

PLANNED DEVELOPMENT  
ORDINANCE NO.  
PLANNING CASE NO.

205  
4820  
Z910201

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE LOT 40 BLOCK 4 OF THE INGLEWOOD TERRACE ADDITION, GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FREETOWN ROAD AND S.W. 3RD STREET, COVERING APPROXIMATELY 3.34 ACRES AND COMMONLY KNOWN AS THE INGLEWOOD SHOPPING CENTER FROM THE NEIGHBORHOOD; SERVICE (NS) ZONING DISTRICT TO THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR NEIGHBORHOOD SERVICE USES WITH RESTRICTIONS, SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 4779 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 hereinbelow 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 Neighborhood Services (NS) to General Retail (GR); and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 25, 1991 after written Notice of such public bearing before the Planning and 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 Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Neighborhood Services (NS) to Planned Development for Neighborhood Service uses plus several additional 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 pm. on March 5, 1991 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 bearing 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

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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, 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 the classification of Neighborhood Service (NS) 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 Ordinance Number 4779, being the Unified Development Code 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 . . ."

passed and approved November 20, 1990, be amended, so as to establish and rezone the following described area from Neighborhood Service (NS) to **Planned Development for Neighborhood Service uses:**

Reference Exhibit "A" and as described below.

3.34 +/- acres platted as Lot 40 Block 4 Inglewood Terrace Addition, generally located at the northeast corner of the intersection of Freetown Road and S.W. 3rd Street, generally known as the Inglewood Shopping Center.

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NEIGHBORHOOD SERVICE

**1. Permitted Uses:**

In areas designa-ted for neighborhood service uses, no land shall be used and no building shall be erected or converted to any use other than:

- |                                 |  |
|---------------------------------|--|
| Veterinarian (Indoor kennel)    | Accessory Building/Structure               |
| Emergency Ambulance Service     | Post Office (Govt.)                        |
| Mailing Service (Private)       | Phone Ex Exchnng/Switching itching Station |
| Electrical Substation           | Elect. Transmission Line                   |
| Gas Transmission Line           | Utility Distribution Line                  |
| Utility Shop and Storage        | Water Supply Facility (Public)             |
| Water Supply Facility (Private) | Sewage Pumping Station                     |
| *Retirement Home/Home for Aged  | *Nursing/Convalescent Home                 |
| *Hospice                        | *Clinic                                    |
| School, K-12 (Public)           | Community Center                           |
| School, K-12 (Private)          | *School, Vocational                        |
| College and/or University       | *Child Day Care (7 or more)                |
| Fraternal Organization          | Offices (Misc.)                            |
| Civic Club                      | Philanthropic Organization                 |
| Church/Place of Worship         | Use Assoc. to Religious Inst.              |
| Rectory/Parsonage               | Monastery/Convent                          |
| Governmental Building           | Police Station                             |
| Fire Station                    | *Library                                   |
| Credit Agency                   | Office (Brokerage Service)                 |
| Insurance Agency Offices        | Real Estate Offices                        |
| Offices (Health Services)       | Offices (Legal Services)                   |
| Offices (Counseling)            | *Check Cashing Agencies                    |
| Automatic Teller Machines (ATM) | *Laundry/Dry Clean. (<3000sf.)             |
| Laund./Dry Clean. (drop off/pu) | *Photo Studio                              |
| Laundry/Dry Clean. (Self Svc.)  | Tailor Shop                                |

Shoe Repair  
Beauty Shop (Non-College)  
\*Kiosk (Providing a Service)  
\*Security Quarters Assoc. w/  
Business (Live-In)  
Locksmith  
Dance/Drama/Music Sc.(Perform Art)  
Convenience Store  
Bakery (Retail)  
\*Upholstery Shop (Non-Auto)  
\*Restaurant  
\*Private Club (Alcohol Served)  
Handicraft Shop  
Florist  
Railroad Right-of-Way  
Collection Container (<60cu.ft.)  
Golf Course (Public/Private)

Travel Agency  
Barber Shop (Non-College)  
Photocopying/Duplicating  
\*Appliance Repair  
  
Karate School (Martial Arts)  
Artist Studio  
Confectionery Store (Retail)  
\*Drapery Shop  
\*Restaurant (Serving Alcohol)  
\*Restaurant (Drive-Thru)  
\*Consignment Shop  
Needlework Shop  
\*Pet Shop  
Accessory Parking  
\*Art Gallery  
Recreational Club (Members Only)

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1. Permitted Uses (cont'd):

Swimming Pool (Public)  
Earth Satellite Dish (Private)  
Contractor Signs (Temporary)  
Balloon Signs (Temporary)  
Portable Signs  
Wall Signs  
Political Yard Signs (Temp.)  
Greenhouse (retail)  
Emergency Care Clinic  
Credit Union  
Hardware Store  
Variety Store  
Retail Auto Supply Store for New/  
and packaged rebuilt parts with no  
on-site packaging or rebuilding.  
Fruit and Vegetable Store  
Restaurant

Park and/or Playground  
Official Sign  
Holiday Signs (Temporary)  
Business Window Signs (Temp.)  
Monument Signs (Ref. Art. IX)  
Pole Signs  
Official Signs  
Plant Nursery (retail sales)  
Financial Svc. (Advice/Invest)  
Bank Savings and Loans  
Garden Shop (Inside Storage)  
\*Car Wash  
Used Merchandise (Antiques)  
  
Art Dealer  
Retail Store (misc.)  
Health Club (physical fitness)

Uses marked **with an asterisk (\*) above are allowed only after approval of a Specific Use Permit** in accordance with Article V of the Unified Development Code of the City of Grand Prairie.

2. Other Development Standards:

All other development standards relative to area requirements, screening, landscaping, parking, height, etc. established by the Unified Development Code for the Neighborhood Service zoning district shall apply to this property.

III.

SPECIAL CONDITIONS

1. All proposed structures are subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or certificate of occupancy on the premises. Site plans and plats are to be prepared in accordance with existing City ordinances. When a variety of land uses are proposed on a single lot or tract of land, the site plan shall delineate the area proposed for each use.

2. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.

3. The site plan adopted by City Council shall be marked as "Exhibit All, attached hereto and made a part hereof as if fully set out herein.

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IV.

#### DEVELOPMENT PLAN

The site plan attached hereto as Exhibit "A" will serve as the development plan for this planned development.

V.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

VI.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas or laws of the State of Texas relating to the development of land or construction of buildings in said City' nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 4779 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

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, TEXAS, THIS THE 5 DAY OF March, A.D., 1991.

MAYOR, City of Texas ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

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