

ORDINANCE NO. 7619
PLANNED DEVELOPMENT NO. 294B
CASE NO. Z070701

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE 33.941 ACRES (THE ZONING AREA), SITUATED IN THE S. B. McCOMMAS SURVEY, ABSTRACT NO. 888, AND THE FREDRICK DOHME SURVEY, ABSTRACT NO. 395, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS ZONING TRACT A-3 AS SHOWN IN EXHIBIT "A" OF ORDINANCE NO. 6932 ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 294 (PD-294), FROM PLANNED DEVELOPMENT DISTRICT NO. 294 FOR MULTI FAMILY-THREE (MF-3) USES TO PLANNED DEVELOPMENT DISTRICT NO. 294B FOR ALL APPLICABLE LAND USE AND DEVELOPMENT REQUIREMENTS PRESCRIBED IN PLANNED DEVELOPMENT DISTRICT NO. 294 ESTABLISHED BY ORDINANCE NO. 6932; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 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 **Planned Development District No. 294 for Multi Family-Three (MF-3) Uses to Planned Development District No. 294B for all Applicable Land Use and Development Requirements Prescribed in Planned Development District No. 294 Established by Ordinance No. 6932**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 9, 2007 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 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development District No. 294 for Multi Family-Three (MF-3) Uses to Planned Development District No. 294B for all Applicable Land Use and Development Requirements Prescribed in Planned Development District No. 294 Established by Ordinance No. 6932**; 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 July 24, 2007 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, 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 **Planned Development District No. 294 for Multi Family-Three (MF-3) Uses to Planned Development District No. 294B for all Applicable Land Use and Development Requirements Prescribed in Planned Development District No. 294 Established by Ordinance No. 6932**; 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 Zoning Area from its classification of **Planned Development District No. 294 for Multi Family-Three (MF-3) Uses to Planned Development District No. 294B for all Applicable Land Use and Development Requirements Prescribed in Planned**

Development District No. 294 Established by Ordinance No. 6932 with said Zoning Area being described as shown on the attached Exhibit “A” incorporated herein by reference.

II.

DEVELOPMENT GUIDELINES

All development occurring within the boundaries of the Zoning Area Tract A-3 shall conform to all applicable development requirements prescribed in Ordinance Number 6932 establishing Planned Development 294, with specific land use requirements being listed below.

TRACT A-3 – HIGHWAY RETAIL DISTRICT

Development shall take place in accordance with the use and development standards established for the “GR” General Retail zoning district in the Grand Prairie UDC except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district. Site and building design will be subject to all applicable requirements prescribed in the IH-20 Overlay District (Ordinance 6811).

The developer will be responsible for escrowing funds for diverter median improvements for the intersection of Crossland Boulevard and Robinson Road in accordance with requirements stipulated by the Transportation Services Department. The design of said median improvements shall substantially conform to the conceptual layout depicted in the attached Exhibit E of Ordinance 6932 establishing PD-294.

1. Use Restrictions:

Uses permitted in the “GR” General Retail zoning district, with the following additional uses allowed.

- Financial Services
- Tool Rental (Indoor Storage)
- Bowling Center (as part of a multi-purpose use facility)
- Skating Rink (as part of a multi-purpose use facility)
- Local Warehouse Storage (Inside) (SUP required)
- Research Laboratory (involving Non-Hazardous materials as determined by Environmental Services Dept.)
- Fabrication/Assembly, Metal Products
- Fabrication/Assembly, Plastic Products
- Gasoline Sale in association with, and being subordinate to, Retail Sales

The following uses shall be prohibited.

- Auto Wrecker Service/Service Station
- Commercial Parking Lot (Cars)

- Tire Sales (Indoors) adjacent to residential zoning district
 - Auto Glass (repair/tint)
 - Auto Repair (general)
 - Car Wash (self-service)
 - Plant Nursery (outside storage)
 - Auto Dealer (new/used)
 - Boat Dealer (new/used)
 - Recreational Vehicle Sales
 - Motorcycle Dealer
 - Used Merchandise (furniture/pawn shop/rummage)
 - Bait and/or Tackle Shop
 - Regional trucking and logistical distribution facility
2. Minimum Lot Size: 20,000 square feet
 3. Minimum Lot Width/Depth: 100' x 150'
 4. Maximum Height: 50'
 5. Minimum Landscaping: 10% of the lot
 6. Maximum Building Depth: 400'
 7. Loading areas or freight dock areas, or any other similar facility shall not be located within the front yard of any structure. Loading and service areas shall be located only at the rear of a building or on the sides of the building if the loading/service doors are at least 65 feet back from the building setback line and are screened from the street by a screening wall in conjunction with landscaping. The screening wall shall be at least 15' in height or extend to the top of the loading/service door whichever is greater. Landscaping shall be evergreen shrubs and trees.

