

**ORDINANCE NO. 7779  
PLANNED DEVELOPMENT NO. 217B  
CASE NO. SU080501**

**AN ORDINANCE AMENDING THE ZONING MAP TO REVISE PLANNED DEVELOPMENT NO. 217, FOR ENTERTAINMENT, OFFICE, AND COMMERCIAL USES, TO ADD THE USE OF CAR LEASING BY SPECIFIC USE PERMIT TO A PORTION OF TRACT 31, MICHAEL FARRANS SURVEY, ABSTRACT NUMBER 469, DALLAS COUNTY TEXAS, AND BEING ADDRESSED AS 401 PALACE PARKWAY; 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 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 amend the zoning on said property with its current uses of **Entertainment, Office, and Commercial**, to add the use of **Car Leasing by Specific Use Permit to a portion of Tract 31, Michael Farrans Survey, Abstract Number 469, Dallas County, Texas, and being addressed as 401 Palace Parkway** and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 27, 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 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be by adding **the use of Car Leasing by Specific Use Permit to a portion of Tract 31, Michael Farrans Survey, Abstract Number 469, Dallas County, Texas, and being addressed as 401 Palace Parkway**; 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 June 3, 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 current uses of **Entertainment, Office, and Commercial uses** 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 and amend the Planned Development District with its current uses of **Entertainment, Office, and Commercial**, to add the use of **Car Leasing by Specific Use Permit to a portion of Tract 31, Michael Farrans Survey, Abstract Number 469, Dallas County, Texas, and being addressed as 401 Palace Parkway** in compliance with the following Development Standards as shown on the Site Plan attached as Exhibit "A" which is incorporated herein by reference.

**II.**

**Development Standards**

1. Structures along major thoroughfares are required to be 100 percent masonry excluding windows and doors as specified by the UDC, and must comply with the architectural overlay district established for the Beltline Road Corridor.
2. Only uses specifically permitted by PD-217 within the district, plus a car leasing facility, will be allowed on Tract 31, Michael Farrans Survey, Abstract No. 469, and being addressed as 401 Palace Parkway as shown on the submitted site plan.
3. All development and use of the site will be required to meet minimum performance

standards relating to noise, glare, smoke or particulate matter, odorous matter, and vibration as specified in the UDC.

4. All development of the site must conform to the approved site plan.
5. The use shall not be modified within this zoning district to include automotive repair or used car sales.
6. Additional development of the site shall include all engineering related to water, sewer paving and drainage issues.
7. Operations for the car leasing with car wash use shall be in conformance with all pertinent requirements of the State of Texas and the Environmental Services Department of the City of Grand Prairie.

**III.**

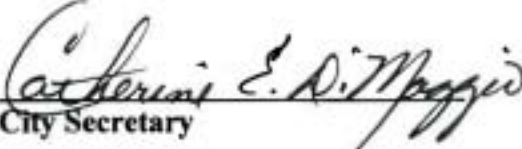
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**IV.**

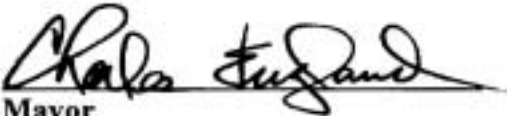
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 3<sup>RD</sup> DAY OF JUNE, 2008.**

