

ORDINANCE NO. 6976
PLANNED DEVELOPMENT NO. 267-A
CASE NO. Z040103

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 34.113 ACRE TRACT OF LAND (THE ZONING AREA) OUT OF PLANNED DEVELOPMENT DISTRICT NO. 267, BEING SITUATED WITHIN THE J. ARMENDARIS SURVEY, ABSTRACT NO. 1766, AND THE J. W. BRANNON SURVEY, ABSTRACT NO. 156, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, BEING SITUATED WITHIN THE LAKERIDGE PARKWAY OVERLAY DISTRICT ESTABLISHED BY ORDINANCE NUMBER 6838, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CAMP WISDOM ROAD AND LAKE RIDGE PARKWAY, **FROM A PLANNED DEVELOPMENT NO. 267 FOR “NS” NEIGHBORHOOD SERVICE USES TO A PLANNED DEVELOPMENT NO. 267-A FOR “GR” GENERAL RETAIL USES**; SAID ZONING MAP AND ORDINANCE BEING 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 (the Zoning Area) 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 a **Planned Development No. 267 for “NS” Neighborhood Service Uses to a Planned Development No. 267-A for “GR” General Retail Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 12, 2004 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 300 feet of the Zoning Area 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 (the Zoning Area) be rezoned from its classification of a **Planned Development No. 267 for “NS” Neighborhood Service Uses to a Planned Development No. 267-A for “GR” General Retail 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 6:30 o'clock P.M. on January 20, 2004 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 Fort Worth Star Telegram, Fort Worth, 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 (the Zoning Area), 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 its classification of a **Planned Development No. 267 for “NS” Neighborhood Service Uses to a Planned Development No. 267-A for “GR” General Retail Uses** 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 a **Planned Development No. 267 for “NS” Neighborhood Service Uses to a Planned Development No. 267-A for “GR” General Retail Uses** within the Zoning Area as described by metes and bounds and as shown on the attached Exhibit “A” incorporated herein by reference.

II.

Purpose and Intent

The intent of this planned development zoning ordinance is to create a General Retail development that encourages and supports higher standards usually found in a master planned community. The location and design of building areas shall conform to those depicted on an approved Planned Development Site Plan required by Section III. A. 1. of this Ordinance.

III.

Development Standards

A. General

1. Development shall take place in accordance with the use and development standards established for the "GR" General Retail zoning district prescribed in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below. Planned Development Site Plan approval will be required for all development within the planned development district. All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements. Site and building design standards will be subject to all applicable requirements prescribed in the Lakeridge Parkway Overlay District (Ordinance 6838).

2. The following uses shall be prohibited.

- | | |
|---|-------------------------------|
| Parole-probation office | Apartell Inns |
| Bait and tackle shop | Self service car wash |
| Bingo parlor | Palm reader |
| Auto wrecker service (as a stand-alone use) | Amusement service – game room |

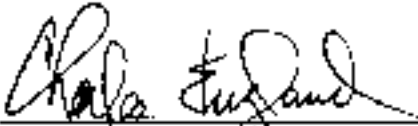
IV.

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 20th day of January 2004.



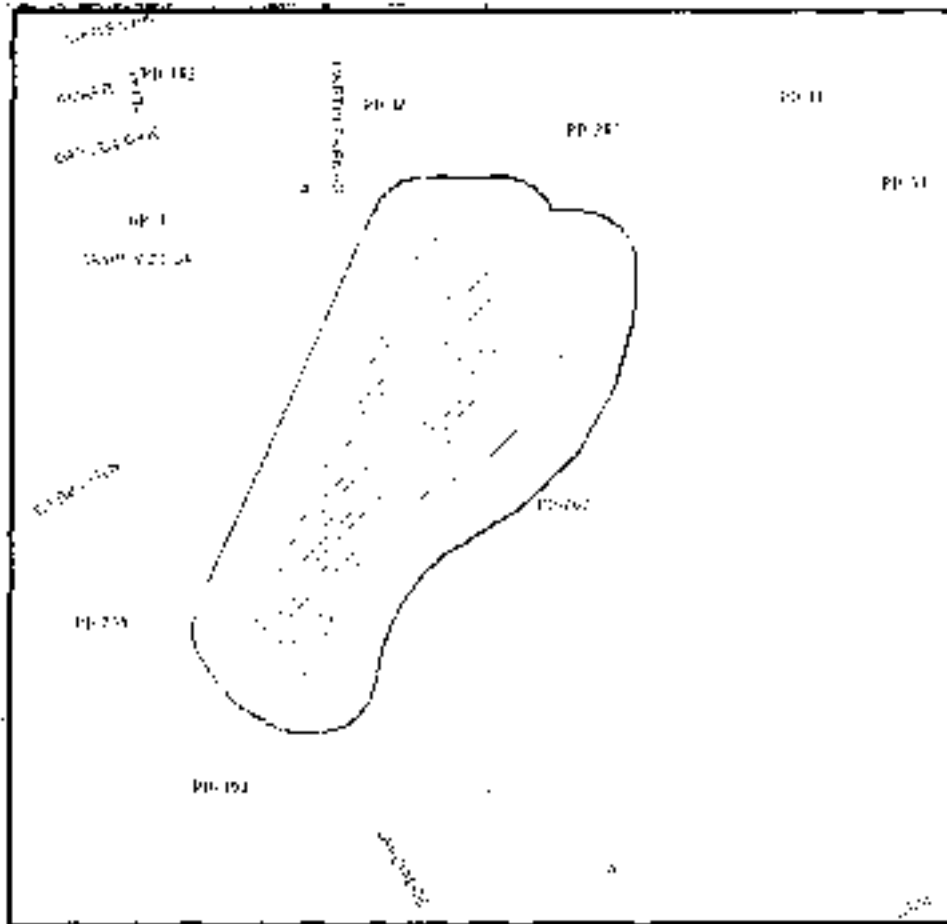
Mayor, Grand Prairie, Texas

ATTEST:

APPROVED AS TO FORM:


Catherine E. DiMaggio, City Secretary
Stephen R. Alcorn, Assistant City Attorney

PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area
Indicates Property
Under Review

Shaded Area Indicates
Notification Boundary
(if applicable)

CASE NUMBER: Z040100
Zoning Request

CURRENT ZONING PD-26
REQUEST:

A request for a Zoning Change to allow
General Retail uses in the Planned Development.

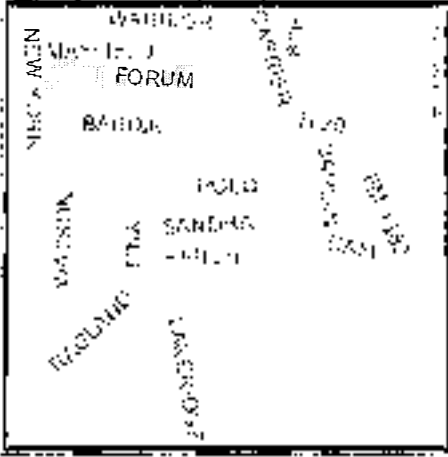


EXHIBIT "A"
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EXHIBIT "A"
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