

PLANNED DEVELOPMENT	151
ORDINANCE NO.	3652
PLANNING UNIT NO.	Z845SE33

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE M.W. ALLEN SURVEY, ABSTRACT NO. 9, GENERALLY LOCATED ON THE EAST SIDE OF SHERIFF DRIVE, SOUTH OF MARSHALL DRIVE, NORTH OF CORAL WAY, AND APPROXIMATELY 200 FEET WEST OF VARSITY DRIVE FROM THE GENERAL RETAIL (GR), MULTI FAMILY-ONE (MF-1) AND PARKING (P) ZONING DISTRICTS TO THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR SINGLE FAMILY-TWO, ZERO LOT LINE AND MULTI FAMILY-ONE 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 City of Grand Prairie 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 the hereinafter described property from its classification of General Retail (GR), Multi Family-One (MF-1) and Parking (P) to (PD) Planned Development for Single Family-Two, Zero Lot Line, and Multi Family-One uses; and

WHEREAS, the Planning and Zoning Commission of the City of Grand Prairie, Texas held a public hearing on said application on August 13, 1984 after written notice of such public hearing before the Planning and 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 Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 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 General Retail (GR), Multi Family-One (MF-1) and Parking (P) to (PD) Planned Development for Single Family-Two, Zero Lot Line, and Multi Family-One uses; and

WHEREAS, subsequent to the public hearing of the Planning and 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 August 21, 1984 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and 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 General Retail (GR), Multi Family-One (MF-1) and Parking (P) 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, be amended so as to establish and rezone the following described area from General Retail, Multi Family-One and Parking to Planned Development No. 151 for Single Family-Two, Zero-Lot-Line, and Multi Family-One uses:

LEGAL DESCRIPTION

A tract of land out of the M.W. Allen Survey, Abstract No. 9, being all of Lot 1 and portions of Lots 10 and 11, Block A, Lakeland Heights Addition, as reflected on the site plan labeled Exhibit "A", attached hereto and made a part hereof as if fully set out herein, covering 2.543 acres of land.

II.
SINGLE-FAMILY DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

0.628 acres of land as shown on the site plan attached hereto as Exhibit "A", providing for three (3) Single Family-Two (SF-2) lots adjacent to Coral Way from Sheriff Drive eastward to the eastern property line of the subject tract.

2. PERMITTED PRINCIPAL USES:

In areas designated for single-family 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. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the Single Family-Two (SF-2) District.
- B. One single-family detached residential dwelling on an individual lot of 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. SPECIFIC USE PERMITS:

The following uses shall be allowed in the Single Family Detached District only after approval of a Specific Use Permit in accordance with Sections B-100 and B-500 of the Comprehensive Zoning Ordinance No. 2299, including but not limited to:

- A. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- B. Associated recreation clubs, private membership.
- C. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie (with the exception of actual distribution systems), and including electrical substations and telephone exchanges.
- D. Day care centers.
- E. Portable storage buildings larger than one hundred twenty (120) square feet or one story in height, accessory to a principal residential use on the same lot.

5. 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 specified.

6. AREA REQUIREMENTS:

- A. Minimum lot area: 7,000 sq. ft.
(Minimum square footage of lot area shall be calculated exclusive of alleys.)

- B. Minimum required floor area: 1,400 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 70 feet
(Measured at the front building line.)
- D. Minimum lot depth: 100 feet
- E. Minimum depth of front setback:25 feet
(From front property line to face of structure.)
- F. Minimum depth of rear setback of all structures:
(From rear property line to any structure.)
 - 1. Without alley 10 feet
 - 2. With alley20 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 6 feet
 - 2. Sideyard abutting a street 15 feet
 - 3. Sideyard abutting an arterial 20 feet
- H. Minimum distance between buildings on the same lot or parcel of land from main building to accessory building 6 feet
- I. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 20 feet
- J. Minimum required exterior masonry content:

All single-family detached residential 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.
- K. Height and Area Regulations:
 - 1. Maximum allowable lot coverage 35 percent
 - 2. Maximum height of structures 2 stories

7. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family detached residential dwelling 2-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 the City of Grand Prairie.

8. SPECIAL CONDITIONS:

Applicable to single-family detached residential uses, as identified in Exhibit "A", attached hereto.

- A. Single-family detached and zero lot line uses are to be developed prior to or concurrently with the development of the Multi-Family portion of this property.