**ATTEST:**

  
Catherine E. DiMaggio  
City Secretary

**APPROVED:**

  
Charles E. Egan  
Mayor

**APPROVED AS TO FORM:**

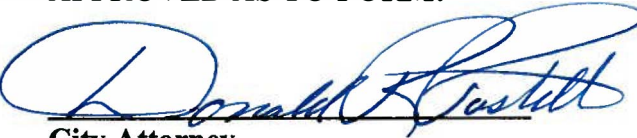
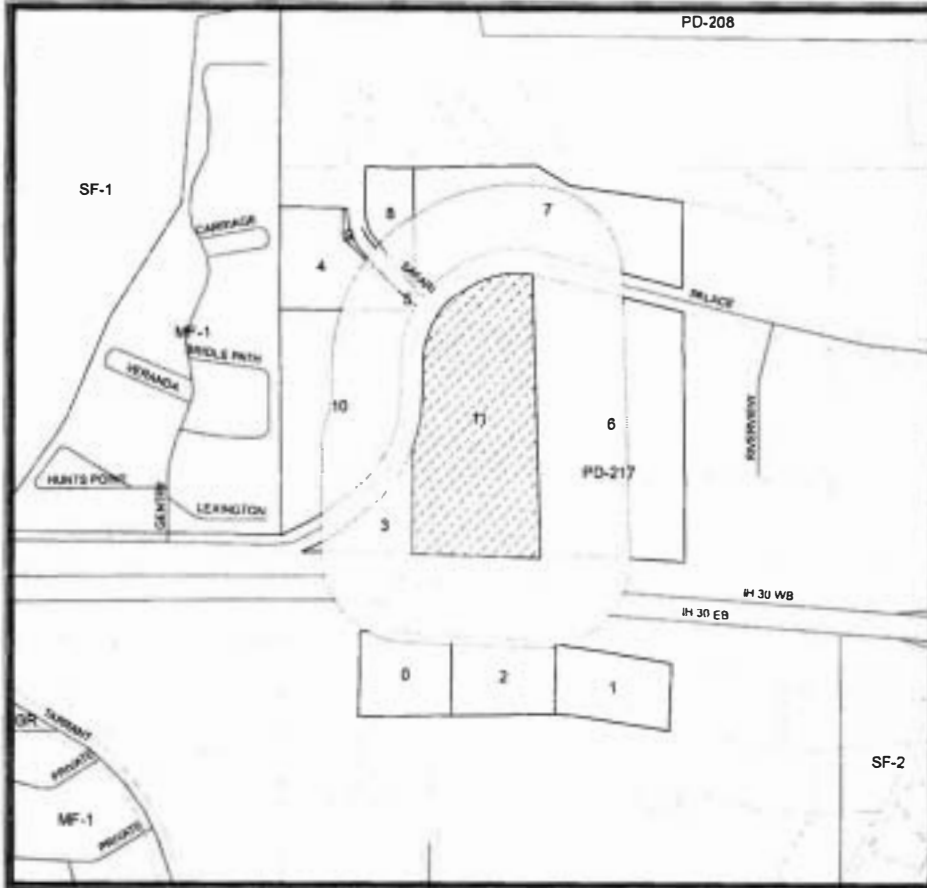
  
Donald F. Castill  
City Attorney

Exhibit 'A'  
Location Map  
Pg. 1 of 7

# PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area  
Indicates Property  
Under Review

Shaded Area Indicates  
Notification Boundary  
(if applicable)

**CASE NUMBER:** SU080501  
**SPECIFIC USE PERMIT**  
401 E. PALACE PKWY

**CURRENT ZONING:** PD-217

**REQUEST:**

A request for approval of a  
Specific Use Permit for an  
auto leasing facility.

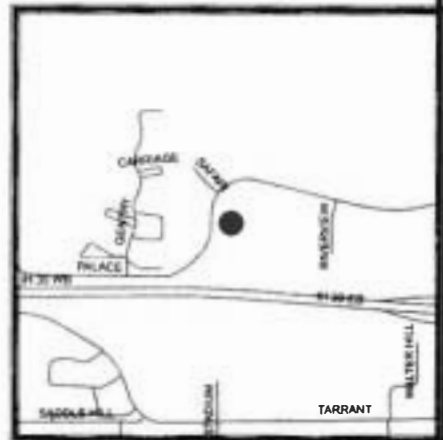
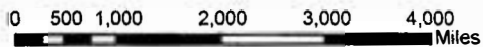


