

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE 2 TRACTS OF LAND CONTAINING 939.10 ACRES OF LAND SITUATED IN THE ROBERT CRAWFORD SURVEY, A-263 (TARRANT CO.), THE JAMES ESTES SURVEY, A-488 (TARRANT CO.), THE BAALIS ESTES SURVEY, A-483 (TARRANT CO.; A-1707, DALLAS CO.), THE WILLIAM LINN SURVEY, A-926 (TARRANT Co.; A-1725, DALLAS CO.), THE WESLEY WEBB SURVEY, A-1683 (TARRANT CO.; A-1527, DALLAS CO.), THE JOEL BANKS SURVEY, A-77 (TARRANT CO.; A-48, DALLAS CO.), THE HEIRS TO JOHN CHILDRESS SURVEY, A-255 (TARRANT CO.; A-218, DALLAS CO.), THE I. & G.N. R.R. CO. SURVEY, A-669 (DALLAS CO.), THE ALFRED B.F. KERR SURVEY, A-717 (DALLAS CO.), THE JOHN D. McLEOD SURVEY, A-986 DALLAS CO.), THE J. GORDON SURVEY, A-529 (DALLAS CO.), THE JOSEPH PROCTOR SURVEY, A-1177 DALLAS CO.), THE GEORGE WILSON SURVEY, A-1530 DALLAS CO.), THE MCKINNEY 8 WILLIAMS SURVEY, A-1043 & A-1044 (DALLAS CO.), IN THE CITY OF GRAND PRAIRIE, DALLAS AND TARRANT COUNTY, TEXAS, GENERALLY LOCATED ON THE NORTHWEST SHORELINE OF THE ESTES PENINSULA BETWEEN LAKE RIDGE PARKWAY AND ARLINGTON WEBB BRITTON ROAD AND THE EAST SIDE OF LAKE RIDGE PARKWAY FROM THE NORTHWEST SHORELINE OF THE ESTES PENINSULA TO A POINT APPROXIMATELY 5,200 FT. TO THE SOUTH, **AMENDING PLANNED DEVELOPMENT DISTRICT NO. 213, REFLECTING A 550,000 SQUARE FOOT HOTEL AND 82,000 SQUARE FOOT MEETING AND CONFERENCE FACILITY, TWO EIGHTEEN-HOLE GOLF COURSE PROPERTIES, A 58-ACRE FESTIVAL ENTERTAINMENT COMPLEX, AN EQUESTRIAN CENTER FACILITY, ANCILLARY HOTEL AND VILLA FACILITIES, ANCILLARY RETAIL AND SERVICE USES, AND TO RECONFIGURE PREVIOUSLY APPROVED ZONING TRACTS;** 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 **Amend Planned Development District No. 213, Reflecting A 550,000 Square Foot Hotel and 82,000 Square Foot Meeting and Conference Facility, Two Eighteen-Hole Golf Course Properties, a 58-Acre Festival Entertainment Complex, an Equestrian Center Facility, Ancillary Hotel and Villa Facilities, Ancillary Retail and Service Uses, and to Reconfigure Previously Approved Zoning Tracts;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 11, 2002 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 300 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned to an **Amended Planned Development District No. 213, Reflecting A 550,000 Square Foot Hotel and 82,000 Square Foot Meeting and Conference Facility, Two Eighteen-Hole Golf Course Properties, a 58-Acre Festival Entertainment Complex, an Equestrian Center Facility, Ancillary Hotel and Villa Facilities, Ancillary Retail and Service Uses, and to Reconfigure Previously Approved Zoning Tracts;** 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 6:30 o'clock P.M. on November 19, 2002 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 Morning News addition of 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 its classification of **Planned Development District No. 213 to an Amended Planned Development District No. 213, Reflecting A 550,000 Square Foot Hotel and 82,000 Square Foot Meeting and Conference Facility, Two Eighteen-Hole Golf Course Properties, a 58-Acre Festival Entertainment Complex, an Equestrian Center Facility, Ancillary Hotel and Villa Facilities, Ancillary Retail and Service Uses, and to Reconfigure Previously Approved Zoning Tracts** 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 **Planned Development District No. 213 to an Amended Planned Development District No. 213, Reflecting A 550,000 Square Foot Hotel and 82,000 Square Foot Meeting and Conference Facility, Two Eighteen-Hole Golf Course Properties, a 58-Acre Festival Entertainment Complex, an Equestrian Center Facility, Ancillary Hotel and Villa Facilities, Ancillary Retail and Service Uses, and to Reconfigure Previously Approved Zoning Tracts** within the area as described and as shown on the attached Exhibit "A" and Exhibit "B" incorporated herein by reference.

