

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 18.32 ACRES, LOT 1, BLOCK C, GREAT SOUTHWEST CROSSING ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT NO. 55 TO A PLANNED DEVELOPMENT DISTRICT FOR LIGHT INDUSTRIAL 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 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 District No. 55 to a Planned Development District for Light Industrial Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 13, 2026, 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 7-0 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 Planned Development District No. 55 to a Planned Development District for Light Industrial 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 February 3, 2026, 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 District No. 55 to a Planned Development District for Light Industrial 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 18.32 acres, Lot 1, Block C, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas from its classification of Planned Development District No. 55 to a Planned Development District for Light Industrial Uses, said property being depicted in Exhibit A – Location Map, 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. All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained in the Unified Development Code of the City of Grand Prairie except as amended by Exhibit C – PD Standards, attached hereto and incorporated herein.

SECTION 4. Development of the property shall generally comply with Exhibit B – Concept Plan, attached hereto and incorporated herein.

SECTION 5. Screening of any outdoor storage shall be provided in accordance with the Fence Slat Spec Sheet attached in Exhibit D – Outside Storage Screening, attached hereto and incorporated herein.

SECTION 6. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby 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 7. 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 8. 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 9. 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 10. 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, ON THIS THE 3RD DAY OF FEBRUARY 2026.

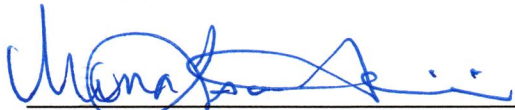
**ZONING CASE NO. ZON-25-09-0036
PLANNED DEVELOPMENT NO. 473**



Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:



City Secretary

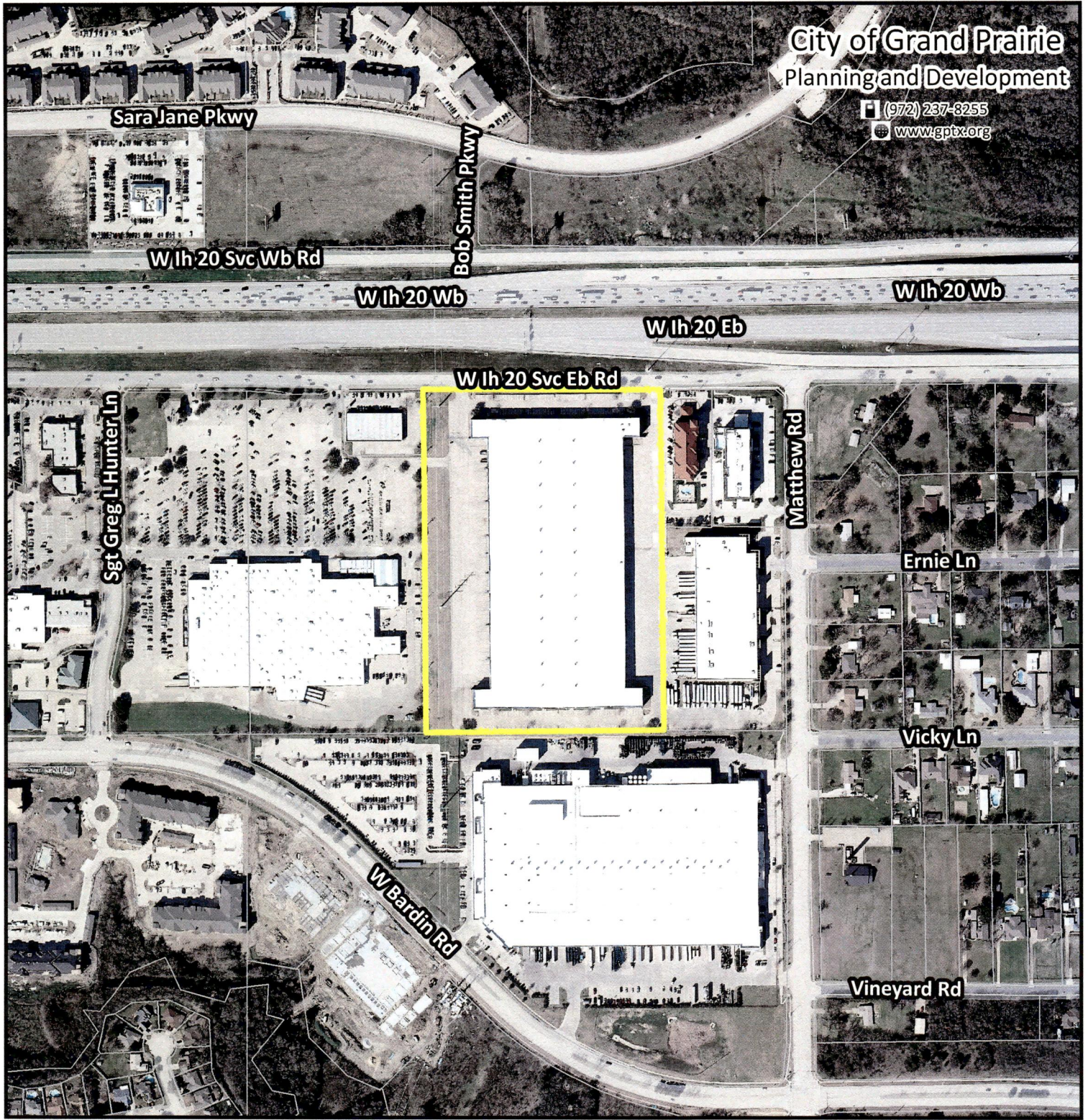


City Attorney

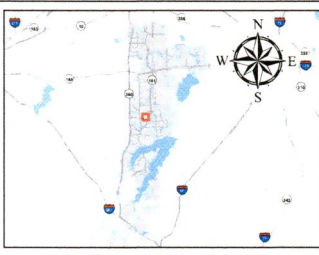
Exhibit A- Location Map

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CASE LOCATION MAP
 ZON-25-09-0036
 2155 W IH 20



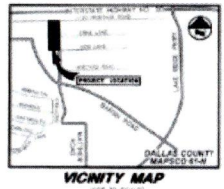
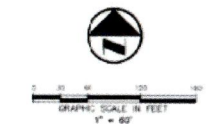
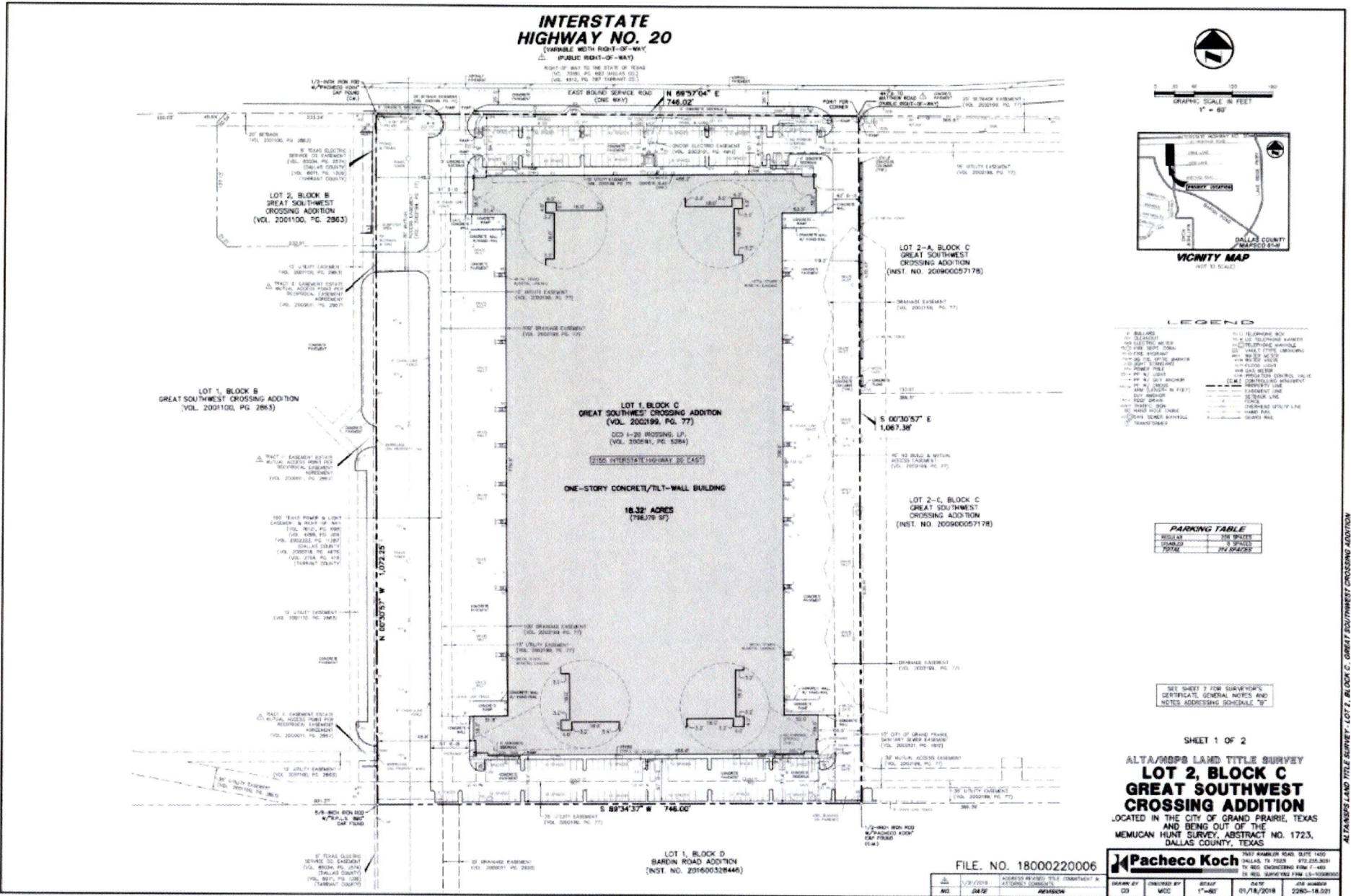
-  Location
-  Street Center Line
-  Parcels



