

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 19.771 ACRES OF LAND OUT OF THE STEPHEN B MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS FROM SINGLE FAMILY-ONE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL AND MULTI-FAMILY USES; 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 Single Family-One District to a Planned Development District for Commercial and Multi-Family Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on May 11, 2020, 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 5 to 3 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Single Family-One District to a Planned Development District for Commercial and Multi-Family Uses; 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 May 19, 2020, 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 Single Family-One District to a Planned Development District for Commercial and Multi-Family 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 THAT:**

**SECTION 1.** 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...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification as a Single Family-One District, to a Planned Development District for Commercial and Multi-Family Uses, the property described and depicted in Exhibit A - Boundary Description.

**SECTION 2.** The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

**SECTION 3.** The following shall apply to development in the Planned Development District:

- A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Conceptual Renderings.
- B. Common amenities and open space shall be provided in the locations and of comparable character and size as generally depicted on the Concept Plan. The final location of the proposed amenity and trail extension indicated on the Concept Plan shall be determined on the final site plan.
- C. The Property may be developed in phases.
- D. Tract 1 - Commercial
  - a. Permissible uses shall be restaurant and retail only.
  - b. Development shall comply with standards in the Unified Development Code (UDC) for Commercial (C) District, including Appendix F: Corridor Overlay District Standards, as may be amended with the exception below.
    - i. No interior side yard setback shall be required.
- E. Tract 2 - Multi-Family
  - a. Permissible uses shall be those allowed for in the Multi-Family Three (MF-3) District in the UDC.
  - b. Development shall comply with standards in the UDC for Multi-Family Three (MF-3) District, including Appendix W: Residential Development Standards, as may be amended, with the exception below.
    - i. Minimum rear yard setback shall be 20 ft.

## F. Miscellaneous

### a. Screening.

i. For Tract 2, a masonry screening wall is required along Vineyard Road in the location shown on Exhibit D - Wall Type. The masonry wall may be located above a retaining wall, and the combined height shall be a minimum 8 feet. A minimum one (1) street tree shall be planted no further apart than every 25 linear feet along the length of the area behind the masonry wall. Such street trees shall be a minimum 3-inch caliper measured at a height 6 inches above the ground.

ii. For Tract 2, a wrought-iron screening fence with masonry pillars is required along the portion of the Property including but not limited to the areas adjacent to the detention pond and church, as shown on the Multifamily Property Line Wall Exhibit. Maximum height is 6 feet.

b. Drainage. The developer shall design and implement additional detention to ensure that the velocity of drainage flows from the Property toward existing drainage infrastructure across and within Vineyard will not be increased. Additional detention shall be achieved by the following options or a combination thereof: (i) utilization of existing pond for detention; (ii) construction of additional on-site detention; and/or (iii) improvements to the downstream storm drain infrastructure from the Property to Fish Creek. These options shall be fully studied by the developer's engineers and independently verified and approved by the City's engineering staff through the permitting process.

c. No-Right Turn onto Vineyard. A "No-Right Turn" sign shall be located at the exit from the Property onto Vineyard to prohibit vehicles from turning southbound onto Vineyard from the Property.

### d. Lighting.

i. Spillover light is prohibited in accordance with the Corridor Overlay Standards and the Residential Development Standards.

ii. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas, and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the Property or shielded so that the light source is not visible from the nearest property line. This applies to the refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs or to decorative lighting with 15 watts or less per bulb.

e. Police Officer Dwelling Unit. In order to promote safety and honor the service of the City's first responders, a rent-free dwelling unit shall be provided to a Grand Prairie police officer.

**SECTION 4.** A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

**SECTION 5.** 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 6.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 7.** This Ordinance shall be in full force and effect from and after its passage and approval.

