

PD-90

ORDINANCE No. 2963

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE 20.32 acres, bounded on the north and west by Corn Valley Road, anti on the south and east by the future extension of S. E. 8th St., said tract being in the northwest quadrant of the Leonidas O'Gwinn Survey, Abstract 1105,

TO PLANNED DEVELOPMENT FOR GENERAL RETAIL AND MF-1; 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 General Retail and MF-1; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 14, 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 CityPost Office; and

WHEREAS, after consideration of said application, the Zoning Commission of the City of Grand Prairie, Texas voted 7 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 **General Retail; 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 August 22, 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 publica tion 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 SF-2by 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 having been made a part of an Ordinance entitled:

'AN 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 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 WITH A COMPREHENSIVE PLAN "

and passed and approved January 27, 1971 , recorded in Ordinance Book 3, Pages 405 to 109 inclusive, as amended, ,, , as 10 establish and rezone the Following described 0 scribed area f from S F- 2to planned development for General Retail and MF-1:

A tract of land, 20.32 acres, bounded on the north and west by Corn Valley Road, and on the south and east by the future extension of S. E. 8th St., said tract being in the northwest quadrant of the Leonidas O'Gwinn Survey, Abstract 1105, Dallas County, Texas, and more particularly described as follows:

FROM SF-2 TO PLANNED DEVELOPMENT FOR GENERAL RETAIL:

Being a 13.95 acre tract of land lying in the Leonidas O'Gwinn Survey, A-1105, Dallas County, Texas, generally located east of Corn Valley Road and north of an easterly extension of S.E. 8th street, said 13-95 acre tract being more particularly described by metes and bounds as follows;

Thence along said curve (having a chord length of 1145.9 feet bearing South 54 degrees 02 minutes 53 seconds West), a distance of 1,225.0 feet to the point of tangency;

Thence North 89 degrees 56 minutes West, a distance of 120.0 feet to the PLACE OF BEGINNING.

FROM SF-2 TO PLANNED DEVELOPMENT FOR MULTI-FAMILY 1:

Being a 6.37 acre tract of land lying in the northwest quadrant of the Leonidas O'Gwinn Survey, A-1105, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 6.37 acre tract, said point being in the east right-of-way line of Corn Valley Road (60' R.O.W.), 750.0 feet North 0 degrees 19 minutes East of an intersection of the east R.O.W. line of Corn Valley Road with an easterly extension of the north R.O.W. line of S.E. 8th Street as said street is shown on the final plat of the 3rd Installment of Royal Valley Estates dated May, 1972;

Thence North 0 degrees 19 minutes East with the east R.O.W. line of Corn Valley Road, a distance of 202.2 feet to an angle point;

Thence North 45 degrees East along said R.O.W. line, a distance of 70.7 feet to an angle point being the most northwesterly corner of said 6.37 acre tract;

Thence South 89 degrees 56 minutes East with the south right-of-way line of Corn Valley Road, a distance of 406.6 feet to an angle point;

Thence South 87 degrees 25 minutes 14 seconds East with said R.O.W. line, a distance of 222.2 feet to an angle point;

Thence South 89 degrees-56 minutes East with said R.O.W. line, a distance of 200.0 feet to an angle point;

Thence North 87 degrees 40 minutes 54 seconds East with said R.O.W. line, a distance of 212.0 feet to the point of intersection with the proposed west R.O.W. line of S.E. 8th Street as it will be extended south from the southeast corner of Block D of the First Installment of Royal Valley Estates, said point also being the northeast corner of the 6.37 acre tract;

Thence South 0 degrees 19 minutes West along a line also being the proposed west R.O.W. line of S.E. 8th Street, a distance of 31.2 feet to the beginning of a curve to the right, said curve having a central angle of 17 degrees 42 minutes 46 seconds and a radius of 974-32 feet;

Thence along said curve, a distance of 301.2 feet to the southeast corner of the 6.37 acre tract;

Thence North 71 degrees 58 minutes West, a distance of 246.9 feet to an angle point;

Thence North 89 degrees 56 minutes West, a distance of 808.7 feet to the PLACE OF BEGINNING.

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

MF-1 area to be limited to 100 units. 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. 780801.

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

Is| Weldon Parkhill

Mayor, City of Grand Prairie, Texas

ATTEST:

Is| Melba Flagg City Secretary

P&Z Case No. 780801