

ORDINANCE NO. 6598
PLANNED DEVELOPMENT NO. 225A
CASE NO. Z020301

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 0.91 OF AN ACRE 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 GENERAL RETAIL USES 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 General Retail uses and to be amended and incorporate the 0.91 acre parcel into 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 March 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 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 **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 General Retail uses and to amend and incorporate tract into 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 General Retail uses and to amend and incorporate tract into Planned Development No. 225 for Single Family detached uses with modified standards**

LEGAL DESCRIPTION

Being a 0.91 acre Tract out of the M. W. Allen Survey, Abstract No. 9, in the City of Grand Prairie, Dallas County, Texas, also as shown on Exhibit 'A' which is incorporated by reference.

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 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 March, 2002.


Mayor, Grand Prairie, Texas

ATTEST:

APPROVED AS TO FORM:


Catherine E. DiMaggis, City Secretary
4/22/04


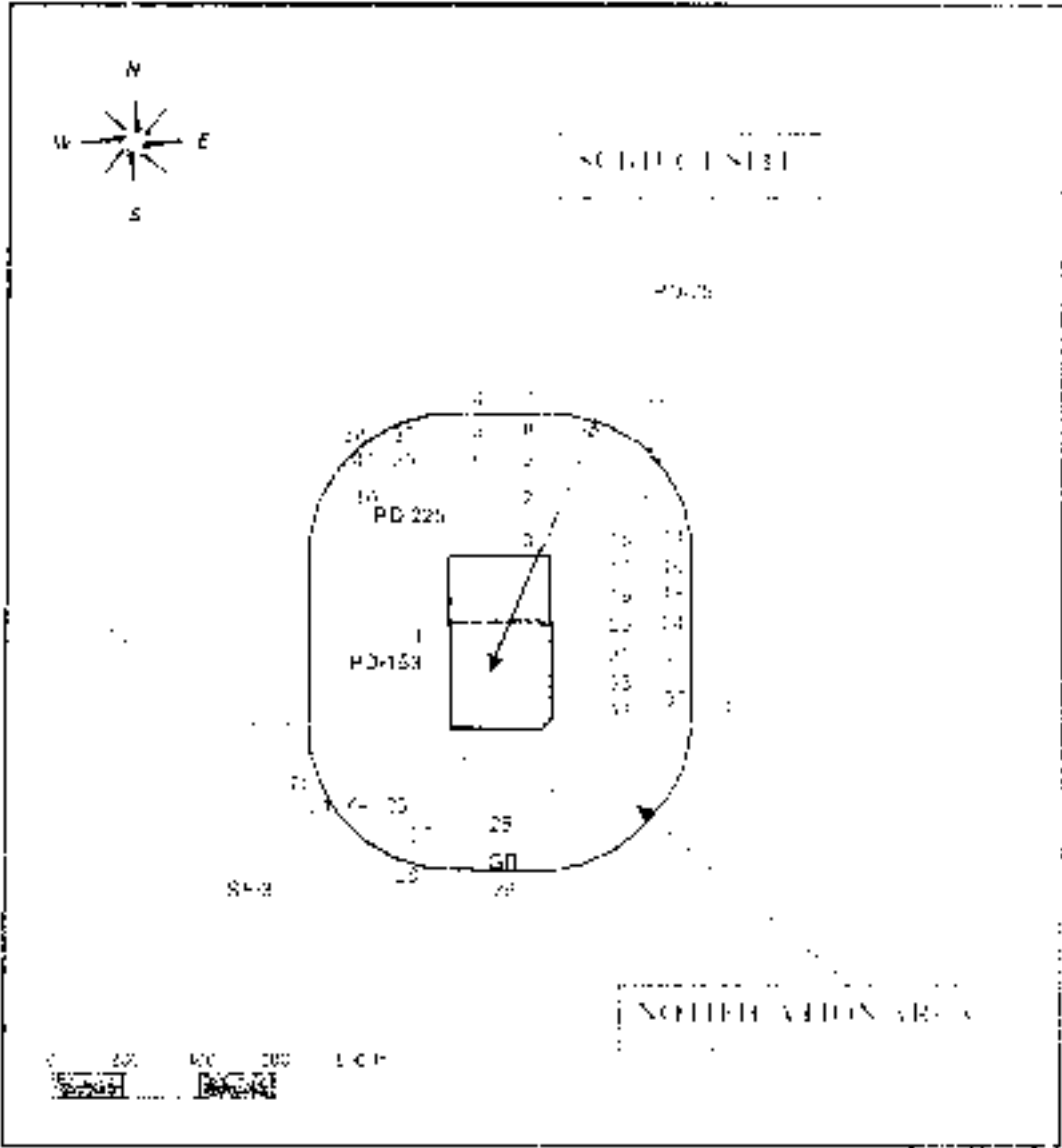

Stephen R. Alcorn, Assistant City Attorney

Exhibit - 'A'- Page 1



Location Map

Cross Hatched Area Indicates Property Under Review

Z020301

Zoning Change

From Suburban Residential to Professional Office

