

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

175
3886
SW13

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE APPROXIMATELY 40 ACRES OUT OF THE ELIZABETH GRAY SURVEY, ABSTRACT NO. 517, GENERALLY LOCATED WEST OF CARRIER PARKWAY, NORTH OF DICKEY ROAD AND EAST OF WEST FREEWAY FROM PLANNED DEVELOPMENT NO. 12 FOR GENERAL RETAIL USES ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR MULTI-FAMILY AND TOWNHOUSE 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 (PD) PLANNED DEVELOPMENT NO. 12 FOR GENERAL RETAIL USES to (PD) Planned Development for Multi-Family and Townhouse uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 9, 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 (PD) Planned Development No. 12 for General Retail uses to (PD) Planned Development for Multi-Family and Townhouse 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 October 22, 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 (PD) Planned Development No. 12 for General Retail uses 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 (PD-12) Planned Development No. 12 for General Retail to Planned Development for Multi-Family and Townhouse uses.

SEE ATTACHED EXHIBIT "A"

II.
SINGLE FAMILY TOWNHOUSE

1. BOUNDARY DESCRIPTION

12.43 acres out of the Elizabeth Gray Survey, Abstract 517, as shown on Exhibit "B" attached hereto and made a part hereof as if fully set out herein.

2. PERMITTED PRINCIPAL USES:

In areas designated for townhouse dwellings, pursuant to Exhibit "B", attached hereto, and made a part hereof as if fully set out herein, the following uses shall be permitted as a principal use:

- A. All uses as provided in (SF-TH) Townhouse District of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- B. One single-family attached 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. SPECIFIC USE PERMITS:

The following uses shall be allowed only after approval of a Specific Use Permit in accordance with Section B-500 of the Comprehensive Zoning Ordinance:

- 1. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- 2. Associated recreation clubs, private membership.
- 3. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie (excluding the actual distribution systems), including electrical substations and telephone exchanges.
- 4. Day care centers.
- 5. 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.

6. AREA REQUIREMENTS:

- A. Minimum Lot Area 3,300 sq. ft
- B. Minimum Required Floor Area..... 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.)
- C. Minimum Lot Frontage on a Public Street:
(Measured at the front building line)
 - (1) Internal lot 30 feet
 - (2) Corner lot 35 feet
- D. Minimum lot depth 100 feet
- E. Minimum depth of front setback..... 20 feet
(From front property line to face of structure)
 - (1) Average front yard 25 feet

- F. Minimum depth of rear setback of all structures:
- (1) Without alley 10 feet
 - (2) With alley 20 feet
(From rear property line to any structure)
- G. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)
- (1) Internal lot 0 feet
 - (2) Sideyard setback abutting a street 15 feet
 - (3) Abutting an arterial 20 feet
 - (4) Side exterior wall not designated coincident with
the property line 5 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 exterior masonry content:
- All single-family 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 60 per cent
 - (2) Maximum height of structures 2 stories
 - (3) Maximum distance of the width of the
structure 240 feet

7. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family residential dwelling 2 spaces,
non-stacking per dwelling unit
- 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 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 projection 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. SCREENING REGULATIONS:

Any premises developed for townhouse 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. 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 the off-street parking area and to screen the parking use from adjacent residential districts. Parking adjacent to the street may be screened by a three (3) foot fence or berm if allowed by the Director of Planning or his designee.
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 districts.

D. 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 162 sq. ft. (approximately 9' X 18'), 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.

E. 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.

III.
MULTI-FAMILY

1. BOUNDARY DESCRIPTION:

25.746 acres out of the Elizabeth Gray Survey, Abstract 517 as shown on Exhibit "B" attached hereto and made a part hereof as if fully set out herein.

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 excluded 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. Residential condominiums.
- G. 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. SPECIFIC USE PERMITS:

The following uses shall be allowed only after approval of a Specific Use Permit in accordance with Section B-500 of the Comprehensive Zoning Ordinance:

- 1. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- 2. Associated recreation clubs, private membership.
- 3. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie (excluding the actual distribution systems), including electrical substations and telephone exchanges.
- 4. Day care centers.
- 5. 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.

6. AREA REQUIREMENTS:

- A. Minimum Lot Area 12,000 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 depth120 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
(Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley.)
- H. Minimum width of side setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)
 - (1) Internal lot 10% 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 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 sixty-five percent (65%) 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.....3 stories
- L. Maximum density per net acre20 units/acre
(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 in 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 access drives, fire lanes and parking lots shall be constructed to the following minimum standards.
 - 1. All multi-family private access ways, drives, fire lanes, and actual parking stalls or spaces shall be constructed of a minimum five (5) inches of 3000 psi (5 sack mix) concrete with number three (#3) steel reinforcement (rebar) twenty-four (24) inches on center both ways (perpendicular). This would be placed on top of minimum six (6) inches depth of six (6) percent by volume lime stabilized subgrade compacted to ninety-five (95) percent standard proctor density. Saw joints, expansion joints, expansion joint materials, and seals and joint spacings should be appropriately placed and/or provided.

The City's Building Inspection Division will check applicable concrete forms or sites for thickness requirements of the concrete and also inspect for the necessary steel reinforcement as specified by this ordinance prior to placement of concrete on site in any multi-family project.

2. Upon differing soil ~~classifications, characteristics and conditions~~ occurring on a site to site basis, an acceptable standard for pavement thickness, specifications of ~~materials~~ and subgrade improvements may be submitted to the City for ~~consideration~~ when:

In lieu of the City's minimum ~~standard~~ of five (5) inches concrete, etc. as ~~specified~~ in Subsection 7(c)(1) an alternative design and specifications developed, signed and sealed by a registered professional engineer taking into account the soil and/or subgrade ~~conditions~~ on location for said project may propose alternate ~~standards~~ that would be appropriate and structurally sound for said soils, subgrade and project site. Said engineering designs and ~~standards~~ submitted to the City shall be reviewed by the Director of Public Works or his designee and if determined to be acceptable and ~~sufficient~~, those ~~standards~~ may be utilized for construction purposes.

This alternative method of establishing other ~~standards~~ shall be at the discretion of the project developer and/or project contractor and at their expense and ~~responsibility~~.

Additionally, the implementation, construction and/or placement of said drives and parking facilities in conformance with and under alternate design standards are entirely the responsibility of said developer and/or contractor. Testing for conformance of said alternate designs and standards and/or City minimum standards may be conducted by the City and if found to be substandard or in non-compliance to alternate design specification or minimum City standards, costs for said tests shall be charged back to said developer and/or contractor of affected project, and non-conforming portions or areas of drives or parking areas shall be removed and replaced at the developer's and/or contractor's expense until determined to be in conformance.

3. Certain soil conditions or circumstances may warrant additional strengths, thicknesses and ~~standards~~ that would exceed the previously specified minimums. These additional standards, strengths and designs would be the responsibility of the developer or contractor of any project which would warrant said increased structural and superior standards, in order to insure and provide appropriate access drives and parking spaces for such projects.

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

8. SIDEWALKS:

Sidewalks shall be constructed at least four (4) feet wide, of reinforced concrete four inches thick 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.

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 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) 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:

1. 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. All multi-family dwelling units shall also utilize and have installed water saving shower heads and commodes.
2. The total number of dwelling units in all multi-family areas shall not exceed 500.

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. MAINTENANCE:

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

D. LIGHTING:

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

IV.
SPECIAL CONDITIONS

1. SIDEWALKS:

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

2. UTILITIES:

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

3. GENERAL REQUIREMENTS AND STIPULATIONS:

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

4. USE MATRIX:

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

5. DEVELOPMENT PHASING:

The development of this site shall be in conjunction with the development of adjacent retail and office tracts in the adjacent areas zoned Planned Development No. 12 for General Retail uses, as shown on Exhibit "C" attached hereto and made a part hereof as if fully set out herein. This phasing schedule shall be as follows:

Phase I - 7.050 acres of retail (PD-12)
Phase II - 140 units of multi-family (PD-175)
Phase III - 224 units of multi-family (PD-175)
Phase IV - 5.473 acres of office/retail (PD-12)
Phase V - 51 units of townhouses (PD-175)
Phase VI - 136 units of multi-family (PD-175)
Phase VII - 7.546 acres of office park (PD-12)
Phase VIII - 53 units of townhouses (PD-175)
Phase IX - 19.67 acres of future development (PD-12)

V.
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 thirty (30%) 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.

VI.

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

VII.

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

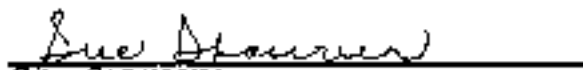
VIII.

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

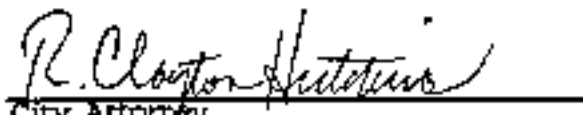
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 22 DAY OF October, A.D., 1985.


MAYOR, City of Grand Prairie, Texas

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

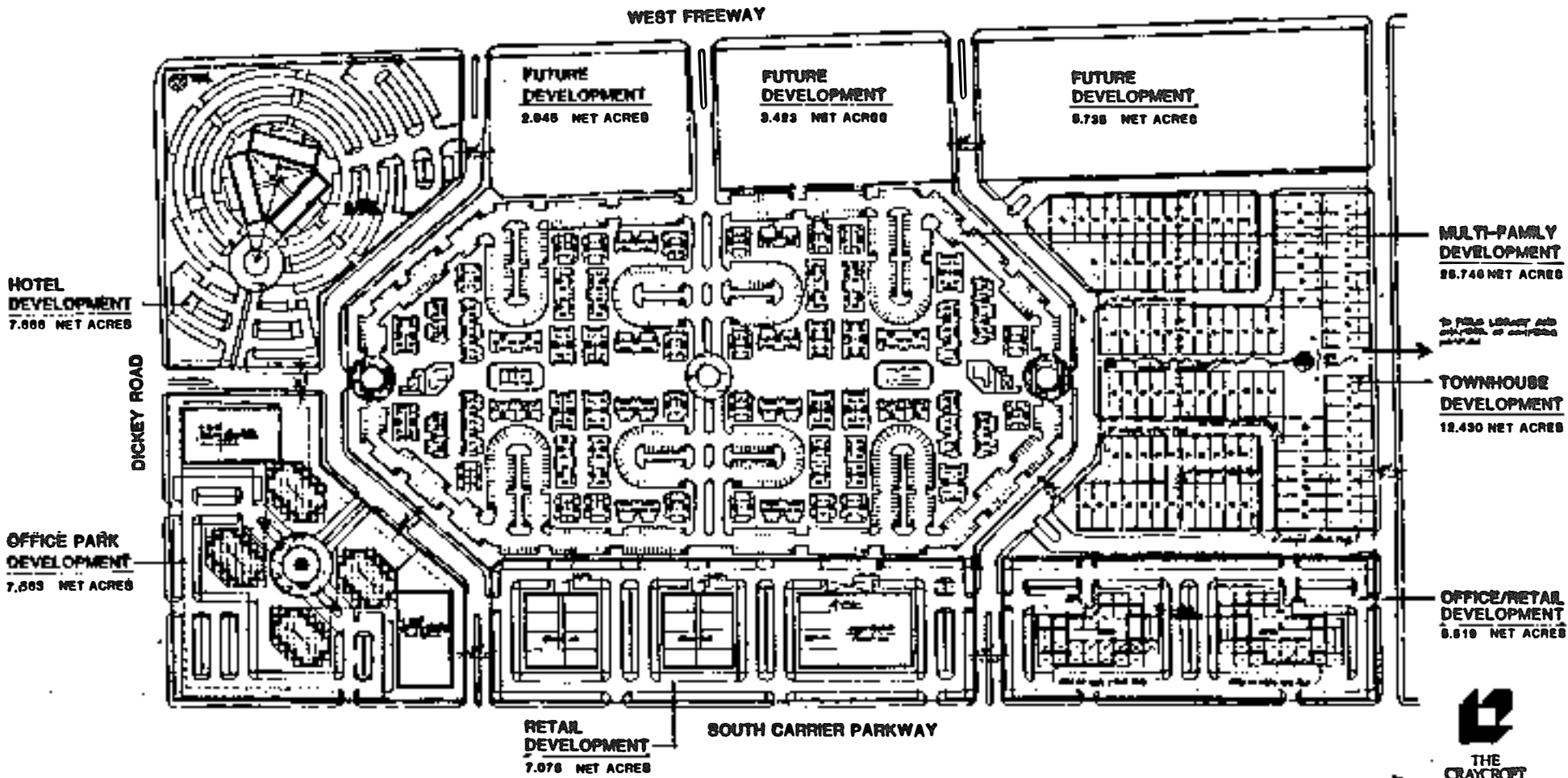
ZONING CASE NO. Z851SW13

EXHIBIT A

RECEIVED
AUG 25 1985

COMMUNITY DEVELOPMENT
PLANNING DIVISION

RECEIVED
AUG 25 1985
COMMUNITY DEVELOPMENT
PLANNING DIVISION



CONCEPT PLAN

PD-12 GR
84.97 TOTAL ACRES

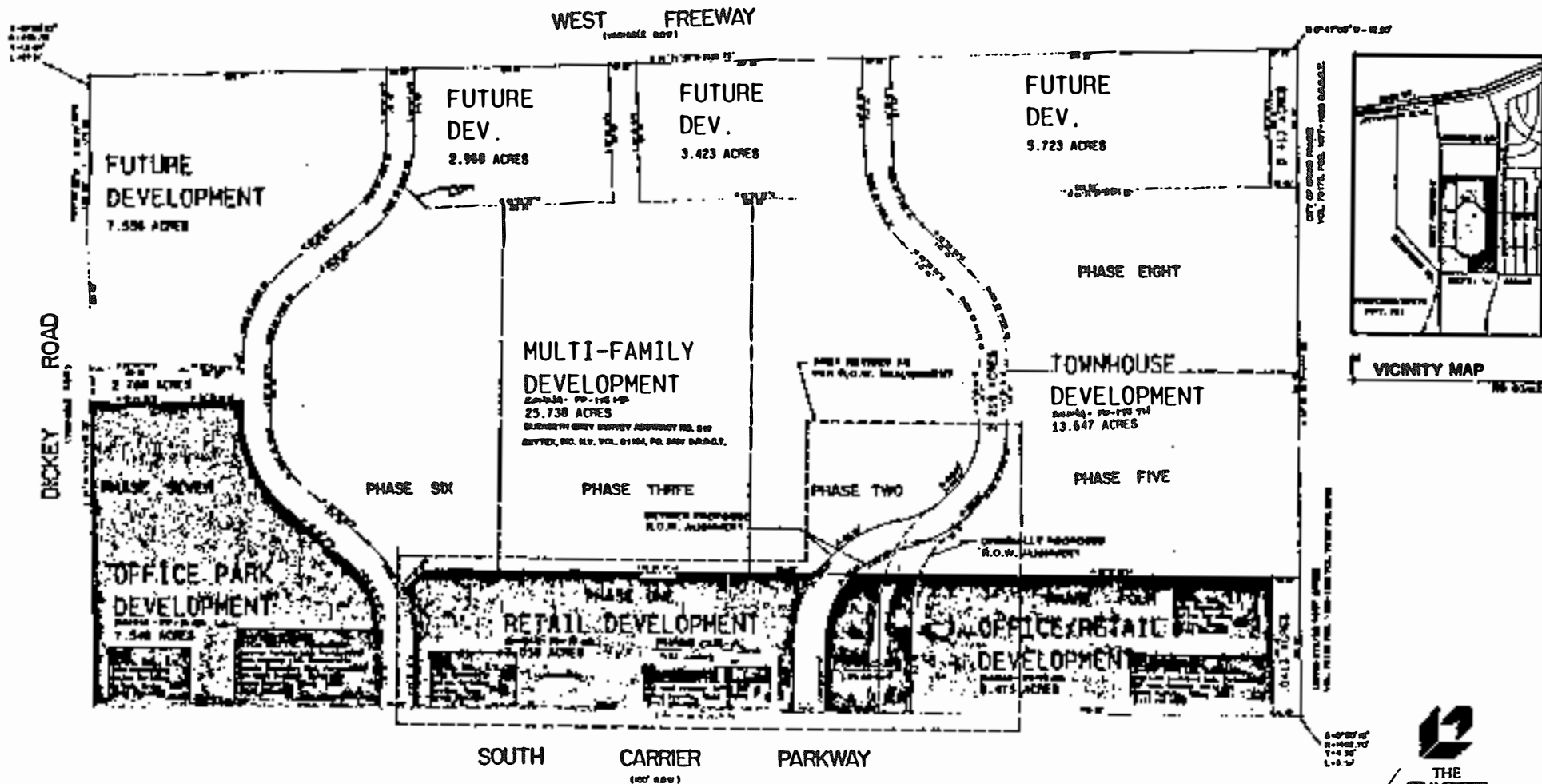
EXHIBIT "B"

DEVELOPER - INDEPENDENT PROPERTIES

SCALE: 1"=100'-0"

NOTES: 1. OWNER'S SUBMITTAL OF THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. OWNER'S SUBMITTAL OF THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

THE CRAYCROFT ARCHITECTS INC.
2101 HAWTHORNE AVE.
SUITE 200
DALLAS, TEXAS 75201
TELEPHONE 754-1111



BOUNDARY SURVEY

PD-12 GR, PD-175 MF, PD-175 TH
84.97 TOTAL ACRES

EXHIBIT "C"

SCALE: 1"=100'-0"
SUBMITTAL DATE: AUGUST 20, 1986
REVISED & RESUBMITTED: SEPT. 28, 1986
REVISED & RESUBMITTED: MAY 22, 1987

Adopted by the City of Dallas, Texas, on May 22, 1987, for the purpose of the boundary survey of the property described herein.

THE CRAYCROFT ARCHITECTS INC.

300 HANCOCK AVE.
SUITE 200
DALLAS, TEXAS 75201



EXHIBIT "D"

MATRIX FOR:
PLANNED DEVELOPMENT NO. 175
ORDINANCE NO. 3886

TRACT NO.	LAND USE	GROSS ACRES	DENSITY	TOTAL UNITS	LOT SIZE	FLOOR AREA	MASONRY CONTENT	MINIMUM FRNT YD	MINIMUM SIDE YD	MINIMUM REAR YD	MAX. LOT COVERAGE	MAX. HGT.	MINIMUM PARKING
	Town-house	12.43	8.37	104	3300	1000	80%	20' min. 25' avg.	10' internal 15' adjac. to street 20' adjac. to arterial	10' w/o alley 20' with alley	60%	2 stories	use 8
	Multi Family	25.738	19.43	500	12,000	420 eff. 600 1BR 800 2BR 1000 3BR 700 avg.	65%	25'	10% lot width 15' adjac. to street 20' adjac. to arterial	10'	40%	3 stories	use 8
	R.O.W.	1.832	--	--	--	--	--	--	--	--	--	--	--
TOTALS		40.0	15.1	604									

NOTES: