

**AN ORDINANCE AMENDING THE ZONING MAP TO REZONE 18.388 ACRES, OUT OF THE WALTER FERRELL SURVEY, ABSTRACT NO. 537, AND IDENTIFIED AS THE NORTHEAST CORNER OF THE INTERSECTION OF RAGLAND ROAD AND STATE HIGHWAY 360, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM AGRICULTURE DISTRICT (A) TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR COMMERCIAL (C) USES; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE 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 **Agriculture to a Planned Development District (PD) for Commercial (C) Uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 12, 2005 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 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Agriculture to a Planned Development (PD) District 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 January 3, 2006 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 **Agriculture District (A)**; 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 **Agriculture to a Planned Development (PD) District for Commercial (C) Uses**;

Description of Land:

18.388 ACRES, OUT OF THE WALTER FERRELL SURVEY, ABSTRACT NO. 537, AND IDENTIFIED AS THE NORTHEAST CORNER OF THE INTERSECTION OF RAGLAND ROAD AND STATE HIGHWAY 360, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS AS DEPICTED ON THE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

II.

A. Site Plan Approval Required

1. Public Hearing Required - All non-residential development located within this district shall require a site plan approval from the Planning and Zoning Commission and the City Council at a public hearing. Completed submittals which conform to the requirements of the District may be approved as a consent agenda item. Alternative designs will be considered where a strict application of these standards may result in a physical hardship to the plans and design for site improvements.
2. Submittal Requirements -All site plan submittals shall conform to the requirements specified in Article 16 of the Unified Development Code. All building elevations submitted for site plan and building permit review shall include area and percentage tabulations for all exterior wall materials and articulation features proposed for each wall elevation.
3. Incomplete Submittals - 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.

B. Building Articulation Required

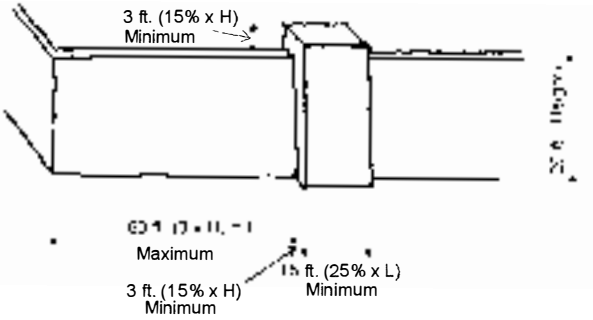
All facades of a building which are adjacent to and face a roadway, public park or residential district shall comply with the following standards:

1. Horizontal Articulation – No building façade shall extend for a distance greater than three times the mean elevation of the wall’s height without having an off-set of fifteen percent (15%) or more of the wall’s height. This off-set shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane.
2. Vertical Articulation – No horizontal wall shall extend for a distance greater than three times 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.

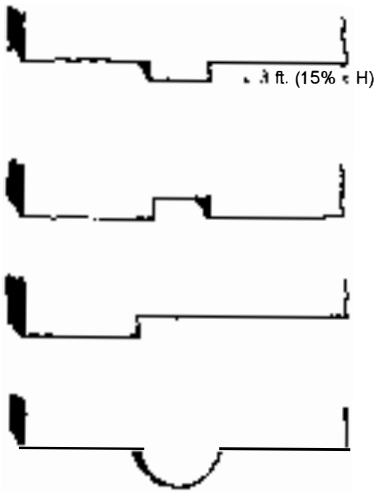
(Refer to Figures 5 and 6 on the following page for examples of Articulation Standards.)

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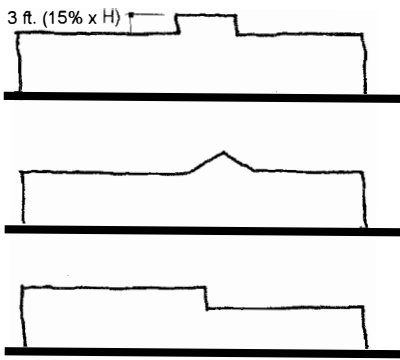
**Figure 5**  
**Articulation Standard Example**



**Possible Plans of Buildings:**



**Possible Elevations of Buildings:**



**Figure 6**

**Samples of Articulation Standard**



C. Exterior Building Material Requirements

1. Masonry Requirement - One hundred percent (100%) of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials indicated below.
  - a. Brick, stone, cast stone, rock, marble and granite.
  - b. Exterior Insulating Finishing System (EIFS). However, the use of EIFS shall not exceed 25% of the exterior walls of the building.
  - c. Architectural glass with less than twenty percent (20%) reflectance. However, only a maximum of twenty-five percent (25%) of a building façade may be constructed in architectural glass.
  - d. Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adomments to enhance the façade on at least ten percent (10%) of each façade.
2. Stone Requirement - In addition, a minimum of 10% of the front façade shall be finished in stone, Austin stone or similar stone materials in order to establish a local architectural theme for the area.
3. Accent Materials – In addition, the following accent materials may be allowed up to 10% of a façade, excluding all windows, doors, and glass construction materials:
  - a. Corrugated galvanized metal,
  - b. Glass block,
  - c. Tile, and
  - d. Concrete board, such as Hardy Plank or other similar material, properly installed.
4. Side and Rear Facades - Side and rear facades shall be finished in a similar color and texture as the main front façade of the building.

D. Architectural Features

1. Facades
  - a. In addition to the features described in Section A above, the facades of all primary commercial structures which face a street shall also include the following key architectural features:

- i. All primary structures shall be designed with distinguishable architectural elements, such as a distinct base, wall and cornice or top.
- ii. The use of arcades, covered walkways, architectural awnings, canopies or porticos is required along 25% of the primary façade and/or street facing facades.
- iii. Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that façade for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size. The Council may approve alternative treatments; however in no case shall there be less than 10% in windows and doors.

## 2. Roofs

- a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
  - i. Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height, and will include architectural detailing, cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
  - ii. Overhanging eaves, extending no less than three (3) feet past the supporting walls.
  - iii. Two or more roof slope planes.
  - iv. Sloping roofs that do not exceed the average height of the supporting walls, and that have an average slope of at least 8 in 12. Sloped roofs shall be finished with standing seam metal, corrugated metal, tile, or 30-year or better composite shingle.

## 3. Color

- a. All non-residential buildings shall comply with the standards in this section.
- b. Exterior colors shall be low reflectance, subtle, neutral or earth tone

colors.

- c. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors and glass construction materials.
- E. Sign Regulations - Signage requirements of Article 9 of the Unified Development Code will apply to the subject property with the following exception:
- a. Individual tenant pole signs shall not be permitted.
  - b. Multi-tenant pole signs shall not exceed 35 feet (above ground level).
- F. Landscaping Requirement - Landscape requirements of Article 8 of the Unified Development Code will apply to the subject property along with the following supplemental requirements.
- 1. Tree Preservation Incentives
    - a. The following credits shall be provided to the developer for each existing tree in excess of a 6-inch caliper width, as measured 4-feet and 6-inches (4'-6") above ground that is preserved and incorporated into the site plan design. This requirement applies to those species of trees listed in Exhibit 2 of Article 8, "Landscaping and Screening" of the Unified Development Code.
      - i. Parking requirement may be reduced by 6 paved parking spaces, including access drive paving that serve same spaces, for each tree preserved. Maximum parking reduction not to exceed 20% of total parking requirement; plus,
      - ii. Maximum height of multi-tenant sign, as defined in Section D.b. above at 35-feet, shall be increased two (2) feet for every tree preserved. Maximum sign height not to exceed 51-feet.
      - iii. Total tree preservation credits shall be granted to the developer in accumulative fashion for all trees preserved by above Section i and ii combined.
    - b. A Tree Protection Plan shall be required at the time of building permit

submittal and shall be approved by the Development Review Committee. Such plan shall include the following:

- i Identification of all existing trees to be preserved, including species type and size in caliper inches;
  - ii Provide note prohibiting the storage of building materials, equipment and vehicles under the drip-line of all existing trees to be preserved;
  - iii Indicate type of temporary fencing or barricade devices to be used to protect critical root zones (CRZ) of all existing trees to be preserved during the construction period. The CRZ shall be defined in accordance with Section 8.13.1 of Article 8, “Landscaping and Screening” of the Unified Development Code.
  - iv. Providing grading plan indicating both existing and new final grade elevation inside drip line of all existing trees to be preserved
- c. Replacement trees shall be required at a ratio (in caliper inches) of 1:1 for any tree designated for preservation on the Tree Protection Plan that is significantly damaged or destroyed during the construction period. Replacement trees shall be no less than 3-inches in caliper width.

2. Parking Lot Location and Screening Requirements

- a. All parking or drive areas shall be located a minimum of thirty (30) feet from right of way lines along public streets. The area inside the thirty (30) foot parking setback shall be credited towards the landscaping requirement prescribed by Article 8 of the Unified Development Code.
- b. All parking shall be screened from public rights-of-way and public park areas in accordance with Article 8, “Landscape and Screening” of the Unified Development Code, using a solid screen in the landscape strip. The screen shall be at least thirty six (36) inches in height, and be achieved through one of the following methods:
  - i. A berm;
  - ii. A planting screen (hedge);
  - iii. A wall, using masonry materials similar to those used in the main building façade; or



iv. A combination of the above.

3. Internal Parking Lot Landscaping Standards - Landscaped areas in a parking lot shall be provided in accordance with Article 8, "Landscape and Screening" of the Unified Development Code along with the following supplemental requirements.
  - a. Perimeter parking lot screening shall be offset at least six (6) feet for every sixty (60) linear feet of screening area length.

G. Service Area Screening and Fencing Requirements

1. Screening of Mechanical Equipment

- a. Properties that may be viewed from residential uses, streets or public park areas shall screen all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) from view at ground level on adjacent properties or public streets or parks.
- b. Roof-mounted mechanical equipment shall be shielded from view on four sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers that are painted to blend with the primary building.
- c. Screening shall result in the mechanical equipment blending in with the primary building, and not appearing separate from the building.
- d. Wall or ground-mounted equipment screening shall be constructed of:
  - i Planting screens; or
  - ii Brick, stone, reinforced concrete, or other similar masonry materials; or
  - iii Redwood, cedar, preservative pressure treated wood, or other similar materials; and
  - iv All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.
- v A combination of the above.

2. Screening of Outside Storage

- a. Outside storage shall be located on the side or rear of the primary building and shall be screened from public view on public streets.
- b. Outside storage shall be screened with a minimum seven (7) foot tall screen or a screen that is a minimum of one (1) foot above the top of the storage materials, whichever is taller. Screening shall be:
  - i. A masonry wall or other material that is similar to the primary structure
  - ii. A berm.
  - iii. A planting enclosure of large evergreen shrubs planted a maximum of four (4) feet apart that shall create a solid screen to a minimum height of seven (7) feet within two (2) years as determined by a registered landscape architect, certified nurseryman or master gardener, or as determined by the Director of Development Services.
  - iv. A combination of the above.

3. Screening of Garage Bays

- a. This section shall apply to all sites with garage bays in non-industrially zoned tracts within the district.
- b. Garage bay doors shall be located at the side or rear of buildings.
- c. Garage bay door areas shall be screened from adjacent properties, streets or public areas by a 36" high screen.
- d. Screening materials shall be comprised of:
  - i. A wall that has a similar finish to the primary structure, or
  - ii. A combination of trees and shrubs that will result in solid screening to the required height within two (2) years as determined by a registered landscape architect, certified nurseryman or master gardener.

4. Screening of Non-Residential Uses

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

- a. For nonresidential development, except for churches and/or schools, located across the street from existing or proposed residential uses: a 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 of a species included in Article 8 of the City's Unified Development Code shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper and of 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.
- b. For nonresidential development, except for churches and/or schools, adjoining existing or proposed residential uses: a landscaped setback shall consist of a minimum 15-foot landscaped buffer located inside the required screening wall specified in Section 4.c. below. Native shade trees, a minimum of three-inch caliper and of 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 of a species 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.
- c. 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 uses. 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, except that the first 20 feet in from the street line may be stepped down to a minimum height of four feet. Churches and/or schools shall be exempt from the requirements of this section.
- d. Waiver or modification of screening requirement. Written notification to all adjacent property owners shall be provided no less than ten days prior to the consideration of a site plan containing a modification or waiver of the non-residential screening requirements.

