

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 11.2 ACRES OF LAND OUT OF THE JOHN C. REED SURVEY, ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS. GENERALLY LOCATED ON THE SOUTH SIDE OF ROCK ISLAND ROAD WEST OF HARDROCK ROAD, **FROM SINGLE FAMILY ONE (SF-1) TO A PLANNED DEVELOPMENT FOR LIGHT INDUSTRIAL (LI) 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 **Single Family One (SF-1) to a Planned Development for Light Industrial (LI) uses;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 27, 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 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Single Family One (SF-1) to a Planned Development for Light Industrial (LI) 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 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

the enactment of the original Zoning Ordinance from the classification its classification of **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 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 **Single Family One (SF-1)** to a **Planned Development for Light Industrial (LI)** uses.

Legal Description:

A part of the J.C. Reed Survey, Abstract No. 1183, Dallas County, Texas, and being more particularly described by metes and bounds As follows:

COMMENCING at the northeast corner of said J.C. Reed Survey

THENCE South 00 degrees, 41 minutes, 16 seconds, East, a distance of 1259.860 feet for a corner set.

THENCE South 88 degrees, 06 minutes, 40 seconds, West, a distance of 380.94 feet to a fence for corner.

THENCE North 01 degrees, 04 minutes, 50 seconds, West, a distance of 1,272.23 feet for a corner set.

THENCE North 89 degrees, 57 minutes, 10 seconds, East, a distance of 389.61 feet to the Point of Beginning, and containing 487,708.18 square feet, or 11.2 acres of land, more or less.

II.

DEVELOPMENT STANDARDS

1. PERMITTED USES

- Those uses permitted in a Light Industrial (LI) zoning district as designated in the Unified Development Code of the City of Grand Prairie as amended.

2. DEVELOPMENT STANDARDS

- A. A masonry screening fence shall be constructed to a 6ft. height, along the east and south property lines adjacent to the Single Family One district.
- B. Additional trees shall be planted along the east and south property lines adjacent to the Single Family One district. Trees shall be minimum 3 in. caliper, measured at 4.5 feet above the ground and placed at 25 ft. centers. Additional shrubs and ground cover will also be provided to mediate the effects of noise on the adjacent residential uses.
- C. Footprint of main structure shall be oriented so that the dock and freight doors shall face the west to further reduce noise.
- D. As a planned development this property will require site plan approval prior to permits being issued.
- E. All other development standards and zoning requirements shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Light Industrial (LI) zoning district except as otherwise specified below:

III

3. SPECIAL DEVELOPMENT STANDARDS

All uses permitted in the Light Industrial District with the exception of manufacturing. No manufacturing shall be permitted on this site.

IV

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

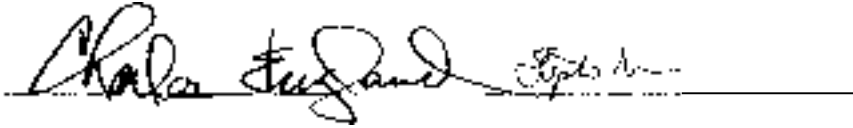
V

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 4th day of September, 2001.

MAYOR

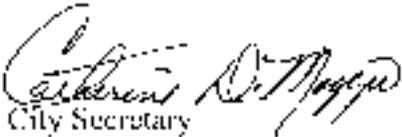
APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in cursive script, appearing to read "Chala Ferguson", is written over a horizontal line. To the right of the signature, there is a small, less legible handwritten mark.

City of Grand Prairie, Texas

City Attorney

ATTEST:

A handwritten signature in cursive script, appearing to read "Catherine A. Meyer", is written over a horizontal line. Below the signature, the words "City Secretary" are printed.

City Secretary

Zoning Case No. Z010806