II.

Development Standards

DISTRICT 1 – RESORT/CONFERENCE FACILITY

BOUNDARY DESCRIPTION

"District 1", as indicated on the Concept Plan.

PERMITTED USES

Hotel and Associated Uses

A Maximum of 300 Villa Keys (Villas) Associated with a Hotel. The villas will be interspersed throughout the golf course. As such, the specific location of villas may vary from the location identified on the approved concept plan.

Golf Course, Club House and Associated Uses

Conference Center/Exhibition Hall and Associated Uses

Helistop

Boat Launching Ramp and Boat Slips (Courtesy Only)

A Temporary Project Sign

DIMENSIONAL AND SETBACK REQUIREMENTS

A. Setbacks

The following setbacks shall apply.

Minimum Structure and Paving Setback from Lake Ridge Parkway: 100'

Minimum Structure and Paving Setback from Primary Drive (as depicted on Concept Plan): 50'

Minimum Structure and Paving Setback from Secondary Drive (as depicted on Concept Plan): 25'

Minimum Improvement Setback from Tertiary Drive (as depicted on Concept Plan): 10'

(**Note:** Tertiary drives shall be those drives serving the villas. The actual drives may vary from those depicted on the Concept Plan.)

100% of the required setback not utilized as access ways, sidewalks, golf cart paths, equestrian paths, or the like, shall be landscaped. Said landscaping may be in the form of native materials used in an informal arrangement or a more formalized arrangement.

Minimum setback between buildings shall be governed by the building code.

B. Maximum Height

Hotel/Conference Center: 100'.

All other primary structures such as the golf clubhouse and the villas: 3-stories/35'.

All accessory structures such as the golf course maintenance barn and comfort station: 18'.

(**Note:** In those instances where the land slopes away from the front yard/front road, the building height shall not be determined by the building's relationship with the rear/side of the property.)

C. Minimum Masonry

Hotel/Conference Center: 75%

All other primary structures: 75%

All accessory structures: 0%

(**Note:** For purposes of this section, masonry shall be defined as identified in Article VI (14) (1) of the Grand Prairie Unified Development Code (UDC). In addition, the following materials shall constitute masonry construction: precast concrete panels, site cast architectural concrete panels, and simulated stone.)

D. Minimum Required Landscaping

A minimum of 15% of District 1 shall be landscaped. When said landscaping is formalized, it shall be irrigated by an automatic, underground irrigation system. When said landscaping is informal and native plant materials are used, the irrigation system may or may not be used.

Landscaping adjacent to public rights-of-way shall at a minimum, be in compliance with Article VIII, Section 8 of the Grand Prairie UDC.

Landscaping in parking areas shall at a minimum, be in compliance with Article VIII, Section 9 of the Grand Prairie UDC.

E. Maximum Floor Area Ratio

The total maximum floor area ratio for District 1 shall be 0.15:1.

F. Screening

Screening of mechanical and electrical equipment, refuse, and/or outside storage shall be in compliance with Article VIII, Section 25 of the Grand Prairie UDC.

G. Parking

Parking for the hotel, conference center, and the golf course shall be provided in accordance with the Parking Analysis provided by Kimley-Horne & Associates, dated September 2002, and attached hereto. In addition, the parking for the above uses may be consolidated into one (1) or more parking lots, as shown on the Concept Plan.

Parking for the villas shall be provided at a ratio of 1.5 spaces per villa.

DISTRICT 2 – FESTIVAL ENTERTAINMENT COMPLEX

1. BOUNDARY DESCRIPTION

“District 2”, as indicated on the Concept Plan.

2. PERMITTED USES

Uses shall be allowed per the (O-1) and/or (GR-1) zoning districts, as referenced in the Land Use Charts of the Grand Prairie UDC, unless identified below.

