

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 3.601 ACRES OUT OF THE M. W. ALLEN SURVEY, ABSTRACT NO. 9, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED ON THE WEST SIDE OF SE 14TH STREET AND NORTH OF PIONEER PARKWAY (SH 303), **FROM PLANNED DEVELOPMENT NO. 153 (PD-153) FOR GENERAL RETIAL USES AND PLANNED DEVELOPMENT NO. 225 (PD-225) TO BE AMENDED AND INCORPORATED INTO THE EXISTING PLANNED DEVELOPMENT NO. 225 FOR SINGLE FAMILY DETACHED USES**; 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 **from Planned Development No. 153 (PD-153) for General Retail uses and to amend Planned Development No. 225 for Single Family detached uses with modified standards**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 27, 2001 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 the hereinafter described property be rezoned from its classification of **from Planned Development No. 153 (PD-153) for General Retail uses and to amend Planned Development No. 225 for Single Family detached uses with modified standards**, 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 4, 2001 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 Arlington Morning News, Arlington, 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 its classification **from Planned Development No. 153 (PD-153) for General Retail uses and to amend Planned Development No. 225 for Single Family detached uses with modified standards**, 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 **from Planned Development No. 153 (PD-153) for General Retail uses and to amend Planned Development No. 225 for Single Family detached uses with modified standards from Planned Development No. 153 (PD-153) for General Retail uses and to amend Planned Development No. 225, Ordinance No. 5784 for Single Family detached uses with modified standards.**

LEGAL DESCRIPTION 3.601 ACRE TRACT:

BEING 3.601 acres out of the M.W. Allen Survey, Abstract No. 9, Dallas County, Texas, as recorded by Deed in Volume 2001124, Page 9035, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows.

BEGINNING at a ½ inch iron rod found in the Northerly right-of-way line of State Highway No. 303 (a 120 ft. right-of-way), said iron rod also being the southwest corner of said Artel, Inc. Tract I.

THENCE North 00 degrees, 01 minutes, 10 seconds, West 226.58 feet along the west boundary line of said Arltel, Inc. Tract I to a 5/8 inch iron rod found at the northwest corner of said Arltel, Inc. Tract I, being the southwest corner of a tract described by Deed to Watson and Kerbow as recorded in Volume 84011, Page 1557, Deed Records, Dallas County, Texas;

THENCE East along the common north boundary line of said Arltel, Tract I and the south boundary line of said Watson and Kerbow tract, passing at 507.15 feet a 5/8 inch iron rod found at the southwest corner of said Watson and Kerbow Tract being also the southwest corner of the M.W. Allen Addition, to the City of Grand Prairie as recorded in Volume 71244, Page 1998, Deed Records, Dallas County, Texas, a total distance of 613.92 feet to a 1/2 inch iron rod set at the northwest corner of said Arltel Tract I lying in the west right-of-way line of SE 14th Street (a variable width right-of-way) according to the Deed recorded in Volume 90165, Page 2537, Deed Records, Dallas County, Texas;

THENCE South 00 degrees, 51 minutes, 34 seconds, West, 149.50 feet along the west right of way line of said SE 14th Street to a point being the northeast corner of aforesaid Arltel Tract II;

THENCE North 89 degrees, 54 minutes, 55 seconds, West, 196.93 feet departing said west right-of-way line of said SE 14th Street, along the north line of said Arltel, Tract II to a 1/2 inch iron rod bound at the northwest corner of said Arltel Tract II being a re-entrant corner of aforesaid Arltel Tract I;

THENCE South 00 degrees, 07 minutes, 41 seconds, West, 199.88 feet along the west line of said Arltel Tract II to a 1/2 inch iron rod found at the north right-of-way line of aforesaid State Highway No. 303 being the south boundary line of said Arltel, Inc. Tract I and II;

THENCE along the said north right-of-way line of State Highway No. 303 as follows

THENCE North 89 degrees, 52 minutes, 07 seconds, West, 66.76 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right, as described in deed recorded in Volume 72201, Page 1706, Deed Records, Dallas County, Texas;

THENCE northwesterly, 370.15 feet along said non-tangent curve to the right having a central angle of 19 degrees, 31 minutes, 48 seconds, a radius of 1085.92 feet, and a chord bearing of North 70 degrees, 36 minutes, 10 seconds, West, 368.36 feet to the Place of Beginning, containing 3.601 acres (156,846 square feet) of land.

II.

DEVELOPMENT STANDARDS

1. PERMITTED USES

Those uses permitted in Single Family Four (SF-4) zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. SCREENING STANDARDS

A. A masonry screening fence shall be constructed to a 6ft. height, along the south and east property lines adjacent to the State Highway No. 303, SE 14th Street and the more intensive commercial uses.

3. LOT STANDARDS -

Minimum Lot Area	6,200 Sq. Ft.
Minimum Lot Width	60 Ft.

4. DEVELOPMENT STANDARDS

All other standards shall be as described by Ordinance No. 5784, or the Single Family Four (SF-4) zoning district, and established by the Unified Development Code, of the City of Grand Prairie.

III.

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

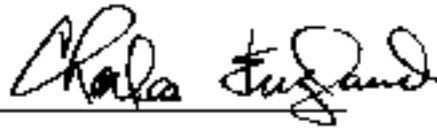
IV

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

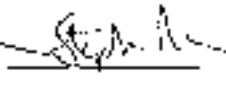
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 4th day of September, 2001.

MAYOR

APPROVED AS TO FORM AND LEGALITY:

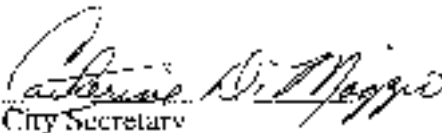


City of Grand Prairie, Texas



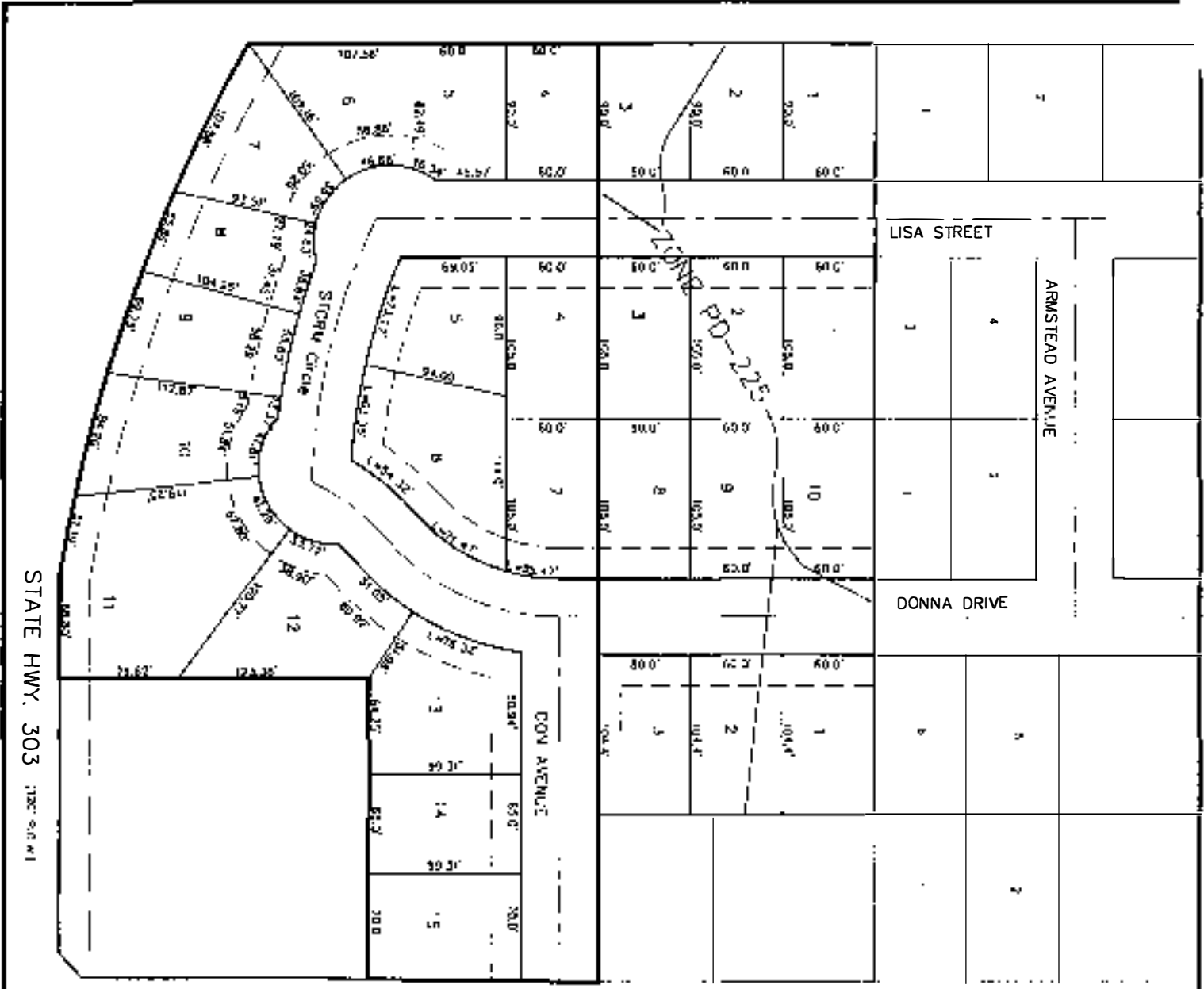
City Attorney

ATTEST:



City Secretary

Zoning Case No. Z010804



STATE HWY. 303 138' 0" W 1

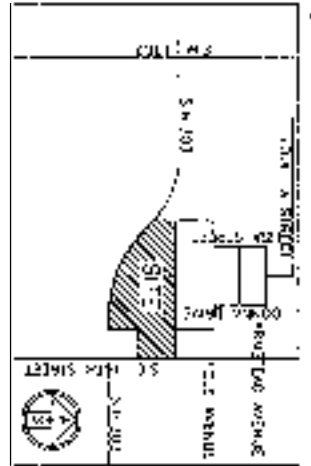
S.E. 14th STREET

PRESENT ZONING PD-135
 PROPOSED ZONING
 PD 225 SF-6
 TOTAL AREA = 3,600 AC.

