

PLANNED DEVELOPMENT	158
ORDINANCE NO.	3780
PLANNING UNIT NO.	NW31

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE J. GOODWIN SURVEY, ABSTRACT NO. 589, GENERALLY LOCATED ON TRACT "B" OF SITE 11, BLOCK 1, PARCEL 1, THIRD INSTALLMENT INDUSTRIAL COMMUNITY NO. 5, GREAT SOUTHWEST INDUSTRIAL DISTRICT FROM THE (LI), LIGHT INDUSTRIAL ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR MIXED OFFICE, HOTEL, RESTAURANT, AND STRUCTURED PARKING USES, SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; 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 hereinafter described property 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 (LI) Light Industrial to (PD) Planned Development for mixed Office, Hotel, Restaurant and Structured Parking uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 22, 1985 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in 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 Zoning Commission of the City of Grand Prairie, Texas voted 6 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from (LI) Light Industrial to (PD) Planned Development for mixed office, hotel, restaurant and structured parking uses; and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock p.m. on May 7, 1985, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the 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 Grand Prairie Daily News, 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 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 property sought to be rezoned, as well as the nature and utilization of surrounding property,

THENCE N 89° 56' 47" W for a distance of 520.58 feet to a point for corner, said point being in the east line of State Highway 360 (r.o.w. varies);

THENCE S 16° 45' 00" W along the east line of said State Highway 360 for a distance of 356.62 feet to a point for corner;

THENCE S 73° 15' 00" E for a distance of 90.90 feet to a point for corner;

THENCE East for a distance of 536.31 feet to the POINT OF BEGINNING;

CONTAINING 210,384.01 square feet or 4.830 acres of land

II.
COMMERCIAL OFFICE

1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED USES:

In areas designated for commercial office uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

A. PRIMARY RESIDENTIAL USES:

Hotel or motel.

B. UTILITY, ACCESSORY AND INCIDENTAL USES:

Accessory Building, Electrical Substation, Electrical Transmission Line, Field or Construction Office (Temporary), Gas Transmission Line and Metering Station, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Swimming Pool (Private), Telephone Exchange.

C. SIGN AND IDENTIFICATION USES:

Temporary Signs, Portable Signs, Special Signs, Electric Signs, Official Signs, all subject to the requirements as prescribed in Section E-300 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

D. RETAIL AND SERVICE TYPE USES:

Bakery or Confectionerys Shop (Retail), Cleaning and Pressing, Small Shop and Pickup, Custom Personal Service Shop, Drapery, Needlework or Weaving Shop, Florist or Garden Shop, Greenhouse or Plant Nursery (Retail), Handcraft Shop, Laundry or Cleaning, Self-Service, Mimeograph, Stationery or Letter Shop, Furniture or Appliance Store, Offices (Professional and Administrative), Restaurant or Cafeteria Without Drive-in Service, Retail Stores and Shops other than listed, Studio for Photographer, Musician or Artist, Theater (Indoor).

III.
SPECIAL CONDITIONS

1. UTILITIES:

All ~~utilities~~ servicing this development (other than perimeter ~~utilities~~) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the ~~boundaries~~ of this development.

2. GENERAL REQUIREMENTS AND STIPULATIONS:

- A. All proposed uses are subject to the approval of a development plan or site plan by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or occupancy certificate on the premises. Development plans and site plans are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.
- B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.
- C. If property is to be subdivided and sold off, it must be replatted to reflect this action per Vernon's State Statutes Article 974a.
- D. A final development plan must be approved prior to any development occurring on the site.

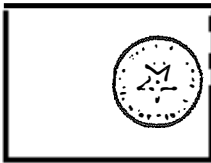
3. USE MATRIX:

The use matrix, attached hereto as Exhibit "B", shall be deemed to be a part of this ordinance.

IV.
CITY PARTICIPATION

- 1. The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to thirty (30%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.
- 2. Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.
- 3. Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

Yestla-Jotts-Kalista Architects
 ARCHITECTS
 10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 (303) 751-1000



CARRIER/360
MIXED USE PROJECT
TRAMMELL CROW CO.

DATE	NO.

