

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

142
3601
Z841SE22

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE ROBERT TUCKER SURVEY, ABSTRACT NO. 1473, GENERALLY LOCATED ON S.E. 8TH STREET AT KINGSTON DRIVE, FROM THE (NS) NEIGHBORHOOD SERVICE ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR TOWNHOUSE RESIDENTIAL USES AND NEIGHBORHOOD SERVICE 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 (NS) Neighborhood Service to (PD) Planned Development No. 142; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 12, 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 4 to 2 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be denied in its request to change its classification from (NS) Neighborhood Service (PD) Planned Development No. 142; 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 March 27, 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 (NS) Neighborhood Service 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 (NS) Neighborhood Service to (PD) Planned Development for Townhouse Residential uses and Neighborhood Service uses.

LEGAL DESCRIPTION

PD-142

Ord. 3601

"PROPOSED BLOCK 1"

LEGAL DESCRIPTION

BEING a tract or parcel of land lying in the Robert R. Tucker Survey, Abstract No. 1473, Dallas County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the West R.O.W. line of F.M. Highway No. 1382 (S.E. 8th Street), a 120.00 foot wide R.O.W., and the South R.O.W. line of Kingston Drive (a 50.00 foot wide R.O.W.), THENCE South 89° 36' 55" West along the South R.O.W. line of Kingston Drive, a distance of 100.00 feet to a set 1/2" iron rod being the POINT OF BEGINNING;

THENCE South 00° 28' 30" East along a line parallel to the West R.O.W. line of S.E. 8th Street, a distance of 175.00 feet to a set 1/2" iron rod being point for corner in the North line of the Monterey Gardens Addition to the City of Grand Prairie, Texas, per Map Plat recorded in Volume 289, Page 1303, M.R., D.C.T., said point being 100.0 feet West of West R.O.W. line of S.E. 8th Street;

THENCE South 89° 27' 11" West along the North line of said Monterey Gardens Addition, a distance of 465.52 feet to a set 1/2" iron rod being point for corner and the Southeast corner of the Kingston Square Addition, No. 2, to the City of Grand Prairie, Texas per Map Plat recorded in Volume 67229, Page 1527, M.R., D.C.T.;

THENCE North 00° 29' 00" West along an East line of said Kingston Square Addition, a distance of 115.0 feet to a set 1/2" iron rod, a point for corner in the South R.O.W. line of Kingston Drive;

THENCE along the South R.O.W. line of Kingston Drive as follows:

North 89° 36' 55" East, a distance of 84.53 feet to a set 1/2" iron rod being the beginning of a curve to the left, whose central angle is 18° 26' 50", radius is 571.47 feet, chord bearing is North 80° 23' 30" East and chord distance is 199.23 feet; and along said curve a distance of 200.09 feet to a set 1/2" iron rod being the beginning of a curve to the right, whose central angle is 18° 26' 50", radius is 571.47 feet, chord bearing is North 80° 23' 30" East and chord distance is 183.20 feet, and along said curve 183.99 feet to a set 1/2" iron rod; and continuing North 89° 36' 55" East, a distance of 3.54 feet to the POINT OF BEGINNING and containing 65,009.328 square feet or 1.492 acre of land.

"PROPOSED BLOCK 2"

PROPERTY DESCRIPTION

BEING a tract or parcel of land lying in the Robert R. Trucker Survey, Abstract No. 1473, Dallas County, Texas; said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the intersecting point of the West R.O.W. line of F.M. Highway No. 1382 (S.E. 8th Street), a 120.00 foot wide R.O.W., with the North R.O.W. line of Kingston Drive (a 50.00 foot wide R.O.W.);

THENCE along the North R.O.W. line of Kingston Drive as follows:

South 89° 36' 55" West, a distance of 102.74 feet to a set 1/2" iron rod, being the beginning of a curve to the left, whose central angle is 18° 26' 50", radius is 621.47 feet, chord bearing is South 80° 23' 30" West and chord distance is 199.22 feet; along said curve a distance of 200.09 feet to a set 1/2" iron rod being the beginning of a curve to the right, whose central angle is 18° 26' 50", radius is 571.47 feet, chord bearing is South 80° 23' 30" West and chord distance is 183.21 feet and along said curve 183.99 feet to a set 1/2" iron rod; and continuing South 89° 36' 55" West, a distance of 103.14 feet to the S.E. corner of Lot 1, Block B, Kingston Square Addition, No. 2, an addition to the City of Grand Prairie, Texas, per map plat recorded in Volume 67229, Page 1527, M.R., D.C.T.; being point for corner monumented by 1/2" dia. iron rod;

THENCE North 00° 29' 00" West, along the East line of said Kingston Square Addition, No. 2, a distance of 225.1 feet to a set 1/2" dia. iron rod, being point for corner;

THENCE North 89° 36' 55" East, a distance of 580.80 feet to the West R.O.W. line of F.M. Road No. 1382 (S.E. 8th Street) being point for corner; monumented by a set 1/2" dia. iron rod;

THENCE South 01° 25' 03" East, along the West R.O.W. line of F.M. Road No. 1382 (S.E. 8th Street) a distance of 163.83 feet to PLACE OF BEGINNING and containing 116,358.7958 square feet or 2.671 acres of land.

