

Appendix I

IH-30 OVERLAY DISTRICT

LAST UPDATE: MARCH 15, 2011

CASE NUMBER: TA110202

ORDINANCE NO. 9177-2011

APPENDIX I: IH-30 OVERLAY DISTRICT

I.1 INTRODUCTION

The IH-30 Overlay District in Grand Prairie extends approximately 3.25 miles in length, extending eastward from the Arlington city limits to the western boundary of the Beltline Corridor Overlay District to the west. The District then resumes on the other side of the Beltline Corridor Overlay District and continues to extend in an eastward direction to a point of terminus at the common city limit line between the cities of Grand Prairie and Dallas (See Figures 1 through 4 below). The IH-30 Overlay District establishes development standards and design criteria along the Corridor promoting new development that will be compatible with the residential and entertainment venues located in north central Grand Prairie.

I.2 BACKGROUND ISSUES AND OPPORTUNITIES

Major Features: The IH-30 Overlay District serves as the major gateway into the Beltline Corridor Overlay District. This thoroughfare provides access to the Lone Star Park at Grand Prairie race track and the 6,300 seat entertainment theater known as the “Verizon Theatre” as of the date of this report.

Retail Development: The City seeks to establish a regional commercial center with specialty retail, entertainment, light industrial, cultural and recreation venues and other amenities compatible with the entertainment theme and opportunities presented by the Beltline Corridor Overlay District.

Zoning: Current zoning along the IH-30 Overlay District Corridor allows for commercial, light industrial and mixed-use development.

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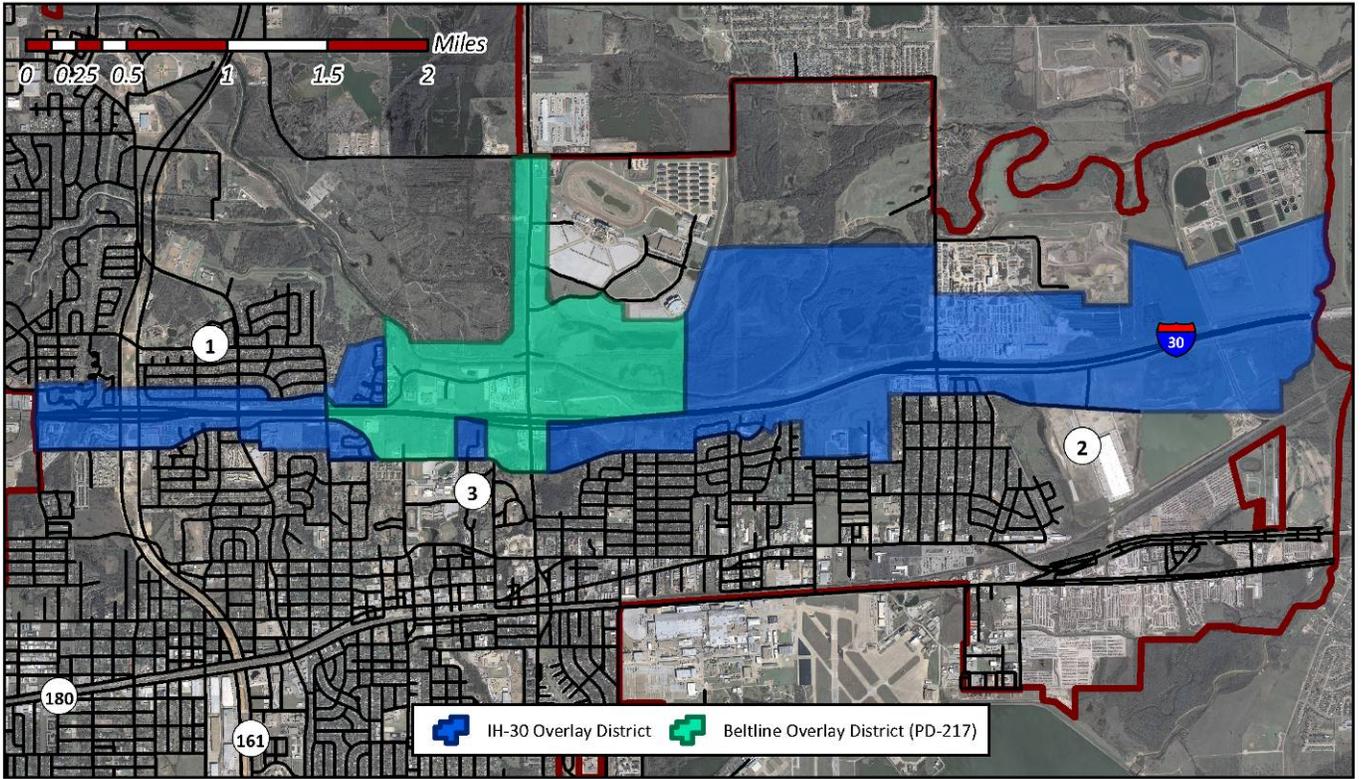


FIGURE 1: IH-30 Overlay District

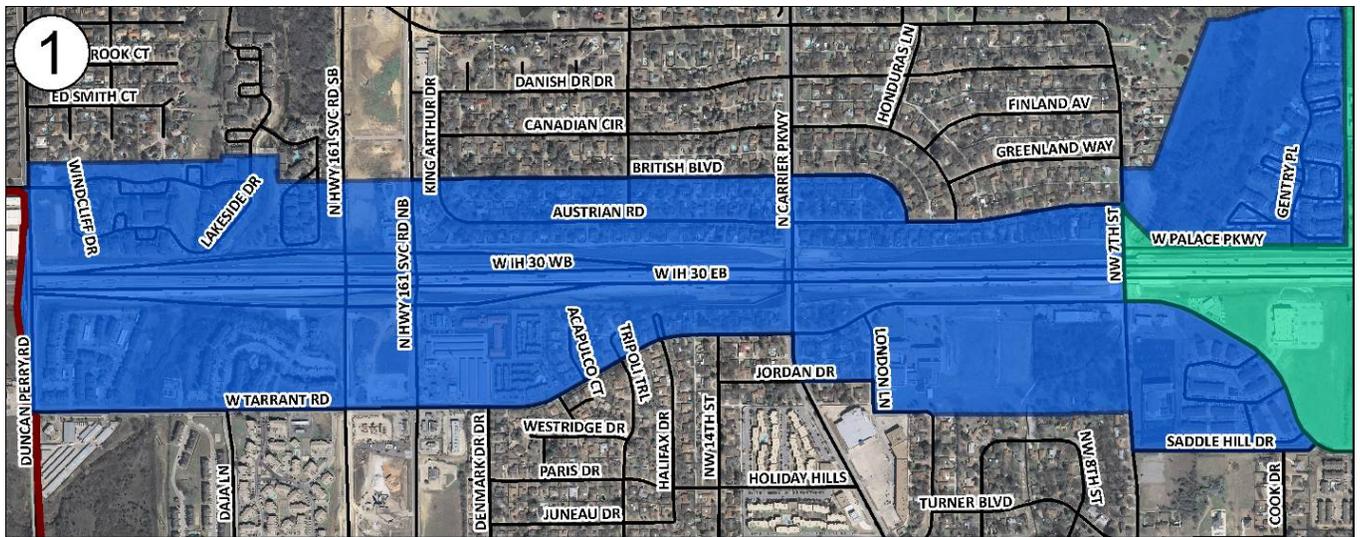


FIGURE 2: IH-30 Overlay District- Area 1

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1.3 DISTRICT CONCEPT

Intent: To provide support for the development of a unified area within the IH-30 Corridor as a family oriented, recreational and entertainment destination within the City of Grand Prairie and across the metropolitan area. It is intended to blend with Lone Star Park, Verizon Theater, existing floodplain and open space and water features resulting from the Trinity River to create a recreational and equestrian centered park-like environment. The City intends to protect the integrity of the IH-30 Corridor through the implementation of architectural controls.

Boundaries and Impacts: Boundaries for the IH-30 Overlay District are depicted in Figures 1 through 4 above. It is anticipated this corridor will develop more rapidly once planned service road extensions are completed for this highway. As of the date of this report, construction contracts for frontage roads between Beltline Road and MacArthur Boulevard are being implemented. Existing off ramps will be moved back and a frontage road will be built with a new park and ride facility on the south side of IH-30 east of Beltline Road. Construction is scheduled to be complete in late 2012.

In anticipation of these improvements, minimum building articulation and landscape standards for non-residential development are established by this District for properties inside the district boundaries. These standards will not be applied to existing residential zoning districts as defined in [Article 4](#) of the Grand Prairie Unified Development Code. Furthermore, these standards will not modify the underlying zoning of any land located inside district boundaries. The district boundaries have been mapped into three areas:

Area 1. - This area begins from the east right-of-way line of Duncan Perry Road at the common city limit line with the City of Arlington. It extends eastward to envelope a portion of the Beltline Corridor Overlay District approximately ½ mile east of NW 7th Street. This area is predominantly composed of multi-family and single family residential uses. Retail and commercial uses are scattered along the south side of the highway.

Area 2. - This area extends from the east boundary of the Beltline Corridor Overlay District and extends eastward to a point of terminus at the common city limit line between the cities of Grand Prairie and Dallas. This area is predominantly vacant and contains a significant amount of floodplain areas north of the highway. MacArthur Boulevard intersects IH-30 within this area. The Hanson concrete pipe manufacturing facility is situated at the northeast corner of this intersection. Although the majority of lands within this area are located within a designated floodplain, MacArthur Boulevard is planned to be improved to a 4-lane divided thoroughfare. The impact on adjoining vacant properties would be substantial with improved access from MacArthur Boulevard. Floodplain mitigation can be reasonably implemented for land parcels situated at the intersection which would enable these parcels to support vertical building development. Access improvements to MacArthur, coupled with the planned extension of service roads to IH-30, will allow these parcels to develop more rapidly than currently projected.

Area 3. - This area is an enclave area that is located west of Beltline Road and is surrounded by the Beltline Corridor Overlay District on its north, east and west boundaries. It is bounded by East Tarrant Road to the south. This is a predominantly vacant area with some single family

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development accessible from East Tarrant Road. A GPISD Elementary school is also situated within this area.

Architectural Style: The recommended architectural style for the IH-30 Overlay District is termed Spanish Prairie Modern. This is a style distinguished by low, elongated and simple lines for buildings and wide overhangs covering sidewalks and balconies. Building materials include earthen berms, stone and textured terra cotta exterior walls, clay tile and wrought iron grille work accents. Grassy berms serve as insulators to the first level of buildings and parking areas, while covered walkways shall be provided to protect pedestrians from extremes in the weather. Landscape materials indigenous to the Black Prairie Region are also recommended such as Austin stone or similar stone materials, brick, cast stone, rock, marble and granite.

I.4 DEVELOPMENT REQUIREMENTS

Section 1: Purpose

The purpose of this overlay district is to maximize the corridor's potential as a city asset with sustainable development, and to address the concerns of property owners that future non-residential development be compatible with existing residential uses. This district is intended to increase the quality of development by applying design and development requirements contained in [Appendix F](#) of this Code.

Section 2: Land Use

- A. Permitted Uses:** All properties within the IH-30 Overlay District are subject to the land use requirements of the Unified Development Code for the underlying zoning district in which they are located.
- B. Structures and site improvements existing or pending on March 15, 2011:** All structures and site improvements which are in compliance with the underlying zoning regulations in effect on March 15, 2011, shall be deemed to be in a conforming condition if such structures and site improvements either:
1. Existed with a valid Certificate of Occupancy on March 15, 2011; or
 2. Which have been deemed to be in conformance with the underlying zoning district on any lot or tract for which an application for platting, replatting, site plan or a building permit for such use was pending on March 15, 2011.
- C. Structure and site improvement requirements specified in a Planned Development District for undeveloped property:** Regulations specifying building design, landscaping, density and dimensional requirements contained in the body of an ordinance for a Planned Development District, that do not meet the specifications of Sections 2.B.1 and 2.B.2 above, shall remain in effect for such districts situated within the IH-30 Overlay District.

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Section 3: Development Requirements

All development must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification and adhere to additional architectural standards specified in [Appendix F](#) of this Code.