

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

169
3844
Z841LS14

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE JOHN W. HARWOOD SURVEY, ABSTRACT NO. 661, GENERALLY LOCATED NORTH OF PRAIRIE OAKS BOULEVARD AND WEST OF MARTIN BARNES ROAD FROM THE (A), AGRICULTURE ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR GENERAL RETAIL, MULTI-FAMILY AND SINGLE FAMILY-DETACHED 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 (A) Agriculture to (PD) Planned Development No. 169; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 12, 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 4 to 3 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from (A) Agriculture to (PD) Planned Development No. 169; 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 September 3, 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 (A) Agriculture by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 36 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL 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 (A) Agriculture to Planned Development for General Retail, Multi-Family and Single Family-Detached uses.

OVERALL TRACT BOUNDARY DESCRIPTION

BEING a tract of land in the John W. Harwood Survey, Abstract No. 661, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the northeast corner of said survey and also being the southeast corner of the J. Moody Survey, Abstract No. 1007, Tarrant County, Texas;

THENCE S 00 degrees 26 minutes 30 seconds W a distance of 1004.80 feet to a point;

THENCE S 25 degrees 11 minutes 15 seconds W a distance of 42.00 feet to a point;

THENCE S 00 degrees 04 minutes 20 seconds W a distance of 60.95 feet to a point;

THENCE N 89 degrees 51 minutes 03 seconds W a distance of 2280.45 feet to a point;

THENCE N 00 degrees 10 minutes 00 seconds E a distance of 1102.20 feet to a point;

THENCE S 89 degrees 53 minutes 25 seconds E a distance of 2302.94 feet to the POINT OF BEGINNING, and containing 58.214 acres of land more or less.

MULTI-FAMILY - TRACT 1

Tract 1 as shown on the site plan attached hereto on Exhibit "A" and being more particularly described as follows:

BEING a tract of land in the John W. Harwood Survey, Abstract No. 661, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod at the northeast corner of said survey and also being the southeast corner of the J. Moody Survey, Abstract No. 1007, Tarrant County, Texas;

THENCE N 89 degrees 53 minutes 25 seconds W 1072.94 feet to the POINT OF BEGINNING;

THENCE S 17 degrees 00 minutes 00 seconds W a distance of 349.07 feet to a point;

THENCE S 57 degrees 00 minutes 00 seconds W a distance of 477.52 feet to a point;

THENCE S 49 degrees 15 minutes 33 seconds W a distance of 309.86 feet to a point;

THENCE S 65 degrees 55 minutes 26 seconds W a distance of 214.74 feet to a point;

THENCE N 00 degrees 10 minutes 00 seconds E a distance of 842.20 feet to a point;

THENCE S 89 degrees 53 minutes 25 seconds E a distance of 1230.00 feet to the POINT OF BEGINNING, and containing 18.321 acres of land more or less.

GENERAL RETAIL - TRACT 2

BEING a tract of land in the John W. Harwood Survey, Abstract No. 661, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the northeast corner of said survey and also being the southeast corner of the J. Moody Survey, Abstract No. 1007, Tarrant County, Texas;

THENCE N 89 degrees 53 minutes 25 seconds W 2302.94 feet to a point. Thence S 00 degrees 10 minutes 00 seconds W a distance of 842.20 feet to the POINT OF BEGINNING;

THENCE S 65 degrees 04 minutes 23 seconds E a distance of 214.74 feet to a point;

THENCE N 65 degrees 55 minutes 26 seconds E a distance of 329.01 feet to a point;

THENCE N 49 degrees 15 minutes 33 seconds E a distance of 309.86 feet to a point;

THENCE S 20 degrees 04 minutes 02 seconds E a distance of 98.12 feet to a point at the beginning of a curve to the left;

THENCE along said curve to the left having a central angle of 23 derees 10 minutes 07 seconds, a radius of 731.76 feet, an arc length of 295.90 feet to a point at the end of said curve;

THENCE S 43 degrees 14 minutes 09 seconds E a distance of 228.39 feet to a point;

THENCE N 89 degrees 51 minutes 05 seconds W a distance of 1075.00 feet to a point;

THENCE N 00 degrees 10 minutes 00 seconds E a distance of 260.00 feet to the POINT OF BEGINNING and containing 6.409 acres of land more or less.

SINGLE FAMILY-DETACHED - TRACT 3

BEING a tract of land in the John W. Harwood Survey, Abstract No. 661, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the northeast corner of said survey and also being the southeast corner of the J. Moody Survey, Abstract No. 1007, Tarrant County, Texas;

THENCE S 00 degrees 26 minutes 30 seconds W a distance of 1004.80 feet to a point;

THENCE S 25 degrees 11 minutes 15 seconds W a distance of 42.00 feet to a point;

THENCE S 00 degrees 04 minutes 20 seconds W a distance of 60.95 feet to a point;

THENCE N 89 degrees 51 minutes 03 seconds W a distance of 1205.45 feet to a point;

THENCE N 43 degrees 14 minutes 09 seconds W a distance of 228.39 feet to a point at the beginning of a curve to the right;

THENCE along said curve to the right having a central angle of 23 degrees 10 minutes 07 seconds, a radius of 731.76 feet, an arc length of 295.90 feet to a point at the end of said curve;

THENCE N 20 degrees 04 minutes 02 seconds W a distance of 98.12 feet to to a point;

THENCE N 57 degrees 00 minutes 00 seconds E a distance of 477.52 feet to a point;

THENCE N 17 degrees 00 minutes 00 seconds E a distance of 349.07 feet to a point;

THENCE S 89 degrees 53 minutes 25 seconds E a distance of 1072.94 feet to the POINT OF BEGINNING, and continuing 33.484 acres of land more or less.

II.
MULTI-FAMILY RESIDENTIAL

1. BOUNDARY DESCRIPTION:

Shown as Tract 1 on the site plan attached hereto as Exhibit "A".

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 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. Only one townhouse dwelling unit shall be allowed per lot of record.
- 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. SPECIFIC USE PERMITS:

Uses shall be allowed in this district only after approval of a Specific Use Permit in accordance with Section B-500 of Ordinance No. 2299.

4. 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.

5. PROHIBITED USES:

The following uses shall be prohibited in this District:

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

6. AREA REQUIREMENTS:

- A. Minimum Lot Area 12,000 sq. ft.
- B. Minimum lot area per dwelling unit..... 1,815 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 setback 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 20 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 front yard as defined.
 - (3) Maximum height of structures 2 stories
- L. Maximum density per gross acre..... 12 units/acre, not to exceed a maximum total of 220 units overall.
Net acre shall be defined as the acreage of a tract of land less any existing or proposed rights-of-way or 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.

7. 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 in accordance with Ordinance 3972. 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.
- E. Parking from an apartment complex will not be allowed to take access directly from a public street or right-of-way. All maneuvering for off-street parking shall be accomplished on private property.

8. SIDEWALKS:

Sidewalks shall be constructed at least four (4) feet wide, of reinforced concrete four inches thick on a 6"x6" welded wire mesh and meeting city standard 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. (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.
- (3) Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yards shall comply with the requirements of the most restrictive district for the entire frontage.

B. 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 shall be excluded in computing the off-street parking requirements of any use.
- (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.

10. 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:

A. WALLS AND FENCES:

A solid, non-transparent fence with a minimum of seven (7) feet from the ground level at or on the boundary lines or areas common to the premises and the area zoned ~~or~~ used for residential purposes, having concrete beams installed under the entirety of the fence to a minimum height of six (6) inches above ground and six (6) inches wide, placed on proper footing, either spread or piers, reinforced with a minimum

of two (2) number three bars of steel. All posts shall be steel and all material shall be decay resistant.

B. 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.

C. MASONRY FENCE:

Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, across the street from, a residentially zoned district, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking areas and to screen the parking use from adjacent residential districts.

D. 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.

E. 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.

III.
GENERAL RETAIL

1. BOUNDARY DESCRIPTION:

Shown as Tract 2 on the site plan attached hereto as Exhibit "A".

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:

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

C. UTILITY, ACCESSORY AND INCIDENTAL USES:

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

D. SIGN 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:

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: 25 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:

1. From rear property line to any structure 0 feet

2. 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.

IV.
SINGLE-FAMILY DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

Shown as Tract 3 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-D) Single-Family Detached 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. SPECIFIC USE PERMITS:

Uses shall be allowed in this district only after approval of a Specific Use Permit in accordance with Section B-500 of Ordinance No. 2299.

4. 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 gar dens as an accessory use incidental to the 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:

<u>Percentage of Lots</u>	<u>Minimum Lot Area</u>
50%	5,000 sq. ft.
50%	6,000 sq. ft.

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

(Reference SPECIAL CONDITIONS, 7(A) infra.)

- B. Minimum lot width to be determined by site plan approval or final plat (absolute minimum of 50 feet).
- C. Minimum lot depth to be determined by site plan approval or final plat (absolute minimum of 100 feet).
- D. Minimum depth of front setback..... 25 feet
- E. Minimum depth of rear setback of all structures (including accessory structures..... 10 feet
- F. Minimum width of side setback:
 - 1. Internal lot 5 feet
 - 2. Sideyard setback abutting a street 15 feet
 - 3. Abutting an arterial 20 feet
- G. Minimum distance between buildings on the same parcel of land: from main to accessory buildings..... 6 feet
- H. Minimum distance from the public right-of-way to the entrance to a garage or unenclosed carport, for rear or side yards..... 20 feet
- I. Minimum Required Floor Area:

<u>Percentage of Lots</u>	<u>Minimum Floor Area Per Dwelling</u>
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50%
50%

1,600 sq. ft.
1,400 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.)

- (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 has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

J. SPECIAL SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERRECTED 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.

K. 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.

L. 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.

7. MASONRY CONTENT:

Minimum required masonry content:

All single-family detached residential structures shall be of exterior fire-resistant construction, having at least eighty percent (80%) of the total exterior walls, excluding doors and windows, construction of standard size full-width brick or stone, unless otherwise approved by the City Council.

8. HEIGHT AND AREA REGULATIONS:

- A. Maximum allowable lot coverageto be determined by site plan approval.
- B. Maximum height of structures.....2 stories

9. PARKING:

Minimum number of off-street parking spaces required for:

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

10. SCREENING REQUIREMENTS:

A. Masonry Fence:

Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, or across the street from, a residentially zoned district, a masonry wall or solid ornamental fence of not less than seven (7) feet in height and meeting City standards shall be erected and maintained so as to enclose that off-street parking area and to screen the parking use from adjacent residential districts. Parking adjacent to the street may be screened by a three (3) foot fence or berm if allowed by the Director of Community Development or his designate.

B. Maintenance:

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

C. Lighting:

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

V.
SPECIAL CONDITIONS

1. UTILITIES:

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

2. GENERAL REQUIREMENTS AND STIPULATIONS:

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

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

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

E. The site plan shall be marked Exhibit "A" be attached hereto and made a part of this ordinance as if fully set out herein.

3. USE MATRIX:

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

VI.
DEVELOPMENT SCHEDULE

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

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 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. Otherwise, a finally approved development plan or site plan shall be required as established for under existing City Ordinances in Ordinance No. 2299. 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.

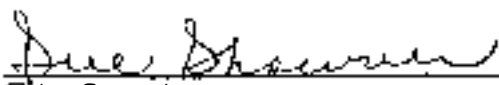
That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, A.D., 1985.



MAYOR, City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



Assistant City Attorney

PD-140

2302.84'

PD-114

1102.2'

A

55.218403

1004.9'

PD-52

2280.45'

PD-130

PD-130



LOCATION MAP FOR A ZONING REQUEST FROM AGRICULTURE TO PLANNED DEVELOPMENT

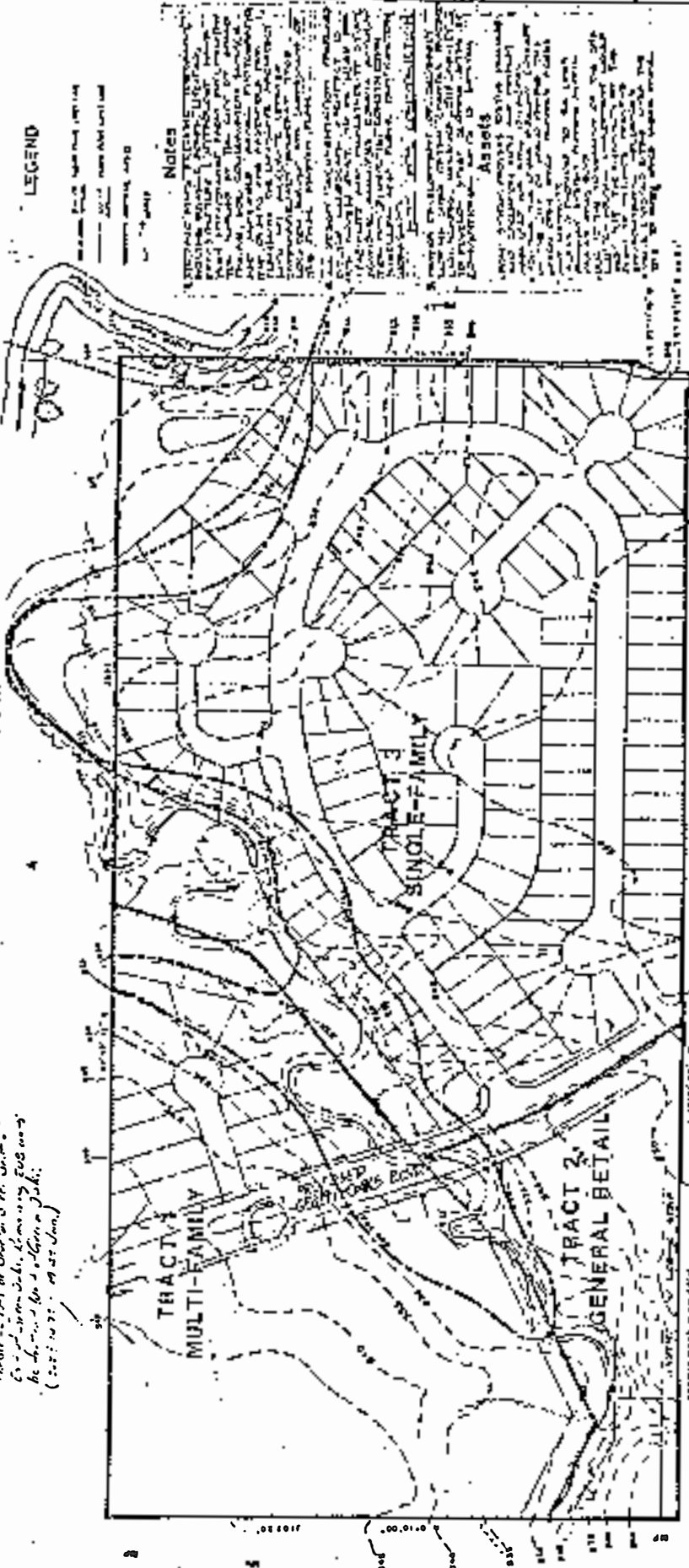
APPLICANT: FREEDOM FINANCIAL CORP

CASE NO: Z841LS14



CASE NO. Z841LS14 ZONING PLANNED DEVELOPMENT

Note: 25% of lots are to be reserved for future development. The lots to be reserved are shown on the attached map. The lots to be reserved are shown on the attached map. (Date: 10/21/14)



LEGEND

- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility Line
- Proposed Access Road
- Proposed Driveway
- Proposed Lot Line
- Proposed Street
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility Line
- Proposed Access Road
- Proposed Driveway
- Proposed Lot Line
- Proposed Street

Notes

1. The proposed development is shown on the attached map. The lots to be reserved are shown on the attached map. The lots to be reserved are shown on the attached map. (Date: 10/21/14)

Assets

The proposed development is shown on the attached map. The lots to be reserved are shown on the attached map. The lots to be reserved are shown on the attached map. (Date: 10/21/14)

Tract	Lot No.	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
Tract 1	101	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	102	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	103	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	104	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Tract 2	201	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
	202	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
	203	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
	204	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Tract 3	301	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	302	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	303	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	304	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000

Liabilities

The proposed development is shown on the attached map. The lots to be reserved are shown on the attached map. The lots to be reserved are shown on the attached map. (Date: 10/21/14)



0 100 200 300 400
MAP SCALE IN FEET

CONCEPT PLAN