

| | |
|---------------------|--------|
| PLANNED DEVELOPMENT | 168 |
| ORDINANCE NO. | 3818 |
| PLANNING UNIT NO. | 3/SW-2 |

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 SOUTHWEST CORNER OF ARKANSAS LANE AND SOUTH CARRIER PARKWAY FROM THE PLANNED DEVELOPMENT ZONING DISTRICT FOR ZERO-LOT-LINE, SEMI-DETACHED AND TOWNHOME RESIDENTIAL, CHURCH SITE, AND PARK (PD-97) TO: GENERAL RETAIL, COMMERCIAL-OFFICE AND THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR SINGLE FAMILY ATTACHED-CLUSTER HOUSING AND SINGLE FAMILY-ZERO LOT LINE 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 Planned Development 97 for zero-lot-line, semi-detached and townhome residential, church site, and park (PD-97) to General Retail, Commercial-Office and Planned Development for single family attached-cluster housing and single family-zero lot line uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 8, 1985 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Zoning Commission of the City of Grand Prairie, Texas voted 6 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Planned Development 97 for zero-lot-line, semi-detached and townhome residential, church site, and park (PD-97) to General Retail, Commercial-Office and Planned Development for single family attached-cluster housing and single family-zero lot line uses; 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 16, 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 Planned Development 97 for zero-lot-line, semi-detached and townhome residential, church site, and park (PD-97) 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 Planned Development 97 for zero-lot-line, semi-detached and townhome residential, church site, and park (PD-97) to Commercial-Office:

23.4 acres out of the D.R. Cameron Survey, Abstract No. 295, shown as Tracts A, B, C, D, and K on the site plan labeled Exhibit "A" attached hereto and made a part hereof as if fully set out herein.

II.

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 Planned Development 97 for zero-lot-line, semi-detached and townhome residential, church site, and park (PD-97) to General Retail:

9.4 acres, out of the D.R. Cameron Survey, Abstract No. 295, shown as Tracts E, F, I, J, and L on the site plan labeled Exhibit "A" attached hereto and made a part hereof as if fully set out herein.

III.

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 Planned Development 97 for zero-lot-line, semi-detached and townhome residential, church site, and park (PD-97) to Planned Development 168 for single family attached-cluster housing and single family zero lot line uses.

68.8 acres out of the D.R. Cameron Survey, Abstract No. 295, shown as Tracts G and H on the site plan labeled Exhibit "A" attached hereto and made a part hereof as if fully set out herein.

IV.
SINGLE-FAMILY ATTACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As shown as Tract G (SF-A) on 19.4 acres for 156 lots on the site plan attached hereto as Exhibit "A".

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-A) Single-Family Attached District.
- B. One single-family attached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.

- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. SPECIFIC USE PERMITS:

The following uses shall be allowed in the (SF-A) Single-Family Attached District only after approval of a Specific Use Permit in accordance with Section B-500 of the Comprehensive Zoning Ordinance No. 2299:

- A. All uses which require a Specific Use Permit as prescribed in Section B-100 of the Comprehensive Zoning Ordinance No. 2299.
- B. Portable storage buildings larger than one hundred twenty (120) square feet or one story in height, accessory to a principal residential use on the same lot.

5. PROHIBITED USES:

The following uses shall be prohibited in this District:

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

6. AREA REQUIREMENTS:

- A. Minimum Lot Area:

Percentage of Lots
100%

Minimum Lot Area
3,300 sq. ft.

(Minimum square footage of lot area shall be calculated exclusive of alleys.)

(Reference SPECIAL CONDITIONS, 8(A) infra.)

B. Minimum Required Floor Area:

| <u>Dwelling</u> | <u>Percentage of Lots</u> | <u>Minimum Floor Area Per</u> |
|-----------------|---------------------------|-------------------------------|
| | 33% | 1,330 sq. ft. |
| | 34% | 1,180 sq. ft. |
| | 33% | 1,000 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, 8(B) infra.)

C. Minimum Lot Frontage on a Public Street 30 feet interior lot, 35 feet corner lot next to public street.
 (Measured at the front building line)

D. Minimum lot depth.....64 feet

E. Minimum depth of front setback 7.5 ft.; average 12 ft.
 (From front property line to face of structure)

F. Minimum depth of rear setback of all structures:
 (From rear property line to any structure)

Without alley10 feet (3 feet for accessory structure)
 With an alley20 feet (3 feet for accessory structure)

G. Minimum width of side setback:

(1) Between dwelling units in contiguous attached residential structures.....0 feet

(2) Between the side exterior wall of the structure and property line.....5 feet

(3) Sideyard setback abutting a street....10 feet

(4) Abutting an arterial.....20 feet

Minimum distance between buildings on the same lot or parcel of land from main to accessory buildings.....3 feet

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

I. Minimum required exterior masonry contents:

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

J. Height and Area Regulations:

- (1) Maximum allowable lot coverage....60 per cent
- (2) Maximum height of structures 27 feet/ 2-1/2 stories

7. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family attached residential dwelling 2 car garage (400 sq. ft. min.), with a double width driveway (18 ft. minimum)
- B. All other uses: as provided by applicable sections of the Comprehensive Zoning Ordinance of City of Grand Prairie.

8. SPECIAL CONDITIONS:

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

SPECIAL CONDITIONS ATTACHED TO ORDINANCE AS APPLICABLE.

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 a minimum of 7 1/2 feet 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.) The minimum average front setback within each complex of single-family attached dwellings shall be 12 feet.

(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 below 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. 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 twenty-four (24) 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.

V.
SINGLE FAMILY RESIDENTIAL
ZERO LOT LINE

1. BOUNDARY DESCRIPTION

Shown as Tract H (SF-ZLL) on 49.4 acres for 290 lots, on the site plan attached hereto as Exhibit "A".

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:

5. PROHIBITED USES:

The following uses shall be prohibited in this District:

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

6. AREA REQUIREMENTS:

- A. Minimum Lot Area:.....5,000 sq. ft.
- B. Minimum Required Floor Area:
 - 20%1,550 sq. ft.
 - 40%1,400 sq. ft.
 - 40%1,250 sq. ft.

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

- C. Minimum Lot Frontage on a Public Street....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 structures10 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 line.....0 feet
 2. Side exterior wall not designated coincident with the property line. (Provided however that there shall be a minimum distance of 10 feet between residential structures on separately platted 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 yards20 feet
- I. Minimum required exterior masonry content:
- All single-family residential structures shall be of exterior fire- resistant construction, having at least sixty percent (60%) of the total exterior walls below the first floor plate line, excluding doors, garage doors, windows and trim, constructed of standard full-width brick or stone, unless otherwise approved by the City Council.
- J. Height and Area Regulations:
1. Maximum allowable lot coverage....40 per cent
 2. Maximum height of structures.....2 stories

6. PARKING:

Minimum number of off-street parking spaces required for:

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

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.

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

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

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

(1) Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted below 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 twenty-four (24) 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 eight feet (8) 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.

VI.
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 or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or occupancy certificate on the premises. Development plans and preliminary plats are to be

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

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

4. USE MATRIX:

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

VII.
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 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.
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.

VIII.
DEVELOPMENT PLAN

The development plan 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.

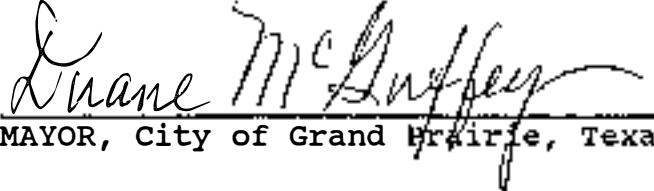
X.

That nothing contained herein shall be construed as relieving the owner of the land described 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.

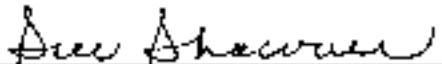
XI.

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 16TH DAY OF JULY, A.D., 1985.


MAYOR, City of Grand Prairie, Texas

ATTEST:

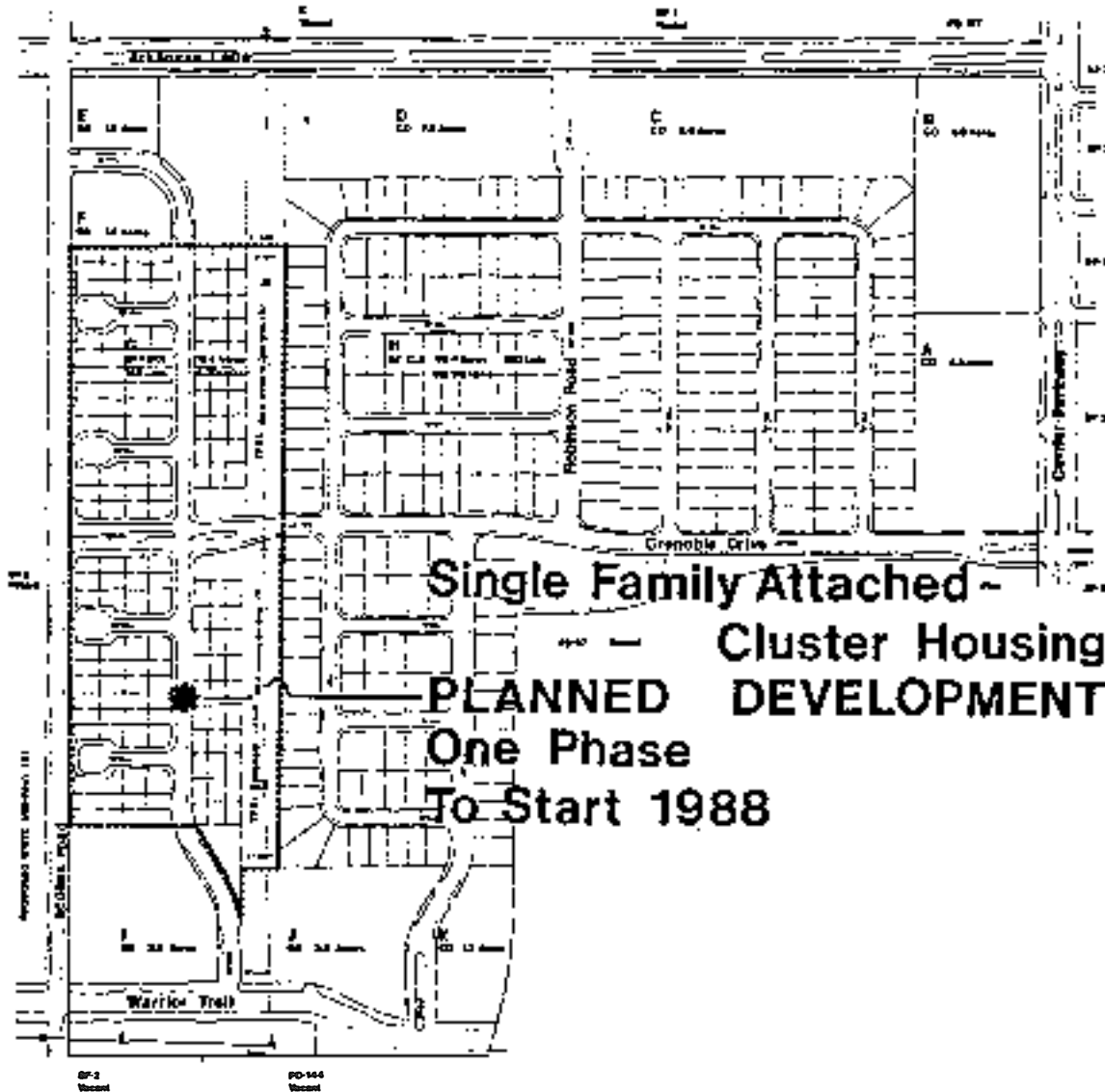

City Secretary

APPROVED AS TO FORM:


City Attorney

CASE NO. Z851SW23

EXHIBIT A



**Single Family Attached -
Cluster Housing
PLANNED DEVELOPMENT
One Phase
To Start 1988**

- SINGLE FAMILY 1-2 BRG LOT LAY
OUT PER ZONING PLAN
- SINGLE FAMILY 3 BRG LOT LAY
OUT PER ZONING PLAN
- COMMERCIAL OFFICE
BUILDING
- GENERAL RETAIL
BUILDING
- SINGLE FAMILY ATTACHED
CLUSTER HOUSING
- SOUTH OF WAY
EAST SIDE OF WARRIOR TRAIL
- 1/2 ACRE TRACT
EAST SIDE OF WARRIOR TRAIL

SOUTH POINT

GRAND PRAIRIE, TEXAS

GREAT WESTERN DEVELOPMENT COMPANY



MATRIX FOR:

PD- 168
ORD. 3818

| 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 Pkg |
|-----------|------------------------|-------------|----------------|-------------|------------|------------|-----------------|----------------|---|---------------------------------|----------------|------------|---|
| G | Single Family Cluster | 19.4 acs | 8 gross Acre | 52 | 3300 sq ft | 1330 sq ft | 60% | 7.5 ft. | 0 | 10' w/o alley 20' with alley | 60% | 27 feet | 2-car garage plus 2 non-stacked spaces unit |
| | | | | 52 | 3300 sq ft | 1180 sq ft | 60% | 7.5 ft. | 0 | 10' w/o alley 20' with alley | 60% | 27 feet | |
| | | | | 52 | 3300 sq ft | 1000 sq ft | 60% | 7.5 ft. | 0 | 10' w/o alley 20' with alley | 60% | 27 feet | |
| H | Single Family Zero Lot | 49.4 acs. | 5.9 gross acre | 58 | 5000 sq ft | 1550 sq ft | 60% | 25 ft | In accord. w/Section III, 6G, "Area Requirements" | 10 ft. | 40% | 2 stories | 2-car garage plus 2 non-stacked spaces unit |
| | | | | 116 | 5000 sq ft | 1400 sq ft | 60% | 25 ft | | 10 ft. | 40% | 2 stories | |
| | | | | 116 | 5000 sq ft | 1250 sq ft | 60% | 25 ft. | | 10 ft. | 40% | 2 stories | |
| Total | | 68.8 | 446 | | | | | | | | | | |