

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE a tract of land in the Charles Gibbs Survey, Abstract No. 534, approximately 300 feet south and east of the intersection of -South Carrier Parkway **and Dickey Road**; FROM MULTI FAMILY-1 TO PLANNED DEVELOPMENT - GENERAL RETAIL;

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 Multi Family-1 to General Retail; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 27, 1980 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 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 Multi Family-1 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 7:00 o'clock p.m. on November 5, 1980 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 Multi Family-1 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 ,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 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from Multi Family-1 to planned development-general retail:

A tract of land in the Charles Gibbs Survey, Abstract No. 334 and being approximately 300 feet south and east of the intersection of South Carrier Parkway and Dickey Road.

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

1. The land be built up above the flood plain.
2. A 6-foot screening fence be constructed along the east side of the property in accordance with the zoning 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. 801003.

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 5th day of November, 1980.

ATTEST:

City Secretary

P&Z Case No. 801003

Mayor, City of Grand Prairie, Texas

ORDINANCE NO. 4753

AN ORDINANCE AMENDING ORDINANCE NO 3167, BEING PLANNED DEVELOPMENT NO. 101, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON NOVEMBER 5 1980 BEING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE NO. 2299 OF THE CITY OF GRAND PRAIRIE, TEXAS,, BY AMENDING THE PERMITTED GENERAL RETAIL USES TO ALLOW THE ADDITIONAL USES OF MINI-WAREHOUSES, BOAT STORAGE, RECREATIONAL VEHICLE STORAGE, RECREATIONAL VEHICLE TRAILER STORAGE, TRAILER STORAGE, AND ON-SITE CARETAKERS LIVING QUARTERS; AND BY REDUCING THE REQUIRED NUMBER OF ON-SITE PARKING SPACES FROM 37 SPACES TO 6 SPACES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS., on November 5 1980, the City Council of the City of Grand Prairie approved Ordinance No. 3176, being Planned Development No. 101 for General Retail uses; and

WHEREAS, Ordinance No. 3176, being Planned Development No. 101, provided that the uses allowed would be those allowed in the General Retail district; and

WHEREAS, The Planning and Zoning Commission held a public hearing on September 24, 1990 to consider the advisability of amending the permitted uses and the minimum number of required parking spaces in Planned Development No. 101 after written notice of such public hearing before the Planning and Zoning Commission on the proposed amendment had been sent to owners of real property lying within 200 feet of the property on which the amendment to the zoning is proposed, said notice having been given not less than ten (10) days before the date set for such 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 same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of such amendment, the Planning and Zoning Commission of the City of Grand Prairie voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that Ordinance No. 3176, being Planned Development No. 101, **be amended to allow the additional uses of mini-warehouses, boat storage,, recreational**

vehicle storage, recreational vehicle trailer storage, trailer storage, and on-site caretakers living quarters; and by reducing the required number of on-site parking spaces to 6 spaces and;

WHEREAS, Notice was given of a further public bearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 7:00 o'clock P.M. on October 2, 1990, to consider the advisability of amending Ordinance No. 3176 as recommended by the Planning and 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 bearing 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 all the matter of the proposed amendment and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the proposed change on said property, as well as the nature and usability of surrounding property, have found and determined that Ordinance No. 3176, being Planned Development No. 101 should be amended to allow the additional permitted uses of mini-warehouses, boat storage, recreational vehicle storage, recreational vehicle trailer storage, trailer storage, and on-site caretakers living quarters, and to reduce the minimum required number of parking spaces to 6 spaces in the area referenced in Ordinance No. 3176;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That Ordinance Number 2299, being 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 28 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 15TH DAY OF FEBRUARY, 1972, 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 11

and passed and approved February 15, 1972, recorded in Ordinance Book 8, Pages 405 to 509, inclusive, as amended, is hereby further amended so as to amend Planned Development Number. 101 for General Retail for the purpose of allowing the following additional uses; mini-warehouses, boat storage, recreational vehicle storage, recreational vehicle trailer storage, trailer storage, and on-site caretakers living quarters; and by reducing the required number of on-site parking spaces to 6 spaces and; on the following described area: 2.295 ACRES LOCATED ON LOT 21 BLOCK 11 COTTONWOOD PARK PLAZA ADDITION as shown on the attached site plan labeled "Exhibit All which is hereby incorporated by reference into this ordinance as if it were set out in its entirety.

