

**ORDINANCE NO. 5614**  
**AN AMENDMENT TO PLANNED DEVELOPMENT NO. 214**  
**CASE NO. Z960604**

**AN ORDINANCE AMENDING ORDINANCE NO. 5512, BEING PLANNED DEVELOPMENT NO. 214, PASSED AND APPROVED BY THE CITY COUNCIL ON JULY 2, 1996 SO AS TO AMEND THE DEVELOPMENT REQUIREMENTS OF PLANNED DEVELOPMENT NO 214 TO PERMIT A NEIGHBORHOOD AMENITY CENTER ON LOT 21, BLOCK E, OF BEACON HILL ADDITION, PHASE 1, AND BEING LOCATED AT 4800 MAGNA CARTA BOULEVARD; 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 December 12, 1995, the City Council approved Ordinance No. 5512, being Planned Development No. 214 for Single Family Detached Residential 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. 214 To Amend The Development Requirements To Allow A Neighborhood Amenity Center**: and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 24, 1996, 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that certain amendments to Planned Development No. 214 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 July 2, 1996, 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.214 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:**

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 amend the following described area of **Planned Development No. 214 Allow An Amenity Center In Addition To The Existing Single Family Residential Uses:**

Being Lot 21, Block E, Beacon Hill Addition, Phase 1, An addition to the City of Grand Prairie, and being addressed as 4800 Magna Carta Boulevard, Grand Prairie, Texas. The Site Plan of the Amenity Center is approved as shown on Exhibit "A" which is herein incorporated by reference.

I.

STANDARDS OF DEVELOPMENT

A. PERMITTED USES

Those uses permitted in a Single Family-Five Sixteen (SF-5/16) Residential zoning district as allowed in the Unified Development Code of the City of Grand Prairie, Ordinance 5512, and by this amendment an Amenity Center on Lot 21, Block E, Beacon Hill Addition, Phase 1.

B. OFF STREET PARKING REQUIREMENTS FOR AMENITY CENTER

Amenity Center parking shall be no less than 8 parking spaces as shown on the approved site plan.

C. ALL OTHER DEVELOPMENT STANDARDS

All other development standards, not specifically set fourth in this ordinance, shall be those established by the Unified Development Code of the City of Grand Prairie for development within a Single Family-Five Sixteen (SF-5/16) district and Ordinance 5512.

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II.

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

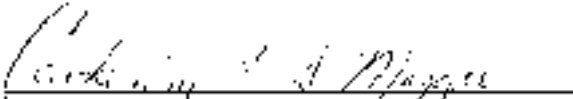
VI.

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 2<sup>ND</sup> DAY OF JULY, 2001.**