0 0.09 Miles

Grand Prairie
 TEXAS
 PLANNING
 Date: 10/9/2025

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.



LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PARKING TABLE

REGULAR	THE BRIDGE
DISABLED	2 SPACES
TOTAL	24 SPACES

SEE SHEET 3 FOR SURVEYOR'S CERTIFICATE, GENERAL NOTES AND NOTES ADDRESSING SCHEDULE "B"

SHEET 1 OF 2

ALTA/MRSP LAND TITLE SURVEY
LOT 2, BLOCK C
GREAT SOUTHWEST
CROSSING ADDITION
 .LOCATED IN THE CITY OF GRAND PRAIRIE, TEXAS
 AND BEING OUT OF THE
 MEMUCAN HUNT SURVEY, ABSTRACT NO. 1723,
 DALLAS COUNTY, TEXAS

Pacheco Koch

FILE NO. 18000220006

DATE	2/27/2018	ADDRESS REVISION TITLE COMMITMENT & ATTORNEY'S CONSENT	DATE	01/18/2018	JOB NUMBER	2280-18.021
BY	DRP	APPROVED	BY	MSL		
DESIGN BY	CO	CHECKED BY	MSL	DATE		

ALTA/MRSP LAND TITLE SURVEY - LOT 1, BLOCK C, GREAT SOUTHWEST CROSSING ADDITION

PD Conditions

I. In General.

- a. Unless otherwise stated, the provisions of the Unified Development Code (UDC) apply to development in this PD. In the event of a conflict between the provisions of this PD and the UDC, the provisions of this PD apply.
- b. Development shall generally comply with Exhibit B – Concept Plan (the "Concept Plan").
- c. The Property may be developed in phases.