A. Prohibited Uses

“Agriculture” Uses, as identified in the Land Use Charts

“Residential” Uses, as identified in the Land Use Charts

The following “Institutional/Governmental” Uses:

Emergency Ambulance Service, Electrical Substation, Utility Shop and Storage, Water Supply Facility (Public or Private), Sewage Pumping Station, Cemetery and/or Mausoleum, Adult Day Care Home, Adult Day Care Center, Adult Day Health Care Home, Adult Day Health Care Center, Retirement Home/Home for the Aged, Nursing/Convalescent Home, Clinic, School, K thru 12 (Public and/or Private), College and/or University, Registered Family Home, Community Center, Fraternal Organization, Church/Place of Worship, Use Associated to a Religious Institution, Rectory/Parsonage, Monastery/Convent

The following “Office” Uses:

Offices/Parole-Probation

The following “Personal and Business Services” Uses:

Check Cashing Agency, Apartell Inns, Hotel/Motel, Bed & Breakfast Hotel, Laundry/Dry Cleaning (Less than 3,000 s.f.), Laundry/Dry Cleaning (Self-Service), Appliance Repair, Communication Equipment (Installation and/or Repair), Karate School (Martial Arts), Automobile Driving School, Dance/Drama/Music School (Performing Arts)

The following “Retail” Uses:

Hardware Store, Lawnmower Sales and/or Repair, Garden Shop (Inside Storage), Variety Store, Furniture Sales (Indoor), Drapery Shop, Major Appliance Sales (Indoor), Consignment Shop, Restaurant (Drive-in), Restaurant (Drive-Thru), Pet Shop

The following “Transportation & Auto Services” Uses:

Railroad Right-of-Way, Commercial Parking Lot (Cars), Tire Sales (Indoors) with or

without installation, whether adjacent or not adjacent to a residential zoning district, Auto Glass Repair/Tinting, Auto Repair (General), Auto Repair as an Associated Use to Retail Sales, Car Wash (Self-Service)

The following “Wholesale” Uses:

Collection Container (Less than 60 cubic feet in size)

The following “Manufacturing, Mining and Construction” Uses

Printer (Job Basis)

The following “Amusement and Recreation Services” Uses

Radio Station (With or Without a Tower), Television Station (With or Without a Tower) Golf Course (Public/Private), Swimming Pool (Public), Park and/or Playground

3. DIMENSIONAL AND SETBACK REQUIREMENTS

A. Setbacks

The following setbacks shall apply.

Minimum Structure and Paving Setback from Lake Ridge Parkway: 100’

Minimum Structure and Paving Setback from Primary Drive (as depicted on Concept Plan): 50’

Minimum Structure and Paving Setback from Tertiary Drive (as depicted on Concept Plan): 10’

(**Note:** Tertiary drives shall be those drives directly serving the complex.)

100% of the required setback not utilized as access ways, sidewalks, golf cart paths, equestrian paths, or the like, shall be landscaped. Said landscaping may be in the form of native materials used in an informal arrangement or a more formalized arrangement.

Minimum setback between buildings shall be governed by the building code.

B. Maximum Height

All primary structures: 3-stories/35’.

All accessory structures: 18’.

(**Note:** In those instances where the land slopes away from the front yard/front road, the building height shall not be determined by the building’s relationship with the rear/side of the property.)

C. Minimum Masonry

All primary structures: 75%

All accessory structures: 0%

(**Note:** For purposes of this section, masonry shall be defined as identified in Article VI (14) (1) of the Grand Prairie UDC. In addition, the following materials shall constitute masonry construction: precast concrete panels, site cast architectural concrete panels, and simulated stone.)

D. Minimum Required Landscaping

A minimum of 10% of District 2 shall be landscaped. When said landscaping is formalized,

it shall be irrigated by an automatic, underground irrigation system. When said landscaping is informal and native plant materials are used, the irrigation system may or may not be used.

Landscaping adjacent to public rights-of-way shall at a minimum, be in compliance with Article VIII, Section 8 of the Grand Prairie UDC.

Landscaping in parking areas shall at a minimum, be in compliance with Article VIII, Section 9 of the Grand Prairie UDC.

E. Maximum Floor Area Ratio

The total maximum floor area ratio for District 2 shall be 0.25:1.

F. Screening

Screening of mechanical and electrical equipment, refuse, and/or outside storage shall be in compliance with Article VIII, Section 25 of the Grand Prairie UDC.

G. Parking

The required parking for uses in the Village shall be provided in common parking areas, as depicted on the Concept Plan. The minimum number of parking spaces provided shall be in accordance with the ratios established in the Grand Prairie UDC.

DISTRICT 3 – EQUESTRIAN CENTER

1. BOUNDARY DESCRIPTION

“District 3”, as indicated on the Concept Plan.

2. PERMITTED USES

Stables (Private, Principal and/or Accessory Use)
Membership Sports
Recreational Club (Members Only)
Horse Training Facility and Associated Uses
Rental of Horses
Retail Sales of Equestrian Related Materials
Polo Fields and Associated Uses
Boat Launching Ramp and Boat Slips (Courtesy Only)

3. DIMENSIONAL AND SETBACK REQUIREMENTS

A. Setbacks

The following setbacks shall apply.

Minimum Structure and Paving Setback from Lake Ridge Parkway: 100’

Minimum Structure and Paving Setback from Primary Drive (as depicted on Concept Plan): 50’

Minimum Structure and Paving Setback from Secondary Drive (as depicted on Concept Plan): 25'

100% of the required setback not utilized as access ways, sidewalks, golf cart paths, equestrian paths, or the like, shall be landscaped. Said landscaping may be in the form of native materials used in an informal arrangement or a more formalized arrangement.

Minimum setback between buildings shall be governed by the building code.

B. Maximum Height

All primary structures: 3 -stories/35'.

All accessory structures: 18'.

(**Note:** In those instances where the land slopes away from the front yard/front road, the building height shall not be determined by the building's relationship with the rear/side of the property.)

C. Minimum Masonry

All primary structures: 75%

All accessory structures, including stables: 0%

(**Note:** For purposes of this section, masonry shall be defined as identified in Article VI (14) (1) of the Grand Prairie UDC. In addition, the following materials shall constitute masonry construction: precast concrete panels, site cast architectural concrete panels, and simulated stone.)

D. Minimum Required Landscaping

A minimum of 10% of District 3 shall be landscaped. When said landscaping is formalized, it shall be irrigated by an automatic, underground irrigation system. When said landscaping is informal and native plant materials are used, the irrigation system may or may not be used.

Landscaping adjacent to public rights-of-way shall at a minimum, be in compliance with Article VIII, Section 8 of the Grand Prairie UDC.

Landscaping in parking areas shall at a minimum, be in compliance with Article VIII, Section 9 of the Grand Prairie UDC.

E. Maximum Floor Area Ratio

The total maximum floor area ratio for District 3 shall be 0.15:1.

F. Screening

Screening of mechanical and electrical equipment, refuse, and/or outside storage shall be in compliance with Article VIII, Section 25 of the Grand Prairie UDC.

G. Parking

Parking shall be provided in accordance with the ratios established in the Grand Prairie UDC.

District 4 – Waterfront Villas

1. BOUNDARY DESCRIPTION

“District 4”, as indicated on the Concept Plan.

2. PERMITTED USES

Hotel and Associated Uses

A Maximum of 200 Villa Keys (villas) Associated with a Hotel. The villas will be interspersed throughout the district. As such, the specific location of villas may vary from the location identified on the approved concept plan.

Restaurant (Serving Alcohol) (With or Without Indoor Entertainment)

Boat Launching Ramp and Boat Slips (Courtesy Only)

3. DIMENSIONAL AND SETBACK REQUIREMENTS

A. Setbacks

The following setbacks shall apply.

Minimum Structure and Paving Setback from Lake Ridge Parkway: 100’

Minimum Structure and Paving Setback from Secondary Drive (as depicted on Concept Plan): 100’

Minimum Structure and Paving Setback from Tertiary Drive (as depicted on Concept Plan): 10’

(Note: Tertiary drives shall be those drives serving the villas. The actual drives may vary from those depicted on the Concept Plan.)

100% of the required setback not utilized as access ways, sidewalks, golf cart paths, equestrian paths, or the like, shall be landscaped. Said landscaping may be in the form of native materials used in an informal arrangement or a more formalized arrangement.

Minimum setback between buildings shall be governed by the building code.

B. Maximum Height

Hotel: 55’.

All other primary structures: 2 - stories/25’.

