

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE S.T. BROWN SURVEY, ABSTRACT NO. 84, J.W. CARTER SURVEY, ABSTRACT NO. 274, J. ARMENDARIS SURVEY, ABSTRACT NO. 1766, H. BRITE SURVEY, ABSTRACT NO. 89, JOHN HARWOOD SURVEY, ABSTRACT NO. 661, B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 203, J.W. BRANNON SURVEY, ABSTRACT NO. 156, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF WATSON ROAD AND HARWOOD ROAD FROM: AGRICULTURE TO PLANNED DEVELOPMENT; 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 Agriculture to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 25, 1985 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 6 to 1 to recommend approval to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Agriculture to Planned Development; 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 April 2, 1985 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 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 usability 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 Agriculture 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 OF 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 Agriculture to Planned Development for Commercial, Commercial Office, General Retail, Multi-family and Single Family Detached:

TRACT 1

BEING a 137.90 acre tract of land situated in the B.B.B. & C.R.R Co. Survey, Abstract Number 203, and in the J. W. Harwood Survey, Abstract Number 661, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7725, Page 963, County Records, Tarrant County, Texas, said 137.90 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Freedom Financial Corporation tract, said point being in the northerly right-of-way line of Lynn Road;

THENCE N 60° 06' 56" E, 739.63 feet along the northerly right-of-way line of said Lynn Road to the POINT OF BEGINNING;

THENCE N 00° 00' 00" W, 3,238.40 feet;

THENCE S 89° 18' 53" E, 574.80 feet;

THENCE S 88° 30' 12" E, 535.59 feet to the beginning of a curve to the right whose radius is 311.84 feet, and whose long chord bears S 70° 18' 47" E, 194.07 feet;

THENCE along said curve to the right in a southeasterly direction through a central angle of 36° 22' 51", an arc length of 198.01 feet to the end of said curve;

THENCE S 52° 07' 21" E, 328.02 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a easterly direction with a central angle of 07° 58' 04", with a radius of 396.10 feet, an arc length of 55.08 feet to the beginning of a non-tangent curve to the right;

THENCE along the arc of said non-tangent curve to the right in a northwesterly direction, with a central angle of 12° 07' 32", with a radius of 1,064.97 feet, an arc length of 225.38 feet to the beginning of a reverse curve to the left;

THENCE along the arc of said reverse curve to the left, in a northwesterly direction with a central angle of 32° 56' 32", with a radius of 998.49 feet, an arc length of 574.08 feet;

THENCE N 88° 54' 17" W, 338.71 feet;

THENCE S 40° 37' 05" W, 44.71 feet to the beginning of a non-tangent curve to the right;

THENCE along the arc of said non-tangent curve to the right in a southwesterly direction with a central angle of 19° 16' 00", with a radius of 939.84 feet, an arc length of 316.04 feet;

THENCE S 27° 25' 42" W, 101.53 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a south-westerly direction with a central angle of 08° 22' 39", with a radius of 2,132.66 feet, an arc length of 311.83 feet;

THENCE S 70° 46' 03" E, 886.70 feet;

THENCE N 36° 38' 39" E, 896.14 feet to the beginning of a non-tangent curve to the left;

THENCE along the arc of said non-tangent curve to the left in an easterly direction with a central angle of 30° 03' 58", with a radius of 396.10 feet, an arc length of 207.74 feet;

THENCE N 89° 51' 33" E, 675.73 feet;

THENCE S 89° 49' 26" E, 861.10 feet;

THENCE S 00° 45' 31" W, 957.89 feet;

THENCE S60° 06' 56" W, 3,829.68 feet to the POINT OF BEGINNING and containing 137.90 acres of land more or less.

TRACT 2

BEING a 254.94 acre tract of land situated in J. Armendaris Survey, Abstract Number 1766, J. W. Brannon Survey, Abstract Number 156, J. W. Carter Survey, Abstract Number 274, H. Brite Survey, Abstract Number 89, all of Tarrant County, Texas, said 254.94 acre tract being the northern portion of that certain tract deeded from H. C. Lowe and wife Leona Lowe to Donald Kerr and Associates as recorded in Deed Volume 5235, Page 916, County Records, Tarrant County, Texas, and being all of that certain tract deeded to Freedom Financial corporation as recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron pin set with cap stamped "Carter and Burgess" at the intersection of the existing east right-of-way of Lynn Road and the existing south right-of-way of Harwood Dallas County Line Road, said point being the northwest corner of the herein described tract;

THENCE along the said south right-of-way the following courses and distances:

N 89° 53' 09" E, 536.63 feet to the beginning of a curve to the left, whose radius is 744.49 feet, and whose long chord bears N 77° 19' 28" E, 323.83 feet;

Easterly along said curve to the left, an arc distance of 326.44 feet, through a central angle of 25° 07' 21" to the end of said curve;

N 64° 45' 48" E, 167.31 feet to the beginning of a curve to the right, whose radius is 619.29 feet, and whose long chord bears N 77° 33' 57" E, 274.46 feet;

Northeasterly along said curve to the right an arc distance of 276.72 feet, through a central angle of 25° 36' 19" to the end of said curve;

S 89° 37' 53" E, 2183.54 feet to the beginning of a curve to the right, whose radius is 175.00 feet, and whose long chord bears S 44° 40' 19" E, 247.31 feet;

Southeasterly along said curve to the right, an arc distance of 274.64 feet, through a central angle of 89° 55' 08" to the end of said curve;

S 00° 17' 15" W, 305.80 feet to the beginning of a curve to the left, whose radius is 229.60 feet, and whose long chord bears S 44° 43' 02" E, 324.73 feet;

Southeasterly along said curve to the left an arc distance of 360.69 feet, through a central angle of 90° 00' 34" to the end of said curve;

S 89° 43' 19" E, 422.38 feet to a 5/8 inch iron pin set with cap stamped "Carter and Burgess", said iron pin being in the "Called" common line of Tarrant and Dallas Counties as recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas;

THENCE leaving said southerly right-of-way S 00° 40' 21" W, 2097.62 feet along said "Called" common line to a Corp of Engineers concrete monuments with brass cap found, at the northeast corner of a tract of land described in a deed to the United States Government as recorded in Deed Volume 6894, Page 899, said County Records,

THENCE S 84° 26' 13" W, 3133.36 feet along the government line to a 5/8 inch iron pin set with cap stamped "Carter and Burgess" in the easterly right-of-way line of the Meal-Johnson Road;

THENCE along said easterly right-of-way line N 29° 55' 07" W, 2210.69 feet to a 5/8 inch iron pin set with cap stamped "Carter and Burgess", the beginning of a curve to the right whose radius is 405.00 feet and whose long chord bears N 14° 12' 26" W, 219.34 feet;

THENCE along said curve to the right an arc distance of 222.11 feet through a central angle of 31° 25' 22" to the end of said curve and the easterly right-of-way line of Lynn Road;

THENCE along the said easterly right-of-way line N 01° 30' 15" E, 798.89 feet to the POINT OF BEGINNING containing 254.94 acres of land, more or less.

