

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 1.38 ACRE TRACT OF LAND OUT OF THE J.C. READ SURVEY, ABSTRACT NO. 1183, DALLAS COUNTY, GENERALLY LOCATED ON THE WEST SIDE OF SEATON ROAD ON THE SOUTH SIDE OF NORTH GILBERT ROAD, **FROM LIGHT INDUSTRIAL AND SINGLE FAMILY - ONE TO SINGLE FAMILY SIX (SF-6) WITH A MINIMUM UNIT SIZE OF 1,200 SQUARE FEET**; 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 **Light Industrial and Single Family – One to Single Family – Six (SF-6) with a minimum unit size of 1,200 square feet**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 28, 2002 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 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Light Industrial and Single Family – One to Single Family – Six (SF-6) with a minimum unit size of 1,200 square feet**; 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 November 5, 2002 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 **Light Industrial and Single Family - One** 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 **Light Industrial and Single Family - One** to **Single Family - Six (SF-6) with a minimum unit size of 1,200 square feet:**

A 1.38 acre tract of land out of the J.C. Read Survey, Abstract NO. 1183, Dallas County, generally located on the west side of Seaton Road and the south side of North Gilbert Road further described on Exhibit "A".

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

1. PERMITTED USES

Those Uses permitted in the Single Family-Six (SF-6) zoning.

2. MINIMUM LIVING AREA REQUIREMENTS

The lots depicted on the Concept Plan dated October 2002 shall have a minimum unit size of 1,200 square feet.

3. OTHER DEVELOPMENT REQUIREMENTS

- A. Provide one street tree (minimum three in caliper) in the front yard of each lot.
- B. All other development requirements not specifically provided for in this ordinance shall be as designated in the Unified Development Code of the City of Grand Prairie for the Single Family-Six (SF-6) zoning district.

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 5th day of November, 2002.


 Mayor, Grand Prairie, Texas

ATTEST:

APPROVED AS TO FORM:


 Catherine E. DiMaggio, City Secretary



 City Attorney

Zoning Case No. Z021002

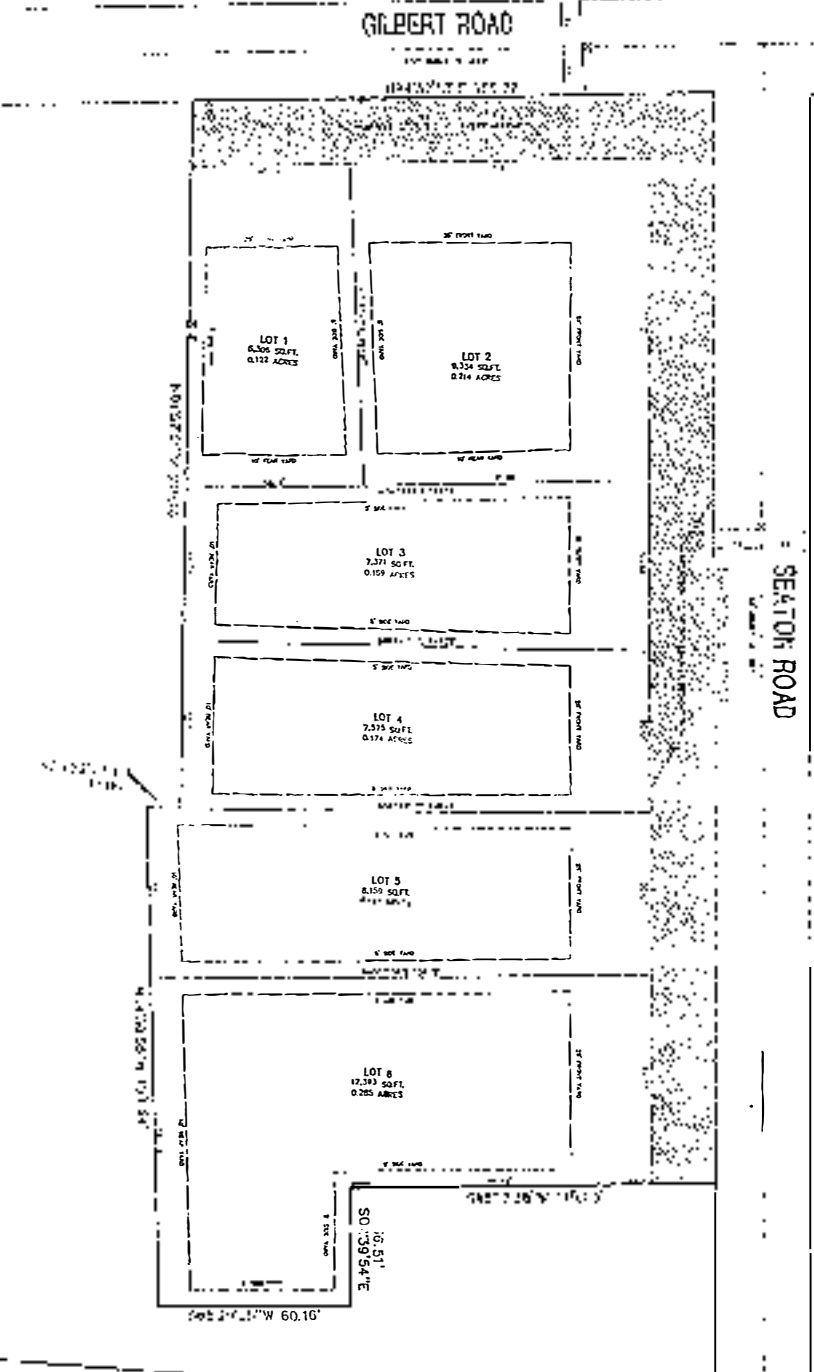


Exhibit "A" Concept Plan
 Drawn By JDJR Engineers and
 Consultants

ORDINANCE NO. _____

OWNERS:
 C.G. GENSKE
 1413 DAYWOOD LN.
 IRVING, TX 75061

APPLICANT:
 BEAR CREEK DEVELOPMENT CORPORATION
 4021 CONFLANS RD.
 IRVING, TX 75061

CASE NO. 2021002

SHEET TITLE:
CONCEPT PLAN
 SF-6 USES
 3525 SEATON RD.
 GRAND PRairie, TX

JDJR ENGINEERS & CONSULTANTS
 4021 CONFLANS RD.
 IRVING, TX 75061
 DATE: October 2021