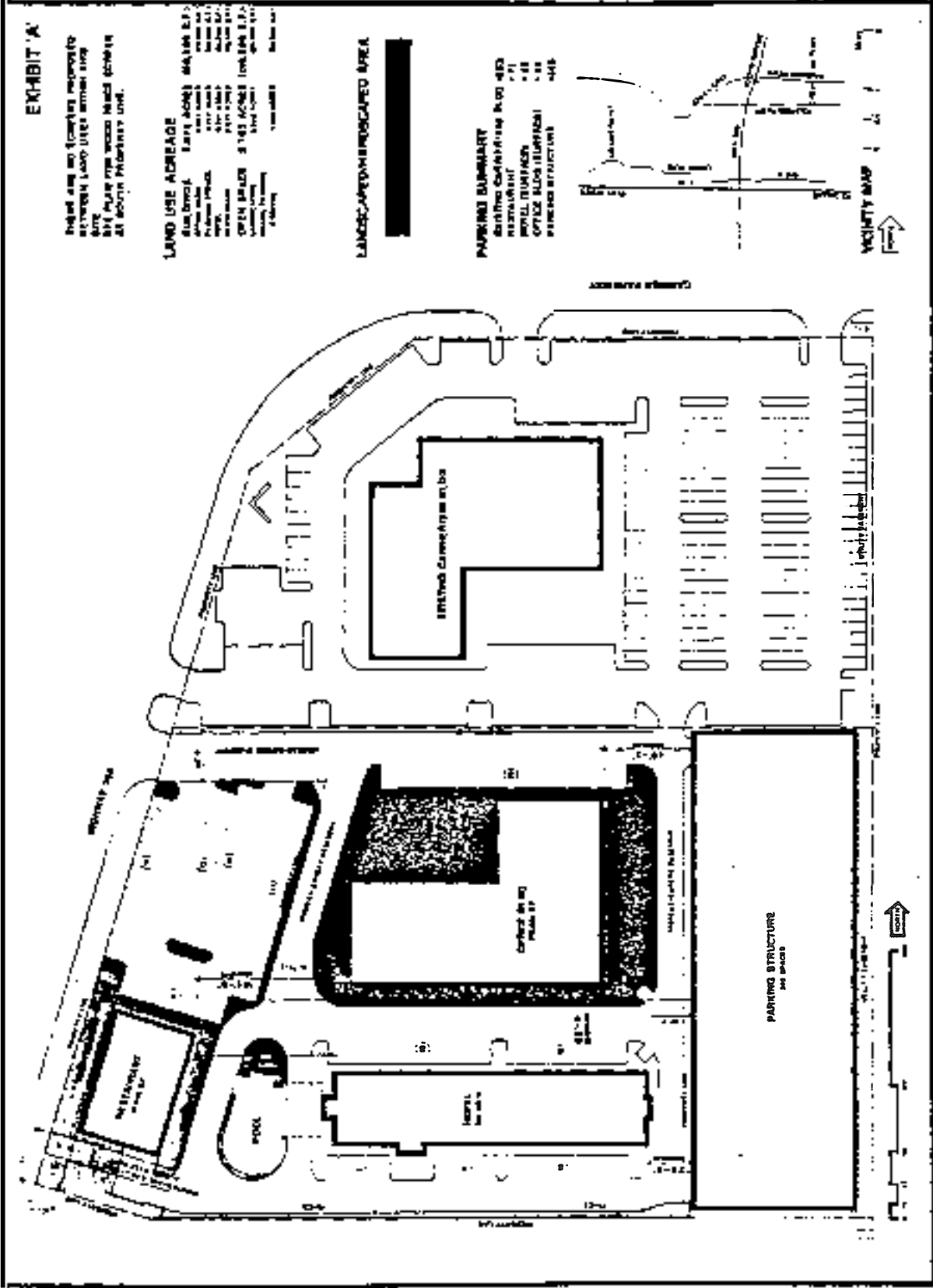
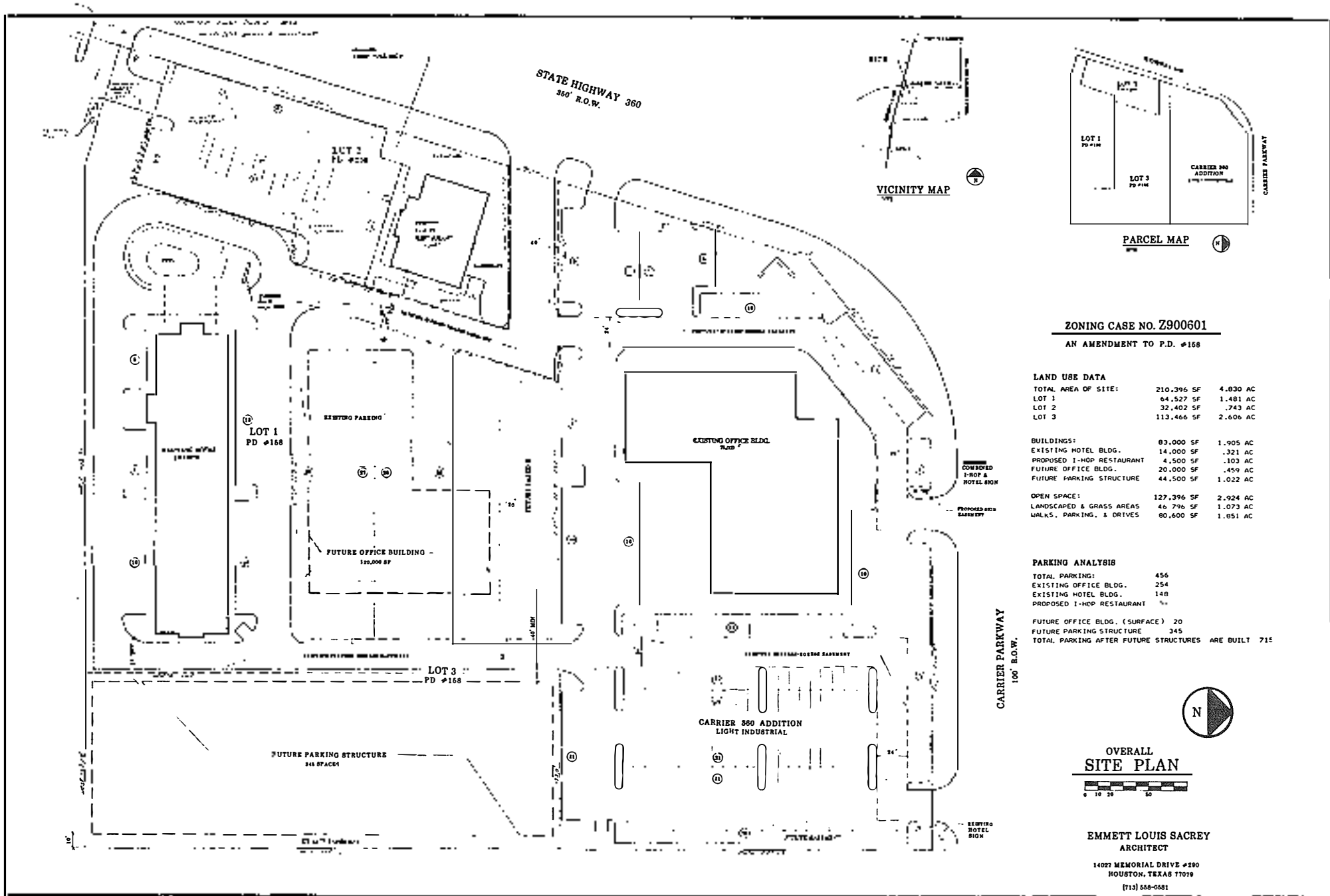