All accessory structures: 18’.

(Note: In those instances where the land slopes away from the front yard/front road, the building height shall not be determined by the building’s relationship with the rear/side of the property.)

C. Minimum Masonry

Hotel: 75%

All other primary structures: 75%

All accessory structures: 0%

(Note: For purposes of this section, masonry shall be defined as identified in Article VI

(14) (1) of the Grand Prairie UDC. In addition, the following materials shall constitute masonry construction: precast concrete panels, site cast architectural concrete panels, and simulated stone.)

D. Minimum Required Landscaping

A minimum of 10% of District 4 shall be landscaped. When said landscaping is formalized, it shall be irrigated by an automatic, underground irrigation system. When said landscaping is informal and native plant materials are used, the irrigation system may or may not be used.

Landscaping adjacent to public rights-of-way shall at a minimum, be in compliance with Article VIII, Section 8 of the Grand Prairie UDC.

Landscaping in parking areas shall at a minimum, be in compliance with Article VIII, Section 9 of the Grand Prairie UDC.

E. Maximum Floor Area Ratio

The total maximum floor area ratio for District 4 shall be 0.15:1.

F. Screening

Screening of mechanical and electrical equipment, refuse, and/or outside storage shall be in compliance with Article VIII, Section 25 of the Grand Prairie UDC.

In lieu of the required wooden screening fence along the southern property line of this District where it abuts residentially zoned property, a minimum 40' wide landscape buffer shall be provided. Plantings within this buffer shall include, at a minimum, 3" caliper shade trees spaced 40' on center, and a combination of berms, shrubs, and/or decorative walls that when combined, create a visual screen at least 3' in height where the secondary drive is adjacent to the buffer.

G. Parking

Parking for the villas shall be provided at a ratio of 1.5 spaces per villa.

GENERAL PROVISIONS

1. DEVELOPMENT SIGNS

One on-premise, two-sided, temporary development sign may be allowed in District 1, 2, and 3. (A total of 3 signs shall be allowed for the development.) Each sign shall only advertise uses/activities allowed within the District that the sign is located in, an example of such being shown on Exhibit F. These messages may change without the need to acquire a new sign permit.

The signs shall be taken down no later than the following; District 1: 120 days after the issuance of a certificate of occupancy for at least 75% of the villas, District 2: 120 days after the issuance of a certificate of occupancy for at least 60% of lease space within the festival entertainment complex, District 3: 120 day after the issuance of a certificate of occupancy for the equestrian center.

The signs shall meet, at a minimum, the following standards. The signs shall incorporate an enhanced edge and/or base treatment similar to that depicted on Exhibit F. The minimum setback from Lake Ridge Parkway shall be 20'. In no instance however, shall a sign encroach into a visibility triangle, as determined by the Grand Prairie UDC. The signs shall only be allowed east of Lake Ridge Parkway. The minimum spacing between these development signs shall be 300'. The maximum height of the sign shall be 20'. The maximum square footage of the sign shall be 400 square feet for the District 1 sign and 300 square feet for the others. Changeable Copy (by electrical message band) may be allowed per Article IX, Section 6.3 of the Grand Prairie UDC. The sign may be illuminated per the Grand Prairie UDC.

2. SITE PLAN APPROVAL

All development shall be subject to administrative site plan approval, subject to the provisions of Section VII.1.7 of the Grand Prairie UDC, except when a Specific Use Permit is required, then the provisions of Article V of the Grand Prairie UDC shall apply.

3. PLATTING

By approval of this ordinance, the City Council grants the following exceptions to Article XII, "Platting", of the Grand Prairie UDC as allowed by Section 14, "Exceptions and Appeals", of Article XII for parcels of land within the boundaries of this Planned Development.

- A. That each lot shall not be required to face on a public street as required by Section XII.17.3 of the Grand Prairie UDC provided that each lot is provided access via an access easement dedicated to the City of Grand Prairie.
- B. That the boundary description required by Sections XII.7.6.A and XII.9.2.C of the Grand Prairie UDC for property being platted may reference a topological contour elevation as a boundary for parcels adjoining Joe Pool Lake.

In granting these exceptions the City Council has determined that:

- A. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Article would deprive the applicant of the reasonable use of the land.
- B. That the exception represents the minimum departure from the provisions of this Article necessary for the preservation and enjoyment of a substantial property right of the applicant, and that granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area.
- C. That the granting of the exception will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Article.