G. Lighting Standards

1. Screening of Light Fixtures

- a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so as to not be visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
- b. Historic or antique-style pedestrian light fixtures approved by the city are excluded from this standard.

2. Decorative Pedestrian Level Lighting

- a. To accent entry areas and to enhance pedestrian safety, decorative pedestrian level pole or façade mounted lighting fixtures shall be used at entrances to the building and along major internal pedestrian routes.

H. Utilities

- a. All utilities shall be placed below ground, except for major high voltage transmission lines.
- b. Major utility access structures, which must be located above ground, shall be place in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

I. Prohibited Land Uses

Truck, Heavy Equipment Sales	Transit Maintenance Facility
Auto Dealer Used	Truck/Heavy Equipment/RV Repair
Gravestone/Tombstone Sales	Alcoholic Beverage
Heavy Machinery Sales	Storage/Distribution
Indoor/Outdoor	Apparel/Piece Good/Notions
Mobile Home Dealer/Sales	Bottling Works
Used Auto Parts – No Salvage	Heavy Machinery Sales – Wholesale
Passenger Terminal	Reverse Vending Machine
Railroad Freight Depot	Fabrication & Assembly-
Transfer/Storage Terminal	Metal/Plastic

Machine Shop  
Printer/Newspaper, etc.  
Welding Shop  
Fairgrounds  
Motion Picture Theater-outdoor  
Stadium  
Palm Reader  
Tattoo/Piercing Salon  
Used Merchandise/Flea Market

**VI.**

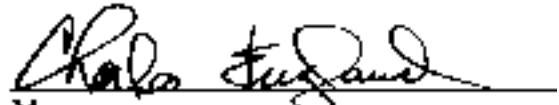
All ordinances or parts of ordinances in conflict herewith are specifically repealed.

**VII.**

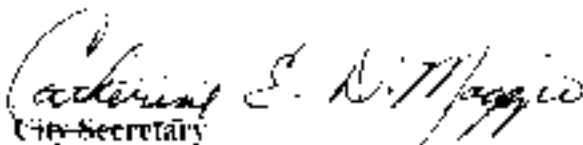
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE ON THIS THE 3<sup>RD</sup> DAY OF JANUARY, 2006.**

**APPROVED:**

  
Mayor

**ATTEST:**

  
City Secretary

**APPROVED AS TO FORM:**


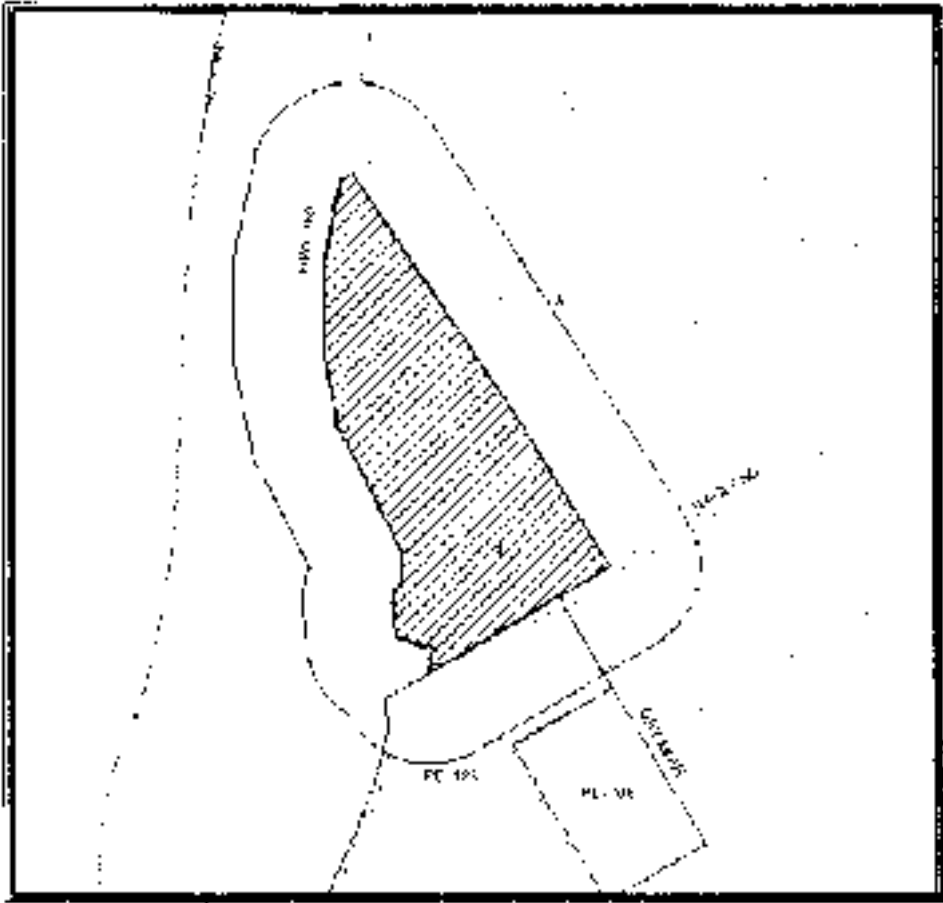
  
City Attorney

Exhibit "A"  
Page 1 of 3


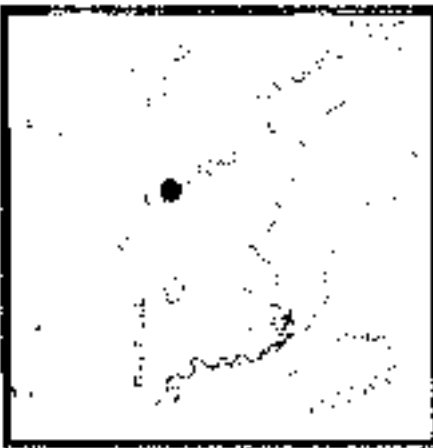
**PROPERTY OWNER NOTIFICATION / LOCATION MAP**



Legend:  
 - Hatched Area: Project Site  
 - Dashed Line: Township Boundary (Applicable)

**CASE NUMBER: Z051101**  
**ZONING REQUEST -**  
**NE CORNER RAGLAND @ HWY 360**  
**CURRENT ZONING: A**  
**REQUEST:**

A request for a plat of a 204 acre site for the NE corner of Rag and Road and State Highway 360

## Exhibit "A"

Page 2 of 3

skins a tract of land out of the Walter Ferrell Survey A-537, in Tarrant County, Texas, and being a part of a 57.048 acre tract of land conveyed to F. Anthony Barnes, Trustee, by deed dated January 3, 1984 and recorded in Volume 7708, Page 77E of the Deed Records of Tarrant County, Texas, which 19.564 acres of land is more particularly described as follows:

BEGINNING at an iron rod found at the Northeast corner of said Barnes tract;

THENCE S 34° 27' 10" E with a fence line along the East line of said Barnes tract, 1,562.69 feet to an iron pipe found in the North line of Hagland Road

THENCE S 60° 12' 12" W along the North line of Hagland Road 752.97 feet to a point in the East line of State Highway No. 360, according to the deed recorded in Volume 9085, Page 1523, Deed Records of Tarrant County, Texas;

THENCE in a Northwesterly direction continuing along the East line of State Highway No. 360 as follows:

N 1° 02' 48" W 43.60 feet.

N 63° 45' W 111.83 feet.

N 12° 20' W 57.91 feet;

N 6° 10' W 106.03 feet;

N 20° 11' W 100.14 feet;

N 31° 30' W 101.97 feet;

N 20° 12' W 76.35 feet to a point on a curve to the right whose center bears N 69° 48' 41" E 1,402.39 feet.

THENCE in a Northerly direction along the East line of said State Highway No. 360 with said curve to the right, same having a radius of 1,402.39 feet and a central angle of 22° 41' 25", a distance of 555.38 feet to a point on a curve to the right whose center bears S 87° 29' 53" E 5,489.58 feet.

THENCE in a Northerly direction along the East line of said Highway, with said curve to the right, same having a radius of 5,489.58 feet and a central angle of 6° 11' 21", a distance of 592.39 feet to a point in the North line of said Barnes tract;

THENCE N 60° 10' E with the North line of said Barnes tract, 42.53 feet to the Place of Beginning, containing 19.564 acres of land of which 0.176 acres are contained in a Drainage Easement, leaving 18.388 net acres of land, more or less.

Exhibit "A"  
Page 3 of 3