9. 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.

- 1. 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.
- 2. 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 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. 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 eight (8) feet wide and twenty (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 a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Off-street Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than one hundred sixty-two (162) sq. ft. (approximately 9' X 18'), 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, spires, 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.

III.
SINGLE FAMILY RESIDENTIAL
ZERO LOT LINE

1. BOUNDARY DESCRIPTION:

0.402 acres of land as shown on the site plan attached hereto as Exhibit "A", providing for four (4) zero-lot-line lots adjacent to Sheriff Drive as shown on the concept plan.

2. PERMITTED PRINCIPAL USES:

In areas designated for zero-lot-line dwellings, pursuant to Exhibit "A" attached hereto, the following uses shall be permitted as a principal use:

- A. All uses as provided in the (SF-ZLL) Zero-Lot-Line District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- B. One single-family 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. SPECIFIC USE PERMITS:

The following uses shall be allowed in the Zero-Lot-Line district only after approval of a Specific Use Permit in accordance with Section B-100 and B-500 of the Comprehensive Zoning Ordinance No. 2299, including but not limited to:

- A. Institutional uses, public and non-profit, of an educational, religious, philanthropic or cultural nature.
- B. Associated recreation clubs, private membership.
- C. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie (with the exception of actual distribution systems), and including electrical substations and telephone exchanges.
- D. Day care centers.
- E. Portable storage buildings larger than one hundred twenty (120) square feet or one story in height, accessory to a principal residential use on the same lot.

5. 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 specified.

6. AREA REQUIREMENTS:

- A. Minimum lot area 4,375 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..... 43.75 feet
(Measured at the front building line.)
- D. Minimum lot depth 100 feet
- E. Minimum depth of front setback 25 feet
(From front property line to face of structure.)
- F. Minimum depth of rear setback of all structures 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. Exterior side wall coincident with property line 0 feet
 - 2. Side exterior wall not designated coincident with the property line. (Provided, however, that there shall be a minimum distance of five (5) feet between residential structures on separately platted lots.) 8 feet
 - 3. Side yard setback abutting a street 15 feet
 - 4. Side yard setback abutting an arterial ... 20 feet

H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 20 feet

I. Minimum required exterior masonry content:

All single-family residential structures shall be of exterior fire-resistant construction, having at least sixty percent (60%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard full-width brick or stone, unless otherwise approved by the City Council.

J. Height and area regulations:

1. Maximum allowable lot coverage 40 percent

2. Maximum height of structures 2 stories

7. PARKING:

Minimum number of off-street parking spaces required for:

A. Single-family residential dwelling 2 car garage with a double-width driveway (18 ft. minimum)

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

8. SPECIAL CONDITIONS:

Applicable to single-family zero-lot-line uses, as identified in Exhibit "A" attached hereto.

A. Single family detached and zero lot line uses are to be developed prior to or concurrently with the development of the Multi-Family portion of this property.

9. 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.

1. 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.

2. 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. 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 purpose 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 eight (8) feet wide and twenty (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 structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Off-street Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than one hundred sixty-two (162) sq. ft. (approximately 9' X 18'), 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, 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.

E. MAINTENANCE EASEMENT:

1. Any side lot line may be designated as the zero lot line. When such designation is made, there shall be maintenance easement of not less than five (five) feet established on the same lot coincident with the opposite side lot line.

2. Such maintenance easement shall extend the full length of the structure coincident with the property line.
3. A maintenance easement shall be provided in conjunction with an adjacent zero lot line residential structure in order to provide an area in which to repair and maintain a structure located on the property line. The maintenance easement shall be maintained as an open space with no paved driving surface, storage of materials, principal or accessory structure, or shrubbery located thereon except upon finding by the Chief Building Official that such does not impede the use of said easement for the maintenance of the adjoining structure.
4. All maintenance easements shall be noted on a filed plat of the property.

IV.
MULTI-FAMILY ONE RESIDENTIAL

1. BOUNDARY DESCRIPTION:

1.513 acres of land as shown on the site plan attached hereto as Exhibit "A" at 18 DU/Ac maximum density.

2. PERMITTED PRINCIPAL USES:

In areas designated for multi-family residential uses, 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 Multi-Family One (MF-1) district, except single-family detached residential structures, which are specifically precluded from this district.
- 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, whichever may be the later date.
- C. Paved automobile parking areas which are necessary to the uses permitted in this district.
- D. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

- E. Municipally owned or controlled facilities, utilities, and uses except those uses that may require a Specific Use Permit.
- F. Townhouses, which shall meet the requirements of the SF-TH district of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- G. Duplexes, which shall meet the requirements of the 2F district of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- H. Residential condominiums.
- I. Apartments.

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.
- C. Complex office, meeting, party and/or social rooms incidental to the principal residential use on the same lot.
- D. Maintenance facility that serves only a principal use on the same lot.
- E. Satellite receiving dish, incidental to a principal residential use on the same lot, not to exceed twenty (20) feet in height.

4. SPECIFIC USE PERMITS:

The following uses shall be allowed in the Multi-Family One district only after approval of a Specific Use Permit in accordance with Section B-100 and B-500 of the Comprehensive Zoning Ordinance No. 2299, including but not limited to:

- A. Institutional uses, public and non-profit, of an educational, religious, philanthropic or cultural nature.
- B. Associated recreation clubs, private membership.

- C. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie (with the exception of actual distribution systems), and including electrical substations and telephone exchanges.
- D. Day care centers.
- E. Portable storage buildings large than one hundred twenty (120) square feet or one story in height, accessory to a principal residential use on the same lot.

5. 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 specified.

5. AREA REQUIREMENTS:

- A. Minimum lot area 12,000 sq. ft.
- B. Minimum lot area per dwelling unit 2,420 sq. ft.
- C. Minimum required floor area:
 - Efficiency unit 420 sq. ft.
 - One Bedroom unit 600 sq. ft.
 - Two Bedroom unit 800 sq. ft.
 - Three Bedroom unit 1000 sq. ft.
 - Minimum average dwelling unit size 700 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.)

- D. Minimum lot frontage on a public street 100 feet
(Measured at the front building line)
- E. Minimum lot depth 120 feet
- F. Minimum depth of front setback 25 feet
(From front property line to face of structure.)
- G. Minimum depth of rear setback of all
structures 10 feet
(Including accessory structures.)
(Unenclosed carports may be built up to within 5 feet
of any property line that abuts an alley.)
- H. 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 with a maximum
requirement of 10 feet for a
one-story structure or 15 feet
for structures two or more
stories in height.
 - 2. Side yard abutting a street 15 feet
 - 3. Abutting an arterial 20 feet
- I. Minimum distance from the public right-of-way
to the entrance to a garage or enclosed
carport, for rear or side yards 20 feet
- J. Minimum required exterior masonry content:

All multi-family structures shall be of exterior fire-
resistant construction, having at least eighty percent
(80%) of the total exterior walls on the first and
second floors, excluding doors and windows, constructed
of standard size full-width brick or stone.
- K. Height and area regulations:
 - 1. Maximum allowable lot coverage 40 percent
(10% of the required 60% not covered by
buildings shall be set aside for playground
and leisure activities.)
 - 2. Minimum amount of permanent, landscaped
open space 20 percent
of total lot area, including
30% of the front yard as
defined.

3. Maximum height of structures 3 stories

L. Maximum density per net acre 18 units/acre
(Net acre shall be defined as the acreage of a tract of land less any existing or proposed rights-of-way or flood plain that is not either reclaimed or substantially improved as open space and incorporated into a project. The Planning and Zoning Commission shall make a determination, at the time of development plan approval, of the degree of improvement necessary to include flood plain in the acreage calculation.)

M. Minimum distance between buildings on the same lot or parcel of land:

- 1. 10 feet from main to accessory buildings.
- 2. 20 feet for 2 main buildings with doors and windows in facing walls.
- 3. 10 feet for 2 main buildings without doors and windows in facing walls.

6. PARKING:

Minimum number of paved, striped, off-street parking spaces required for:

- A. 0 bedroom or efficiency dwelling units 1.25 spaces per unit
1 bedroom dwelling units 2 spaces per unit
2 bedroom dwelling units 2 spaces per unit
3 or more bedroom dwelling units 2 spaces per unit

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

C. All off-street parking lots shall be constructed of four inch reinforced concrete, with six inch reinforced concrete located in areas where heavy truck traffic is expected. Every effort shall be made to prevent parking adjacent to major thoroughfares in the project area.

D. Parking areas and street frontages of multi-family development shall be landscaped with natural vegetation and maintained in a neat and orderly manner. Such landscaping shall be required to screen parking areas from the street frontage.

- E. Parking from an apartment complex shall not be allowed to take access directly from a public street or right-of-way. All maneuvering for off-street parking shall be accomplished on private property.

7. SIDEWALKS:

Sidewalks shall be constructed at least four (4) feet wide, of reinforced concrete four inches thick and meeting City standards along every public thoroughfare upon which the project has frontage.

8. SPECIAL CONDITIONS:

Applicable to multi-family uses as identified in Exhibit "A" attached hereto.

- A. Orientation of apartment buildings will be determined and decided upon at time of site plan approval.
- B. Development of the Multi-Family area shall be subsequent to or concurrent with the development of the Single-Family and Zero Lot Line line areas within this subject property.
- C. Access to the apartments will be via Marshall Street only, with an emergency crash gate to Sheriff Drive.
- D. A 7 ft. screening fence is required around the Multi-Family area.

9. 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.

- 1. 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.
- 2. 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.

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 purpose 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 eight (8) feet wide and twenty (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 structures devoted to off-street parking of vehicles shall be excluded when calculating the parking requirements for any use.
5. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with a church or similar institution or commercial 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 three (3) feet nor more than six

(6) feet in height shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential districts.

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, spires, 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.

E. ADDITIONAL DEVELOPMENT REQUIREMENTS:

To insure a higher standard of living for the occupant, each multi-family dwelling unit shall contain dishwasher, disposal, range with vent, and oven facilities. On-site common laundry facilities shall be provided within the development unless all units are provided with washer/dryer connections. Washer/dryer connections shall be provided in all two-bedroom and larger units.

10. SCREENING REGULATIONS:

Any premises developed for multi-family residential uses shall be buffered from abutting land developed or zoned for non-residential uses or residential uses having a lower net development density 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 and 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 material 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 have a minimum of two (2) 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 district.

V.
SPECIAL CONDITIONS

1. ALLEYS:

All tracts shall have alleys except in areas that are physically restricted (cul-de-sacs, etc.)

2. SIDEWALKS:

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

3. 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.

4. 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.

5. USE MATRIX:

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

VI.

CITY PARTICIPATION

1. 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 thirty (30%) 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.
2. 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.
3. 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.

VII.

DEVELOPMENT PLAN

The development plan for single-family detached uses 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.

VIII.

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.

IX.

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

PD #151

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.

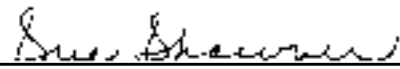
X.

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 AUGUST, A.D. 1984.


