

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOT 2R, BLOCK 1, JAI ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, FROM SINGLE FAMILY TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL USE ON 2.59 ACRES; 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; CONTAINING A PENALTY 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 to a Planned Development District for General Retail Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 9, 2025, 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 8-0 to recommend approval of the hereinafter described property from its classification of Single Family to a Planned Development District for 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 P.M. on June 17, 2025, 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 Single Family to a Planned Development District for 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:

“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...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone Lot 2R, Block 1, JAI Addition, City of Grand Prairie, Tarrant County, Texas, from its classification of Single Family to a Planned Development District for General Retail Use as depicted in Exhibit A – Location Map, attached hereto and incorporated herein.

SECTION 2. All ordinance or parts of ordinances in conflict herewith are specifically repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 3. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. Land uses shall be restricted to those uses listed in Exhibit C – Planned Development Standards, attached hereto and incorporated herein.

SECTION 5. Development shall generally comply with Exhibit B – Concept Plan (attached hereto and incorporated herein), and shall conform to development standards contained in Exhibit C – Planned Development Standards and all applicable standards for General Retail contained in the Unified Development Code (UDC), as amended.

SECTION 6. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinance of the City of Grand Prairie, Texas.

SECTION 7. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1- 8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 8. 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 17TH DAY OF JUNE 2025.

CASE NO. ZON-25-05-0020

PLANNED DEVELOPMENT NO. 465

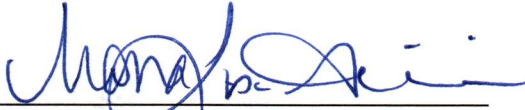
APPROVED:

A handwritten signature in black ink, appearing to read "Ron Jensen", written over a horizontal line.

Ron Jensen, Mayor

ATTEST:

APPROVED AS TO FORM:

A handwritten signature in blue ink, written over a horizontal line.

City Secretary

A handwritten signature in blue ink, written over a horizontal line.

City Attorney

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
ZON-25-05-0020
2800 W CAMP WISDOM RD



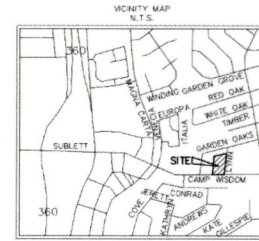
-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to the public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.05 Miles
Grand Prairie
TEXAS
PLANNING
Date: 5/27/2025

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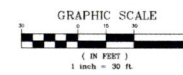


1. IRF - Iron Rod Set - "PELAGIC" & "MARINUS" red plastic cap
2. IRF - Iron Rod Set - "PELAGIC" & "MARINUS" red plastic cap
3. IRF - Iron Rod Found with "PELAGIC" red plastic cap
4. IRF - Iron Rod Found with "PELAGIC" red plastic cap
5. Basis of Bearing - Based on the South Line S99 deg. 34 min. 04 sec. (West) of Lot 2, Block 1 (AI) Addition, an Addition to the Original Survey of the City of Fort Worth, Texas, and the original plat thereof recorded in Instrument Number 02310-888 of the Public Records of Tarrant County, Texas.
6. The above described plat indicates the plat reflect the zoning in place of this lot was approved and does not represent a wasted right to the zoning indicated.
7. The above described plat indicates established by City Ordinance show plat precedence over building lines indicated on this plat.
8. For a private storm drain lateral connected to the back of an existing public storm inlet, the property owner shall be responsible for the maintenance of the lateral.
9. Coordinates shown herein are grid coordinates, and refer to Grid North of the Texas Coordinate System of 1983 (North Carolina State Plane, NAD 83). The coordinates were obtained from the Texas Department of Transportation (TxDOT) using the 2011 Grid North Kinematic (IRF) Methods. An average Combination Factor of 1.0007249 was used to scale grid coordinates and distances to

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 3/21/2019 Community Panel No. 48439C0370L, subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

LINE TABLE			
LINE	BEARING		DISTANCE
1	S 12°06'19"	W	3.85'
2	S 90°00'00"	W	13.09'
3	S 00°00'00"	W	110.04'
4	N 90°00'00"	W	205.37'
5	N 06°06'55"	W	84.48'
6	S 90°00'00"	E	158.32'
7	N 00°00'00"	W	54.04'
8	N 90°00'00"	E	84.00'
9	N 88°34'04"	E	24.00'
10	N 00°00'02"	E	64.90'

NOTE: THERE WILL BE A SHARED
PARKING AGREEMENT FILED AT
TARRANT COUNTY FOR LOTS
2R-1, 2R-2, AND 3R



ENGINEER.
JAHVANI CONSULTING ENGINEERS, INC.
HOUSHANG JAHVANI
2121 N JOSEY LANE SUITE 200
CARROLLTON, TEXAS 75006
214-718-9469
JAHVANI@HOTMAIL.COM

OWNER:
JAI USA INVESTMENTS, LLC
10151 TATE LANE
FRISCO, TEXAS 75033
214-642-4214

JOB NO. 22-1103		PEISER & MANKIN SURVEYING, LLC		SHEET	
DATE: 03/09/2025		www.peisersurveying.com			
REV: 03/07/2025					
FIELD DATE: 12/3/2022					
SCALE: 1" = 40'		 1612 MARSH STREET SUITE 201 SOUTH PLAINFIELD, TEXAS 76082 817-481-1856 (O) 817-481-1856 (C)		Texas Surveyors Association	
FIELD: N.T.C. & A.S.				OF	
DRAWN: J.M.N.		1			
CHECKED: T.R.M.		1			
tmankin@peisersurveying.com		FSRM No. 100999-00		Member Since 1997	

2. PERMITTED USES:

In areas designated for general retail uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

A. PRIMARY RESIDENTIAL USES:

Hotel or motel.

B. EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES:

Heliport, College or University, Private Primary or Secondary School, Farm, Ranch, Garden or Orchard, Fishing Pier and Bait Sales, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Institutions of Religious or Philanthropic Nature, Park, Playground or Public Community Center, Residence Home for Aged, School, (Public or Parochial), Tennis or Swim Club.

C. UTILITY, ACCESSORY AND INCIDENTAL USES:

Accessory Building, Electrical Substation, Electrical Transmission Line, Field or Construction Office (Temporary), Gas Transmission Line and Metering Station, Home Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Private Club, Railroad Track and Right-of-Way, Swimming Pool (Private), Telephone Exchange, Water Reservoir, Water Pumping Station and Well.

D. SIGN AND IDENTIFICATION USES:

Temporary Signs, Portable Signs, Electric Signs, Commercial Signs, Official Signs, all subject to the requirements as prescribed in Section E-300 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

E. RETAIL AND SERVICE TYPE USES:

Antique Shop, Bakery or Confectionery Shop (Retail), Cleaning and Pressing, Small Shop and Pickup, Custom Personal Service Shop, Discount Variety or Department Store, Drapery, Needlework or Weaving Shop, Florist or Garden Shop, Greenhouse or Plant Nursery (Retail), Handcraft Shop, Household Appliance Service and Repair, Laundry or Cleaning, Self-Service, Mimeograph, Stationery or Letter Shop, Mortuary or Funeral Parlor, Furniture or Appliance Store, Offices (Professional and Administrative), Pawn Shop, Pet Shop, Restaurant or Cafeteria Without Drive-in Service, Restaurant with Drive-in Service, Retail Stores and Shops other than listed, Studio for Photographer, Musician or Artist, Theater (indoor).

F. AUTOMOBILE AND RELATED SERVICE USES:

Commercial Auto Parklot, Gasoline Service Station, Car-Wash or Car Care Center, New Auto Part Sales Store, Used Auto Parts Sales (In Building).

G. COMMERCIAL TYPE USES:

Scientific or Research Laboratories, Trade or Commercial School, Veterinarian Office Only, (No Outside Pens).

H. SPECIFIC USE PERMIT REQUIRED:

Additional uses shall be allowed in this district, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (GR) General Retail District, upon approval of a Specific Use Permit in accordance with Section E-500 of the Grand Prairie Zoning Ordinance.

3. AREA REQUIREMENTS:

- A. Minimum depth of front setback 25 feet
(From front property line to face of structure)
 - B. Minimum width of side setback:
(Distance between structure and any property
line that is not deemed a front or rear yard.)
 - 1. Internal lot 0 feet
 - 2. Sideyard setback abutting a street 15 feet
 - 3. Sideyard abutting residentially zoned or used property 10 feet
 - C. Minimum depth of rear setback: 0 feet
(From rear property line to any structure)
 - 1. Rear yard abutting residentially zoned or used property 22 feet
 - D. Maximum height of structures 2 stories
 - E. Maximum floor area ratio 2:1
 - F. Off-Street Parking:
Off-street loading and parking space shall be provided in accordance with
applicable sections in the (GR) General Retail District of the
Comprehensive Zoning Ordinance of the City of Grand Prairie.
4. SPECIAL FRONT, SIDE AND REAR YARD REGULATION-NO BUILDING OR
STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO
HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.
- A. Every part of a required side or rear yard shall be open and unobstructed
to the sky from a point thirty (30) inches above the general ground level
of the graded lot, except for accessory buildings as permitted in Section
E-200 of the Grand Prairie Zoning Ordinance and the usual landscape
planting and lighting. The ordinary projections of window sills, belt
courses, cornices, roof overhangs, and other architectural features
may project not more than four (4) feet into the required yard
yard.
 - B. Gasoline service station pump islands may not be located nearer than 20
feet to the front property line. The outer edge of the canopy shall not
be nearer than 10 feet to the front property line.