

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 1.05 ACRE TRACT, BEING ONE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CAMP WISDOM ROAD, AND BEING ADDRESSED AS 2950 CAMP WISDOM ROAD. **FROM SINGLE FAMILY THREE (SF-3) TO A PLANNED DEVELOPMENT FOR GENERAL RETAIL ONE (GR-1) 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 Three (SF-3) to a Planned Development for General Retail One (GR-1) uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 10, 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 8 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 Three (SF-3) to a Planned Development for General Retail One (GR-1) 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 November 19, 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 Dallas Morning 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; a **Planned Development for Single Family Three (SF-3)**; 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 October 1, 2002, as amended, is hereby further amended so as to rezone the following described area from its classification of; **Single Family Three (SF-3) To a Planned Development for General Retail One (GR-1) uses** within the 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 zoning ordinance is to create a development framework for a Planned Development District that encourages and supports standards of the General Retail One (GR-1) district.

III.

Land Use

Land uses shall be only those permitted in **General Retail One (GR-1)** zoning district.

IV.

Conditions:

Development standards shall be those accepted for the **General Retail One (GR-1)** zoning district except as modified herein.

1. Site plan approval required for by the Planning and Zoning Commission and City Council.
2. Building design to reflect a residential style of architecture that includes the following elements:
 - a. 80% of all exterior walls to be constructed of brick masonry or stone material
 - b. Roof structure to be constructed with a gable or hip roof design with a minimum roof pitch of 8:12.
 - c. Pole signs not permitted. Only monument and wall signage to be allowed.

V.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

VI.

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 19th day of November, 2002.

Mayor, Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

Zoning Case No. Z021005

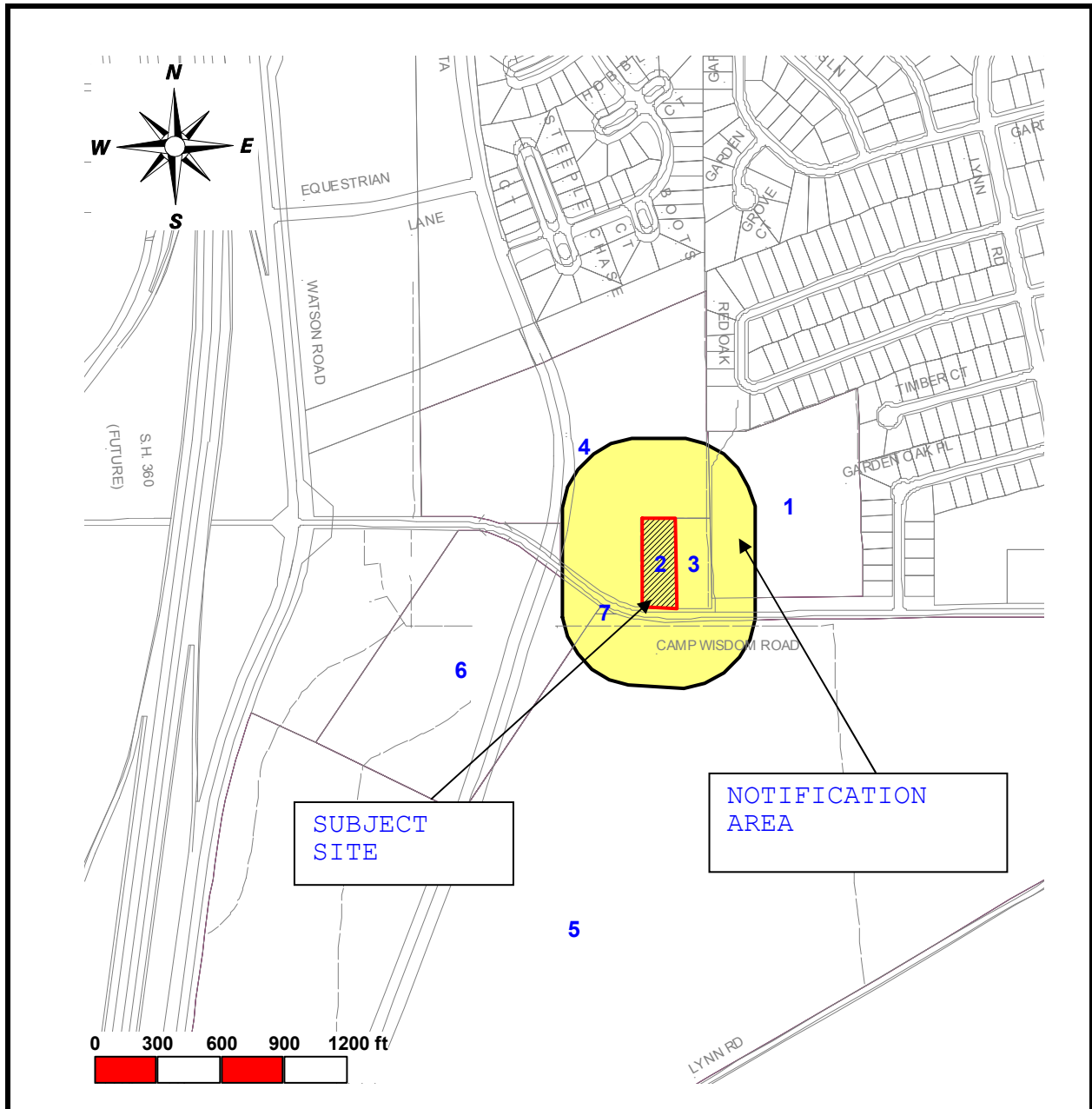


Exhibit "A"

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Cross Hatched Area Indicates Property Being Zoned

Z021005

Zoning Change
From Single Family Three (SF-3) to General Retail One (GR-1)

Exhibit "A"

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Being a tract or parcel of land out of the J.W. HARWOOD SURVEY, ABSTRACT No. 661, in Tarrant County, Texas, and being more particularly described as follows:

BEGINNING 125 feet West of the Southeast corner of that 100 acre tract conveyed by J. Leslie Patterson and wife to Ernest Brown and wife, described in Warranty Deed, dated December 8, 1950, recorded in Volume 2274, Page 392, Deed Records of Tarrant County, Texas, said beginning point being in the center line of County Road No. 2018 and being also the Southwest corner of that one acre tract conveyed by Ernest Brown and wife to Floyd Leonard Brown and wife, by Warranty Deed, dated August 11, 1967, recorded in Volume 4444, Page 595, Deed Records of Tarrant County, Texas;

THENCE in a Northerly direction 365 feet along the West line of the one acre tract conveyed by Ernest Leroy Brown and wife, to Floyd Leonard Brown and wife to a point for corner;

THENCE in a Westerly direction 125 feet along a line parallel to the center line of County Road No. 2018 to a point for corner;

THENCE in a Southerly direction 365 feet parallel to the East line of 100 acre Ernest Brown tract to a point for corner in the center line of County Road No. 2018;

THENCE in an Easterly direction 125 feet along the center line of County Road No. 2018 to the PLACE OF BEGINNING.