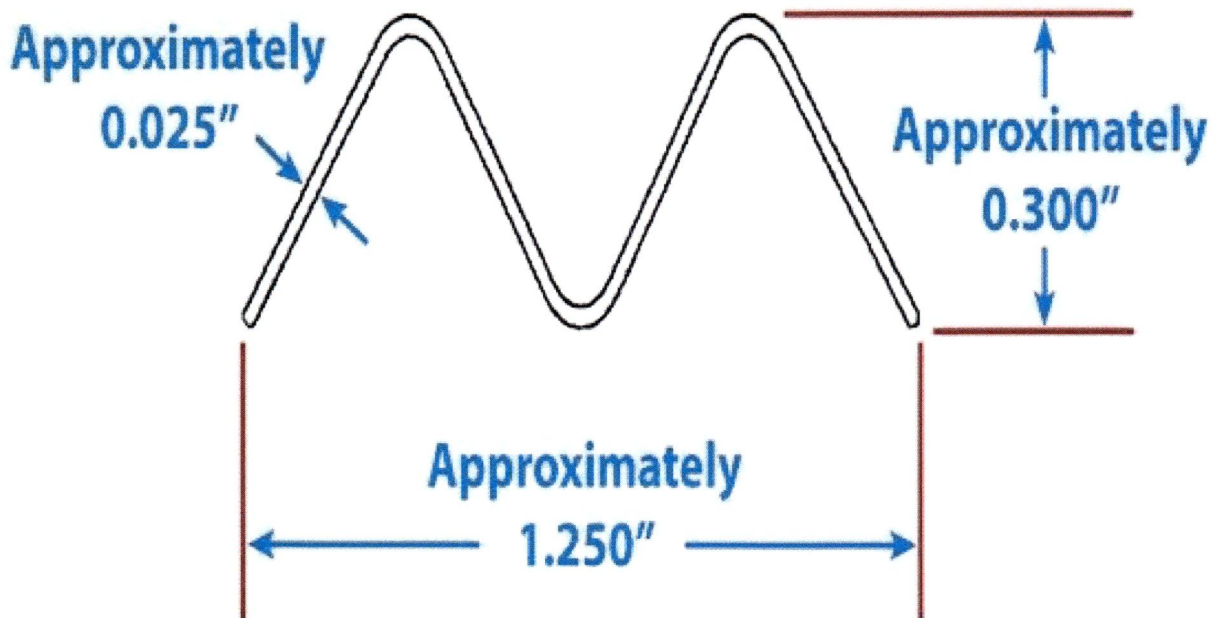
II. Development Standards.

- a. Property
 - i. The PD is established on the property described as Lot 1, Block C, Great Southwest Crossing Addition and shown in Exhibit A – Location Map.
- b. Concept Plan
 - i. Development and use of the Property must generally comply with the Concept Plan. If there is a conflict between the text of these development standards and the Concept Plan, the text of these development standards controls.
- c. Uses
 - i. Development within the PD area shall comply with the provisions of the Light Industrial (LI) District and Appendix X in the UDC.
- d. Density and Dimensional Requirements
 - i. Unless otherwise stated, the density and dimensional requirements for the LI District as described in the UDC shall apply.

III. Miscellaneous.

- a. Screening and Fencing.
 - i. Screening of any outdoor storage shall be provided in accordance with the Fence Slat Spec Sheet attached Exhibit D – Outside Storage Screening.
- b. Landscaping.
 - i. Landscaping shall comply with Article VIII, "Landscaping and Screening" of the UDC.
 - ii. All new landscape construction must be irrigated and maintained in a healthy state and be devoid of weeds or unplanned vegetation. All dead landscape materials must be promptly removed and replaced as required.

End View of the Wave Fence Slat



Wave Slat is manufactured 3.5" shorter than the overall height of the fence to accommodate the locking device at the bottom of the fence (Slat Length: 4 ft is 44.5", 5 ft is 56.5" and 6 ft is 68.5").

Slats are designed to be flexible yet sturdy to help with ease of installation. The flexibility helps when installing in an imperfect chain link fence (can fix bent diamonds with pliers if you so desire). Once installed the chain link fence helps protect the fence slats and secures them into place.

If you require a more durable or double wall slat look at our Double-Double Bottom Locking Slat.



FenceSource



Privacy Slats for Chain Link Fence
Commercial Industrial Residential

Wave Slat™ - Durable Single Wall Bottom Locking Slat

The Wave Slat™ is an inexpensive chain link slat to make your fence more private. Manufactured using durable High Density Polyethylene (HDPE), outdoor plastic with ultra violet (UV) inhibitors to help against sun fading. This single wall "W" shaped slat will give you the visual screening and color enhancement you desire at a very affordable price. This slat features a bottom-locking system for fast and easy installation. The Wave Slat™ has been sold in all 50 states - good for hot or cold climates.

