

PD-41 Light Industrial

PD-60

PD-63

PD-69

PD-89

Planned Development District permitting the construction of Light Industrial uses in accordance with Article IV "Permissible Uses" of the UDC of the City of Grand Prairie, Texas for the Light Industrial District subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission. The requisite site plan to be drawn in accordance with Article XVI "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie. The area zoned Light Industrial shall be built to a codes of the City and in addition thereto shall be governed by the following special requirements:

1) no building height shall exceed 533 feet mean sea level; 2) that any structure exceeding 523 feet mean sea level shall be hazard lighted at the request of the Federal Aviation Administration and/or the Navel Air Station at no expense to the property owner, 3) that a minimum of 6-foot solid wood screening fence shall be constructed around the western edge of the property, and 4) that no structure within 100 feet of the west property line shall exceed one story in height.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.

ORDINANCE NO.

2953

AN ORDINANCE' AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE the southeast corner of South Belt Line Road and Interstate Highway 20 FROM Planned Development-26, allowing General Retail - TO Planned Development-26, allowing Light Industrial 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-26, allowing General Retail to planned development-26, allowing Light Industrial

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on - July 10, 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 7 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 PD-26, allowing GR to planned development-26, allowing LI;

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 July 25, 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; 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-26, allowing GR 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:

I .

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

That the following special terms and conditions are hereby imposed as a part of this ordinance  
That the site plan as finally approved with all stipulations contained therein shall be marked Exhibit attached hereto and made a part hereof as if fully set out herein.

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 25th day of July 1978

Mayor, City of Grand Prairie, Texas

ATTEST:

City Secretary

P&Z Case No. 780705

**INTERSTATE**

**HIGHWAY NO 20**