

PD42

Special Complex

Planned Development District permitting retail, apartment, office and service uses as prescribed for the GR (General Retail) District in Article IV "Permissible Uses" of the Unified Development Code of the City of Grand Prairie, Texas.

These uses are subject to the following items: 1.) that right-of-way for S.E. 8th Street be dedicated to the City and that one-half of the street paving assessment be paid by the property owner, 2) all drainage be improved in accordance with City Ordinances and be paid for by the developer, 3) a building permit must be issued within thirty months of the date of the ordinance approving the Planned Development District-, 4) a of the above uses shall be subject to the approval of the requisite site plan drawn in accordance with Article XVI "Site Plan Approval" of the City of Grand Prairie, Texas. 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. All development shall be in accordance with all City ordinances pertaining to the type of development