II
NEIGHBORHOOD SERVICES

1. BOUNDARY DESCRIPTIONS:

As shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED USES:

In areas designated for neighborhood service uses, 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. EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES:

College or University, Private Primary or Secondary School, Farm, Ranch, Garden or Orchard, 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.

B. 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.

C. 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.

D. 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, Furniture or Appliance Store, Offices (Professional and Administrative), Pawn 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.

E. AUTOMOBILE AND RELATED SERVICE USES:

Commercial Auto Parklot.

F. SPECIFIC USE PERMIT REQUIRED:

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 (NS) Neighborhood Service 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 (NS) Neighborhood Service 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 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.

5. SCREENING REQUIREMENTS:

Non-residential uses shall be screened from residentially zoned or used land in accordance with Section E-400 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

III.
SINGLE FAMILY ATTACHED
RESIDENTIAL TOWNHOUSE

1. BOUNDARY DESCRIPTION

As shown on the site plan attached hereto as Exhibit "A".

2. PERMITTED PRINCIPAL USES:

In areas designated for townhouse uses, 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 Area3,000 sq. ft.
- B. Minimum Required Floor Area.....1,250 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 30 feet
 - 2. Corner lot 35 feet
- D. Minimum lot depth 100 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..... 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 lot0
 - 2. Sideyard setback abutting a street..... 10 feet
 - 3. Abutting an arterial..... 20 feet
 - 4. 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 eighty percent (80%) 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..... 60 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 2 car garage
- 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 FRONT, SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR YARD SMALLER THAN HEREINAFTER REQUIRED.

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.

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.
SPECIAL CONDITIONS

1. SIDEWALKS:

Sidewalks shall be provided in all tracks, unless physically restricted, next to street.

2. 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.

3. 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.
- C. All persons who signed the petition, attached hereto as Exhibit "B", dated March 27, 1984, shall be notified by the Planning Department prior to submission of a development plan, for land on the north side of Kingston Drive, as identified in Section I of this ordinance, for consideration by the Planning and Zoning Commission and City Council.

4. USE MATRIX/ELEVATION:

The use matrix, attached hereto as Exhibit "C", shall be deemed to be a part of this ordinance. The building elevation, attached hereto as Exhibit "D", shall be deemed to be a part of this ordinance.

V.
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.

V.
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.

VI.

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.

VII.

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 passage of this ordinance.


VIII.

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 27th day of March, A.D., 1984.


MAYOR, City of Grand Prairie, Tex.

ATTEST:


City Secretary

APPROVED AS TO FORM:


Asst. City Secretary

To: City Council Members

Re: Proposed Zoning Change From Neighborhood Services
 to Planned Development - Townhouses by Peek & Sons, Builders

We, the below signed, do hereby recommend that the area on the north and south of Kingston be rezoned as Planned Development, as submitted by builder, to include the following possibilities:

1. 3,000 Sq. Ft. Lots with 1250 Sq. Ft. townhouses as proposed by builder.
- ~~2. Rear entry garages.~~
3. 7' privacy fence, as recommended by Planning & Zoning Dept., INSTEAD of 6' fence.
4. Paved alleys between existing houses and new development.
5. No windows or balconies on townhouses that face existing houses.

Regarding existing application for zoning change, Mr. Peek has left the north side of Kingston open for possible future development as commercial establishments. We feel that this part of his zoning request should be denied, as it would not be in the best interest of our neighborhood.

| NAME: | ADDRESS |
|-----------------|----------------------|
| 1. Lee Kingston | 1622 Prince Ct. G.P. |
| 2. ... | 1622 Prince Ct. G.P. |
| 3. ... | ... |
| 4. ... | ... |
| 5. ... | 1616 Prince Ct. G.P. |
| 6. ... | 1610 Prince Ct. G.P. |
| 7. ... | 1607 Prince Ct. G.P. |
| 8. ... | 1605 Prince Ct. G.P. |
| 9. ... | 1601 Prince Ct. G.P. |
| 10. ... | 1601 Prince Ct. G.P. |
| 11. ... | 633 Kingston |
| 12. | |
| 13. ... | 627 Kingston G.P. |
| 14. ... | 627 Kingston G.P. |
| 15. ... | 644 Kingston Drive |
| 16. ... | 649 Kingston Drive |
| 17. ... | 649 Kingston Drive |
| 18. ... | 1613 Prince Court |
| 19. ... | 1613 Prince Ct |
| 20. ... | 1617 Prince Ct. |
| 21. ... | 1617 Prince Ct. |

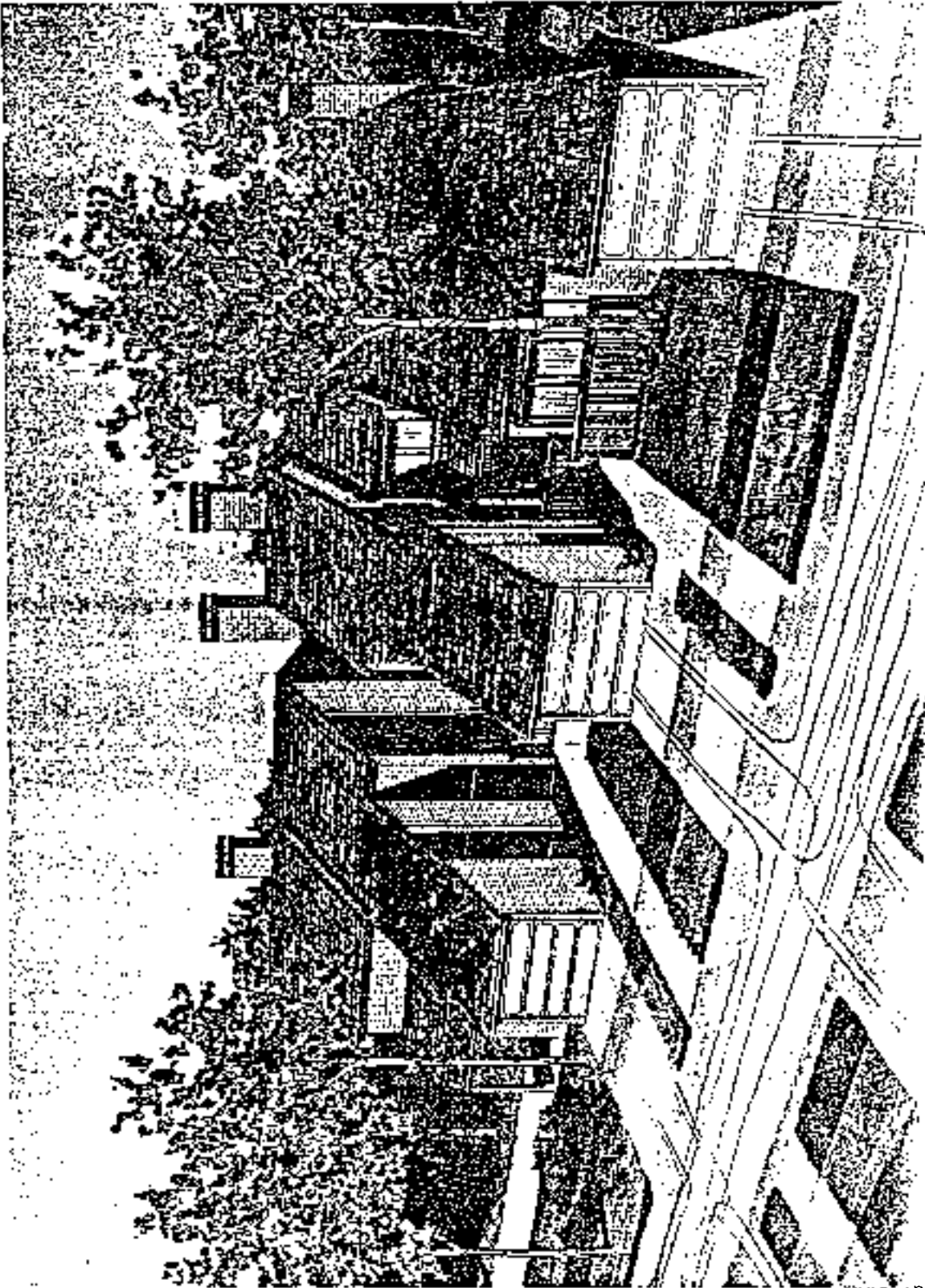


EXHIBIT "D"
PP-142
Ord. 3601