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General Retail

Planned Development District permitting retail uses as prescribed in Article IV "Permissible Uses" of the UDC of Grand Prairie, Texas for the General Retail (GR) District, 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 building area, 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 Commission 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 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, coverage, height, parking and off-street loading standards shall comply with the minimum standards specified for the GR District for all development. The requisite site plan may be approved in whole or in part for one or several property 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.

ORDINANCE NO. 2523

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, BY CHANGING THE USE DISTRICT CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE CITY OF GRAND PRAIRIE, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

That the Comprehensive Zoning Ordinance of the City of Grand Prairie be and the same hereby is, altered and amended in the following respects only; and that the use district classification of the following properties be changed from SF-2 to Planned Development

Situated in Dallas and Tarrant Counties, State of Texas.' to wit:

BEING a 158.493 acre tract of land out of the W. J. Whiting Survey, A-1614, Tarrant County, Texas and the Jose A. Gill Survey, A-567, Dallas and Tarrant Counties, and being further described by metes and bounds as follows:

BEGINNING at a point which is S 88° 56' 45" E, 67.0 feet from the northwest corner of said Gill Survey and in the east R.O.W. line of 100.0 foot R.O.W. for proposed Great Southwest Parkway;

THENCE S 88° 56' 45" E, with a fence, a distance of 2354.0 feet to an iron pipe at a fence corner;

THENCE S 89° 06' E, with a fence, a distance of 1047.1 feet to a steel rod for corner;

THENCE S 00° 09' 30" E, with a fence, a distance of 1752.5 feet to a steel rod for corner;

THENCE S 88° 39' 19", with a fence, a distance of 79.45 feet to a steel rod for corner;

THENCE S 10° 07' E, with a fence, a distance of 248.1 feet to a steel rod for corner;

THENCE S 89° 58' 11" W, with a fence, a distance of 3447.86 feet to a point in east R.O.W. line of said 100.0 foot R.O.W. for proposed Great Southwest Parkway;

THENCE N 00° 12' 55" E, with said east R.O.W. line, a distance of 159.9 feet to angle point in said east R.O.W. line;

THENCE N 0° 17' W, with said east R.O.W. line, a distance of 273.44 feet to the P.C. of a curve to the left;

THENCE in a northwesterly direction with said curve to left, having a radius of 2769.02 feet and a central angle of 6° 18' 55", a distance of 305.21 feet to a

point of reverse curve to the right;

THENCE in a northeasterly direction, with said reverse curve to the right having a radius of 2669.02 feet and a central angle of 6° 18' 55", a distance of 294.19 feet to the end of said curve;

THENCE N 0° 17' W, with said east R.O.W., a distance of 1033.74 feet to the PLACE OF BEGINNING.

STIPULATIONS:

1. Twenty-four month time limit from the time of completion of Great Southwest Parkway to I.H. 20 as recommended by the Planning and Zoning' Commission.
2. That it be developed in accordance with the subdivision rules.
3. That all drainage be taken care of by the developer.
4. That in MF-1 zoning, apartments be 15 units per acre.
5. That commercial zoning be limited to-office and warehouse.

ORDINANCE INCORPORATED BY REFERENCE INTO ORDINANCE NO. 2299
(Comprehensive Zoning ordinance, City of Grand Prairie, Tx)

CONSULT ORDINANCE NO. 2299 FOR APPROPRIATE USE PRESCRIPTIONS