

ORDINANCE NO. 7758
PLANNED DEVELOPMENT NO. 326
CASE NO. Z080301

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 5.25 ACRE TRACT OF LAND SITUATED IN THE JOHN C. REED SURVEY, ABSTRACT 1183, PAGE 875, TRACT 17, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, GENERALLY LOCATED NORTH OF WEST OAKDALE ROAD AND EAST OF ROY ORR BOULEVARD, FROM PLANNED DEVELOPMENT DISTRICT-8 (PD-8) FOR A MOBILE HOME PARK TO A PLANNED DEVELOPMENT FOR LIGHT INDUSTRIAL (LI) USES WITH CERTAIN LAND USES BEING PROHIBITED; 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 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-8 (PD-8) for a Mobile Home Park to a Planned Development for Light Industrial (LI) Uses with Certain Land Uses Being Prohibited**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 10, 2008 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 7 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-8 (PD-8) for a Mobile Home Park to a Planned Development for Light Industrial (LI) Uses with Certain Land Uses Being Prohibited**; 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 March 18, 2008 and on April 1, 2008 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-8 (PD-8) for a Mobile Home Park to a Planned Development for Light Industrial (LI) Uses with Certain Land Uses Being Prohibited** 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 **Planned Development District-8 (PD-8) for a Mobile Home Park to a Planned Development for Light Industrial (LI) Uses with Certain Land Uses Being Prohibited** as shown on the attached Exhibit "A" incorporated herein by reference.

Description of Land:

Being 5.37 acres of land out of the John C. Read Survey, A-1183, Dallas County, Texas and being the tract described in a deed from A.G. McGlothlin, et ux to Mildred L. Holvick, Recorded in Volume 3667, Page 281, Deed Records of Dallas County, Texas and being described by metes and bounds as follows: Beginning at a point in the center of County Line Road No. 78, said point

of beginning being N 2d 12' W, 314.1 feet from the occupied Southwest corner of the John C. Reed Survey; Thence N 2d 12' W, with the occupied west line of the Said Reed Survey, and the center line of said County Line Road, a distance 343.75 feet to a point for corner; Thence East, at 15.0 feet pass an iron rod in the East R.O.W. line of County Line Road, in all a distance of 687.40 feet to an iron rod for corner; Thence South, with a fence line, a distance of 343.50 feet to an iron rod for corner; Thence West at 659.20 feet pass an iron rod in the East R.O.W. line of County Line Road, in all a distance of 674.20 feet to the place of beginning, containing 5.37 acres of which 0.12 acres lie in the R.O.W. of County Line Road, leaving a net of 5.25 acres.

II.

DEVELOPMENT STANDARDS

- A. A final plat of this site must be filed prior to building permits being issued.
- B. A Planned Development Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits. All development must meet the minimum requirements of the Light Industrial (LI) zoning district, and shall be subject to the development requirements prescribed by the SH-161 Corridor Overlay District as specified in the Unified Development Code.
- C. The Planned Development Site Plan shall contain adequate information and data, as requested by the Development Review Committee, which demonstrates the additional vehicular traffic generated by the proposed use will not over-burden the structural characteristics of the existing paved thoroughfares that provide access to the aforementioned described property.

III.

Land Use

- A. Permitted land uses shall be those prescribed for the Light Industrial (LI) District with the following uses to be prohibited.

PROHIBITED USE	NAIC Code	PROHIBITED USE	NAIC Code
Sewage Station	221320	Asphaltic Materials Manuf.	324110
Alcohol w/on prem. Consumption	722110	Haz. Chem. Mfg.	325998
Alcohol Off-Prem Consumption	445310	Haz. Indus. Use ⁽¹⁾	422690
Auto Body Repair	811111	Machine Shop	332710
Auto Driving School	611692	Meat Production & Manuf.	311615
Auto Muffler Shop	811112	Sanitary Landfill	562212
Auto Wrecker Srv/Serv Stn.	447190	Quick Lube & Oil Change	811191
Motorcycle Repair (gen)	811490	Truck Stop with gas sales	447190
Welding Shop	811310		
Quick Lube & Oil Change	811191		

⁽¹⁾ – As determined by the Environmental Services Department of the City of Grand Prairie.

1. Due to the proximity of residential areas, the noise ordinance may limit the uses of this proposed facility.
2. A noise study is required. The study must demonstrate that the proposed activity will comply with local noise standards.

IV.

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

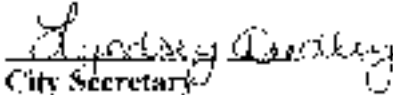
V.

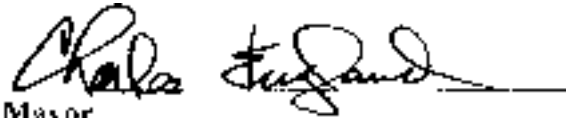
That this Ordinance shall only be in full force and effect from and after its passage and approval upon second reading.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 1ST DAY OF APRIL, 2008.