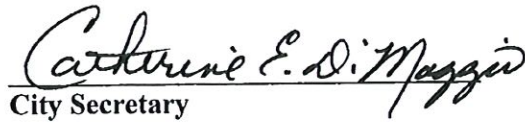
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,  
TEXAS, THIS THE 19<sup>TH</sup> DAY OF MAY 2020.**

**APPROVED:**

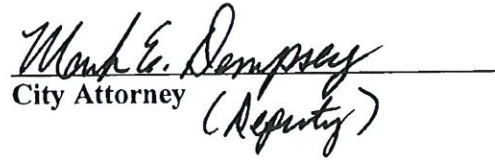


**Ron Jensen, Mayor**

**ATTEST:**

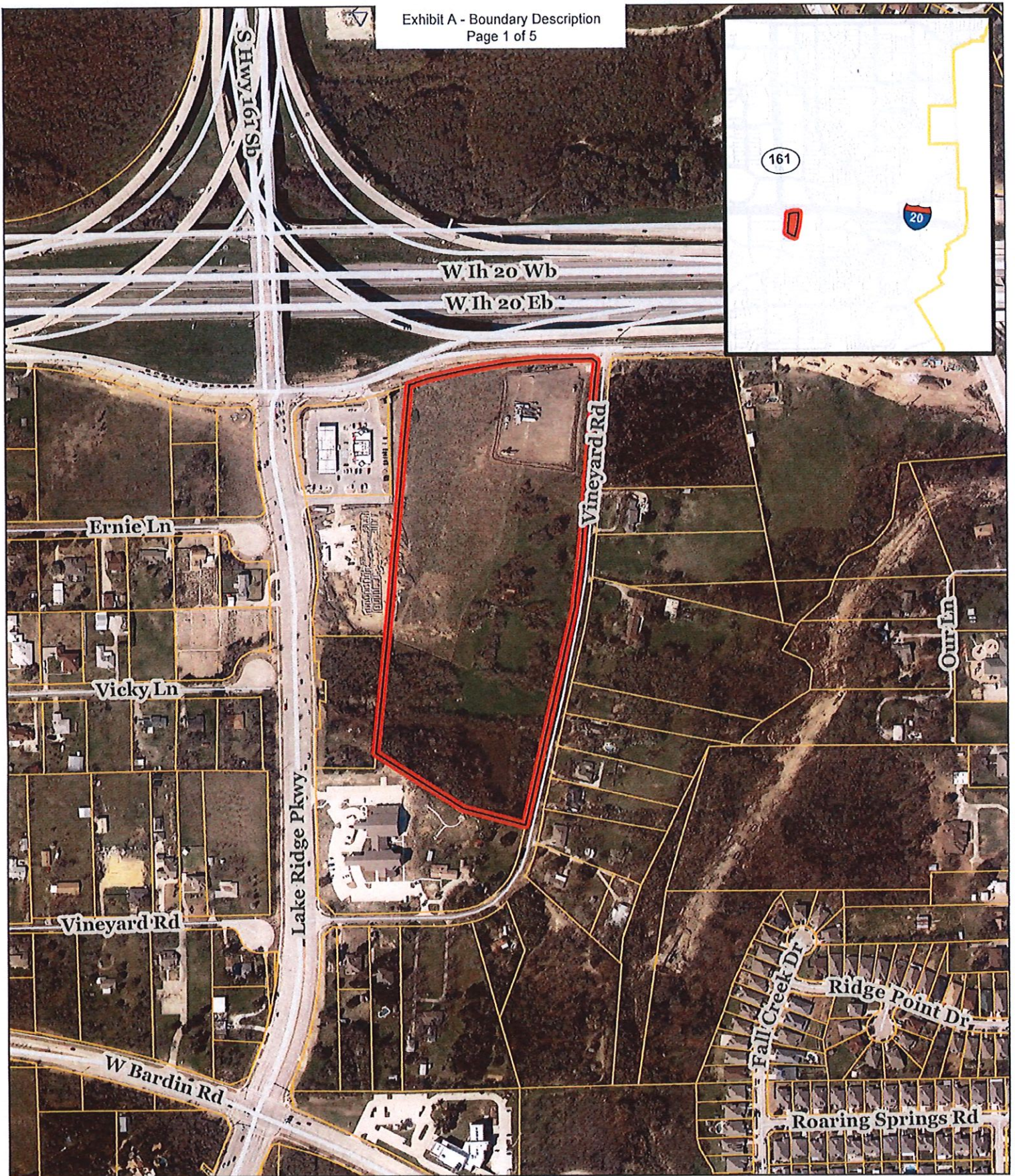
  
City Secretary

**APPROVED AS TO FORM:**

  
City Attorney  
(Deputy)

PD-400





CASE LOCATION MAP  
Case Number Z200303/CP200302  
Jefferson Grand Prairie



City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org



## ZONING DESCRIPTION

(REFERENCE SURVEY PLAT BY KEETON SURVEYING COMPANY, DATED 06/05/2014, REVISED 12/09/2019)