MAYOR, City of Grand Prairie, Texas

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

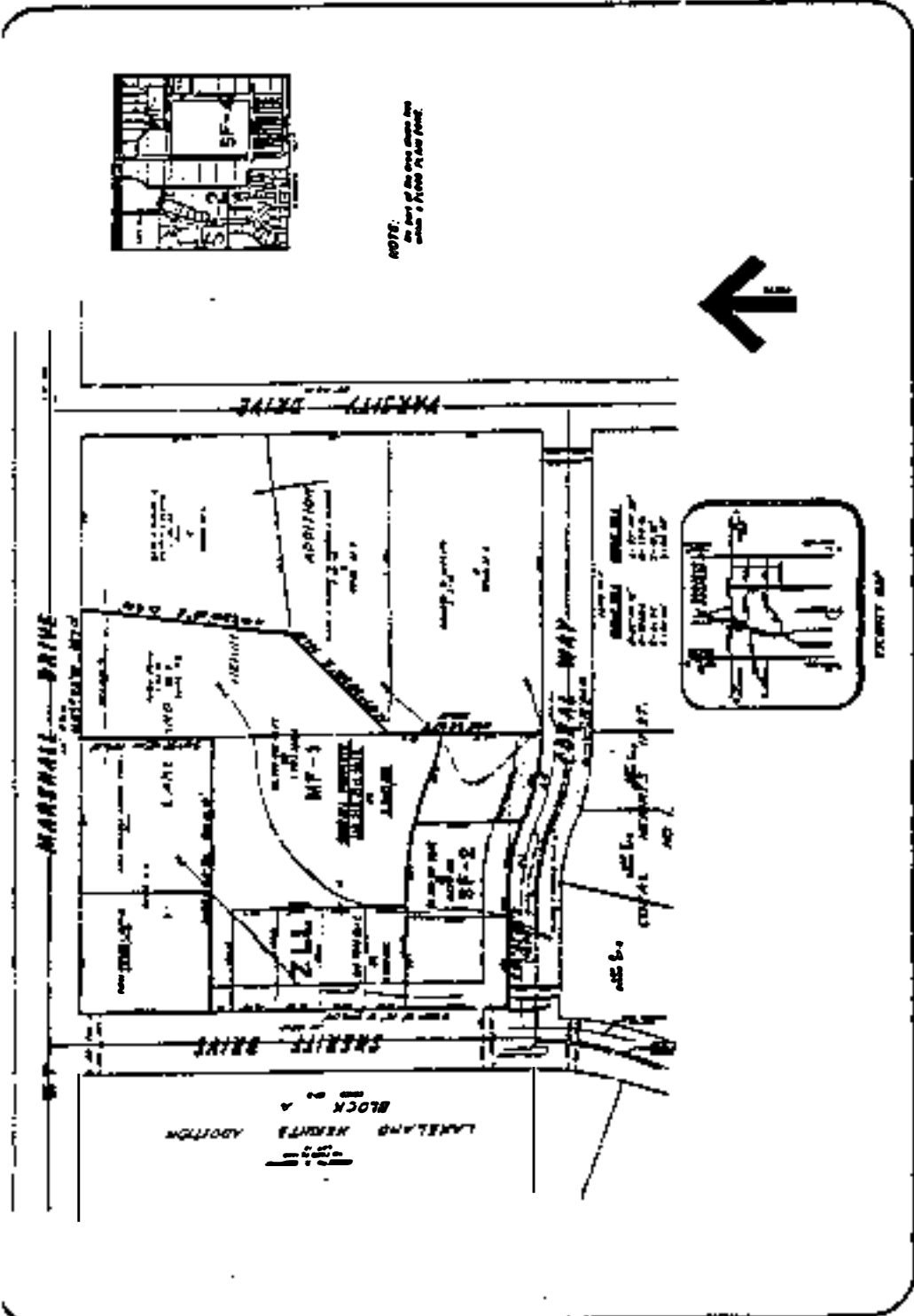
Zoning Case No. ZR45SE11

100,000 sq. ft. approx. based on 100,000 sq. ft. of land

- 1. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 2. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 3. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 4. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 5. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 6. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 7. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 8. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 9. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land
- 10. 100,000 sq. ft. approx. based on 100,000 sq. ft. of land

ZERO LOT LINE

NOTE:
The lot of the area shown on this plan is a 100,000 sq. ft. lot.



CONCEPT ZONING PLAN

(STEEL PROPERTY)

ALL RIGHTS RESERVED TO THE CITY OF HOUSTON, TEXAS. THIS PLAN IS THE PROPERTY OF THE CITY OF HOUSTON, TEXAS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE CITY OF HOUSTON, TEXAS.

DATE: 11/15/2011
BY: [Signature]

SCALE: 1" = 100'
DATE: 11/15/2011

PREPARED BY:
TEXAS ENGINEERING & ARCHITECTURE
1100 WEST 19TH STREET
HOUSTON, TEXAS 77002



EXHIBIT 'A'

Matrix For: PD- 151
ORD. 3652

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	LOT SIZE	FLOOR AREA	MASONRY CONTENT	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	MAX LOT COVER.	MAX HEIGHT	MIN PARKING
1	SF-2	.6281	n/a	3 max.	7000 s.f. min., 70 foot lot width, 100 foot lot dept.	1400 s.f.	80%	25'	internal 6 feet, sideyard on street 15 feet, arterial 20 feet	10 feet alley, 20 feet w/o alley	35%	2 story	2-car garage
2	ZLL	.4019	n/a	4 max.	4375 s.f minimum, 43.75 min. lot width, 100' min lot dept.	1250 s.f.	60%	25'	wall on PL = 0, other wall = 8 feet, street = 15 feet, arterial = 20 feet	10'	40%	2 story	2-car garage
3	MF-1	1.5127	18 du/A	27 max.	12,000	(See Sect. IV (5)(c))	80%	25'	internal 10' lot width, max. 10' for one story,	10'	40%	3 story	eff=1.25 1BR=2/unit 2BR=2/unit 3BR=2/unit
TOTAL									15' for				
									2 stories,				
									street=15',				
									arterial=20'				