

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE 3.450 ACRES (THE ZONING AREA), SITUATED IN THE E. O'CONNER SURVEY, A BSTRACT N O. 1 100, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT - 152 (PD-152) FOR NEIGHBORHOOD SERVICE (NS) USES TO PLANNED DEVELOPMENT - 152A (PD-152A) FOR GENERAL RETAIL (GR) USES WITH RESTRICTIONS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 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 **Planned Development - 152 (PD-152) for Neighborhood Service (NS) Uses to Planned Development - 152A (PD-152A) for General Retail (GR) Uses with Restrictions**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 24, 2006 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 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development - 152 (PD-152) for Neighborhood Service (NS) Uses to Planned Development - 152A (PD-152A) for General Retail (GR) Uses with Restrictions**; 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 August 8, 2006 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, Fort Worth, 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 - 152 (PD-152) for Neighborhood Service (NS) 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:

I.

That 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 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 the following described Zoning Area from its classification of **Planned Development - 152 (PD-152) for Neighborhood Service (NS) Uses** to **Planned Development – 152A (PD-152A) for General Retail (GR) Uses with Restrictions** as shown on the attached Exhibit “A” incorporated herein by reference.

II.

DEVELOPMENT GUIDELINES

All development occurring within the boundaries of the Zoning Area shall conform to all applicable land use and development requirements prescribed for the General Retail (GR) District and Planned Development District No. 152 established by Ordinance No. 3663, with additional restrictions and regulations provided herein.

- A. Density and dimensional requirements for the Zoning Area shall conform to those prescribed for the General Retail (GR) District.
- B. Building Articulation Required

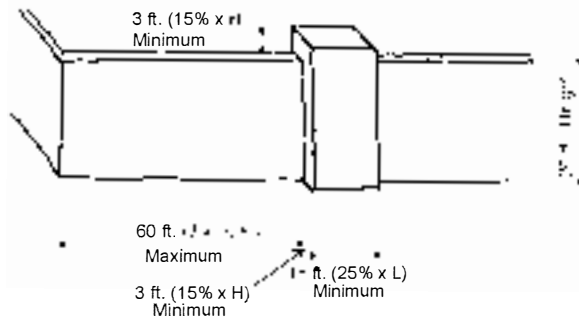
All facades of a building which are adjacent to and face a roadway shall comply with the following standards:

1. **Horizontal Articulation** – No building façade shall extend for a distance greater than three times the mean elevation of the wall's height without having an off-set of fifteen percent (15%) or more of the wall's height. This off-set shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane.
2. **Vertical Articulation** – No horizontal wall shall extend for a distance greater than three times height of the wall without changing height by a minimum of fifteen percent (15%) of the wall's height. This height change shall continue for a minimum distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane.

(Refer to Figures 1 and 2 on the following page for examples of Articulation Standards.)

(Remainder of page intentionally left blank)

Figure 1
Articulation Standard Example



Possible Plans of Buildings:

Possible Elevations of Buildings:

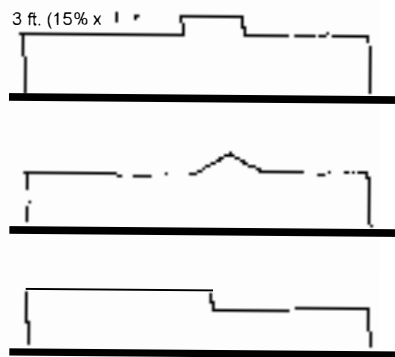


Figure 2

Samples of Articulation Standard



- C. Arcades, covered walkways, architectural canopies or porticos shall be provided for a minimum of 25% of the primary street facing building façade.

III.

Land Use

- A. Permitted land uses shall be those prescribed for the General Retail (GR) District with the following uses to be prohibited.

| | |
|--|-------------------------------|
| Parole-probation office | Apartell Inns (extended stay) |
| Bait and tackle shop | Self or full service car wash |
| Bingo parlor Palm reader | |
| Hotel/Motel | Auto Wrecker Service |
| New or Used Auto Dealer | Boat Dealer (new/used) |
| Recreational Vehicle Sales Motorcycle Dealer | Construction contractor |
| storage yard | |
| Used Merchandise | Lawn mower sales and repair |
| (furniture/pawn shop/rummage) | Auto repair and vehicle |
| inspections | |
| Warehousing and distribution facilities. | Tattoo Parlor |

IV.

Signage

All signage requirements shall conform to those prescribed by the IH-20 Overlay District (Ordinance 6811) in Appendix "S" of the UDC as amended.

V.

All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

VI.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

VII.

That 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 ON THIS THE 8th DAY OF AUGUST 2006.

ATTEST:

Catherine E. McGinnis
City Secretary

APPROVED:

Charles England
Mayor

APPROVED AS TO FORM:

[Signature]

City Attorney

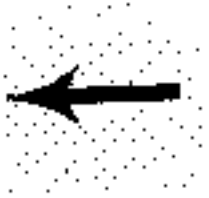
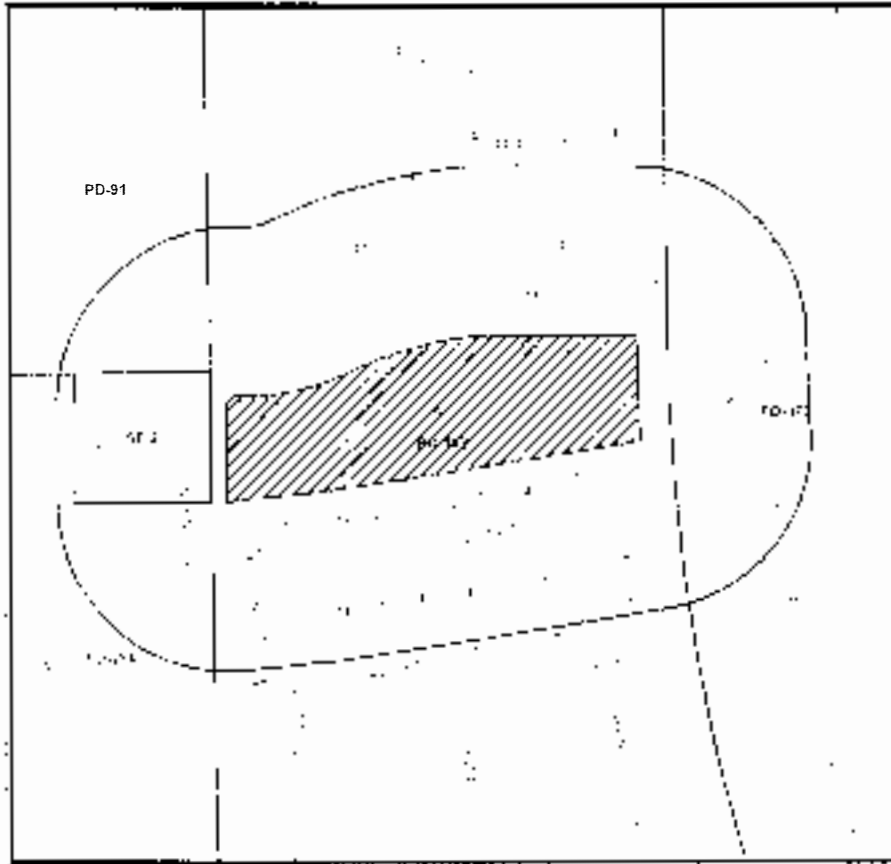


EXHIBIT "A"

PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area Indicates Property Under Review

Shaded Area Indicates Notification Boundary (if applicable)

CASE NUMBER: Z060701
ZONING REQUEST -
GREENWOOD ADDITION NO.2, PHASE 1

CURRENT ZONING:PD-152

REQUEST:

A request for approval of a Zoning Change from PD-152 for Neighborhood Services to General Retail.

