

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE LOTS 1-3, BLOCK B, BELL CREST ADDITION, BEING LOCATED ON THE SOUTH SIDE OF WEST JEFFERSON STREET, AND BEING ADDRESSED AS 2417 WEST JEFFERSON STREET. **FROM COMMERCIAL OFFICE (C-O) TO A PLANNED DEVELOPMENT FOR COMMERCIAL (C) 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; **From Commercial Office (C-O) To A Planned Development for Commercial Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 11, 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 7 to 10 to recommend denial to the City Council of Grand Prairie, Texas, that the hereinafter described property as requested to be rezoned from its classification of; **From Commercial Office (C-O) To Commercial (C) Uses**; and

WHEREAS, An appeal was filed and 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 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; **Commercial Office (C-O)** ; 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; **From Commercial Office (C-O) To A Planned Development For Commercial (C) Uses;**

Description of Land:

Lots 1-3, Block B, Bell Crest Addition

II.

Purpose and Intent

The intent of this zoning ordinance is to create a development framework that encourages and supports standards of the **Commercial (C)** district, reserving the right of site plan review. As a result the City Council has established Planned Development No. 287 for Commercial Uses.

III.

Land Use

Land uses shall be only those permitted in **Commercial (C)** zoning district with the requirement of site plan review.

IV.

Conditions:

Development standards shall be those accepted for the **Commercial (C)** zoning district with the following requirements.

- 1. Site Plan review and approval shall be required by the City Council.
- 2. A landscaping plan shall be required as part of this development.
- 3. The existing structure on the site must be demolished.
- 4. Alcohol sales for off site consumption shall be permitted.


VIII.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

IX.


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.



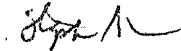
 Mayor, Grand Prairie, Texas

ATTEST:



 Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



 Stephen R. Alcorn, Assistant City Attorney