II. COMMERCIAL - TRACT A

1. BOUNDARY DESCRIPTIONS

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

BEING a 70.80 acre tract of land situated in the B.B.B. & C.R.R. CO. Survey, Abstract Number 203, and the J. W. Harwood Survey, Abstract Number 661, Tarrant County, Texas, and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation, and recorded in Deed Volume 7725, Page 963, County Records, Tarrant County, Texas said 70.80 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at the southwest corner of said Freedom Financial Corporation tract, said point being in the northerly right-of-way line of Lynn Road;

THENCE N 04° 45' 56" E, 1,587.20 feet;

THENCE S 85° 14' 04" E, 510.84 feet to the POINT OF BEGINNING;

THENCE N 00° 00' 00" W, 2,067.48 feet;

THENCE S 89° 18' 53" E, 574.80 feet;

THENCE S 88° 30' 12" E, 535.59 feet to the beginning of a curve to the right whose radius is 311.84 feet, and whose long chord bears S 70° 18' 47" E, 194.07 feet;

THENCE along said curve to the right in a southeasterly direction through a central angle of 36° 22' 51", an arc length of 198.01 feet to the end of said curve;

THENCE S 52° 07' 21" E, 328.02 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a easterly direction with a central angle of 07° 58' 04", with a radius of 396.10 feet, an arc length of 55.08 feet to the beginning of a non-tangent curve to the right;

THENCE along the arc of said non-tangent curve to the right in a northwesterly direction, with a central angle of 12° 07' 32", with a radius of 1,064.97 feet, and arc length of 225.38 feet to the beginning of a reverse curve to the left;

THENCE along the arc of said reverse curve to the left, in a northwesterly direction with a central angle of 32° 56' 32", with a radius of 998.49 feet, an arc length of 574.08 feet;

THENCE N 88° 54' 17" W, 338.71 feet;

THENCE S 40° 37' 05" W, 44.71 feet to the beginning of a non-tangent curve to the right;

THENCE along the arc of said non-tangent curve to the right in a southwesterly direction with a central angle of 19° 16' 00", with a radius of 939.84 feet, an arc length of 316.04 feet;

THENCE S 27° 25' 42" W, 101.53 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a southwesterly direction with a central angle of 08° 22' 39", with a radius of 2,132.66 feet, an arc length of 311.83 feet;

THENCE S 70° 46' 03" E, 886.70 feet;

THENCE N 36° 38' 39" E, 896.14 feet to the beginning of a non-tangent curve to the left;

THENCE along the arc of said non-tangent curve to the left in an easterly direction with a central angle of 30° 02' 58", with a radius of 396.10 feet, an arc length of 207.74 feet;

THENCE N 89° 51' 33" E, 516.08 feet;

THENCE S 00° 04' 09" W, 265.80 feet to the beginning of a curve to the right;

THENCE along the arc of said curve to the right in a southwesterly direction with a central angle of 31° 30' 00", with a radius of 775.00 feet, an arc length of 426.08 feet;

THENCE S 31° 34' 09" W, 150.00 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a southwesterly direction with a central angle of 29° 46' 52", with a radius of 775.00 feet, an arc length of 402.83 feet;

THENCE S 60° 06' 56" W, 1,200.00 feet;

THENCE N 85° 14' 04" W, 967.79 feet to the POINT OF BEGINNING and containing 70.80 acres of land, more or less.

2. PERMITTED USES FOR THE DEVELOPMENT OF A COMMERCIAL TRACT:

A. Primary Residential Uses:

Community Unit Development, Hotel or Motel.

B. Educational, Institutional and Special Uses:

Boat Storage (Repair and Service), Church and Rectory, College or University, Private Primary or Secondary School, Day Camp, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Monastery or Convent, Park, Playground or Public Community Center, Residence Homes for Aged, School (Public or Parochial), or Tennis or Swim Club.

C. Utility, Accessory and Incidental Uses:

Accessory Building, Electrical Substation, Electrical Transmission Line, Field or Construction Office (Temporary), Fire Station or Similar Public Safety Building, Gas Transmission Line and Metering Station, Homes Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Sewage Pumping Station, Swimming Pool (private), Telephone Exchange.

D. Sign and Identification Uses:

Temporary Signs, Portable Signs, Electric Signs, Outdoor Advertising, Commercial Signs, Official Signs, or Political Signs.

E. Retail and Service Type Uses:

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

F. Automobile and Related Service Uses:

Auto Sales with repairs conducted totally within a building, Commercial Auto Parking Lot, New Auto Part Sales Store, New or Used Car Sales Lot (In open), New Dealership (In open) with or without used car sales as an accessory use, Seat Cover and Muffler Installation Shop, Tire Retreading or Capping, Truck Parking Lot.

G. Commercial Type Uses:

Bakery and Confectionary (Wholesale), Bottling Works (Wholesale), Building Material Sales (Retail Inside Building), Cabinet and Upholstery Shop, Cleaning and Dyeing Plant (Commercial), Cleaning Plant, Bags or Carpets (Special Equipment), Clothing Manufacture or Light Compounding or Fabrication, Commercial Amusements (Indoors), Feed Store, Job Printing or Newspaper Printing, Laundry Plant (Commercial), Paint Shop, Plumbing Contractors Shop, Trade of Commercial School, Veterinarian Clinic and Kennels (No Outside Pens), Veterinarian Office (No Outside Pens), Wholesale Office and Sample Room, Storage or Sales Warehouse - Commercial (Accessory Use to Retail Sales).

3. AREA REQUIREMENTS:

A. Minimum front yard 25 feet

- B. Minimum side yard 0 feet
- C. Minimum side yard when abutting residential 10 feet
- D. Minimum rear yard 0 feet
- E. Minimum rear yard when abutting residential 22 feet
- F. Maximum height 10 stories
- G. Maximum floor area ratio 2:1

4. PARKING REQUIREMENTS:

Parking requirements are to be in accordance with the parking requirements established for the Commercial Zoning District of zoning ordinance 2299.

5. OFF-STREET LOADING SPACE:

Off-street loading space shall be provided in accordance with Section C-2021, Commercial Zoning District of zoning ordinance 2299.

III. COMMERCIAL AND OR OFFICE - TRACT B

1. BOUNDARY DESCRIPTION:

TRACT B as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

BEING a 21.07 acre tract of land situated in the B.B.&C. R.R.Co. Survey, Abstract Number 203, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7725, Page 963, County Records, Tarrant County, Texas, Said 21.07 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Freedom Financial Corporation tract, said point being in the northerly right-of-way line of Lynn Road;

THENCE N 60° 06' 57" E, 739.63 feet along the northerly right-of-way line of said Lynn Road to the POINT OF BEGINNING;

THENCE N 00° 00' 0" W, 1,170.92 feet;

THENCE S 85° 14' 04" E, 967.79 feet;

THENCE N 60° 06' 56" E, 70.00 feet;

THENCE S 29° 53' 04" E, 465.00 feet to a point in the aforementioned northerly right-of-way line of Lynn Road;

THENCE S 60° 06' 56" W, 1,449.17 feet to the POINT OF BEGINNING and containing 21.07 acres of land, more or less.

2. PERMITTED USES FOR THE DEVELOPMENT OF A COMMERCIAL OFFICE TRACT:

A. Primary Residential Uses:

Community Unit Development or Hotel or Motel.

B. Educational, Institutional and Special Uses:

Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Park, Playground or Public Community Center, Residence Home for Aged, School (Public or Parochial).

C. Utility, Accessory and Incidental Uses:

Accessory Building, Electrical Substation, Electrical Transmission Line, Field or Construction Office (Temporary), Fire Station or Similar Public Safety Building, Home Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Telephone Exchange.

D. Sign and Identification Uses:

Temporary Signs, Portable Signs, Electric Signs, Commercial Signs, Official Signs.

E. Retail and Service Type Uses:

Bakery or Confectionary 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, Laundry or Cleaning, Self Service Mimeograph, Stationary or Letter Shop, Furniture or Appliance Store, Offices, Professional or Administrative, Pawn Shop, Pet Shop, Restaurant or Cafeteria without Drive-In Service, Restaurant with Drive-In Service, Retail Stores and Shops Other than Listed, Studio for Photographs, Musician or Artist and Theater (Indoor).

F. Automobiles & Related Service Uses:

New Auto Part Sales Store, Seat Cover and Muffler Installation Shop and Used Auto Parts Sales (In Building).

G. Commercial Type Uses:

Bakery and Confectionery (Wholesale), Bottling Works (Wholesale), Building Material Sales, Cabinet and Upholstery Shop, Cleaning and Dying Plant (Commercial), Cleaning Plant, Bags or Carpets (Special Equipment), Clothing Manufacturer or Light Compounding or Fabrication, Feed Store, Job Printing or Newspaper Printing, Laundry Plant (Commercial), Scientific or Research Laboratories, Trade or Commercial School, Wholesale Office and Sample Room, Storage or Sales Warehouse - Commercial.

3. AREA REQUIREMENTS:

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| A. Minimum front yard | 25 feet |
| B. Minimum side yard | 0 feet |
| C. Minimum side yard when abutting residential | 10 feet |
| D. Minimum rear yard | 0 feet |
| E. Minimum rear yard when abutting residential | 22 feet |
| F. Maximum height | 10 stories |

4. PARKING REQUIREMENTS:

Parking requirements are to be in accordance with the parking requirements established for the Commercial Office Zoning District of zoning ordinance 2299.

5. OFF-STREET LOADING SPACE:

Off-street loading space shall be provided in accordance with Section C-1921, Commercial Office Zoning District of zoning ordinance 2299.

IV GENERAL RETAIL - TRACT C

1. BOUNDARY DESCRIPTION:

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

Being a 46.03 acre tract of land situated in the B.B.B. and C.R.R.Co. Survey, Abstract Number 203, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7725, Page 963, County Records, Tarrant County, Texas, said 46.03 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at the intersection of the southerly right-of-way line of Harwood-Dallas County Line Road with the westerly right-of-way line of Lynn Road, said point being the northeast corner of said Freedom Financial Corporation tract;

Thence S 00° 45' 31" W, along the westerly right-of-way line of said Lynn Road, 957.89 feet;

Thence S 60° 06' 56" W, along the northerly right-of-way line of said Lynn Road, 2,380.51 feet;

Thence N 29° 53' 04" W, leaving said northerly right-of-way line, 465.00 feet;

Thence N 60° 06' 56" E, 1,130.00 feet to the beginning of a non-tangent curve to the right whose radius is 775.00 feet and whose long chord bears N 16° 40' 43" E, 398.31 feet;

Thence along said non-tangent curve to the right in a northeasterly direction through a central angle of 29° 46' 52", an arc length of 402.83 feet to the end of said curve;

Thence N 31° 34' 09" E, 150.00 feet to the beginning of a curve to the left whose radius is 775.00 feet and whose long chord bears N 15° 49' 09" E, 420.73 feet;

Thence along said curve to the left in a northeasterly direction through a central angle of 31° 30' 00", an arc length of 426.08 feet to the end of said curve;

Thence N 00° 04' 09" E, 265.80 feet to a point in the southerly right-of-way line of the aforementioned Harwood-Dallas County Line Road;

Thence N 89° 51' 33" E, along said southerly right-of-way line, 159.65 feet;

Thence S 89° 49' 26" E, along said southerly right-of-way line, 861.10 feet to the POINT OF BEGINNING and containing 46.03 acres of land, more or less.

2. PERMITTED USES FOR THE DEVELOPMENT OF A GENERAL RETAIL TRACT:

A. Primary Residential Uses:

Community Unit Development and Hotel or Motel.

B. Educational, Institutional and Special Uses:

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

C. Utility, Accessory and Incidental Uses:

Accessory Building, Electrical Substation, Electrical Transmission Line, Field or Construction Office (Temporary), Fire Station or Similar Public Safety Building, Gas Transmission Line and Metering Station, Home Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Swimming Pool (Private) and Telephone Exchange.

D. Sign & Identification Uses:

Temporary Signs, Portable Signs, Electric Signs, Commercial Signs, Official Signs.

E. Retail & Service Type Uses:

Antique Shop, Bakery or Confectionary Shop (Retail), Cleaning and Pressing, Small Shop and Pickup, Custom Personal Service Shop, Discount Variety or Department Shop, 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, Stationary or Letter Shop, Mortuary or Funeral Parlor, Furniture or Appliance Store, Offices, Professional or Administrative, Pawn Shop, Pet Shop, Restaurant or Cafeteria Without Drive-In Service, Restaurant with Drive-In Service, Retail Stores and Shops other than Listed, Studio for Photographs, Musician or Artist and Theater (Indoor).

F. Automobile & Related Service Uses:

New Auto Part Sales Store, and Used Auto Parts Sales (In Building).

3. AREA REQUIREMENTS

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| A. Minimum front yard | 25 feet |
| B. Minimum side yard | 0 feet |
| C. Minimum side yard when abutting residential | 10 feet |
| D. Minimum rear yard | 0 feet |
| E. Minimum rear yard when abutting residential | 22 feet |
| F. Maximum Height | 2 stories |

4. PARKING REQUIREMENTS:

Parking requirements are to be in accordance with the parking requirements established for the General Retail Zoning District of zoning ordinance 2299.

5. OFF-STREET LOADING SPACE:

Off-street loading space shall be provided in accordance with Section C-1721, General Retail District of zoning ordinance 2299.

V. GENERAL RETAIL/COMMERCIAL OFFICE - TRACTS D, E, F & G

1. BOUNDARY DESCRIPTION:

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

BEING a 17.14 acre tract of land situated in the J. Armendaris Survey, Abstract Number 1766 and the J. W. Brannon Survey, Abstract Number 156, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to

Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 17.14 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the southerly right-of-way line of Harwood-Dallas County Line Road with the easterly right-of-way line of Lynn Road, said point being the northwest corner of said Freedom Financial Corporation tract;

Thence along the southerly right-of-way of said Harwood-Dallas County Line Road, the following courses and distances:

N 89° 53' 09" E, 536.63 feet to the beginning of a curve to the left whose radius is 744.49 feet and whose long chord bears N 77° 19' 28" E, 323.83 feet;

Along said curve to the left in a northeasterly direction through a central angle of 25° 07' 21", an arc length of 326.44 feet to the end of said curve;

N 64° 45' 48" E, 167.31 feet to the beginning of a curve to the right whose radius is 619.19 feet and whose long chord bears N 77° 33' 57" E, 274.46 feet;

Along said curve to the right in a northeasterly direction through a central angle of 25° 36' 19", an arc length of 276.71 feet to the end of said curve;

S 89° 37' 53" E, 24.91 feet;

Thence S 24° 32' 08" W, leaving the southerly right-of-way line of said Harwood-Dallas County Line Road, 905.56 feet;

Thence S 82° 24' 44" W, 177.12 feet;

Thence N 88° 29' 45" W, 761.90 feet to a point in the easterly right-of-way line of the aforementioned Lynn Road;

Thence N 01° 30' 15" E, 625.00 feet to the POINT OF BEGINNING and containing 17.14 acres of land, more or less.

