

ORDINANCE NO. 6951
PLANNED DEVELOPMENT NO. 296
CASE NO. Z031101

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE A 52.608 ACRE TRACT OUT OF THE W. J. WHITING SURVEY, ABSTRACT NO. 1614, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM LIGHT INDUSTRIAL (LI) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR ALL USES PERMITTED IN THE LIGHT INDUSTRIAL (LI) DISTRICT AND SPECIFICALLY INCLUDING A FLEA MARKET AND ENTERTAINMENT USES, AND A SELF STORAGE FACILITY; 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 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 (the zoning area) from its classification as follows:

From Light Industrial (LI) District to a Planned Development District for all Uses Permitted in the Light Industrial (LI) District and Specifically Including a Flea Market and Entertainment Uses, and a Self Storage Facility, and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 10, 2003 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property (the zoning area) be rezoned from its classification as follows:

From Light Industrial (LI) District to a Planned Development District for all Uses Permitted in the Light Industrial (LI) District and Specifically Including a Flea Market and Entertainment Uses, and a Self Storage Facility, 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 November 18, 2003 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 Morning News addition of the Dallas Morning News, Dallas, 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 from Light Industrial (LI) District to a Planned Development District for all Uses Permitted in the Light Industrial (LI) District and Specifically Including a Flea Market and Entertainment Uses, and a Self Storage Facility, 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:

SECTION 1.

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 above described area all within the zoning area as described as shown on the attached Exhibit "A" incorporated herein by reference.

SECTION 2.

1. All development shall conform to the provisions contained in this ordinance for the Planned Development District. Standards not contained in this ordinance shall conform to those prescribed for the Light Industrial (LI) District and to all other relevant development standards established in the Unified Development Code (UDC).

SECTION 3.

That the following conditions are hereby established for that 6.53 acre tract of land identified as the "PHASE 1 SELF STORAGE FACILITY" on the attached Exhibit "B", "CONCEPT PLAN" incorporated herein by reference as part of this ordinance.

1. A planned development site plan must be filed that reflects conformance with all conditions contained in this ordinance.
2. Any changes to the approved planned development site plan must be resubmitted for review and approval.
3. Height of buildings not to exceed one-story or an average roof height of 30-feet.
4. Vertical articulation required for all building facades directly facing a dedicated public street.
 - a. No horizontal wall shall extend for a distance greater than three times the 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.

- b. Storage buildings directly fronting a public street shall be constructed with a sloped roof pitch not less than 5:12. Storage buildings that do not directly front a public street may be constructed with a flat roof that is sloped to facilitate drainage. Roof structures requiring a 5:12 roof pitch shall be constructed of either standing seam metal, roof tile, or 30-year or better composite shingles.
5. Door openings for all storage buildings shall not directly front or be directly visible from a public street. All perimeter building facades for storage units fronting and/or being visible from adjacent properties or a public street shall be constructed of a solid masonry material with a mortar bond finish.
6. Self storage use requires a minimum of six parking spaces if office use is present on site.
7. The storage unit complex shall be enclosed with a 6-foot high masonry fence with a mortar bond finish along the front lot line directly facing Mayfield Road. Side and rear lot lines may be enclosed with a 6-foot high wrought iron type fence and gate(s). A wrought iron type fence shall not be required along the side and rear lot lines however, at those locations where a storage building is constructed on the lot line. In such an instance, the masonry wall with a mortar bond finish of the storage building shall serve as the fence enclosure for the development.
8. All gates shall be equipped with an opticom device or similar device approved by the Fire Department to facilitate emergency access.
9. Storage of vehicles, recreational vehicles, boats or trailers shall be screened from view of all adjacent properties and rights-of-way. Said vehicles, recreational vehicles, boats or trailers may be protected from the elements with an unenclosed awning or roof, provided that such awning or roof is either not adjacent to the property line or, if located adjacent to a property line, shall be enclosed on its side(s) adjacent to said property line with a masonry wall with a mortar bond finish. Designated storage areas for vehicles, recreational vehicles, boats or trailers shall be located greater than 300-feet from the north right-of-way line of Mayfield Road.
10. Landscaping for the subject site shall be in conformance to those standards prescribed in Article 8 of the Unified Development Code.

SECTION 4.

That the following conditions are hereby established for that 46.51 acre tract of land identified as the "FUTURE PHASES FLEA MARKET" on the attached Exhibit "B", "CONCEPT PLAN" incorporated herein by reference as part of this ordinance.

1. Permitted uses include all uses allowed in the Light Industrial (LI) District along with a Flea Market as a primary use with the following associated uses:
 - Rodeo Arena
 - RV Park
 - On-site sale and consumption of alcoholic beverages (beer only)
 - Amusement rides
 - Game arcade
 - Entertainment uses

2. A planned development site plan must be filed that reflects conformance with all conditions contained in this ordinance.
3. Any changes to the approved planned development site plan must be resubmitted for review and approval.
4. Landscaping for the subject site shall be in conformance to those standards prescribed in Article 8 of the Unified Development Code.
5. The Master Thoroughfare Plan of the City of Grand Prairie reflects the extension of right-of-way alignments for Forum Drive and Red Hawk Drive that will affect the subject site. The dedication of right-of-way for Forum Drive and Red Hawk Drive will be required at a time when the subject site and adjoining property to the east and south is converted to a use other than a flea market, entertainment facility and self storage use.
5. No permanent structures (those with a reinforced concrete slab) may be built within the future right-of-way alignments for Forum Drive or Red Hawk Drive. Temporary exposition structures and kiosks shall be permitted within said right-of-way alignment locations.
6. Adequate restroom facilities with permanent plumbing shall be provided for the flea market use. Restroom facilities shall be clearly depicted on the required planned development site plan.

Section 5.

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.

Section 6.

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

Section 7.

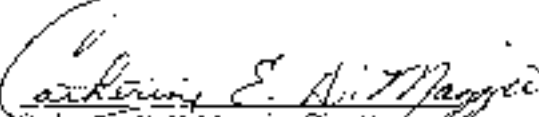
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 18th day of November, 2003.




Mayor, Grand Prairie, Texas

ATTEST:



Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

Exhibit "A"
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BEING 52.608 acre of land located in the WILLIAM J. WHITING SURVEY, Abstract No. 1614, Grand Prairie, Tarrant County, Texas, and being the same Tract of land conveyed to J. C. Pace, Ltd. by the deed recorded in Volume 12500, Page 2181 of the Deed Records of Tarrant County, Texas, and the Tract of land conveyed by J. C. Pace, Ltd. to Traders Village, Ltd. by the deed recorded in Volume 15734, Page 400 of the Deed Records of Tarrant County, Texas. Said 52.608 acre being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" Iron rod found, in the North right-of-way line of Mayfield Road, lying at the Southwest corner of the aforesaid Tract of land conveyed to Traders Village, Ltd.;

THENCE along the West boundary line of said Traders Village Tract, as follows:

1. N 01° 12' 33" W 418.18 feet, to a 1/2" Iron rod set;
2. N 01° 01' 43" W 726.71 feet, to a 1/2" Iron rod set;

THENCE N 00° 56' 51" W 434.74 feet, along the West boundary line of said Traders Village Tract, and the West boundary line of aforesaid J.C. Pace, Ltd. Tract, being the East boundary line of 360 Place, an addition to the City of Grand Prairie, Tarrant County, Texas according to the plat recorded in Volume 388-200, Page 35 of the Plat Records of Tarrant County, Texas, to a 2" Iron pipe found, at the Northeast corner of said 360 Place;

THENCE N 01° 00' 20" W 659.87 feet, continuing along the West boundary line of said J.C. Pace, Ltd. Tract, being the East boundary line of Site D & E, Hawco Business Park, Section One, an addition to the City of Grand Prairie, Tarrant County, Texas according to the plat recorded in Volume 398-171, Page 31 of the Plat Records of Tarrant County, Texas, to a 1/2" Iron rod found, at the Northeast corner of said Site E, Hawco Business Park;

THENCE N 00° 55' 33" W 374.03 feet, continuing along the West boundary line of said J.C. Pace, Ltd. Tract, being the East boundary line of Lot 2, Block 1, 380 Commerce Center, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 4797 of the Plat Records of Tarrant County, Texas, to a 1/2" Iron rod found, at the Northwest corner of said J.C. Pace, Ltd. Tract;

THENCE N 89° 38' 27" E 1003.06 feet, to a point at the Northeast corner of said J. C. Pace, Ltd. Tract;

