

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 51.91 ACRE TRACT OF LAND, GENERALLY LOCATED ON THE NORTHWEST CORNER OF POLO ROAD AND ROBINSON ROAD, **FROM PLANNED DEVELOPMENT NO. 247 FOR AGRICULTURAL AND GENERAL RETAIL TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY-FIVE/SIXTEEN USES AND GENERAL RETAIL-ONE**; 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 **Planned Development No. 247 to a Planned Development for single family-five/sixteen uses and General Retail (GR)**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 26, 2000 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 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development No. 247 to a Planned Development for single family-five/sixteen and general retail-one 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 July 11, 2000 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 its classification of **Planned Development No. 247 (PD-247)** 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 of **Planned Development No. 247** to **Planned Development No. 247 for single family-five/sixteen and general retail-one uses:**

A 51.91 acre tract of land, generally located on the northwest corner of Robinson Rd and Polo Rd.

**II.**

**Purpose and Intent**

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of single family detached residential uses in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

**III.**

**Development Standards**

SINGLE FAMILY DEVELOPMENT

1. PERMITTED USES

For those areas designated as single family development, those uses permitted in a Single Family-Five (SF-5) Residential zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. DIMENSIONAL REQUIREMENTS

- A. Minimum Living Area requirement shall 1800 sq/ft
- B. All other dimensional requirements shall be those required of the SF-5 zoning district.

3. DEVELOPMENT REQUIREMENTS

All other development requirements shall be those required of the SF-5 zoning district except as provided for in this ordinance.

RETAIL DEVELOPMENT

1. PERMITTED USES

For those areas designated as retail development, those uses permitted in General Retail-One (GR-1) zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. SIGNAGE REQUIREMENTS

Only ground monument signs shall be allowed a maximum of 8 ft. in height and 100 sq/ft in area.

3. SPECIAL LIGHTING REQUIREMENT

Perimeter lighting along the northern and western boundary of the retail area must be shielded and face internally into the site.

4. SCREENING REQUIREMENT

A minimum 6 ft high masonry screening fence shall be required along the western and northern boundaries of the retail area at the time of development of the retail tracts.

5. DEVELOPMENT REQUIREMENTS

All other development requirements shall be those required of the GR-1 zoning district except as provided for in this ordinance.

SPECIAL CONDITIONS

1. ESTABLISHMENT OF PUBLIC IMPROVEMENT DISTRICT

A public improvement district must be established to provide for maintenance of the open space area around the pond and TU electric easements. The district must be established prior to any building permits being issued for other than model homes. maximum building height of 4 stories shall be permitted.

2. OTHER DEVELOPMENT REQUIREMENTS

Sidewalks must be constructed across all TU electric easements at the time of development of the single family tracts.

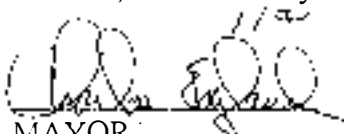
IV.

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 ~~1<sup>st</sup>~~ day of ~~February~~, 2000.

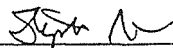
  
MAYOR  
City of Grand Prairie, Texas

*July*

ATTEST:

  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

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

Zoning Case No. Z000601