  
\_\_\_\_\_  
Mayor, Grand Prairie, Texas

**ATTEST:**

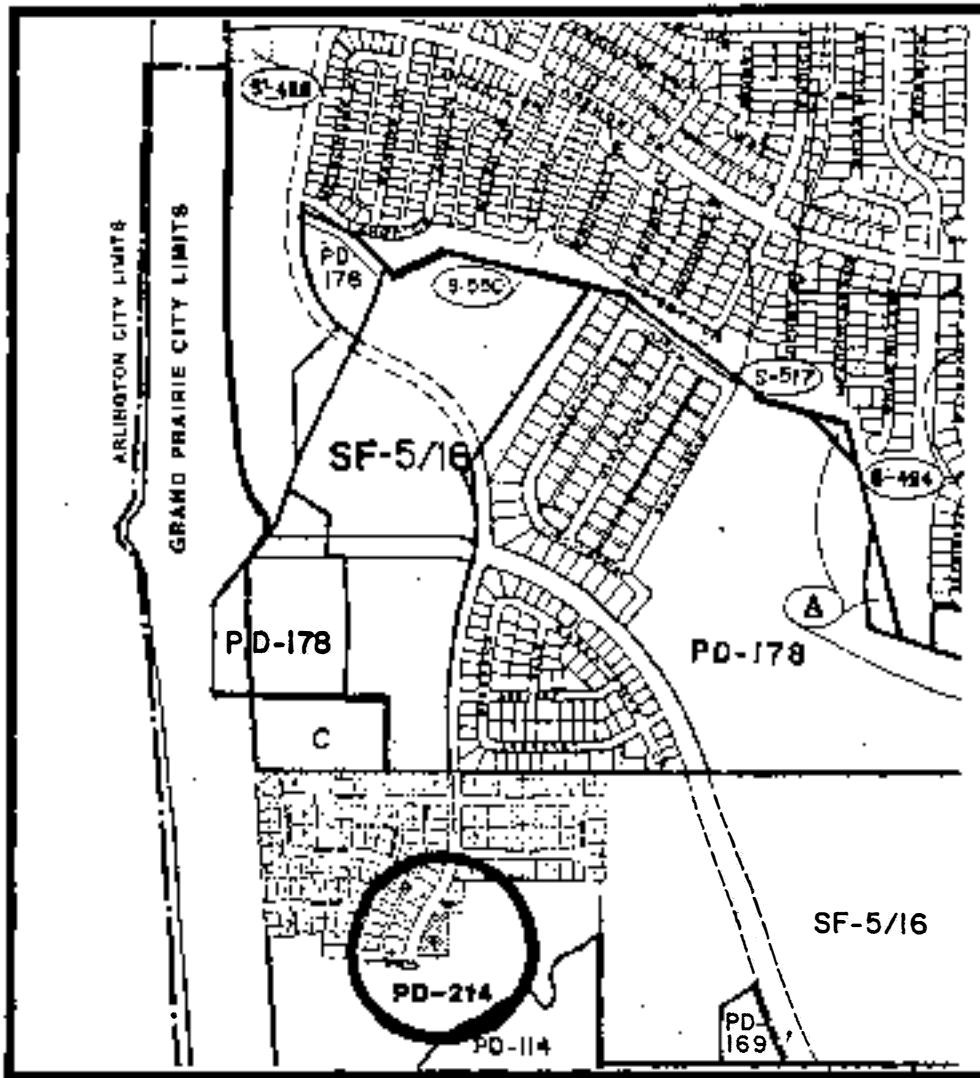
  
\_\_\_\_\_  
City Secretary

**APPROVED AS TO FORM:**

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

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### Location Map

Shaded Area Indicates Property Under Review

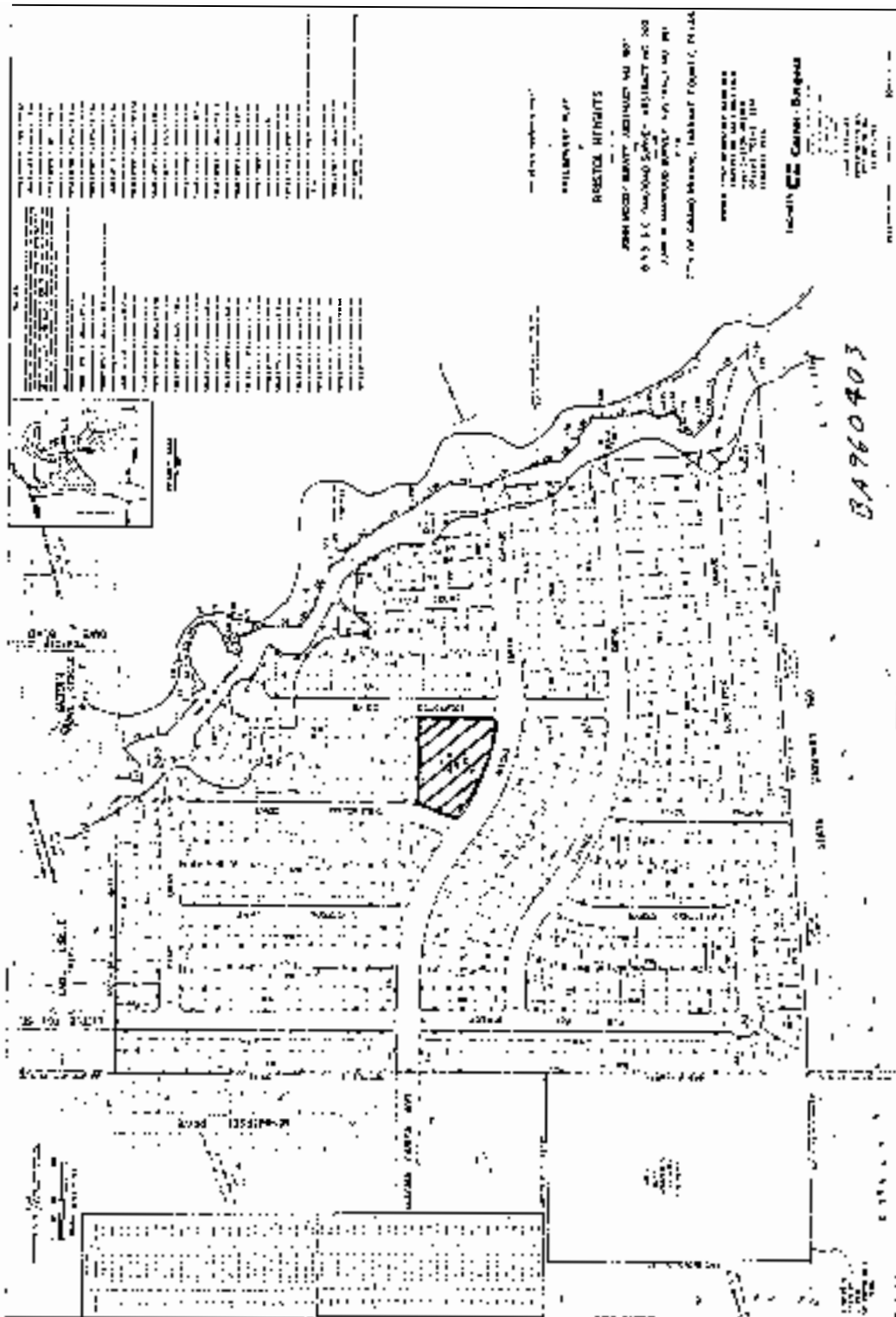
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**Zoning Change Request**

