

Planned Development District permitting retail and commercial uses as prescribed in Article IV "Permissible uses of the UDC of Grand Prairie, Texas for the General Retail and Commercial Districts subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the building areas, off-street parking, points of access, any screening walls, open areas, building setbacks, utility easements, curbs, sidewalks, drives and drainage facilities indicated as necessary to accommodate the use and function of the premises and provide for the dedication and improvement of any street deemed essential by the City Council and the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any rights-of-way necessary to comply with the Major Thoroughfare Plan and to provide access to the property. The site plan shall be arranged to recognize and function with the plans for Interstate Highway 20.

The density, cover-age, height, parceling and off-street loading standards shall comply with the Minimum standards specified for the General Retail and Commercial Districts for all developments.

The requisite site plan may be approved in whole or in part for one or several owners provided the overall arrangement of streets, land use, utilities and parking applying to the entire tract is coordinated and understood by the various owners.