

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

149
3597
Z831NW22

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE JOHN C. READY SURVEY, ABSTRACT NO. 1183, GENERALLY LOCATED BETWEEN WEST GILBERT ROAD AND SEATON ROAD, FROM THE (SF1) SINGLE-FAMILY ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR LIGHT INDUSTRIAL 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 (SF1) Single-Family to (PD) Planned Development No. 149; 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 5 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from (SF1) Single-Family to (PD) Planned Development No. 149; 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 20, 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 (SF1) Single-Family 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 (SF1) Single-Family to (PD) Planned Development for (LI) Light Industrial uses.

II.
LIGHT INDUSTRIAL

1. PERMITTED PRINCIPAL USES:

In areas designated for Light Industrial uses, no land shall be used and no building shall be erected for or converted to any use other than:

- A. All uses as provided in Section B-100, Comprehensive Zoning Ordinances of the City of Grand Prairie for the (LI) Light Industrial District.
- B. Paved automobile parking areas which are necessary to the uses permitted in this district.
- C. Municipally owned or controlled facilities, utilities and uses, except those that may require a Specific Use Permit.

2. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Accessory buildings incidental to the principal permitted use on the same lot of record including the residence for a night watchman or caretaker employed on the premises.
- B. 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.
- C. Outside storage, provided that such storage shall not be permitted in the required front yard, and shall be completely encompassed by a blind fence or wall at least seven (7) feet high, and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall. All outside storage shall be restricted to that area behind the required front yard setback.

3. 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. Residential dwellings.
- C. 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 building coverage as required.

4. 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 (LI) Light Industrial Zoning District, upon approval of a Specific Use Permit in accordance with Section B-500 of the Grand Prairie Zoning Ordinance.

5. AREA REQUIREMENTS:

- A. Minimum lot area.....20,000 square feet
- B. Minimum lot frontage on a public street..... 96 feet
 - 1. Abutting arterial, as identified on adopted Thoroughfare Plan. 200 feet
- C. Minimum lot depth..... 150 feet
- D. Minimum depth of front setback..... 25 feet
 - 1. With off-street parking in required front yard..... 65 feet
- E. Minimum depth of rear setback:
 - 1. Abutting nonresidential property..... 10 feet
 - 2. Abutting residentially zoned or used property..... 25 feet, plus
1/2 building
height over 36
feet.
 - 3. Abutting rail access in the required rear yard 1 1/2 feet
 - 4. In no case shall a rear yard in excess of 50 feet be
required.
- F. Minimum width of side setback:
 - 1. Abutting non-residential property..... 5 feet
 - 2. Abutting residentially zoned or used property..... 25 feet, plus
1/2 building
height over 36
feet.
 - 3. Abutting rail access in the required side yard.....1 1/2 feet
 - 4. Abutting an arterial thoroughfare..... 20 feet, plus
1/2 building
height over 36
feet.
 - 5. Abutting all other thoroughfares 15 feet, plus
1/2 building
height over 36
feet.
 - 6. In no case shall a side yard in excess of 50 feet be
required.
- G. Minimum distance between buildings on the same lot or parcel
of land..... 15 feet, plus
1/2 building
height over 36
feet.
- H. Maximum allowable lot coverage:
 - 1. Maximum building coverage as a percentage of lot area..... 60%
 - 2. Maximum amount of impervious coverage as a percentage of
lot area..... 90%
- I. Maximum floor area ratio..... 2:1

6. BUILDINGS:

All buildings hereafter erected, constructed, altered, repaired or used in this District having exposed walls which face, abut, or are adjacent to any public thoroughfare or a residentially zoned or used property shall have an exterior facade constructed to the following minimum standards:

- A. Exposed walls consisting of a single, undifferential plane with a single texture or color shall be prohibited.
- B. Not less than 15% of the area of each exposed wall shall be recessed, projected, or alternately staggered from the primary plane of the wall. The recessed or projected areas shall be arranged in vertical or horizontal bands or areas that provide a unified overall appearance. Recesses and projections shall be of sufficient depth to clearly subdivide the primary wall plane.
- C. Not less than 15% of the area of exposed walls shall be constructed from a material that blends harmoniously with both the texture and color of the primary wall material. Doors, windows, and glazed areas shall be grouped to enhance the appearance of the building. Small individual windows, glazed areas, or doors shall not be included in the computation of the secondary wall area.
- D. The color of exterior wall finishes shall be subdued and shall blend harmoniously with the site and neighboring buildings. The use of more than two colors, excluding the primary base color, on a wall, or bright contrasting colors shall be prohibited.
- E. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.
- F. Portions of walls subject to damage by forklifts or other equipment operating within a building shall be reinforced with concrete, or shall be protected by suitable guard curbs, rails, or other barriers.
- G. The materials and finishes of exposed roofs shall compliment those used for the walls and shall be compatible with the site and surrounding buildings. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area.
- H. Roof mounted air conditioning equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified and attractive appearance.
- I. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.

- J. Materials, building details, and construction methods shall be used that provide a high level of quality and durability. Building facades may be constructed from masonry, glass, or metal as defined below, or other materials as approved by City Council.
1. MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.
 - (a) Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - (b) Brick material used for masonry construction shall be composed of hard fired (kiln-burned) all weather common brick, or other all weather facing brick.
 - (c) Concrete finish for precast concrete panel (tilt wall) construction shall be of exposed aggregate, bush-hammered sand blasted, or other concrete finish, as approved by City Council.
 2. GLASS WALLS: Which shall include glass curtain walls or glass block construction.
 3. METAL WALLS: Which shall include ribbed or fluted metal panels and metal curtain walls.
 - (a) The use of corrugated panels, panels with a depth of less than one inch (1"), or a thickness less than U.S. Standard 26 gauge shall be prohibited.
 - (b) The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- K. Landscaping, as provided hereafter, shall be used as an integral element of the building's design to provide variety in appearance of walls, soften building surfaces, and to assure that the building blends attractively with its site and surroundings.
- L. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

7. LANDSCAPING:

- A. Minimum site area devoted to landscaping shall be 4%, with 100% of the required landscaping located in front yard areas which abut public street rights-of-way.
- B. All required or proposed landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheel-stops, or other permanent barriers.
- C. The dimensions of all landscape areas shall be adequate to provide for the normal growth of landscaping materials planted therein.
- D. All required landscaping in yard, setback, parking, and recreational areas shall be composed of natural vegetation such as lawns, trees, or shrubs. In no case shall plastic or other manmade landscape plant material be substituted for the required landscape vegetation.
- E. The owners and their agencies shall be responsible for continuously providing, protecting, and maintaining all landscaping in a healthy, and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- F. Prior to the issuance of a Certificate of Occupancy permit, all approved screening and landscaping must be in place, or if seasonal considerations prohibit the completion of the landscaping, a temporary occupancy permit may be issued, provided that a written commitment is submitted (by the owner) stating the completion date of all landscape installation. In lieu of a temporary occupancy permit, a final Certificate of Occupancy may be granted provided that the owner/developer shall make fiscal arrangements (by bond, certificate of deposit, or letter of credit) satisfactory to the City in the amount of two dollars per square foot of required landscaping not yet in place to ensure that such required landscaping shall be installed. Any developer/owner desiring to make such fiscal arrangements must also grant license to the City to enter upon the land for the purposes of installing the required landscaping in the event that such landscaping is not in place within twelve months after issuance of the Certificate of Occupancy.
- G. All required landscaping shall be drawn to scale on the site plan, or separate landscape plan to the same scale as the site plan, and submitted to the City Planning Commission for approval. The landscape plan shall show in detail but not be limited to the location of each element of landscaping, the description or name of each landscape element or group of elements, the number and size of all proposed plant material, and the height of any proposed planter, sculpture or decorative screen.
- H. Landscaping in any landscaped area shall not obstruct the view between the street and the access drives and parking aisles near the street entries or exits, or conflict with any portions of Chapter 3, Section 23-5, Trees, Scrubs and Sight Obstructions of the City of Grand Prairie Code of Ordinances.
- I. Each square foot of landscaped area which is permeable and within the area encompassed by the dripline of a tree of at least four (4) inches in trunk diameter, measured four (4) feet off the ground, shall count as 1.5 square feet of landscaped area for the purpose of satisfying the requirements of Section 1 of C-2211, as applicable.

The foregoing 150% credit shall be subject to the following limitations. Tree dripline areas which overlap shall not be counted twice. At least one-half (1/2) of the tree dripline area must be in permeable cover. There shall be no damaging changes in the original grade of the dripline area. Changes in grade required by City Ordinance such as sidewalks, curbing, or driveway approaches, shall not be considered as damaging changes.

8. SCREENING REGULATIONS:

Any premises developed for non-residential uses in the LI/IPR Industrial District shall be buffered from abutting land by a solid masonry wall, wooden fence, or other man-made or natural barrier or combination thereof built to the following minimum criteria:

A. Walls & Fences:

A solid, non-transparent fence with a minimum of seven (7) feet from the ground level at or on the boundary lines or areas common to the premises and the area zoned or used for residential purposes, having concrete beams installed under the entirety of the fence to a minimum height of six (6) inches above ground and six (6) inches wide, placed on proper footing, either spread or piers, reinforced with a minimum of two (2) number three bars of steel, all posts shall be steel and all materials shall be decay-resistant.

B. Earthen Berms:

Landscaped earthen berms shall be constructed to a minimum height of six (6) feet. Side slopes of such berms shall not exceed 33.3% (three feet of horizontal distance for each one (1) foot of height). All berms shall contain necessary drainage provisions as may be required by the City Engineer.

C. Maintenance:

The area in front of the required screening wall or fence, shall be maintained in a clean and orderly condition, free of weeds, debris, and trash.

D. Lighting:

Any light used to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses or residential districts.

E. Refuse storage areas shall be visually screened by a six foot (6) high solid fence or wall on all sides except the side used for garbage pickup service, such side shall not be required to be screened.

F. Areas utilized for outside storage as prescribed in Section C-2228 infra. shall be encompassed by a solid, non-transparent wall or fence at least seven (7) feet in height and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall.

9. FLOOD PLAIN REQUIREMENTS:

The official zoning map shall be reviewed to determine if a tract lies in a flood plain (FP). If so, see Section B-200 entitled Use Charts for uses allowed and Section B-600 entitled Flood Plain District for specific requirements.

10. PARKING SPACE SCHEDULE NON-RESIDENTIAL USES APPLICABLE TO LIGHT INDUSTRIAL (LI) ZONING DISTRICT.

- A. Bank, savings and loan or similar financial establishment - One (1) space for each three hundred (300) square feet of floor area.
- B. Bowling Alley - Six (6) spaces for each lane.
- C. Clinics or Doctors' Offices - One (1) space for each three hundred (300) square feet of floor area.
- D. Churches - One (1) space for each three (3) seats in the main sanctuary.
- E. Commercial Amusement - Thirty (30) spaces, plus one (1) space for each one hundred (100) square feet of floor area over two thousand (2,000) square feet.
- F. Convalescent Home or Home for the Aged - One (1) space for each six (6) rooms or beds.
- G. Gasoline Service Station - Minimum of six (6) spaces.
- H. Golf Course - Minimum of thirty (30) spaces.
- I. High School, College or University - One (1) space for each classroom, laboratory or instruction area, plus one (1) space for each three (3) students accommodated in the institution.
- J. Hospitals - One (1) space for each two (2) beds.
- K. Motel or Hotel - One (1) space for each room, unit or guest accommodation plus specified requirements for restaurants and related facilities.
- L. Institutions of a philanthropic nature - Ten (10) spaces plus one (1) space for each employee.
- M. Library or Museum - Ten (10) spaces, plus one (1) space for each three hundred (300) square feet of floor area.
- N. Manufacturing, Processing or Repairing - One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of floor area, whichever is greater.
- O. Offices, General - One (1) space for each three hundred (300) square feet of floor area.
- P. Recreational Area or Building (other than listed), Private or Commercial - One (1) space for every four (4) persons to be normally accommodated in the establishment.
- Q. Restaurant or Cafeteria - One (1) space for each three (3) seats.
- R. Retail or Personal Service - One (1) space for every two hundred (200) square feet of floor area.
- S. Schools, Elementary or Junior High - One (1) space for each classroom plus one (1) space for each four (4) seats in any auditorium, gymnasium or other place of assembly.
- T. Storage or Warehousing - One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of floor area, whichever is greater.
- U. Theaters, Meeting Rooms and Places of Public Assembly - One (1) space for every three (3) seats.

11. SPECIAL OFF-STREET PARKING REGULATIONS

- A. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class or use included in the building or development.
- B. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
- C. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, or across the street from, a residentially zoned or used district, a masonry wall or solid ornamental fence of not less than seven (7) feet in height and meeting City Standards shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential districts. Parking adjacent to the street may be screened by a three (3) foot fence or berm if allowed by the Director of Planning or his designate.
- D. All required off-street parking, loading, drives, sales and display areas shall be paved to a minimum standard equivalent to four (4) inch concrete slab with 6" x 10" gauge mesh. All reinforcing in concrete shall be suspended in the bottom one-third of the slab. Exceptions to these pavement standards must be approved by the City Engineer, and based on equivalency.

2. PARKING REQUIREMENTS FOR NEW OR UNLISTED USES

- A. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar use.
- B. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to C-2214 and C-2215 or where uncertainly exists, the minimum off-street parking requirements shall be established by the same process as provided in B-400 for classifying new and unlisted uses.

13. OFF-STREET LOADING SPACE SHALL BE PROVIDED FOR EACH LOT IN ACCORDANCE WITH THE FOLLOWING.

All retail, commercial and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a public alley or private service drive. Such space shall consist of a minimum area of ten (10) feet by twenty-five (25) feet for each twenty thousand (20,000) square feet of floor space or fraction thereof in excess of three thousand (3,000) square feet in the building or on the lot.

14. 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. Gasoline service station pump island may not be located nearer than 20 feet to the front property line and the outer edge of the canopy shall not be nearer than 10 feet to the front property line.

B. The front yard 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 four (4) feet (See Section G-100, Illustration 5).

C. Where lots have double frontage, running through from one street to another, 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.

15. 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, and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features projecting, not to exceed four (4) feet into the required rear yard and usual landscape planting and lighting.

16. SPECIAL AREA REGULATIONS:

The minimum required lot areas shall be in accordance with the preceding requirements, and no lot existing at the time of passage of this ordinance shall be reduced in size below the minimum requirements set forth herein.

17. SIGN STANDARDS:

No commercial sign, as defined in Section B-800 of this Ordinance, shall be erected or maintained in the (LI) Light Industrial Zoning District except in conformity with the following:

- A. Commercial signs visible from the exterior of any building may be lighted, but no sign or any other contrivance shall be devised so as to rotate, gyrate, blink or move in any animated fashion.
- B. Commercial signs shall be restricted to advertise or direct the attention of the general public only to the person, firm, product, service or activity which is conducted upon the premises where such sign is located.
- C. All commercial signs attached to the building shall be flush mounted.
- D. Only one (1) single-faced or double faced commercial sign shall be permitted per street frontage. No sign or combination of signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no sign shall exceed two hundred (200) square feet in area per face. An additional twenty (20) square feet of sign area per face shall be allowed for each additional business conducted on the site.
- E. Wall signs shall be fixture signs; Signs painted directly upon the surface of the wall shall be prohibited.
- F. A wall sign with the individual letters applied directly shall be measured by a rectangle around the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- G. Street numbers shall be indicated for all individual building sites.

Ground signs shall not exceed twenty-five (25) feet above grade in vertical height.

18. PERFORMANCE STANDARDS:

Performance standards for uses allowed in this district shall be in conformance with those standards prescribed for the (LI) Light Industrial Zoning District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

III.
SPECIAL CONDITIONS

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.
- C. The site or development plan finally adopted by the City Council shall be marked Exhibit "A" attached hereto and made a part hereof as if fully set out herein.

IV.
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.
- (d) The owner or developer of this tract, as this tract is identified in Section 1, shall be subject to the dedication of land for right-of-way purposes for the realignment and/or expansion of Mayfield Road as may be required by the City of Grand Prairie.

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 Comprehensive Zoning Ordinance of said City.

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 20th day of MARCH A.D., 1984.



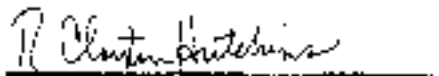
MAYOR, City of Grand Prairie, Tx.

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney