

AN ORDINANCE AMENDING ORDINANCE NO. 3565 AS AMENDED, BEING PLANNED DEVELOPMENT NO. 136, PASSED AND APPROVED BY THE CITY COUNCIL ON JANUARY 31, 1984, SO AS TO AMEND THE DEVELOPMENT REQUIREMENTS OF PLANNED DEVELOPMENT NO. 136 TO ALLOW A MINIMUM LOT WIDTH OF 55 FEET IN AREAS DESIGNATED FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND REDUCE THE AREA DESIGNATED FOR RETAIL USES FROM 9 ACRES TO 1.8 ACRES OF LAND; 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 January 31, 1984, the City Council approved Ordinance No. 3565, being Planned Development No. 136 for mixed uses; and

WHEREAS, the owners of the property described herein below, filed application with the City of Grand Prairie, petitioning **an amendment to Planned Development No. 136 to amend the development requirements for single family development to allow a minimum lot width of 55 feet and reduce the area designated for retail uses from 9 acres to 1.8 acres of land;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 10, 2000 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 200 feet of the property on which the change of 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 Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the proposed amendments to Planned Development No. 136 be approved; 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 6, 2000 to consider the advisability of amending the Zoning Ordinance and Map 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 rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use 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. 136 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 THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That Sub-Section III.4.C, "Minimum Lot Frontage on a Public Street," of Section III, "Single Family Detached Residential" of Ordinance Number 3565, being Planned Development No. 136, be amended in its entirety to read as follows (deletions indicated by ~~strike-through~~, additions indicated by *bold italics*):

- C. 1. Minimum Lot Frontage on a Public Street ~~shall be a minimum of 60 feet~~
~~(Measured at the front building line)~~
~~2. Minimum Lot Frontage on the Curved Portion of~~
~~a Cul-de-sac or Eyebrow shall be a minimum of 60 feet.~~

<u>Percentage of Lots</u>	<u>Minimum Lot Frontage</u>
62%	<i>55 feet</i>
38%	<i>70 feet</i>

- 2. *Lots located on a cul-de-sac or "eyebrow" may be reduced in width or depth by no more than 10 feet from that required above, but in no case may have less than 30 feet of width at the front lot line. All other area requirements shall still apply.*
- 3. *Corner lots in residentially zoned areas shall be required to have a minimum lot width equal to the minimum lot width listed in above plus 5 ft.*
- 4. *Key lots in residentially zoned areas shall be required to have a minimum lot width equal to the minimum lot width listed above plus 10 ft.*

II.

That the site plan and use matrix for PD-136 as adopted in Ordinance No. 3536 be amended to reduce the acreage in Tract 24 for retail uses from 9 acres to 1.8 acres of land with the remainder 7.2 acres incorporated into Tract 23 for single family detached uses.

III.

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 6th day of June, 2000.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z00301