

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE- 56-9703 acres out of the John C. Read Survey, Abstract No. 1183 FROM: Light Industrial TO: Planned Development with a Specific Use for a Mobile Home Park; 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; ONTAINING 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 Light Industrial to Light Industrial with a specific use permit for a Mobile Home Park; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 23, 1981 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 Light Industrial to Light Industrial with a Specific Use Permit for a Mobile Home Park; 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 March 3, 1981 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 Industrial 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 ORDINACE 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..."

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

Prior to the Issuance of any building permit or certificate of occupancy, a Site Plan shall be submitted to and approval obtained from the Planning and Zoning Commission and City Council. Such Requisite Site Plan shall show the following:

1. Shape, area and size of the site, distance to street intersections, general topography, location and grouping of mobile homes and accessory buildings, walkways, driveways and parking areas.
2. Other drawing showing the plans and elevations for typical Mobile homes and accessory structures.
3. The water system shall conform to the minimum standards for Mobile Home courts. It shall also conform to all City of Grand Prairie codes and ordinances.
4. The Sanitary Sewer system shall conform to the minimum standards for Mobile Home courts. It shall also conform to all City of Grand Prairie Codes and Ordinances. If a lift station is

required, the appropriate codes shall apply and the station will have to be maintained by the property Owner.

5. The Storm Drainage System shall conform to the minimum standards for mobile home courts. It shall also conform to all City of Grand Prairie codes and **ordinances**.

6. The requisite site plat shall show all mobile home stands, all-accessory buildings, elevations on same, patios, and parking areas.

7. The utilities serving each mobile home stand, yard lighting, hose **bibs**, **lawn hydrants** and any lawn sprinkler systems.

8. Any retaining walls at the perimeter or on any mobile home stand.

9. All existing trees and natural features if they are to be retained.

10. A landscape plan shall be submitted as a part of the site plan requirements.

11. All streets and alleys as shown on the Site Plan shall be paved to adequate widths to serve the adjacent property. All paving shall be concrete.

12. No individual mobile home stands shall be conveyed to private individuals. The entirety of the property shall remain under one ownership in perpetuity..

13. All mobile home stands shall provide a minimum of two off-street parking spaces per unit. In addition there shall be provided guest parking in the amount of one space per lot and an additional one space per four lots.

14. There shall be provided within the site a laundry facility, recreation building and not less than 8% of the total area of the mobile home court shall be left unimproved for recreational areas.

15. The requisite site plan shall conform to all restrictions in the minimum property standards for mobile home courts and all other pertinent ordinances by the City of Grand Prairie.

16. All mobile homes shall be underskirted and anchored to the ground.

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. 810207.

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. and passed and approved January 1971, recorded in Ordinance Book 8, Pages 405 passed and approved January 27, to 509 inclusive, as amended, so as to establish and rezone the following described area from Light Industrial to planned development with a specific use Permit numbered 299 for the purpose of a mobile home park:

56,9703 acres of land out of the John C. Read Survey, Abstract No. 1183, generally located 1,350 feet west of the intersection of Oakdale Road and Hardrock Road, on Oakdale Road, and extending north approximately 4,284 feet, with a seven acre strip running west off the northern end of the tract connecting to County Line Road.

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 10th day of March 1981.

/s/ James D. Weems Sr.

Mayor, City of Grand Prairie, Texas

ATTEST:

/s/ Melba Flagg

City Secretary

P&Z Case No. 810207