

ORDINANCE No. 3365

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE 17.41 acres out of the J. R. Baugh Survey, Abstract No. 137, generally located on the north side of Lower Tarrant Road and the east side of Carrier Parway FROM: Single Family-1 TO: PLANNED DEVELOPMENT FOR MF-1 AND MF-2; 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 Single Family-1 to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 12, 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 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property not be rezoned so as to change its classification from Single Family-1 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 August 17, 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 Single 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 A ME [I (IC amended, SO -IS to establish I -ind rezone the I following 1. described be area from Single Family-1 to planned development for multi family-1 multi family-2:

having a radius of 1323.57 feet, a chord bearing of N 160 34' 48" W, and a chord distance of 741.14 feet; THENCE in a northwesterly direction, along Said curve to the left and the East line of North Carrier Parkway, through a central angle of 320 31, 04" for a distance of 751.18 feet; THENCE N 000 28' 381, E a distance of 200.68 feet to a point begin the POINT OF BEGINNING:

THENCE N 000 28' 3811 E, along the L.T.V. Park, a ' distance' of 210.15 feet to an iron pin found;

THENCE S 890 58' 4611 E, along the L.T.V. Park, for a distance of 449.41 feet to an iron pin found;

THENCE N 69' 591 541, E, along the L.T.V. Park, a distance of 283.62 feet to a point;

THENCE S 300 15' 321, E, a distance of 243.75 feet to I a point;

THENCE S 030 45' 55" E, a distance of 274.95 feet to a point;

THENCE S 240 39' 49" E, a distance of 178.84 feet to a point;

THENCE S 160 28,22" E, a distance of 360.22 feet to a point;

THENCE 5 360 25' 321, W, a distance of 156.19 feet to a point;

THENCE N 680 15' 381, W, a distance of 370.00 feet to a point;

THENCE 5 210 44' 22" w a distance of 225.00 feet,

THENCE N 68* 15138, W, a Distance of 204.53 feet; to a point being the beginning of a non-tangent curve to the left having a radius of 1443.57 feet, chord bearing of N 21* 57' 14" W and a chord distance of 870.88 feet;

THENCE in a northwesterly direct direction, along said non-tangent curve to the left parallel to the North Carrier Parkway right-of-way, through to the POINT OF BEGINNING, and containing 17.41 acres of land, more or less.
II.

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

1. None of the subject property to be in the right-of-way of State Highway 161.
2. Roads to be dedicated and constructed in conformance with preliminary schematic for prop Highway 161.
3. 24" water line and necessary sewer must be extended along new Lower Tarrant Road.
4. Establish minimum floor level elevations at the time of development and delineate floodw

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. 820701.

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.

Mayor, City of Grand Prairie, Texas

ATTEST:

/s/ Sue Shawver

City Secretary

P&Z Case No. 820701