

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE AN APPROXIMATELY 1000 ACRE TRACT, BEING A TRACT OF LAND OUT OF THE J. BANKS SURVEY, ABSTRACT No. 77; R. CRAWFORD SURVEY, ABSTRACT No. 263; R. GREER SURVEY, ABSTRACT No. 618; AND THE J. ESTES SURVEY, ABSTRACT No. 488, IN TARRANT COUNTY AND OUT OF THE J. CHILDRESS SURVEY, ABSTRACT No. 218; J. GORDON SURVEY, ABSTRACT No. 529; I & G.N. RR SURVEY, ABSTRACT No. 669; AND THE A.B.F. KERR SURVEY, ABSTRACT No. 717, IN DALLAS COUNTY, GENERALLY LOCATED ON THE NORTHWEST SHORELINE OF THE ESTES PENINSULA BETWEEN LAKE RIDGE PARKWAY AND ARLINGTON WEBB BRITTON ROAD AND THE EAST SIDE OF LAKE RIDGE PARKWAY FROM THE NORTHWEST SHORELINE OF THE ESTES PENINSULA TO A POINT APPROXIMATELY 5200 FT TO THE SOUTH, FROM AGRICULTURAL (A) TO A PLANNED DEVELOPMENT FOR RESORT, RECREATIONAL, AND LIMITED OFFICE AND RETAIL USES; SAID ZONING -MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 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 City of Grand Prairie, Texas, initiated an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Agricultural (A)**, to **Planned Development for resort, recreational, and limited office and retail uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 11, 1995 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 200 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 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 Agricultural (A)**, to **Planned Development for resort, recreational, and limited office and retail uses**; 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 7:30 o'clock P.M. on December 12, 1995 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 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 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 the classification of **Agricultural (A)** 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:

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 generally described area from **Agricultural (A)**, to **Planned Development for resort, recreational, and limited office and retail uses** and. as shown on Exhibit "A." the Conccent Plan for "Falcon Crest Lodge and Golf Links":

TRACT A - Hotel and Related Facilities

The intent of this tract is to house the main full service resort hotel facility, and related uses such as racket/health club, villas, and boat slips.

TRACT B - Recreational Area

The main activity within this tract will be the golf course and their directly related uses, such as a clubhouse, putting green, pro shop, driving range etc. Also included in this Tract will be open air pavilions;, meeting rooms and dining facilities. There is also a lighthouse restaurant which is proposed to be strategically located at the tip of the peninsula.

TRACT C - Lake Ridge Corridor- East

This linear tract borders the east side of Lake Ridge Parkway. The purpose of this corridor is to provide for retail development generally limited to support resort and recreational facilities. Uses such as automobile related uses have not been permitted and larger scale regional serving retail uses not catering to the recreational nature of the peninsula have been restricted by limiting the maximum allowable square footage per use. Buildings will be required to have a significant landscape setback between structures to preserve the low density, resort character of the area.

TRACT C-1 - Lake Ridge Corridor- West

This tract is similar in character and uses to Tract C, however a somewhat wider range of restaurant, lodging and retail uses will be permitted.

TRACT D - West Shoreline

This linear tract of land to the west of Lake Ridge Parkway will provide the buffer between the shoreline and the residential uses designated by the Lake Sector and Comprehensive Plans. The uses in this tract will be limited to lodging and lake related recreational facilities. Retail uses will be prohibited. This tract also contains generous landscape and building setbacks to assure compatibility with the recommended residential land uses to the south and east .

TRACT A - Hotel and Related Facilities

- 1. BOUNDARY DESCRIPTION

Tract "A", as indicated on the approved concept plan.

- 2. PERMITTED PRINCIPAL USES

Uses shall be as defined in Section VIII of this ordinance and Article V of the Grand Prairie Unified Development Code (UDC). Uses other than those included herein, and/or defined in the UDC shall be prohibited (i.e. retail uses listed specifically in the UDC, such as "department store" or "auto supply store," which are not specifically listed as permitted retail uses in this ordinance may not be classified as Retail (misc.) and shall be prohibited).

LODGING USES

- Resort Hotel
- Resort Motel
- Resort Villas

- 1. BOUNDARY DESCRIPTION

Tract B, as indicated on the approved concept plan.

- 2. PERMITTED PRINCIPAL USES.

Uses shift be as defined in Section VIII of this ordinance and Article V of the Grand Prairie Unified Development Code (UDC). Uses other than those included herein and/or defined in the UDC shall be prohibited (i.e. retail uses listed

Boat slips/dock (courtesy only) - boat storage, dry or wet is prohibited, except as related to hotel use. Camping facilities Dinner theater Equestrian trails Fishing pier Golf Course Health club (physical fitness) Outdoor Amphitheater (Specific Use Permit) Park playground

3. DIMENSIONAL AND SETBACK REQUIREMENTS

a. Setback/Landscape Buffers:

A minimum 50 foot setback/landscaped area shall be required along all internal drives designated as main access roads on the Concept Site Plan. One hundred (100) percent of the required setback not utilized as access ways, sidewalks, or equestrian paths shall be landscaped.

b. Maximum height - 35 feet

Architectural features such as clock towers or lighthouses up to a maximum of 50 ft in height may be approved subject to administrative site plan review. Maximum height shall be measured to the top plate line of a structure.

c. Maximum lot coverage and floor area ratio

- The overall F.A.R. for Tract B shall be a maximum of 0.0 1: 1
- The maximum individual lot coverage shall be 50 percent.
- The impervious area shall not exceed 80 percent of any tract.

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d. Minimum lot size - 20,000 sq/ft

4. Reference section VIII of this ordinance for other development requirements.

V.

TRACT C - Lake Ridge Corridor - East

1. BOUNDARY |DESCRIPTION

Tract "C", as indicated on the approved concept plan.

2. PERMITTED PRINCIPAL USES

Uses shall be as defined in Section VIII of this ordinance and Article V of the Grand Prairie Unified Development Code (UDC). Uses other than those included herein, and/or defined in the UDC shall be prohibited (i.e. retail uses listed specifically in the UDC, such as "department store" or "auto supply store," which are not specifically listed as permitted retail uses in this ordinance may not be classified as Retail (misc.) and shall be prohibited).

OFFICE, RETAIL AND RELATED USES - Retail or related uses are limited to a maximum of 7,500 sq/ft per use. A retail or related use exceeding this square footage may be approved by Specific Use Permit. All outside storage or display is prohibited.

Antiques Art dealer/gallery Bakery-retail Banks/savings and loan Barber/Beauty Shop Bike sales, rental, and/or repair Convenience Store Emergency care clinic Equestrian Trails Florist Offices Retail Store (misc.) Retail store with gas pumps as a related use - Only one retail establishment selling gasoline or other bulk fuel shall be permitted in Tract "C." Restaurant - no drive in or drive thru Restaurant (serving alcohol) no entertainment Restaurant (serving alcohol) with entertainment (Specific Use Permit Travel Agency

AMUSEMENT AND RECREATION

Boat launching ramp Boat slips/dock (courtesy only) - boat storage, dry or wet, is prohibited, except as related to hotel use. Equestrian trails

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Fishing pier
Park playground

3. DIMENSIONAL AND SETBACK REQUIREMENTS

a. Setback/Landscape Buffers:

d. Maximum lot coverage and floor area ratio

The overall F.A.R. for Tract "C" shall be a maximum of 0.15:1
The maximum individual lot coverage shall be 50 percent.
The impervious area shall not exceed 80 percent of any tract.

e. Minimum lot size - 20,000 sq/ft

4. Reference section VIII of this ordinance for other development requirements.

VI. **TRACT C-1** - Lake Ridge Corridor - West

1. BOUNDARY DESCRIPTION

Tract "C-1", as indicated on the approved concept plan.

2. PERMITTED PRINCIPAL USES

Uses shall be as defined in Section VIII of this ordinance and Article V of the Grand Prairie Unified Development Code (UDC). Uses other than those included herein, and/or defined in the UDC shall be prohibited (i.e. retail uses listed specifically in the UDC, such as "department store" or "auto supply store," which are not specifically listed as permitted retail uses in this ordinance may not be classified as Retail (misc.) and shall be prohibited).

LODGING USES

Resort Hotel
Resort Motel
Resort Villas

OFFICE, RETAIL AND RELATED USES - Retail or related uses are limited to a maximum of 7,500 sq/ft per use. A retail or related use exceeding this square footage may be approved by Specific Use Permit. All outside storage or display is prohibited.