Exhibit 'A'  
Site Plan  
Pg. 2 of 7

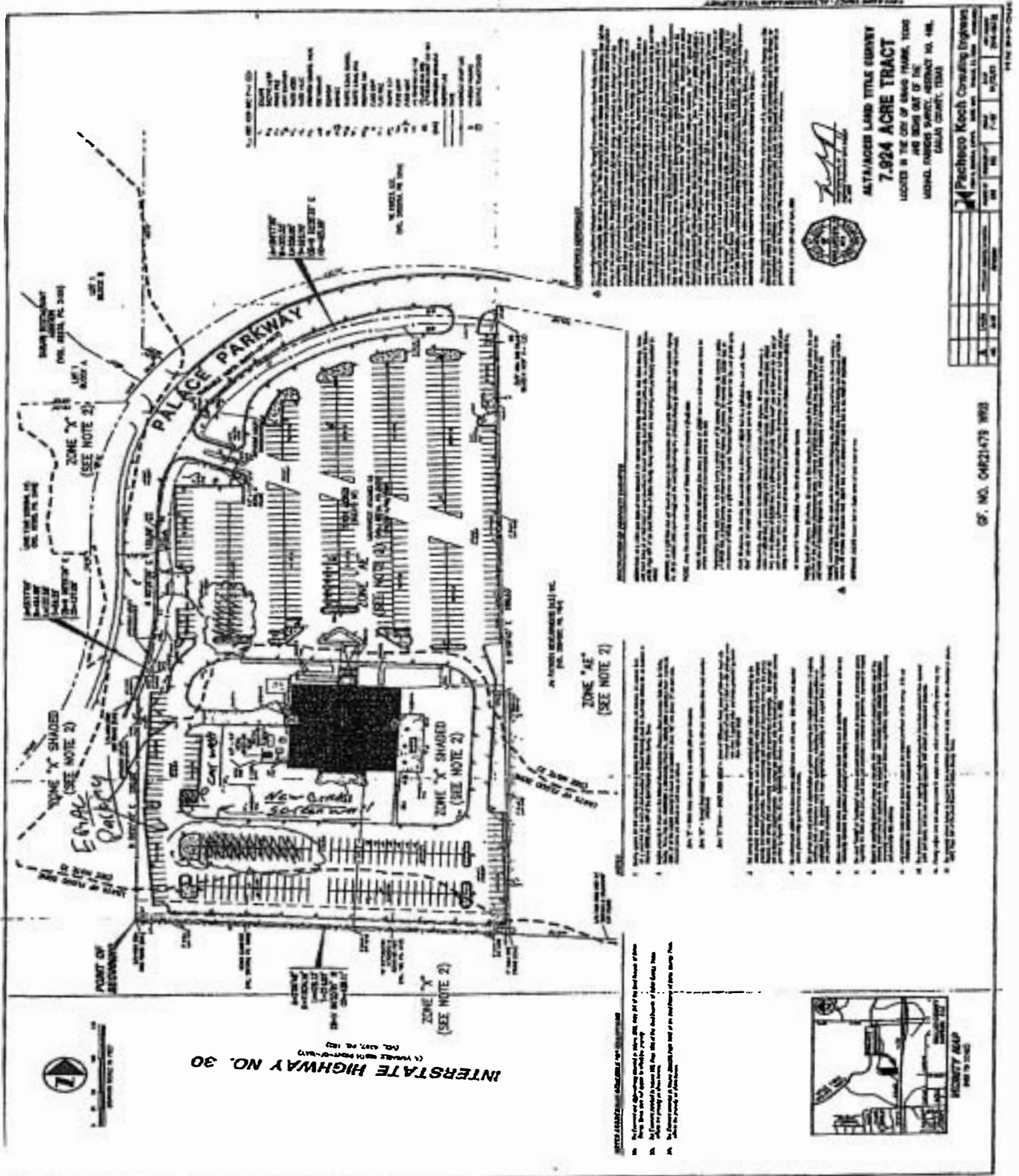


Exhibit 'A'  
Floor Plan  
