

PLANNED DEVELOPMENT	167
ORDINANCE NO.	3822
PLANNING UNIT NO.	SW22

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE D.R. CAMERON SURVEY, ABSTRACT NO. 295, GENERALLY LOCATED ON THE SOUTH SIDE OF ARKANSAS LANE APPROXIMATELY 3200'-0" EAST OF GREAT SOUTHWEST PARKWAY FROM THE (SF-2), SINGLE FAMILY-TWO ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR GENERAL RETAIL, SINGLE FAMILY-DETACHED, SINGLE FAMILY ZERO-LOT-LINE AND MULTI FAMILY-ONE USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 to 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH: CONTAINING A SAVINGS CLAUSE AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the 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-2) Single Family-Two and (MF-1) Multi Family-One to (PD) Planned Development No. 167; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 3, 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 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-2) Single Family-Two and (MF-1) Multi Family-One to (PD) Planned Development No. 167; 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 July 23, 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 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-2) Single Family-Two and (MF-1) Multi 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, as amended, so as to establish and rezone the following described area from (SF-2) Single Family-Two and (MF-1) Multi Family-One to Planned Development for General Retail, Single Family-Detached, Single Family Zero-Lot-Line and Multi Family-One uses.

BEING a 59.7478 tract or parcel of land lying in the D.R. Cameron Survey, Abstract No. 295, Dallas County, Texas, and being the same land as described as the Bernard Ablon 58.8 acre tract in a deed dated 7-29-55, said tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the D.R. Cameron Survey, Abstract No. 295; THENCE North 0 degrees 10 minutes 22 seconds East along the West line of the D.R. Cameron Survey a distance of 745.60 feet to the Southwest corner of this 59.7478 acre tract, a 1/2" iron rod set for the POINT OF BEGINNING;

THENCE continuing North 0 degrees 10 minutes 22 seconds East along the survey line which is along the West line of this 59.7478 acre tract passing a 3/4" iron rod at 10.28.32 feet, which is the Northeast corner of the Jose A. Gill Survey, Abstract 1714 for a total distance of 1895.40 feet from the Southwest corner of this tract to a 3/4" iron rod found for the Northwest corner of this tract, said point being in the South right-of-way line of Arkansas Lane;

THENCE East along a fence line and the South right-of-way line of Arkansas Lane a distance of 1345.29 feet to a 3/4" iron rod found for the Northeast corner of this tract;

THENCE South 0 degrees 11 minutes 07 seconds East along the East line of this tract a distance of 1956.62 feet (passing a 3/4" iron rod found at 1926.62 feet) to a 60 penny nail set for the Southeast corner of this tract;

THENCE North 87 degrees 25 minutes 04 seconds West, 1358.71 feet to a 1/2" iron rod in the West line of the D.R. Cameron Survey, said point being the POINT AND PLACE OF BEGINNING containing 59.7478 acres of land.

II.
GENERAL RETAIL

1. BOUNDARY DESCRIPTION:

As specified on conceptual site plan (Exhibit "A") as Tracts 1 and 2:

- a. The 2.9 acre tract at the southwest corner of Arkansas Lane and proposed Waterwood Drive extension.
- b. The 3.7 acre tract at the southeast corner of Arkansas Lane and proposed Waterwood Drive extension.

2. PERMITTED USES:

In areas designated for general retail uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

A. PRIMARY RESIDENTIAL USES:

Hotel or motel.

B. EDUCATIONAL, INSTITUTIONAL AND SPECIAL USES:

College or University, Private Primary or Secondary School, Farm, Ranch, Garden or Orchard, 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, 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), Gas Transmission Line and Metering Station, Home Occupation, Local Utility Distribution Lines, Off-Street Parking Incidental to Main Use, Private Club, Railroad Track and Right-of-Way, Swimming Pool (Private), Telephone Exchange, Water Reservoir, Water Pumping Station and Well.

D. SIGN AND IDENTIFICATION USES:

Temporary Signs, Portable Signs, Electric Signs, Commercial Signs, Official Signs, all subject to the requirements as prescribed in Section E-300 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

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, Household Appliance Service and Repair, Laundry or Cleaning, Self-Service, Mimeograph, Stationery or Letter Shop, Mortuary or Funeral Parlor, Furniture or Appliance Store, 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, Studio for Photographer, Musician or Artist, Theater (Indoor).

F. AUTOMOBILE AND RELATED SERVICE USES:

Commercial Auto Parklot, Gasoline Service Station, Car-Wash or Car Care Center, New Auto Part Sales Store, Used Auto Parts Sales (In Building).

G. COMMERCIAL TYPE USES:

Scientific or Research Laboratories, Trade or Commercial School, Veterinarian Office Only, (No Outside Pens).

H. SPECIFIC USE PERMIT REQUIRED:

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

3. AREA REQUIREMENTS:

- A. Minimum depth of front setback..... 60 feet
(From front property line to face of structure)
- B. Minimum width of side setback:
(Distance between structure and any property line that is not deemed a front or rear yard.)
 - 1. Internal lot..... 0 feet
 - 2. Sideyard setback abutting a street..... 15 feet
 - 3. Sideyard abutting residentially zoned or used property..... 10 feet
- C. Minimum depth of rear setback: 0 feet
(From rear property line to any structure)
 - 1. Rear yard abutting residentially zoned or used property 22 feet
- D. Maximum height of structures..... 2 stories
- E. Maximum floor area ratio..... 2:1

F. Off-Street Parking:

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

4. SPECIAL FRONT, SIDE AND REAR YARD REGULATION-NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A FRONT, REAR OR SIDE 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 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 not more than four (4) feet into the required yard.

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

5. SCREENING REQUIREMENTS:

Non-residential uses shall be screened from residentially zoned or used land in accordance with Section E-400 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

III.

SINGLE-FAMILY DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As specified on conceptual site plan (Exhibit "A") as Tract 6:

The 25.6 acre tract of land at the southeast corner of the proposed Waterwood Drive and the proposed east-west collector.

2. PERMITTED PRINCIPAL USES:

In areas designated for single-family uses, pursuant to Exhibit "A", attached hereto, no land shall be used and no building shall be erected or converted to any use other than:

- A. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF-1) Single-Family One District.
- 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, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.

- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. 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.

5. AREA REQUIREMENTS:

A. Minimum Lot Area:

Percentage of Lots	Minimum Lot Area
20%	8,000 sq. ft.
80%	7,500 sq. ft.

(Minimum square footage of lot area shall be calculated exclusive of alleys.)
(Reference SPECIAL CONDITIONS, 7(A) infra.)

B. Minimum Required Floor Area:

Percentage of Lots	Minimum Floor Area Per Dwelling
50%	1,400 sq. ft.
25%	1,500 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.)
(Reference SPECIAL CONDITIONS, 7(B) infra.)

- C. Minimum Lot Frontage on a Public Street 65 feet
(Measured at the front building line)
- D. Minimum lot depth 100 feet
- E. Minimum depth of front setback..... 25 feet
(From front property line to face of structure)
- F. Minimum depth of rear setback of all structures:
(From rear property line to any structure)
 - 1. Without alley 10 feet
 - 2. With alley..... 20 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 5 feet
 - 2. Sideyard abutting a street..... 15 feet
- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards 18 feet
- I. Minimum required exterior masonry contents:

All single-family detached residential structures shall be of exterior fire-resistant construction, having at least eighty percent (80%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard size full-width-brick or stone, unless otherwise approved by the City Council.
- J. Height and Area Regulations:
 - 1. Maximum allowable lot coverage 40 per cent
 - 2. Maximum height of structures..... 2 stories

6. PARKING:

Minimum number of off-street parking spaces required for:

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

7. SPECIAL CONDITIONS:

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

SPECIAL CONDITIONS ATTACHED TO ORDINANCE AS APPLICABLE.

8. 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.

(a) 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. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)

(b) 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, course, 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. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.

c. 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 structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet 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 and 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.

IV.
SINGLE FAMILY RESIDENTIAL
ZERO LOT LINE

1. BOUNDARY DESCRIPTION

As specified on conceptual site plan (Exhibit "A") as Tract 5:

The 5.5 acre site at the southwest corner of the proposed Waterwood Drive extension and the proposed east-west collector street.

2. PERMITTED PRINCIPAL USES:

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

- A. All uses as provided in the (SF-ZLL) Zero-Lot-Line District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- B. One single-family residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale of construction of 90% of the lots, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.

- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. 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.

5. AREA REQUIREMENTS:

A. Minimum Lot Area:

<u>Percentage of Lots</u>	<u>Minimum Lot Area</u>
20%	6,000 sq. ft.
80%	5,000 sq. ft.

