

**ORDINANCE NO. 10324-2017**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 11.557 ACRES OUT OF THE HUNT, MEMUCAN SURVEY, ABSTRACT NO. 757, TRACT 1F, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST BARDIN ROAD AND SOUTH GREAT SOUTHWEST PARKWAY, ADDRESSED AS 4100 SOUTH GREAT SOUTHWEST PARKWAY, FROM PLANNED DEVELOPMENT-45 DISTRICT TO A PLANNED DEVELOPMENT DISTRICT TO ALLOW GENERAL RETAIL, NEIGHBORHOOD SERVICES, OFFICE AND RESIDENTIAL MIXED USES; SAID ZONING ORDINANCE AND MAP 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-45 District to Planned Development District to allow General Retail, Neighborhood Services, Office and Residential Mixed Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 7, 2017, 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 9 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-45 District to Planned Development- 366; 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 August 15, 2017, 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, 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 its classification of Planned Development-45 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:**

**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 20<sup>TH</sup> 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 rezone from its classification of Planned Development-45 District to Planned Development District to allow General Retail, Neighborhood Services, Office and Residential Mixed Uses;

**II.**

**Purpose and Intent**

The intent of this planned development is to create a mixed-use development that encourages and supports higher standards usually found in a master planned community. Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential development. The location and design of building areas shall conform to the attached zoning exhibit and conceptual building elevations, Exhibit “A” incorporated herein by reference.

**III.**

**Development Standards**

Development shall conform with the requirements of the MU district as found in Article 3, Section 2.16 of the Unified Development Code and NS, O, and GR-1 shall comprise the principal non-residential land uses, with the following exception:

- a. Areas designated on the Concept Plan for non-residential uses are reserved for those uses allowed under Article 4 of the UDC in the NS, O, and GR-1 districts. Up to 100% of the space designated as non-residential uses on the Concept Plan may be used as either NS, O, or GR-1 uses or any combination of uses allowed under these districts, but such spaces designated on the Concept Plan shall contain only non-residential uses.

**Applicability**

1. All development on land located within the boundaries of this Planned Development District must adhere to the rules and regulations set forth in these Planned Development District Standards.

2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control.

### **General**

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

### **Conceptual Plan**

Development shall be in substantial conformance with the zoning exhibit and conceptual elevations contained in Exhibit "A" of this ordinance, as determined by the Planning Director or his designee.

### **Dimension Requirements**

#### **Density**

Total residential density for the development shall not exceed 35 units per acre, inclusive of apartments and townhomes.

#### **Number of Stories**

No building in the development shall be constructed greater than four stories.

#### **No minimum yard shall be required other than the following:**

##### **Min. Front Yard**

Townhomes shall require a 17 foot minimum front yard.

##### **Min. Rear Yard**

Townhomes shall require a 20 foot minimum rear yard.

##### **Min. Side Yard**

Townhomes shall require a 5 foot minimum side yard if not attached and a 0 foot minimum side yard if attached.

### **Screening**

1. **Screening.** A masonry screening wall (minimum 8ft.) shall be placed along the south and west property line of the property during the initial phase.

### **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 15<sup>th</sup> DAY OF AUGUST 2017.**

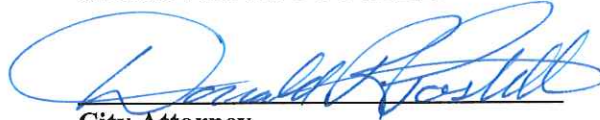
**APPROVED:**

  
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Ron Jensen, Mayor

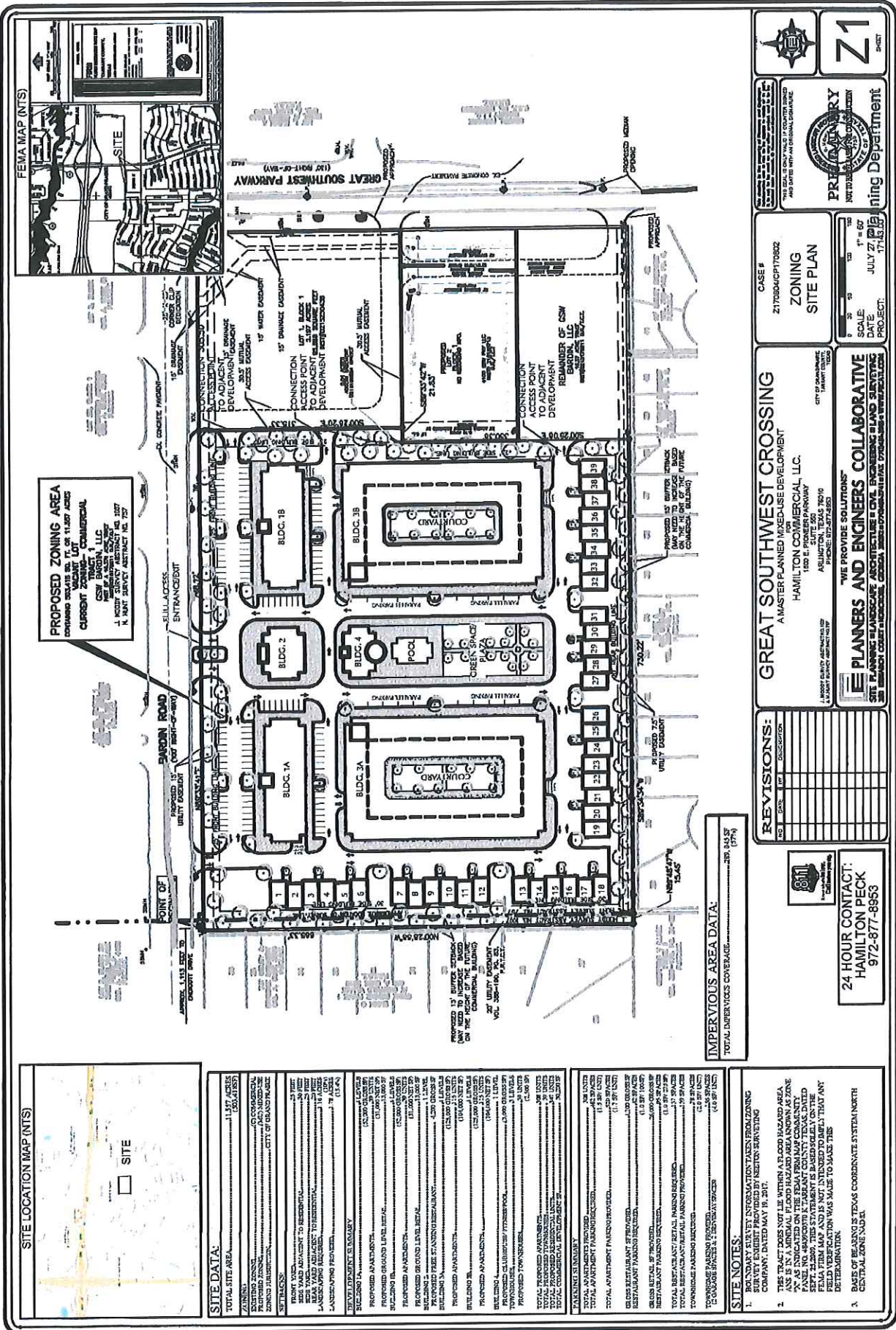
**ATTEST:**

  
\_\_\_\_\_  
Deputy City Secretary

**APPROVED AS TO FORM:**

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

**Ordinance No. 10324-2017  
Planned Development No. 366  
Zoning Case No. Z170804**



AUG 02 2017

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