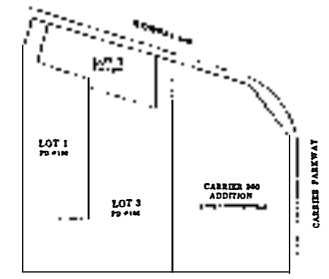
EXHIBIT 'A'



STATE HIGHWAY 360
360' R.O.W.



VICINITY MAP



PARCEL MAP

ZONING CASE NO. Z900601
AN AMENDMENT TO P.D. #168

LAND USE DATA

TOTAL AREA OF SITE:	210,396 SF	4.830 AC
LOT 1	64,527 SF	1.481 AC
LOT 2	32,402 SF	.743 AC
LOT 3	113,466 SF	2.606 AC

BUILDINGS:		
EXISTING HOTEL BLDG.	83,000 SF	1.905 AC
PROPOSED I-HOP RESTAURANT	14,000 SF	.321 AC
FUTURE OFFICE BLDG.	4,500 SF	.103 AC
FUTURE PARKING STRUCTURE	20,000 SF	.459 AC
	44,500 SF	1.022 AC

OPEN SPACE:		
LANDSCAPED & GRASS AREAS	127,396 SF	2.924 AC
WALKS, PARKING, & DRIVES	46,796 SF	1.073 AC
	80,600 SF	1.851 AC

PARKING ANALYSIS

TOTAL PARKING:	456
EXISTING OFFICE BLDG.	254
EXISTING HOTEL BLDG.	148
PROPOSED I-HOP RESTAURANT	54
FUTURE OFFICE BLDG. (SURFACE) 20	
FUTURE PARKING STRUCTURE 345	
TOTAL PARKING AFTER FUTURE STRUCTURES ARE BUILT	715

CARRIER PARKWAY
100' R.O.W.



OVERALL SITE PLAN

EMMETT LOUIS SACREY
ARCHITECT
14022 MEMORIAL DRIVE #590
HOUSTON, TEXAS 77019
(713) 558-0581

apnd 1985

EXHIBIT "B "

MATRIX FOR:
 PLANNED DEVELOPMENT NO. PD-158 Carrier/360 Mixed Use Project
 ORDINANCE NO. 3780

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	LOT SIZE	FLOOR AREA	MASONRY CONTENT	MINIMUM FRNT YD	MINIMUM SIDE YD	MINIMUM REAR YD	MAX. LOT COVERAGE	MAX. HGT.	MINIMUM PARKING
1	Hotel	1.3898 acres	100.73 guests units per acre (140 total units)	140 guest units	1.3898 acres	2:1	50%	25'	0'	0'	N/A	10 stories	43 space surf: 97 space structure parking (345 total structure spaces available)
2	Office Bldg. Pkg. Structures	2.5669 acres	N/A	N/A	2.5669 acres	1.073:1 ratio (120,000 SF floor plate, office bldg.)	Min. 50% @ office Min. 2% @ parking structure	25'	0'	0'	N/A	10 stories	20 space surf: 248 structure parking (345 total structure spaces available)
3	Restaurant	.8733 acres	N/A	N/A	.8733 acres	.315:1 ratio	Min. 10%	25'	0'	0'	N/A	2 stories	71 space
TOTAL		4.830	100.73/ac	140	4.830ac	N/A	N/A	N/A	N/A	N/A	N/A	N/A	474 space

NOTES: