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Special Complex

Planned Development District permitting retail, apartment, office and service uses as prescribed for the OR District in Article IV "Permissible Uses" of the UDC of Grand Prairie, Texas plus automobile sales and service; office buildings, including two stores in height; wholesale offices and sales and commercial amusements; subject to the approval of a site plan by the City Commission 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 areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility casements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary 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 right-of-way required to comply with the standards of the Major Thoroughfare Plan of the City of Grand Prairie and to provide adequate access to the property and to the adjacent property. The site plan shall recognize and be designed to function with the arrangement of Interstate Highway 20 as planned and developed. Where a variety of types of land use are proposed on a single tract, the site plan shall delineate the area proposed for each type of use.

The density, coverage, and off-street loading standards, shall comply with the minimum standards specified for the OR district for the retail and service development, and buildings may be built to any legal height, provided that the FAR does not exceed the ratio specified for PD Districts in Article VII "Special Districts". The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

PD-30

Light Industrial

Planned Development District permitting light industrial uses as prescribed for the Light Industrial (LI) District in Article IV "Permissible Uses" of the UDC of Grand Prairie, Toms, subject to the approval of a site plan by the City Council after recommendations by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary 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 right-of-way required to comply with the standards of the Major Thoroughfare Plan of the City of Grand Prairie and to provide adequate access to the property and to the adjacent property. The site plan shall recognize and be designed for function with the arrangement of I.H. 20 as planned and developed. Where a variety of types of land use are proposed on single tract, the site plan shall delineate the area proposed for each type use.

PD-37A

ORDINANCE NO. 3062-A

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE A 35 ACRE TRACT OUT OF THE WILLIAM HAYMAN SURVEY, ABSTRACT NO. 643, GENERALLY LOCATED IN THE NORTHEAST CORNER OF SH 360 AND IH 20, FROM SINGLE FAMILY (SF-2), P.D. 36 AND P.D. 37 TO P.D. 37A FOR LIGHT INDUSTRIAL, 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 SINGLE FAMILY (SF-2), P.D. 36 AND P.D. 37 to P.D. 37A FOR LIGHT INDUSTRIAL; and

WHEREAS, The Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 13, 1979 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from SINGLE FAMILY (SF-2), P.D. 36 AND P.D. 37 to P.D. 37A FOR LIGHT INDUSTRIAL; 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 August 21, 1979, 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

usability of surrounding property, have found and determined that the property in question, m 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 the classification of SINGLE FAMILY (SF-2), P.D. 36 AND P.D. 37 to P.D. 37A FOR LIGHT INDUSTRIAL 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:

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 SINGLE FAMILY- (SF-2) , P.D. 36 AND P.D. 37 to P.D. 37A FOR LIGHT INDUSTRIAL: See case #790801.

.The main and accessory uses permitted in this district, along with all other zoning regulations and rules, shall be in accordance with the main and accessory used permitted in a Light Industrial Zoning District and as shown on the site plan to be submitted.

The site plan as finally approved with all stipulations contained therein shall be marked Exhibit "A", attached hereto and made a part hereof as if fully set out herein.

SECTION 2: 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.

SECTION 3: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4: THAT this ordinance shall be effective from and after its passage, approval and publication as **provided by law.**

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND

PRAIRIE TEXAS, on the 21st,day of August

, 1979.

MAYOR, CITY OF GRAND PRAIRIE, TEXAS

City Secretary