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**BEGINNING** at the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 05°37'01" West, with the west line of said Vineyard Road for a distance of 761.57 feet to a point for corner;

**THENCE** South 12°34'05" West, with the west line of said Vineyard Road for a distance of 807.44 feet to the northeast corner of Lot 1, Block 1, Seventh-Day Adventist Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000133431, Official Public Records of Dallas County, Texas;

**THENCE** North 75°28'04" West with the north line of said Lot 1 for a distance of 201.58 feet to a point for corner;

**THENCE** North 56°45'30" West, with the north line of said Lot 1, for a distance of 365.15 feet to a point in the east line of a tract of land conveyed to Maha and Maber Bsiso by deed record in Volume 95052, Page 423, of the Deed Records of Dallas County, Texas;

**THENCE** North 05°23'01" East, with the east line of said Maha and Maber Bsiso tract for a distance of 374.41 feet to the northeast corner of said Maber and Maha Tract and the southeast corner of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 05°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 849.84 feet to the northeast corner of said Lot 2, Block 1, QT 946 Addition and the northwest corner of said Loop 9 Joint Venture tract and being in the south line of said Interstate Highway 20;

**THENCE** North 73°00'42" East, with the north line of said Loop 9 Joint Venture Tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point,

**THENCE** North 76°05'22" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20 for a distance of 75.00 feet to an angle point;

**THENCE** North 79°10'02" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°14'41" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 85°19'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°21'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 24.74 feet to the southwest corner of a 0.0275 acre tract described in deed as Parcel 1 to The State of Texas, recorded in Inst No. 201600284985, Official Public Records of Dallas County, Texas;

**THENCE** North 89°30'30" East, with the south line of said State of Texas tract and same being the south line of said Interstate Highway 20, for a distance of 106.73 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left and along the southerly right-of-way line of said Interstate Highway 20 having a radius of 5751.57 feet, arc length of 66.91 feet and a chord which bears North 89°10'31" East, 66.91 feet to a point for corner;

**THENCE** North 88°50'31" East, with the south line of said State of Texas tract same being the south line of said Interstate Highway 20, for a distance of 66.43 feet to the **POINT OF BEGINNING** and containing 19.74 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

TRACT 1:

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**BEGINNING** at the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 277.75 feet to a point for corner;

**THENCE** North 84°22'59" West, a distance of 621.38 feet to a point for corner in the west line of said Loop 9 Joint Venture tract and the east line of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 5°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 139.49 feet to the northeast corner of said Lot 2, Block 1, QT 946 Addition and the northwest corner of said Loop 9 Joint Venture tract and being in the south line of said Interstate Highway 20;

**THENCE** North 73°00'42" East, with the north line of said Loop 9 Joint Venture Tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point,

**THENCE** North 76°05'22" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20 for a distance of 75.00 feet to an angle point;

**THENCE** North 79°10'02" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°14'41" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 85°19'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 75.00 feet to an angle point;

**THENCE** North 82°21'21" East, with the north line of said Loop 9 Joint Venture tract and the south line of said Interstate Highway 20, for a distance of 24.74 feet to the southwest corner of a 0.0275 acre tract described in deed as Parcel 1 to The State of Texas, recorded in Inst No. 201600284985, Official Public Records of Dallas County, Texas;

**THENCE** North 89°30'30" East, with the south line of said State of Texas tract and same being the south line of said Interstate Highway 20, for a distance of 106.73 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left and along the southerly right-of-way line of said Interstate Highway 20 having a radius of 5751.57 feet, arc length of 66.91 feet and a chord which bears North 89°10'31" East, 66.91 feet to a point for corner;

**THENCE** North 88°50'31" East, with the south line of said State of Texas tract same being the south line of said Interstate Highway 20, for a distance of 66.43 feet to the **POINT OF BEGINNING** and containing 3.24 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

TRACT 2:

**BEING** a tract of land in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being a portion of a 19.771 acre tract of land described in deed



to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly as follows:

**COMMENCING** from the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road) (Variable width right-of-way) with the west line of Vineyard Road (60 foot wide right-of-way);

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 277.75 feet to a point for corner, being the **POINT OF BEGINNING**;

