

ORDINANCE NO. 7152
PLANNED DEVELOPMENT NO. 297-A
CASE NO. Z031103 & Z041202

AN ORDINANCE AMENDING THE ZONING MAP TO AMEND PLANNED DEVELOPMENT ORDINANCE NO. 6957 ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 297, BEING 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, TO AMEND PLANNED DEVELOPMENT NO. 297 FOR A MIXED USE COMPLEX FOR COMMERCIAL AND MULTI-FAMILY USES FOR THE PURPOSE OF ESTABLISHING A MAXIMUM BUILDING HEIGHT OF 200 FEET; 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 **Amend Planned Development No. 297 for a Mixed Use Complex for Commercial and Multi-Family Uses for the Purpose of Establishing a Maximum Building Height of 200 Feet**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 13, 2004 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that **Ordinance No. 6957 establishing Planned Development No. 297** for the hereinafter described property (the Zoning Area) be amended; 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 January 4, 2005 to consider the advisability of amending **Ordinance No. 6957 establishing Planned Development No. 297** 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 Fort Worth Star Telegram, Fort Worth, 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 (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 **Planned Development No. 297 for a Mixed Use Complex for Commercial and Multi-Family Uses** and, by reason of changed conditions, does consider and find that this amendment 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 amend **Planned Development No. 297 for a Mixed Use Complex for Commercial and Multi-Family Uses for the Purpose of Establishing a Maximum Building Height of 200 Feet** 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/rummage)
 - 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	200-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.

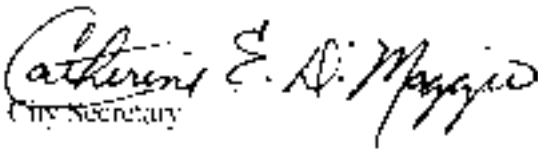
That this Ordinance shall be in full force and effect from and after its passage and approval.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 4TH DAY OF JANUARY 2005.


Mayor, Grand Prairie, Texas

ATTEST:

APPROVED AS TO FORM:

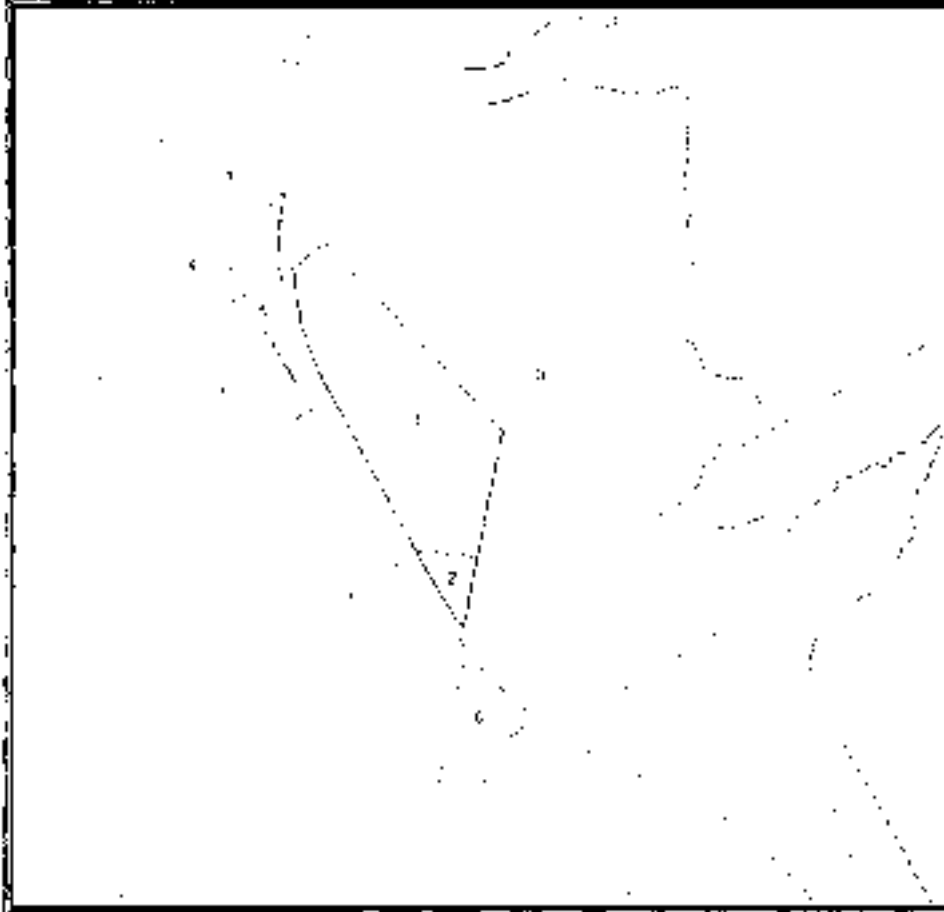

City Secretary



City Attorney

Zoning Case No. Z031103 & Z041202

PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area
Indicates Property
Under Review

Shaded Area Indicates
Notification Boundary
(if applicable)

CASE NUMBER: Z041202
ZONING REQUEST
BLUE PRAIRIE

CURRENT ZONING: PD-297

REQUEST:

Request for approval of an amendment to
Planned Development-297 (PD-297) for a mixed
use residential and commercial development.

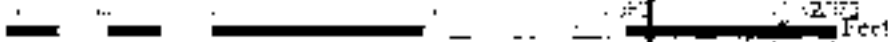


Exhibit "A"

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ORDINANCE NO. 7152

STATE OF TEXAS:

COUNTY OF DALLAS:

WHEREAS, Joe Poe 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. & O Railroad Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, according to the Deed Recorded in Volume 26218, Page 6065, and Volume 93316, 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. & O R.R. Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, and being a part of that certain 13039 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 proven concrete monument in the east right-of-way line of the Old Mansfield Road relocation at the intersection of the most northern south boundary line of the tract of land conveyed to the United States of America by Deed Recorded in Volume 83071, Page 6034 of the Deed Records of Dallas County, Texas.

THENCE North 49 degrees 11 minutes 30 seconds East 189.45 feet described 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 31 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 6.84 acre tract of land conveyed to United States of America by the Deed Recorded in Volume 83071, Page 6033 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 14 degrees 27 minutes 04 seconds West 32.21 feet to a 1/2" iron rod in a curve to the right;

2) Northwestery 227.75 feet along said curve to the right having a radius of 1649.86 feet, a central angle of 07 degrees 03 minutes 18 seconds and a chord bearing North 10 degrees 17 minutes 47 seconds West 227.54 feet to a 1/2" iron rod at the end of said curve;

3) North 29 degrees 41 minutes 04 seconds West 1,032.20 feet to a 1/4" iron rod at the beginning of a horizontal curve to the right;

4) Northwestery 610.62 feet along said curve to the right having a radius of 1,312.40 feet, a central angle of 35 degrees 28 minutes 33 seconds and a chord bearing North 15 degrees 37 minutes 01 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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Vertical text on the right side of the drawing area, likely containing project details or specifications.

NUMBER
DRAWING
D7
11/14/2003