

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A 0.846 ACRES TRACT OUT OF THE J.C. TURNER SURVEY, ABSTRACT NO. 1739 AND I & G N RR SURVEY, ABSTRACT NO. 1625, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM SINGLE FAMILY-TWO DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR LIMITED OFFICE AND NEIGHBORHOOD SERVICES 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 A SEVERABILITY CLAUSE; CONTAINING A PENALTY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE, APPROVAL AND PUBLICATION**

**WHEREAS**, the City of Grand Prairie, Texas, initiated 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-Two District to a Planned Development District for Limited Office and Neighborhood Services Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September, 23 2025, 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 7-1 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-Two District to a Planned Development District for Limited Office and Neighborhood Services 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 o'clock P.M. on October 14, 2025, 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**, on October 14, 2025, City Council tabled this item to November 4, 2025; 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-Two District to a Planned Development District for Limited Office and Neighborhood Services 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:

“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...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Single Family-Two District to a Planned Development District for Limited Office and Neighborhood Services Uses as described and depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are specifically repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

**SECTION 3.** The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**SECTION 4.** Land uses shall be restricted to those uses permitted in Neighborhood Services zoning district as modified by Exhibit B – Permitted Use Chart, attached hereto and incorporated herein.

**SECTION 5.** Development of Offices shall conform to all applicable standards for Neighborhood Services (NS) District as Article 6 – “Density and Dimensional Requirements”, Appendix F – “Corridor Overlay District Standards”, and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

**SECTION 6.** The following development standards shall apply to development within this Planned Development District:

- A. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall generally comply with Exhibit C – Concept Plan and Exhibit D – Concept Elevations, attached hereto and incorporated herein.
- B. A Site Plan for the Office development shall meet the Appendix F standards and shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.
- C. The Applicant shall plat the property prior to obtaining a building permit.
- D. An 8-foot masonry screening wall shall be provided, abutting residential uses along the western, northern, and eastern property lines.

**SECTION 7.** The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

**SECTION 8.** A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

**SECTION 9.** This Ordinance shall be in full force and effect from and after its passage, approval and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 4<sup>TH</sup> DAY OF NOVEMBER 2025.**



**CASE NO. ZON-25-08-0027  
PLANNED DEVELOPMENT NO. 472**



\_\_\_\_\_  
Ron Jensen, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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



City of Grand Prairie  
Planning and Development


(972).237-8255  
www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to the public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use, or its interpretation, utilization of this map indicates understanding and acceptance of this statement.



0 0.09 Miles



GRAND PRAIRIE  
TEXAS  
PLANNING  
Date: 8/21/2025



Exhibit B - Use Chart  
Page 1 of 2

Use	SF-2 (UDC Art 4)	NS (UDC Art 4)	PD - NS (Proposed)
<b>General Education, Health &amp; Institutional</b>			
Vocational School (Non-Auto/Mechanical)		X	Prohibited
Adult Day Care Center	S	S	Prohibited
Adult Day Care Home	X	X	Prohibited
Adult Day Health Care Center/Home	S	S	Prohibited
Child Day Care	S	S	Prohibited
Cemetery/Mausoleum	S	S	Prohibited
(K-12)	X	X	Prohibited
Library	S	X	Prohibited
<b>Government, Offices &amp; Business</b>			
Post Office	S	X	S
Bank		X	X
Bank/Credit Union Drive Thru		X5	Prohibited
Credit Union		X	X
Savings & Loan		X	Prohibited
ATM		X	Prohibited
Insurance		X	X
Real Estate		X	X
Credit Agency		X	X
Broker		X	X
Counselor		X	X
Legal Services		X	X
Miscellaneous Offices		X	X
<b>Retail and Commercial</b>			
Florist		X	X
Handicraft Store		X	X
Needle Workshop		X	X
Photocopy/Duplicating		X	X
Photo Studio		X	X
Restaurant		X	X
Restaurant (W/Alcohol Sales no Entertainment)		S	Prohibited
Restaurant (W/Alcohol Sales including Entertainment)		S	Prohibited
Kiosk Restaurant		X	Prohibited
Shoe Repair		X	X
Tailor Shop		X	X
Travel Agency		X	X
<b>Automotive</b>			
Auto Parking (Accessory Use)		S	Prohibited
<b>Transportation &amp; Logistics</b>			
Electric Vehicle Charging Station		X12	X12
RR RPW	X	X	X

Exhibit B - Use Chart  
Page 2 of 2

<b><i>Entertainment Uses</i></b>			
Art Gallery (Non Retail)		X	X
Satellite Dish (PVT.)	X	X	X
Fishing Pier	S	X	X
<del>Mobile Food Court (Site Plan Required)</del>		X	Prohibited
Park/Playground	X	X	X
Recreation Club	S	X	Prohibited
Swimming Pool	X	X	X
<b><i>Agriculture</i></b>			
Greenhouse (Residential)	X		Prohibited
Stables (Accessory Use)	X		Prohibited
Stables (Primary Use)	S		Prohibited
<del>Veterinarian w/Indoor Kennel</del>		X	Prohibited

X - Permitted Use / S - Specific Use Permit Required / ( ) blank: not allowed



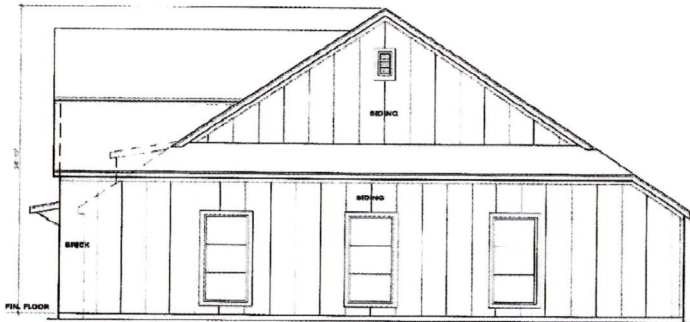
# NEIGHBORHOOD FRIENDLY BUILDING DESIGN

ONE-STORY, RESIDENTIAL STYLE GABLE ROOF  
LESS THAN 25' HIGH, LOWER THAN NEARBY 2-STORY HOMES



**FRONT (SOUTH) ELEVATION**  
SCALE: 1/4"=1'-0"

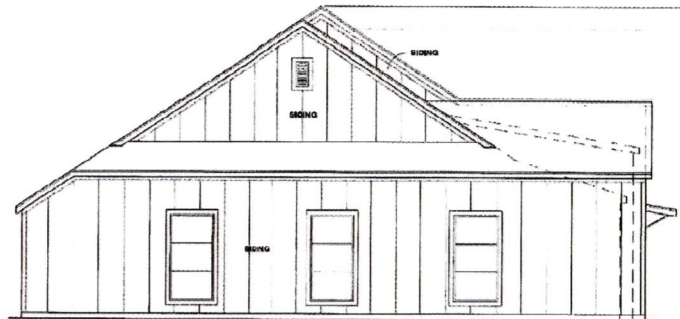
NOTE: ALL SIDING TO BE BOARD AND BATTEN- CEMENTITIOUS



**RIGHT (EAST) ELEVATION**

SCALE: 1/4"=1'-0"

NOTE: ALL SIDING TO BE BOARD AND BATTEN- CEMENTITIOUS



**LEFT (WEST) ELEVATION**

SCALE: 1/4"=1'-0"