SCALE 1" = 100'



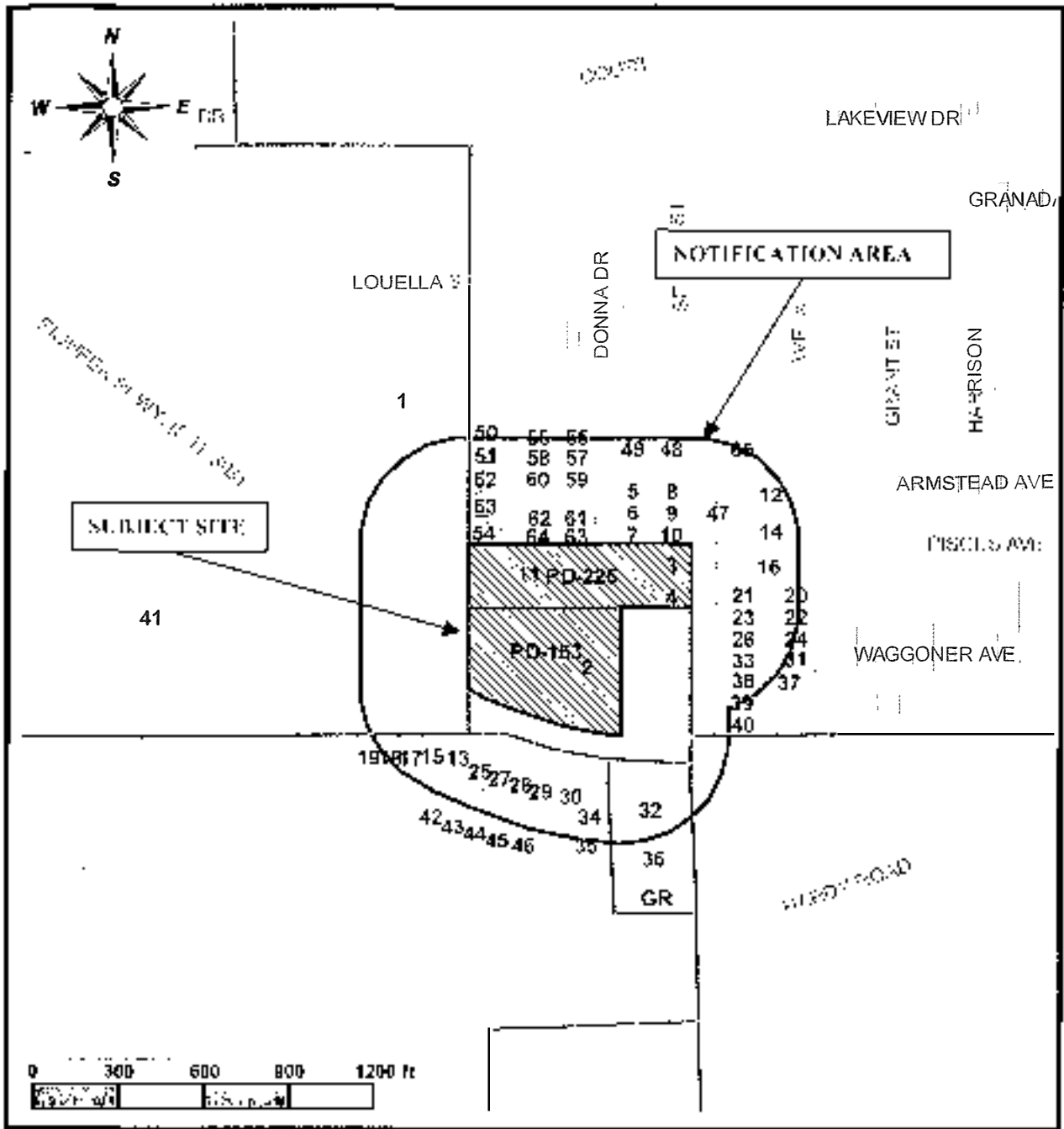
CONTINUED MAP
 MAP TO SCALE



DATE	BY	CHKD	APP

**AARON'S WAY ADDITION
 SITE PLAN CHANGES OF ZONING
 CITY OF GRAND PRAIRIE, TEXAS**

DMG ASSOCIATES, INC.
 CIVIL ENGINEERING ■ PLANNING ■ CONSTRUCTION MANAGEMENT
 5908 END O' TRAIL
 FORT WORTH, TEXAS 76112
 TEL (817) 457-9704
 FAX (817) 457-9704



Location Map
 Cross Hatched Area Indicates Property Under Review

Z010804

Zoning Change
 From PD-153 for General Retail Use to PD-255 for Single Family Uses

PD-225