

ORDINANCE NO. 2906

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE 'LOCATION. BOUNDARY AND USE OF CERTAIN  
PROPERTY SO AS TO REZONE C. D. Ball Survey, Abstract No. 197

PLANNED 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 SF-2 to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said  
application on January 23, 1978 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 5 to 1- ; to recommend to the City Council of - -

Grand Prairie, Texas, that the hereinafter described property be rezoned so as to  
change its classification from SF-2 to planned 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 31, 1978, to, consider the advisability of  
amending the Zoning Ordinance a-ad Map as recommended  
by the Zoning Commission, 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 Ne  
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, SF-2  
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:

1.

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:

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 CC"*, *CIL ON THE 2 7TH DAY OF*  
JANURAY, 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 SF-2 to planned development:

C. D. Ball Survey, Abstract No. 197 in the City of Grand Prairie, Tarrant County, Texas, and being  
more particularly

described as follows:

BEGINNING a point on the east RO of Great Southwest Parkway, said point bearing S 89 deg. 50' 22" E, 50 feet from the common corner of the following surveys: E. Roland Survey, Abst. 1313, G. W., Long Survey, Abst. 933, Wm. Hay-man Survey, Abst. 642, and C. D. Ball Survey, Abst. 197.

THENCE South 89 deg. 44' 42" East 1495.40 feet;

THENCE South 00 deg. 02' 57" East 1480.00 feet;

THENCE North 89 deg. 40' 36" West 245.40 feet;

THENCE South 37'deg. 19' 24" West 145.00 feet;

THENCE North 89'deg. 40' 36" West 260. 00 feet;

THENCE North 00 deg. 19' 24" East 120.00 feet;

THENCE North 89 deg. 40' 36" West 912.34 feet;

THENCE North 00 deg. 19' 24" East 1474.12 feet to the POINT OF BEGINNING and containing 51.65 acres of land, more or less. Generally half a mile north of Interstate 20 on the east side of South Great Southwest Parkway.

II.

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

- 1.The total 100'. ROW for Forum Drive extension must be dedicated to the City prior to any start of construction.
- 2.The total paving section for Forum Drive (2-25' lanes and 16' median) must be constructed at the same time as-the subdivision itself.
- 3.No lots along the south side can be platted within the flood plain of Fish, Creek (north branch).
- 4.Easements are needed somewhere along the south side of development for drainage and sanitary sewer outfalls.
- 5.Three left turn lanes are required (*two* on Great Southwest Parkway and one on Forum Drive).
6. A 12" water, main must be built in Forum, -Drive to fit master plan
7. A total paving assessment of \$133,160.88 is owed to the City by Forum Village Southwest. Their taxes are current.

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. 780102

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 Tner 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 par 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.

All ordinances, or parts of ordinances in conflict herewith are specifically repealed.  
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  
14th day of February  
ATTEST:

City Secretary  
P&Z Case No. 780102

Mayor, City of Grand Prairie, Texas