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Antiques Art dealer Bait and/or tackle shop (must be accessory to another retail use) Bakery-retail Banks/savings and loan Barber/Beauty Shop Bike sales, rental, and/or repair Convenience Store Emergency care clinic Equestrian Trails Florist Offices Retail Store (misc.) Retail store with gas pumps as a related use - Only one retail establishment selling gasoline or other bulk fuel shall be permitted in Tract "C-1." Restaurant - no drive in or drive thru Restaurant (serving alcohol) no entertainment Restaurant (serving alcohol) with entertainment Travel Agency

AMUSEMENT AND RECREATION

Art gallery Boat launching ramp Boat slips/dock (courtesy only) - boat storage, dry or wet is prohibited, except as related to hotel use. Dinner theater Equestrian trails Fishing pier Park playground Theater (non-motion picture)

3. DIMENSIONAL AND SETBACK REQUIREMENTS

a. Setback/Landscape Buffers:

A minimum of a 100 foot setback/landscaped area shall be required along Lake Ridge Parkway. A minimum 50 foot setback/landscaped area shall be required along all internal drives designated as main access roads on the Concept Site Plan. One hundred (100) percent of the required setback not utilized as access ways, sidewalks, or equestrian paths shall be landscaped.

b. Setback From Southeastern Boundary of Tract "C-1".

All structures shall be setback a minimum of 150 ft from the southeastern boundary of Tract "C-1".

b. Minimum Building Separation - 150 feet
c. Maximum height - 30 feet

Architectural features such as clock towers or lighthouses up to a maximum of 50 ft in height may be approved subject to administrative site plan review. Maximum height shall be measured to the top plate line of a structure.

1. BOUNDARY DESCRIPTION

Tract "D", as indicated on the approved concept plan.

2. PERMITTED PRINCIPAL USES

Uses shall be as defined in Section VIII of this ordinance and Article V of the Grand Prairie Unified Development Code (UDC). Uses other than those included herein, and/or defined in the UDC shall be prohibited (i.e. retail uses listed specifically in the UDC, such as "department store" or "auto supply store," which are not specifically listed as permitted retail uses in this ordinance may not be classified as Retail (misc.) and shall be prohibited).

LODGING USES

- Resort Hotel
Resort Villas

AMUSEMENT AND RECREATION

Boat- launching ramp Boat slips/dock (courtesy only) - boat storage, dry or wet is prohibited, except as related to hotel use. Camping facilities Fishing pier Equestrian trails Exhibition hall/meeting rooms/dining facilities Park playground

3. DIMENSIONAL AND SETBACK REQUIREMENTS

a. Setback/Landscape Buffers:

A minimum 50 foot setback/landscaped area shall be required along all internal drives designated as main access roads on the Concept Site Plan. One hundred (100) percent of the required setback not utilized as access ways, sidewalks, or equestrian paths shall be landscaped.

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b. Setback From Southeastern Boundary of Tract "D".

All structures and camping areas shall be setback a minimum of 150 ft from the southeastern boundary of Tract "D".

c. Maximum height - 35 feet.

Maximum height shall be measured to the top plate line of a structure.

d. -Maximum lot coverage and floor area ratio

The overall F.A.R. for Tract "D" shall be a maximum of 0.10:1
The maximum individual lot coverage shall be 50 percent.
The impervious area shall not exceed 80 percent of any tract.

c. Minimum lot size - 20,000 sq/ft

4. r-Reference section VIII of this ordinance for other development requirements.

VIII.

GENERAL PROVISIONS

1. CONFORMANCE WITH CONCEPT PLAN

All development on the site must conform with the approved concept plan.

2. SITE PLAN APPROVAL

All development shall be subject to administrative site plan approval subject to the provisions of Section VII.1.8 of the UDC., except when a Specific Use Permit is required, then the provisions of Article V, (Specific Uses) of the UDC Uses shall apply.

c. Parking Lots - In parking lots of over 50 spaces, one tree shall be provided for every 15 parking spaces. Trees may be clustered.

d. All required landscaping in setbacks shall be irrigated in accordance with Article VIII of the Unified Development Code. All required trees shall conform with the provisions of Article VIII.

4. MINIMUM MASONRY CONTENT: The minimum masonry content on all structures shall be as follows:

- a. One (1) and two (2) story buildings shall have a minimum masonry exterior of 80%.
- b. Buildings with three (3) or more stories shall have a minimum masonry exterior of 80% of the first floor only,

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c. Other accent materials such as heavy timber, stone tiles, etc. may be included in exterior masonry coverage with approval by the Chief Building Inspector and the Planning Director.

5. PAVING STANDARDS:

- a. All access drives shall have a minimum pavement width of 25 feet.
- b. Curbs and gutters shall not be required along access drives. Drainage may be accommodated through the use of barrow ditches or similar open storm drainage facilities.

c. Paving materials shall comply with the standards established in Article X of the Unified Development Code with the following exception. An alternative paving plan may be authorized by the Director of Public Works at the time of final site plan approval for parking areas and access roads in Tracts "A," "B" and "D."

