hereinafter described property filed application with the City of Grand Prairie, Texas, petitioning an Amendment of the Zoning Ordinance and Map of said City so as to rezone and reclassify said property from its classification Of PD for Mobile Home Park to Planned Development and Community Unit Development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 25, 1976 after written Notice of -such public hearing

before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in classification 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 Zoning Commission of the City of Grand Prairie, Texas voted, 7 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property not be rezoned so as to change its classification from PD for Mobile Home Park to Planned Development and, Community Unit Development; and

WHEREAS, subsequent to the public. hearing of the Zoning Commission, Notice- was given of a

further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:30 o'clock p.m. on January 25, 1977 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 Grand Prairie Daily News Grand Prairie, 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 proposed rezoning; and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the property sought to be rezoned, 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 the classification of PD for Mobile- Home Park 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 That 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:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 36 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 27TH DAY OF, JANUARY, 1971, 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... and passed and approved January 27, 1971, recorded in Ordinance Book 8. Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from PD for Mobile Home Park to planned development and Community, Unit Development;

BEING a tract or parcel of land lying partially in the David White Survey, Abst. No. 1559, and partially in the Radcliff Platt Survey, Abst. No. 1142, Dallas County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South ROW line of U. S. Highway 80, said ROW line as determined by a deed from James G. Stroup to the State of Texas, 5-1-62, recorded in Vol. 5790, Pg. 176, Deed Records, Dallas County, Texas; said point in said ROW line being at its intersection with the center line of the Old Channel of Mountain Creek; said Beginning Point being 110.2 feet East of the West line of said Radcliff Platt Survey;

THENCE Westerly along said South ROW line of U. S. Highway 80, as follows:

S 88° 47' 14" W, a distance of 483.99 feet; N 84° 45' 14" W, a distance of 251.79 feet; S 88° 23' 44" W, a distance of 514.72 feet to point for corner;

THENCE S 01° 44' 57" E, a distance of 730.068 feet to the North ROW line of Jefferson Avenue, said North ROW line established 9-8-42 in a deed to the State of Texas recorded in Vol. 2368, Pg. 158, Deed Records, Dallas County, Texas, being point for corner;

THENCE Easterly along said North ROW line of Jefferson Avenue as follows:

N 82° 47' 22" E, a distance of 134.2 feet; N 84° 26' 08" E, a distance of 146.52 feet to the center line of the Old Channel of Mountain Creek, being point for corner;

THENCE down the center line of the Old Channel of Mountain Creek, following its meanders as follows:

N 31° 53' E, a distance of 26.0 feet; N 44° 58' E, a distance of 180.0 feet; N 75° 28' E, a distance of 187.50 feet; N 78° 58' E, a distance of 153.20 feet; S 86° 02' E, a distance of 105.60 feet; N 83° 25' E, a distance of 194.50 feet; S 74° 48' E, a distance of 133.50 feet; S 83° 52' E, a distance of 170.40 feet; S 69° 24' E, a distance of 180.00 feet; S 71° 52' E, a distance of 73.00 feet; N 89° 08' E, a distance of 210.60 feet to a point on the said North ROW line of Jefferson Avenue and on the East bank of said Channel, due to earth fill work done by the County of Dallas, and continuing down stream along said center line of channel N 12° 08' E, a distance of 174.30 feet; N 30° 00' W, a distance of 170.00 feet; N 72° 17' W, a distance of 254.88 feet; N 56° 02' W, a distance of 311.30 feet; N 38° 32' W, a distance of 34.08 feet to PLACE square feet or 21.0935 acres of land.

OF BEGINNING and containing 918,834.4410

(Continued-next page)

BEING a tract or parcel of land lying in the David White Survey, Abst. No. 1559, Dallas County, Texas, said tract or parcel of land being more particularly described by metes and bounds as follows:.

COMMENCING at a point in the South ROW line of U. S. Highway 80, said R014 line as determined by a deed from James G. Stroup to the State of Texas, 5-1-62, recorded in Vol. 5790, Pg. 176, Deed Records, Dallas County, Texas; said point in said ROW line being its intersection with the center line of the Old Channel of Mountain Creek; said commencing point being 110.2 feet East of the West line of said Radcliff Platt Survey. Thence, S 88' 47' 14" W, along the said South ROW line of U. S. Highway 80; a distance of 252.0 feet to Place of Beginning of this described.. tract;

THENCE Westerly, along the said South R014 line of U. S. Highway 80 as follows:
S 88' 23' 44" W, a distance of 231.99 feet; N 84* 45' 42" W, a distance of 251.79 feet; S 88* 23' 44" W, a distance of 514.72 feet to point for corner;

THENCE S 01* 44' 57" E, a distance of 730.068 feet to the North ROW line of Jefferson Avenue, said North ROW line established 9-8-42 in a deed to the State of Texas, recorded in Vol. 2368, Pg. 158, Deed Records, Dallas County, Texas, being **point for corner**;

THENCE Easterly, along said North ROW line of Jefferson Avenue as follows:
N 82* 47' 22" E, a distance of 134.2 feet; N 84* 26' 08" E, a distance of 146.52 feet to the center line of the Old Channel of Mountain Creek, being point for corner;

THENCE down the center line of the Old Channel of Mountain Creek, following its meanders as follows:

N 31* 53' E, a distance of 26.0 feet; N 44' 58' E, a distance of 180.0 feet; N 75* 28" E, a distance of 187.50 feet; N 78* 58' E, a distance of 75.20 feet to point for corner;

THEN CE N 31* 43' 02" E, a distance of 569.3 feet to PLACE OF BEGINNING. and containing.. 509,074-54 square feet or 11.6867 acres of land.

II.

That the following special terms and conditions are hereby imposed as a part of this ordinance:

NONE

III.

That the site plan as finally approved with all stipulations contained therein shall be marked Exhibit "A", attached hereto and made a part hereof as if fully set out herein. See Case No.761006.,

IV.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of **the City** of Grand Prairie, Texas, or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No.2299 and its amendments, same being the Comprehensive Zoning Ordinance of-said City, unless specifically modified by the passage of this ordinance.

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 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 this the

25th day of January 1977

Mayor, City of Grand Prairie, Texas

ATTEST:

City Secretary

P&Z Case No. 761006