

2499

ORDINANCE NO.

AN ORDINANCE AMENDING A COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE. BY CHANGING THE USE DISTRICT CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE CITY OF GRAND PRAIRIE, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:..

The Comprehensive Zoning Ordinance of the City of Grand Prairie be, and hereby altered and amended in the following respects and that the Use District classification of the following properties be changed to the classifications as shown below

PROPERTY DESCRIPTION

Being a tract of land out of the H. HUNT SURVEY (Abstract 758 of Tarrant County), the SAMUEL T. BROWN SURVEY (Abstract 84 of Tarrant County), the M. HUNT SURVEY (Abstract 757 of Tarrant County and Abstract 1723 of Dallas County), and the Samuel H. BEEMAN, SURVEY (Abstract 111 of Tarrant County and Abstract 1692 of Dallas County, Tarrant County, Texas and Dallas County, Texas, and be being more particularly described as follows: BEGINNING at an iron rod found at the intersection of the South right-of-way line of Interstate Highway 20 (Variable right-of-way) and the East line of Martin Barnes Road (County Road No. 2146, 40 ft. right-of-way, presently unimproved);

THENCE along the South right-of-way line of Interstate Highway 20 and along a curve. to the right having a tangent bearing South 780 04' 48" East, a radius of 1412.40 feet, and an interior angle of 180 54' 33", a distance of 466.13 feet to a point for a corner;

THENCE South 00 08' West, 865.91 feet to a point for a corner;

THENCE South 89\* 52' East, 683.94 feet to a point for a corner;

THENCE North 00\* 08' East, 560 feet to a point for a corner in the South right-of-way line of Interstate Highway 20;

THENCE along the South right-of-way line of Interstate Highway 20 and along a curve to the left having a tangent bearing of South 850 10' 55" East, a radius of 974.93 feet, and an interior angle of 28\* 07' 05", a distance of 478.45' to an iron rod found;

THENCE along the South right-of-way line of Interstate Highway 20, North 66\* 42' East, 195.98 feet to an iron rod found;

THENCE along the South right-of-way line of Interstate Highway 20 and along a curve to the right having a radius of 1412.40 feet and an interior angle of 23\* 49' 11", a distance of 587.18 feet to the end of the curve;

THENCE along the South right-of-way line of Interstate Highway 20, South 89\* 29' East, 1345.71 feet to an angle point, said point being in the East line of Tarrant County, said point also being in the West line of Dallas County;

THENCE along the South right-of-way line of Interstate Highway 20, North 88\* 48' East, 100.02 feet to an angle point;

THENCE along the South right-of-way line of Interstate Highway 20, South 89 29', East, 1432.23 feet to an angle point;

THENCE along the South right-of-way line of Interstate Highway 20, South 34\* 11'

East, 69.32 feet to a point in the West Line of Matthew Road (40 feet right-of-way, improved);

THENCE along the West Line of Matthew Road and along fence line, South 00\* 22' 28" East, 1968-29 feet to an angle point;

THENCE along the West line of Matthew Road and along a fence line, South 5\* 26' 41" West, 438.78 feet to a fence corner;

THENCE along a fence line, South 89\* 31' 33" West, 1472.34 feet to a fence corner;

THENCE along a fence line, South 00\* 14' 18" East, 2463.11 feet to a fence corner;

THENCE East, a distance of 247.55 feet to a point for a corner;  
 THENCE South, a distance of 5848.4 feet to a point for a corner;  
 THENCE West, a distance of 1280.55 feet to a point for a corner;  
 THENCE North, a distance of 758.31 feet to a point for a corner;  
 THENCE West, a distance of 2735.34 feet to a point for a corner;  
 THENCE North, a distance of 5091.65 feet to a point in the East line of Martin Barnes Road;  
 THENCE along the East line of Martin Barnes Road and along a fence line, North 000 05' 54" East, 5178.68 feet to THE POINT OF BEGINNING AND CONTAINING 983 acres of land, more or less.

III.

PRESENT ZONING - P.D. 30, 33, 34 and A

APPROVED NEW ZONING:

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TRACT NO.	AREA	
ZONING		
1.	37 acres	Shopping Center P. D.
2	20.7 acres	Commercial - P. D.
3		
	28.4 acres	Commercial - P. D.
4		
	9.8 acres	Commercial - P. D.
5	11.3 acres	Commercial - P. D.
6	8 acres	General Retail - P. D.
7	10.2 acres	General Retail - P. D.
8	118.5 acres	Light Industrial Park P. D.
9	24.9 acres	High density - P. D.
10	48.1 acres	High density - P. D.
11	36.4 acres	High density - P. D.
12		70.2 acres.....Single Family - P. D. (SF-2)
(SF-2)		
13	110 acres	Single Family - P. D. (SF-2)
14	179.4 acres-	Single Family - P. D. (SF-2)
15	148 acres	- P. D. -1)
		Single Family P. D. (SF
16		
	48.5 acres	Single Family - P. D. (SF-1)
17	73 acres	Open Space - P. D.
18	2.6 acres	Public Service - P. D.