6. SIGN STANDARDS:

Off-premise signs are prohibited within this Planned Development. On-premise signs shall be subject to the following provisions:

a. Detached Signs - Only ground monument signs shall be permitted subject to the following requirements.

1) Signs are permitted within the required building setback/landscape buffer but shall be setback a minimum of 10 ft from the property line adjacent to Lake Ridge Parkway and a minimum of 10 ft from the edge of pavement of internal drives.

2) Buildings with frontage on Lake Ridge Parkway shall each be entitled to a single sign subject to the following dimensional requirements:

- i) Maximum height - 8 feet
- ii) Maximum sign area per face - 100 sq/ft

3) Combined uses on Tracts "A" and "B" shall be entitled to a single sign adjacent to Lake Ridge Parkway in Tract "C" subject to the following dimensional requirements:

- i) Maximum height - 12 feet
- ii) Maximum sign area per face - 200 sq/ft

4) Combined uses on Tract "D" shall be entitled to a single sign adjacent to Lake Ridge Parkway in Tract "C-1" subject to the following dimensional requirements:

- i) Maximum height - 8 feet
- ii) Maximum sign area per face - 100 sq/ft

b. Attached Signs - Attached signs are signs mounted on a structure containing one or more permitted main uses and are subject to the following requirements.

- 1) Signs mounted on roofs shall be prohibited.
- 2) Each main use shall be entitled to a single attached sign not to exceed 50 sq/ft.

d. Prohibited Signs - Off-premise signs, pole signs, roof signs, window signs, portable signs, signs mounted on fences, and balloons.

IX.

SPECIAL CONDITIONS

1. SIDEWALKS ADJACENT TO LAKE RIDGE PARKWAY

A sidewalk/bike trail a minimum of 12 ft in width shall be required on the east side of Lake Ridge Parkway. Paving materials for this sidewalk shall be subject to the approval of the Director of Parks and City Engineer. The sidewalk/bike trail shall be installed with the first phase of development.

2. DRIVE ACCESS TO LAKE RIDGE PARKWAY

Driveway access to Lake Ridge Parkway shall be limited to no more than five (5) points to Tract "C" and one (1) point to Tract "C-1," subject to the approval by the Director of Transportation Services.

3. ACCESS ROAD ON TRACTS "C-1" AND "D"

All access roads on Tract "C-1" and "D" shall be setback a minimum of 50 ft from the southeastern boundary line of these tracts.

4. PLATTING

a. Exceptions - By approval of this ordinance, City Council grants the following exceptions to Article XII, "Platting," of the Unified Development Code (UDC) as allowed by Section 14, "Exceptions and Appeals," of Article XII for parcels of land within the boundaries of this Planned Development.

1) That each lot not be required to face on a public street as required by Section XII.17.3 of the UDC provided that each lot is provided access via an access easement dedicated to the City of Grand Prairie

2) That the boundary description required by Sections XII.7.6.A and Section XII.9.2.C of the UDC for property being platted may reference a topological contour elevation as a boundary for parcels adjoining Joe Pool Lake. In granting these exceptions City Council has determined that:

1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Article would deprive the applicant of the reasonable use of his land.

2) That the exception represents the minimum departure from the provisions of this Article necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area.

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3) That the granting of the exception will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Article.

b. GPS Monuments - A minimum of two Second Order GPS monuments shall be set in the ROW of Lake Ridge Parkway adjacent to this Planned Development.

X.

DEFINITIONS

Amphitheater - An outdoor theater combined with accessory uses such as food and beverage sales. Alcoholic beverages for on-premise sale and consumption shall be allowed as an incidental use when in association with a scheduled event at the amphitheater and shall not be subject to the provisions of Section XI.12.1 and Section XI.12.2 of the Unified Development Code as amended but be specifically subject to the provisions contained in Sections XI.12.3, XI.12.4, and Section XI.12.5 of the Unified Development Code as amended. This use is only permitted in Tract "B" and by Specific Use Permit only.

Equestrian Center - A facility providing for the boarding of horses and rental of horses. The facility may include stables, arenas, riding grounds and associated uses. This use is only permitted in Tracts "B" and "C" and by Specific Use Permit only.

It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

XII.

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

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XIII.

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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 12th day of December, 1995.

MAYOR

City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Zoning Case No. Z951202

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