Slat Length: Slat is manufactured 3 1/2" shorter than the overall height of the fence to accommodate the locking device at the bottom of the fence (e.g. 6 ft is 68.5")



Fence Heights: 4', 5', 6', 7', 8', 10' & 12'

Wind Load & Privacy Factor: Approximately 85% privacy for 2" diamond. If your chain link fence has a 2" diamond you will need about 82 slats which will cover 10 linear feet (120 inches) of fence. The slats are approximately 1.25" wide (82 x 1.25 = 102.5 inches). Divide 102.5 by 120 and you get 85.4% privacy. If your diamond is larger than 2" the privacy will be less.

Coverage: Each box of slats will cover approximately 10 linear feet of fence. The bottom locking devices are included (3 pieces) and will be enough for ten feet of fence. If your chain link diamond is over 2" you might have a few extra slats

Durability: These slats are resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates and common environmental pollutants.

Maintenance: These slats are nearly maintenance free. They may be pressure cleaned of surface contaminants with plain water.

Warranty: Limited 30 year pro-rata warranty against breakage under normal conditions.

High Density Polyethylene (HDPE) Technical Properties:

Melt Index: (.35) Optimum extrusion processing conditions for Fence Slats.

Density: (.945) Polyethylene ranges anywhere from .914 to .960 in density.

Minimum Temp: (-70° F) Under no stress, HDPE remains flexible at this temperature.

Maximum Temp: (180° F) Under no stress, HDPE will not distort at this temperature.

Tensile Strength: (4,000 psi) HDPE will not suffer distortion at lesser loads or impacts.

Slat Width	Chain Link Diamond	Chain Link Wire Gauge	Slats Per Box
1.25"	2", 2.25" or 2.375"	9, 10, 11 or 11.5	82

Wave Slat™ Colors

Exact representation of colors in printing is difficult. Refer to actual color samples for accurate matching

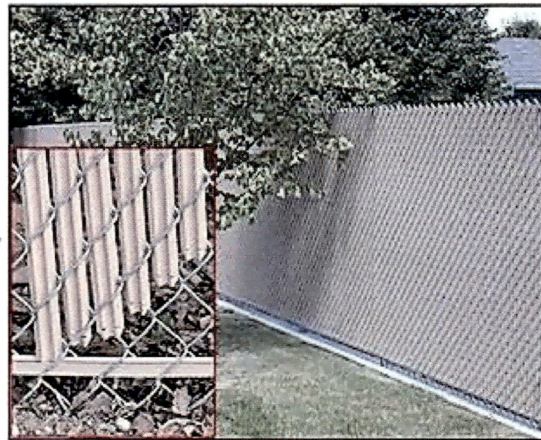


Picture Illustrates Chain Link Fence with 2" Diamond

How to Measure the Diamond for Chain Link Fence (fence mesh)

The diamond size for chain link fence is measured diagonally in both directions using inside dimensions. You need to know the chain link diamond size before you can order fence slats. The picture shown above with the Tape Measure, the chain link diamond size is approximately 2 inches. This slat will fit 2 thru 2.375 inch chain link diamond sizes. The smaller the diamond the more privacy you will get.

The most common diamond sizes for chain link fence: 2" (typically 9 or 11 gauge wire) and 2.25" or 2.375" (typically 11.5, 12 or 12.5 gauge wire).



Installation: Insert the locking channel by sliding it through the bottom of the chain link fence (see picture). Insert the privacy slat from the top of the chain link down towards the locking device at the bottom of the fence until it clicks into place (see picture). The slat is not woven in and out of the diamonds - the slat should simply slide down through each diamond of the chain link. Look from the top of the chain link fence and you should see where the slat is installed (see picture). The locking device will help secure the slat into place

Caution: We will not be held responsible for fence damage resulting from wind load conditions due to insufficient structural support. If the fence is not properly anchored or if too light of framework is used, high winds may cause damage.