

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

132
3585
Z831SW12

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE TAPLEY HOLLAND SURVEY, ABSTRACT NO. 644, AND THE WILLIAM C. MAY SURVEY, ABSTRACT NO. 890, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ROBINSON ROAD AND SHERMAN STREET, FROM THE (SF4) SINGLE-FAMILY ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR GENERAL RETAIL, SINGLE-FAMILY DETACHED RESIDENTIAL, GARDEN HOME RESIDENTIAL, DUPLEX RESIDENTIAL, AND TOWNHOUSE RESIDENTIAL 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 (SF4) Single-Family Residential to (PD) Planned Development No. 132; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 13, 1984 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 5 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 (SF4) Single-Family Residential to (PD) Planned Development No. 132; 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 February 21, 1984 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 character since the enactment of the original Zoning Ordinance from the classification of (SF4) Single-Family Residential 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 (SF4) Single-Family Residential to (PD) Planned Development for General Retail, Single-Family Detached Residential, Garden Home Residential, Duplex Residential and Townhouse Residential uses.

BEGINNING at a point for the most Northwest corner of said Eltee Dave Tract on iron rod found; said point also being on the Dallas County and Tarrant County common line and being the intersection of the East line of the Tyre Estates Addition to the City of Grand Prairie as recorded in Vol. 988-C, Pg. 113, M.R.T.C.T. and the South line of the Seikes Addition the City of Grand Prairie as recorded in Vol. 8, Pg. 59, M.R.D.C.T. and being more particularly described as follows.

THENCE SOUTH along the Dallas County and Tarrant County common line and along the East Line of said Tyre Estates Addition and the East line of the Park Heights Addition to the City of Grand Prairie, Texas per Map Plat recorded in Vol. 388-12, Page 8, M.R.T.C.T., a distance of 2260.01 feet to an iron rod found for the Southwest corner of said Eltee Dave Tract, said point also being in the North line of a tract owned by Great Southwest Industrial Corporation.

THENCE N.89^o 54' 02" E. along the South line of said Eltee Dave tract and the North line of said Great Southwest Industrial Corporation Tract, a distance of 2040.47 feet, to an iron rod found for corner.

THENCE N 00 deg 36 min 13 sec E along a common property line of the said Eltee Dave tract and the Great Southwest Industrial Corporation tract, a distance of 1031.54 feet to a point in the North line of said Wm. C. May Survey and the South line of said Tapely Holland Survey, an iron rod found for corner.

THENCE S. 89^o 36' 21" E. along the South line of said Tapely Holland Survey and the North line of said Wm. C. May Survey, a distance of 1444.33 feet to the Southwest corner of a 2.65 acre tract deeded by G.W. Spikes to J.W. Kincaid, 11-22-44, per deed recorded in Vol. 2586, Page 405, D.R.D.C.T., being an iron rod found for corner.

THENCE N. 03^o 41' 04" W. along the West line of said G.W. Spikes to J.W. Kincaid tract, a distance of 236.65 feet to the N.W. corner of said J.W. Kincaid tract, being an iron rod found for corner.

THENCE N. 75^o 28' 58" E. along the North line of said J.W. Kincaid tract, a distance of 400.99 feet to a point being 20.0 feet west and 338.97 feet North of the Southeast corner of the said Tapely Holland Survey and the Southwest corner of the Elizabeth Gray Survey, Abstract No. 517, D.C.T., being an iron rod found for corner.

THENCE North along a line parallel to and constantly 20.0 feet West of the East line of said Tapely Holland Survey and the West line of said Elizabeth Gray Survey, a distance of 1750.00 feet to the South line of Sherman Street and to the most Easterly N.E. corner of said Eltee Dave tract, being an iron rod set for corner.

THENCE West, along the South R.O.W. line of Sherman Street, a distance of 1280.00 feet to the East R.O.W. line of S.W. 18th Street, a 50.0 foot wide R.O.W., being an iron rod set for corner;

THENCE South along the East R.O.W. line of said Southwest 18th Street, a distance of 1050.00 feet to the South R.O.W. line of Texas Street, being an iron rod found for corner;

THENCE S 89° 59' 06" West along the South R.O.W. line of Texas Street and the North line of Block "S" of the Spikes Addition No. 3, to the City of Grand Prairie as recorded in Vol. 10, Page 115, M.R.D.C.T. a distance of 50.00 feet to an iron rod for corner;

THENCE South a distance of 150.00 feet to a point for corner;

THENCE West a distance of 399.78 feet to a point for corner;

THENCE N 72 deg 17 min 40 sec W a distance of 160.35 feet to a point for corner;

THENCE North to a point on the South R.O.W. line of Texas Street a distance of 101.09 feet to a point for corner;

THENCE S 89 deg 59 min 06 sec W a distance of 316.39 feet to a $\frac{1}{4}$ " iron rod found for corner;

THENCE N 72 deg 17 min 40 sec West along the Southerly R.O.W. line of Texas Street, now abandoned and quit claim deeded to the Grand Prairie Endependent School District a distance of 223.25 feet to an iron rod set for corner;

THENCE North along the West R.O.W. line of said Southwest 20th Street a distance of 130.59 feet to the Southeast corner of Block M of the Spikes Addition, No. 2, to the City of Grand Prairie, Texas, per Map Plat recorded in Volume 8, Page 217, D.R.D.C.T. being a Rail Road Tie Fence Post for corner;

THENCE West along the South line of Block M of said Spike Addition No. 2 and along the South line of Block L and Block K of Spike Addition to the City of Grand Prairie, Texas, per Map Plat recorded in Vol. 8, Page 59, D.R.D.C.T. a distance of 1457.00 feet to the POINT OF BEGINNING and containing 7,234,277.4 square feet or 166.0762 acres of land more or less; Save and Except a 7.0934 acre tract as recorded in Vol 2596, Page 579 D.R.D.C.T. and a 0.1148 acre tract of land to Texas Power and Light Company be deed dated 5-18-42 as recorded in Vol. 2360, Page 109 & 110 D.R.D.C.T.

Tract 2

BEING a 1.8162 acre tract of land situated in the Tapley Holland Survey, Abst. No. 644 and in the Wm. C. May Survey Abst. No. 890 which tract includes Lots 1 thru 10, Block S.G.W. Spikes Addition to the City of Grand Prairie, Dallas County, Texas and being part of a tract of land conveyed by deed to Eltee Dave as recorded in Vol. 2799, Pg. 98, of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point for the most Northwest corner of said Eltee Dave Tract on iron rod found; said point also being on the Dallas County and Tarrant County common line and being the intersection of the East line of the Tyre Estates Addition to the City of Grand Prairie as recorded in Vol. 988-C Pg. 113, M.R.T.C.T. and the South line of the Seikes Addition the City of Grand Prairie as recorded in Vol. 8, Pg. 59, M.R.D.C.T. and being more particularly described as follows;

THENCE East along the south line of the Spike Addition, No. 2 and along the South line of Block L and Block K of Spike Addition to the City of Grand Prairie, Texas, per Map Plat recorded in Vol. 8, Page 59, D.R.D.C.T., a distance of 1457.00 feet to a railroad tie fence post for corner;

THENCE South along the West R.O.W. line of said Southwest 20th Street, a distance of 130.59 feet to an iron rod set for corner;

THENCE S 72 deg 17 min 40 sec E along the southerly R.O.W. line of Texas Street, now abandoned and quit claim deeded to the Grand Prairie Independent School District a distance of 223.25 feet to a $\frac{1}{2}$ ' iron rod found for corner;

THENCE N 89 deg 59 min 06 sec E a distance of 316.39 feet to the POINT OF BEGINNING:

THENCE South a distance of 101.09 feet to a point for corner;

THENCE S 72 deg 17 min 40 sec E a distance of 160.35 feet to a point for corner;

THENCE East a distance of 399.78 feet to a point for corner;

THENCE North a distance of 150.00 feet to a point for corner; an iron rod found;

THENCE S 89 deg 59 min 06 sec W a distance of 552.53 feet to the POINT OF BEGINNING and containing both tracts for a total of 167.8924 acres.

II
GENERAL RETAIL
TRACT 5

1. BOUNDARY DESCRIPTIONS:

Tract 5, as shown on the site plan attached hereto as Exhibit "A", and being more particularly described as follows:

Situated in the state of Texas, County of Dallas and in the Tapley Holland Survey, Abstract No. 644, being part of a parcel of land described and conveyed by instrument recorded in Vol. 2799, Page 98 of the Dallas County Deed Records, and being more particularly described as follows:

COMMENCING FOR REFERENCE at the Northwest corner of 99 acre tract described and conveyed by instrument recorded in Vol. 507, page 267 of the Dallas County Deed Record;

THENCE with the North line of said 99 acre tract, South $89^{\circ} 36' 12''$ East a distance of 100 feet to a point;

THENCE North $54^{\circ} 36'$ West a distance of 240 feet to the PRINCIPLE PLACE OF BEGINNING for the herein described tract;

THENCE North $20^{\circ} 24'$ East a distance of 230 feet to a point;

THENCE on a curve, bending from the Northwesterly towards the West, for an arc distance of 385 feet to a point;

THENCE on a curve, bending from the Southerly towards the Southeast, for an arc distance of 300 feet to a point;

THENCE South $54^{\circ} 36'$ East a distance of 150 feet to the PRINCIPLE PLACE OF BEGINNING and containing 2 acres of land.

2. PERMITTED USES:

In Tract 5, 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. PRIMARY RESIDENTIAL USES:

Hotel or motel.

B. EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES:

Heliport, College or University, Private Primary or Secondary School, Farm, Ranch, Garden or Orchard, Fishing Pier and Bait Sales, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Institutions of Religious or Philanthropic Nature, Park, Playground or Public Community Center, Residence Home for Aged, School, (Public or Parochial), Tennis or Swim Club.

C. UTILITY, ACCESSORY AND INCIDENTAL USES:

Accessory Building, Electrical Substation, Electrical Transmission Line, Field or Construction Office (Temporary), Gas Transmission Line and Metering Station, Home Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Private Club, Railroad Track and Right-of-Way, Swimming Pool (Private), Telephone Exchange, Water Reservoir, Water Pumping Station and Well.

D. SIGN AND IDENTIFICATION USES:

Temporary Signs, Portable Signs, Electric Signs, Commercial Signs, Official Signs, all subject to the requirements as prescribed in Section E-300 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

E. RETAIL AND SERVICE TYPE USES:

Antique Shop, Bakery or Confectionery Shop (Retail), Cleaning and Pressing, Small Shop and Pickup, Custom Personal Service Shop, Discount Variety or Department Store, Drapery, Needlework or Weaving Shop, Florist or Garden Shop, Greenhouse or Plant Nursery (Retail), Handcraft Shop, Household Appliance Service and Repair, Laundry or Cleaning, Self-Service, Mimeograph, Stationery or Letter Shop, Mortuary or Funeral Parlor, Furniture or Appliance Store, Offices (Professional and Administrative), Pawn Shop, Pet Shop, Restaurant or Cafeteria Without Drive-in Service, Restaurant with Drive-in Service, Retail Stores and Shops other than listed, Studio for Photographer, Musician or Artist, Theater (Indoor).

F. AUTOMOBILE AND RELATED SERVICE USES:

Commercial Auto Parklot, Gasoline Service Station, Car-Wash or Car Care Center, New Auto Part Sales Store, Used Auto Parts Sales (In Building).

G. COMMERCIAL TYPE USES:

Scientific or Research Laboratories, Trade or Commercial School, Veterinarian Office Only, (No Outside Pens).

H. SPECIFIC USE PERMIT REQUIREMENT:

Additional uses shall be allowed in this district, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (GR) General Retail District, upon approval of a Specific Use Permit in accordance with Section B-500 of the Grand Prairie Zoning Ordinance.

3. AREA REQUIREMENTS:

- A. Minimum depth of front setback..... 25 feet
(From front property line to face of structure)
- B. Minimum width of side setback:
(Distance between structure and any property
line that is not deemed a front or rear yard.)
 - 1. Internal lot..... 0 feet
 - 2. Sideyard setback abutting a street..... 15 feet
 - 3. Sideyard abutting residentially zoned or used property..... 10 feet
- C. Minimum depth of rear setback: 0 feet
(From rear property line to any structure)
 - 1. Rear yard abutting residentially zoned or used property 22 feet
- D. Maximum height of structures 2 stories
- E. Maximum floor area ratio..... 2:1
- F. Off-Street Parking:
Off-street loading and parking space shall be provided in accordance with applicable sections in the (GR) General Retail District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

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

- A. 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 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project not more than four (4) feet into the required yard
- B. Gasoline service station pump islands may not be located nearer than 20 feet to the front property line. The outer edge of the canopy shall not be nearer than 10 feet to the front property line.

III.
SINGLE-FAMILY DETACHED RESIDENTIAL
TRACTS 7 AND 10

1. BOUNDARY DESCRIPTION:

Tracts 7 and 10 as shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In Tracts 7 and 10, 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 the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF-1) Single-Family One District.
- B. One single-family detached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

5. AREA REQUIREMENTS:

A. Minimum Lot Area 6900 sq. ft.
(Minimum square footage of lot area shall be calculated exclusive of alleys.)

B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Lot</u>
90%	1250 sq. ft.
10%	1000 sq. ft.

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

C. Minimum Lot Frontage on a Public Street 50 feet
(Measured at the front building line)

D. Minimum lot depth 100 feet

E. Minimum depth of front setback 15 feet
(From front property line to face of structure)

F. Minimum depth of rear setback of all structures:
(Including accessory structures)
(From rear property line to any structure)

1. Without alley 5 feet
2. With alley 10 ft. w/swing-in garage
20 ft. w/straight-in garage

G. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)

1. Internal lot 5 feet
2. Sideyard abutting a street 15 feet

H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 18 feet

I. Minimum required exterior masonry contents:

All single-family detached residential structures shall be of exterior fire-resistant construction, having at least seventy-five percent (75%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard size full-width-brick or stone, unless otherwise approved by the City Council.

J. Height and Area Regulations:

1. Maximum allowable lot coverage 40 per cent
2. Maximum height of structures 2 stories

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family detached residential dwelling2 car garage, with a double-width driveway (18 feet minimum)
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of City of Grand Prairie.

7. SPECIAL RESIDENTIAL REGULATIONS:

A. 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) The front setback 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 twenty-four (24) inches. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)
- (b) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, 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.

B. 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.

- 1. 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 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.
- 2. Exceptions for Certain Accessory Structures:
 - a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
 - b. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
 - c. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

- 1. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.

2. Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
3. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
4. Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress-egress without encroachment on the street or alley.

D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

IV.
SINGLE-FAMILY DETACHED RESIDENTIAL
(GARDEN HOMES)
TRACTS 1,2,4 AND 9

1. BOUNDARY DESCRIPTION:

Tracts 1,2,4 and 9, as shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In Tracts 1,2,4 and 9, 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 the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF-1) Single-Family One District.
- B. One single-family detached residential dwelling on an individual lot or record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

5. AREA REQUIREMENTS:

- A. Minimum Lot Area5,000 sq. ft.
(Minimum square footage of lot area shall be calculated exclusive of alleys.)

- B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Dwelling</u>
90%	1250 sq. ft.
10%	800 sq. ft.

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

- C. Minimum Lot Frontage on a Public Street..... 45 feet
(Measured at the front building line)
- D. Minimum lot depth..... 100 feet
- E. Minimum depth of front setback..... 20 feet
(From front property line to face of structure)

- F. Minimum depth of rear setback of all structures:
(Including accessory structures)
(From rear property line to any structure)
 - 1. Without alley..... 15 feet
 - 2. With alley..... 10 feet

- G. Minimum width of side setback:
(The distance between structure and any property line
that is not deemed a front or rear yard.)
 - 1. Internal lot 10% of lot width, or 5 feet, whichever is greater feet
 - 2. Sideyard abutting a street..... 15 feet

- H. Minimum distance from the public right-of-way to the entrance
to a garage or unenclosed carport, for rear
or side yards..... 18 feet

- I. Minimum required exterior masonry content:

 All single-family detached residential structures shall be of exterior
fire-resistant construction, having at least seventy-five percent (75%) of
the total exterior walls below the first floor plate line, excluding
doors, garage doors, windows and trim, constructed of standard size full-
width brick or stone, unless otherwise approved by the City Council.

- J. Height and Area Regulations:
 - 1. Maximum allowable lot coverage 40 per cent
 - 2. Maximum height of structures 2 stories

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family detached residential dwelling1 car garage, with a
double-width driveway
(18 feet minimum)

- B. All other uses: As provided by applicable sections of the Comprehensive
Zoning Ordinance of City of Grand Prairie.

7. SPECIAL RESIDENTIAL REGULATIONS:

- A. 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) The front setback 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 twenty-four (24) inches.
(See Section G-100, Illustration 5, Grand Prairie Zoning
Ordinance.)

 - (b) On a lot abutting on two (2) non-intersecting streets as
distinguished from a corner lot, 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.

B. 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.

1. 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 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.
2. Exceptions for Certain Accessory Structures:
 - a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
 - b. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
 - c. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

1. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.
2. Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
3. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.

4. Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress-egress without encroachment on the street or alley.

D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

V.
SINGLE FAMILY RESIDENTIAL/TOWNHOUSE
TRACT 6

1. BOUNDARY DESCRIPTION

Tract 6, as shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In Tract 6, pursuant to Exhibit "A", attached hereto, the following uses shall be permitted as a principal use:

- A. All uses as provided in (SF-TH) Townhouse District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- B. One single-family attached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

5. AREA REQUIREMENTS:

- A. Minimum Lot Area3,300 sq. ft.
(Maximum number of lots prescribed by Use Matrix,
Exhibit "B" attached hereto, for Tract 6)

B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Square Footage Per Dwelling</u>
90%	1000 sq. ft.
10%	800 sq. ft.

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

C. Minimum Lot Frontage on a Public Street
(Measured at the front building line)

1. Internal lot 25 feet
2. Corner lot 30 feet

D. Minimum lot depth 110 feet

E. Minimum depth of front setback 20 feet
(From front property line to face of structure)
(Staggered front setbacks are allowed, but in no instance shall the front setback of any structure be less than 20 feet)

F. Minimum depth of rear setback of all structures:
 1. Without alley 15 feet
 2. With alley 10 feet
 (Including accessory structures)
 (From rear property line to any structure)

G. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)
 1. Internal lot 0
 2. Sideyard setback abutting a street 15 feet
 3. Side exterior wall not designated coincident with the property line 5 feet

H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 18 feet

I. Minimum required exterior masonry content:
 All single-family structures shall be of exterior fire-resistant construction, having at least seventy-five percent (75%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard size full-width brick or stone unless otherwise approved by the City Council.

J. Height and Area Regulations:
 1. Maximum allowable lot coverage 70 per cent
 2. Maximum height of structures 2 stories
 3. Maximum distance of the width of the structure 240 feet

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family residential dwelling..... 1 car garage,
with a double
width driveway
(18 feet min.)
- B. All other uses: As provided by applicable sections of the Comprehensive
Zoning Ordinance of the City of Grand Prairie.

7. SPECIAL RESIDENTIAL REGULATIONS:

A. 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) The front setback 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 twenty-four (24) inches.
(See Section G-100, Illustration 5, Grand Prairie Zoning
Ordinance.)

(b) On a lot abutting on two (2) non-intersecting streets as
distinguished from a corner lot, 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.

B. 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.

1. 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 building
as permitted in Section E-200 of the Grand Prairie Zoning Ordinance
and the usual lanscape planting and lighting. The ordinary projections
of windowsills, belt courses, cornices, roof overhangs, and other
architectural features may prooject twenty-four (24) inches into the
required yard.

2. Exceptions for Certain Accessory Structures:

- a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
- b. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
- c. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

1. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.
2. Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
3. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
4. Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress-egress without encroachment on the street or alley.

D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

VI
DUPLEX RESIDENTIAL
TRACTS 3 AND 8

1. BOUNDARY DESCRIPTION:

Tracts 3 and 8 as shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In Tracts 3 and 8, 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 the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (2F) Duplex Residential District.
- B. One two-family residential structure on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

5. AREA REQUIREMENTS:

A. Minimum Lot Area7,000 sq. ft.
(Minimum square footage of lot area shall be calculated exclusive of alleys)

B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	Minimum Square Footage
90%	<u>Per Dwelling</u> 850 sq. ft.
10%	650 sq. ft.

(Minimum required combined floor area of a duplex structure shall be 1,900 square feet.)

(Minimum required floor area as herein specified shall be computed exclusive of breezeways, garages, open porches, carports, accessory buildings or accessory space and designed and used directly and specifically for dwelling purposes.)

- C. Minimum Lot Frontage on a Public Street 60 feet
(Measured at the front building line)
- D. Minimum lot depth 115 feet
- E. Minimum depth of front setback 25 feet
(From front property line to face of structure)
(Staggered front setbacks are allowed, but in no instance shall the front setback of any structure be less than 25 feet)
- F. Minimum depth of rear setback of all structures:
 - 1. Without alley 15 feet
 - 2. With alley 10 feet
- G. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)
 - 1. Internal lot 5 feet
 - 2. Sideyard abutting a street 15 feet
- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 18 feet
- I. Minimum required exterior masonry content:

All two-family structures shall be of exterior fire-resistant construction, having at least seventy-five percent (75%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard size full-width brick or stone unless otherwise approved by the City Council.
- J. Height and Area Regulations:
 - 1. Maximum allowable lot coverage 70 per cent
 - 2. Maximum height of structures 2 stories
 - 3. Maximum distance of the width of the structure 240 feet

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Two-family residential dwelling 1 car garage per dwelling unit with a double-width driveway (18 feet minimum)
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

7. SPECIAL RESIDENTIAL REGULATIONS:

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

- (a) The front setback 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 twenty-four (24) inches. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)
- (b) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, 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.

B. 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 HEREAFTER REQUIRED.

- 1. 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 groundlevel of the graded lot, except for accessory building as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.
- 2. Exceptions for Certain Accessory Structures:
 - a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
 - b. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
 - c. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

1. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.
2. Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
3. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.

I. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

VII.
SPECIAL CONDITIONS
(APPLICABLE TO ALL AFOREMENTIONED DISTRICTS)

1. 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.

2. 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 occupancy certificate 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.

3. USE MATRIX:

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

VII.
CITY PARTICIPATION

- (a) 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.
- (b) 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.
- (c) 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.

VIII.
DEVELOPMENT PLAN

The development plan 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. No permits will be issued for construction unless in conformance with said development plan. The final plat for the areas designated for single-family detached residential uses shall constitute the Development Plan. All other uses shall require approval of a final development plan pursuant to the (PD) Planned Development Zoning District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

IX.


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.

X.

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.


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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 21st day of February, A.D., 1984.



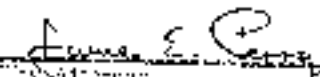
Mayor, City of Grand Prairie, Tx.

ATTEST:

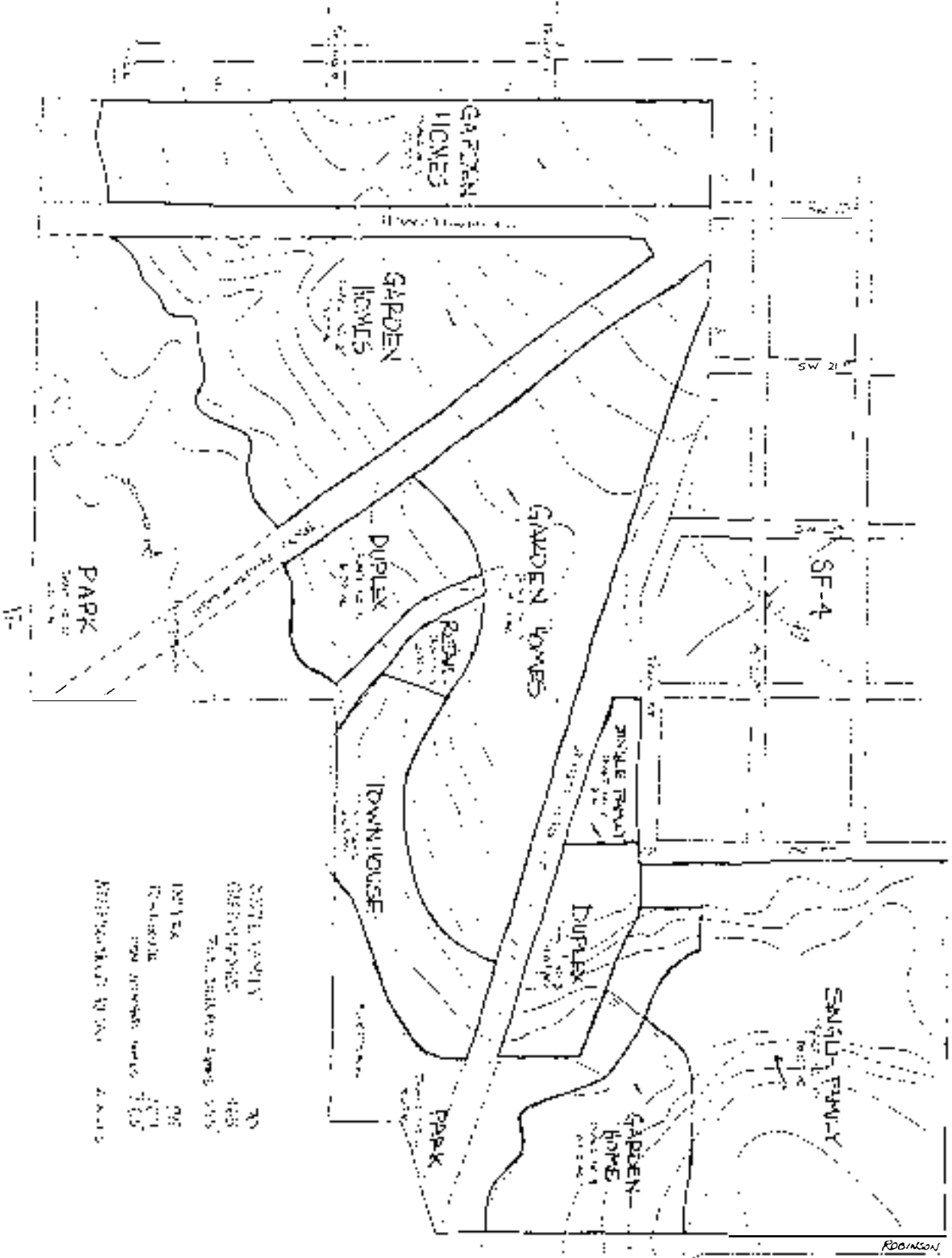


City Secretary

APPROVED AS TO FORM:



Atty. City Secretary



TYPE	AREA	PERCENT
SINGLE FAMILY	40	20
DUPLEX	400	40
DOWNHOUSE	200	20
PARK	100	10
OTHER	100	10
TOTAL	2000	100

ROBINSON

PD 13

