

PLANNED DEVELOPMENT  
ORDINANCE NO.  
PLANNING UNIT NO.

200  
4536  
Z890203

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE W.C. May SURVEY, ABSTRACT NO. 890, and the T. Holland Survey, Abstract No. 644 GENERALLY LOCATED AT the southwest corner of the intersection of West Freeway, Robinson Road and Dickey Road FROM THE (MF-1), Multi-Family One ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR LI, Light Industrial USES. 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 (MF-1) Multi-Family 1 to (PD) Planned Development No. 200; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 10, 1989 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 1 to recommend denial to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from ( ) n.a. to (PD) Planned Development No. n.a. 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 9, 1989, 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 utilization 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 (MF-1) 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:

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 amended, so as to establish and rezone the following described area from (MF-1) Multi-Family 1 to Planned Development for LI, Light Industrial uses.

ATTACH CERTIFIED LEGAL DESCRIPTION OF  
ENTIRE TRACT HERE

BEING a tract or parcel of land situated in Great Southwest South, Great Southwest Industrial District, an addition to the City of Grand Prairie, Dallas County, Texas; said tract being part of the same tract of land conveyed to Great Southwest Corporation by A.W. Walker, Jr., Trustee, by special warranty deed dated April 27, 1956 and recorded in Volume 4487, Page 165, Deed Records, Dallas County, Texas, said tract also being a part of that same tract of land conveyed to Great Southwest Corporation by Angus G. Wynne, Jr. by special warranty deed dated April 30, 1956, and recorded in Volume 4489, Page 70, D.R., D.C.T.; said tract of land being situated in the W.C. May Survey, Abstract No. 890, Dallas County, Texas and the T. Holland Survey Abstract No. 644, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a metal disc set in concrete at the intersection of the North line of a Texas Electric Service Company right-of-way (75 foot R.O.W.) and the west line of West Freeway (300 foot R.O.W.);

THENCE West along the North line of said T.E.S.Co. R.O.W. a distance of 1376.50 feet to a 1/2" iron rod for corner; said point being in the Easterly line of Texas Power & Light Co. easement (100 foot R.O.W.);

THENCE N 35 degrees 44' 17" W along said Easterly line of T.P. & L. Co. easement, a distance of 1159.66 feet to a 1/2" iron rod for corner;

THENCE N 89 degrees 47' 14" W, a distance of 165.57 feet to a 1-inch pipe for corner;

THENCE N 00 degrees 36' 13" E, a distance of 1031.53 feet to a 1/2" iron rod for corner;

THENCE S 89 degrees 36' 21" E, a distance of 1444.33 feet to a 1" iron rod for corner;

THENCE N 03 degrees 41' 04" W, a distance of 236.05 feet to a 1" iron rod for corner;

THENCE N 75 degrees 28' 58" E, a distance of 400.99 feet to a 1" iron rod for corner;

THENCE S 01 degrees 49' 34" E, a distance of 368.99 feet to a 1" pipe for corner;

THENCE N 88 degrees 53' 25" E, a distance of 897.00 ft. to a 1/2" iron rod for corner, said point being in the West R.O.W. line of said West Freeway being a curve to the right whose radius is 4843.99 feet and whose central angle is 17 degrees 23' 33";

THENCE in a Southwesterly direction along said West R.O.W. line and said curve to the right whose chord bears S 12 degrees 29' 07" W, a distance of 1,464.79 feet, an arc length of 1,470.42 feet to the point of tangency of said curve;

THENCE S 21 degrees 10' 53" W, continuing along said West R.O.W. line of West Freeway, a distance of 555.46 feet to the POINT OF BEGINNING and containing 4,601,868.66 Square Feet or 105.644 Acres of Land.

II.  
LIGHT INDUSTRIAL

1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED USES:

In areas designated for light industrial uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than as prescribed in Section B-100 Use Schedule and Section C-2200, (LD) Light Industrial Zoning District of the Comprehensive Zoning Ordinance No. 2299.

III.  
SPECIAL CONDITIONS

1. DEVELOPMENT RESTRICTIONS:

Development on this property is limited to the area one hundred and fifty (150) feet south of the northern property line. No buildings or structures are allowed in the northern 150 feet of the subject property with the only exception being any floodplain/floodway/drainage improvements that may be required by the city and/or desired by the property owner such as a private lake, detention facility or channel improvements.

2. SCREENING:

In lieu of the standard screening fence next to residentially zoned and/or used areas, a landscaped-screening buffer shall be provided, constituted of trees sufficient in size, number and spacing in order to effect the same screening as the standard fence. This "living fence" or landscape buffer may be flexibly located on or in from (south of) the north property line so as to accomplish the visual screening, but not where it would be in conflict with necessary drainage improvements, etc.

3. UTILITIES:

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

4. GENERAL REQUIREMENTS AND STIPULATIONS:

- A. All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or Certificate of Occupancy on the premises. Development plans and preliminary plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.
- B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.
- C. The site or development plan finally adopted by the City Council shall be marked as Exhibit "A", attached hereto, and made a part hereof as if fully set out herein.

5. USE MATRIX:

The use matrix, attached hereto as Exhibit "B", shall be deemed to be a part of this ordinance.

IV.  
CITY PARTICIPATION

- (a) The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to thirty (30%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.
- (b) Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.
- (c) Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

V.  
DEVELOPMENT PLAN

All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or Certificate of Occupancy on the premises. Development plans and preliminary plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.

VI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.


VII.

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.


VIII.

That this ordinance shall be in full force and effect from and after its passage and approval.

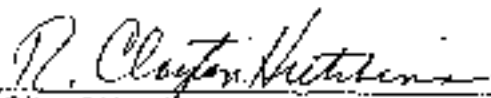
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 9 DAY OF May, A.D., 1989.

  
\_\_\_\_\_  
MAYOR, City of Grand Prairie, Texas

ATTEST:

  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney



PD - 200

MATRIX FOR:

ORD. 4536

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	LOT AREA	FLOOR AREA	MASONRY CONTENT	MINIMUM FRNT YD	MINIMUM SIDE YD	MINIMUM REAR YD	MAXIMUM COVERAGE	MINIMUM PARKING
1	LI	105.64	N.A.	N.A.	15,000  minimum	2:1  maximum	see text	25'	10' to  10';  see text	10' to  22';  see text	60% max.  building  coverage;  90% max.  imper-  vious  coverage;  see text	As  required  by  see text

NOTES: