

**ORDINANCE NO.**\_\_\_\_  
**PLANNED DEVELOPMENT NO.**\_\_\_\_  
**CASE NO.**\_\_\_\_

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A 27.676-ACRE TRACT OF LAND (THE ZONING AREA) OUT OF PLANNED DEVELOPMENT DISTRICT NO. 267-A, BEING SITUATED WITHIN THE J. ARMENDARIS SURVEY, ABSTRACT NO. 1766, AND THE J.W. BRANNON SURVEY, ABSTRACT NO. 156, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CAMP WISDOM ROAD AND LAKE RIDGE PARKWAY, FROM A PLANNED DEVELOPMENT NO. 267-A FOR GENERAL RETAIL (GR) USES TO A PLANNED DEVELOPMENT NO. 267-B FOR GENERAL RETAIL (GR) USES WITH A BASE ZONING DESIGNATION OF GENERAL RETAIL (GR) AND RESIDENTIAL USE WITH A BASE ZONING DESIGNATION OF SINGLE-FAMILY ATTACHED (SF-A) AND MULTI-FAMILY ONE (MF-1) USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NO. 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 on **Exhibit A** attached hereto (the Zoning Area) 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 a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development No. 267-B for General Retail (GR) uses with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on [REDACTED], 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 Zoning Area 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 [REDACTED] to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property (the Zoning Area) be rezoned from its classification of a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development District No. 267-B for General Retail (GR) uses with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) 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, at [REDACTED] at [REDACTED] on [REDACTED], 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, 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 ( the Zoning Area), 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 a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development District No. 267-B for General Retail (GR) uses with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) uses 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 ... "

Being passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of a Planned Development No. 267-A for General Retail (GR) uses to a Planned Development District No. 267-B for General Retail (GR) use with a base zoning designation of General Retail (GR) and a Residential Use with a base zoning designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) within the Zoning Area as described by metes and bounds and as shown on the attached **Exhibit A** incorporated herein by reference.

**II.**

**Purpose and Intent**

The intent of this Planned Development District is to create a development for residential and retail use that encourages and supports higher standards, usually found in a master planned community, by providing the appropriate restrictions and developmental controls to permit the development of the subject property in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

### **III. Development Standards**

#### **A. Development under General Retail (GR) Standards**

1. Except as otherwise provided in Section III.B below for residential uses, which may be developed in lieu of nonresidential development at the option of the developer, development shall take place in accordance with the use and development standards established for the General Retail (GR) zoning district and the Corridor Overlay District (Appendix F) prescribed in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below in this Section III.A. For nonresidential development, the base zoning district designation shall be General Retail (GR). 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 7, Section 1 of the UDC. 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. Site and building design standards will be subject to all applicable requirements prescribed in Appendix F: Corridor Overlay District standards and the UDC, as amended, unless otherwise stated in this Ordinance.
2. The following uses shall be prohibited:
  - a. Parole-probation office
  - b. Bait and tackle shop
  - c. Bingo parlor
  - d. Self service car wash (except as otherwise provided in Section III.A.5 below)
  - e. Amusement service - game room
3. The following uses shall be permitted by right in the areas shown in red on **Exhibit B**: large retail with gas sales, a bank with a maximum of two full service drive through lanes, drive through restaurants, and retail with a maximum of two drive through lanes.
4. A drive through restaurant shall not derive more than 50 percent of its revenue from sales that occur at the drive through window, and shall include landscaping and screening in addition to what is required by the UDC to screen drive through lanes from any adjacent residential use. The additional landscaping and screening shall be approved as part of the Planned Development site plan approval.
5. The following uses shall be permitted by right as accessory uses to a grocery store located on the same lot: convenience store with gas and car wash (full service or self service).

#### **B. Residential Use Development with a Base Zoning Designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1) Standards**

1. Development of residential use shall be limited to the 14.436-acre tract of land described on **Exhibit C** and shall generally conform to the Concept Plan attached hereto as **Exhibit D**. All site plan submittals shall conform to the requirements specified in Article 7, Section 1 of the UDC. Site plans may include deviations from the approved Concept Plan provided the site plans are in general conformance with the approved Concept 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. Site and building design standards will be subject to all applicable requirements prescribed in the Appendix F: Corridor Overlay District standards and the UDC, as amended, unless otherwise stated in this Ordinance.

2. The following development standards shall apply to the Residential Use Development with a Base Zoning Designation of Single-Family Attached (SF-A) and Multi-Family One (MF-1), and shall serve as the exclusive restrictions on residential density, lot size, setbacks, and lot coverage:

|  |  |
|--|--|
| Maximum Density                                  | 12 dwelling units per gross acre                   |
| Minimum Living Area (Air-Conditioned Floor Area) | 650 SF – 1-bedroom unit<br>900 SF – 2-bedroom unit |
| Minimum Lot Dimensions                           |  |
| Area   | 3,500 SF   |
| Width  | 100 feet   |
| Depth  | 120 feet   |
| Minimum Yard Setbacks                            |  |
| Front  | 20 feet  |
| Rear   | 15 feet  |
| Side on street                                   | 20 feet  |
| Minimum distance between buildings               | 6 feet   |
| Minimum Masonry Content per building             | 80%  |
| Minimum roof pitch                               | 6:12   |
| Landscape buffer from ROW                        | 10 feet  |
| Parking Requirements                             |  |
| 1-bedroom unit                                   | 1.25 spaces per unit                               |
| 2-bedroom unit                                   | 2 spaces per unit                                  |
| Minimum % spaces in carport at full development  | 30%  |
| Minimum % spaces in garages at full development  | 25%  |

A two (2) foot encroachment into side and rear yard setback is permitted for A/C units, roofs, trims, pot shelves, and architectural projections.

3. The following additional provisions shall apply to residential development:

- a. Residential development shall consist of detached dwelling units that may be located on the same platted lot, as shown on the Concept Plan attached as **Exhibit D**.
- b. Building placement shall be as shown on the Concept Plan attached as **Exhibit D**, with minimum spacing between units of six feet.
- c. Amenities for the site shall include a pool, spa, dog park, useable open space with concrete paths as shown on the Concept Plan attached as **Exhibit D**.
- d. Perimeter fencing shall be a minimum of six feet in height. Fencing material shall conform to the Concept Plan attached as **Exhibit D**.
- e. Detached garages are permitted and shall generally conform to the Concept Plan attached as **Exhibit D**.
- f. Carports shall be a pitched roof type. Carport columns shall be clad with masonry materials consistent with the residential units.

- g. The building architecture shall generally conform to the renderings attached as **Exhibit E** and shall be designed in accordance with the following:
- i. Each unit shall provide a rear yard fenced with a wood fence. In order to minimize water usage, decomposed granite or similar material in private rear yards shall be utilized.
  - ii. A minimum of two color palettes shall be provided for each floor plan so that a minimum of six different homes are provided for the development.
- h. Landscaping shall generally conform to the Concept Plan attached as **Exhibit D** and be in conformance with the requirements in the UDC.

**IV.**

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

**V.**

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 [REDACTED] day of [REDACTED], 2019.**

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Mayor, Grand Prairie, Texas

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_, Assistant City Attorney

