

# Article 7

## SPECIAL DISTRICTS

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# ARTICLE 7: SPECIAL DISTRICTS

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## SECTION 1 - PLANNED DEVELOPMENT DISTRICT (PD)

### 7.1.1 Purpose

The Planned Development (PD) District is intended to provide for combining and mixing uses into integral land use units such as industrial parks, industrial office and commercial center; service centers; shopping centers; planned residential developments or multiple or mixed housing types, or any combination of uses which may be planned and developed as integral land use units under unified ownership.

The purposes of the Planned Development Districts include, but are not limited to the following:

- A. To allow diversification of uses, structures, and open spaces and to promote flexibility of design in a manner compatible with existing and permitting land uses on abutting properties;
- B. To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of open space;
- C. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services;
- D. To promote the efficient use of land to facilitate a more economic arrangement of buildings, land uses and utilities.

### 7.1.2 Permissible Uses

Any use or combination of uses otherwise authorized by these zoning regulations is permitted in the Planned Development Zoning District, if such use or uses is consistent with the land use plan and meets the standards for the development plan approved by the City Council, as may be amended from time to time. Approved uses shall be listed in a use schedule in the ordinance establishing the district.

### 7.1.3 Procedures

Any person having a proprietary interest in any property one acre or more in size may file an application for a PD Zoning District.

Such application shall be submitted and processed as a zoning amendment in accordance with the requirements of this Article and **Article 1, "General Provisions and Procedures"** of the Unified Development Code.

Upon approval of the PD Zoning District, the applicant may submit development plans, which shall be reviewed and approved in accordance with the procedures and pursuant to the site development standards contained in this Article.

Each Planned Development (PD) ordinance is incorporated by reference into this Section. Every Planned Development approved under the provisions of this Section shall be considered as an amendment to the UDC as applicable to the property involved. In carrying out the development

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of a Planned Development, the development schedule shall be complied with, and such conditions as are specified for the development of a PD shall be construed as conditions precedent to the granting of a Certificate of Occupancy (CO) and compliance as required by the City of Grand Prairie.

### 7.1.4 *Pre-application Conference*

An applicant for a Planned Development District may request a pre-application conference with the Director of Planning or designee prior to formal application. At the pre-application conference, the applicant is requested to present a draft concept plan that incorporates the following:

- A. Delineation of site boundaries
- B. General site layout
- C. Proposed residential development densities based on usable/build able land
- D. Proposed land use plan
- E. Approximate gross square footage of non-residential uses, where applicable
- F. Projected building heights
- G. General topographic conditions
- H. Significant environmental features, including flood plains and water courses
- I. Delineation of approximate acreage for each land use specified
- J. The proposed landscaping plan
- K. The proposed location of screening fences along principal and minor arterials that are delineated on the City's adopted Thoroughfare Plan
- L. Proposed traffic generation

Based on the information provided by the applicant, the Director of Planning or designee shall provide initial comments concerning the merits of the proposed development and shall inform the applicant of any additional requirements for preparation of formal PD application.

### 7.1.5 *Formal Application*

The applicant shall submit the concept plan, with the proposed zoning change, as well as any proposed covenants and restrictions. A subdivision plan meeting the submittal requirements of **Article 12 "Platting,"** of the Unified Development Code may also be submitted. That applicant may submit, for a single-family detached development, a final plat in lieu of a development plan,

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for the first phase or phases of the project for approval in conjunction with adoption of the PD District.

The applicant shall submit the required number of copies of the concept plan. The original shall be drawn on reproducible Mylar by a registered architect, landscape architect, registered surveyor, or registered engineer. The plan shall include the following:

- A. Date, appropriate engineering scale, north arrow, vicinity map, name of owner and name of person preparing the land use plan. A metes and bounds description of the overall tract with topographic contours, equal to currently approved Public Works contour maps of the City, but in no case to exceed five-foot intervals to provide for adequate staff review.
- B. A written description of the existing and permitted land uses of the area surrounding the proposed PD Zoning District.
- C. A written description of the proposed land use and density projections relating to the proposed PD goals.
- D. Location of flood plains, water bodies, creeks, marshes, drainage areas, major tree groupings, rock outcroppings, and any other significant natural features.
- E. Location of all proposed screening between the site and adjacent property and between land uses within the site.
- F. A categorical listing of the total acreage for each land use, and the height, floor area, setbacks, landscaping, off-street parking and other appropriate standards for each proposed land use area.
- G. A preliminary drainage plan of the area showing the size and location of each existing and proposed structure, the approximate volume of water generated by the development of the site, the proposed method of disposing of said water, and any other information pertaining to drainage which may be required by the Director of Public Works.
- H. Designation and location of open space and common areas and proposed parks and recreation areas for the entire site.
- I. A separate graphic plan and phasing schedule of the entire site depicting each separate phase of development, the use or uses within each phase, and the maximum number and type of residential dwelling units proposed for each phase, if applicable.
- J. Landscaping will be in accordance with [Article 8 "Landscaping and Screening"](#) of the Unified Development Code Compliance by a professional architect's, landscape architect's, or engineer's note acceptable.
- K. The location of collector and arterial streets, proposed in the development, right-of-way widths, the location of access points to abutting streets and highways and if required by Traffic Engineering, the proposed traffic generation.

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- L. The proposed method of providing water and sewer service, and any other information pertaining to drainage, which may be required by the Director of Public Works.

The applicant shall submit, for City review, any proposed covenants, conditions, restrictions, and agreements that govern the use, maintenance and operation of any commonly owned areas, structures and facilities.

### 7.1.6 *Approval Process*

Upon receipt of a completed application, the Director of Planning shall forward the request for the PD District to the Planning and Zoning Commission, together with his report, for its review.

The Planning and Zoning Commission shall give notice and shall conduct a public hearing on the request, whereupon it shall make its recommendation to the City Council, in the manner of a zoning amendment. The notice shall identify the proposed uses set forth in the schedule of uses submitted as part of the land use plan. The Commission may simultaneously make its recommendation on the application for plat approval submitted by the applicant in accordance with the standards set forth in [Article 12 "Platting"](#) of the Unified Development Code. A residential subdivision plat submitted in lieu of a development plan must be approved.

The City council shall give notice and shall conduct a public hearing on the request for a PD District, after consideration of the recommendations of the Planning and Zoning Commission, in the manner of a zoning amendment. The Council may approve the request subject to such conditions relating to the height, floor area, density, setback, landscaping, off-street/on-site parking and all other applicable standards as are necessary to implement the preservation of the health, safety and general welfare of the community. The City Council, upon consideration of the recommendation of the Commission regarding plat approval, shall approve a subdivision plat submitted by the applicant, which meets the standards set forth in [Article 12 "Platting"](#) of the Unified Development Code.

If the applicant has included a request for approval of the first phase of the development plan, the Council shall take action on such request in the manner provided in this Article.

### 7.1.7 *Site Plan*

No construction or development within the PD District may commence, and no building permit may be issued unless a site plan has been approved for that phase of the project, which is consistent with the approved concept use plan. A site plan that is not consistent with the approved concept plan and the Planned Development Ordinance shall not be approved.

Upon approval of the PD Zoning District, the applicant may submit a site plan to the Director of Planning or designee for each phase, in accordance with the phasing schedule of the concept plan, which shall contain the following information:

#### A. *Approval Criteria*

In approving or denying, a site plan submitted under this Article, the following criteria shall be considered:

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1. Safety of the motoring and pedestrian public using the facility and area surrounding the site;
2. Safety from fire hazards and required means of fire control;
3. Protection from flooding and water damage;
4. Noise and lighting glare elements and effect of such on adjacent neighborhoods;
5. Relation of signs to traffic control and effect on adjacent properties;
6. Adequate off-street parking and loading facilities for the uses specified;
7. Appropriateness of ingress and egress points for access, parking and loading, including existing and proposed ingress/egress/access easements and internal circulation, and protection of the public health by surfacing on all parking areas to control dust;
8. Landscaping and screening provisions appropriately placed per this Code's requirements;
9. Site coverage by structures and other improvements and resulting impact assessed as to conformance with code requirements;
10. Sitting of structures and other improvements relative to required setbacks, height limitations, and other density and dimensional requirements; and
11. Such other measures as might secure and protect the public health, safety, morals and general welfare.

