

**ORDINANCE NO. 7026**  
**PLANNED DEVELOPMENT NO. 303**  
**CASE NO. Z040101**

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE 1.363 ACRES, OUT OF THE W. H. BEEMAN SURVEY; ABSTRACT NO. 126, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, **FROM SINGLE-FAMILY ONE (SF-1) TO A PLANNED DEVELOPMENT FOR COMMERCIAL (C) 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 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 from its classification of **Single-Family One (SF-1) to a Planned Development for Commercial (C) uses**; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on April 12, 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 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 8 to 0 recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Single-Family One (SF-1) to a Planned Development for Commercial (C) 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 April 20, 2004 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 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, 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 **Single-Family One (SF-1)**; 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 **Single-Family One (SF-1)** to a **Planned Development for Commercial (C)** uses;

Description of Land:

BEING 1.363 ACRES OUT OF THE W. H. BEEMAN SURVEY, ABSTRACT NO. 126, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ALSO BEING SITUATED AT THE SOUTHEAST CORNER OF INTERSTATE HIGHWAY 20 AND MATTHEW ROAD AS DEPICTED ON THE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE.

**II.**

**Purpose and Intent**

- A. The intent of this zoning ordinance is to create a development framework that encourages and supports standards for the **Commercial (C)** district in conformance with the development guidelines prescribed by the IH-20 Corridor Overlay District established by Ordinance No. 6811.

III.

Land Use

A. Permitted land uses shall be those prescribed by the IH-20 Corridor Overlay District (Ordinance 6811) with the following uses to be prohibited.

- |                                                         |                                      |
|---------------------------------------------------------|--------------------------------------|
| Parole-probation office                                 | Apartell Inns (extended stay)        |
| Bait and tackle shop                                    | Self service car wash                |
| Bingo parlor                                            | Palm reader                          |
| Mini storage facility                                   | Auto Wrecker Service                 |
| Used Auto Dealer (as stand alone use)                   | Boat Dealer (new/used) Recreational  |
| Vehicle Sales Motorcycle Dealer                         | Construction contractor storage yard |
| Used Merchandise (furniture/pawn shop/rummage)          |                                      |
| Regional trucking and logistical distribution facility. |                                      |

IV.

Conditions:

A. The adaptive reuse of existing residential structures for non-residential uses shall be prohibited.

B. Planned Development 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. Site plan submittals shall also include all building elevations showing area and percentage tabulations for all exterior wall materials and articulation features proposed for each wall elevation as prescribed by the IH-20 Corridor Overlay District (Ordinance 6811), a dimensional controlled site plan drawing, conceptual landscape plan, and a development phasing plan. 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.

C. Buffering and Screening

A landscaped buffer shall be located on the site of a commercial use along all property lines adjacent to an existing or proposed residential development, subject to the following standards:

1. **For commercial development, except for churches and/or schools, located across the street from existing or proposed residential development:** the landscaped setback shall consist of a minimum 20-foot landscaped buffer facing the street, including a continuous berm with a minimum height of three feet. Under story plants and vines of a species and size included in Article 8 of

the City's Unified Development Code shall be provided in order to achieve a continuous dense six-foot high screen. Native shade trees, a minimum of three-inch caliper of an evergreen species included in Article 8 of the City's Unified Development Code approved tree list, shall be provided at a ratio of one tree per 500 square feet of buffer area. Said landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8 of the City's Unified Development Code.

2. **For commercial development, except for churches and/or schools, ~~adjoining existing or proposed residential development~~**; a landscaped setback shall consist of a minimum 15-foot landscaped buffer located inside the required screening wall specified in Section 3.c. below. Native shade trees, a minimum of three-inch caliper in size and of an evergreen species included in Article 8 of the City's Unified Development Code approved tree list, shall be provided every 15-foot on center. Said trees shall be capable of achieving a mature growth height of between 10 to 12 feet. Said landscaped setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8 of the City's Unified Development Code.
3. A masonry wall with a mortar bond finish, both exterior finishes being the same, shall be constructed along all property lines either across the street from, or adjoining, existing or proposed residential development. Walls facing a street right-of-way shall be offset at least five (5) feet for at least every one hundred sixty (100) linear feet of screening area length, or a curvilinear wall plan may be used. Such walls shall have no vehicular access points into or from an alley or residential street except for those access point required for emergency access. All walls shall be a minimum of six feet in height and shall terminate 30 feet from the nearest street right-of-way line that is perpendicular to the wall. Churches and/or schools shall be exempt from the requirements of this section.
4. Buffering and screening requirements may be modified by City Council action, after receiving a recommendation from the Planning and Zoning Commission, in conjunction with the processing and review of a Planned Development Site Plan.

#### D. Sign Regulations

1. Signage requirements of the IH-20 Corridor Overlay District (Ordinance 6811) and Article 9 of the Unified Development Code will apply to the subject property with the following exception:
  - a. Individual real estate signs, advertising the availability of non-residential property, that are erected on lots that directly adjoin or are situated across the street from a lot developed with residential

improvements, shall not exceed the following area and height specifications:

- i. Maximum sign area not to exceed 25 square feet.
- ii. Maximum sign height not to exceed 5 feet.

**V.**

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

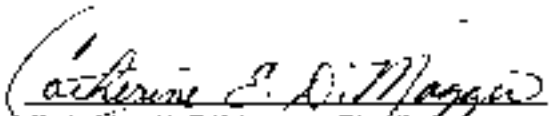
**VI.**

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 20<sup>th</sup> day of April, 2004.**

  
\_\_\_\_\_  
Mayer, Grand Prairie, Texas

ATTEST:

  
\_\_\_\_\_  
Catherine E. DiMaggio, City Secretary

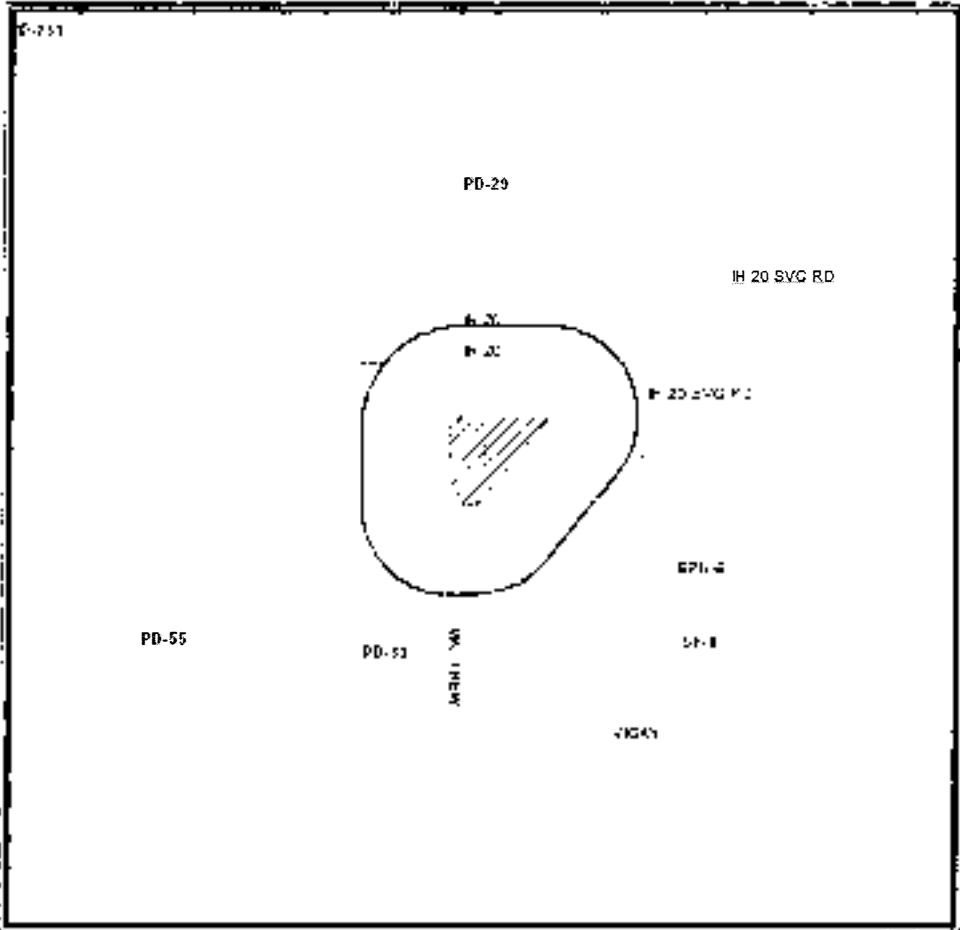
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z040101

**EXHIBIT "A"**

**PROPERTY OWNER NOTIFICATION / LOCATION MAP**



Cross Hatched Area Indicates Property Under Review  
 Shaded Area Indicates Notification Boundry (if applicable)

**CASE NUMBER: Z040101**

**Zoning Request**

1817 W. Interstate 20

**CURRENT ZONING: SF-1**

**REQUEST:**

A request for a Zoning Change of 1.363 acres from SF-1 to Comercial/Retail.

