

(KL)

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF A ZONING CHANGE FROM **NEIGHBORHOOD SERVICE (NS) DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 256 FOR GENERAL RETAIL (GR) USES WITH OUTSIDE STORAGE AND DISPLAY**, TO WIT: BEING APPROXIMATELY 1.09 ACRES OF LAND, DESCRIBED AS LOTS 5, 6 AND THE EAST ½ OF LOT 4, BLOCK H OF GRAND PRAIRIE PRIZE ACRES, DALLAS COUNTY, LOCATED ON THE NORTH SIDE OF LAKEVIEW DRIVE, AND WEST OF ACOSTA STREET, 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 **Neighborhood Service (NS) District to Planned Development District No. 256 for General Retail (GR) uses with outside storage and display** on said property, and;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 7, 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 in 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 a zoning change from **Neighborhood Service (NS) District to Planned Development District No. 256 for General Retail (GR) uses with outside storage and display** be granted on said property; 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 May 15, 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 Dallas Morning News, Dallas, 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 Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being

informed as to the location and nature of the specific 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 to the extent that a specific use may be made of said property as herein provided 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 Unified Development Code 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:

"THE UNIFIED DEVELOPMENT CODE 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 establish a change of zoning on the following described area:

**Neighborhood Service (NS) District to Planned Development District No. 256 for General Retail (GR) uses with outside storage and display**, to wit: being approximately 1.09 acres of land, described as Lots 5, 6 and the East 1/2 of Lot 4, Block H, of Grand Prairie Prize Acres, as recorded in Volume 15, Page 277, Map Records Dallas County Texas, located on the north side of Lakeview Drive and west of Acosta Street as shown on Exhibit A as attached.

II.

That the following conditions are hereby established as part of this ordinance.

1. Outside storage and display areas shall not exceed 20% (9,531 Sq. Ft.) of the total site area.
2. Zoning application fee of \$400.00 to be waived.

3. Street sidewalks shall not be required along Lakeview Drive.

III.

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.

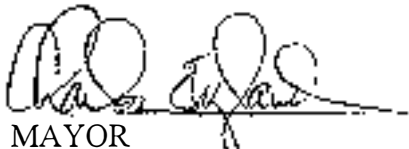
IV.

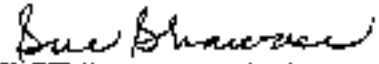
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

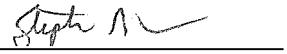
V.

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 15th day of May 2001.

  
MAYOR  
City of Grand Prairie, Texas

ATTEST:  
  
City Secretary

APPROVED AS TO FORM AND LEGALITY:  
  
City Attorney

Zoning Case No. Z010501

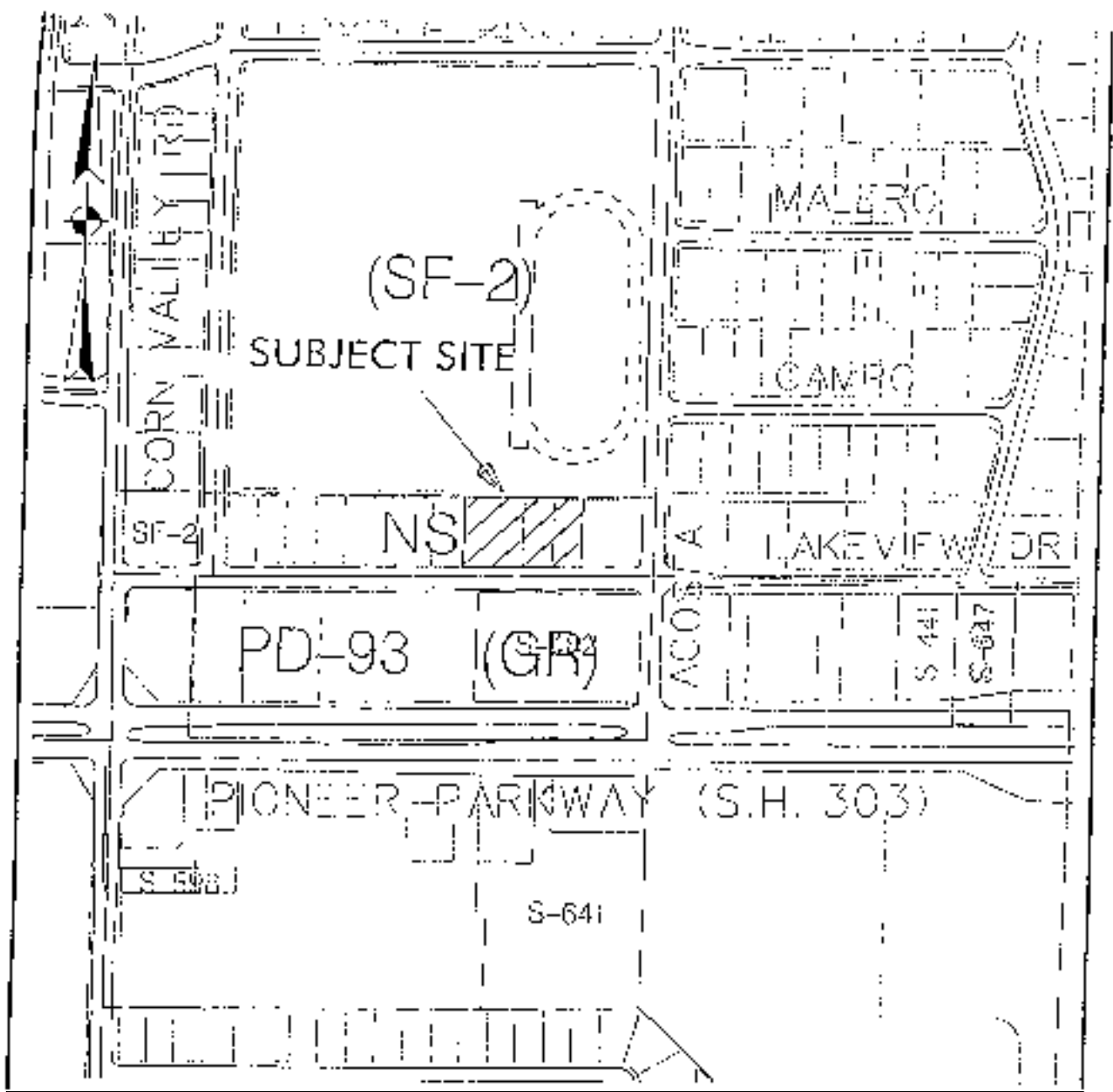


EXHIBIT A

## Location Map

Shaded Area Indicates Property Under Review

**Z010501**

## Zoning Change

Grand Prairie Prize Acres