B. Minimum Required Floor Area:

(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.)

<u>Percentage of Lots</u>	<u>Minimum Lot Area</u>
30%	1,500 sq. ft.
60%	1,400 sq. ft.
10%	1,300 sq. ft.

- C. Minimum Lot Frontage on a Public Street..... 50 feet
(Measured at the front building line)
- D. Minimum lot depth.....100 feet
- E. Minimum depth of front setback.....25 feet
(From front property line to face of structure)
- F. Minimum depth of rear setback of all structures.....10 feet
- G. Minimum width of side setback:
(The distance between structure and any property line that is not
deemed a front or rear yard.)
 - 1. Exterior side wall coincident with the property line0 feet
 - 2. Side exterior wall not designated coincident with the property line.
(Provided however that there shall be a minimum distance of 5
feet between residential structures on separately platted lot.)
..... 8 feet
 - 3. Sideyard setback abutting a street..... 15 feet
 - 4. Sideyard setback abutting an arterial.....20 feet
- H. Minimum distance from the public right-of-way to the entrance to a
garage or unenclosed carport, for rear or side yards.....18 feet
- I. Minimum required exterior masonry content:

All single-family residential structures shall be of exterior fire-
resistant construction, having at least eighty percent (80%) of the
total exterior walls below the first floor plate line, excluding doors,
garage doors, windows and trim, constructed of standard full-width
brick or stone, unless otherwise approved by the City Council.
- J. Height and Area Regulations:
 - 1. Maximum allowable lot coverage.....40 per cent
 - 2. Maximum height of structures2 stories

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family residential dwelling..... 2 car garage
- B. All other uses: As provided by applicable sections of the
Comprehensive Zoning Ordinance of the City of Grand Prairie.

7. 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 HEREAFTER
REQUIRED.

- (a) 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. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)
 - (b) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.
- B. SPECIAL SIDE, AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR OR SIDE YARD SMALLER THAN HEREINAFTER REQUIRED.**
1. Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.
 2. Exceptions for Certain Accessory Structures:
 - a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.
 - b. Where a fence is present, a swimming pool must be set back from any easement a minimum of three (3) feet.
 - c. 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 structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use. "Offstreet 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 and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

E. MAINTENANCE EASEMENT:

1. Any side lot line may be designated as the zero lot line. When such designation is made, there shall be a maintenance easement of not less than five feet (5) established on the same lot coincident with the opposite side lot line.
2. Such maintenance easement shall extend the full length of the structure coincident with the property line.
3. A maintenance easement shall be provided in conjunction with an adjacent zero lot line residential structure in order to provide an area in which to repair and maintain a structure located on the property line. The maintenance easement shall be maintained as an open space with no paved driving surface, storage of materials, principal or accessory structure, or shrubbery located thereon except upon finding by the Director of Planning that such does not impede the use of said easement for the maintenance of the adjoining structure.
4. All maintenance easements shall be noted on a filed plat of the property.

V.
MULTI-FAMILY/CONDOMINIUM RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As specified on conceptual site plan (Exhibit "A") as Tracts 3 and 4:

The 8.2 acre tract at the northwest corner of the proposed Waterwood Drive extension and the proposed east-west collector street.

The 9.8 acre tract at the northeast corner of the proposed Waterwood Drive extension and the proposed east-west collector street.

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 (MF1) Multi-Family District, except single-family detached residential structures, which are specifically precluded from this ordinance.
- B. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- C. Paved automobile parking areas which are necessary to the uses permitted in this district.
- D. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- E. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.
- F. Townhouses, which shall meet the requirements of the SF-TH District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- G. Duplexes, which shall meet the requirements of the 2F District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- H. Residential condominiums.
- I. Apartments.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

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

E. Satellite receiving dish, incidental to a principal residential use on the same lot, not to exceed twenty (20) feet in height.

4. 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.

