

PD-16
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General Retail

Planned Development District permitting retail uses as prescribed in Article IV "Permissible Uses" of the UDC of Grand Prairie, Texas for the General Retail (GR) District, subject to the approval of a site plan by the City Commission after recommendation by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the building area, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises and provide for the dedication and improvement of any street deemed essential by the City Commission and the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way necessary to comply with the Major Thoroughfare Plan and to provide access to the property. The site plan shall be arranged to recognize and function with the plans for Interstate Highway 20.

The density, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the GR District for all development. The requisite site plan may be approved in whole or in part for one or several property owners provided the overall arrangement of streets, land use, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

03/12/96
PROP.

16:32 FAX 2143690991

SAPPHIRE

Facsimile Cover Sheet

To: David Cossum

Company: Phone:

Fax: 237-8234

From: Brad H. Bowen

Company: BRAD H. BOWEN COMPANY

Phone: (214) 369-0884

Fax: (214) 369-0891

Date: 3/12/96

Pages including this cover page: 2

Comments: Attached please find a copy of the Zoning Confirmation Letter for the site at the SEC of GSW Parkway and 1-20, which is currently zoned PD-33. Please complete this letter and type it on City letterhead and return to me at your earliest possible convenience. Please feel free to call me with any questions at 214-369-0884.

Thank You.

03/12/96

16:32 FAX 2143690991

SAPPHIRE PROP.

IM002

EXHIBIT "C"

(ZONING/LAND USE AGENCY LETTERHEAD)

(DATE)

Re: County, State of

To Whom it May Concern:

This is to advise you that the zoning and use of the above-captioned Premises is governed by the laws and regulations of the County of - and the Premises have been zoned to allow:

- 1 - An establishment or facility which includes the retail sale of food and drugs, sundries and notions, books and stationery, delicatessen, bakery, beer and wine for off-site consumption, video rental, and similar uses; or
2. A warehouse or storage facility for the storage of food and drugs, sundries and notions, books and stationery, delicatessen, bakery, beer and wine for off-site consumption, video tapes and similar products;

under Section -of the Zoning Code of the County of - relating to uses permitted in the

District. The aforesaid zoning permits the use of the improvements to be located on the Promises as described in Paragraph - above. The aforesaid Zoning District is appropriate for this state's comprehensive plan's future land use designation (if any exists).

As of the date hereof, we are not aware of any facts with respect to the Premises that constitute a violation of any budding or zoning laws, rule or regulations. Any nonconforming elements of the development are considered valid nonconforming elements under the current building and zoning law.

Should you have further questions in this regard, please advise.

Very truly yours,

(Name)
(Title)

Attachments

- Zoning Regulations for Permitted Use of Premises
- Zoning Regulations for Non-conforming Uses

CITY OF GRAND PRAIRIE

March 13, 1996

**RE: Zoning Verification, Southeast Comer of Great Southwest Parkway and Interstate 20,
Grand Prairie, TX**

To Whom It May Concern:

This is to advise you that the zoning and use of the above referenced property is governed by the Unified Development Code of the City of Grand Prairie, Texas. The property is currently zoned Planned Development No. 33 (PD-33) which permits all uses allowed in the General Retail (GR) zoning district. This zoning allows the retail sale of food and drugs, sundries and notions, books and stationary, delicatessen, bakery, beer and wine for off-site consumption (subject to State regulations), video rental, and similar uses.

As of this date hereof, we are not aware of any facts with respect to the Premises that constitutes a violation of any building or zoning laws, rules or regulations. The site is currently undeveloped.

Please find attached a copy of the official City zoning map for this area, with the subject property highlighted, and a copy of the

use charts contained in Article IV, "Permissible Uses," of the Unified Development Code.

If you have any additional questions on this matter, please contact me at (214) 237-8255.

Sincerely,

**David Cossum
Planner II**

attachments

DEPARTMENT OF PLANNING

75053-4045

214-660-8255

P.O. BOX 534045

FAX 214-660-8234

GRAND PRAIRIE, TEXAS

PD-55