

PD-82 Single Family-Two

PD-83

PD-84

Planned Development District permitting the development and use of the premises for Single Family-Two type detached single family residences, developed with lot areas of a minimum of 7,800 square feet and minimum widths of 65 feet. All other conditions regulating cover-age, parking, structure requirements and minimum lot requirements shall comply to Single Family Two standards of the Unified Development Code.

All proposed uses are subject to the approval of site plan or plans by the City Council after recommendations by the Planning and Zoning Commission and prior to the issuance of a building permit on the premises. The site plan shall include plans for grading, drainage, points of access, driveway locations and widths, building setbacks, building areas, service areas, parking areas, curbs, sidewalks, internal circulation, open space plantings, recreational areas, street right-of-way, utility casement locations, necessary retaining walls, common areas, lot lines, minimum front, side and rear setbacks and the location and height of **a** signs.

Development of any adjacent land owned by the applicant shall also be shown on the site plan and such plan along with building construction plans shall be subject to review and approval by the City Council before any site grading, improvement or construction is undertaken.

No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter, noise or vibration not in compliance with the codes of the City of Grand Prairie.

All screening walls, landscaping plantings, driveways and parking surfaces shall be maintained in an orderly condition and no lighting, illuminated signs or other display devices shall be located or arranged to interfere with adjacent development and vehicular traffic on adjacent streets

ORDINANCE NO.

2915

AN ORDINANCE AMENDING THE ZONING MAP S11014ING THE LOCATION, BOUNDARY AND USE Or CERTAIN PROPERTY SO AS TO REZONE Florence Hill Addition #1 and #2, except Lot 21.

FROM Agricultural To PLANNED DEVELOPMENT; SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND REORDED 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 classifications of Agricultural to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 13, 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 ia 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 8 to 0 0 - to recommend to the City Council of Grand Prairie Texas, that The hereinafter described property be rezoned. so as to change its classification from Agricultural 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 March 21, 1978 to consider the advisability of 'amending the Zoning Ordinance and 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 Urbanite .-Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

'AI ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 36 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE Or ME. CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL CIL 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 COMPRESENSIVE 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 Agricultural to planned development:
All of Florence Hill Addition #1 and #2, except Lot 21 Florence Hill Addition #1, or generally all lots facing all of Alspaugh Lane, Sandra Lane, and Nadine Lane east of Matthew Road and west of South Belt Line Road.
II.

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

1. All lots to be subdivided into approximate 1/2 lots of equal frontages.

2. All other SF-2 requirements to a
ppp.

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. 780301.

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 compotent jurisdiction to be

*invalid, then such invalidity shall not affect, impair or invalidate the remainder of 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 af ter its passage and approval.
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS this the 21st day of March 1978

ATTEST:

City Secretary

Case No. 780301

Mayor, City of Grand Prairie, Texas,