IV.

All requirements included in this ordinance are intended to apply to the applicable tracts of land covered under Zoning Case # 731007 and in total encompassing previously described 983 acres. Inasmuch as this planned unit development covers eighteen different categories of usage, the tract numbers contained in this ordinance are defined as the same as those shown on the attached Land Use Map which is incorporated herein by reference as a specific part of the ordinance.

V.

GENERAL REQUIREMENTS AND STIPULATIONS

All proposed uses are subject to the approval of site plan or plans by the City Council after recommendations by the Planning and Zoning Commission and prior to the issuance

\*of a building permit or occupancy certificate on the premises. The site plan shall include plans for grading, drainage, points of access, driveway locations and widths, building setbacks, building areas, service areas, parking areas, curbs, sidewalks, internal circulation, open space plantings, recreational areas, street rights-of-way,

utility easement locations, necessary retaining walls, common areas, lot lines, minimum front, side and rear setbacks and the location and height of all signs.

Development of any adjacent land owned by the applicant shall also be shown on the site plan and such plan along with building construction plans shall be subject to review and approval of the City Council before any site grading, improvement or construction is undertaken.

No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter, noise or vibration not in compliance with the codes of the City of Grand Prairie.

Where a variety of land uses are proposed on a single tract of land, the site plan shall delineate the area proposed for each use.

All screening walls, landscaping plans, driveways and parking surfaces shall be maintained in an orderly condition and no lighting, illuminated signs or other display devices shall be located or arranged to interfere with adjacent development and vehicular traffic on adjacent streets.

Site plans may be approved in whole or in part for one or several owners provided the overall arrangements of streets, land uses, utilities and parking requirements applying to the entire tract are coordinated with and understood by the various owners. If partial approval is requested, factors influencing the development of the entire tract such as accesses, off street parking and circulation must be provided for and considered by the partial plan.

rights-of-way shall be dedicated to the full width provided by the City of Grand Prairie and all public improvements shall be constructed in accordance with the **subdivision regulations outlined** in the Grand Prairie Code of Ordinances.

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VI.

PLANNED UNIT DEVELOPMENT, TRACT 1

RETAIL COMMUNITY SHOPPING CENTER

Planned Development District (Tract 1) for a community shopping center permits retail, office and service uses as prescribed within the general retail district in - the Schedule of Uses of Grand Prairie Zoning Ordinance #2299. Permitted uses -in this district include office buildings, institutions, hotels, motels, scientific and research laboratories exceeding two stories in height, retail and office sales, and commercial...'- amusements. One gasoline service station on this tract shall be permitted if it does not interfere with the proper function of the total district. A site plan will be submitted for approval by the City of Grand Prairie showing the service station in relation" to other facilities proposed in this tract.

PLANNED DEVELOPMENT DISTRICT

TRACTS 2, 3 and 4 COMMERCIAL

Planned Development oh Tracts 2, 3 and 4 shall permit commercial uses as prescribed **in** the Use Schedule of Grand Prairie Zone Ordinance #2299. The density, coverage, **parking and off** street loading standards shall comply with the minimum standards specified for the commercial district as stated in Ordinance #2299. Retail and service development may be built to any legal height provided that the floor ratio does not exceed the ratio specified for planned development districts under Section 10-101 of Ordinance #2299.

VIII.

PLANNED DEVELOPMENT DISTRICT

TRACT 5, COMMERCIAL

Planned Development District, Tract 5, permits commercial uses as prescribed in the Use Schedule of Grand Prairie Zoning Ordinance #2299. One gasoline service station shall be permitted on this tract if it does not interfere with the proper functioning of the total district. A site plan will be submitted for approval by the City of Grand Prairie showing the gasoline station in relation to other facilities proposed in this tract. The density, coverage, parking and off street loading standards shall comply with the minimum standards specified for the commercial district as specified in Ordinance #2299. Retail and Service development may be built to any legal height provided that the floor area ratio does not exceed the ratio specified for planned

development districts in Section 10-101 of Ordinance #2299,

IX.

PLANNED DEVELOPMENT DISTRICT

TRACTS 6 and 7, GENERAL RETAIL

Planned Development District, Tracts 6, 7 and 8, permits retail uses as prescribed in the Use Schedule of Zoning Ordinance #2299. The density, coverage, height, parking and off street loading standards shall comply with the minimum standards specified for General Retail for all development. One gasoline service station shall be permitted in Tract 7 if it does not interfere with the proper functioning of the entire district.

X.

PLANNED DEVELOPMENT DISTRICT

TRACT 8, INDUSTRIAL COMPLEX

Planned Industrial District, Tract 8, permits industrial and light manufacturing as described in light industrial uses in the Schedule of Uses of Zoning Ordinance #2299. A site plan shall recognize and be designed to function with the arrangement of Interstate Highway 20 as planned and developed. The density, coverage, parking and off street loading standards shall comply with the minimum standards specified for light industrial for all development and buildings may be built to any legal height provided the floor area ratio does not exceed the ratio specified for planned development districts in Section 10-101 Of Ordinance #2299.

XI.

PLANNED DEVELOPMENT DISTRICT  
TRACTS 9, 10, and 11, HIGH DENSITY RESIDENTIAL

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Planned Development Districts 9, 10 and 11 permit the development and use of residences, for high density residential with the provisions of the ordinances and standards of the City of Grand Prairie. Those uses permitted in this district include apartments, town- houses, condominiums, duplexes or cluster homes. The off street parking standards shall be equal to or exceed those specified for the particular use proposed by Zoning Ordinance #2299. If apartments are constructed on Tracts 9 and 10, a maximum 60% coverage and a maximum density of twenty dwelling units per acre will be allowed. If townhouses,

condominiums, duplexes or cluster homes are constructed on Tracts 9 and 10, a maximum of 40% coverage and a maximum density of ten units per acre will be allowed. A minimum

of 25% of the land area within Tract 11 is restricted to a maximum of ten units per acre with a minimum living area per unit of 1600 sq.ft. The remaining portion of Tract 11 may be developed to a maximum of 10 units, per acre with a minimum of 1400 sq. ft. living area, per unit. portion of this district which lies within the flood plain must

with the flood provisions of Section 7-300 of Ordinance #2299.

XII.

PLANNED DEVELOPMENT DISTRICT  
TRACTS 12, 13 and 14, SINGLE FAMILY RESIDENTIAL

Planned *Development District*, **Tracts 12, 13 and 14, permit** the development and use of the premises for SF-2 type detached single family residences. Tracts 12 and 13 may be developed with lot areas of a minimum of 7800 sq. ft. and minimum widths of 65 sq. ft. All other conditions regulating coverage, parking, structure requirements and minimum. lot requirements shall comply to SF-2 standards of Ordinance #2299.

XIII.

PLANNED DEVELOPMENT DISTRICT  
TRACTS 15 and 16, SINGLE FAMILY RESIDENTIAL

Planned Development Districts 15 and 16 permit the development and use of the premises for detached single family residences. The conditions regulating the density, coverage, parking, structure and minimum lot requirements shall

comply to the section for SF-1 development of Ordinance #2299.

XIV.

PLANNED DEVELOPMENT DISTRICT  
TRACT 17, PARK AND RECREATIONAL AREA

Planned Development District 17 permits only those uses for outdoor recreational activities and services needed for its proper function. All facilities in this tract shall not divert or hinder the proper *functioning of* Fish Creek and must comply with the provisions of Section 7-300 of Ordinance No. 2299. It is not known at this date when this tract will be dedicated by the owner for public park use. When the owner desires to publicly dedicate this property and the City of Grand Prairie accepts such property for dedication, it is clearly understood that the cost of constructing that portion of Polo Road as a normal street including the Fish Creek bridge is still the responsibility of the owner and that the city's obligation for said *construction would* not exceed those normally assumed by the subdivision regulations.

XV.

PLANNED DEVELOPMENT DISTRICT  
TRACT 18, PUBLIC SERVICE

Planned Development Districts Tract 18, permits the development and use of the premises for public service facilities. It is not *known when* the owner will dedicate this property to the public. When the owner dedicates this property for public use and the City of Grand Prairie accepts such dedication, the City does agree that whatever facilities. are constructed *on* this property will blend architectually, with those constructed *in* Tract 6.

XVI.

That this ordinance shall be in full force and effect from and after its passage.

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PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
THIS THE 27th DAY OF November A.D., 1973.

ATTEST:

City Secretary

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Mayor City of Grand Prairie,. Texas