**THENCE** South 5°37'01" West, with the west line of said Vineyard Road for a distance of 483.82 feet to a point for corner;

**THENCE** South 12°34'05" West, with the west line of said Vineyard Road for a distance of 807.44 feet to the northeast corner of Lot 1, Block 1, Seventh-Day Adventist Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000133431, Official Public Records of Dallas County, Texas;

**THENCE** North 75°28'04" West, with the north line of said Lot 1 for a distance of 201.58 feet to a point for corner;

**THENCE** North 56°45'30" West, with the north line of said Lot 1, for a distance of 365.15 feet to a point in the east line of a tract of land conveyed to Maha and Maber Bsiso by deed record in Volume 95052, Page 423, of the Deed Records of Dallas County, Texas;

**THENCE** North 05°23'01" East, with the east line of said Maha and Maber Bsiso tract for a distance of 374.41 feet to the northeast corner of said Maber and Maha Tract and the southeast corner of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222694, of the Official Public Records of Dallas County, Texas;

**THENCE** North 05°39'40" East, with the west line of said Loop 9 Joint Venture tract and the east line of said Lot 2, Block 1, QT 946 Addition a distance of 710.35 to a point for corner;

**THENCE** South 84°22'59" East, a distance of 621.38 feet to the **POINT OF BEGINNING** and containing 16.50 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



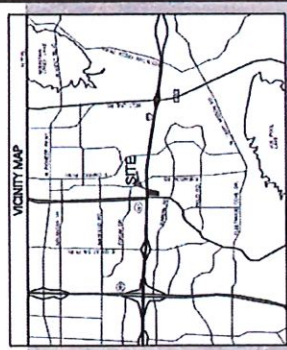
PROJECT NO.	1004
DRAWN BY	JKM
ISSUE DATE	
REVISIONS	

JPI  
Jefferson Grand Prairie  
Grand Prairie, Texas

Womack+Hampton  
ARCHITECTS, L.L.C.  
10000 W. LBJ Fwy, Suite 200  
Dallas, TX 75241  
Tel: 972.382.2200  
Fax: 972.382.2201



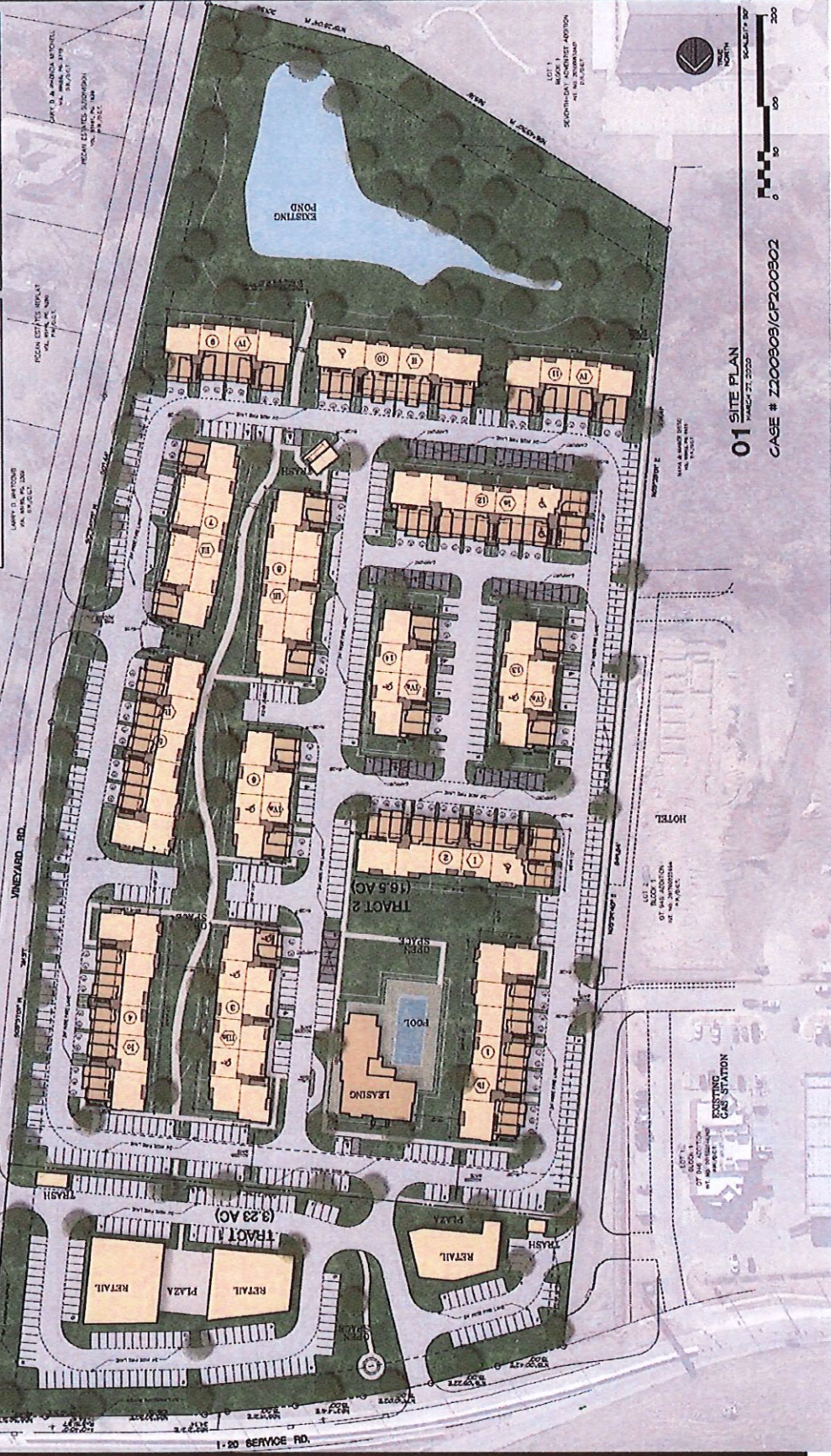
A1.1  
SITE



TRACT 2 MULTIFAMILY SITE SUMMARY	
SITE INFORMATION	
TOTAL NUMBER OF DWELLING UNITS	100
OPEN SPACE	100,000 sq ft
PARKING REQUIRED	100
PARKING PROVIDED	100

TRACT 1 RETAIL SITE SUMMARY	
SITE INFORMATION	
RETAIL AREA	100,000 sq ft
PARKING PROVIDED	100

SYMBOL LEGEND	
(H)	HOUSING
(R)	RETAIL
(P)	PARKING
(S)	SCULPTURE
(L)	LANDSCAPE
(T)	TRASH



01 SITE PLAN  
MARCH 27, 2020  
CASE # Z200903/CP200902



SCALE: 1" = 50'





Concept Leasing Rendering



Prepared For:

**JPI Grand Prairie**  
Grand Prairie, Texas

Prepared By:



**Womack + Hampton**  
ARCHITECTS, L.P.  
4317 Oak Canyon Avenue, Suite 200  
Dallas, Texas 75242  
TEL: 214-252-0000 FAX: 214-252-0880  
www.womackhampton.com

March 24, 2020

Job No. 19019





Concept Rendering

Prepared For:



# JPI Grand Prairie

Grand Prairie, Texas

Prepared By:



