

Appendix L

SH-360 OVERLAY DISTRICT

LAST UPDATE: December 10, 2013

CASE NUMBER: TA131201

ORDINANCE NO. 9655-2013

APPENDIX L: SH-360 OVERLAY DISTRICT

L.1 INTRODUCTION

The SH-360 Overlay District in Grand Prairie extends approximately 11.69 miles in length, extending southward from the Trinity River bordering the City of Arlington to Grand Prairie's border with the City of Mansfield situated just north of the Dallas and Ellis County line. (See Figures 1 through 4 below). The SH-360 Overlay District establishes development standards and design criteria along the Corridor that are compatible with the residential, commercial and light industrial districts located along the western boundary of the City of Grand Prairie.

L.2 BACKGROUND ISSUES AND OPPORTUNITIES

Major Features: The SH-360 Corridor serves as a major north/south expressway thoroughfare linking the south Grand Prairie and Mansfield areas to the Dallas/Fort Worth International Airport. This thoroughfare traverses the IH-20 and IH-30 corridors. SH-360 is ultimately planned to be extended further south to connect to U.S. Highway 67 in the City of Midlothian in Ellis County.

Retail Development: The City seeks to establish a regional commercial center with specialty retail, entertainment, light industrial, cultural and recreation venues and other amenities compatible with existing residential communities adjacent to the SH-360 Corridor.

Zoning: Current zoning along the SH-360 Overlay District Corridor allows for commercial, light industrial, multi-family and mixed-use development.

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FIGURE 1:
SH-360
Overlay -
Total View



FIGURE 2:
SH-360
Overlay -
Area 1

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FIGURE 3: SH-360 Overlay – Area 2



FIGURE 4: SH-360 Overlay – Area 3



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L.3 DISTRICT CONCEPT

Intent: To provide support for the development of a unified area within the SH-360 Corridor as a retail and commercial destination within the City of Grand Prairie, and to foster opportunities for the establishment of mixed-use residential, retail and office uses that are planned and designed in a unified manner. The City intends to protect the integrity of the SH-360 Corridor through the implementation of architectural controls.

Boundaries and Impacts: Boundaries for the SH-360 Overlay District are depicted in Figures 1 through 4 above. Minimum building articulation and landscape standards for non-residential development are established by this District for properties inside the district's boundaries. These standards will not be applied to existing residential zoning districts as defined in [Article 4](#) of the Grand Prairie Unified Development Code. Furthermore, these standards will not modify the underlying zoning of any land located inside district boundaries. The district boundaries have been mapped into three areas:

Area 1. - This area is located in far north Grand Prairie and adjoins the City of Arlington on the north and west boundary lines adjacent to the Trinity River. This area contains multi-family complexes on the west side of the highway. Light industrial warehouse development predominately occupies the eastern side of the thoroughfare. The mapped southern boundary for this area terminates to the south of Avenue "J" East approximately ½ mile north of IH-30. The corporate boundary of the City of Arlington separates this area from Area 2.

Area 2. - This area is located south of Arkansas Lane and extends southward beyond IH-20 to Camp Wisdom Road. This area also contains a mixture of multi-family and light industrial uses, with commercial and warehouse development being the predominant use.

Area 3. - This area is located south of Camp Wisdom Road and extends southward to the common city limit line of the cities of Grand Prairie and Mansfield. This area contains the majority of vacant lands within the entire SH-360 Corridor Overlay District. A major retail center, containing two national retail anchor tenants, occupies the southeast corner of Camp Wisdom Road and SH-360.

Architectural Style: The recommended architectural style for the SH-360 District is termed Prairie Modern. This is a style distinguished by low, elongated and simple lines for buildings and wide overhangs covering sidewalks and balconies. Building materials include earthen berms, stone and textured terra cotta exterior walls, clay tile and wrought iron grille work accents. Grassy berms serve as insulators to the first level of buildings and parking areas, while covered walkways shall be provided to protect pedestrians from extremes in the weather. Landscape materials indigenous to the Black Prairie Region are also recommended such as Austin stone or similar stone materials, brick, cast stone, rock, marble and granite.

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L.4 DEVELOPMENT REQUIREMENTS

Section 1: Purpose

The purpose of this overlay district is to maximize the corridor's potential as a city asset with sustainable development, and address the concerns of property owners that future non-residential development will be compatible with existing residential uses. This district is intended to increase the quality of development by applying design and development requirements contained in [Appendix F](#) of this Code.

Section 2: Land Use

- A. **Permitted Uses:** All properties within the SH-360 Overlay District are subject to the land use requirements of the Unified Development Code for the underlying zoning district in which they are located.
- B. **Prohibited Uses:** Effective (Add Date), pawn shops are prohibited in the SH-360 Overlay District.
- C. **Structures and site improvements existing or pending on March 15, 2011:** All structures and site improvements which are in compliance with the underlying zoning regulations in effect on March 15, 2011, shall be deemed to be in a conforming condition if such structures and site improvements either:
 - 1. Existed with a valid Certificate of Occupancy on March 15, 2011; or
 - 2. Which have been deemed to be in conformance with the underlying zoning district on any lot or tract for which an application for platting, replatting, site plan or a building permit for such use was pending on March 15, 2011.
- D. **Structure and site improvement requirements specified in a Planned Development District for undeveloped property:** Regulations specifying building design, landscaping and density and dimensional requirements contained in the body of an ordinance for a Planned Development District, that do not meet the specifications of Sections 2.B.1 and 2.B.2 above, shall remain in effect for such districts situated within the SH-360 Overlay District.

Section 3: Development Requirements

All development must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification and adhere to additional architectural standards specified in [Appendix F](#) of this Code.