

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE AN APPROXIMATELY 15.50 ACRE TRACT, BEING A TRACT OF LAND OUT OF THE S.B. McCOMMAS SURVEY, ABSTRACT NO. 888, DALLAS COUNTY, GENERALLY LOCATED ON THE WEST-SIDE OF ROBINSON RD., SOUTH OF THE INTERSECTION OF WESTCHESTER PARKWAY AND ROBINSON RD, FROM PLANNED DEVELOPMENT NO. 204 AND SINGLE FAMILY-ONE (SF-1) TO A PLANNED DEVELOPMENT 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 City of Grand Prairie, Texas, initiated an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Planned Development No. 204 and Single Family-One (SF-1) to a Planned Development for Single Family Detached uses;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 21, 1997 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 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from **Planned Development No. 204 and Single Family-One (SF-1) to a Planned Development for Single Family Detached uses;** 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 2, 1997 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 Zoning Ordinance from the classification of Planned Development No. 204 and Single Family-One (SF-1) and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions arc in the public interest and will promote the health, safety and welfare of the community.

DEC 2 1997
PLANNING DEPT.

Ordinance No. 5804

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

1.

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 generally described area from **Planned Development No. 204 and Single Family-One (SF-1) to a Planned Development for Single Family Detached uses:**

Being an approximately 15.50 acre tract, generally located on the west side of Robinson Rd. south of the intersection Westchester Park-way and Robinson Rd;

BEGINNING at a point in the west right-of-way of Robinson Road, said point being in the east line of the subject tract;

THENCE South with said R.O.W. line a distance of 242.11 feet;

THENCE West with the south R.O.W. line of Little Creek Drive a Distance of 378 feet;

THENCE South 109 feet;

THENCE West 992 feet;

THENCE North 08 degrees, 27 minutes, 41 seconds, east a distance of 213.73 feet;

THENCE North 09 degrees, 03 minutes, 30 seconds, east a distance of 437.06 feet;

THENCE East 859 feet;

THENCE South 54 feet;

THENCE West 292 feet;

THENCE South 125 feet;

THENCE East 372 feet;

THENCE South 107 feet;

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THENCE East 307 feet to the POINT OF BEGINNING,

CONTAINING 15.50 acres of land, more or less.

DEVELOPMENT REQUIREMENTS

1. Permitted Principal Uses

Those uses permitted in a Single Family-Five/Sixteen (SF-5/16) zoning district.

2. General Development Standards

All Development Standards for this district shall be those required of development in the Single Family-Five/Sixteen (SF-5/16) district except as otherwise noted in this ordinance.

3. Minimum Lot Depth - 95 ft.

4. Minimum Living Area -

1600 sq/ft.

5. Minimum Front Setback - 20 ft.
6. Development Plan - The final plat shall be considered the approved Development Plan for the
Planned Development.

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 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 the 2nd day of September, 1997.

MAYOR

City of Grand Prairie, Texas

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ATTEST:

City Secretary

APPROVED AS TO FORM AN

LEGALITY:

City Attorney

Zoning Case No Z970601