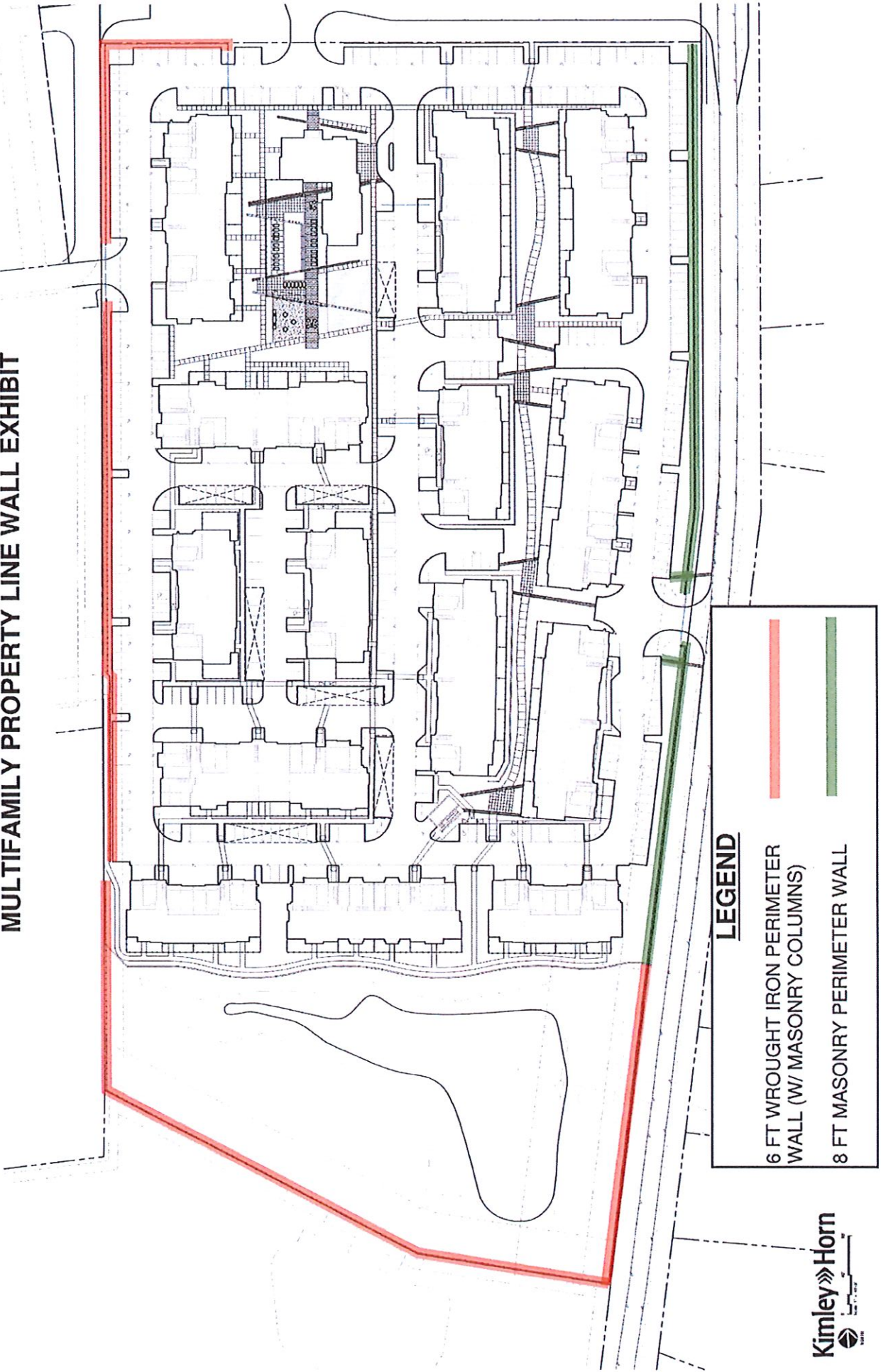
**Womack + Hampton**  
ARCHITECTS, L.P.  
10000 West Loop West, Suite 50  
Dallas, Texas 75219  
TEL 214-252-0000 FAX 214-252-0000  
www.womackhampton.com

March 19, 2020

Job No. 10019



# JEFFERSON AT GRAND PRAIRIE MULTIFAMILY PROPERTY LINE WALL EXHIBIT

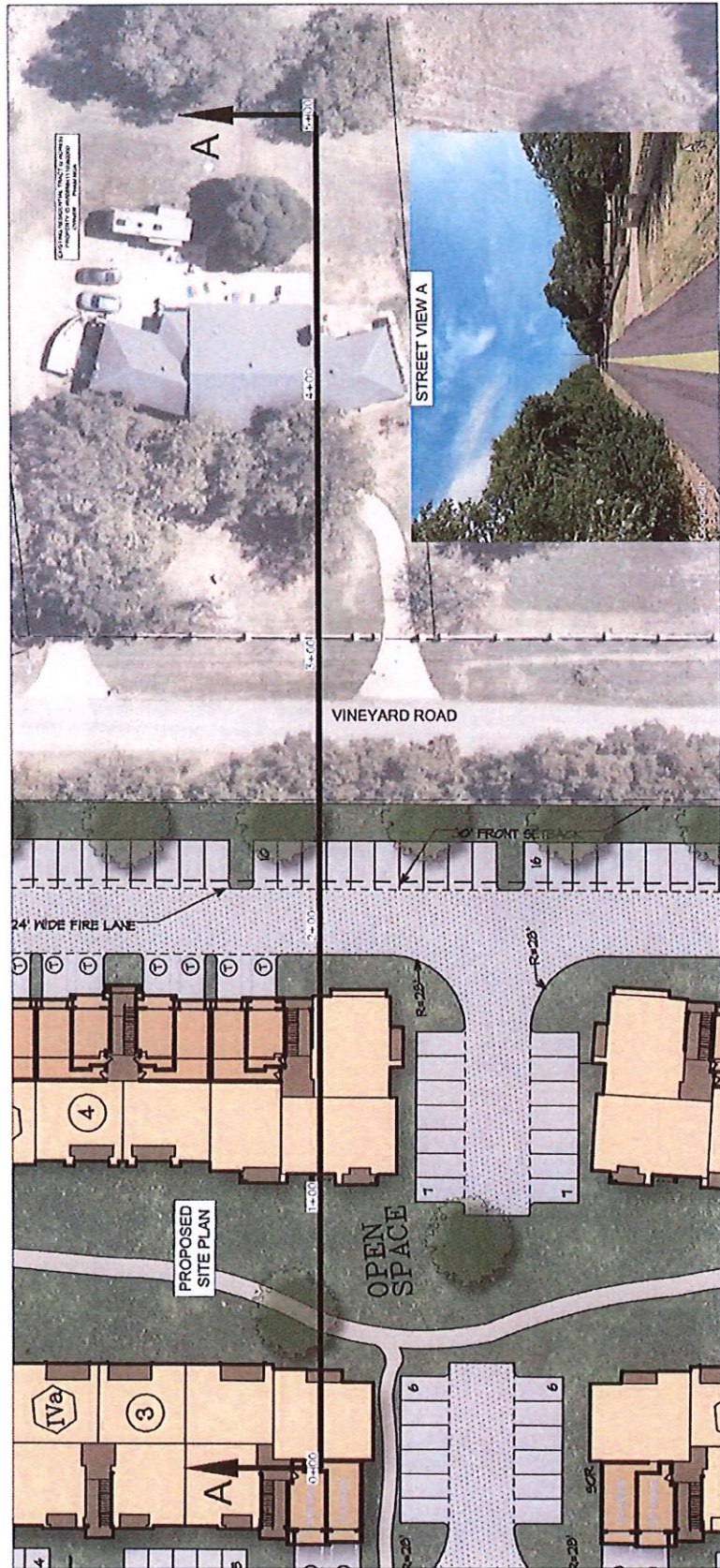
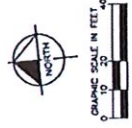
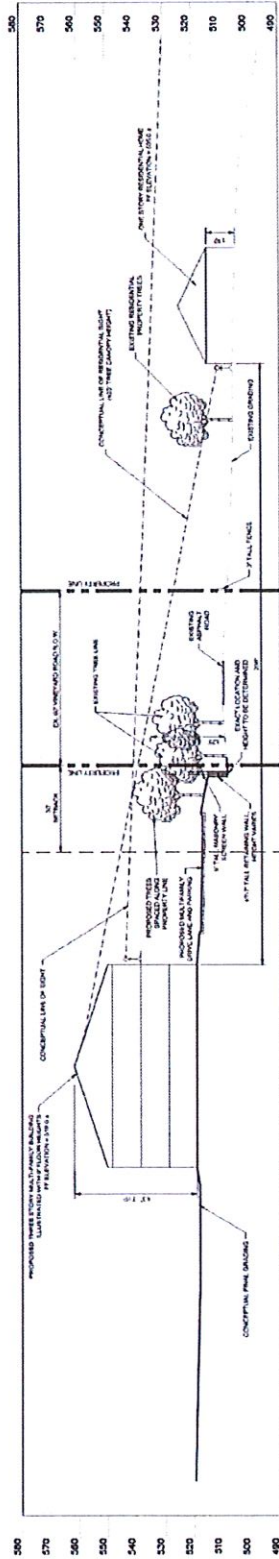


## LEGEND

- 6 FT WROUGHT IRON PERIMETER WALL (W/ MASONRY COLUMNS)
- 8 FT MASONRY PERIMETER WALL



Exhibit E - Line of Site  
Page 1 of 1



**JPI Grand Prairie**  
SITE LINE EXHIBIT  
Grand Prairie, Texas  
February 11, 2020



**Kimley»Horn**

10000 West Loop West  
Suite 300  
Dallas, Texas 75240  
214.343.1300  
State of Texas Registration No. F-628