

ORDINANCE NO. 9624-2013

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY, AND USE OF A CERTAIN PROPERTY TO GRANT A ZONING CHANGE FROM SINGLE FAMILY-ONE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR COMMERCIAL USES ON 5.59 ACRES OF LAND OUT OF THE STEPHEN B. MCCOMMAS SURVEY, ABSTRACT NO. 888, DALLAS COUNTY, GENERALLY LOCATED AT 1581 IH-20, 1591 IH-20, 4011 LAKE RIDGE PARKWAY, 4041 DOROTHY STREET, 4101 DOROTHY STREET, EAST OF LAKE RIDGE PARKWAY AND SOUTH OF IH-20 FRONTAGE ROAD; 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 amend the zoning designation of said property to obtain a **zoning change from Single Family-One (SF-1) District to a Planned Development for commercial uses;**

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 7, 2013, after written notice of such public hearing before the Planning and Zoning Commission on the proposed zoning change had been sent to owners of real property lying within 300 feet of the property on which the **zoning change from Single Family-One (SF-1) District to a Planned Development District for commercial uses**, 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;

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a **zoning change from Single Family-One (SF-1) District to a Planned Development District for commercial uses;**

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 October 15, 2013, 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 zoning change 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 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:

SECTION 1. Legal Description

THAT Ordinance Number 4779, being the Unified Development Code 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:

"THE UNIFIED DEVELOPMENT CODE 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..."

being passed and approved November 20, 1990, as amended, is hereby further amended so as to change the zoning district from its classification of **Single Family - One (SF-1) to a Planned Development District for commercial uses**, and described as shown on the approved zoning exhibit labeled as Exhibit 'A', which is incorporated herein by reference.

SECTION 2. Purpose and Intent

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of commercial uses in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

SECTION 3. Base Zoning

Any zoning, land use requirements and restrictions not contained in this Planned Development Ordinance shall conform to those requirements for the **Commercial (C) District**, as established and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive will prevail.

SECTION 4: Planned Development Standards

1. **Elevations** - Building design, style, form, and materials shall be in substantial conformance

with Exhibits 'A'. If strict application of Appendix F (Corridor Overlay District Standards) and Appendix S (I.H. 20 Overlay District) of the UDC requires four primary façades, one façade may be considered a secondary façade, provided the building design is consistent with the secondary façade depicted in Exhibit 'A' AND the façade has little or no visibility from the public right-of-way. The Director of the Planning and Development Department or their designee shall determine the secondary façade.

2. **Landscape** - Landscape shall be provided in substantial conformance with the approved landscape plan.

SECTION 5. THAT 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. THAT 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 15TH DAY OF OCTOBER, 2013.

APPROVED:



Ron Jensen, Mayor

ATTEST:



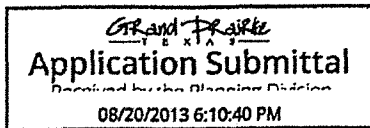
Catherine E. DiMaggio
City Secretary

APPROVED AS TO FORM:



City Attorney

**ORDINANCE NO. 9624-2013
PLANNED DEVELOPMENT NO. 342
CASE NO. Z131002**



QuikTrip Corporation
DALLAS/FORT WORTH MARKET
1120 N Industrial Boulevard
Euless, TX 76039
817-358-7680
FAX 817-858-0213

8/19/2013

RE: Letter of Intent

City of Grand Prairie
Attention: Jim Hinderaker
206 W. Church Street
Grand Prairie, TX 75053
Phone: (214) 237-8255

Dear City of Grand Prairie,

QuikTrip is acting on behalf of multiple property owners in rezoning 5.5869 acres located at the southeast corner of Lake Ridge Parkway and Interstate 20 as defined on "Exhibit A". All properties are currently zoned SF-1. QuikTrip is proposing to rezone the subject properties to a Planned Development District with Commercial District Regulations unless noted below. For the purpose of this letter, all lots are defined on "Exhibit B", Preliminary Plat.

1. Convenience store and/or gas use is only permitted on Lot 1/Block 1.
2. Multi-tenant sign, as depicted on "Exhibit C", is allowed on Lot 1/Block 1.
3. Minimum landscape yard requirement fronting Lake Ridge for Lot 2/Block 1, Lot 3/Block 1, and Lot 4/Block 1 is 20'.
4. Minimum landscape yard requirement fronting Interstate 20 on Lot 1/Block 1 is 15'.
5. For the purpose of this PD, no residential property is considered adjacent to and/or across from any property located in this PD.
6. The roof profile requirements outlined in I-20 Overlay Regulations do not apply in this PD.
7. The roof requirements for gasoline pump-station canopy requirements outlined in I-20 Overlay Regulations do not apply in this PD.

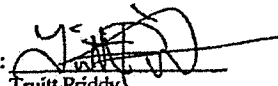
Concurrent with this zoning request, QuikTrip is proposing a 5,858 sq ft convenience store with 20 fueling positions on Lot 1/Block 1 of 2.1831 acres as defined on "Exhibit D". QuikTrip's plans for the subject property are reflected on "Exhibit E" (Site Plan), "Exhibit F" (Landscape Plan), "Exhibit G" (Building Elevation), "Exhibit H" (Canopy Elevation), and "Exhibit I" (Monument Sign).

Please see that all applicable hearings are scheduled for this zoning change request and site plan approval at your earliest convenience. Any questions may be directed to Truitt Priddy at 817-786-3186.

Sincerely,

QUIKTRIP CORPORATION

By:


Truitt Priddy
Real Estate Project Manager

"EXHIBIT A"

OVERALL TRACT

BEING a tract of land located in the City of Grand Prairie, Dallas County, Texas, part of the Stephen B. McCommas Survey, Abstract No. 888, being all of all of the remainder of a 1.5 acre tract of land described in deed to Bobby J. Schwartz (Trustee) as recorded in Volume 96086, Page 1593, Deed Records, Dallas County, Texas, all of a 0.617 acre remainder tract of land described in deed to Russell George Sommers and Gladys Sommers, Co-Trustees of the Sommers Family Revocable Living Trust recorded in Volume 2003166, Page 3318, Deed Records, Dallas County, Texas, all of the remainder of a 2.978 acre tract of land described in deed to Donald A. Walker as recorded in Volume 70117, Page 1414, Deed Records, Dallas County, Texas, all of a 0.997 acre tract of land described in deed to Star Horse Investments, LLC, as recorded in County Clerk's File No. 201300117195, Deed Records, Dallas County, Texas and all of the remainder of a 1.312 acre tract of land described in deed to Rickie L and Jackie A. Pallett as recorded in Volume 98057, Page 4537, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3" aluminum TXDOT monument found at the northeast corner of said 0.617 acre tract, being the southeast corner of a 0.4563 acre right-of-way tract conveyed to the State of Texas as recorded in Volume 2002125, Page 2595, Deed Records, Dallas County, Texas, being the northwest corner of the remainder of a 20.049 acre tract described in deed to Jerry L. Hannon, Trustee, as recorded in Volume 87199, Page 3886, Deed Records, Dallas County, Texas, being in the south right-of-way line of Interstate Highway 20, a variable with R.O.W;

THENCE, along the east line of 0.617 acre tract, the east line of said 2.978 acre tract and the west line of said 20.049 acre tract, said South 05 degrees 39 minutes 40 seconds West, a distance of 518.11 feet to a 5/8" inch iron rod found for the southeast corner of said 2.978 acre tract and the northeast corner of said 0.997 acre tract;

THENCE, continuing along the west line of said 20.049 acre tract and along the east line of said 0.997 acre tract South 05 degrees 44 minutes 46 seconds West, a distance of 165.95 feet to a 3/8" iron rod found for the southeast corner of said 0.997 acre tract, being the northeast corner of said 1.312 acre tract;

THENCE, continuing along the west line of said 20.049 acre tract and the east line of said 1.312 acre tract, South 05 degrees 30 minutes 18 seconds West, a distance of 165.83 feet to a 3/8" iron rod found for the southeast corner of said 1.312 acre tract and the northeast corner of a 0.3370 acre tract of land described in deed to Maher and Maha Bsiso as recorded in Volume 95052, Page 423 Deed Records, Dallas County, Texas;

THENCE, along the south line of said 1.312 acre tract and the north line of said 0.3370 acre tract, South 89 degrees 09 minutes 23 seconds West, a distance of 243.71 feet to a 5/8" iron rod with cap stamped "KSC" found in the east right-of-way line of Lake Ridge Parkway (variable width R.O.W.);

THENCE, along the east right-of-way line of Lake Ridge Parkway as follows:

North 03 degrees 04 minutes 43 seconds East, a distance of 160.32 feet to a 5/8" iron rod with cap stamped "KSC";

North 00 degrees 35 minutes 41 seconds West, a distance of 11.81 feet to a 5/8" iron rod with cap stamped "KSC", the beginning of a non-tangent curve to the left;

Along said curve to the left, through a central angle of 07 degrees 11 minutes 29 seconds, a radius of 1,262.03 feet, an arc length of 158.40 feet, a chord bearing of North 04 degrees 25 minutes 04 seconds West and a chord distance of 158.30 feet to a 5/8" iron rod found, the beginning of a non-tangent curve to the left;

Along said curve to the left, through a central angle of 00 degrees 39 minutes 44 seconds, a radius of 4,321.32 feet, an arc length of 49.95 feet, a chord bearing of North 10 degrees 11 minutes 28 seconds West and a chord distance of 49.95 feet to a 5/8" iron rod found;

THENCE, North 10 degrees 58 minutes 20 seconds West, a distance of 165.18 feet to a 5/8" iron rod found, the beginning of a non-tangent curve to the right;

Along said curve to the right, through a central angle of 06 degrees 54 minutes 09 seconds, a radius of 978.00 feet, an arc length of 117.82 feet, a chord bearing of North 07 degrees 18 minutes 12 seconds West and a chord distance of 117.75 feet, the beginning of a non-tangent curve to the right;

Along said curve to the right, through a central angle of 03 degrees 01 minutes 28 seconds, a radius of 978.00 feet an arc length of 51.62 feet, a chord bearing of North 02 degrees 20 minutes 24 seconds West and a chord distance of 51.62 feet;

North 01 degrees 02 minutes 00 seconds West, a distance of 38.43 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199" for the southwest end of a right-of-way corner clip at the intersection of the east right-of-line of Lake Ridge Parkway and the south right-of-way line of Interstate Highway 20 (a variable width R.O.W.);

THENCE, along said corner clip, North 44 degrees 28 minutes 11 seconds East, a distance of 42.38 feet to a 1/2" iron rod found for the northeast end of said corner clip;

THENCE, along the south right-of-way line of Interstate Highway 20 as follows:

South 89 degrees 37 minutes 34 seconds East, a distance of 30.32 feet to a 5/8" iron rod found;

North 87 degrees 21 minutes 46 seconds East, a distance of 50.28 feet to a 3" aluminum TXDOT monument found;

North 83 degrees 58 minutes 19 seconds East, a distance of 50.11 feet to a 3" aluminum TXDOT monument found;

North 80 degrees 20 minutes 38 seconds East, a distance of 45.99 feet to a 3" aluminum TXDOT monument found;

North 77 degrees 16 minutes 30 seconds East, a distance of 4.57 feet to a 3" aluminum TXDOT monument found;

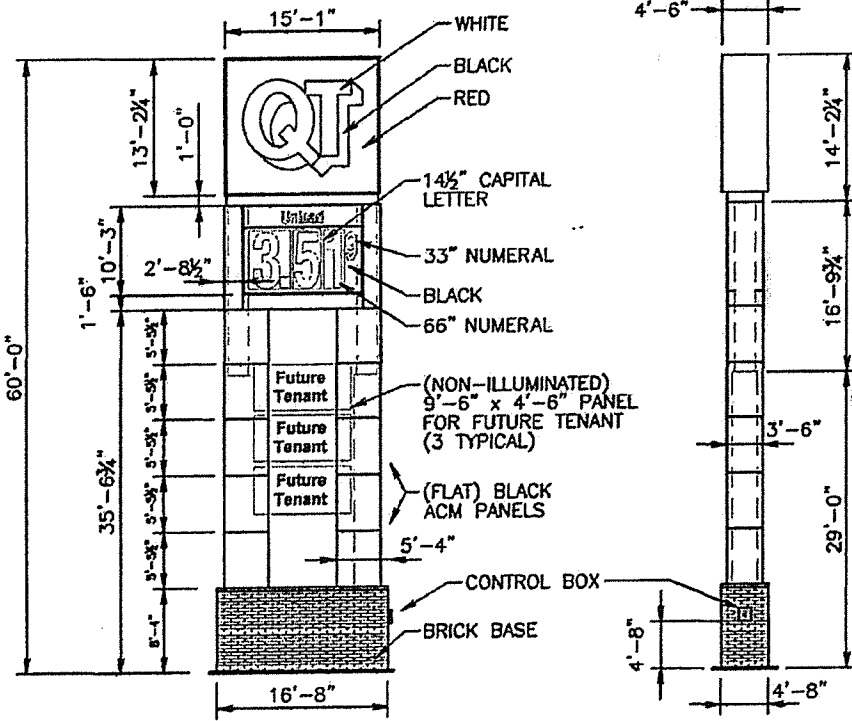
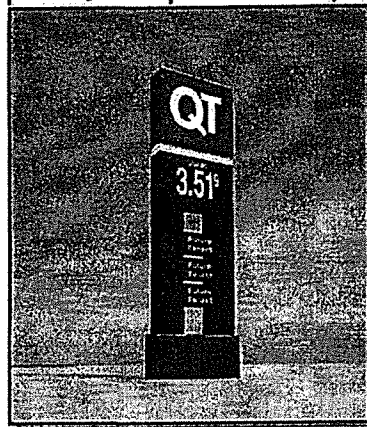
North 76 degrees 57 minutes 25 seconds East, a distance of 49.82 feet to a 3" aluminum TXDOT monument found;

North 72 degrees 14 minutes 29 seconds East, a distance of 50.04 feet to a 3" aluminum TXDOT monument found;

North 70 degrees 52 minutes 11 seconds East, a distance of 78.11 feet to a 3" aluminum TXDOT monument found;

North 71 degrees 37 minutes 20 seconds East, a distance of 9.72 feet to the POINT OF BEGINNING and containing 243,365 square feet or 5.5869 acres of land more or less.

"EXHIBIT C"



Custom High Rise Pole Sign
HR-15LP with ACM Panels

NOTES	
DRAWN BY	BP
ISSUE DATE	08/10/13

SQUARE FOOTAGE	
TYPANCE	208
INSIDE CAN	340
ENTIRE SIGN	360

SPECIFICATIONS:

LOGO
3M Translucent Vinyl Face, 3M Cardinal Red Translucent #3632-53, surface applied graphics.

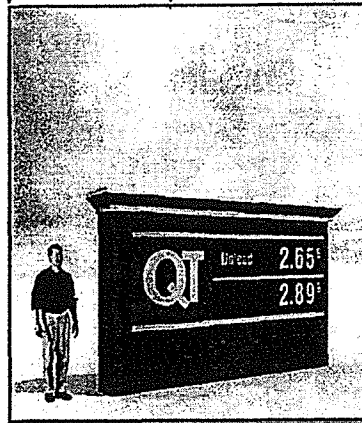
Pricer
Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, Scrolling Price Numerals, White Helvetica Condensed font, Unlead Product Panels, White text area, painted 2nd surface Akzo Nobel Opaque Black, Auto Diesel Product Panels, White text area, painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base
Aluminum Construction, Internally Illuminated with A130 LED Lamp Fixture BXCR9002, A130 Power Supplies BXCR9003. LOGO Cabinet painted Akzo Noble, QT Red SIGN141 Low Gloss. Pricer Cabinet painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. ACM Panels painted Akzo Noble Black Low Gloss. Base is Brick construction using Midnight Black by Interstate Brick. Future tenant signs by others.

SCALE:	
1/16" = 1'-0"	
SERIAL NUMBER:	
HR-15LP	
STORE NUMBER:	
0946	

C:\Users\qk08\Documents\0946\HR-15LP-Cabinet.dwg - LJT01 Aug 16, 2013 - 9:33am - lpedra

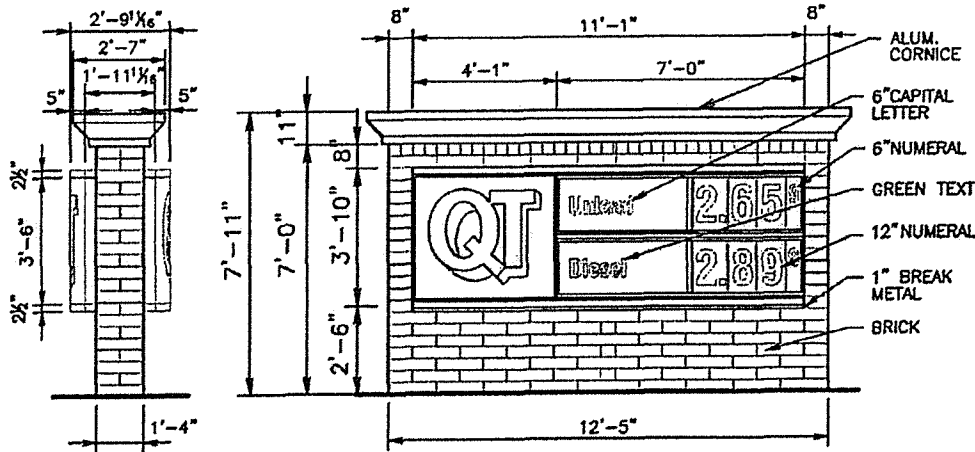
"EXHIBIT I"



QuikTrip.
THE QUICKER WAY TO GET WHAT YOU NEED



Custom Horizontal Monument Sign
 MH12-2P-BS with Cornice



- ALUM. CORNICE
- 6" CAPITAL LETTER
- 6" NUMERAL
- GREEN TEXT
- 12" NUMERAL
- 1" BREAK METAL
- BRICK

NOTE	
DRAWN BY	BP
ISSUE DATE	08/14/13

SQUARE FOOTAGE	
TYPEFACE	18
INSIDE CAN	34
ENTRANCE SIGN	39

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

Pricer

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, manual Font Numerals, Clear Helvetica Condensed font. Product Panels, Cyro, Clear text area, painted 2nd surface Akzo Noble Opaque Black, Diesel Product Panel painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base

Aluminum Construction, Internally Illuminated with GE Tetra PowerStrip DS65/GE P524 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Base and Surround are Brick construction using Interstate Brick Midnight Black Atlas. Aluminum cornice by Alpollic.

SCALE

1/4" = 1'-0"

SERIAL NUMBER:

MH12-2P-BS

STORE NUMBER:

0946