

PLANNED DEVELOPMENT	184
ORDINANCE NO.	4168
PLANNING UNIT NO.	Z861104

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE JOHN W. KIRK SURVEY, ABSTRACT NO. 726, GENERALLY LOCATED AT THE NORTHWEST CORNER OF N.E. 6TH STREET AND KECK STREET FROM THE CENTRAL AREA (CA) ZONING DISTRICT TO: THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT FOR CENTRAL AREA AND LIGHT INDUSTRIAL USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; 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 hereinafter described property 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 Central Area (CA) to Planned Development No. 184; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on November 10, 1986 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in ~~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 Zoning Commission of the City of Grand Prairie, Texas voted 3 to 3 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Central Area (CA) to (PD) Planned Development No. 184; and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock p.m. on May 19, 1987 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the 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 Grand Prairie Daily News, 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 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 property sought to be rezoned, as well as the nature and utilization 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

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character since the enactment of the original Zoning Ordinance from the ~~classification~~ of Central Area (CA) 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 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 36 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 27TH DAY OF JANUARY, 1971, 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 January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from Central Area CA) to Planned Development (PD) for Central Area and Light Industrial uses.

LEGAL DESCRIPTION OF TRACT

Lot 1, Block 1, Phillips Sign Company Addition.

II.
LIGHT INDUSTRIAL

1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In areas designated for light industrial uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

- A. All uses as provided in Section B-100 of this ordinance for the Light Industrial District.
- B. Paved automobile parking areas which are necessary to the uses permitted in this district.
- C. Municipally owned or controlled facilities, utilities and uses, except those that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Accessory buildings incidental to the principal permitted use on the same lot of record, including living quarters for a night watchman or caretaker employed on the premises.
- B. Temporary real estate sales offices located on the property being sold, or on-site construction offices, limited to the period of sale or construction of 90% of the lots.
- C. Outside storage, provided that such storage or outside activities shall not be permitted in the required front yard, and shall be completely encompassed by a visual screening device or wall at least seven (7) feet high, and provided that materials stored shall be stacked a maximum height of 5 feet. All outside storage or activities shall be restricted to that area behind the required front yard setback.

Vehicles, mobile machinery and equipment, and contractor trailers encompassed by a visual screening device shall be permitted to exceed the screen height, provided however, that no contractor trailer shall be utilized for, nor constitute, permanent storage.

4. SPECIFIC USE PERMITS:

The following uses shall be allowed in the (LI) Light Industrial District only after approval of a Specific Use Permit in accordance with Sections B-500 and B-100 of this ordinance, and including but not limited to:

- A. Trailer camp or mobile home park.

- B. Private club, where the storage, possession and serving of alcoholic beverages occurs.

5. PROHIBITED USES:

The following uses shall be prohibited in the (LI) Light Industrial District:

- A. Any building erected or land used for other than one or more of the preceding specified uses and as identified in Section B-100 of this ordinance.
- B. Residential dwellings.
- C. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width and depth; or exceeds the maximum building coverage is required.

6. AREA REQUIREMENTS:

- A. Minimum lot area:20 feet
- B. Minimum lot frontage on a public street100 feet
- C. Minimum lot depth:150 feet
- D. Minimum depth of front setback.....25 feet
- E. Minimum depth of rear setback:
 - (1) Abutting non-residential property.....0 feet
 - (2) Abutting residentially zoned property10 feet
- F. Minimum width of side setback:
 - (1) Abutting non-residential property.....0 feet
 - (2) Abutting residentially owned property10 feet
- G. Minimum distance between separate buildings on the same lot or parcel of land15 feet plus 1/2 building height over 36 feet
- H. Maximum allowable lot coverage2:1
 - (1) Maximum building coverage as a percentage of lot area 60 %
 - (2) Maximum amount of impervious coverage as a percentage of lot area 90 %
- I. Maximum floor area ratio.....2:1

7. BUILDINGS:

- A. ON DESIGNATED THOROUGHFARES:

Exterior metal walls shall be prohibited on all buildings hereafter erected, constructed, altered, repaired or used in this District which abut or are adjacent to any arterial thoroughfare, as designated on the adopted Thoroughfare Plan of the City of Grand Prairie.

Exceptions to this requirement may be permitted on a case by case basis by the City Council upon submission and approval of a site plan in accordance with the requirements as prescribed in Section E-900, SITE PLAN APPROVAL, of this ordinance.

- (1) Exposed walls of the front exterior facade consisting of a single, undifferential plane with a single texture or color shall be prohibited.
 - a. Not less than 15% of the area of each exposed wall, excluding windows, doors, or garage doors, of the front exterior facade, shall be recessed, projected, or alternately staggered from the primary plane of the wall not less than one (1) foot in depth or projection.
 - b. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material as identified in Section C-2210 (A) (4) infra.
 - c. Walls subject to damage from the outside by ehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.
- (2) The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area.

Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (3) All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- (4) Building facades may be constructed from masonry or glass, as defined below, or other materials as approved by City Council.
 - a. MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.

- i. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
- ii. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.
- iii. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or other concrete finish as approved by City Council.

- b. GLASS WALLS: Which shall include glass curtain walls or glass block construction.

Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

- (5) The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

B. ON NON-DESIGNATED THOROUGHFARES:

All buildings hereafter erected, constructed, altered, repaired or used in this District which abut, or are adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie shall have a front exterior facade constructed to the following minimum standards:

- (1) Exposed walls of the front exterior facade consisting of a single, undifferential plane with a single texture or color shall be prohibited.
 - a. Not less than 15% of the area of each exposed wall, excluding windows, doors, or garage doors, of the front exterior facade, shall be recessed, projected, or alternately staggered from the primary plane of the wall not less than one (1) foot in depth or projection.
 - b. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material as identified in Section C-2210 (B)(4) infra.

- c. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.
- (2) The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area.

Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.

- (3) All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- (4) Building facades may be constructed from masonry, glass, or metal as defined below, or other materials as approved by City Council.

- a. MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.

i. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.

ii. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.

iii. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or other concrete finish as approved by City Council.

- b. GLASS WALLS: Which shall include glass curtain walls or glass block construction.

Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

- c. METAL WALLS: Which shall include ribbed or fluted metal panels and metal curtain walls.
 - i. The use of corrugated panels, panels with a depth of less than one inch (1"), or a thickness less than U.S. Standard 26 gauge shall be prohibited.
 - ii. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- (5) The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

8. LANDSCAPING:

Landscaping, as provided hereafter, shall be used as an integral element of the building's design to provide variety in appearance of walls, soften building surfaces, and to assure that the building blends attractively with its site and surroundings.

- A. Minimum site area devoted to landscaping shall be 4%, with 100% of the required landscaping located in front yard areas which abut public street rights-of-way.
- B. All required or proposed landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheel-stops, or other permanent barriers.
- C. The dimensions of all landscape areas shall be adequate to provide for the normal growth of landscaping materials planted therein.
- D. All required landscaping in yard, setback, parking and recreational areas shall be composed of natural vegetation such as lawns, trees, or shrubs. In no case shall plastic or other manmade landscape plant material be substituted for the required landscape vegetation.
- E. The owners and their agencies shall be responsible for continuously providing, protecting, and maintaining all landscaping in a healthy, and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- F. Prior to the issuance of a Certificate of Occupancy permit, all approved screening and landscaping must be in place, or if seasonal

conditions prohibit the completion of the landscaping, a temporary occupancy permit may be issued, provided that a written commitment is submitted (by the owner) stating the completion date of all landscape installation. In lieu of a temporary occupancy permit, a developer shall make fiscal arrangements (by bond, certificate of deposit, or letter of credit) satisfactory to the City in the amount of two dollars per square foot of required landscaping not yet in place to ensure that such required landscaping shall be installed. Any developer/owner desiring to make such fiscal arrangements must also grant license to the City to enter upon the land for the purposes of installing the required landscaping in the event that such landscaping is not in place within twelve months after issuance of the Certificate of Occupancy.

- G. All required landscaping shall be drawn to scale on a site plan, and submitted to the Department of Community Development for approval prior to issuance of a building permit. The landscape plan shall show in detail, but not be limited to, the location of each element of landscaping, the description or name of each proposed plant material, and the height of any proposed planter, sculpture or decorative screen.
- H. Landscaping in any landscaped area shall not obstruct the view between the street and the access drives and parking aisles near the street entries or exits, or conflict with any portions of Chapter 3, Section 23-5, Trees, Shrubs and Site Obstructions of the City of Grand Prairie Code of Ordinances.

9. CREDITS TOWARD LANDSCAPING REQUIREMENTS:

- A. Each square foot of landscaped area which is permeable and within the area encompassed by the dripline of a tree of at least four (4) inches in trunk diameter, measured four (4) feet off the ground, shall count as 1.5 square feet of landscaped area for the purpose of satisfying the requirements of Section 1 of C-2211, as applicable.
- B. The foregoing 150% credit shall be subject to the following limitations: Tree dripline areas which overlap shall not be counted twice. At least one-half (1/2) of the tree dripline area must be in permeable cover. There shall be no damaging changes in the original grade of the dripline area. Changes in grade required by City Ordinance such as sidewalks, curbing, or driveway approaches, shall not be considered as damaging changes.

10. SCREENING REGULATIONS:

Any premises developed for non-residential uses in the (LI) Light Industrial District shall be buffered from adjacent residentially zoned or used land by a solid masonry wall, wooden fence, or other man-made or natural barrier or combination thereof built to the following minimum criteria:

- A. Walls & Fences:

A solid, non-transparent fence with a minimum of seven (7) feet from the ground level at or on the boundary lines or areas common to the premises and the area zoned or used for residential purposes, having

concrete beams ~~installed~~ under the entirety of the fence to a minimum height of six (6) inches above ground and six (6) inches wide, placed on proper footing, either spread or piers, reinforced with a minimum of two (2) number three bars of steel, all posts shall be steel and all materials shall be decay-resistant.

B. Earthen Berms:

Landscaped earthen berms used as a visual screening device shall be constructed to a minimum height of six (6) feet. Side slopes of such berms shall not exceed 33.3% (three feet of horizontal distance for each one (1) foot of height. All berms shall contain necessary drainage provisions as may be required by the City Engineer.

C. Maintenance:

The area in front of the required screening wall or fence, shall be maintained in a clean and orderly condition, free of weeds, debris, and trash.

D. Lighting:

Any light used to illuminate parking or outside storage areas shall be so arranged as to reflect away from any adjacent residential uses or residential districts.

E. Refuse storage areas shall be visually screened by a six foot (6) high solid fence or wall on all sides except the side used for garbage pickup service, such side shall not be required to be screened. Refuse storage located in areas already enclosed by a visual screening device shall not be required to have additional screening.

F. Areas utilized for outside storage as prescribed in Section C-2228 infra. shall be encompassed by a solid, non-transparent wall or fence at least seven (7) feet in height and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall.

G. A chain link fence with slat inserts shall not constitute an acceptable visual screening device when located adjacent to residentially zoned or used property, or street rights-of-way.

H. Acceptable wooden fence material shall include Redwood, Cedar, pressure treated wood, or other materials as may be approved by City Council.

11. FLOOD PLAIN REQUIREMENTS:

The Federal Emergency Management Agency (FEMA) maps shall be reviewed to determine if a tract lies within a designated flood plain. If so, reference Section B-100 entitled Use Charts for uses allowed and Section B-600 entitled Flood Plain District for specific requirements.

12. PARKING SPACE SCHEDULE/NON-RESIDENTIAL USES APPLICABLE TO LIGHT INDUSTRIAL (LD) ZONING DISTRICT:

As provided for by Section C-2600, Parking Standards.

13. SPECIAL OFF-STREET PARKING REGULATIONS:

- A. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class or use included in the building or development.
- B. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
- C. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, or across the street from, a residentially zoned or used district, a masonry wall or solid fence of not less than seven (7) feet in height and meeting City Standards shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential districts. Parking adjacent to the street may be screened by a three (3) foot fence or berm if allowed by the Director of Community Development or his designate.
- D. All required off-street parking, loading, drives, and outside sales and display areas shall be paved to a minimum standard equivalent of four (4) inch concrete slab with 6" x 6" #10 gauge mesh. Outside storage areas, fully enclosed by a non-transparent screening fence shall not be required to have a concrete surface. All reinforcing in concrete shall be suspended in the bottom one-third of the slab. Exceptions to these pavement standards must be approved by the City Engineering, and based on equivalency.

14. PARKING REQUIREMENTS FOR NEW OR UNLISTED USES:

- A. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar use.
- B. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to C-2600 or where uncertainty exists, the minimum off-street parking requirements shall be established by the same process as provided in B-400 for classifying new and unlisted uses.

15. OFF-STREET LOADING SPACE

As provided for by Section C-2600, Parking Standards.

16. SPECIAL FRONT YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE FRONT YARD SMALLER THAN HEREINAFTER REQUIRED.

- A. Gasoline service station pump islands may not be located nearer than 20 feet to the front property line, and the outer edge of the canopy shall not be nearer than 10 feet to the front property line.
- B. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage (See Section G-100, Illustration 7).
- C. Where a building line has been established by plat or ordinance approved by the Planning and Zoning Commission or enacted by the City Council and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat.
- D. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet (See Section G-100, Illustration 5).
- E. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets, unless a building line for structures has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

17. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200, and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features, projecting not to exceed four (4) feet into the required rear or side yard, and landscape planting and lighting.

18. SPECIAL AREA REGULATIONS:

- A. The minimum required lot areas shall be in accordance with the preceding requirements, and no lot existing at the time of passage of this ordinance shall be reduced in size below the minimum requirements set forth herein.

- B. Non conforming lots which were official lots of record at the time of passage of this ordinance, regardless of current zoning shall be exempted from the minimum lot area, width, and depth requirements, pursuant to Sections C-2201, C-2202, and C-2203. However, all other prescriptions as set forth herein shall apply.

19. SIGN STANDARDS:

No commercial sign, as defined in Section B-800 of this Ordinance, shall be erected or maintained in the (LI) Light Industrial Zoning District except in conformity with the following:

- A. Commercial signs visible from the exterior of any building may be lighted, but no sign or any other contrivance shall be devised so as to rotate, gyrate, blink or move in any animated fashion.
- B. Commercial signs shall be restricted to advertise or direct the attention of the general public only to the person, firm, product, service or activity which is conducted upon the premises where such sign is located.
- C. All commercial signs attached to the building shall be surface mounted.
- D. Only one (1) single-faced or double faced commercial sign shall be permitted per street frontage. No sign or combination of signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no sign shall exceed two hundred (200) square feet in area per face. An additional twenty (20) square feet of sign area per face shall be allowed for each additional business conducted on the site.
- E. A wall sign with the individual letters applied to the exterior surface of a building, whether affixed to the building or painted directly upon the exterior surface of the building, shall be measured by a rectangle around the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- F. Street numbers shall be indicated for all individual building sites.
- G. Ground signs shall not exceed twenty-five (25) feet above grade in vertical height.
- H. Wall signs shall not directly face any residentially zoned or used area.

III.
CENTRAL AREA

1. BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In areas designated for Central Area uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

- A. All uses as provided in Section B-100 of this ordinance for the Central Area Zoning District.
- ?B. Paved automobile parking areas which are necessary to the uses permitted in this district.
- ?C. Municipally owned or controlled facilities, utilities and uses, except those that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Accessory buildings incidental to the principal permitted use on the same lot of record, including living quarters for a night watchman or caretaker employed on the premises.
- B. Temporary real estate sales offices located on the property being sold, or on-site construction offices, limited to the period of sale or construction of 90% of the lots.
- C. Outside storage, provided that such storage or outside activities shall not be permitted in the required front yard, and shall be completely encompassed by a visual screening device or wall at least seven (7) feet high, and provided that materials stored shall be stacked a maximum height of 5 feet. All outside storage or activities shall be restricted to that area behind the required front yard setback.

Vehicles, mobile machinery and equipment, and contractor trailers encompassed by a visual screening device shall be permitted to exceed the screen height, provided however, that no contractor trailer shall be utilized for, nor constitute, permanent storage.

4. SPECIFIC USE PERMITS:

Certain uses shall be allowed in the (CA) Central Area District only after approval of a Specific Use Permit in accordance with Sections B-500 and B-100 of the Zoning Ordinance #2299.

5. PROHIBITED USES:

The following uses shall be prohibited in the (LD) Light Industrial District:

- A. Any building erected or land used for other than one or more of the preceding specified uses and as identified in Section B-100 of this ordinance.
- B. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width and depth; or exceeds the maximum building coverage is required.
- C. Any use disallowed in accordance with Sections B-500 and B-100 of the Zoning Ordinance #2299.

6. AREA REQUIREMENTS:

A.

*Applicable to Residential Use Only

- A. *Minimum Required Lot Area 5,000 s.f.
- B. *Minimum Required Lot Width..... 50 feet
- C. *Minimum Required Lot Depth 100 feet
- D. *Maximum Allowable Lot Coverage (Residential) 40 %
Maximum Allowable Lot Coverage (Commercial)..... 2:1
- E. Minimum Required Front Yard (Residential) 25 feet
Minimum Required Front Yard (Commercial) 30 feet from
centerline of street
- F. *Minimum Required Side Yard..... 10 feet
- G. *Minimum Required Rear Yard..... 10 feet
- H. *Minimum Required Dwelling Area..... 850 s.f.
(Minimum required floor area as herein specified shall be computed
exclusive of breezeways, garages, open porches, carports or accessory
buildings or accessory space not designed and used directly and
specifically for dwelling purposes).
- I. *Minimum Required Masonry Content 100 percent
(The area to be covered shall be between the lower plate and top
plate of the first floor. Masonry content shall mean brick or stone or
other material as may be approved by the City Council).
- J. *Minimum Required Parking (Off-Street) 1 space
- K. *Maximum Allowable Height not applicable
- L. Check City Zoning Map to determine if tract lies in a Flood Plain
(FP); if so, see Section B-200 entitled Use Charts for uses allowed and
Section B-600 entitled Flood Plain District for specific requirements.

7. SPECIAL LOT AREA REQUIREMENTS - NO LOT SHALL HEREAFTER BE ALTERED SO AS TO HAVE A SMALLER AREA THAN HEREINAFTER REQUIRED.
 - A. A one-family dwelling attached shall provide a minimum lot area of 2,000 square feet.
 - B. A two-family dwelling shall provide a minimum lot area of 6,000 square feet.
 - C. A multi-family dwelling, one to three stories, shall provide a minimum lot area of 7,500 square feet and not less than 1,750 square feet per dwelling unit.
 - D. A multi-family dwelling over three stories shall provide a minimum lot area of 12,000 square feet and not less than 300 square feet of lot area per dwelling unit.
8. SPECIAL LOT WIDTH REGULATIONS - NO LOT SHALL HEREAFTER BE ALTERED TO HAVE A SMALLER WIDTH THAN HEREINAFTER REQUIRED.
 - A. A one-family dwelling attached shall provide a minimum lot width of 20 feet on interior lots and 30 feet on corner lots.
 - B. A two-family dwelling shall provide a minimum lot width of 60 feet.
 - C. A multi-family dwelling, one to three stories, shall provide a minimum lot width of 60 feet.
9. SPECIAL FRONT YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A FRONT YARD SMALLER THAN HEREINAFTER REQUIRED.
 - A. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage (see Section G-100, Illustration 7).
 - B. Where a building line has been established by plat or Ordinance approved by the Planning and Zoning Commission or enacted by the City Council and such line requires a greater or lesser front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such Ordinance or plat.
 - C. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet (see Section G-100, Illustration 5).
 - D. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one

frontage on the plat or by Ordinance, in which event only one required front yard need be observed.

- E. If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback which is greater or lesser in dimension than the minimum front yard or setback established for the district in which the street frontage is located, then the average setback of all buildings upon such street between two intersecting streets shall not be interpreted as requiring a setback or front yard greater than fifty (50) feet nor shall they be interpreted as requiring any building to observe a front yard of more than ten (10) feet greater than the front setback observed by any building on a contiguous lot. These provisions shall be superseded on any lot where a minimum building line has been established by plat or ordinance and the front yard or setback provisions of such plat or ordinance shall be observed.

10. SPECIAL SIDE YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A SMALLER SIDE YARD THAN HEREINAFTER REQUIRED.

No side yard is specified for non-residential use in the Commercial One (C1) Zoning District, except where a commercial, retail or industrial or other non-residential use abuts upon a district boundary line dividing such districts from a residential district in which event a minimum ten (10) foot side yard shall be provided on the side adjacent to such residential district.

11. SPECIAL REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR YARD SMALLER THAN HEREIN REQUIRED.

- A. In the Central Area (CA) Zoning District, no main residential building may be constructed nearer than ten (10) feet to the rear property line. The main residential building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a lot line erected joining the mid-point on one side lot line with the midpoint of the opposite side lot line. For accessory building standards, see Section E-200.
- B. In the Central Area (CA) Zoning District, no rear yard is specified for non-residential use, except where retail, commercial or industrial uses back upon a common district line, whether separated by an alley or not, dividing the districts from any of the residential districts listed herein, a minimum rear yard of twenty-two (22) feet shall be provided.
- C. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting, not to exceed four (4) feet into the required rear yard and usual landscape planting and lighting.

12. PARKING SPACE SCHEDULE NON-RESIDENTIAL USES APPLICABLE TO THE CENTRAL AREA (CA) ZONING DISTRICT

As provided for by Section C-2600, Parking Standards.

13. SPECIAL OFF-STREET PARKING REGULATIONS

1. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building for development.
2. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
3. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, across the street from, a residentially zoned district, a masonry wall or solid ornamental fence of not less than three (3) feet, nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential districts.
4. The area in front of the required screening wall or fence shall be maintained in a clean and orderly condition, free of weeds, debris and trash.
5. Any light used to illuminate parking area shall be so arranged as to reflect away from any adjacent residential uses or residential districts.

14. PARKING REQUIREMENTS FOR NEW OR UNLISTED USES

1. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar use.
2. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to C-2600 or where uncertainty exists, the minimum off-street parking requirements shall be established by the same process as provided in B-400 for classifying new and unlisted uses.

15. OFF-STREET LOADING SPACE

As provided for by Section C-2600, Parking Standards.

16. HEIGHT OF BUILDINGS - NO BUILDING OR STRUCTURE SHALL BE LOCATED, ERECTED OR ALTERED SO AS TO EXCEED THE HEIGHT LIMIT HEREINAFTER SPECIFIED FOR THE CA ZONING DISTRICT.

Ten (10) stories provided floor area ratio (FAR) does not exceed two (2) to one (1).

17. SPECIAL AREA REGULATIONS

The minimum required residential lot area shall be in accordance with the preceding requirements, except that a lot having less area than herein required which was an official "lot of record" prior to the adoption of this ordinance may be used for a one-family dwelling and no lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth herein.

18. MAXIMUM F.A.R.

Maximum floor area to lot area ratio shall be 10:1.

19. SPECIAL CONVERSION REGULATIONS

In the Central Area (CA) Zoning District, any existing two-family dwelling structure may be converted to a one-family detached structure without the issuance of a Specific Use Permit.

IV.
SPECIAL CONDITIONS

1. ALLEYS:

All tracts shall have alleys except in areas that are physically restricted (cul-de-sacs, etc.)

2. SIDEWALKS:

Sidewalks shall be provided in all tracts, unless physically restricted, next to street.

3. UTILITIES:

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

4. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or Certificate of Occupancy on the premises. Development plans and preliminary plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.

B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.

C. All off-street parking lot surfaces and drives shall be constructed of a minimum 5" of 3,000 psi (5-bag mix) concrete with #3 rebar (reinforced steel) placed 24" on center in both directions, on top of a minimum 6" 6% lime-stabilized subgrade compacted to 95% Standard Proctor Density, or as alternately provided for in the paving requirements in the Multi-Family districts of the Zoning Ordinance of Grand Prairie #2299.

5. USE MATRIX:

The use matrix, attached hereto as Exhibit "B", shall be deemed to be a part of this ordinance.

6. COUNCIL CONDITIONS:

A. There shall be a one-year review for complaints about noise, odor, screening fence and code compliance. (Reviewed 7-5-88)

B. All applicable development fees shall be paid prior to filing of plat.

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- C. The Perimeter Street Ordinance shall apply on N.E. 6th Street.
- D. An 8" water main shall be extended in N.E. 6h Street and a fire hydrant ~~installed~~. (Agreement attached.)
- E. A sample point shall be ~~installed~~ on the sewer line.
- F. The facade of the building shall be improved.
- G. All storage shall be behind the fence in racks or on concrete.

V.
CITY PARTICIPATION

1. The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to fifty (50%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.
2. Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.
3. Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

VI.
DEVELOPMENT PLAN

The development plan for a single family detached use will be the finally approved plat for this tract as described in Section I, which under existing City Ordinances, may constitute a site plan for a planned development. Otherwise, a finally approved development plan or site plan shall be required as established for under existing City Ordinances in Ordinance No. 2299. No permits will be issued for construction unless in conformance with said development plan.

VII.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

VIII.


That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

IX.

That this ordinance shall be in full force and effect from and after its passage and approval.


Planned Development 184

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 19th DAY OF May, A.D., 1987.



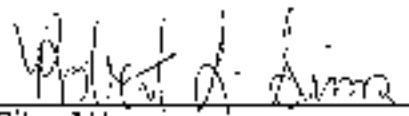
MAYOR, City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

Matrix For: PD-
ORD.

[illegible]

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

For and in consideration of the mutual terms, conditions and covenants herein contained, this agreement is entered into by and between the City of of Grand Prairie, Texas (hereinafter called "City") and Richard Phillips:

I.

It is understood and agreed by and between the parties that the water service and fire hydrant is not sufficient for the Phillips property located in the J. W. Kirk Survey Abstract 726 to be rezoned from Central Area to Planned Development for Central Area and Light Industrial Uses.

II.

In order for the property to have adequate water and fire protection, Richard Phillips has agreed to pay the actual cost of installation of a water line, tee, gate valve and fire hydrant to be installed in the right-of-way of N. E. 6th Street at the intersection of Keck Street.

III.

It is understood and agreed that the City is currently designing a water main replacement project for Davis Street and will add the required water main and fire hydrant to that project.

IV.

Richard Phillips shall place \$6,000.00 in escrow with the City of Grand Prairie, Texas. After completion of the project, the City will reimburse Richard Phillips if the actual cost of

installation is less than \$6,000.00, and Richard Phillips will pay the City the difference if the actual cost is greater than \$6,000.00.

V.

In the event of a dispute as to the construction of any word or phrase in the contract, the construction of the City shall prevail and be final.

EXECUTED this the 15 day of Sept., 1987.

CITY OF GRAND PRAIRIE

W. Delo III
MAYOR

ATTEST:

Sue Shaver
CITY SECRETARY

Richard Phillips
RICHARD PHILLIPS