### *B. Site Plan Content*

Required site plans shall be prepared on a standard sheet size of 24" X 36" and at an engineering scale of up to 1" = 100'-0". Plans for residential projects of 4,000 square feet or more in gross floor area or 10,000 square feet or more in total land area and non-residential projects of 2,000 square feet or more in gross floor area of 10,000 square feet or more in total land area shall be prepared by a registered architect, surveyor, landscape architect or engineer. Other basic information to be shown on each site plan shall include:

#### *1. General Information:*

- North arrow
- Total site acreage
- Submission date
- Scale, written and graphic (engineering scale only)
- Vicinity map
- Names of designer, developer, and owner
- Address of designer, developer, and owner
- Telephone number of designer, developer, and owner

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- Location, dimension, and bearings of all subject property lines
  - Adjacent subdivision names and property lines
  - Adjacent land uses and structures
2. *Structures:*
- Location, dimensions and use of all existing and proposed facilities
  - Setback and separation distances
  - Facade elevations (all sides and exposures)
  - Percent exterior masonry content
  - Proposed residential density if applicable
  - Proposed location of screening fences along principal and minor arterials shown on the adopted Thoroughfare Plan.
3. *Streets and Sidewalks:*
- Location and width of all rights-of-way
  - Location and dimensions of all pavement and curbing
  - Location and width of all sidewalks
  - Location and width of all ingress/egress points
  - Location and width of all medians and median breaks
4. *Off-Street Parking and Loading Areas:*
- Number, location and dimension of spaces
  - Type of surface material of parking facility
  - Dimension of aisles, driveways, maneuvering areas and curb return radii
  - Distance between spaces and adjacent rights-of-way
  - Location of all existing and proposed fire lanes and hydrants
  - Proposed lighting diagram is required if not in accordance with [Article 10 “Parking and Loading”](#), [Section 16 “Glare and Lighting Standards”](#) of the Unified Development Code
5. *Landscaping:*
- Location and size of plant materials
  - Number and type of each landscape element
  - Height and type of all fencing or buffering
  - Height of all planters, sculptures and decorative screens
  - Location and type of trash receptacles screening
6. *Drainage:*
- Direction of water flow
  - Quantity of on and off size water generation
  - Topographic contours at intervals equal to currently approved Public Works contour maps of the City, or five (5) foot contours, whichever is less.
  - Points of concentrated water discharge

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### B. Submittal Requirements

1. The applicant shall provide at time of submittal the fees, application forms and certification as required. In addition, the applicant shall submit the site plan documents in accordance with the procedure described in **Article 16, "Site Plan Approval"** of the Unified Development Code.
2. The site plan for the first phase of the land use plan may be considered and approved simultaneously with approval of the Planned Development District.
3. The Director of Planning or designee shall forward the site plan, together with report, to the Planning and Zoning Commission, which shall review the plan and make its recommendation to the City Council, in accordance with the procedures set forth in **Article 1, "General Provisions and Procedures"** of the Unified Development Code.
4. The City Council shall consider the Site Plan at a public hearing advertised and conducted in accordance with the procedures set forth in **Article 1, "General Provisions and Procedures"** of the Unified Development Code. The City Council may make modifications thereto as are consistent with the concept plan and the intent and purpose of these Planned Development District regulations.
5. For Single Family detached development, a final plat can serve as a site plan in accordance with **Article 12 "Platting."** of the Unified Development Code

### 7.1.8 Administrative Approval of Site Plans

- A. The Chief Building Official and Planning Director may approve a site plan for development within a planned development under the following conditions:
  1. The site plan is for the development of a use or uses allowed by the planned development district, and is not for the purpose of designating the allowable land uses on a particular tract or tracts; or
  2. The purpose of the site plan is to allow the expansion of an existing building if the proposed expansion is consistent with the existing building's facade materials, architectural style and colors, and the proposed expansion meets all the requirements of the planned development ordinance; and
  3. The proposed development meets all the specific requirements of the planned development ordinance; i.e., landscaping, facade materials, screening regulations, setbacks, use restrictions, signage, parking, etc.; and
  4. The site plan meets all requirements of City ordinances.
- B. If the planned development ordinance does not establish specific guidelines for land uses, landscaping, facade treatment, screening, setbacks, signage, parking, etc., then the minimum standards of the following table shall apply. For example, if a planned development is for