Pg. 3 of 7

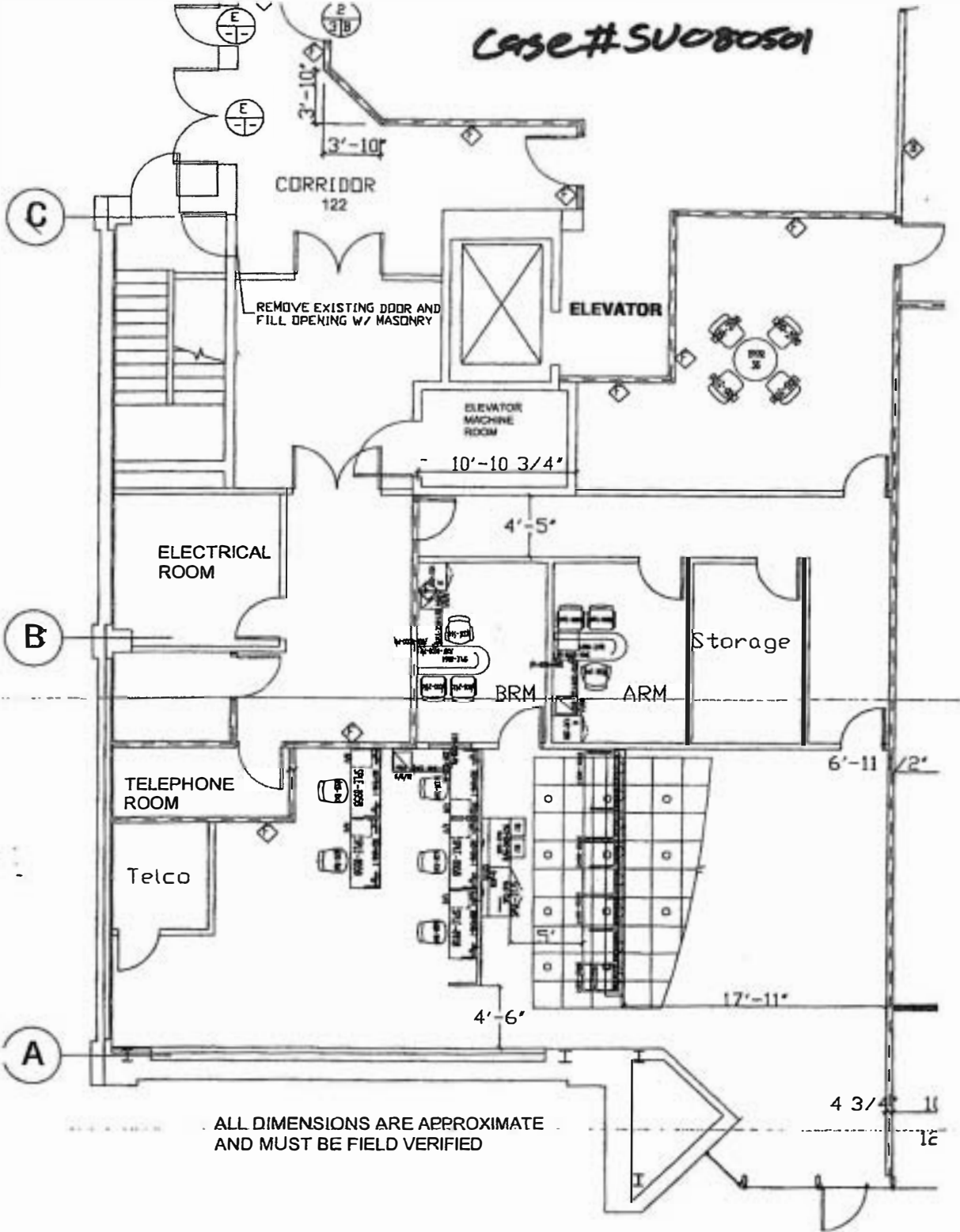
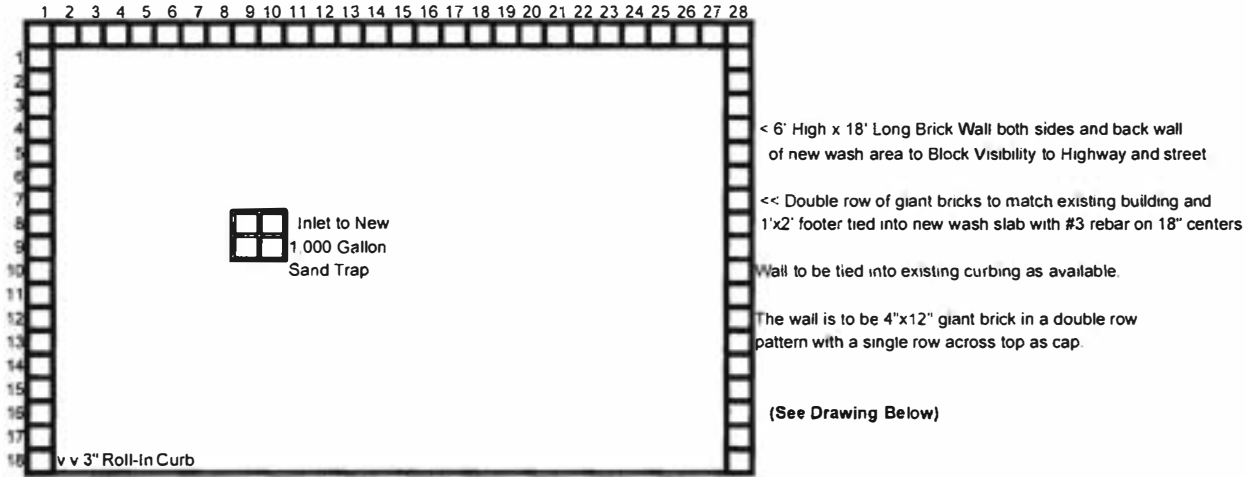


