

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 21.083 ACRES OF LAND OUT OF THE JOHN MOODY SURVEY, ABSTRACT NO. 1007, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 3 OF PHASE IV SHEFFIELD VILLAGE, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-140 DISTRICT TO A PLANNED DEVELOPMENT FOR MULTI-FAMILY AND GENERAL RETAIL USE; 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 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 Planned Development-140 District to a Planned Development for Multi-Family and General Retail Use; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 7, 2019, 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 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development-140 District to a Planned Development for Multi-Family and General Retail Use; 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 October 15, 2019, 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, Grand Prairie, 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 Planned Development-140 District to a Planned Development for Multi-Family and General Retail Use; 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 THAT:**

**SECTION 1.** 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 20<sup>TH</sup> 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 from its classification of Planned Development-140 District to a Planned Development for Multi-Family and General Retail Uses; as described and depicted in Exhibit A - Boundary Description.

**SECTION 2.** The purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

**SECTION 3.**

- A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Conceptual Images.
- B. Commercial development shall comply with the development standards for General Retail District with the exceptions and additions listed below.
  - 1. The following uses are prohibited: boat dealer, motorcycle dealer, laundry (self-serve), mini storage, auto parts sales (new), and variety store.
  - 2. The following uses are allowed by right: Restaurant with Alcohol Sales Including Entertainment and Brewpub (as defined in Article 30 of the Unified Development Code).
  - 3. A Specific Use Permit is required for the operation of a brewpub or distillery having at least one of the following characteristics:
    - i. The physical size of all operations within a single building exceeds 20,000 square feet or the cumulative physical size of operations within multiple buildings exceeds 20,000 square feet, including brewery rooms, tasting rooms, commercial kitchens, and dining areas;
    - ii. The property or properties on which operations are proposed exceeds one total acre;
    - iii. Any uses, other than food service meeting the definition of a restaurant, are requested concurrently with the brewpub which share a demised space with the brewpub or whose business operates as an integral part of the brewpub, including live entertainment, event space, hotel, or retail space when the retail area exceeds 1,000 square feet;
    - iv. 30% or more of alcohol sales come from alcoholic beverages, liquor, beer, wine, or spirits produced outside the planned development district;
    - v. The operator is required by TABC to obtain a mixed-beverage license and/or late hours permit, or for any operation associated with a brewpub with business hours which extend beyond midnight;
    - vi. More than 10,000 barrels of liquor, beer, or distilled spirits in any combination are produced annually at the location;
    - vii. Sales or consumption of liquor, beer, or distilled spirits occur within 300 feet of uses listed in Section 4.8.6 of the UDC.

4. The maximum allowable height for the cinema shall be 60 feet.
- C. Multi-Family development shall comply with the development standards for Multi-Family Three District with the exceptions and additions listed below:
1. The maximum allowable density shall be 42 dwelling units per acre.
  2. The maximum allowable height for building three and structured parking shall be 66 feet.
  3. The requirement for a perimeter fence with gated entry shall not apply.
  4. Garages and parking spaces in the structured parking garage shall account for at least 50% of the required parking.
  5. The final design of the structured parking garage entry shall be configured so that garage traffic does not back up onto Bardin Road.
- D. The developer shall participate in the cost of a traffic signal at the intersection of Bardin Road and SH-360.
- E. Variances to sign requirements shall be requested through a Unified Signage Plan following approval of the zoning change.

**SECTION 4.** A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

**SECTION 5.** 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.** All ordinances or parts of ordinances in conflict herewith are specifically repealed.

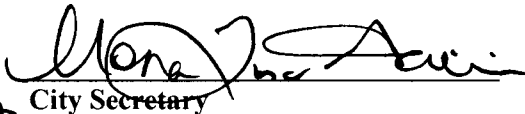
**SECTION 7.** This Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15<sup>TH</sup> DAY OF OCTOBER 2019.**


**APPROVED:**

  
Ron Jensen, Mayor

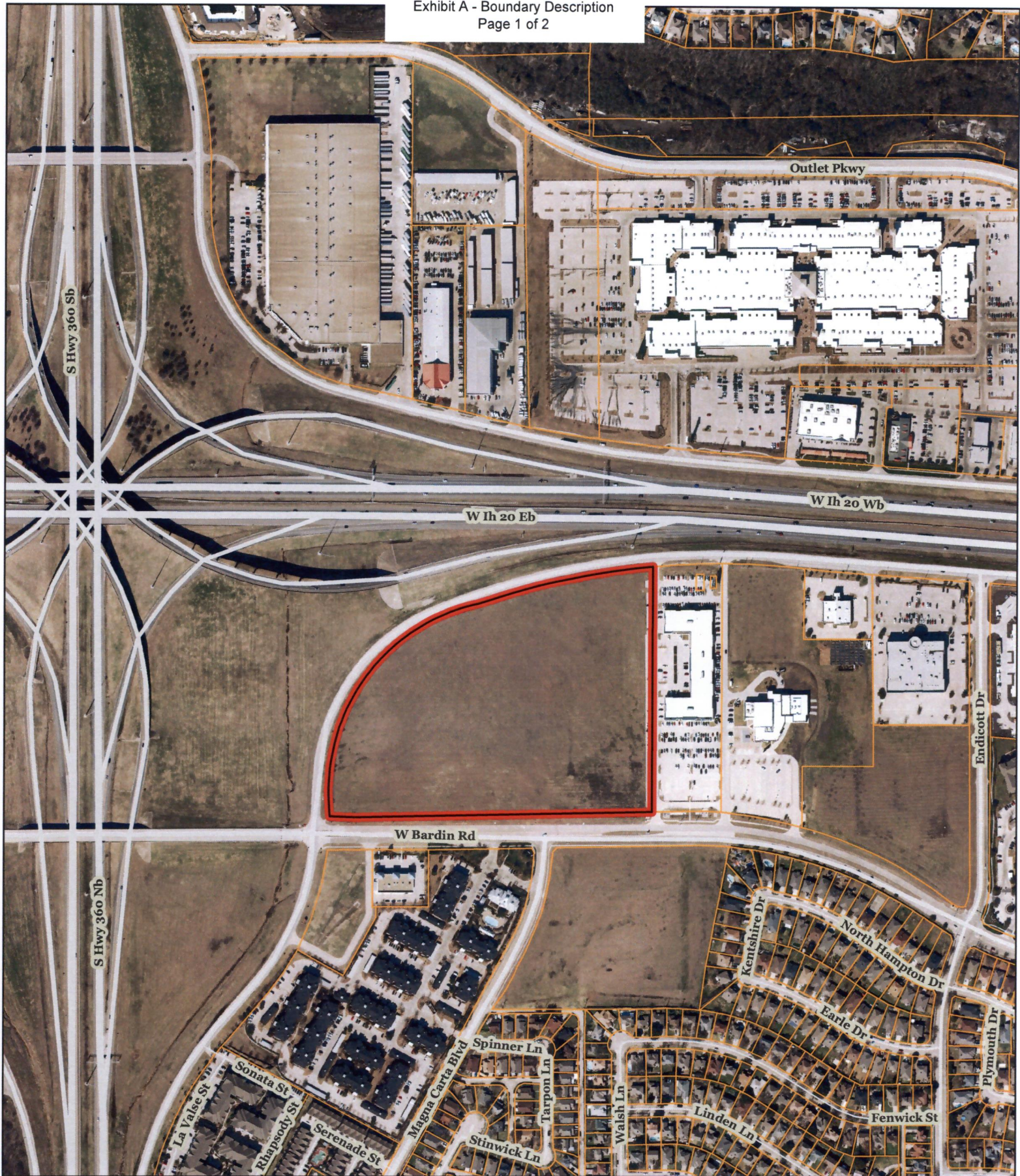
**ATTEST:**

  
City Secretary  
*Deputy*

**APPROVED AS TO FORM:**

  
City Attorney  
(Deputy)

**Zoning Case No. Z191003/CP191003  
Planned Development No. 395**



CASE LOCATION MAP  
Case Number Z191003/CP191003  
Bardin Road Mixed Use

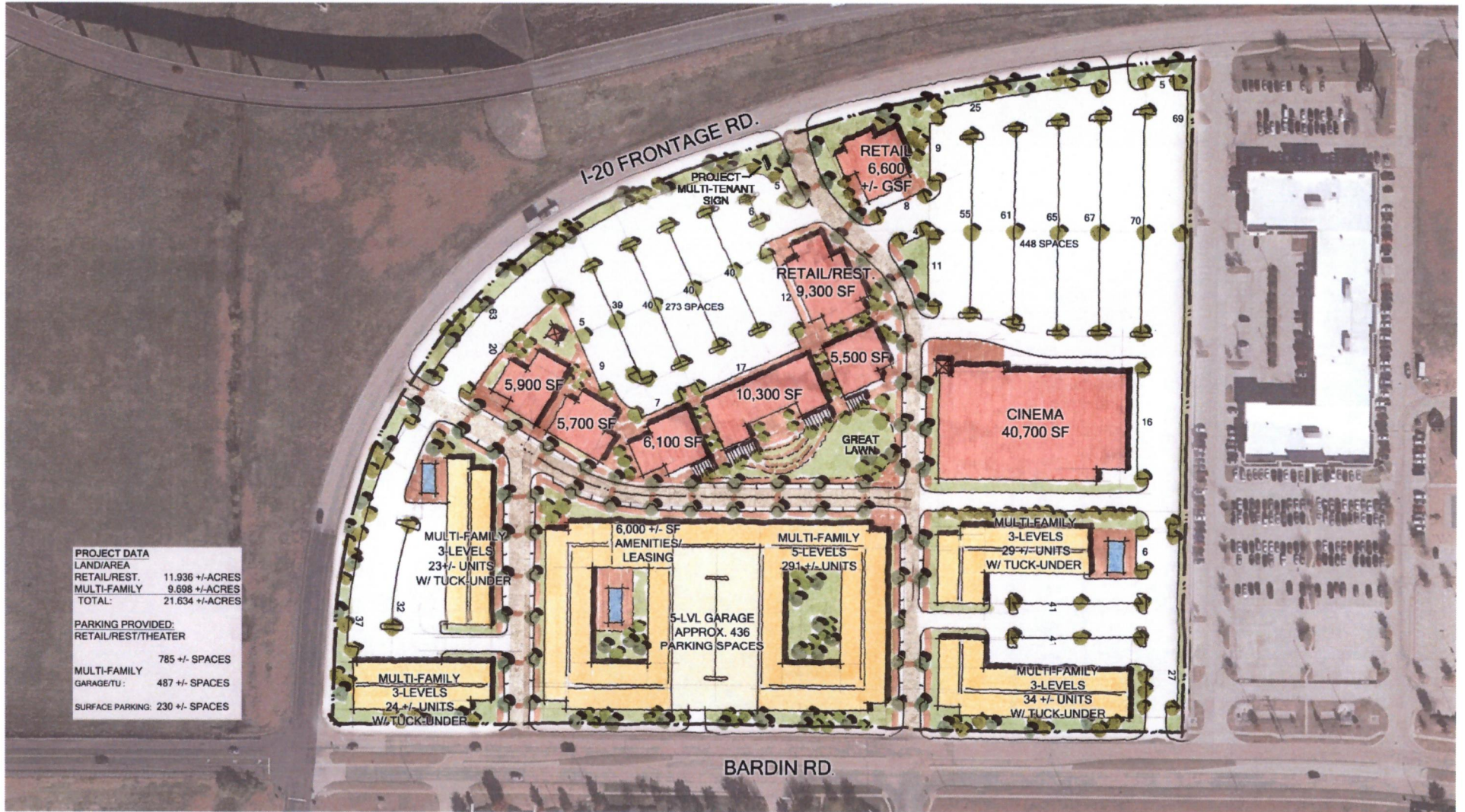


City of Grand Prairie  
Planning and Development

(972) 237-8257

[www.gptx.org](http://www.gptx.org)





## CONCEPTUAL MASTER PLAN

State Highway 360 / Bardin Road NEC  
Grand Prairie, Texas

Job #: 19194.06  
Date: 06/26/19  
Drawn by: BEN

Scale: 1" = 60'  
File Name: GH\_Site-2.pdf  
Not for regulatory approval, permitting, or construction



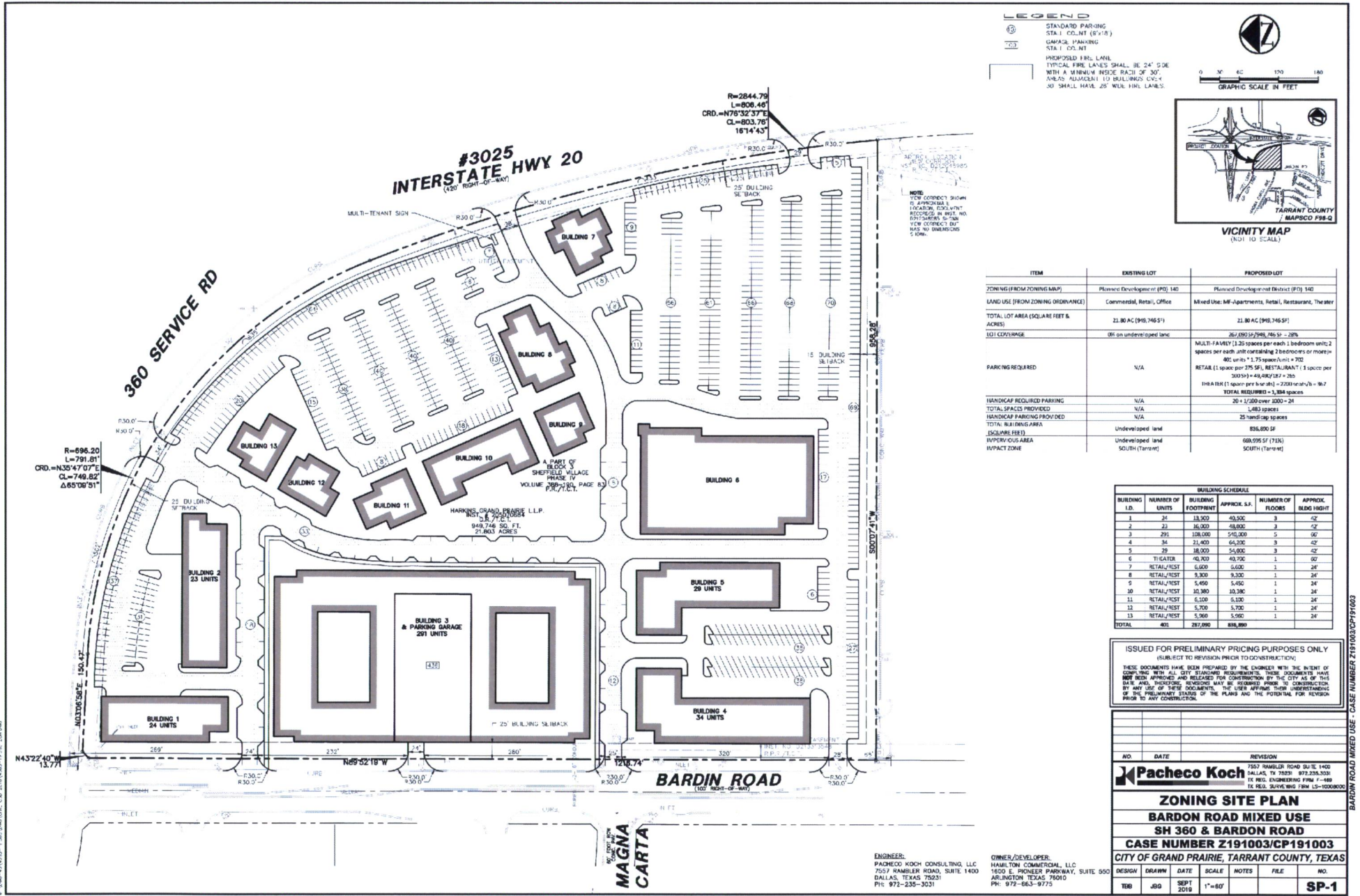








Exhibit C - Conceptual Images  
Page 4 of 9











