

ORDINANCE NO. 2926

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE John W. Farrans Survey, Abstract No. 1710, Northwest corner of N. W.' 19th Street and West Tarrant Road JANUARY AN PLANNED DEVELOPMENT; SAID ZONING MAP AND ORDINANCE PASSED JANUARY 27 1971 AND RECORDED IN LOOK 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 --General Retail and WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 24, 1978 after written Notice of such public hearing the Zoning Commission on the proposed change in classification had been sent before 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 8 to 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 SF-2 to - General Retail and WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given City Council of a further-public hearing to be held by the the City of Grand Prairie, Texas, in the Municipal Building at 7:30 o'clock p.m. on May 2, 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 Daily News Grand Prairie, Texas, a newspaper of general circulation in such municipality;

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:

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 TITLE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY TILE CITY COUNCIL ON Till' 27TH DAY OF JANUARY, 1971, TOGETHER 141TIL ALL AMENDMENTS THERETO AND ENACTING A

REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR Z ONING RECLUTATIONS; IONS; CREATING USE DISTRICTS IM ACCORDANCE WITH A COMPREHENSIVE PLAN

and passed and approved January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, is amended so as to establish and rezone the following described area from SF-2 to planned development.

Being a tract or parcel of land out of the John W. Farrans Survey, Abstract No. 1710 in Dallas County, Grand Prairie, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way line of the Dallas-Fort Worth Turnpike and the west line of N. W. 19th Street,

THENCE S 0 deg 02' W along the west line of N. W. 19th Street, a distance of 20.00 feet to the place of beginning;

THENCE S 89 deg. 57.W, a distance of 308.50 feet to a point for 'corner;

THENCE S 83 deg. 21' 50" W, a distance of 32.47 feet to a point for corner;

THENCE S 00 deg. 02' W, a distance of 631.02 feet to a point for corner in the north right-of-way line of Tarrant Road;

THENCE N 89 deg. 52' E, a distance of 371.25 feet along the north right-of-way line of Tarrant Road to a point for corner;

THENCE N 00 deg. 02' E, a distance of 54.24 feet along the west right-of-way line of N. W. 19th Street to a point for corner;

THENCE N 89 deg. 58', a distance of 30.50 feet to a point for corner;

THENCE N 00 deg. 02' E, a distance of 579.92 feet along the west right-of-way line of N. W. 19th Street to the place of beginning and containing 217,804.32 square feet or 5.00 acres of land more or less. That the following special terms and conditions are hereby imposed as a part of this ordinance:

II.

Site plans to be provided on each site. 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.

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 herein- See Case No. 780406.

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.

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 2nd day of May

ATTEST:

City Secretary

P&Z Case No. 780406

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Mayor, City of Grand Prairie, Texas