Exhibit 'A'  
Screening Fence Plan  
Pg. 4 of 7

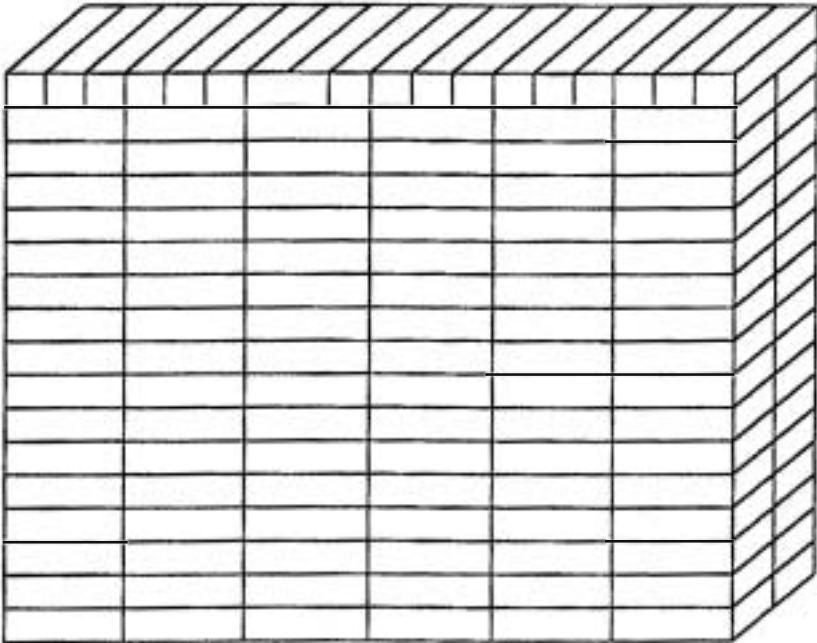
Car Wash Drawing:



Scope of Work:

1. Remove existing pavement and install 1,000 gallon sand/grit trap
2. Run new 3/4" water line and install new RPZ and frost proof hose bib at wash
3. Run new 115 volt circuit to wash area for vac and light.
4. Install Hot Box over RPZ as freeze protection
5. Run new 4" PVC to existing sewer line at 1/8" fall per foot
6. Form and pour back 5" concrete paving w/curbs at 2% slope to inlet
7. Install new 19'x28' engineered metal canopy over wash area
  
8. Build new 2 - 6' x 18' brick blocking walls on both sides and back east facing wall to block visibility to I-30 traffic.
9. Paint new canopy per plan.

Exhibit 'A'  
Screening Fence Detail  
Pg. 5 of 7



<<Single row with 1/2" mortar

< double row with 1/2" mortar



Exhibit 'A'  
Operational Plan  
Pg. 6 of 7



8200 Camp Bowie West  
Fort Worth, TX 76116  
817-244-3526  
enterprise.com

CASE #SU080501

April 21, 2008

City of Grand Prairie  
201 NW 2nd St.  
Grand Prairie, Texas 75053

Dear Board Members,

As a supplement to Enterprise Rent-A-Car's application for a Specific Use Permit for the property located at 401 E Palace Parkway Suite 105, I would like to submit for your consideration this letter outlining our operational plan for this location. We currently operate out of Grand Prairie Ford and provide automobile rentals to local residents who require an additional vehicle. By moving to this proposed new location we hope to increase our visibility and attract additional customers. Listed below are some of the key points of our operations:

- Operate Monday to Friday 8:00 am to 6:00 pm, Saturday from 9:00 am to 12:00 pm and closed on Sunday.
- Provide car rentals to customers while their car is being repaired at a local body shop or dealership. Also provide mini vans, pick up trucks, or luxury cars for specific needs.
- Pick up customers from their home or shop and bring them to our professional location so they do not have to find a ride or pay for a taxi.
- Arrange to bill a customer's insurance company or dealership warranty.
- Vacuum and "Bucket Wash" our vehicles on site using a wash bay with a sand trap similar to the one we installed at Service King in Grand Prairie (3060 West I-20). This involves rinsing off vehicle with a hose or pressure washer, applying soap diluted in water from buckets with a stick and brush, and rinsing off the car.
- Wash and store an average of 15 to 25 cars per day on site
- Use environmentally friendly products and maintain the appropriate Material Handling Data Sheets on site per OSHA requirements.
- Hire professional employees that have background and criminal checks run.

Exhibit 'A'  
Location Map  
Pg. 7 of 7

As part of this process I am including some photographs of our wash bay at our Service King location in Grand Prairie and would be happy to answer any other questions that you might have. I can be reached directly at 214-926-2895 or via email at [eric.l.seles@erac.com](mailto:eric.l.seles@erac.com).

Thank you for your consideration.

Sincerely,



Eric L. Seles  
Operations Manager  
Enterprise Rent-A-Car

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