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General Retail uses, the Chief Building Official and Planning Director may approve a site plan, which meets GR-1 standards. If a planned development is for Commercial uses, the Chief Building Official and Planning Director may approve a site plan, which meets C-1 standards. If a planned development is for Office uses, the Chief Building Official and Planning Director may approve a site plan, which meets O-1 standards. Otherwise, the City Council must approve the site plan.

1. **Single Family:** All single family development must meet the requirements contained in the planned development ordinance or the single family zoning district that is closest to the one referenced in the planned development ordinance.
  2. **Multi-Family:** All multi-family development must meet the requirements contained in the planned development ordinance or the multi-family district that is closest to the one referenced in the planned development ordinance.
  3. **Office (O):** Shall meet Office-One (O-1) district requirements.
  4. **Office-One (O-1):** Shall meet Office-One (O-1) district requirements.
  5. **Neighborhood Service (NS):** Shall meet General Retail-One (GR-1) district requirements regarding landscaping, masonry and screening.
  6. **General Retail-One (GR-1):** Shall meet GR-1 district requirements.
  7. **General Retail (GR):** Shall meet GR-1 district requirements.
  8. **Commercial-One (C-1):** Shall meet C-1 district requirements.
  9. **Commercial-Office (C-O):** Shall meet C-1 district requirements.
  10. **Commercial (C):** Shall meet C-1 district requirements.
  11. **Heavy Commercial (HC):** Shall meet HC district requirements.
  12. **Industrial Park (IP):** Shall meet IP district requirements.
  13. **Light Industrial (LI):** Shall meet LI district requirements.
  14. **Heavy Industrial (HI):** Shall meet HI district requirements.
- C. In coordination of requirements between the planned development ordinance and the above-mentioned districts in Section 2, the more specific requirement shall apply. In the case of conflicts, the planned development ordinance shall govern if the requirement is specific and not general in nature.
- D. In cases where there is disagreement between an applicant and City staff, or where an applicant requests that a requirement of a zoning district listed in Section B above not be applied to a site plan, then the site plan shall be processed for approval by the City Council

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after Planning and Zoning Commission recommendation, in accordance with [Article 16, "Site Plan Approval,"](#) of the Unified Development Code, and upon payment of the fee normally assessed for site plan approval by the City Council, with credit given for any fees already paid.

### 7.1.9 *Development Standards*

The following open space standards shall apply to approval of the land use plan; common open space shall be provided at a minimum ratio of 0.01 acres for each residential unit. All private park areas shall have grounds and equipment maintained in an attractive manner. The dedication of such areas to open space uses and appropriate covenants and restrictions shall assure the maintenance costs associated with such areas.

The following site development standards shall be considered minimum standards for approval of the site plan unless modified by the City Council consistent with the land use plan:

- A. Setback, landscaping, and off-street parking standards that are as restrictive as those established for the particular districts in which the use would ordinarily be permitted;
- B. Utility and transportation standards as established in [Article 12 "Platting;"](#)
- C. Drainage standards as established in [Article 14 "Drainage;"](#)
- D. Performance standards for manufacturing, processing, fabricating, packing or storage uses, as set forth in [Article 11 "Performance Standards."](#)

### 7.1.10 *Development Schedule*

A development-phasing schedule shall be submitted, indicating the phasing of the proposed development.

The development schedule shall, if adopted and approved by the City Council, become part of the ordinance creating such Planned Development (PD) District, and shall be adhered to by the owner, developer, and successors in the interest.

The Planning and Zoning Commission or City Council may, if in their opinion the owner or owners of the property are failing or have failed to meet the approved schedule, initiate proceedings to amend the ordinance of the Planned Development (PD) District, or remove provisions of the two ordinances that are in conflict. The Director of Planning shall submit a recommendation to the Planning and Zoning Commission, which shall determine which standard shall prevail.

### 7.1.11 *Amendments to Approved Site Plans*

Reference [Article 16 "Site Plan Approval"](#) and Section 11 "Amendments to Approved Site Plans".

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## SECTION 2 - AIRPORT HEIGHT/HAZARD OVERLAY DISTRICTS

### 7.2.1 *Purpose*

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The purpose of the Airport Hazard District is to prevent the establishment of hazards or obstructions to air navigation and to persons or property on the ground. Height/Hazard Overlay Districts for Dallas/Fort Worth International Airport and Grand Prairie Municipal Airport are found in [Appendix N](#).

### SECTION 3 - HOSPITAL DISTRICT

#### 7.3.1 Purpose

The (HD) Hospital District is established to create a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that complement the health care land uses; and to provide compatibility among land uses by application of stringent site planning and aesthetic design. The Hospital District Ordinance and requirements are given in [Appendix O](#).

### SECTION 4 – IH-20 OVERLAY DISTRICT

#### 7.11.1 Purpose

The IH-20 Overlay District is an overlay district which adds development standards to the existing base zoning district. This district is intended to increase the quality of development through design and development standards. The overlay district boundaries are depicted in [Appendix S](#).

### SECTION 5 – BELTLINE CORRIDOR OVERLAY DISTRICT

#### 7.5.1 Purpose

The purpose of the Beltline Corridor District is to provide support for the development of a unified area designated as a family-oriented recreational destination with the City of Grand Prairie and the Metroplex. It is intended to blend with Lone Star Park at Grand Prairie racetrack and utilize the natural areas, open space and water features of the Trinity River to create a recreational and equestrian centered park-like environment. The Beltline Corridor Overlay District and its requirements are given in [Appendix P](#).

### SECTION 6 – LIGHT INDUSTRIAL-LIMITED STANDARDS SUFFIX ZONING DISTRICT

#### 7.6.1 Purpose

The Light Industrial-Limited Standards Suffix (LI-LS) District is established to create a limited industrial zone (See Figure 1 in [Appendix Q](#)) that provides for various industrial uses pursuant to the Light Industrial zoning district with certain development standards reduced as specified. This district ordinance is located in [Appendix Q](#).

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### SECTION 7– CENTRAL BUSINESS OVERLAY DISTRICTS

#### 7.7.1 Purpose

The Central Area Overlay Districts are established to enhance and facilitate improvements and redevelopment in the Central Business District Corridor of Main St. and Jefferson St. The overlay districts are intended to encourage support facilities that complement existing and recommended land uses and to provide compatibility among land uses by application of development standards including site planning, landscaping, signage, and urban design. The Central Business Districts ordinances are located in [Appendix R](#).

### SECTION 8– SH 161 OVERLAY DISTRICT

#### 7.8.1 Purpose

The purpose of the SH 161 Overlay District is to provide continuity in Grand Prairie’s major freeways by extending the development standards and criteria adopted for IH-20, Lakeridge, IH-30, and SH 360 to the SH 161 Corridor. This includes architectural and building articulation standards and recommended land uses. (See [Appendix T](#))

### SECTION 9– LAKERIDGE PARKWAY OVERLAY DISTRICT

#### 7.9.1 Purpose

The Lakeridge Parkway Overlay District overlay district adds development standards to the existing base zoning district along a line 500 feet either side of the centerline of Lakeridge Parkway, from IH-20 to Cedar Hill. (See [Appendix U](#))

### SECTION 10 – IH-30 OVERLAY DISTRICT

#### 7.10.1 Purpose

The IH-30 Overlay District is an overlay district which adds development standards to the existing base zoning district. This district is intended to increase the quality of development through design and development standards. The overlay district boundaries are depicted in [Appendix I](#).

### SECTION 11 – SH-360 OVERLAY DISTRICT

#### 7.11.1 Purpose

The SH-360 Overlay District is an overlay district which adds development standards to the existing base zoning district. This district is intended to increase the quality of development through design and development standards. The overlay district boundaries are depicted in [Appendix L](#).