ATTEST:

APPROVED:

for 
City Secretary


Mayor

APPROVED AS TO FORM:

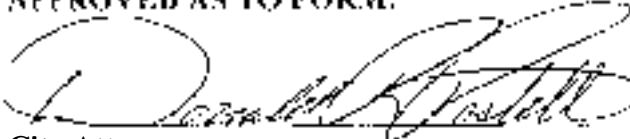
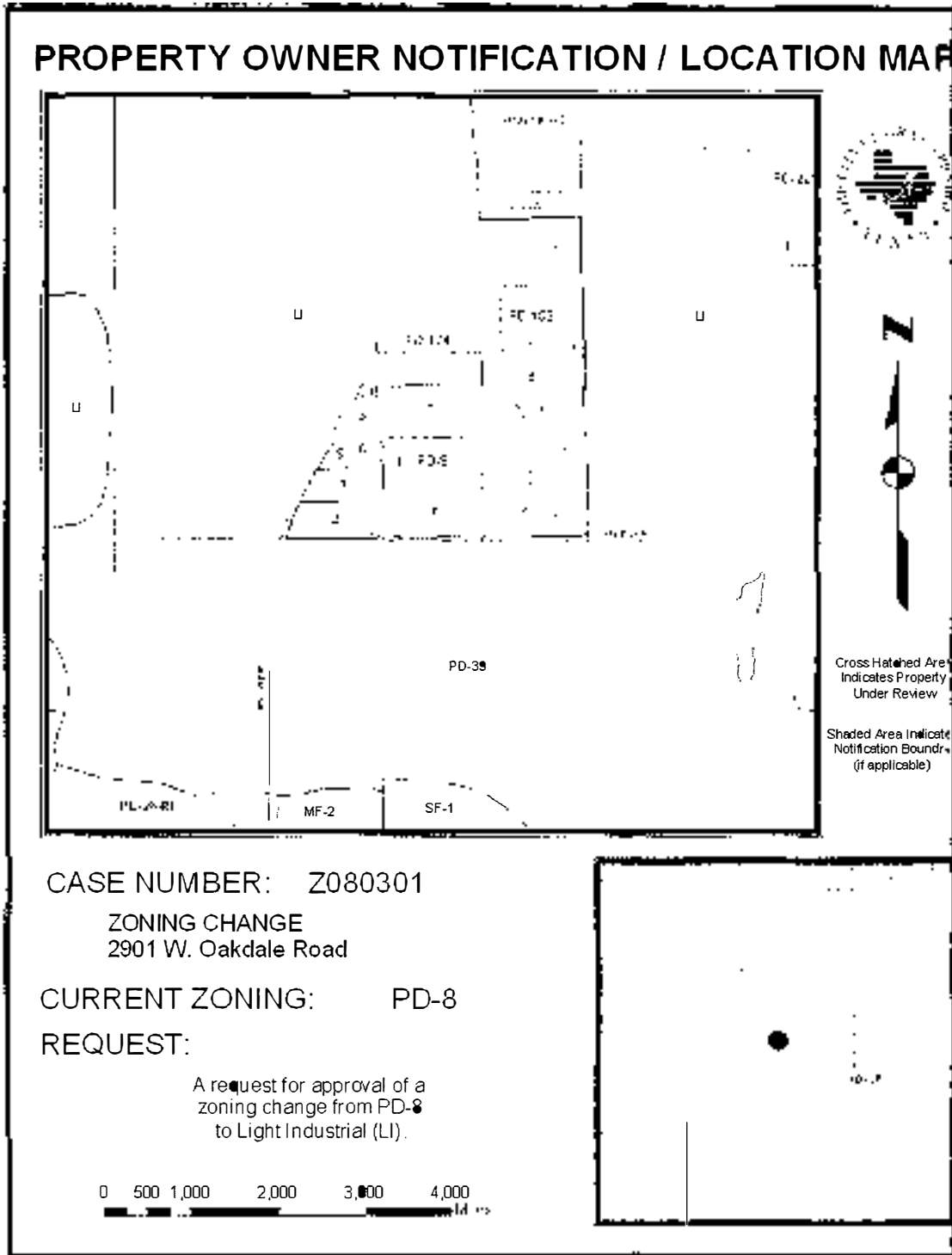

