

PLANNED DEVELOPMENT	166
ORDINANCE NO.	3800
PLANNING UNIT NO.	Z85SE16

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE LOTS 1-10, BLOCK 1R, WARE COMMUNITY UNIT DEVELOPMENT ADDITION, PHASE TWO, AND LOTS 1-R, 3R-1, 3R-2, 3R-3, 3R-4, 4R-1, 4R-2, 5R-1, 5R-2, 6, 7 AND 8, BLOCK 2R, WARE COMMUNITY UNIT DEVELOPMENT ADDITION, GENERALLY LOCATED ON THE WEST SIDE OF S.W. 3RD STREET, AND EAST AND SOUTH OF DAWSON CIRCLE FROM THE GENERAL RETAIL (GR) ZONING DISTRICT AND COMMERCIAL (C) ZONING DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT FOR TWO FAMILY (2-F) AND MULTI FAMILY-1 (MF-1) USES; SAID ZONING MAP AND 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 General Retail (GR) and Commercial (C) to Planned Development for for Two-Family (2-F) and Multi Family-One (MF-1) uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 10, 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 on which the change in classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 5 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from General Retail (GR) and Commercial (C) to Planned Development for Two-Family (2-F) and Multi Family-One (MF-1) 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 June 18, 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 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 General Retail (GR) and Commercial (C) 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 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 Ordinance Book 8, Pages 405 to 509 inclusive, be amended, so as to establish and rezone the following described area from General Retail (GR) and Commercial (C) to Planned Development for Two-Family (2-F) and Multi Family-One (MF-1) uses.

BLOCK 1R, WARE COMMUNITY UNIT DEVELOPMENT ADDITION PHASE TWO AND LOTS 1-R, 3R-1, 3R-2, 3R-3, 3R-4, 4R-1, 4R-2, 5R-1, 5R-2, 6, 7 AND 8 BLOCK 2R, WARE COMMUNITY UNIT DEVELOPMENT ADDITION.

II.
TWO-FAMILY RESIDENTIAL

1. BOUNDARY DESCRIPTION:

Lots 1-R, 3R-4, 4R-1, 4R-2, 5R-1, 5R-2, 6, 7 and 8, Block 2R, Ware Community Unit Development Addition.

2. PERMITTED USES:

In areas designated for Two-Family residential uses, no land shall be used, and no buildings shall be erected or converted to any use other than all those uses allowed by Section B-100 of the Comprehensive Zoning Ordinance No. 2299 for the Two-Family (2-F) zoning district. Uses allowed in the Two-Family (2-F) zoning district by Section B-100 of the Comprehensive Zoning Ordinance No. 2299 only with a Specific Use Permit shall also require a Specific Use Permit within the boundaries described in Section II (1) of this Ordinance.

3. AREA REQUIREMENTS:

A. Minimum Lot Area.....7491 sq. ft.
(Minimum square footage of lot area shall be calculated exclusive of alleys.)

B. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Duplex</u>
80%	1,600 sq. ft.
20%	975 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 shall include only that area designed and used directly and specifically for dwelling purposes.)

C. Minimum Lot Frontage on a Public Street.....18 feet
(Measured at the front building line.)

D. Minimum Lot Depth.....80 feet

E. Minimum Depth of Front Setback.....25 feet
(From front property line to face of structure.)

F. Minimum Depth of Rear Setback of All Structures:
(From rear property line to any structure.)

1. Without alley.....10 feet

G. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)

- 1. Internal lot.....0 feet
- 2. Sideyard abutting a street.....15 feet

H. Minimum Required Exterior Masonry Content:

All residential structures shall be of exterior fire-resistant construction, having at least fifty percent (50%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard size full-width brick or stone, unless otherwise approved by the City Council.

I. Height and Area Regulations:

- 1. Maximum allowable lot coverage.....35 percent
- 2. Maximum height of structures.....2 stories

4. PARKING:

Minimum number of off-street parking spaces required for:

- A. Two-family attached residential dwelling....2 per unit,
with a double-width driveway
(18 feet minimum)
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

5. SPECIAL RESIDENTIAL REGULATIONS:

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

- (1) The front setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed twenty-four (24) inches.

(2) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

B. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

(1) Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.

(2) Exceptions for Certain Accessory Structures:

a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.

b. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

(1) Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.

- (2) Any commercial vehicle over 8 feet wide and 20 feet long may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
- (3) This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
- (4) Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Off-street Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress-egress without encroachment on the street or alley.

D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires, school buildings and institutional buildings may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

III.
MULTI FAMILY-ONE RESIDENTIAL

1. BOUNDARY DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 1R , Ware Community Unit Development Addition Phase Two and Lots 3R-1, 3R-2 and 3R-3, Block 2R, Ware Community Unit Development Addition.

2. PERMITTED PRINCIPAL USES:

In areas designated for multi-family residential uses, no land shall be used and no building shall be erected or converted to any use other than:

- A. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (MF-1) Multi Family-One Zoning District, except single-family detached residential structures, which are specifically precluded from this district.
- B. Temporary real estate sales offices, located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- C. Paved automobile parking areas which are necessary to the uses permitted in this district.
- D. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- E. Municipally owned or controlled facilities, utilities and uses, except those uses that may require a Specific Use Permit.
- F. Townhouses, which shall meet the requirements of the SF-TH District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- G. Duplexes, which shall meet the requirements of the 2-F District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- H. Residential condominiums.
- I. Apartments.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.
- C. Complex office; meeting, party and/or social rooms incidental to the principal residential use on the same lot.
- D. Maintenance facility that serves only a principal use on the same lot.
- E. Satellite receiving dish, incidental to a principal residential use on the same lot, not to exceed twenty (20) feet in height.

4. SPECIFIC USE PERMIT:

Uses allowed in the MF-1 zoning district per Section B-100 of the Comprehensive Zoning Ordinance only with a Specific Use Permit shall also require a Specific Use Permit within the boundaries described in Section III (1) of this Ordinance.

5. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as specified.

6. AREA REQUIREMENTS:

- A. Minimum Lot Area.....7500 sq. ft.
- B. Minimum Lot Area Per Dwelling Unit.....1175 sq. ft.
- C. Minimum Required Floor Area:
 - Efficiency Unit.....420 sq. ft.
 - One Bedroom Unit.....600 sq. ft.
 - Two Bedroom Unit.....800 sq. ft.
 - Three Bedroom Unit.....1000 sq. ft.
 - Minimum Average Dwelling Unit Size.....700 sq. ft.

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

- D. Minimum Lot Frontage on a Public Street.....70 feet
(Measured at the front building line.)
- E. Minimum Lot Depth.....115 feet
- F. Minimum Depth of Front Setback.....25 feet
(From front property line to face of structure.)
- G. Minimum Depth of Rear Setback of
All Structures.....25 feet
(Including accessory structures.)
(Unenclosed carports may be built up to within
5 feet of any property line that abuts an alley.)
- H. Minimum Width of Side Setback:
(The distance between structure and any property
line that is not deemed a front or rear yard.)
 - 1. Internal lot.....6 feet
 - 2. Sideyard abutting a street.....10 feet
 - 3. Abutting an arterial.....20 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
(Parking from an apartment complex shall not be
allowed to take access directly from a public
street or right-of-way. All maneuvering for
off-street parking shall be accomplished on
private property.)

J. Minimum Required Exterior Masonry Content:

All multi-family structures shall be of exterior fire-resistant construction, having at least fifty percent (50%) of the total exterior walls on the first and second floors, excluding doors and windows, constructed of standard size full-width brick or stone.

K. Height and Area Regulations:

1. Maximum allowable lot coverage.....40 percent
2. Maximum height of structures.....2 stories

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

M. Minimum Distance Between Buildings on the Same Lot or Parcel of Land:

1. 6 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. PARKING:

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

- Efficiency dwelling units.....1.25 spaces per unit
1 bedroom dwelling units.....2 spaces per unit
2 bedroom dwelling units.....2 spaces per unit
3 or more bedroom dwelling units.....2 spaces per unit

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

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

parking adjacent to major thoroughfares in the project area.

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

8. SIDEWALKS:

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

9. SPECIAL RESIDENTIAL REGULATIONS:

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

- 1. The front setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed twenty-four (24) inches.

- 2. On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

- B. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.

Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

1. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.
2. Any commercial vehicle over 8 feet wide and 20 feet long may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
3. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which have specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
4. Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Off-street Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 180 sq. ft. (approximately 9' X 20'), not on a public street or alley but permissible within a setback, together with an all-weather surface driveway connecting the area with a street or alley permitting free ingress-egress without encroachment on the street or alley.
5. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with a church or similar institution, and is adjacent to, or across the street from, a residentially zoned or used district, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential district.

D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires, school buildings and institutional buildings may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

E. ADDITIONAL DEVELOPMENT REQUIREMENTS:

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

10. SCREENING REGULATIONS:

Any premises developed for multi-family residential uses shall be buffered from abutting land developed or zoned for non-residential uses 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 and Fences:

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

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. 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.

11. LIGHTING:

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

IV.
SPECIAL CONDITIONS

1. SIDEWALKS:

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

2. UTILITIES:

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

3. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses are subject to the approval of a development plan by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or occupancy certificate on the premises. Development plans 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. Said development plan 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.

4. USE MATRIX:

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

V.
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.

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.

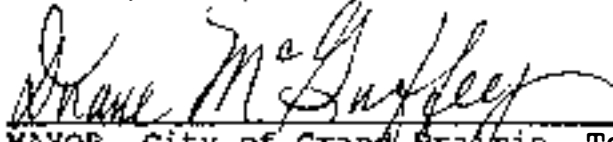
VII.

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.