III.

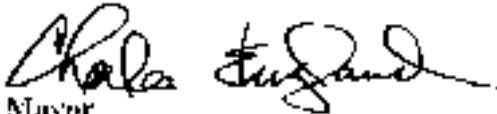
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

IV.

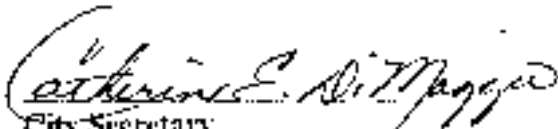
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 24th DAY OF JULY 2007.

APPROVED:


Mayor

ATTEST:


City Secretary

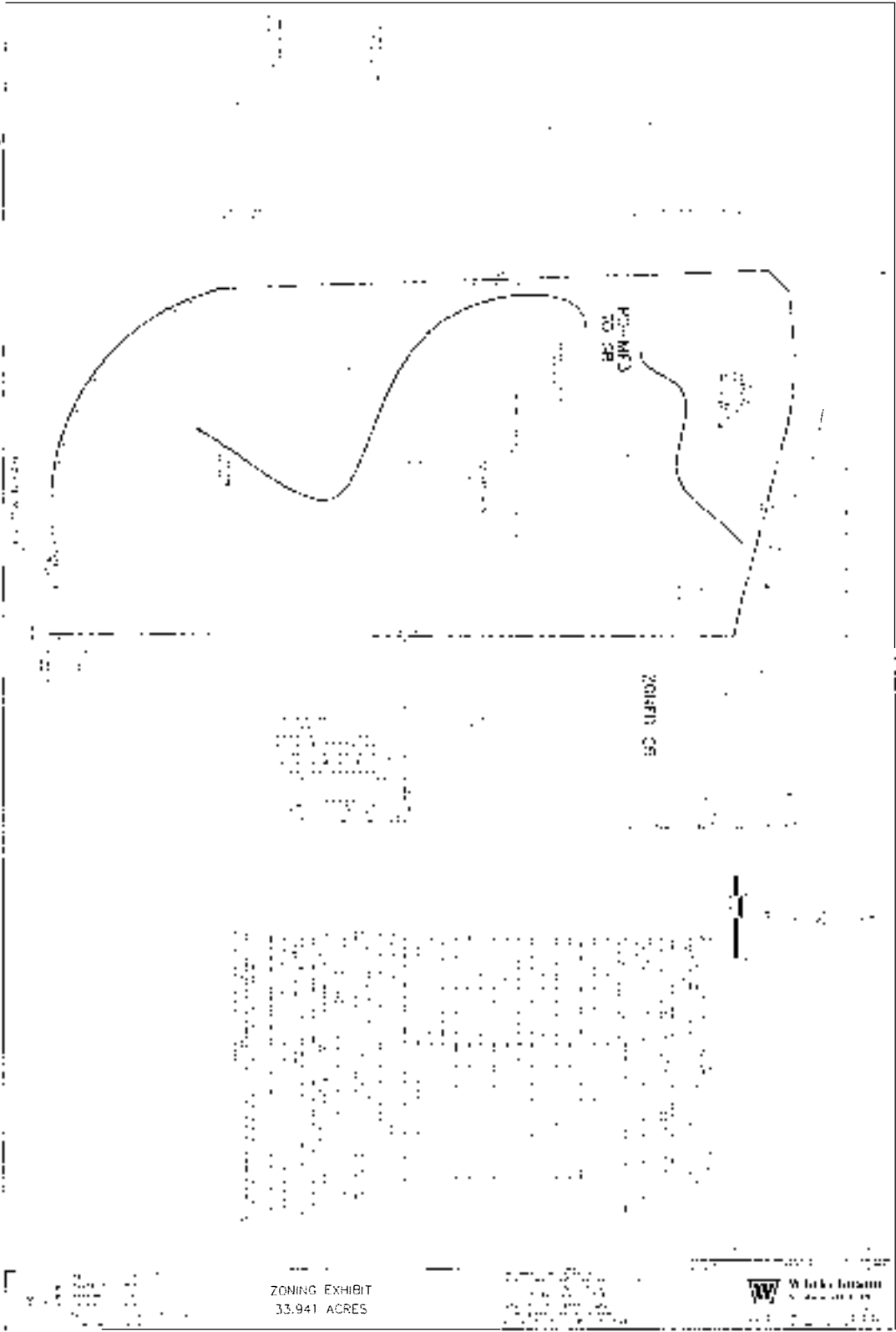
APPROVED AS TO FORM:

City Attorney

Case Z070101

TRACT A-3

Ordinance No. 7619, Pg. 6



BEING a tract of land situated in the S.B. McCormick Survey, Abstract No. 909, and the Frederick Dehne Survey, Abstract No. 285, and being a portion of a certain (called 159.023 acre) tract of land conveyed to William F. Campbell Jr. - Bell Line Limited Partnership by deed as recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of a tract of land conveyed to Weight Asphalt Products Company by deed recorded in Volume 9215, Page 263 Deed Records of Dallas County, Texas, said point also being in the northern right-of-way line of IH-20 Service Road;

THENCE departing the northerly right-of-way of said IH-20 Service Road along the westerly line of said Weight Asphalt Tract North 00 deg 12 min 47 sec East a distance of 65.08 feet to the POINT OF BEGINNING;

THENCE departing the westerly line of said Weight Asphalt Tract South 89 deg 58 min 21 sec West a distance of 337.68 feet to a point for corner;

THENCE North 67 deg 49 min 53 sec West a distance of 21.25 feet to a point for corner;

THENCE North 80 deg 56 min 27 sec West a distance of 43.25 feet to a point for corner;

THENCE North 70 deg 27 min 43 sec West a distance of 45.75 feet to a point for corner;

THENCE North 77 deg 22 min 29 sec West a distance of 45.75 feet to a point for corner;

THENCE North 62 deg 44 min 13 sec West a distance of 45.00 feet to a point for corner;

THENCE North 04 deg 30 min 18 sec West a distance of 45.00 feet to a point for corner;

THENCE North 58 deg 15 min 12 sec West a distance of 45.00 feet to a point for corner;

THENCE North 54 deg 37 min 16 sec West a distance of 45.00 feet to a point for corner;

THENCE North 49 deg 48 min 20 sec West a distance of 45.00 feet to a point for corner;

THENCE North 45 deg 38 min 24 sec West a distance of 45.00 feet to a point for corner;

THENCE North 40 deg 28 min 28 sec West a distance of 45.00 feet to a point for corner;

THENCE North 35 deg 28 min 32 sec West a distance of 45.00 feet to a point for corner;

THENCE South 30 deg 12 min 36 sec West a distance of 45.00 feet to a point for corner;

THENCE North 26 deg 32 min 40 sec West a distance of 45.00 feet to a point for corner;

THENCE North 21 deg 32 min 44 sec West a distance of 45.00 feet to a point for corner;

THENCE North 16 deg 32 min 48 sec West a distance of 45.00 feet to a point for corner;

THENCE North 11 deg 32 min 52 sec West a distance of 45.00 feet to a point for corner;

THENCE North 06 deg 32 min 56 sec West a distance of 45.00 feet to a point for corner;

THENCE North 01 deg 32 min 00 sec West a distance of 45.00 feet to a point for corner;

thence North 88 deg 03 min 05 sec East a distance of 44.25 feet to a point for corner, said point being the beginning of a non-tangent curve to the right having a radius of 654.38 feet, a chord bearing of South 83 degrees 47 minutes 38 seconds East, and a chord length of 385.51 feet;

CONTINUING along said curve to the right through a central angle of 18 degrees 17 minutes 52 seconds, and an arc length of 126.14 feet to a point for corner;

THENCE South 75 degrees 30 minutes 02 seconds East a distance of 436.49 feet to a point for corner, said point also being the beginning of a non-tangent curve to the left having a radius of 1049.72 feet, a chord bearing South 77 deg 28 min 51 sec East, and a chord length of 91.78 feet;

CONTINUING along said curve to the left through a central angle of 03 deg 23 min 35 sec and an arc length of 41.80 feet to a point for corner;

THENCE East 00 deg 13 min 41 sec West a distance of 147.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 31,941 acres or 1,470,450 square feet of land more or less.

This document was prepared under 22 FAC #653.01, does not reflect the results of or on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.