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

BEING a 27.23 acre tract of land situated in the J. Armendaris Survey, Abstract Number 1766 and the J. W. Brannon Survey, Abstract Number 156, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 27.23 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the southerly right-of-way line of Harwood-Dallas County Line Road with the easterly right-of-way line of Lynn Road, said point being the northwest corner of said Freedom Financial Corporation tract;

Thence along the southerly right-of-way of said Harwood-Dallas County Line Road, the following courses and distances:

N 89° 53' 09" E, 536.63 feet to the beginning of a curve to the left whose radius is 744.49 feet and whose long chord bears N 77° 19' 28" E, 323.83 feet;

Along said curve to the left in a northeasterly direction through a central angle of 25° 07' 21", an arc length of 326.44 feet to the end of said curve;

N 64° 45' 48" E, 167.31 feet to the beginning of a curve to the right whose radius is 619.19 feet and whose long chord bears N 77° 33' 57" E, 274.46 feet;

Along said curve to the right in a northeasterly direction through a central angle of $25^{\circ} 36' 19''$, an arc length of 276.71 feet to the end of said curve;

S $89^{\circ} 37' 53''$ E, 24.91 feet to the POINT OF BEGINNING of the herein described Parcel "E";

S $89^{\circ} 37' 53''$ E, 968.02 feet;

Thence S $00^{\circ} 14' 08''$ W, leaving the southerly right-of-way line of said Harwood-Dallas County Line Road, 227.87 feet to the beginning of a curve to the right whose radius is 1,190.00 feet and whose long chord bears S $29^{\circ} 40' 38''$ W, 1,169.08 feet;

Thence along said curve to the right in a southwesterly direction through a central angle of $58^{\circ} 50' 25''$, an arc length of 1,222.08 feet to the end of said curve;

Thence S $59^{\circ} 05' 51''$ W, 126.44 feet;

Thence N $30^{\circ} 54' 09''$ W, 230.00 feet to the beginning of a curve to the left whose radius is 250.00 feet and whose long chord bears N $48^{\circ} 12' 05''$ W, 148.68 feet;

Thence along said curve to the left in a northwesterly direction through a central angle of $34^{\circ} 35' 51''$, an arc length of 150.96 feet to the end of said curve;

Thence N $65^{\circ} 30' 00''$ W, 469.06 feet'

Thence N $24^{\circ} 32' 08''$ E, 905.56 feet to the POINT OF BEGINNING and containing 27.23 acres of land, more or less.

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

BEING a 21.45 acre tract of land situated in the J. Armendaris Survey, Abstract Number 1766, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 21.45 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the southerly right-of-way line of Harwood-Dallas County Line Road with the easterly right-of-way line of Lynn Road, said point being the northwest corner of said Freedom Financial Corporation tract;

Thence along the southerly right-of-way of said Harwood-Dallas County Line Road, the following courses and distances:

N $89^{\circ} 53' 09''$ E, 536.63 feet to the beginning of a curve to the left whose radius is 744.49 feet and whose long chord bears N $77^{\circ} 19' 28''$ E, 323.83 feet;

Along said curve to the left in a northeasterly direction through a central angle of $25^{\circ} 07' 21''$, an arc length of 326.44 feet to the end of said curve;

N $64^{\circ} 45' 48''$ E, 167.31 feet to the beginning of a curve to the right whose radius is 619.29 feet and whose long chord bears N $77^{\circ} 33' 57''$ E, 274.46 feet;

Along said curve to the right in a northeasterly direction through a central angle of $25^{\circ} 36' 19''$, an arc length of 276.76 feet to the end of said curve;

S $89^{\circ} 37' 53''$ E, 992.93 feet to the POINT OF BEGINNING of the herein described Parcel "F";

S $89^{\circ} 37' 53''$ E, 1,090.61 feet;

Thence S 26° 31' 44" W, leaving the southerly right-of-way line of said Harwood-Dallas County Line Road, 773.67 feet;

Thence S 36° 00' 00" W, 660.00 feet;

Thence N 54° 00' 00" W, 660.00 feet to the beginning of a non-tangent curve to the left whose radius is 1,190.00 feet and whose long chord bears N 15° 54' 19" E, 641.95 feet;

Thence along said non-tangent curve to the left in a northeasterly direction through a central angle of 31° 17' 46", an arc length of 650.00 feet to the end of said curve;

Thence N 00° 14' 08" E, 227.87 feet to the POINT OF BEGINNING and containing 21.45 acres of land, more or less.

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

BEING a 1.85 acre tract of land situated in the J.W. Brannon Survey, Abstract Number 156, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 1.85 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the easterly right-of-way line of Meal-Johnson Road, said point being N 29° 55' 07" W, 289.64 feet from the southwest corner of said Freedom Financial Corporation tract;

Thence N 29° 55' 07" W, along said easterly right-of-way line, 873.73 feet to the beginning of a non-tangent curve to the left whose radius is 400.00 feet and whose long chord bears S 65° 45' 15" E, 221.31 feet;

Thence along said non-tangent curve to the left, leaving said easterly right-of-way line, in a southeasterly direction through a central angle of 36° 07' 09", an arc length of 224.23 feet to the end of said curve;

Thence S 81° 48' 49" E, 146.82 feet to the beginning of a non-tangent curve to the left whose radius is 1,190.00 feet and whose long chord bears S 07° 49' 18" E, 651.56 feet;

Thence along said non-tangent curve to the left in a southerly direction through a central angle of 31° 46' 37", an arc length of 659.99 feet to the end of said curve, the POINT OF BEGINNING and containing 1.85 acres of land, more or less.

2. PERMITTED USES FOR THE DEVELOPMENT OF A GENERAL RETAIL/COMMERCIAL OFFICE TRACT:

A. Primary Residential Uses:

Community Unit Development and Hotel or Motel.

B. Educational Institutional and Specific Uses:

Church and Rectory, College or University, Private Primary or Secondary School, Day Nursery or Kindergarten School, Fishing Pier and Bait Sales, Fraternal Organization, Lodge or Civic Club, Golf Course, Private or Country Club, Hospital (General Acute Care), Hospital (Chronic Care), Institutions of Religious or Philanthropic Nature, Monastery or Convent, Park, Playground or Public Community Center, Residence Home for Aged, School, Public or Parochial, and Tennis or Swim Club.

C. Utility, Accessory & Incidental Uses:

Accessory Building, Electrical Substation, Electrical Transmission Line, Filled or Construction Office (Temporary), Fire Station or Similar Public Safety Building, Gas Transmission Line and Metering Station, Home Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Swimming Pool (Private) and Telephone Exchange.

D. Sign & Identification Uses:

Temporary Signs, Portable Signs, Electric Signs, Commercial Signs, Official Signs.

E. Retail & Service Type Uses:

Antique Shop, Bakery or Confectionary Shop (Retail), Cleaning and Pressing, Small Shop and Pickup, Custom Personal Service Shop, Discount Variety or Department Shop, 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 Shop, Offices, Professional and Administrative, Pawn Shop, Pet Shop, Restaurant or Cafeteria without Drive-In Service, Restaurant with Drive-In Service, Retail Stores and Shops Other Than Listed, Secondhand Store, Used Furniture or Rummage Sale, Theater (Indoor) and Tool Rental.

F. Automobile & Related Service Uses:

New Auto Part Sales Store and Used Auto Parts Sales (In Building).

G. Commercial Type Uses:

Bakery and Confectionery (Wholesale), Bottling Works (Wholesale), Building Material Sales, Cabinet and Upholstery Shop, Cleaning and Dying Plant (Commercial), Cleaning Plant, Bags or Carpets (Special Equipment), Clothing Manufacture or Light Compounding or Fabrication, Feed Store, Job Printing or Newspaper Printing, Laundry Plant (Commercial), Scientific or Research Laboratories, Trade or Commercial School, Wholesale Office and Sample Room, Storage or Sales Warehouse-Commercial.

3. AREA REQUIREMENTS:

- | | |
|--|-----------|
| A. Minimum front yard | 25 feet |
| B. Minimum side yard | 0 feet |
| C. Minimum side yard when abutting residential | 10 feet |
| D. Minimum rear yard | 0 feet |
| E. Minimum rear yard when abutting residential | 22 feet |
| F. Maximum height | 2 stories |

4. PARKING REQUIREMENTS:

Parking requirements are to be in accordance with the parking requirements for the General Retail or Commercial Office Zoning District of zoning ordinance 2299 as the intended use dictates.

5. OFF-STREET LOADING SPACE:

Off-street loading space shall be provided in accordance with Section C-1721, General Retail District as the use dictates or in accordance with Section C-1921 Commercial Office District as the use dictates, both being Sections of zoning ordinance 2299.

VI. MULTI-FAMILY - TRACTS H, I, J & K

1. BOUNDARY DESCRIPTION:

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

BEING a 12.87 acre tract of land situated in the J.W. Brannon Survey, Abstract Number 156 and the J. Armendaris Survey, Abstract Number 1766, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 12.87 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the easterly right-of-way line of Lynn Road, said point being S 01° 30' 15" W, 625.00 feet from the intersection of said easterly right-of-way line with the southerly right-of-way line of Harwood-Dallas County Line Road;

Thence S 88° 29' 45" E, 761.90 feet;

Thence N 82° 24' 44" E, 177.12 feet;

Thence S 24° 32' 08" W, 1,184.85 feet to a point in the easterly right-of-way line of Meal-Johnson Road;

Thence along the easterly right-of-way line of said Meal-Johnson Road and then the easterly right-of-way line of Lynn Road, the following courses and distances:

N 29° 55' 07" W, 793.79 feet to the beginning of a curve to the right whose radius is 405.00 feet and whose long chord bears N 14° 12' 26" W, 219.34 feet;

Along said curve to the right in a northwesterly direction through a central angle of 31° 25' 22", an arc length of 222.11 feet to the end of said curve;

N 01° 30' 15" E, 173.89 feet to the POINT OF BEGINNING and containing 12.87 acres of land, more or less.

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

BEING a 17.92 acre tract of land situated in the J.W. Brannon Survey, Abstract Number 156, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 17.92 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the easterly right-of-way line of Meal-Johnson Road, said point being N 29° 55' 07" W, 1,163.54 feet from the southwest corner of said Freedom Financial Corporation tract;

Thence N 29° 55' 07" W, along said easterly right-of-way line, 253.36 feet;

Thence N 24° 32' 08" E, leaving said easterly right-of-way line, 1,184.85 feet;

Thence S 65° 30' 00" E, 469.06 feet to the beginning of a curve to the right whose radius is 250.00 feet and whose long chord bears S 48° 09' 34" E, 149.02 feet;

Thence along said curve to the right in a southeasterly direction through a central angle of 34° 35' 51", an arc length of 150.96 feet to the end of said curve;

Thence S 30° 54' 09" E, 230.00 feet;

Thence S 59° 05' 51" W, 125.00 feet to the beginning of a curve to the left whose radius is 1,190.00 feet and whose long chord bears S 33° 34' 56" W, 1,025.19 feet;

Thence along said curve to the left in a southwesterly direction through a central angle of 50° 58' 41", an arc length of 1,058.78 feet to the end of said curve;

Thence N 81° 48' 49" W, 146.82 feet to the beginning of a curve to the right whose radius is 400.00 feet and whose long chord bears N 65° 45' 15" W, 221.31 feet;

Thence along said curve to the right in a northwesterly direction through a central angle of 32° 07' 12", an arc length of 224.23 feet to the end of said curve, the POINT OF BEGINNING and containing 17.92 acres of land, more or less.

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

BEING a 21.17 acre tract of land situated in the J.W. Brannon Survey, Abstract Number 156 and the J. Armendaris Survey, Abstract Number 1766, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 21.17 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Freedom Financial Corporation tract;

Thence N 84° 26' 13" E, 913.08 feet;

Thence N 05° 33' 47" W, 891.67 feet to the POINT OF BEGINNING of the herein described Parcel "J";

Thence N 60° 11' 11" W, 951.12 feet to the beginning of a non-tangent curve to the right whose radius is 1,190.00 feet and whose long chord bears N 48° 08' 38" E, 452.23 feet;

Thence along said non-tangent curve to the right in a northeasterly direction through a central angle of 21° 54' 26", an arc length of 455.00 feet to the end of said curve;

Thence N 59° 05' 51" E, 251.44 feet to the beginning of a curve to the left whose radius is 1,190.00 feet and whose long chord bears N 45° 19' 31" E, 566.59 feet;

Thence along said curve to the left in a northeasterly direction through a central angle of 27° 32' 40", an arc length of 572.08 feet to the end of said curve;

Thence S 54° 00' 00" E, 660.00 feet;

Thence S 36° 00' 00" W, 1,130.00 feet to the POINT OF BEGINNING and containing 21.17 acres of land, more or less.

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

BEING a 28.52 acre tract of land situated in the J.W. Brannon Survey, Abstract Number 156, Tarrant County, Texas and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 28.52 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Freedom Financial

Corporation, said point being in the easterly right-of-way line of Meal-Johnson Road;

Thence N 29° 55' 07" W, along said easterly right-of-way line, 289.64 feet to the beginning of a curve to the right whose radius is 1,190.00 feet and whose long chord bears N 06° 44' 24" E, 1,206.16 feet;

Thence leaving said easterly right-of-way line, along said curve to the right in a northerly direction through a central angle of 60° 44' 24" , an arc length of 1,206.16 feet to the end of said curve;

Thence S 60° 11' 11" E, 951.12 feet;

Thence S 05° 33' 47" E, 891.67 feet to a point in the southerly line of the aforementioned Freedom Financial Corporation tract;

Thence S 84° 26' 13" W, along said southerly line, 913.08 feet to the POINT OF BEGINNING and containing 28.52 acres of land, more or less.

