

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE APPROXIMATELY 180.07 ACRES OUT OF THE D R CAMERON AND JOSE A GILL SURVEYS, ABSTRACT NOS. 295, T567, AND 1714, FROM PLANNED DEVELOPMENT-187 DISTRICT AND PLANNED DEVELOPMENT-194 DISTRICT TO A PLANNED DEVELOPMENT FOR HOTEL, OFFICE, RESTAURANT, MULTI-FAMILY, AND ENTERTAINMENT USES, WITH A BASE ZONING OF OFFICE DISTRICT; 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-187 District and Planned Development-194 District to a Planned Development for Hotel, Office, Restaurant, Multi-Family, and Entertainment Uses with a base zoning of Office District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 1, 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 7 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-187 District and Planned Development-194 District to a Planned Development for Hotel, Office, Restaurant, Multi-Family, and Entertainment Uses with a base zoning of Office District; 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 July 16, 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-187 District and Planned Development-194 District to a Planned Development for Hotel, Office, Restaurant, Multi-Family, and Entertainment Uses with a base zoning of Office 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. 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...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Planned Development-187 District and Planned Development-194 District to a Planned Development for Hotel, Office, Restaurant, Multi-Family, and Entertainment Uses with a base zoning of Office District; as depicted in Exhibit A - Location Map and legally described as LOTS 1-4, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-2, BLOCK 3; AND LOT 1, BLOCK 4, CENTRAL PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND TARRANT COUNTY, TEXAS, ALONG WITH 2100 W. WARRIOR TRL., DESCRIBED AS TRACT 7 OF JOSE A GILL SURVEY, ABSTRACT NO. 1714, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, GENERALLY LOCATED WEST OF SH-161, SOUTH OF ARKANSAS LANE, AND NORTH OF WARRIOR TRAIL.

SECTION 2. Purpose and Intent

The intent of this Planned Development District is to encourage and facilitate the development of this district as a regional destination for entertainment, cultural, and recreational attractions.

SECTION 3. Applicability and Development Review

A. APPLICABILITY

1. Development on land located within the boundaries of this Planned Development District shall conform to all development and land use standards contained in this Ordinance;
2. Development and land use standards not contained in this Ordinance shall be governed by all pertinent development and land use standards specified in the Unified Development Code (UDC), as amended;
3. Development that occurs through a partnership with the City of Grand Prairie, after approval and execution of a written Development Agreement by the City Council, shall conform to the Development Agreement. When there is a conflict between development and land use standards specified in the UDC and the Development Agreement, the Development Agreement may take precedence.

B. SITE PLAN REVIEW

1. Accelerated Development Review - Site Plan approval for development within the boundaries of this Planned Development District that occurs through a partnership with the City of Grand Prairie, after approval and execution of a written Development Agreement by the City Council, may be approved administratively by the City Manager or his designee.
2. Public Hearing Required - Site Plan approval for development within the boundaries of this Planned Development District that does not occur through a partnership with the City of Grand Prairie shall require site plan approval from the Planning and Zoning Commission and the City Council at a public hearing.

SECTION 4. Development Standards

A. BASE ZONING DISTRICTS

1. Development shall conform to the requirements for Office (O) District unless otherwise specified herein.

B. PERMISSIBLE USES

1. Permissible uses shall be those provided for in Article 4 of the UDC for Office (O) District with the following exceptions and additions.
2. The following uses shall be allowed by right: hotel, office, restaurant (with equal to or exceeding 75% of alcohol sales), restaurant (with alcohol sales including entertainment), kiosk restaurant, dinner theater, and brewpub.
3. The following use shall be allowed by right as an accessory use: helistop.
4. The following uses shall require a Specific Use Permit: multi-family apartments, entertainment, and retail.

C. DENSITY AND DIMENSIONAL REQUIREMENTS

1. Non-residential development shall comply with the density and dimensional standards for Office (O) District with the following exceptions.
 - a. The maximum height shall be 120 ft.
 - b. Maximum Floor Area Ratio (FAR) shall not apply.
 - c. Article 6, Table B of the UDC shall be used to calculate the side yard setback when adjacent to residential.

SECTION 5. Variances

Notwithstanding the provision in Section 3.A.3 of this Ordinance, requested variances to the requirements of this Ordinance shall require approval by the City Council upon recommendation of the Planning and Zoning Commission.

Consideration of any appeal is conditioned upon the applicant demonstrating that such appeal will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that mandated by these regulations.

SECTION 6. 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 7. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 8. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

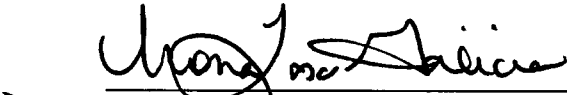
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16th DAY OF JULY 2019.

APPROVED:



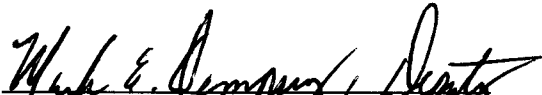
Ron Jensen, Mayor

ATTEST:



Deputy City Secretary

APPROVED AS TO FORM:



Deputy City Attorney

**Zoning Case No. Z180602
Planned Development No. 390**



CASE LOCATION MAP
Case Number Z180602
EpicCentral



City of Grand Prairie
Planning and Development

(972) 237-8257
www.gptx.org