

AN ORDINANCE AMENDING ORDINANCE NO. 6338, BEING PLANNED DEVELOPMENT NO. 250, PASSED AND APPROVED BY THE CITY COUNCIL ON OCTOBER 17, 2000, SO AS TO AMEND THE DEVELOPMENT REQUIREMENTS OF PLANNED DEVELOPMENT NO 250 FOR GENERAL RETAIL USES TO ALLOW A MAXIMUM BUILDING HEIGHT OF 50 FEET; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, on October 17, 2000, the City Council approved Ordinance No. 6338, being Planned Development No. 250 for general retail uses; and

WHEREAS, the owners of the property described herein below, filed application with the City of Grand Prairie, petitioning an amendment to Planned Development No. 250 to amend the development requirements to allow a maximum building height of 50 feet; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 27, 2000 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that certain amendments to Planned Development No. 250 be approved; 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, 2000 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

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 Planned Development No. 250 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 Section III, "Development Standards," of Ordinance Number 6338, being Planned Development No. 250, be amended in its entirety to read as follows (changes noted in *bold italics*):

1. PERMITTED USES

Those Uses permitted in a General Retail (GR) zoning.

2. ***MAXIMUM BUILDING HEIGHT REQUIREMENT***

***Maximum Building Height shall be 50 ft. Certain features as allowed in Section VI.8, "Maximum Building Height," of the Unified Development Code may be constructed higher than 50 ft in accordance with the provisions of Section VI.8 of the UDC.***

3. SIGN REQUIREMENTS

Signs shall be allowed as permitted by the Unified Development Code and in accordance with the following additional provisions.

- A. Multi Tenant Signs referring to businesses on any lot within the Planned Development will be allowed on Lots 1 and 6.
- B. Multi Tenant signs on Lots 1 and 6 will be allowed a maximum sign area of 600 sq/ft and a maximum height of 50 ft.
- C. Signs on Lots 2 through 5 shall only advertise businesses on the lots on which the sign is located on.
- D. Signs on Lots 2 through 5 shall be allowed a maximum sign area of 250 sq/ft and a maximum height of 40 ft.
- E. Except for businesses on Lot 1 which are greater than 50,000 sq/ft in floor area, business may only be advertised on one sign on Interstate 20.

4. OTHER DEVELOPMENT REQUIREMENTS

All other development requirements not specifically provided for in this ordinance shall be as designated in the Unified Development Code of the City of Grand Prairie for the General Retail (GR) zoning district.


II.

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

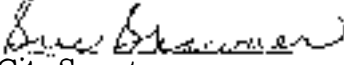
III.

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

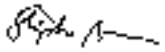
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 12th day of December, 2000.

  
MAYOR  
City of Grand Prairie, Texas

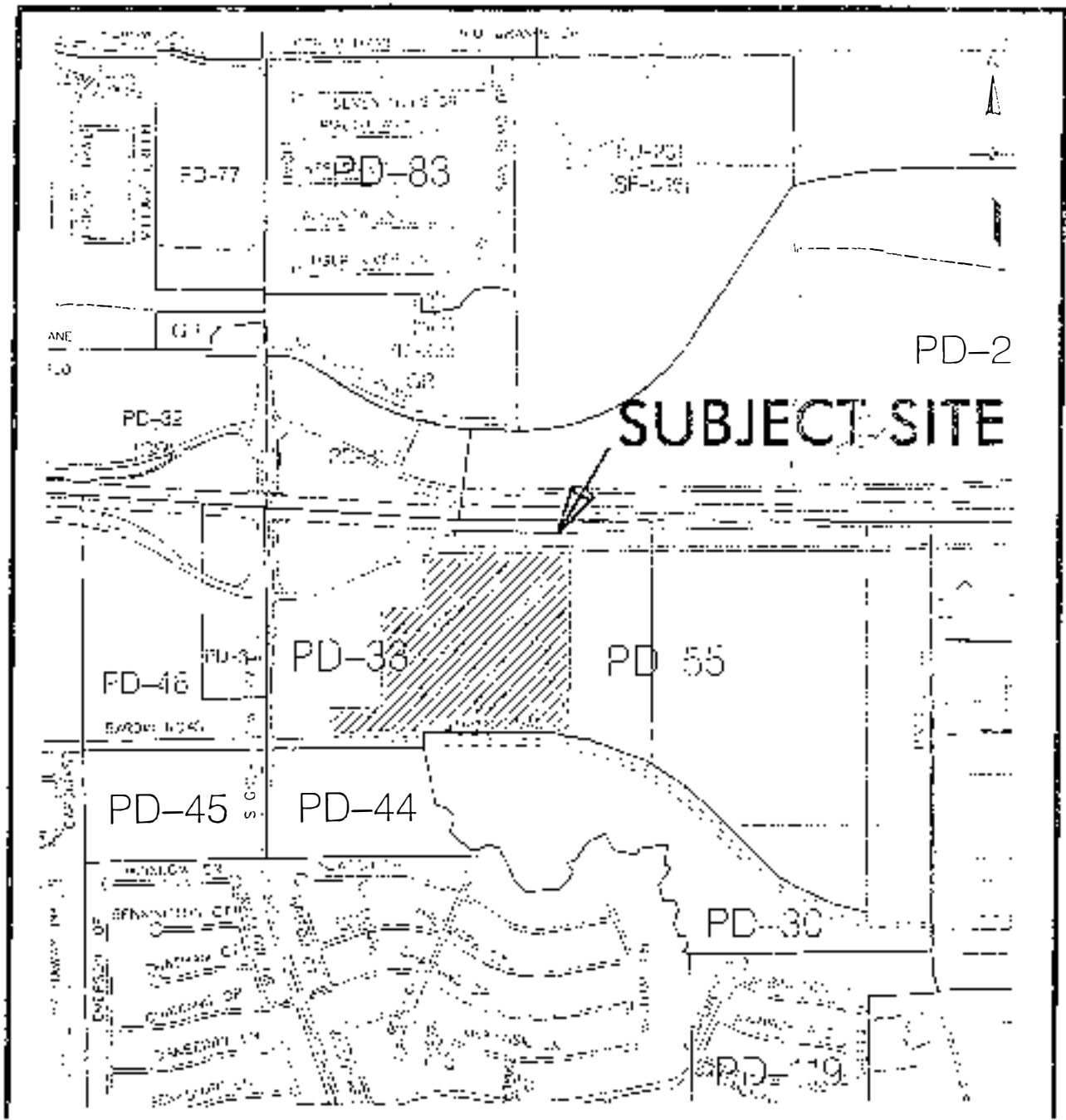
ATTEST:

  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

  
City Attorney

Zoning Case No. Z001103



**Location Map**  
 Shaded Area Indicates Property Under Review

**Z001103**

**Zoning Amendment**

Amend Maximum Height Standards for Planned Development No.s 33 and 55  
 South Side of Interstate 20, 1500 ft East of S. Great Southwest Parkway