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 19th day of November, 2002.

MAYOR
City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z021103

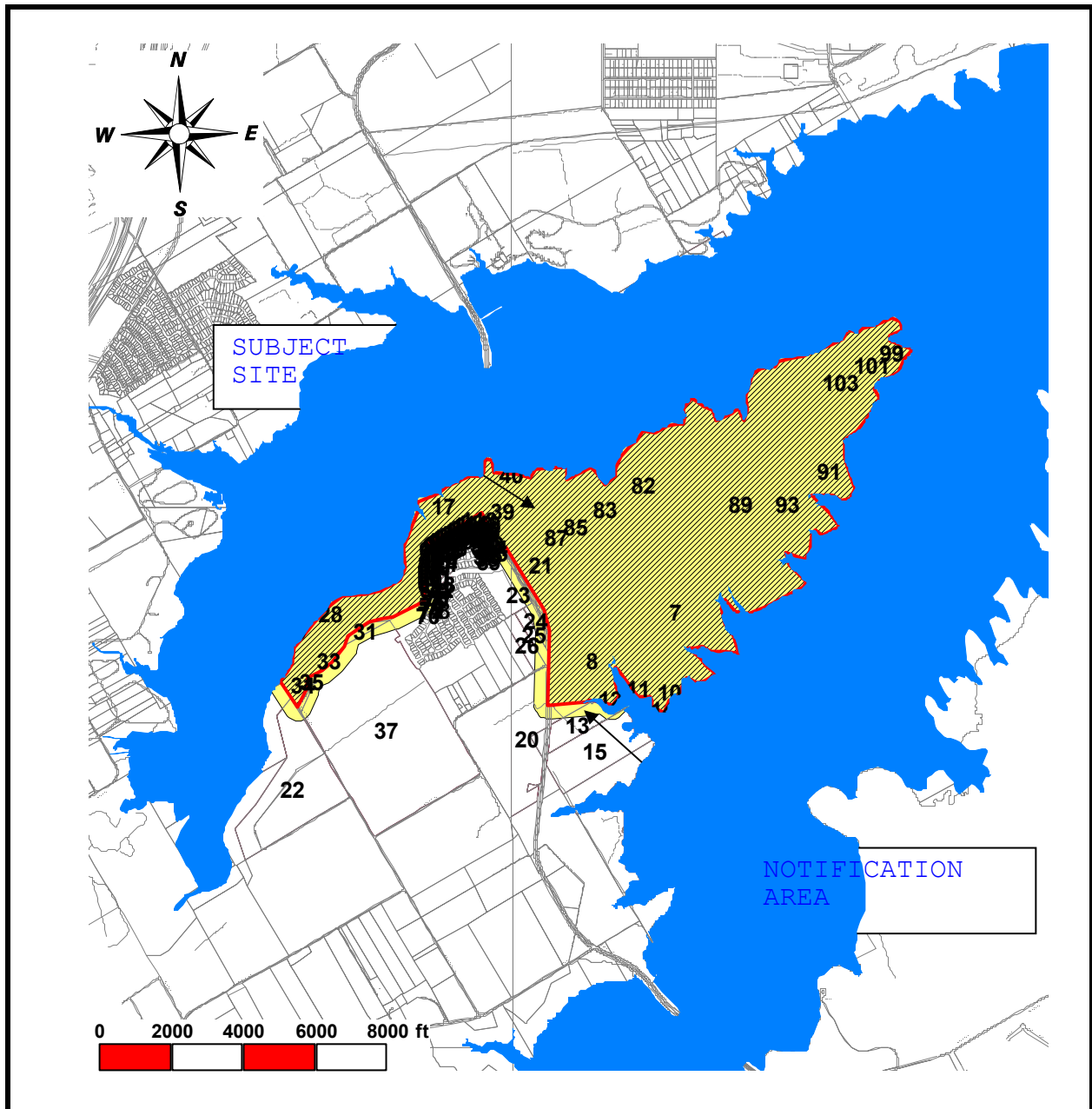


Exhibit A
Cross Hatched Area Indicates Subject Property

Z021103
Zoning Change
To Amend Planned Development-213 (PD-213)

