

ORDINANCE NO. 2933

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE generally on-the north side of Clarice Street, east of Tamara Lane, west of S.W. Ord Street, and south of James Bowie Elementary School. FROM [General Retail 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

TO PLANNED

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 owner s 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 classificationo of General Retail to planned development;

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 8, 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 6 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 General Retail 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 May 16, 10,78 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;

WHEREAS, all citizens and parties at interes t 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 General Retail and by reason of changed conditions, does consider an find that this amendatory Or inance 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:

"AN ORDINANCE, AMENDING IN ITS ENTIRETY CHAPTER 36 OF THE CODE OF ORDINANCES KNOW 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 14ITII A - COMPREHENSIVE GIVE PLAN....

and passed and approved January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 501 inclusive, as amended, so as to establish and rezone the following described area from General Retail to planned development:

BEING a tract or parcel of land lying partially in the McKinney and Williams Survey, Abstract No. 1045 and partially in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, and-also being the south portion of City Block No. 341, City of Grand Prairie, Dallas County, Texas, said tract or parcel of land being more particularly described by

metes and bounds as follows:

BEGINNING at the intersecting point of the north right of way line of Clarice Street with the east right of way line of Tamara Lane, said beginning point being the southwest corner of said City Block No. 341, Grand Prairie, Texas;

THENCE North 99 deg. 34'0" east along the north right of way line of Clarice Street and the south line of said City Block No. 341, a distance of 623.40 feet to the southeast corner of said City Block No. 341 and the west right of way line of S.W. 3rd Street, being point for corner;

THENCE North 0 deg. 39'30" west along the west right of way line of S.W. 3rd Street, at 120.6 feet, the north line of said Elizabeth-Gray Survey and the south line of said McKinney and Williams Survey, in all 200.0 feet to point for corner;

THENCE South 89 deg. 34'0" west, a distance of 619.86 feet to the east **right of way line** of Tamara Lane, being point for corner;

THENCE South 0 deg. 21'30" west, along the east right of way line of Tamara Lane at 80.0 feet the south line of the McKinney and Williams Survey and the north line of the Elizabeth Gray Survey, in all 200.0 feet to the PLACE OF BEGINNING and containing 124,326.81 square feet, or 2.854 acres of land, more or less

II.

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

1. Specific lot size of 65 feet by 110 feet.
2. Limited to a plumbing contractor's shop.
3. No outside storage.
4. Signs must comply with the City Sign Ordinance.

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.. 780402

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 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 after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS this the 16th day of May

ATTEST:

City Secretary...

P&Z Case No. 780402.

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Mayor, City of Grand Prairie, Texas