II.

That Section II of Ordinance No. 3176, being Planned Development No. 101, is hereby amended to read as follows:

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

1. The land be built up above the floodplain.
2. A 6 foot screening fence be constructed along the east side of the property in accordance with the zoning ordinance
3. In addition to all uses allowed in the General Retail zoning district, the following uses are also allowed: mini-ware

storage, recreational vehicle storage, recreational vehicle trailer storage, trailer storage, and onsite caretakers living quarters.

4. The minimum required number of parking spaces for mini-warehouse uses within the Planned Development shall be
5. Asphalt drives be replaced with concrete drives.
6. Landscaping must be sprinklered.
7. Landscaping must be installed per the approved Landscape Plan.
8. Parking and Fire Lanes must be striped.
9. Screening fence along the east and south property line must be repaired.
10. Dumpsters must be screened by an approved screening fence.
11. No maintenance of vehicles will be allowed on site.
12. Only dead storage will be permitted on site.

SECTION 2: This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Grand Prairie, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provision of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 3: If any section, subsection, sentence clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4: All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City Official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND "PROVED BY THE CITY COUNCIL OF THE CITY OF GRAND

PRAIRIE, TEXAS, this the 2 day of October, 1990.

Mayor, City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

Zoning Case No. Z900902
ORDINANCE NO, 510.3

AN ORDINANCE AMENDING ORDINANCE NO. 3176 AS AMENDED, BEING PLANNED DEVELOPMENT NO. 101, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON NOVEMBER 5, 1980, AND AMENDED ON OCTOBER 2, 1990, ORDINANCE NO. 4753, BEING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE NO. 2299 OF THE CITY OF GRAND PRAIRIE, TEXAS, BY AMENDING THE CONDITIONS OF THE ORDINANCE, THE SITE PLAN, AND THE LANDSCAPE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, on November 5, 1980, the City Council of the City of Grand Prairie approved Ordinance No. 3176, being Planned Development No. 101 for General Retail uses; and

WHEREAS, on October 2, 1990, the City Council of the City of Grand Prairie approved Ordinance No. 4753, being an amendment to Ordinance No. 3176, Planned Development No. 101 for General Retail uses; and

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment to Planned Development No. 101; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 14, 1993 after written notice of such public hearing before the Planning and Zoning Commission on the proposed amendments had been sent to owners of real property lying within 200 feet of Planned Development No. 101, 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 Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the proposed amendments be granted; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 7:30 o'clock P.M. on June 15, 1993 to consider the advisability of amending Planned Development No. 101 as recommended by the Planning and 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 all the matter of the proposed amendments to Planned Development No. 101 and the City Council of the City of Grand Prairie, Texas, being info informed as to the location and nature of the amendments proposed on said property, 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 Planned Development No. 101 Ordinance to the extent that amendments to Planned Development No. 101 may be made as herein provided and 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 ME CITY OF GRAND PRAIRIE, TEXAS:

I.

That Section II of Ordinance No. 3176, being Planned Development No. 101, is hereby amended to read as follows:

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

1. The land be built up above the flood plain.
2. A minimum 6-foot screening fence must be constructed along the east side of the property in accordance with the zoning ordinance.
3. In addition to all uses allowed in the General Retail zoning district, the following uses are also allowed: mini-warehouses, boat storage, recreational vehicle storage, recreational vehicle trailer storage, trailer storage, and on-site caretakers living quarters.
4. The minimum number of required parking spaces for mini-warehouse uses within the Planned Development shall be six (6) spaces.
5. Landscaping must be installed and irrigated in compliance with Article VIII of the Unified Development Code of the City of Grand Prairie, in accordance with the approved landscape plan.
6. Parking and Fire Lanes must be striped.
7. Dumpsters must be screened by an approved screening fence.
8. No maintenance of vehicles will be allowed on site.
9. Only dead storage will be permitted on site.
10. Screening fence must be repaired.
11. Asphalt drives must be repaired and maintained.
12. A site grading and drainage plan must be submitted, implemented, and approved by the Engineering Department prior to a Certificate of Occupancy being issued.
13. All delinquent taxes must be paid prior to issuance of a Certificate of Occupancy.

II.

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. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

IV.

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 15th day of June, 1993.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z930604