**Amendment to PD-214 for Single Family  
Detached Residential**

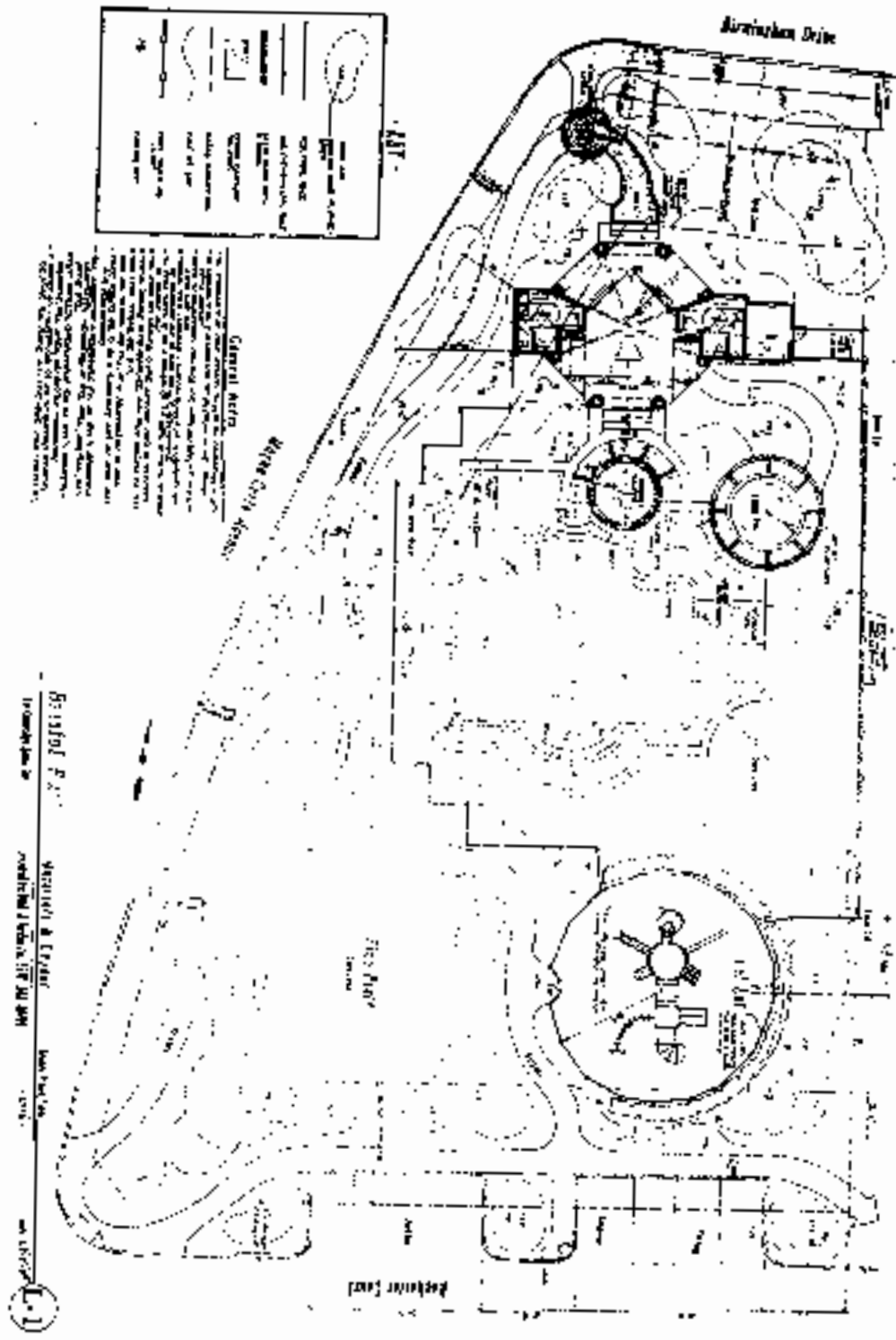
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