City Attorney

EXHIBIT "A"
Page 1 of 3



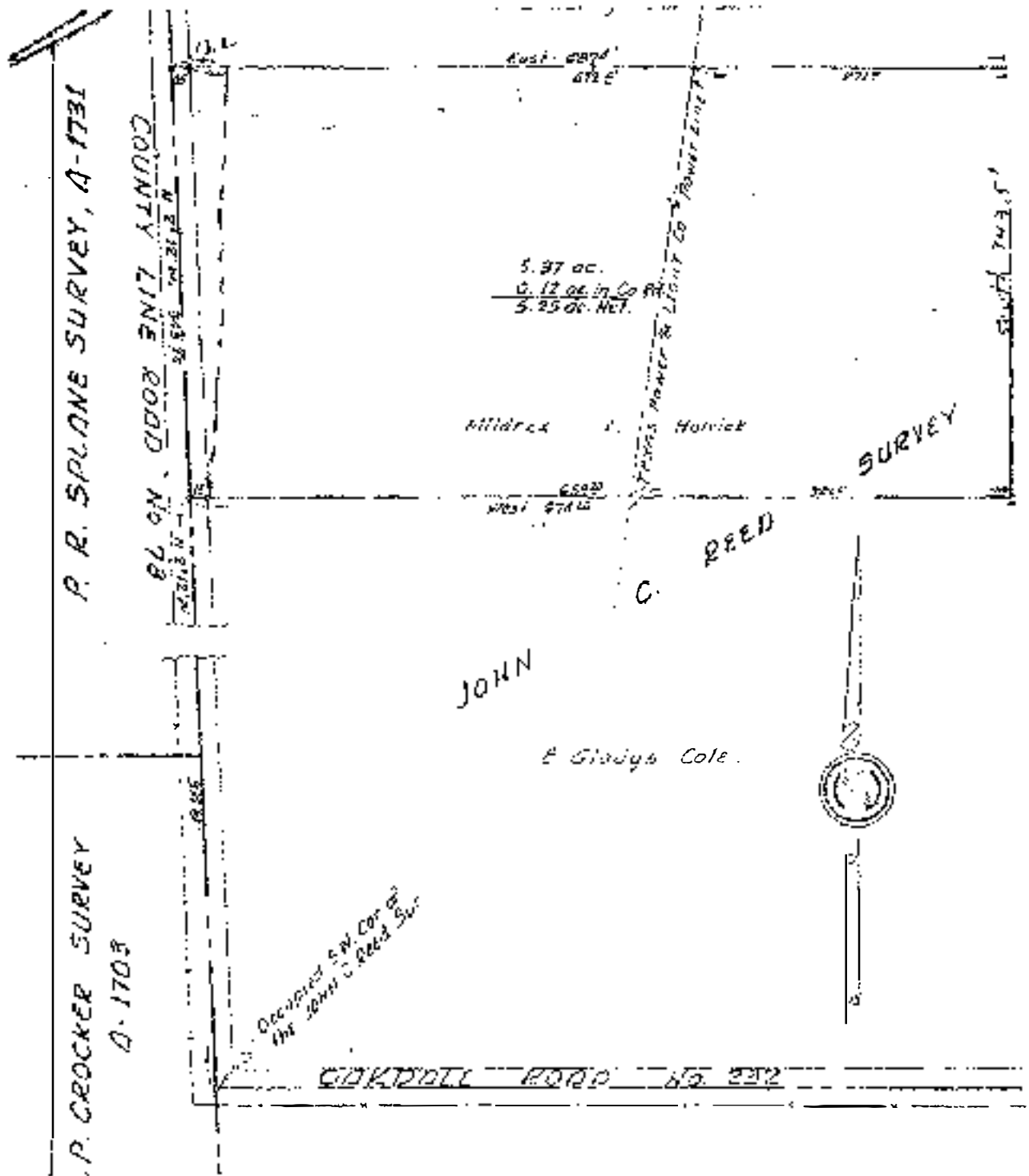


EXHIBIT "A"
Page 3 of 3

FIELD NOTES

BEING 5.37 acres of land out of the John C. Reed Survey, A-1183, Dallas County, Texas and being the tract described in a deed from A. G. Mc Glothlin, et ux to Mildred L. Kolvick, Recorded in Volume 3667, Page 201, Deed Records of Dallas County, Texas and being described by metes and bounds as follows:

BEGINNING at a point in the center of County Line Road No. 78, said point of beginning being N 2° 12' W, 314.1 feet from the occupied Southwest corner of the John C. Reed Survey;

Thence N 2° 12' W, with the occupied west line of the Said Reed Survey, and the center line of said County Line Road, a distance of 343.75 feet to a point for corner;

Thence East, at 15.0 feet pass an iron rod in the East R.O.W. line of County Line Road, in all a distance of 637.10 feet to an iron rod for corner;

Thence South, with a fence line, a distance of 343.50 feet to an iron rod for corner;

Thence West at 659.20 feet pass an iron rod in the East R.O.W. line of County Line Road, in all a distance of 674.20 feet to the place of beginning, containing 5.37 acres of which 0.12 acres lie in the R.O.W. of County Line Road, leaving a net of 5.25 acres.

SURVEYOR'S CERTIFICATE

I, H. B. Keeton, a Registered Public Surveyor, hereby certify that the foregoing plat was prepared from an accurate survey made on the ground under my personal supervision, and that the same is correct and reliable.

H. B. Keeton
Registered Public Surveyor



SURVEY PLAT	
5.37 AC. TRACT OUT OF THE	
JOHN C. REED SURVEY, A-1183	
DALLAS COUNTY, TEXAS	
DI SCIULLO — KEETON REGISTERED PUBLIC SURVEYOR REGISTERED PROFESSIONAL ENGINEER	
314 W. MAIN ST.	AM 2-4270
GRAND PRAIRIE, TEXAS	
DATE 3-14-68	SCALE 1"=100 FT. FILE NO.