

PLANNED DEVELOPMENT	162
ORDINANCE NO.	3778
PLANNING UNIT NO.	NW22

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE JOHN HARDIN SURVEY, ABSTRACT NO. 540, BEING LOT 8 OF THE ROBERT STEWART SUBDIVISION NO. 3, GENERALLY LOCATED ON THE SOUTH SIDE OF ROCK ISLAND ROAD, 1347.90 FEET WEST OF GILBERT ROAD FROM THE (SF-1), SINGLE FAMILY-ONE ZONING DISTRICT TO THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR LIGHT INDUSTRIAL USES; SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the hereinafter described property filed application with the City of Grand Prairie, Texas, petitioning an Amendment of the Zoning Ordinance and Map of said City so as to rezone and reclassify said property from its classification of (SF-1) Single Family-One to (LI) Light Industrial; and

WHEREAS, the Planning and Zoning Commission of the City of Grand Prairie, Texas, held a public hearing on said application on April 22, 1985 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 in 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, property 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 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 (SF-1) Single Family-One to (PD) Planned Development for Light Industrial 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 May 7, 1985, 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 (SF-1) Single Family-One 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 to as to establish and rezone the following described area from (SF-1) Single Family-One to Planned Development for Light Industrial/Office uses.

LEGAL DESCRIPTION

Lot No. 8 of ROBERT STEWART SUBDIVISION NO. THREE of 10.2 acres out of the JOHN HARDIN SURVEY ABSTRACT NO. 540, an Addition to the City of Grand Prairie, Texas, according to the plat recorded in Volume 8 at page 239 of the Map Records of Dallas County, Texas containing 43,248.91 square feet of land.

II.
LIGHT INDUSTRIAL

1. BOUNDARY DESCRIPTION:

As described in Section I of this ordinance.

2. PERMITTED PRINCIPAL 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 for the Light Industrial District.
- B. Paved automobile parking areas which are necessary to the uses permitted in this district.
- C. Municipally owned or controlled facilities, utilities and uses, except those that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Accessory buildings incidental to the principal permitted use on the same lot of record, including living quarters for a night watchman or caretaker employed on the premises.
- B. Temporary real estate offices located on the property being sold, or on-site construction offices, limited to the period of sale or construction of 90% of the lots.
- C. Outside storage, provided that such storage or outside activities shall not be permitted in the required front yard, and shall be completely encompassed by a visual screening device or wall at least seven (7) feet high, and provided that materials stored shall be stacked a maximum height of 5 feet. All outside storage or activities shall be restricted to that area behind the required front yard setback. Vehicles, mobile machinery and equipment, and contractor trailers encompassed by a visual screening device shall be permitted to exceed the screen height, provided, however, that no contractor trailer shall be utilized for, nor constitute, permanent storage.

4. SPECIFIC USE PERMITS:

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

5. PROHIBITED USES:

The following uses shall be prohibited in the (LI) Light Industrial District:

- A. Any building erected or land used for other than one or more of the preceding specified uses and as identified in Section B-100 of the Comprehensive Zoning Ordinance.
- B. Residential dwellings.
- C. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width and depth; or exceeds the maximum building coverage.

6. AREA REQUIREMENTS:

- A. Minimum lot area: 15,000 sq. ft.
- B. Minimum lot frontage on a public street 100 feet
- C. Minimum lot depth: 150 feet
- D. Minimum depth of front setback: 25 feet
- E. Minimum depth of rear setback:
 - (1) Abutting non-residential property 0 feet
 - (2) Abutting residentially zoned property 22 feet
- F. Minimum width of side setback:
 - (1) Abutting non-residential property 0 feet
 - (2) Abutting residentially-zoned property 10 feet
- G. Minimum distance between separate buildings on the same lot or parcel of land 15 feet
plus 1/2 building height
over 36 feet

H. Maximum allowable lot coverage:

- (1) Maximum building coverage as a percentage of lot area 60%
- (2) Maximum amount of impervious coverage as a percentage of lot area 90%

I. Maximum floor area ratio: 2:1

7. BUILDINGS:

A. ON DESIGNATED THOROUGHFARES:

Exterior metal walls shall be prohibited on all buildings hereafter erected, constructed, altered, repaired or used in this District which abut or are adjacent to any arterial thoroughfare, as designated on the adopted Thoroughfare Plan of the City of Grand Prairie.

Exceptions to this requirement may be permitted on a case by case basis by the City Council upon submission and approval of a site plan in accordance with the requirements as prescribed in Section E-900, SITE PLAN APPROVAL, of the Comprehensive Zoning Ordinance.

- (1) Exposed walls of the front exterior facade consisting of a single, undifferential plane with a single texture or color shall be prohibited.
 - a. Not less than 15% of the area of each exposed wall, excluding widows, doors, or garage doors, of the front exterior facade, shall be recessed, projected, or alternately staggered from the primary plane of the wall not less than one (1) foot in depth or projection.
 - b. Not less than 15% of the area of exposed walls, excluding widows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material.
 - c. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.

- (2) The materials and finishes of exposed roofs shall complement those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area.
- (3) Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (4) All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- (5) Building facades may be constructed from masonry or glass, as defined below, or other materials as approved by City Council.
 - a. MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.
 - i. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - ii. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.
 - iii. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or other concrete finish as approved by City Council.

- b. GLASS WALLS: Which shall include glass curtain walls or glass block construction.

Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

- (6) The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

B. ON NON-DESIGNATED THOROUGHFARES:

All buildings hereafter erected, constructed, altered, repaired or used in this District which abut, or are adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie shall have a front exterior facade constructed to the following minimum standards:

- (1) Exposed walls of the front exterior facade consisting of a single, undifferential plane with a single texture or color shall be prohibited.
 - a. Not less than 15% of the area of each exposed wall, excluding windows, doors, or garage doors, of the front exterior facade, shall be recessed, projected, or alternately staggered from the primary plane of the wall not less than one (1) foot in depth or projection.
 - b. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material.
 - c. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.

- (2) The materials and finishes of exposed roofs shall complement those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area.
- (3) Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (4) All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- (5) Building facades may be constructed from masonry, glass, or metal as defined below, or other materials as approved by City Council.

a. MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.

i. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone techniques are acceptable.

ii. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.

iii. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or other concrete finish as approved by City Council.

b. GLASS WALLS: Which shall include glass curtain walls or glass block construction.

Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

c. METAL WALLS: Which shall include ribbed or fluted metal panels and metal curtain walls.

i. The use of corrugated panels, panels with a depth of less than one inch (1"), or a thickness less than U.S. Standard 26 gauge shall be prohibited.

ii. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.

(6) The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

8. LANDSCAPING:

Landscaping, as provided hereafter, shall be used as an integral element of the building's design to provide variety in appearance of walls, soften building surfaces, and to assure that the building blends attractively with its site and surroundings.

A. Minimum site area devoted to landscaping shall be 4%, with 100% of the required landscaping located in front yard areas which abut public street rights-of-way.

B. All required or proposed landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheel-stops, or other permanent barriers.

C. The dimensions of all landscape areas shall be adequate to provide for the normal growth of landscaping materials planted therein.

D. All required landscaping in yard, setback, parking and recreational areas shall be composed of natural vegetation such as lawns, trees, or shrubs. In no case shall plastic or other manmade landscape plant material be substituted for the required landscape vegetation.

- E. The owners and their agencies shall be responsible for continuously providing, protecting, and maintaining all landscaping in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- F. Prior to the issuance of a Certificate of Occupancy permit, all approved screening and landscaping must be in place, or if seasonal condition prohibit the completion of the landscaping, a temporary occupancy permit may be issued, provided that a written commitment is submitted (by the owner) stating the completion date of all landscape installation. In lieu of a temporary occupancy permit, a developer shall make fiscal arrangements (by bond, certificate of deposit, or letter of credit) satisfactory to the City in the amount of two dollars per square foot of required landscaping not yet in place to ensure that such required landscaping shall be installed. Any developer/owner desiring to make such fiscal arrangements must also grant license to the City to enter upon the land for the purposes of installing the required landscaping in the event that such landscaping is not in place within twelve months after issuance of the Certificate of Occupancy.
- G. All required landscaping shall be drawn to scale on a site plan, and submitted to the Building Inspection Department prior to issuance of a building permit. The landscape plan shall show in detail, but not be limited to, the location of each element of landscaping, the description or name of each proposed plant material, and the height of any proposed planter, sculpture or decorative screen.
- H. Landscaping in any landscaped area shall not obstruct the view between the street and the access drives and parking aisles near the street entries or exits, or conflict with any portions of Chapter 3, Section 23-5, Trees, Shrubs and Site Obstructions of the City of Grand Prairie Code of Ordinances.

9. CREDITS TOWARD LANDSCAPING REQUIREMENTS:

- A. Each square foot of landscaped area which is permeable and within the area encompassed by the dripline of a tree of at least four (4) inches in trunk diameter, measured four (4) feet off the ground, shall count as 1.5 square feet of landscaped area for the purpose of satisfying the requirements of Section 8, as applicable.

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

10. SCREENING REGULATIONS:

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

A. Walls 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 materials shall be decay-resistant.

B. Earthen Berms:

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

C. Maintenance:

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

D. Lighting:

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

- E. Refuse storage areas shall be visually screened by a six (6) foot high solid fence or wall on all sides, except the side used for garbage pickup service shall not be required to be screened. Refuse storage located in areas already enclosed by a visual screening device shall not be required to have additional screening.
- F. Areas utilized for outside storage shall be encompassed by a solid, non-transparent wall or fence at least seven (7) feet in height and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall.
- G. A chain link fence with slat inserts shall not constitute an acceptable visual screening device when located adjacent to residentially zoned or used property, or street rights-of-way.
- H. Acceptable wooden fence material shall include Redwood, Cedar, pressure treated wood, or other materials as may be approved by City Council.

11. FLOOD PLAIN REQUIREMENTS:

The Federal Emergency Management Agency (FEMA) maps shall be reviewed to determine if a tract lies within a designated flood plain. If so, reference Section B-100 entitled Use Charts for uses allowed and Section B-600 entitled Flood Plain District for specific requirements.

12. OFF-STREET PARKING:

Off-street loading and parking space shall be provided in accordance with the applicable sections in the (LI) Light Industrial District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

13. SPECIAL OFF-STREET PARKING REGULATIONS:

- A. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class or use included in the building or development.
- B. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.

- C. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, or across the street from, a residentially zoned or used district, a masonry wall or solid 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 Chief Building Official or his designee.
- D. All required off-street parking, loading, drives, and outside sales and display areas shall be paved to a minimum standard equivalent of four (4) inch concrete slab with with 6" x 6" #10 gauge mesh. Outside storage areas, fully enclosed by a non-transparent screening fence shall not be required to have a concrete surface. All reinforcing in concrete shall be suspended in the bottom on-third of the slab. Exceptions to these pavement standards must be approved by the City Engineering, and based on equivalency.

14. PARKING REQUIREMENTS FOR NEW OR UNLISTED USES:

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

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

- A. Gasoline service station pump islands may not be located nearer than 20 feet to the front property line, and the outer edge of the canopy shall not be nearer than 10 feet to the front property line.
- B. 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.

- C. 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.
- D. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet.
- E. 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 structures has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

16. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE 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, and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features, projecting not to exceed four (4) feet into the required rear or side yard, and landscape planting and lighting.

17. SPECIAL AREA REGULATIONS:

- A. The minimum required lot areas shall be in accordance with the preceding requirements, and no lot existing at the time of passage of this ordinance shall be reduced in size below the minimum requirements set forth herein.
- B. Non-conforming lots which were official lots of record at the time of passage of this ordinance, regardless of current zoning shall be exempted from the minimum lot area, width, and depth requirements. However, all other prescriptions as set forth herein shall apply.

18. SIGN STANDARDS:

Signs shall be allowed in this district in accordance with Section B-100 and E-300 of the Comprehensive Zoning Ordinance.

III.
SPECIAL CONDITIONS

1. OUTSIDE STORAGE:

Outside storage of pipes is limited to a maximum height of 5 feet.

2. ALLEYS:

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

3. SIDEWALKS:

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

4. 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.

5. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses are subject to the approval of a site plan 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 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. The site plan finally adopted by City Council shall be marked "Exhibit A," attached hereto, and made a part hereof as if fully set out herein.

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

IV.
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 percent (30%) 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.

V.
DEVELOPMENT PLAN

The development plan will be the finally approved site plan for this this tract as described in Section I. No permits will be issued for construction unless in conformance with said development plan.

VI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

VII.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

VIII.


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

PD #162

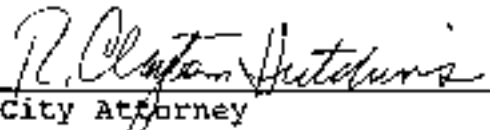
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 7TH DAY OF MAY. A.D., 1985.


MAYOR, City of Grand Prairie, Texas

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

Zoning Case No. Z851NW22