

ORDINANCE NO. 9804-2014

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY GRANTING A ZONING CHANGE FROM PLANNED DEVELOPMENT DISTRICT NO. 322 (PD-322) FOR NEIGHBORHOOD SERVICES (NS) USES WITH A MINI-WAREHOUSE USE, AND A SPECIFIC USE PERMIT (SUP) FOR A MINI-WAREHOUSE FACILITY TO A PLANNED DEVELOPMENT DISTRICT FOR NEIGHBORHOOD SERVICES (NS) USES WITH CONTRACTOR SHOP USES WITH NO OUTSIDE STORAGE AND OTHER SPECIFIED SERVICE USES ON 0.875 ACRES, ADDRESSED AS 130 AND 138 LAKEVIEW DRIVE AND LOCATED WITHIN A PORTION OF THE ROBERT. R. TUCKER SURVEY ABSTRACT NO. 1473, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND AS MORE FULLY DESCRIBED BELOW; 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. 322 (PD-322) for Neighborhood Services (NS) uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility to a Planned Development District for Neighborhood Services (NS) uses with Contractor Shop uses with no outside storage and other specified service uses;**

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 1, 2014 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;

**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 **Planned Development District No. 322 (PD-322) for Neighborhood Services (NS) uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility to a Planned Development District for Neighborhood Services (NS) uses with Contractor Shop uses with no outside storage, and other specified service 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 December 9, 2014 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. 322 (PD-322) for Neighborhood Services (NS) uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be established 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:**

**SECTION 1. Legal Description**

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 No. 322 (PD-322) for Neighborhood Services (NS) uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility to a Planned Development District for Neighborhood Services (NS) uses with Contractor Shop uses with no outside storage, and other specified service uses** and herein described as LOTS 3R AND THE EAST 62.5 FEET OF LOT 2, BLOCK H, GRAND PRAIRIE PRIZE ACRES ADDITION, the property being situated at 130 and 138 Lakeview Drive, Grand Prairie, Dallas County, Texas.

**SECTION 2. Purpose and Intent**

THAT the intent of this zoning ordinance is to create a development framework that encourages and supports standards for a **Planned Development District for Neighborhood Services (NS) uses with Contractor Shop uses with no outside storage and other specified service uses.**

**SECTION 3. Permissible Uses**

THAT permissible uses shall be only those land uses allowed by Ordinance 4779, as amended, for the Neighborhood Services (NS) District, and all uses listed in the following table:

<b>Permitted Uses</b>
Drapery & Upholstery Shop
Variety Store
Antique Sales & Repair <sup>1</sup>
Grooming & Hygiene
Pet Shop and Supplies
Appliance Sales & Repair <sup>1</sup>
Computer Sales & Repair <sup>1</sup>
Vending Machine Sales & Repair <sup>1</sup>
Bicycle Sales & Repair <sup>1</sup>
Tools Sales/Rental & Repair <sup>1</sup>
Printer (Job) Office, Sales & Production
TV Station (No Tower)
Radio Station (No Tower)
Contractor Shop <sup>2</sup> with No Outside Storage
Auto Parts and Auto Accessory Sales
Lawn Mower Sales & Repair <sup>1</sup>
Self-Service Laundry (hours of operation: 7am-10pm)
Self-Service Laundry (24hrs) - SUP <sup>3</sup> required
Mini-Warehouse - SUP <sup>3</sup> required
Warehouse - SUP <sup>3</sup> required

- 1 - Repair use shall be ancillary to its associated sales/rental use  
2 - Any overnight vehicle parking must be screened from the public right-of-way  
3 - Specific Use Permit (SUP) must be approved by City Council

#### **SECTION 4. Prohibited Uses**

The following uses shall be prohibited:

1. Outside storage;
2. Outside repair;
3. Any primary repair use associated with the permitted uses contained in Section III of this ordinance. Repair uses permitted in Section III of this ordinance shall be ancillary to its associated sales/rental use;
4. Any use not expressly permitted by Section III of this ordinance.

#### **SECTION 5. Specific Use Permits**

THAT all persons requesting the following uses shall be required to obtain a Specific Use Permit:

1. Self-Service Laundry (24hrs);
2. Mini-Warehouse;
3. Warehouse.

**SECTION 6. Performance Standards for Contractor Shops**

THAT all overnight vehicle parking shall be screened from view from the public right-of-way. Vehicle screening requirements for this planned development shall meet the outside storage screening requirements as established and amended in the Unified Development Code (UDC).

**SECTION 7. Base Zoning**

THAT any zoning, land use requirements, and restrictions not contained in this Planned Development Ordinance shall conform to those requirements for the **Neighborhood Services (NS) District**, as established and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive will prevail.

**SECTION 8.** THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

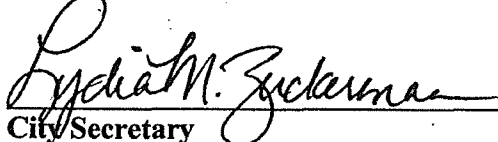
**SECTION 9.** THAT this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON THIS THE 9<sup>TH</sup> DAY OF DECEMBER, 2014.**

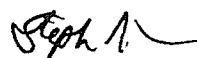
**APPROVED:**

  
\_\_\_\_\_  
Ron Jensen, Mayor

**ATTEST:**

  
for \_\_\_\_\_  
City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney

ORDINANCE NO. 9804-2014  
CASE NO. Z141201  
PLANNED DEVELOPMENT NO. 349