

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE a 5.6 acre tract of land out of the Ferguson Survey. Abstract No. 454, parts of Blocks 3, 4 and 5 of the Phillips Park Addition, located south of Marshall Drive and approximately 500 feet east of S. W. 3rd Street FROM: Multi Family-1 TO: Planned Development-Single Family Attached;

SAID ZONING MAP 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 planned development-single family attached; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 28, 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 No 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 -Multi Family-I to planned development single family attached; 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 October 6, 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 Chanced 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:

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."

area from Multi Family-1

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

to planned development-single family attached:

A 5.6 acre tract of land out of the Ferguson Survey, Abstract No. 454, parts of Blocks 3, 4 and 5 of the Phillips Park Addition, generally located south of Marshall Drive and approximately 500 feet east of S. W. 3rd Street.

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

1. Planned Unit Development for Single Family Attached zoning be approved for the entire tract, Lots 1 thru 35, sizes as platted.

2. Paved alleys with rear entry be required with 15 feet right-of-way and 12 feet paving.
3. Parking in the rear.
4. 80% masonry.
5. A maximum of one door visible from the street.
6. Single sidewalk per structure from the curb, not to interfere.. with the city's water and sewer connections.
7. Two parking spaces per dwelling, off street.
8. Outside storage.
9. Fire hydrants to comply with city ordinance.
10. All weather walkway from the parking area to the dwelling.
11. Other water, sewage and drainage requirements that the city might require under the Subdivision Rules and Regulations.
12. Minimum 1100 square feet dwelling per side on Lots 1 thru 10 and 16 thru 25.
13. The allowance for a maximum density of 15 dwelling units on Lots 11 thru 15.
14. A 15-foot building line set-back.
15. Relocation of any utilities be at developer's expense.,
16. No utility poles be placed in concrete.
17. The 12-foot paving could be shifted to one side of the 15-foot right-of-way.
18. The final plat, Grand Duplex Addition, be approved provided it meets all the above stipulations.

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. 810908.

#### 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 13th day of October 1981.

ATTEST:

City Secretary

P&Z Case No. 810908

Mayor, City of Grand Prairie, Texas