

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE TO REZONE 0.506 ACRES OF LAND OUT OF THE JOHN C. READ ABSTRACT 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS **FROM SINGLE FAMILY ONE (SF-1) RESIDENTIAL DISTRICT TO SINGLE FAMILY SIX (SF-6) RESIDENTIAL DISTRICT**; 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 owner 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 change the zoning designation of said property from Single Family-One (SF-1) Residential District to Single Family-Six (SF-6) Residential District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 5, 2018 after written notice of such public hearing before the Planning and Zoning Commission on the proposed zoning change had been sent to owners of real property lying within 300 feet of the property on which the zoning change from Single Family-One (SF-1) Residential District to Single Family-Six (SF-6) Residential District 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 8 to 0 to deny the request to allow a zoning change from Single Family-One (SF-1) Residential District to Single Family-Six (SF-6) Residential District; and

WHEREAS, the owner of the property filed an application with the City of Grand Prairie, Texas, requesting that the request be forwarded to the City Council for consideration; 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 P.M. on March 20, 2018, to consider the advisability of amending the Zoning Ordinance and Map, 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 the matter of the zoning change, 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, changing the zoning from Single Family-One

(SF-1) Residential District to Single Family-Six (SF-6) Residential District; 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:

SECTION 1

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:

"THE UNIFIED DEVELOPMENT CODE 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..."

being passed and approved November 20, 1990, as amended, is hereby further amended so as to change the zoning district of the following described area from its classification of **Single Family-One (SF-1) Residential District to Single Family-Six (SF-6) Residential District**;

Description of Land:

Approximately a 0.506-acre piece of property located in the John C. Read Abstract 1183, City of Grand Prairie, Dallas County, Texas, and as depicted in Exhibit A – Location Map and Exhibit – B Zoning Exhibit, which are incorporated herein by reference;

SECTION 2

PURPOSE AND INTENT

The purpose of this zoning ordinance is to create three residential houses on three lots.

SECTION 3

LAND USE

Land uses shall be only those permitted in the **Single Family-Six (SF-6) Residential District** as specified in Article 4 - "Permissible Uses" of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 4

It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 5

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

SECTION 6

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 MARCH, 2018.

Ordinance No. XXXX-2018

Case No. Z180301