

ORDINANCE NO. 6543
PLANNED DEVELOPMENT NO. PD-250
CASE NO. Z011101

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 28.3496 ACRE TRACT, BEING LOTS 1 THROUGH 6 OF THE BROOK E. BOWEN ADDITION, TARRANT COUNTY, GENERALLY LOCATED ON THE SOUTH SIDE OF INTERSTATE 20, APPROXIMATELY 1000 FT EAST OF SOUTH GREAT SOUTHWEST PARKWAY, **FROM PLANNED DEVELOPMENT NO. 250 TO A PLANNED DEVELOPMENT FOR THOSE USES PERMITTED IN A GENERAL RETAIL DISTRICT WITH MODIFIED ALLOWANCES FOR SIGNAGE**; SAID ZONING MAP AND ORDINANCE BEING 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 **Planned Development No. 250 to a Planned Development for those uses permitted in a General Retail (GR) zoning district with modified allowances for signage**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 12, 2001 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 No. 250 to a Planned Development for those uses permitted in a General Retail (GR) zoning district with modified allowances for signage**; 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 20, 2001 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 Grand Prairie 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 **Planned Development No. 250** 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 No. 250** to a **Planned Development for those uses permitted in a General Retail (GR) zoning district with modified allowances for signage:**

a 28.3496-acre tract of land, being Lots 1 through 6 of the Brook E. Bowen Addition, Tarrant County, generally located on the south side of Interstate 20, approximately 1,000 feet east of South Great Southwest Parkway and as indicated on Exhibit "A".

II.

Purpose and Intent

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of uses allowed in a General Retail (GR) zoning district in a manner compatible with the surrounding zoning and uses and in compliance with the City's Comprehensive Plan and the Unified Development Code.

III.

Development Standards

1. PERMITTED USES

Those Uses permitted in a General Retail (GR) zoning.

2. SIGN REQUIREMENTS

Signs shall be allowed as permitted by the Unified Development Code and in accordance with the following additional provisions.

- A. Multi Tenant Signs referring to businesses on any lot within the Planned Development will be allowed on Lots 1, 5R and 6.
- B. Multi Tenant signs on Lots 1, 5R and 6 will be allowed a maximum sign area of 600-sq. ft. and a maximum height of 50 ft.
- C. Signs on Lots 2, 3 and 4 shall only advertise businesses on the lots on which the sign is located.
- D. Signs on Lots 2, 3 and 4 shall be allowed a maximum sign area of 200-sq. ft. and a maximum height of 40 ft.

4. OTHER DEVELOPMENT REQUIREMENTS

All other development requirements not specifically provided for in this ordinance shall be as designated in the Unified Development Code of the City of Grand Prairie for the General Retail (GR) zoning district.

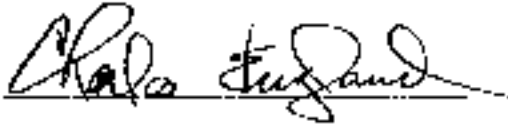
IV.

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

V.

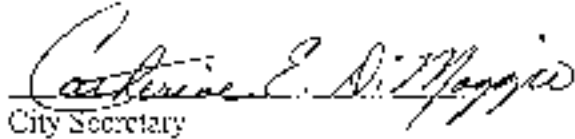
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 20th day of November, 2001.



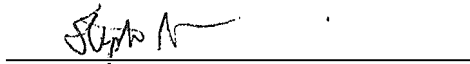
Mayor, Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

Zoning Case No. Z011101