

ORDINANCE NO. 6957
PLANNED DEVELOPMENT NO. 297
CASE NO. Z031103

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 17.808 ACRE TRACT OF LAND (THE ZONING AREA) OUT OF THE B.B.B. & C.R.R. CO. SURVEY, DALLAS COUNTY ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, TEXAS, BEING SITUATED WITHIN THE LAKERIDGE PARKWAY OVERLAY DISTRICT ESTABLISHED BY ORDINANCE NUMBER 6838, GENERALLY LOCATED EAST OF LAKE RIDGE PARKWAY AND SOUTH OF HANGAR LOWE ROAD, **FROM "A" AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT FOR A MIXED USE COMPLEX FOR COMMERCIAL AND MULTI-FAMILY USES**; SAID ZONING MAP AND ORDINANCE BEING 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 (the Zoning Area) 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 **"A" Agriculture District to a Planned Development for a Mixed Use Complex for Commercial and Multi-Family Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 24, 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 Zoning Area 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 the hereinafter described property (the Zoning Area) be rezoned from its classification of **"A" Agriculture District to a Planned Development for a Mixed Use Complex for Commercial and Multi-Family 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 6:30 o'clock P.M. on December 16, 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 edition of the Dallas Morning 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 (the Zoning Area), 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 of **"A" Agriculture District** 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 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 described area from its classification of **"A" Agriculture District to a Planned Development for a Mixed Use Complex for Commercial and Multi-Family Uses** within the Zoning Area as described by metes and bounds and as shown on the attached Exhibit "A" incorporated herein by reference.

II.

Purpose and Intent

The intent of this planned development zoning ordinance is to create a mixed use development that encourages and supports higher standards usually found in a master planned community. The location and design of building areas shall conform to those depicted on the conceptual site plan dated 11-13-03, and building elevations dated 11-14-03, all attached as Exhibit "B" incorporated herein by reference.

III.

Development Standards

A. General

1. Development shall take place in accordance with the use and development standards established for the "C-1" Commercial One zoning district in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below. Site Plan approval will be required for all development within the planned development district. All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements. Site and building design will be subject to all applicable requirements prescribed in the Lakeridge Parkway Overlay District (Ordinance 6838) except as otherwise listed below.
2. Where residential and nonresidential uses are included in the development of the planned development district, the residential use shall not be developed as a free standing, detached use. Both residential and nonresidential uses shall be integrated into the same structure where such mixed uses are proposed. The planned development district shall be developed under a unified design and development scheme reflecting an integrated mixed use development pattern. The ratio of mixed to non-mixed use structures for the proposed planned development district shall be determined at the time of planned development site plan approval.
3. The following uses shall be prohibited.
 - Auto Wrecker Service/Service Station
 - Commercial Parking Lot (Cars)
 - Tire Sales (Indoors) adjacent to residential zoning district
 - Auto Glass (repair/tint)
 - Auto Repair
 - Car Wash (self-service)
 - Plant Nursery (outside storage)
 - Auto Dealer (new/used)
 - Boat Dealer (new/used)
 - Recreational Vehicle Sales
 - Motorcycle Dealer
 - Used Merchandise (furniture/pawn shop/runnimage)
 - Bait and/or Tackle Shop
 - Regional trucking and logistical distribution facility

B. Density and Dimensional Requirements for Mixed Use Residential Structures (Table 1)

- Density and dimensional requirements for mixed use residential structures within the planned development district shall conform to standards prescribed in Table 1 below. Any density and dimensional requirement not specified in Table 1, either for mixed use residential structures or any other type of structure, shall conform to those applicable requirements prescribed by the Lakeridge Parkway Overlay District (Ordinance 6838), and the Unified Development Code.

Maximum Residential Density per Net Acre	Minimum Living Area SF per Unit	Design Standards			Min Yard Setbacks (in feet)					Maximum Height
		Material content %	Roof Pitch	Parking Provided	Front	Rear	Internal Side	Side on Street	Side on Arterial	
33	850	40% Masonry 25% Glass 35% Stucco	4:12	2 spaces per living unit	30	30	25	30	30	160-feet

B. Building Areas (Table 2.)

- Building area requirements for the planned development district shall conform to standards prescribed in Table 2 below. Any building area requirement not specified in Table 2 shall conform to those applicable requirements prescribed by the Lakeridge Parkway Overlay District (Ordinance 6838), and the Unified Development Code.

	Pad Sites	Building 1	Building 2	Building 3	Total
Commercial Space	28,000 sf	24,000 sf	24,000 sf	24,000 sf	100,000 sf
Residential Lofts		204,000 sf	204,000 sf	204,000 sf	612,000 sf
					712,000 sf

IV.

Creation of, or Annexation into, a Public Improvement District

A public improvement district (“PID”) shall be established to enforce the restrictions contained herein at the expense of the property owner. The PID shall also maintain the fencing, irrigation, and other common areas within the zoning area located within public rights-of-way. The zoning area may be annexed into a pre-existing PID to satisfy this provision.

V.

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

VI.

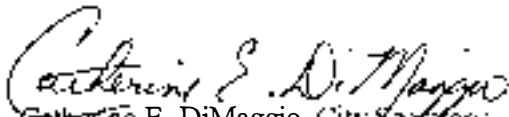
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this ~~the~~ 16th day of December 2003.



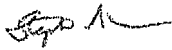
Mayor, Grand Prairie, Texas

ATTEST:



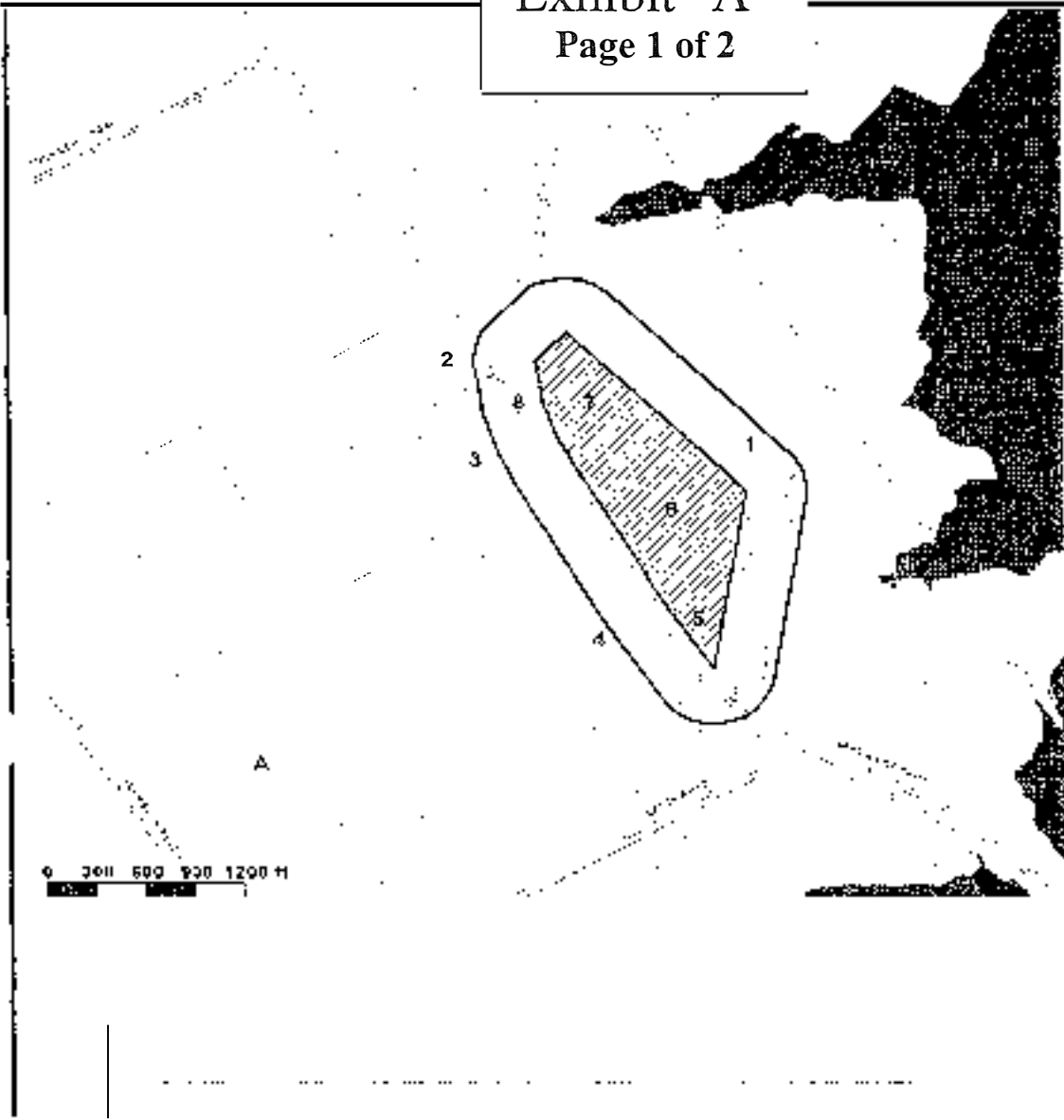
Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

Exhibit "A"
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The seal of the City of Grand Prairie, Texas, is at the top. Below it is a north arrow pointing upwards.

Cross Hatched Area
Indicates
Property
Under Review

Shaded Area
Indicates
Notification
Boundary
(if applicable)

CASE NUMBER : Z031103
ZONING REQUEST - BLUE PRAIRIE
CURRENT ZONING: A
PROPOSED USE:
 A request for approval of a zoning change from Agriculture (A) to a planned development (PD) for mixed uses.

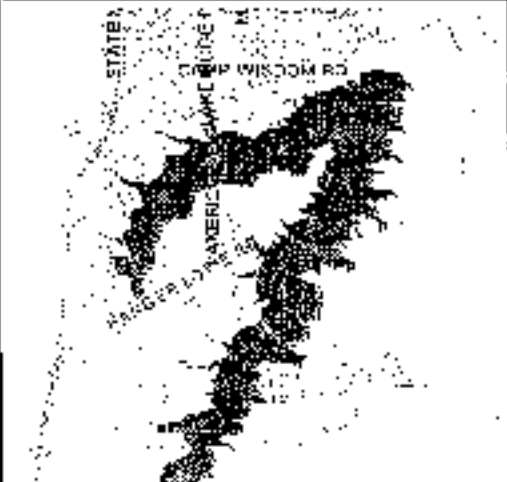


Exhibit "A"

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STATE OF TEXAS

COUNTY OF DALLAS:

WHEREAS, Joe Pool Partnership Fund, LTD. and Lake View Development Partnership L.P., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the B.B.B. & C. Railroad Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, according to the Deed Recorded in Volume 86216, Page 6965, and Volume 93016, Page 2556; of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEING a 17.808 acres tract of land in the B.B.B. & C. R.R. Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, and being a part of that certain 130.36 acre tract of land conveyed to Henry S. Miller, Trustee by Deed Recorded in Volume 74089, Page 1460, of the Deed Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a broken concrete monument in the east right-of-way line of the Old Mansfield Road relocation at the intersection of the most northerly south boundary line of the tract of land conveyed to the United States of America by Deed Recorded in Volume 83071, Page 5038, of the Deed Records of Dallas County, Texas.

THENCE North 49 degrees 11 minutes 30 seconds East 189.48 feet departing said right-of-way line and running along the common line between said United States of America Tract and said Henry S. Miller, Trustee, Tract to a concrete monument marked # 323-4;

THENCE continuing along the common line between said United States of America Tract and said Henry S. Miller, Trustee, Tract as follows:

- 1.) South 43 degrees 37 minutes 42 seconds East 1,236.53 feet to a concrete monument marked # 323-5;
- 2.) South 11 degrees 23 minutes 42 seconds West 946.43 feet to a 1/2" iron rod in the East right-of-way line of the Old Mansfield Road relocation also being the East boundary line of the aforesaid 5.84 acre tract of land conveyed to United States of America by the Deed Recorded in Volume 83071, Page 5033 of the Deed Records of Dallas County, Texas;

THENCE along the East right-of-way line of said Old Mansfield Road relocation as follows;

- 1.) North 54 degrees 27 minutes 04 seconds West 32.21 feet to a 1/2" iron rod in a curve to the right;
- 2.) Northwesterly 227.78 feet along said curve to the right having a radius of 1,849.86 feet, a central angle of 07 degrees 03 minutes 18 seconds and a chord bearing North 32 degrees 12 minutes 47 seconds West 227.64 feet to a 1/2" iron rod at the end of said curve;
- 3.) North 28 degrees 41 minutes 08 seconds West 1,032.20 feet to a 3/4" iron rod at the Beginning of a Nontangent curve to the right;
- 4.) Northwesterly 610.62 feet along said curve to the right having a radius of 1,372.40 feet, a central angle of 25 degrees 29 minutes 33 seconds and a chord bearing North 15 degrees 57 minutes 55 seconds West 605.60 feet to the PLACE OF BEGINNING, Containing approximately 17.808 acres of land.

Exhibit "B"

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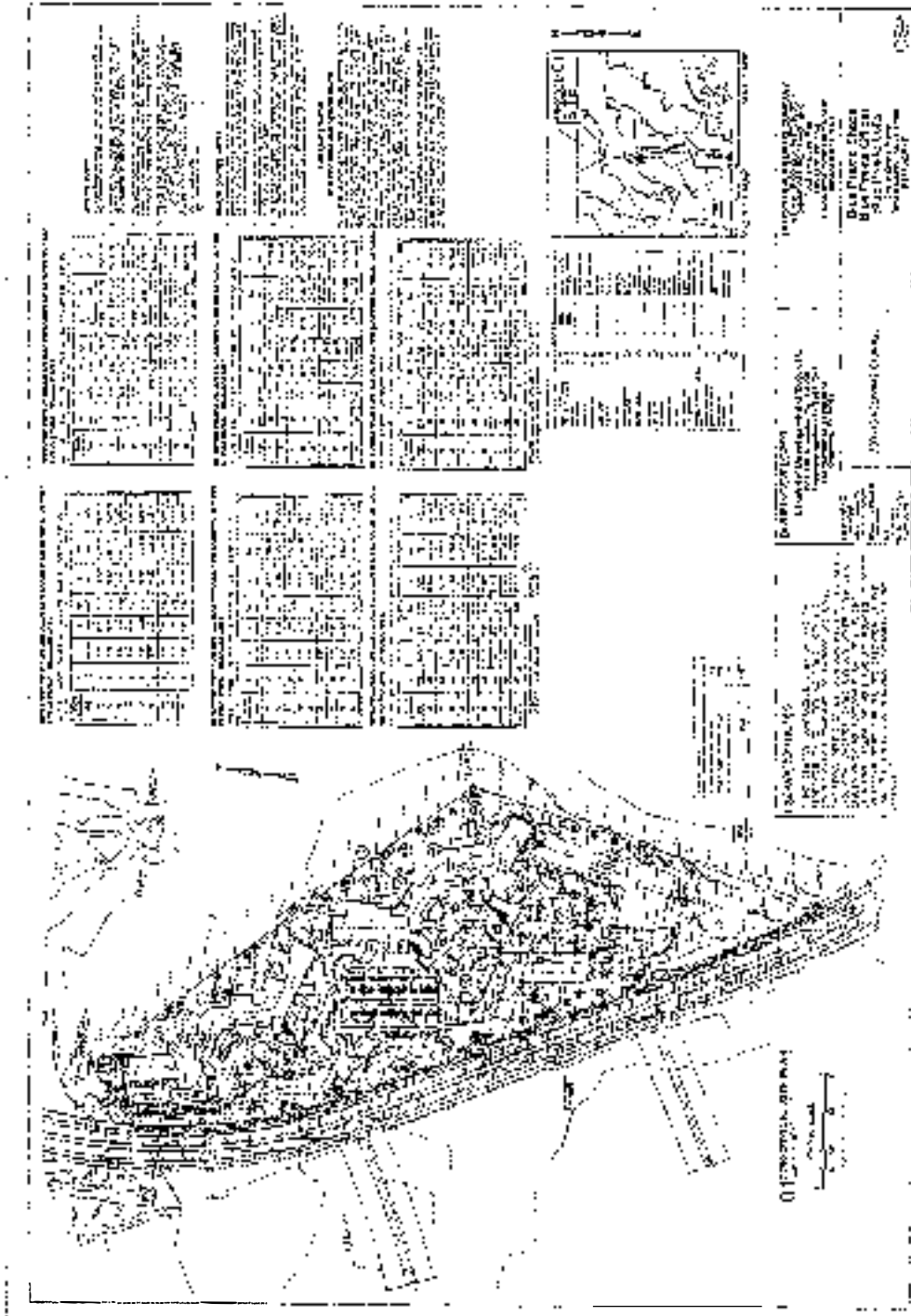


Exhibit "B"
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