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Light Industrial

Planned Development District permitting the construction of Light Industrial uses in accordance with Article IV "Permissible Uses" of the UDC of the City of Grand Prairie, Texas for the Light Industrial District subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission. The requisite site plan to be drawn in accordance with Article XVI "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie. The area zoned Light Industrial shall be built to a codes of the City and in addition thereto shall be governed by the following special requirements:

1) no building height shall exceed 533 feet mean sea level; 2) that any structure exceeding 523 feet mean sea level shall be hazard lighted at the request of the Federal Aviation Administration and/or the Navel Air Station at no expense to the property owner, 3) that a minimum of 6-foot solid wood screening fence shall be constructed around the western edge of the property, and 4) that no structure within 100 feet of the west property line shall exceed one story in height.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.