5. AREA REQUIREMENTS:

- A. Minimum Lot Area12,000 sq. ft.
- B. Minimum lot area per dwelling unit.....2,420 sq. ft.
- C. Minimum Required Floor Area:

Efficiency Unit	420 square feet
One Bedroom Unit	600 square feet
Two Bedroom Unit	800 square feet
Three Bedroom Unit	1000 square feet
Minimum Average Dwelling Unit Size	700 square feet

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

- D. Minimum Lot Frontage on a Public Street 100 feet
(Measured at the front building line)
- E. Minimum lot depth 120 feet
- F. Minimum depth of front setback..... 25 feet
(From front property line to face of structure)
- G. Minimum depth of rear setback of all structures.....10 feet
(Including accessory structures)
(Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley.)
- H. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)
 - 1. Internal lot10%
of lot width with a maximum requirement of 10 feet for a one story structure or 15 feet for structures two or more stories in height.

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

I. Minimum distance from the public right-of-way to the entrance to a garage or 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 eighty percent (80%) of the total exterior walls on the first and second floors, excluding doors and windows, constructed of standard size full-width brick or stone.

K. Height and Area Regulations:

- 1. Maximum allowable lot coverage..... 40 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 frontyard as defined.
- 3. Maximum height of structures 3 stories

L. Maximum density per net acre 18 units/acre
 (Net acre shall be defined as the acreage of a tract of land less any existing or proposed rights-of-way 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. 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.

6. PARKING:

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

- A. 0 bedroom or efficiency dwelling units 1.25 spaces per unit
- 1 bedroom dwelling units 2 spaces per unit
- 2 bedroom dwelling units 2 spaces per unit
- 3 or more bedroom dwelling units 2 spaces per unit
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of the City of Grand Prairie.

- C. All off-street parking lots shall be constructed of four inch reinforced concrete, with six inch reinforced concrete located in areas where heavy truck traffic is expected. Every effort shall be made to prevent parking adjacent to major thoroughfares in the project area.
- D. Parking areas and street frontages of multi-family development shall be landscaped with natural vegetation and maintained in a neat and orderly manner. Such landscaping shall be required to screen parking areas from the street frontage.

7. SIDEWALKS:

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

8. SPECIAL 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.

(a) 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. (See Section G-100, Illustration 5, Grand Prairie Zoning Ordinance.)

(b) 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 has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
4. Floor area of structure devoted to off-street parking of vehicles
5. Whenever a lot or tract of land is use for off-street parking of motor vehicles in connection with a church, or similar institution, or commercial use and is adjacent to, or across from the street from, a residentially zoned or used district, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area and to screen the parking use from adjacent residential districts.

D. SPECIAL HEIGHT REGULATIONS:

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and 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.

9. SCREENING REGULATIONS:

Any premises developed for multi-family residential uses shall be buffered from abutting land developed or zoned for non-residential uses or residential uses having a lower net development density by a solid masonry wall, wooden fence, or other man-made or natural barrier or combination thereof built to the following minimum criteria:

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.

4. Lighting:

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

VI.
SPECIAL CONDITIONS

1. ALLEYS:

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

2. SIDEWALKS:

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

3. UTILITIES:

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

4. GENERAL REQUIREMENTS AND STIPULATIONS:

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

are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.

- B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or particulate matter or noise.
- C. The site plan, development plan and/or final plat attached hereto as exhibit "A" shall be deemed to be a part of this ordinance.

5. USE MATRIX:

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

VII.
CITY PARTICIPATION

- (a) The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to fifty (50%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.
- (b) Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.
- (c) Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

VIII.
DEVELOPMENT PLAN

The development plan for a single family detached use will be the finally approved plat for this tract as described in Section I, which under existing City Ordinances, may constitute a site plan for a planned development. * No permits will be issued for construction unless in conformance with said development plan.

IX.

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.

X.

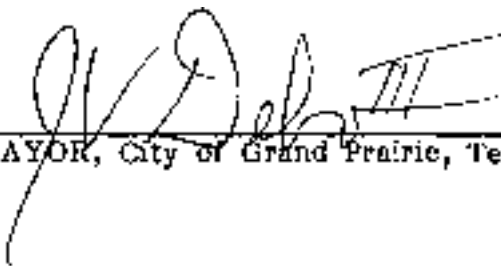
That nothing contained herein shall be construed as relieving the owner of the land described herein above of compliance with all other ordinances or charter of the City of Grand Prairie, Texas or laws of the State of Texas relating to the

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.


XI.

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

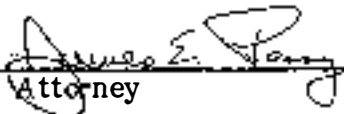
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 23RD DAY OF JULY, A.D., 1985.

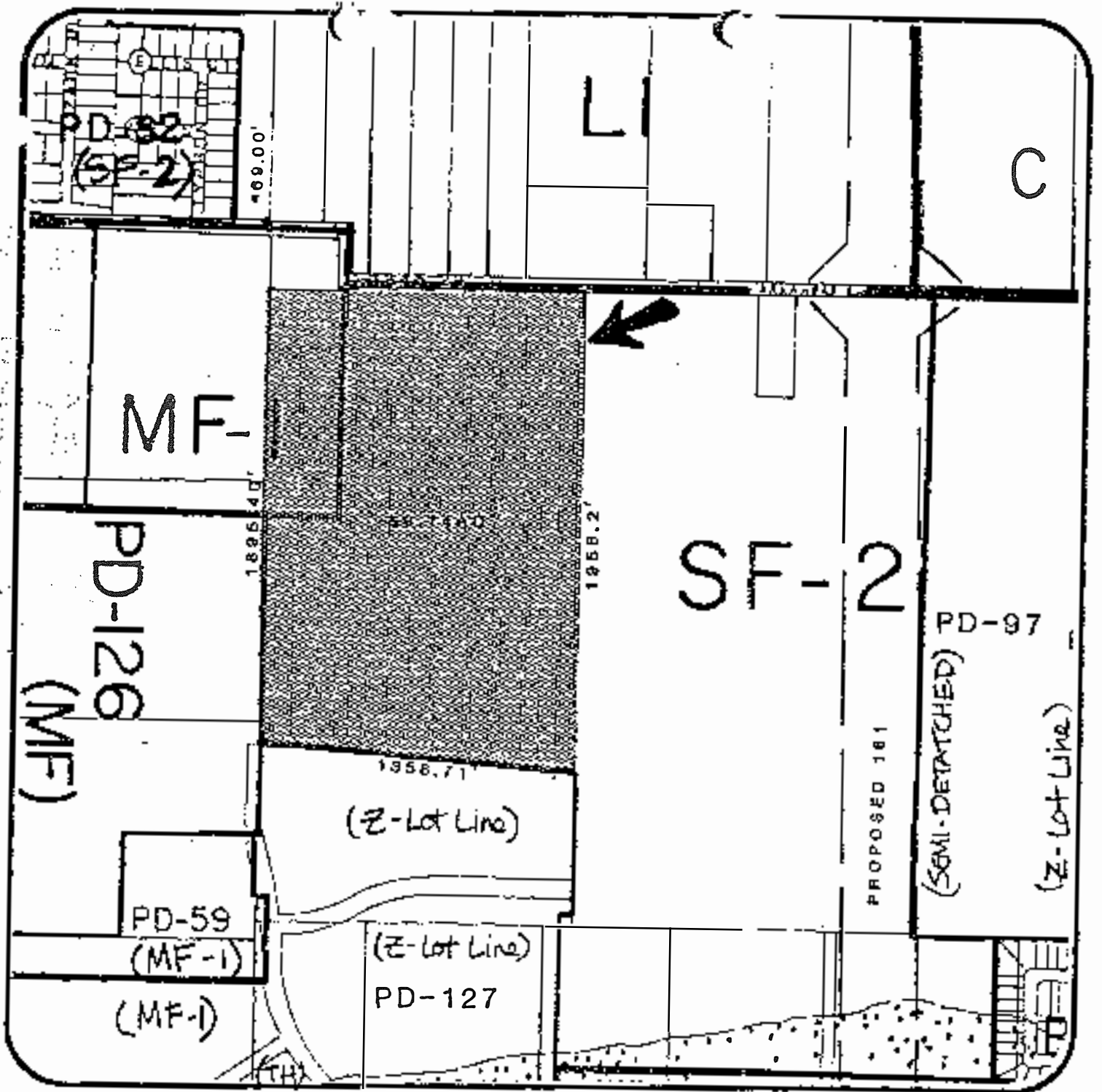

MAYOR, City of Grand Prairie, Texas

ATTEST:


City Secretary

APPROVED AS TO FORM:


ASSISTANT City Attorney



**LOCATION MAP FOR A ZONING
REQUEST FROM MULTI-FAMILY 1 &
SINGLE FAMILY 2 TO PLANNED
DEVELOPMENT**

APPLICANT: E. WILEMON & J. ROGERS
CASE NO: Z851SW22

