

ORDINANCE NO. 5485  
PLANNED DEVELOPMENT NO. 212  
CASE NO. Z950804

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A 2.05 ACRE TRACT, BEING PART OF LOT 5 AND LOTS 6 THROUGH 16, BLOCK D, GRAND PRAIRIE ESTATES ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED ON THE SOUTH SIDE OF TOM HALL STREET BETWEEN SOUTHWEST 2<sup>ND</sup> STREET AND SOUTHWEST 3<sup>RD</sup> STREET, ON 0.83 OF AN ACRE OF GENERAL RETAIL (GR) AND 1.22 ACRES OF SINGLE FAMILY-THREE (SF-3) TO A PLANNED DEVELOPMENT FOR A RETIREMENT HOME, ASSISTED LIVING CENTER FOR THE ELDERLY AND AN ADULT DAY HEALTH CARE CENTER; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; 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 property described herein below 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 **General Retail (GR) and Single Family-Three (SF-3) to a Planned Development for a Retirement Home, Assisted Living Center for the Elderly and an Adult Day Health Care Center**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 11, 1995 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 hereinafter described property be rezoned from its classification of **General Retail (GR) and Single Family-Three (SF-3) to a Planned Development for a Retirement Home, Assisted Living Center for the Elderly and an Adult Day Health Care Center**, 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 September 19, 1995 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 Dallas Morning News, Dallas, 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 Zoning Ordinance from the classification of **General Retail (GR) and Single Family-Three (SF-3)** 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 Ordinance Number 4779, being 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 28 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 20TH DAY OF NOVEMBER, 1990, 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 November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of **General Retail (GR) and Single Family-Three (SF-3)** to a **Planned Development for a Retirement Home, Assisted Living Center for the Elderly and an Adult Day Health Care Center**:

Legal Description:

Being a 45 ft. by 125.15 ft. portion of Lot 5, and all of Lots 6 thru 16, Block D, Grand Prairie Estates Addition, Dallas County, Texas.

**II.**

**Development Requirements**

1. CONFORMANCE WITH SITE PLAN

All development on the site must conform with the approved site plan.

2. PERMITTED PRINCIPAL USES

Permitted principal uses on the site shall be limited to a retirement home, assisted living center for the elderly, and adult day health care center.

3. DIMENSIONAL AND SETBACK REQUIREMENTS

All dimensional and setback requirements shall be those of the Multi-family Two district unless otherwise specifically approved by the PD ordinance or approved site plan.

4. LANDSCAPING

All landscaping must be provided as shown on the approved site plan and shall be kept in healthy, growing, state at all times and irrigated according to the provisions of the UDC for required landscaping. Required landscaping may be placed in the adjacent ROW as indicated on the approved site plan.

5. PARKING

Parking shall be provided as indicated on the approved site plan.

**III.**

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.

**IV.**

All Ordinances or parts of ordinances in conflict herewith herewith are specifically repealed.

**V.**

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 19TH DAY OF SEPTEMBER 1995.**



*Acknowledged E. A. Maggio*  
City Secretary 8-2-15

APPROVED:

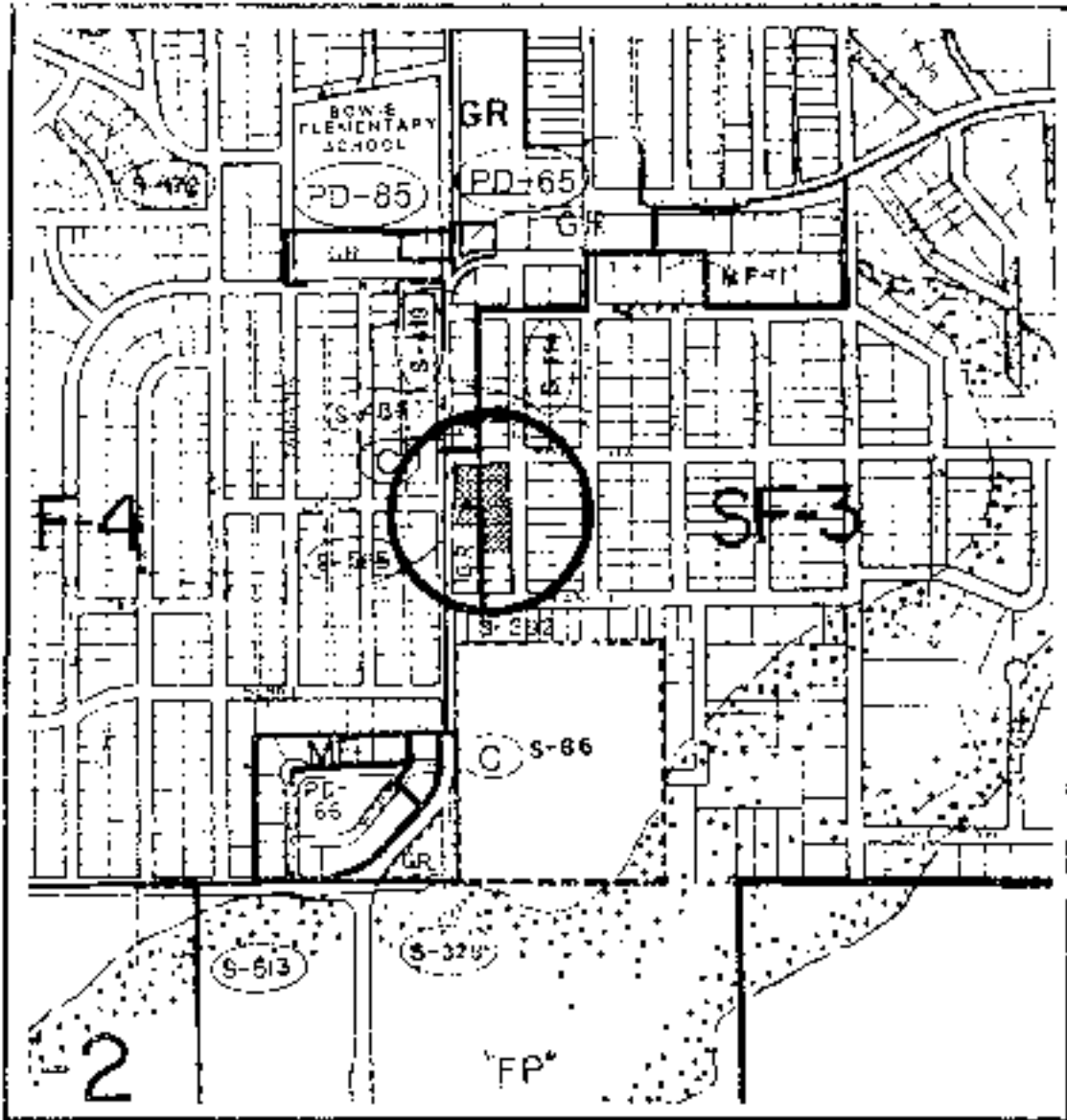
*Chala Ferguson*  
Mayor

APPROVED AS TO FORM:

*Steph n*  
City Attorney

Zoning Case No. Z950804

'Exhibit A'  
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SHADDED AREA INDICATES PROPERTY UNDER REVIEW

**Z950804**  
Grand Prairie Estates Addition Lots 5-16, Block D

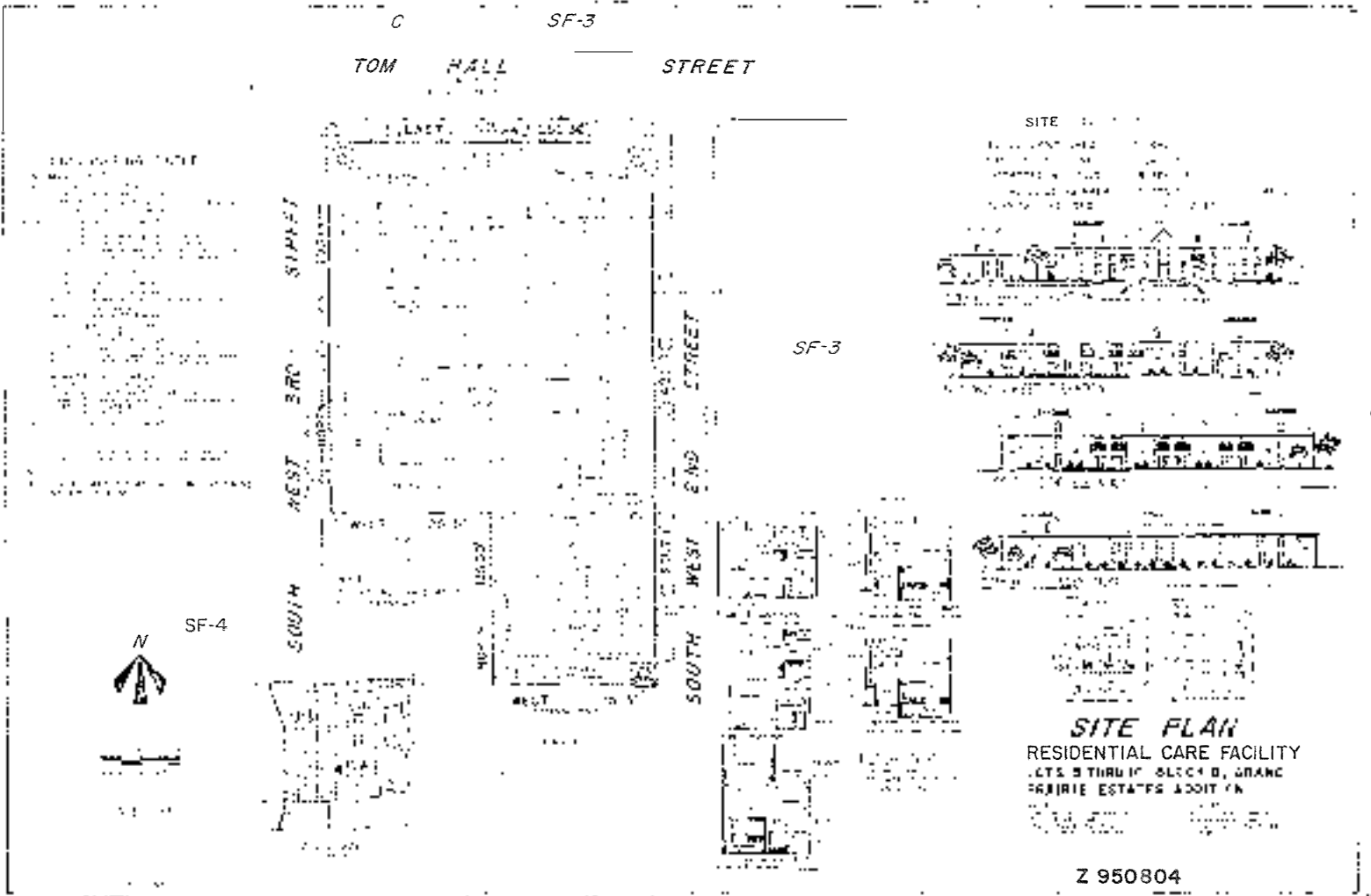


Exhibit A  
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