

820505

ORDINANCE NO. 000 PD-114

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE a 143.938 acre tract out of the John Moody Survey, Abstract No. 1007, the BBB & C Railroad Survey, Abstract No. 203, and the John W. Harwood Survey, Abstract No. 661, Tarrant County, Texas, ~~located at the northeast corner of State Highways 360 and Garden Road~~ FROM GR, MF-2, SF-2 and SF-3 TO PLANNED DEVELOPMENT; 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 GR, MF-2, SF-2 and SF-3 to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 10, 1982 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 6 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 GR, MF-2, SF-2 and SF-3 to planned development; 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 May 18, 1982 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 GR, MF-2, SF-2 and SF-3 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..."

II.

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

1. Water will not be available until approximately 1985, at that time the developer will have to comply with the Master Distribution Plan.
2. Comply with Master Thoroughfare Plan.
3. Similarly approved plans to be included.
4. Right-of-way will have to be coordinated with State for Highway 360.

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.

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 27, 1971, recorded in Ordinance Book 3, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from GR, MF-2, SF-2 and SF-3 to planned development:

BEGINNING at a point in the centerline of County Road 2018, said point being 374.96 feet north of the southwest corner of the John W. Harwood Survey, said point also being 894.70 feet south 89 degrees 00' 00" east of the intersection of the centerline of County Road 2017 and the centerline of County Road 2018;

THENCE north 89 degrees 00' 00" west a distance of 294.70 feet to a point for corner;

THENCE north 01 degrees 00' 00" east a distance of 50.00 feet to a point for corner;

THENCE north 46 degrees 35' 24" west a distance of 147.67 feet to a point for corner;

THENCE north 04 degrees 10' 49" west a distance of 4064.18 feet to a point for corner;

THENCE north 89 degrees 55' 00" east a distance of 698.14 feet to a point for corner;

THENCE south a distance of 483.90 feet to a point for corner;

THENCE east a distance of 1115.06 feet to a point for corner;

THENCE south a distance of 3717.92 feet to a point for corner;

THENCE west a distance of 250.00 feet to a point for corner;

THENCE south a distance of 357.62 feet to a point for corner, said point being in the centerline of County Road 2018;

THENCE westerly with said centerline being a curve to the right, having a radius of 364.46 feet, a central angle of 30 degrees 45' 50" for a distance of 195.69 feet to a point of tangency;

THENCE north 52 degrees 00' 00" west a distance of 300.00 feet to a point of curvature;

THENCE with a curve to the left having a radius of 403.72 feet; a central angle of 37 degrees 00' 00" for a distance of 260.70 feet to a point of tangency;

THENCE north 89 degrees 00' 00" west a distance of 209.87 feet to the Place of Beginning and containing 150.295 acres of land, save and except that part of land deeded to DP&L Co. as described in Tract VII and Tract VIII of a warranty deed recorded in Volume 5286, page 934, Deed Records of Tarrant County, Texas, and containing 5.634 acres of land, leaving 144.661 acres, of which 0.723 acres of land are in the above mentioned county road, leaving a net acreage of 143.938 acres of land.

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 18th day of May, 1982.

/s/ Anne Gresham

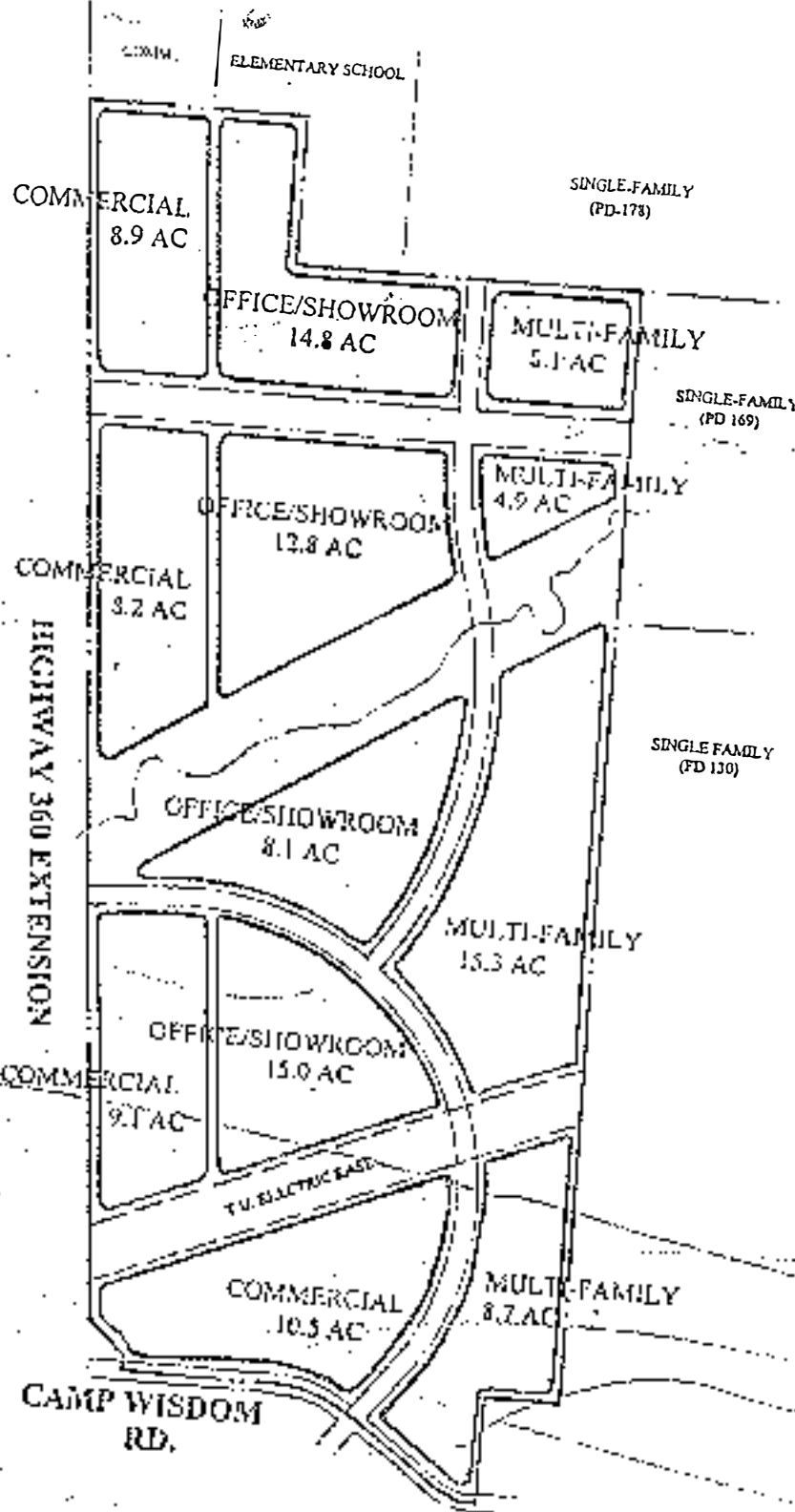
Mayor, City of Grand Prairie, Texas

ATTEST:

/s/ Sue Shawver

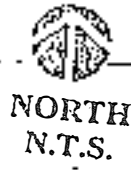
City Secretary

P&Z Case No. 820505



**EXISTING DEVELOPMENT PLAN - PD 114**  
 and Prairie, Texas

ARTER & BURGESS  
 SEPTEMBER 31, 1994



NORTH  
 N.T.S.