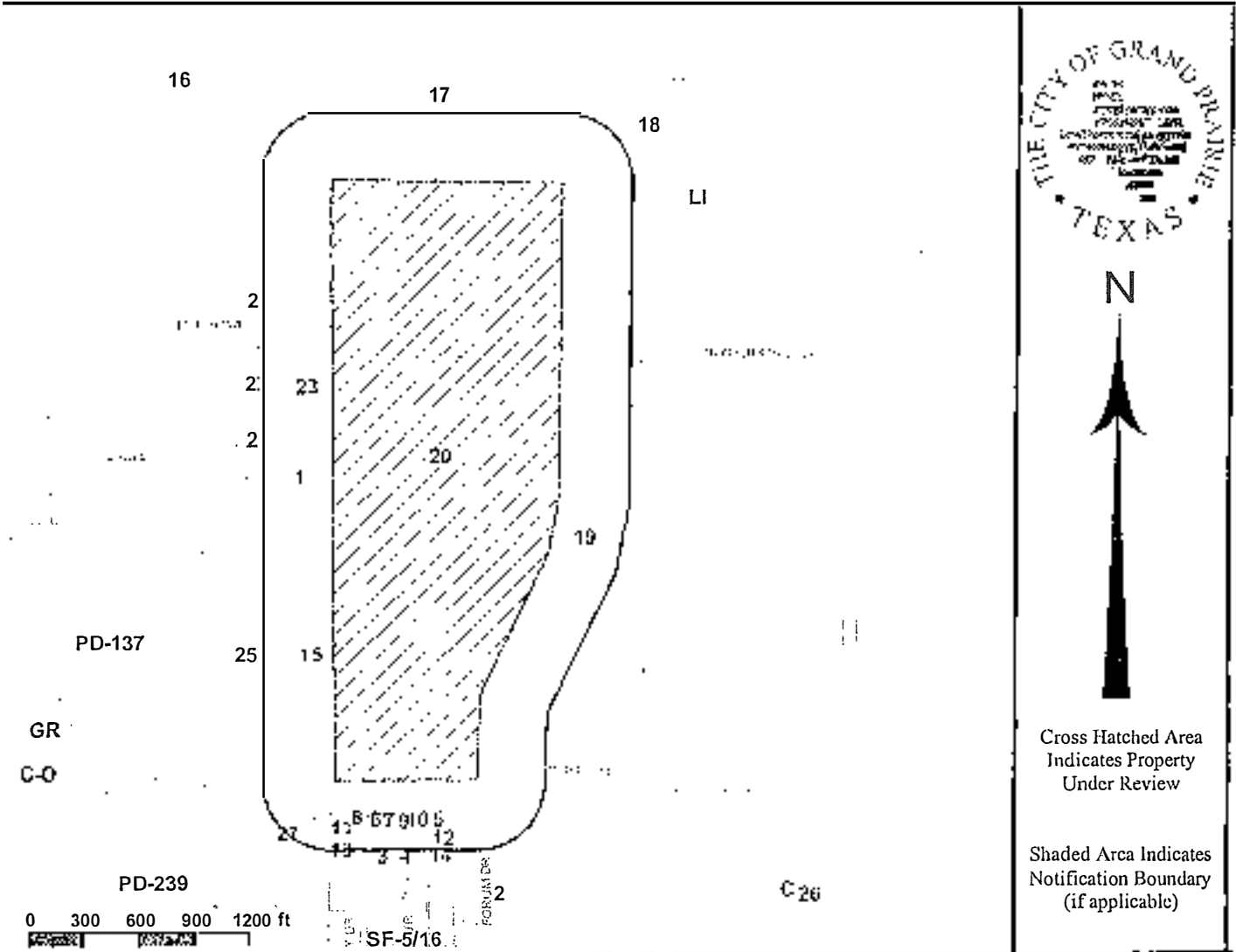
THENCE along the East boundary line of said J. C. Pace, Ltd. Tract, as follows:

1. S 00° 34' 53" E 1236.88 feet, to a point at the beginning of a curve to the right;
2. SOUTHWESTERLY 486.04 feet, along said curve to the right having a radius of 950.00 feet, a central angle of 29° 18' 50", and a chord bearing S 14° 04' 32" W 480.76 feet, to a point;
3. S 28° 43' 57" W 311.71 feet, to a point at the beginning of a curve to the left;
4. SOUTHWESTERLY 429.38 feet, along said curve to the left having a radius of 850.00 feet, a central angle of 28° 56' 35", and a chord bearing S 14° 17' 39" W 424.83 feet, to a point;
5. S 00° 10' 38" E 208.44 feet, to a 1/2" Iron rod set, in the North right-of-way line of aforesaid Mayfield Road;

THENCE along the North right-of-way line of said Mayfield Road, as follows:

1. S 89° 33' 42" W 99.05 feet, to a 1/2" Iron rod set;
2. S 83° 46' 52" W 198.27 feet, to a 1/2" Iron rod set;
3. S 89° 57' 51" W 300.75 feet, to THE PLACE OF BEGINNING, containing 52.608 acre of land.

Exhibit "A"
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CASE NUMBER : Z031101
ZONING REQUEST – TRADERS VILLAGE

CURRENT ZONING: LI

PROPOSED USE:

A request for approval of a zoning change from Light Industrial (LI) District to a Planned Development District for Uses Permitted in a Light Industrial (LI) District and Specifically Including a Flea Market and Entertainment Uses, and a Self Storage Facility.

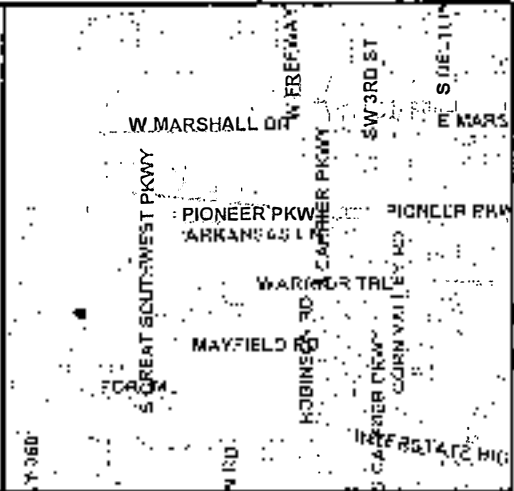
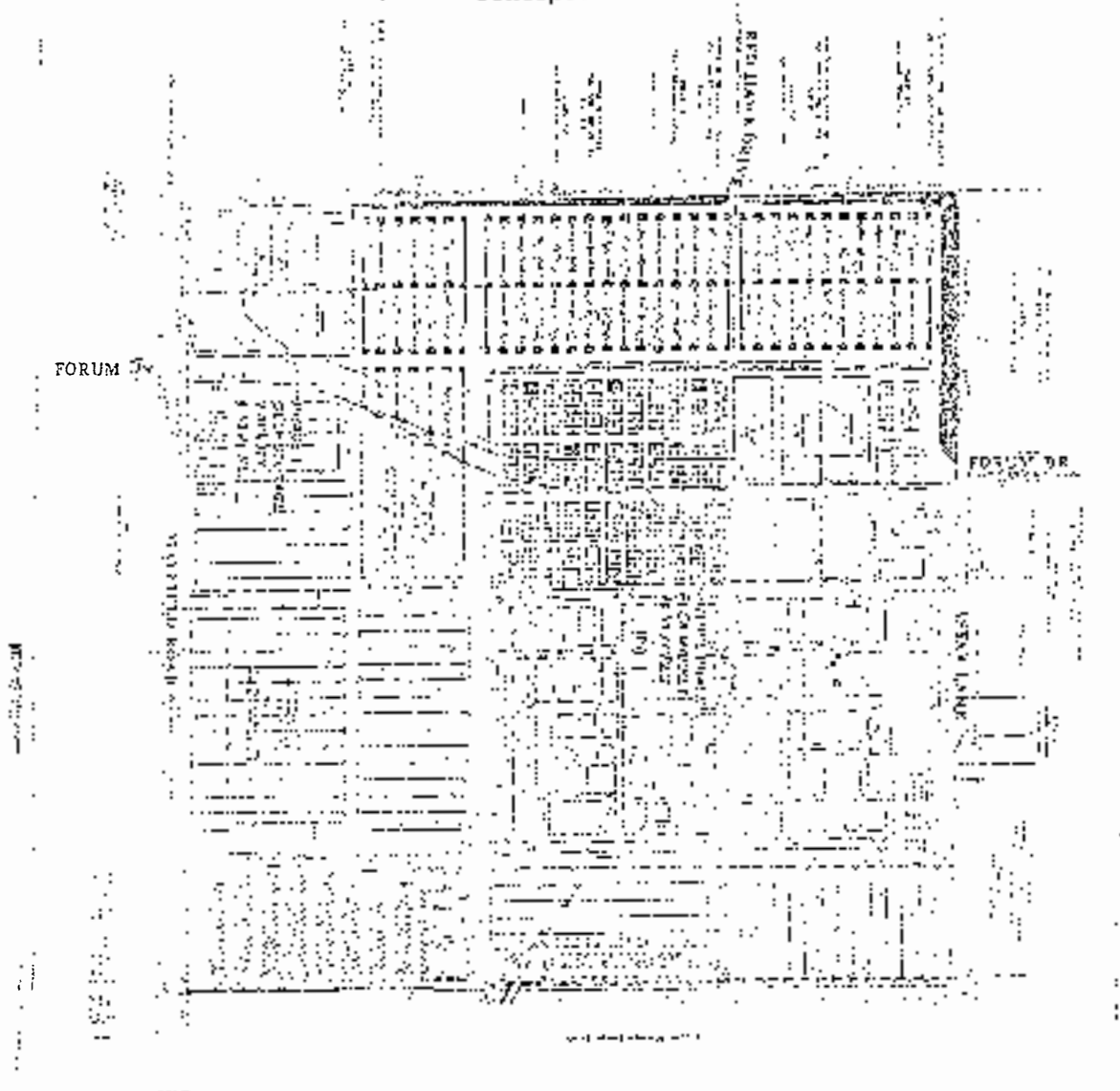


Exhibit "B" Concept Plan



TRADERS VILLAGE
 1401 WESTFIELD ROAD
 GRAND PRAIRIE, TEXAS 75050
 972-440-1111
 WWW.TRADERSVILLAGE.COM

