

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE PROPERTIES GENERALLY LOCATED ON THE EAST AND WEST SIDES OF IDLEWILD RD, BEGINNING AT A POINT APPROXIMATELY 500 FT SOUTH OF JEFFERSON BLVD, EXCLUDING PROPERTY WITHIN THE NAVAL AIR STATION DALLAS, CONTAINING APPROXIMATELY 30 ACRES OF LAND OUT OF THE W. C. MAY SURVEY, ABSTRACT 891, AND THE S.A.&M.G.R.R. SURVEY, ABSTRACT 1429, DALLAS COUNTY., **FROM HEAVY INDUSTRIAL (HI) TO A PLANNED DEVELOPMENT FOR THOSE USES PERMITTED IN A HEAVY INDUSTRIAL DISTRICT AND THOSE USES CLASSIFIED AS SEXUALLY ORIENTED BUSINESSES**; 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 hereinbelow 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 **Heavy Industrial (HI) to a Planned Development for those uses permitted in a heavy industrial district and those uses classified as sexually oriented businesses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 8, 1998 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 from **Heavy Industrial (HI) to a Planned Development for those uses permitted in a heavy industrial district and those uses classified as sexually oriented businesses**; 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 June 16, 1998 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 **Heavy Industrial (HI)** 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 **Heavy Industrial (HI)** to a **Planned Development No. 232 for those uses permitted in a heavy industrial district and those uses classified as sexually oriented businesses:**

Properties generally located on the east and west sides of Idlewild Rd, beginning at a point approximately 500 ft south of Jefferson Blvd, excluding property within the Naval Air Station Dallas, containing approximately 30 acres of land out of the W. C. May Survey, Abstract 891, and the S.A.&M.G.R.R. Survey, Abstract 1429, Dallas County and as indicated on attached Exhibit "A".

II.

**Development Requirements**

1. Permitted Uses - Those uses permitted in a Heavy Industrial (HI) district as designated in the Unified Development Code and sexually oriented businesses as allowed by Article XXIII of the Unified Development Code and Chapter 22 of the Code of Ordinances.
2. Development Standards - Development standards shall be those required by the Unified Development Code for the Heavy Industrial (HI) District except for those specific requirements listed below:

- A. Minimum lot size - 10,000 sq/ft
- B. Minimum lot width - 100 ft.
- C. All sexually oriented business uses must comply with all requirements of Chapter 22 of the Code of Ordinances of the City of Grand Prairie and Article XXIII of the Unified Development Code of the City of Grand Prairie.

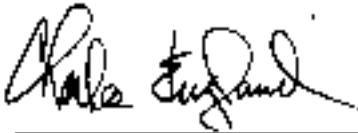
III.

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 16th day of June, 1998.



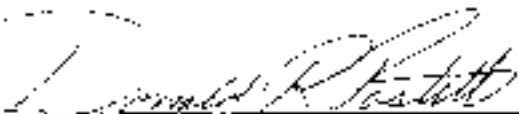
\_\_\_\_\_  
MAYOR  
City of Grand Prairie, Texas

ATTEST:

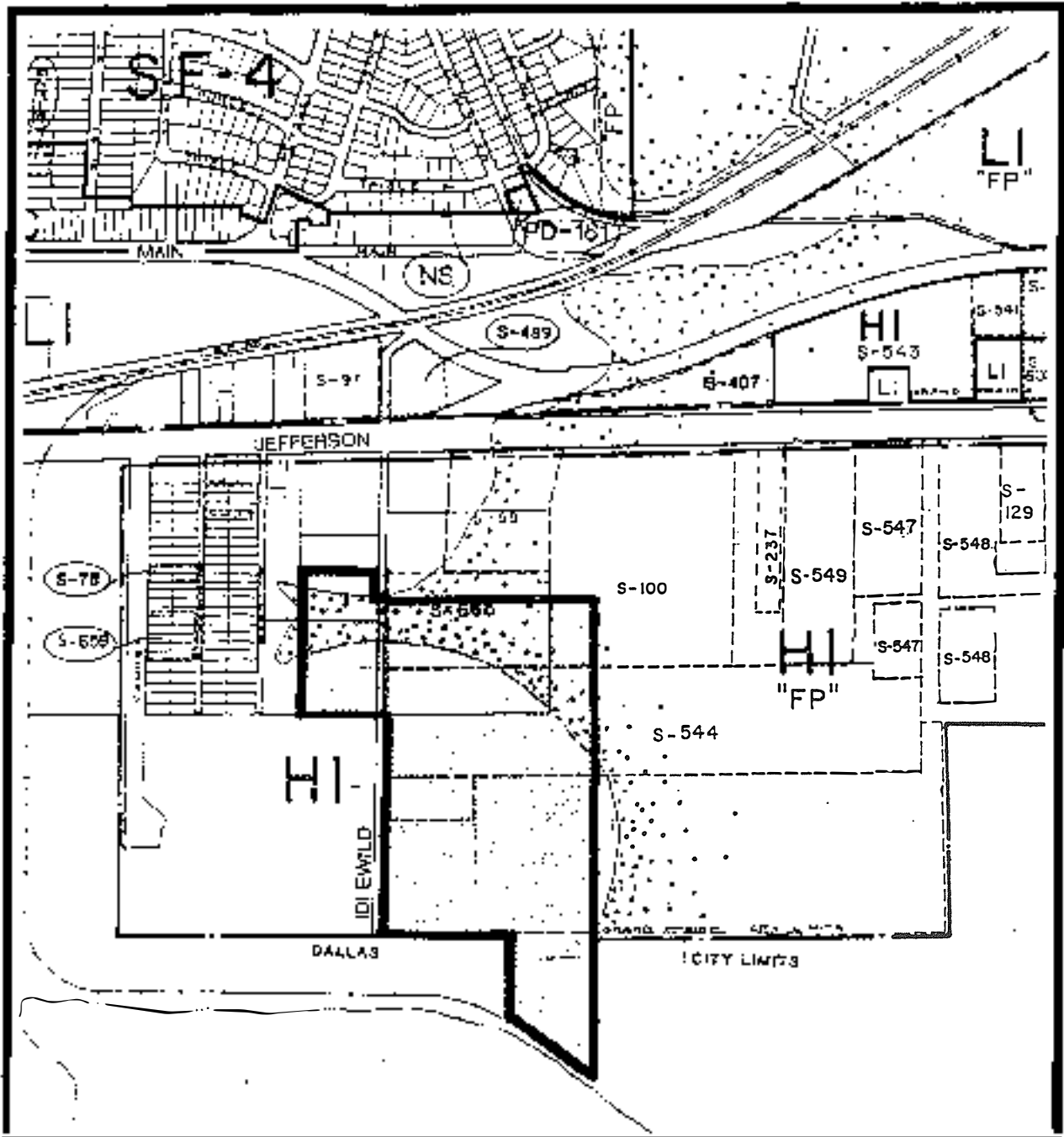


\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

  
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City Attorney

Zoning Case No. Z980603



## Location Map

Shaded Area Indicates Property Under Review

Z980603

## Proposed Zoning Change

From Heavy Industrial (HI) to a Planned Development for Heavy Industrial Uses and Sexually Oriented Business Uses