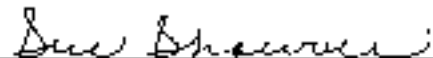
That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THE 18th DAY OF JUNE, A.D., 1985



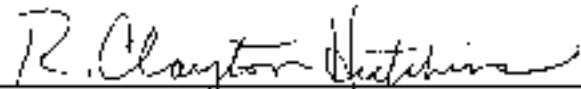
MAYOR, City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

Zoning Case No. Z851SE15

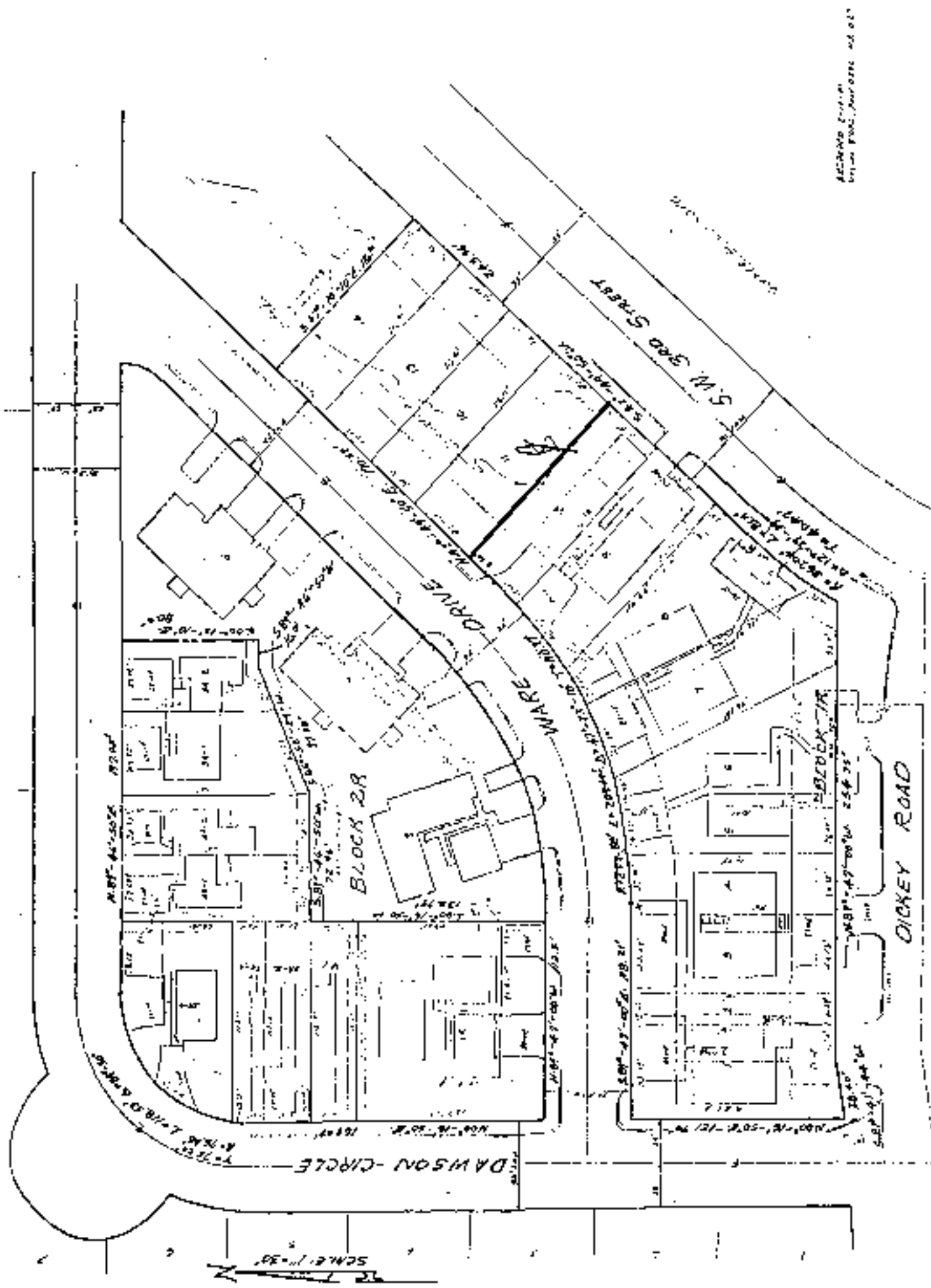


Exhibit "A"

Matrix For: PD- 166
ORD. 3800

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	LOT SIZE	FLOOR AREA	MASONRY CONTENT	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD	MAX LOT COVER.	MAX HEIGHT	MIN PARKING
Block 1R, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10; Block 2R, Lots 3R-1, 3R-2, and 3R-3.	Developed Fourplexes	1.34	17.9	24 units	7500 sq. ft.	420 / 600 / 800 / 1000 sq. ft.	50%	25 feet	5' / 10' / 20'	25 feet	40%	2 stories	See Sect. III (7)
Block 2R, Lots 1R, 3R-4, 4R-1, 4R-2, 5R-1, 5R-2	Developed Duplexes	1.08	13	14 units	7491 sq. ft.	800-1600 / 200-975	50%	25 feet	0' / 15'	10 feet	35%	2 stories	2 per unit
6, 7,	TOTAL	2.42	15.7 du / ac average	38 units									