2. PERMITTED PRINCIPAL USES:

- A. All uses as provided in Section B-100 of this ordinance.
- B. Duplexes meeting the requirements of the 2F Duplex Residential District.
- C. One Townhouse per lot of record. Structures must meet the area requirements of the SF-TH District.
- D. Residential Condominiums.
- E. Apartments.
- F. 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.
- G. Paved automobile parking areas which are necessary to the uses permitted in this district.
- H. Customary home occupations as defined in Section B-800 of this ordinance.
- I. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED 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. Not more than one (1) portable storage building shall be allowed for each main building on a lot.
- B. Private nurseries, greenhouses, and gardens as an accessory to the principal residential use on the same lot.
- C. Complex office; meeting, party and/or social rooms incidental to a 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 this district only after approval of a Specific Use Permit in accordance with Section B-500 of this ordinance.

- A. Single-family residential uses.
- B. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- C. Associated recreation clubs, private membership.
- D. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie.

- E. Day care centers.
- F. Associated social or community clubs, private membership, where the storage, possession and serving of alcoholic beverages occurs on the premises.
- G. Portable storage buildings larger than one hundred twenty (120) square feet and ten (10) feet in height used as an accessory to a residential use on the same lot.
- H. Paved parking facilities for nonresidential uses not specifically permitted in this district, if properly screened, buffered, and landscaped.
- I. Electrical substations, telephone exchanges.

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, building coverage or density per net acre as required.

6. AREA REQUIREMENTS:

A. Minimum dwelling unit size:

- 1. Efficiency unit.....420 sq.ft.
- 2. 1 bedroom unit.....600 sq.ft.
- 3. 2 bedroom unit.....800 sq.ft.
- 4. 3 bedroom unit.....1000 sq.ft.

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

- B. Minimum average dwelling unit size.....700 sq.ft.
- C. Minimum lot area.....12000 sq.ft. Tracts J&K
12000 sq.ft. Tracts H&I
- D. Minimum lot area per Multi-Family.....2420 sq.ft. Tracts J&K
1815 sq.ft. Tracts H&I
- E. Maximum density per net acre.....18 units/acre Tracts J&K
24 units/acre Tracts H&I
- F. Minimum lot frontage on a public street....100 feet
- G. Minimum lot depth.....120 feet
- H. Minimum depth of front setback..... 25 feet
- I. Minimum depth of rear setback..... 10 feet

Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley.

J. Minimum width of side setback:

- 1. Internal lot.....10% of the lot width with a maximum of 10 feet for a one story structure or 15 feet for structures two or more stories in height.

2. Sideyard setback abutting street....15 feet
3. Abutting an arterial.....20 feet

K. 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 facing walls

7. MASONRY CONTENT:

Minimum Required Masonry Content:

All multi-family structures shall be of exterior fire resistant construction, having a least eighty percent (80%) of the total exterior walls, excluding doors and windows, constructed of standard size full-width brick or stone.

8. HEIGHT AND AREA REGULATIONS:

1. Maximum Allowable Lot Coverage.....40 per cent (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% of total lot area, including
30% of the front yard as defined
3. Maximum height of structures3 stories
4. All units within 200 feet of Lakeridge Parkway and within 200 feet of Single Family Residential development shall not exceed 2 stories in height.

9. SIDEWALKS:

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

10. PARKING:

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

- A. 0 bedroom or efficiency dwelling unit.....1.25 spaces per unit
- B. 1 bedroom dwelling units.....2 spaces per unit
- C. 2 bedroom dwelling units.....2 spaces per unit
- D. 3 or more bedroom dwelling units.....2 spaces per unit
- E. All other uses: As provided by applicable sections of this ordinance
- F. 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
- G. 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.
- H. Parking from an apartment complex will 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.
- I. Parking areas shall not be immediately exposed to Lakeridge Parkway. It is intended for at least 1 building to be placed between Lakeridge Parkway right-of-way and the parking areas.

11. SCREENING REGULATIONS:

- A. Any premises developed for multi-family residential uses shall be buffered from abutting land developed into nonresidential 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:

1. 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 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 a 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.

2. 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.

3. Masonry Fence: 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, across the street from, a residentially zoned 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.

4. 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.

5. 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.

12. 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. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yards shall comply with the requirements of the most restrictive district for the entire frontage.
- 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 twenty-four (24) inches.
- 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.

13. 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.

- 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 zoning ordinance 2299, and the ordinary projections of window sills, belt courses, cornices, roof

overhands, and other architectural features projecting, not to exceed twenty-four (24) inches into the required rear yard and usual landscape planting and lighting.

14. SPECIAL OFF-STREET PARKING REGULATIONS:

- A. Any vehicle, including recreational vehicle, which shall mean, for the purposes of this sections, a vehicular portable structure, designed for a temporary or short term occupancy for travel, recreational, or vacation uses, over ten (10) feet wide and over 36 feet long, any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area.
- B. 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. 32 of the Traffic Code Ordinance.
- C. 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.

15. SPECIAL HEIGHT REGULATIONS:

- A. In the districts where the height of buildings is restricted to two (2) or three (3) stories, 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 heights 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) stores.

16. ADDITIONAL DEVELOPMENT REQUIREMENTS:

- A. 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 units and larger.

VII. SINGLE FAMILY - ZERO LOT LINE
5000 SQUARE FOOT LOTS - TRACT L

1. BOUNDARY DESCRIPTION:

TRACT L as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

BEING a 57.98 acre tract of land situated in the J. Armendaris Survey, Abstract Number 1766, the J.W. Carter Survey, Abstract Number 274, the J.W. Brannon Survey, Abstract Number 156, and the H. Brite Survey, Abstract Number 89, Tarrant County, Texas, and being a portion of that certain tract of land as described by Deed to Freedom Financial Corporation and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas, said 57.98 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southerly line of said Freedom Financial Corporation tract, said point being N 84° 26' 13" E, 913.08 feet from the southwest corner of said tract;

THENCE N 05° 33' 47" W, 891.67 feet;

THENCE N 36° 00' 00" E, 1,790.00 feet;

THENCE N 26° 31' 44" E, 773.67 feet;

THENCE S 89° 37' 53" E, 100.00 feet to the beginning of a curve to the right whose radius is 175.00 feet, and whose long chord bears S 44° 40' 19" E, 247.31 feet;

THENCE along the arc of said curve to the right in an easterly direction through a central angle of 89° 55' 08", with a radius of 175.00 feet, an arc length of 274.31 feet, to the end of said curve;

THENCE S 00° 17' 15" W, 305.80 feet to the beginning of a curve to the left whose radius is 229.60 feet, and whose long chord bears S 44° 43' 02" E, 324.73 feet;

THENCE along the arc of said curve to the left in a southeasterly direction with a central angle of 90° 00' 34", with a radius of 229.60 feet, an arc length of 360.69 feet;

THENCE S 89° 43' 19" E, 306.58 feet;

THENCE S 14° 06' 47" W, 20.02 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a southerly direction with a central angle of 13° 26' 26", with a radius of 200.00 feet, an arc length of 46.92 feet;

THENCE S 00° 40' 21" W, 674.60 feet to the beginning of a curve to the right;

THENCE along the arc of said curve to the right in a southwesterly direction with a central angle of 35° 19' 39", with a radius of 275.00 feet, an arc length of 169.56 feet;

THENCE S 36° 00' 00" W, 184.25 feet to the beginning of a curve to the right whose radius is 300.00 feet, and whose long chord bears S 62° 45' 17" W, 242.08 feet;

THENCE along the arc of said curve to the right in a southwesterly direction with a central angle of 50° 27' 04", with a radius of 300.00 feet, an arc length of 264.16 feet;

THENCE S 86° 27' 04" W, 140.69 feet to the beginning of a non-tangent curve to the left;

THENCE along the arc of said non-tangent curve to the left in a northerly direction with a central angle of 17° 58' 44", with a radius of 400.00 feet, an arc length of 125.52 feet;

THENCE S 61° 49' 03" W, 195.00 feet to the beginning of a non-tangent curve to the left;

THENCE along the arc of said non-tangent curve to the left in a northwesterly direction with a central angle of 25° 49' 15", with a radius of 400.00 feet, an arc length of 180.26 feet;

THENCE N 54° 00' 00" W, 420.78 feet;

THENCE S 36° 00' 00" W, 631.41 feet to the beginning of a curve to the left whose radius is 450.00 feet, and whose long chord bears S 15° 13' 07" W, 319.33 feet;

THENCE along the arc of said curve to the left in a southwesterly direction with a central angle of 41° 33' 47", with a radius of 450.00 feet, an arc length of 326.44 feet;

THENCE S 05° 33' 47" E, 690.85 feet;

THENCE S 84° 26' 13" W, 528.00 feet to the POINT OF BEGINNING and containing 57.98 acres of land, more or less.

2. PERMITTED PRINCIPAL USES:

- A. All uses as provided in Section B-100 of ordinance 2299 for the SF-ZLL District.
- B. One single-family detached residential dwelling on an individual lot of record.
- C. Temporary real estate offices located in property being sold, limited to the period of sale of 90% of the lots.
- D. Temporary on-site construction offices, limited to the period of construction on 90% of the lots.
- E. Paved automobile parking areas which are necessary to the uses permitted in this district.
- F. Customary home occupations as defined in Section B-800 of ordinance 2299.
- G. 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, and gardens as an accessory to the principal residential use on the same lot.

4. SPECIFIC USE PERMITS:

The following uses shall be allowed in this district only after approval of a Specific Use Permit in accordance with Section B-500 of ordinance 2299:

- A. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- B. Associated recreation clubs, private membership.
- C. Facilities for those utilities holding a franchise under the City of Grand Prairie (excluding the actual distribution systems), including electrical substations and telephone exchanges.
- D. Day care centers.
- E. Portable storage buildings larger than one hundred twenty (120) square feet and ten (10) feet in height used as an accessory to a residential use on the same lot.

5. PROHIBITED USES:

The following uses shall be prohibited in the SF-ZLL Single-Family Residential 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.

6. AREA REQUIREMENTS:

Minimum required floor are of dwelling unit . . . 25% 1,250 sq.ft.
 50% 1,400 sq.ft.
 25% 1,600 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.)

- A. Minimum lot area 5,000 sq.ft
- B. Minimum lot width to be determined by site plan approval or final plat (absolute minimum of 40')
- C. Minimum lot depth to be determined by site plan approval or final plat (absolute minimum of 90')
- D. Minimum depth of front setback 25 feet
- E. Minimum depth of rear setback of all structures (Including accessory structures. 10 feet
 20 feet to alley
- F. Minimum width of side setback:
 - 1. Exterior side wall coincident with the 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 10 feet between residential structures on separately platted lots.) 8 feet
 - 3. Sideyard setback abutting a street . . . 15 feet
 - 4. Abutting an arterial 20 feet
- G. Minimum distance between buildings on the same lot or parcel of land:
 - 1. From main to accessory buildings . . . 10 feet
- H. Minimum distance from public right-of-way to the entrance to a garage or enclosed carport, for rear or side yards 18 feet

7. MASONRY CONTENT:

Minimum required exterior masonry content:

All single-family detached residential structures shall have at least eighty percent (80%) of the total exterior walls below the first floor plate line, excluding doors and windows, constructed of standard size full-width brick or stone, unless otherwise approved by the City Council.

8. HEIGHT AND AREA REGULATIONS:

A. Maximum allowable lot coverage 40%

B. Maximum height of structures 2 stories

9. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family detached residential 2 car garage
- B. All other uses: As provided by applicable sections of ordinance 2299

10. SCREENING REQUIREMENTS:

A. Masonry Fence:

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 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.

B. 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.

C. 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.

11. SPECIAL OFF-STREET PARKING REGULATIONS:

A. 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.

B. 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 resident.

C. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specified restrictions defined in Chapter NO. 32 of the Traffic Code Ordinance.

D. 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.

E. Churches shall provide one (1) space for each three (3) seats in the main sanctuary.

F. Schools shall provide one (1) space for each classroom, laboratory or instruction area, plus one (1) space for each three (3) students accommodated in the institution.

12. 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 (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.

13. 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. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
- B. Where a building line has been established by plat or Ordinance approved by the Planning and Zoning Commission or enacted by the City Council and such line requires a greater or lesser front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such Ordinance or plat.
- C. 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 twenty-four (24) inches.
- D. 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.

14. SPECIAL FRONT, SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE 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 zoning ordinance 2299, and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features projecting, not to exceed twenty-four (24) inches into the required rear yard and usual landscape planting and lighting.

15. SPECIAL AREA REGULATIONS:

- A. Any side lot line may be designated as the zero lot line. When such designation is made, there shall be a maintenance easement of not less than five feet (5) established on the same lot coincident with the opposite side lot line. Such maintenance easement shall extend the full length of the structure coincident with the property line.
- B. 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 located thereon except upon finding by the Director of Community Development that such does not impede the use of said easement for the maintenance of the adjoining structure.

- C. All maintenance easements shall be noted on a filed plat of the property.

VIII. SINGLE FAMILY - PATIO HOMES

1. BOUNDARY DESCRIPTION:

TRACT M as shown on the site plan attached hereto as Exhibit "A" and being more particularly described as follows:

BEING a 48.81 acre tract of land situated in the J. Armendaris Survey, Abstract Number 1766, the J.W. Carter Survey, Abstract Number 274, the J.W. Brannon Survey, Abstract Number 156, and the H. Brite Survey, Abstract Number 89, Tarrant County, Texas, and being a portion of that certain tract of land as described by deed to Freedom Financial Corporation, and recorded in Deed Volume 7713, Page 738, County Records, Tarrant County, Texas. Said 48.81 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Freedom Financial Corporation tract;

THENCE S 84° 26' 13" W, 1,692.28 feet;

THENCE N 05° 33' 47" W, 690.85 feet to the beginning of a curve to the right whose radius is 450.00 feet and whose long chord bears N 15° 13' 07" E 319.33 feet;;

THENCE along the arc of said curve to the right with a central angle of 41° 33' 47", with a radius of 450.00 feet, an arc length of 326.44 feet;

THENCE N 36° 00' 00" E, 631.41 feet;

THENCE S 54° 00' 00" E, 420.76 feet to the beginning of a curve to the right whose radius is 400.00 feet, and whose long chord bears S 41° 05' 28" E, 178.72 feet;

THENCE along the arc of said curve to the right in a southeasterly direction, with a central angle of 25° 49' 15", with a radius of 400.00 feet, an arc length of 180.26 feet;

THENCE N 61° 49' 04" E, 195.00 feet to the beginning of a non-tangent curve to the right;

THENCE along the arc of said non-tangent curve to the right in a southerly direction with a central angle of 17° 58' 44", with a radius of 400.00 feet, an arc length of 125.52 feet;

THENCE N 86° 27' 04" E, 140.69 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a northeasterly direction with a central angle of 50° 27' 04", with a radius of 300.00 feet, an arc length of 264.16 feet;

THENCE N 36° 00' 00" E, 184.25 feet to the beginning of a curve to the left;

THENCE along the arc of said curve to the left in a northerly direction with a central angle of 35° 19' 39", with a radius of 275.00 feet, an arc length of 169.56 feet;

THENCE N 00° 40' 21" E, 674.60 feet, the beginning of a curve to the right;

THENCE along the arc of said curve to the right in a northerly direction with a central angle of 13° 26' 26", with a radius of 200.00 feet, an arc length of 46.92 feet;

THENCE N 14° 06' 47" E, 20.02 feet;

THENCE S 89° 43' 19" E, 115.80 feet;

THENCE S 00° 40' 21" W, 2,097.62 feet to the POINT OF BEGINNING and containing 48.81 acres of land, more or less.

2. PERMITTED PRINCIPAL USES:

- A. All uses as provided in Section B-100 of ordinance 2299 for any single-family detached districts.
- B. One single-family detached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots.
- D. Temporary on-site construction offices, limited to the period of construction on 90% of the lots.
- E. Paved automobile parking areas which are necessary to the uses permitted in this district.
- F. Customary home occupations as defined in Section B0800 of ordinance 2299.
- G. 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, and gardens as an accessory to the principal residential use on the same lot.

4. SPECIFIC USE PERMITS:

The following uses shall be allowed in this district only after approval of a Specific Use Permit in accordance with Section B-500 of ordinance 2299:

- A. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- B. Associated recreation clubs, private membership.
- C. Facilities for those utilities holding a franchise under the City of Grand Prairie (excluding the actual distribution systems) including electrical substations and telephone exchanges.
- D. Day care centers.
- E. Portable storage buildings larger than one hundred twenty (120) square feet and ten (10) feet in height used as an accessory to a 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 required.

6. AREA REQUIREMENTS.

- A. Minimum required floor area of dwelling unit 50% 1400 sq.ft.
50% 1600 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.)
- B. Minimum lot area 5500 sq.ft.
- C. Minimum lot width to be determined by site plan approval or final plat (absolute minimum of 45')
- D. Minimum lot depth to be determined by site plan approval or final plat (absolute minimum of 90')
- E. Minimum depth of front setback 25'
- F. Minimum depth of rear setback of all structures (including accessory structures) 10 feet
20 feet to alley
- G. Minimum width of side setback:
 - 1. Internal lot 5 feet
 - 2. Sideyard setback abutting a street . 15 feet
 - 3. Abutting an arterial 20 feet
- H. Minimum distance between buildings on the same lot or parcel of land:
 - 1. From main to accessory buildings . . 10 feet
- I. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 18 feet

7. MASONRY CONTENT:

Minimum required 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, excluding doors

and windows, construction of standard size full-width brick or stone, unless otherwise approved by the City Council.

8. HEIGHT AND AREA REGULATIONS:

1. Maximum allowable lot coverage To be determined by site plan approval
2. Maximum height of structures 2 stories

9. PARKING:

Minimum number of off-street parking spaces required for:

1. Single-family detached residential dwelling 2 car garage
2. All other uses: As provided by applicable sections of ordinance 2299.

10. SCREENING REQUIREMENTS:

A. Masonry Fence:

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 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 Community Development or his designate.

B. 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.

C. 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.

11. SPECIAL OFF-STREET PARKING REGULATIONS:

A. 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.

B. 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.

C. 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. 32 of the Traffic Code Ordinance.

D. 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.

- E. Churches shall provide one (1) space for each three (3) seats in the main sanctuary.
- F. Schools shall provide one (1) space for each classroom, laboratory or instruction area, plus one (1) space for each three (3) students accommodated in the institution.

12. 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 (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.

13. 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. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
- B. Where a building line has been established by plat or Ordinance approved by the Planning and Zoning Commission or enacted by the City Council and such line requires a greater or lesser front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such Ordinance or plat.
- C. 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 twenty-four (24) inches.
- D. 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.

14. 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 zoning ordinance 2299, and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features projecting, not to exceed twenty-four (24) inches into the required rear yard and usual landscape planting and lighting.

IX. SPECIAL PROVISIONS
TO APPLY TO ALL PRECEDING DISTRICTS SAVE AND EXCEPT FOR
SECTIONS VII & VIII WHICH ARE APPLICABLE ONLY TO THE
RESIDENTIAL USES

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 site 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. Site plans and preliminary plats are to be prepared in accordance with existing City policy. When a variety of land uses are proposed on a single tract of land, the site plan shall delineate the area proposed for each use.

B. Site plans may be approved in whole or in part for one or several owners provided the overall layout of streets, land uses, utilities and parking requirements applying to the entire tract are coordinated with and understood by the various owners. If partial approval is requested, factors influencing the development of the entire tract such as accesses, off-street parking and circulation must be provided for and considered by the partial plan.

C. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.

D. Alleys in any single-family detached area that are single loaded shall have a 15-foot wide dedicated right-of-way with 10 feet of pavement. Double loaded alleys shall have a 20-foot wide dedicated right-of-way with 16 feet of pavement.

X. DEVELOPMENT SCHEDULE

All planned development to be accomplished by 2005 A.D., however the owner and/or developer in accordance with section C-1203-1 of zoning ordinance 2299 reserves the right with the recommendation of the Planning and Zoning Commission, to request the City Council to extend the development schedule or adopt a new development schedule as may be indicated by the facts and conditions of this case for good cause shown by the owner and/or developer.

XI. CITY PARTICIPATION

The City of Grand Prairie will participate in the cost of any street installations and layouts in accordance with existing City policy.

XII.

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.

XIII.

The zoning exhibit as finally approved with all stipulations contained therein shall be marked Exhibit "A" attached hereto and made a part hereof as if fully set out herein. See Case No. Z851LS41.

The use chart as finally approved with all stipulations

contained therein shall be marked Exhibit "B" attached hereto and made a part hereof as if fully set out herein.

XIV.

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.

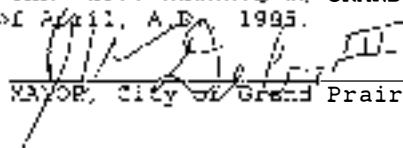
XV.

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 hereof.

XVI.

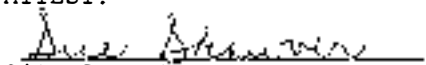
That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF GRAND PRAIRIE, TEXAS, THIS THE 2nd day of April, A.D. 1995.



MAYOR, City of Grand Prairie, Texas

ATTEST:



City Secretary

