

PLANNED DEVELOPMENT 187
ORDINANCE NO. 4257
CASE NO. Z870902

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE A TRACT OF LAND OUT OF THE D.R. CAMERON SURVEY, ABSTRACT NO. 295 AND THE JOSEPH A. GILL SURVEY, ABSTRACT NO. 1714, DALLAS COUNTY, TEXAS, GENERALLY LOCATED SOUTH OF ARKANSAS LANE AND APPROXIMATELY 2900 FEET WEST OF CARRIER PARKWAY FROM PLANNED DEVELOPMENT NO. 126, PLANNED DEVELOPMENT NO. 167 AND PLANNED DEVELOPMENT NO. 179 TO THE PLANNED DEVELOPMENT ZONING DISTRICT FOR GENERAL RETAIL, SINGLE FAMILY-DETACHED AND MIXED 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 herinafter 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 No. 126, Planned Development No. 167 and Planned Development No. 179 to (PD) Planned Development for General Retail, Single Family-Detached and Mixed uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 14, 1987 after written Notice of such public hearing before the Planning and Zoning Commission on the proposed changed in classification had been sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Planned Development No. 126, Planned Development No. 167 and Planned Development No. 179 to (PD) Planned Development for General Retail, Single Family-Detached and mixed uses; and

WHEREAS, subsequent to the public hearing of the Planning and Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock p.m. on September 22, 1987 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of 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 No. 126, Planned Development No. 167 and Planned Development No. 179 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, be amended, so as to establish and rezoned the following described area from Planned Development No. 126, Planned Development No. 167 and Planned Development No. 179 to Planned Development for General Retail, Single Family-Detached and Mixed uses.

SEE ATTACHED EXHIBIT "A"

II.
GENERAL RETAIL

1. BOUNDARY DESCRIPTION:

As shown on the site plan labeled Exhibit "C", attached hereto and made a part hereof as if fully set out herein.

2. PERMITTED USES:

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

A. PRIMARY USES:

All uses allowed in the General Retail zoning district as established in the Comprehensive Zoning Ordinance No. 2799, Section B-100.

B. 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 setback 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.

III.
SINGLE FAMILY-DETACHED RESIDENTIAL

1. BOUNDARY DESCRIPTION:

As shown on the site plan labeled Exhibit "C" attached hereto and made a part hereof as if fully set out herein.

2. PERMITTED PRINCIPAL USES:

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

- A. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF-1) Single Family-One District.
- B. One single family-detached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period of sale or construction of 90% of the lots, whichever may be the later date.
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that may require a Specific Use Permit.

3. PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

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

4. SPECIFIC USE PERMITS:

The following uses shall be allowed in the Single Family-Detached District only after approval of a Specific Use Permit in accordance with Section B-100 and B-500 of the Comprehensive Zoning Ordinance No. 2299, including but not limited to:

- A. Institutional uses, public and non-profit, of an educational, religious, philanthropic, or cultural nature.
- B. Associated recreation clubs, private memberships.
- C. Facilities for railroads or those utilities holding a franchise under the City of Grand Prairie (with the exception of actual distribution systems), and including electrical substations and telephone exchanges.
- D. Day Care Centers.
- E. 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 specified.

6. AREA REQUIREMENTS:

- A. Minimum Lot Area: 5,000 sq. ft.
(Minimum square footage of lot area shall be calculated exclusive of alleys.)
- B. Minimum Required Floor Area: 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.)
- C. Minimum Lot Frontage on a Public Street 50 feet
(Measured at the front building line.)
- D. Minimum Lot Depth 100 feet
- E. Minimum Depth of Front Setback 25 feet
(From front property line to face of structure.)
- F. Minimum Depth of Rear Setback of All Structures, from Rear Property Line to Any Structure: . . . 15 feet
- G. Minimum Width of Side Setback:
(The distance between structure and any property line that is not deemed a front or rear yard.)
 - (1) Internal lot. 5 feet
 - (2) Sideyard abutting a street 15 feet
 - (3) Sideyard abutting an arterial 20 feet
- H. Minimum Distance from the Public Right-of-Way to a Garage or Unenclosed Carport, for Rear or Side Yards 20 feet
- I. Minimum Required Exterior Masonry Content:

All single family-detached 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 40 per cent
- (2) Maximum height of structures 2 stories

7. PARKING:

Minimum number of off-street parking spaces required for:

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

8. SPECIAL CONDITIONS:

An equity fund for park maintenance shall be established, funded by a fee of \$10 per home as sold.

9. SPECIAL RESIDENTIAL REGULATIONS:

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

- (1) The front setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed twenty-four (24) inches.
- (2) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line 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 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 eight (8) feet wide and twenty (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. "Off-street Parking" shall be defined as an unenclosed or enclosed concrete surface area of not less than 162 square feet (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.

D. SPECIAL HEIGHT REGULATIONS:

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

E. SCREENING REQUIREMENTS:

(1) 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 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 designate.

(2) 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.

(3) 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.

IV.
MIXED USES

1. BOUNDARY DESCRIPTION:

As shown on the site plan labeled Exhibit "C" attached hereto and made a part hereof as if fully set out herein.

2. PERMITTED USES:

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

A. PRIMARY USES:

All uses allowed in the Multi Family-One, Office and General Retail zoning districts as established in the Comprehensive Zoning Ordinance No. 2799, Section B-100.

B. 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 Multi Family-One, Office and General Retail districts upon approval of a Specific Use Permit in accordance with Section B-500 of the Grand Prairie Zoning Ordinance.

3. AREA AND SITE REQUIREMENTS:

A. MULTI FAMILY USES:

1. Minimum Lot Area 12,000 sq. ft.

2. Minimum Lot Area per Dwelling Unit...2,420 sq. ft.

3. Minimum Required Floor Area:

Efficiency Unit	420 sq. ft.
One Bedroom Unit	600 sq. ft.
Two Bedroom Unit	800 sq. ft.
Three Bedroom Unit	1000 sq. ft.
Minimum Average Dwelling Unit Size ...	700 sq. ft.

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

4. Minimum Lot Frontage on a Public Street ...100 ft.
(Measured at the front building line.)
5. Minimum Lot Depth120 ft.
6. Minimum Depth of Front Setback 25 ft.
(From front property line to face of structure.)
7. Minimum Depth of Rear Setback
of All Structures 10 ft.
(Unenclosed carports may be built up to
within 5 feet of any property line that
abuts an alley.)
8. Minimum Width of Side Setback:
(The distance between structure and any
property line that is not deemed a front
or rear yard.)
 - a. 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.
 - b. Sideyard setback abutting a street ... 15 ft.
 - c. Abutting an arterial 20 ft.
9. Minimum Distance from the Public Right-of-Way to
the Entrance to a Garage or Unenclosed Carport,
for Rear or Side Yards 20 ft.
(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.)
10. 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.

11. Height and Area Regulations:

- a. Maximum allowable lot coverage 40%
(10% of the required 60% not covered by buildings shall be set aside for playground and leisure activities.)
- b. Minimum amount of permanent, landscaped open space: 20% of total lot area, including 30% of the front yard as defined.
- c. Maximum height of structures: 3 stories

12. Maximum Density per Net Acre 18 units/acre
(Net acre shall be defined as the acreage of a tract of land less any existing or proposed rights-of-way 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.)

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

- a. 10 feet from main to accessory buildings.
- b. 20 feet for 2 main buildings with doors and windows in facing walls.
- c. 10 feet for 2 main buildings without doors and windows in facing walls.

14. Parking:

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

- a. 0 bedroom or efficiency dwelling unit 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 units2 spaces per unit

- b. All off-street parking lots shall be constructed in accordance with Section C-1018 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- c. 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.

15. Sidewalks:

Sidewalks shall be constructed at least six (6) feet wide, of reinforced concrete four inches thick and meeting City standards along every public thoroughfare upon which the project has frontage.

16. Special Multi Family Regulations:

- a. Special front yard regulations - no building or structure shall hereafter be located, erected, or altered to have a front yard smaller than hereinafter required.
 - (1) The front setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed twenty-four (24) inches.
 - (2) On a lot abutting on two (2) non-intersecting streets as distinguished from a corner lot, a required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.
- b. Special side and rear yard regulations - no building or structure shall hereafter be located, erected or altered to have a rear or side yard smaller than hereinafter required.

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

c. Special off-street parking regulations:

- (1) Recreational vehicles, which shall mean, for the purposes of this Section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over twenty-four (24) feet long shall not be stored or parked in this district.
- (2) Any commercial vehicle over eight (8) feet wide and twenty (20) feet long may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
- (3) This Section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.
- (4) Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.

d. 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.

17. 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 height 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.

B. ALL OTHER USES:

All other non-multi family uses shall comply with the area and site development requirements established for General Retail uses in Section II(3) Infra of this Ordinance.

V.
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 site plan 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 site plans are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the area proposed for each use.
- 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 Exhibit "B," attached hereto and made a part hereof as if fully set out herein.

4. PARK:

The developer shall establish at time of final platting a 5 to 8 acre public park site centrally located within the single family detached portion of this development.

VI.
CITY PARTICIPATION

1. The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to thirty percent (30%) of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City policy.
2. Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.
3. Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

VII.
DEVELOPMENT PLAN

The development plan will be site plan finally approved by the City Council for this tract as described in Section I. No permits will be issued for construction unless in conformance with said development plan.

VIII.

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.

IX.

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.

X.

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

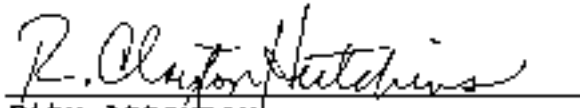
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 22 DAY OF SEPTEMBER, A.D., 1987.


MAYOR, City of Grand Prairie, Texas

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

CASE NO. Z870902

BEING a tract of land out of the D.R. Cameron Survey, Abstract No. 295, the Jose A. Gill Survey, Abstract No. 1714 in Dallas County, Texas, and being all of the tracts of land conveyed by deeds as recorded in Volume 73089, Page 2644, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), Volume 86084, Page 784, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), Volume 83232, Page 2320, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a Bois D Arc Hub found for corner, said corner being the northwest corner of a 151 acre tract of land conveyed to H.E.J. & P Co-Partnership as recorded in Volume 80094, Page 864 of D.R.D.C.T. and being the northeast corner of a tract of land conveyed to Stewart Hunt as recorded in Volume 73089, Page 2644 of the D.R.D.C.T.; said point also being in the south right-of-way line of Arkansas Lane (60 foot R.O.W.);

THENCE S 89°55'25" W with said common line a distance of 1349.64 feet to a 1/2 inch iron rod found for corner,

THENCE N 00°28'33" E departing said common line a distance of 630.38 feet to a 1/2 inch iron rod set for corner,

THENCE N 86°05'30" W a distance of 1385.86 feet to a 1/2 inch iron rod set for corner, said rod lying in the common line of aforementioned Cameron and Gill Survey,

THENCE S 00°05'03" E along said common line a distance of 285.26 to a 1/2 inch iron rod set for corner,

THENCE S 89°53'31" W departing said common line a distance of 515.63 feet to a 1/2 inch iron rod set for corner;

THENCE S 00°06'45" E a distance of 442.57 feet to a 1/2 inch iron rod set for corner, said corner lying in the northerly right-of-way line of Warrior Trail (a 80 ft. right-of-way) as recorded in Volume 80209, Page 1172 of the D.R.D.C.T.,

THENCE S 89°53'31" W with said northerly right-of-way line a distance of 85.25 feet to a 1/2 inch iron rod set for corner, said corner being the beginning of a curve to the right having a central angle of 20°44'08", a radius of 927.11 feet, and a chord that bears N 79°44'25" W for a distance of 333.70 feet,

THENCE continuing along said northerly right-of-way line and said curve to the right for an arc length of 335.52 feet to a 1/2 inch iron rod set for corner, said corner being the beginning of a curve to the left having a central angle of 20°36'20", a radius of 1013.21 feet, and a chord that bears N 79°40'31" W for a distance of 362.43 feet,

THENCE continuing along said northerly right-of-way line and said curve to the left for an arc distance of 364.39 feet to a 1/2 inch iron rod set for corner,

THENCE N 89°58'41" W continuing along said northerly right-of-way line a distance of 223.11 feet to a 5/8 inch iron rod found for corner,

THENCE N 00°02'17" E departing said northerly right-of-way line a distance of 1657.92 feet to a 1 inch iron rod found for corner, said corner lying in common line of the aforementioned Gill Survey and the William Thompson Survey, Abstract No. 1558,

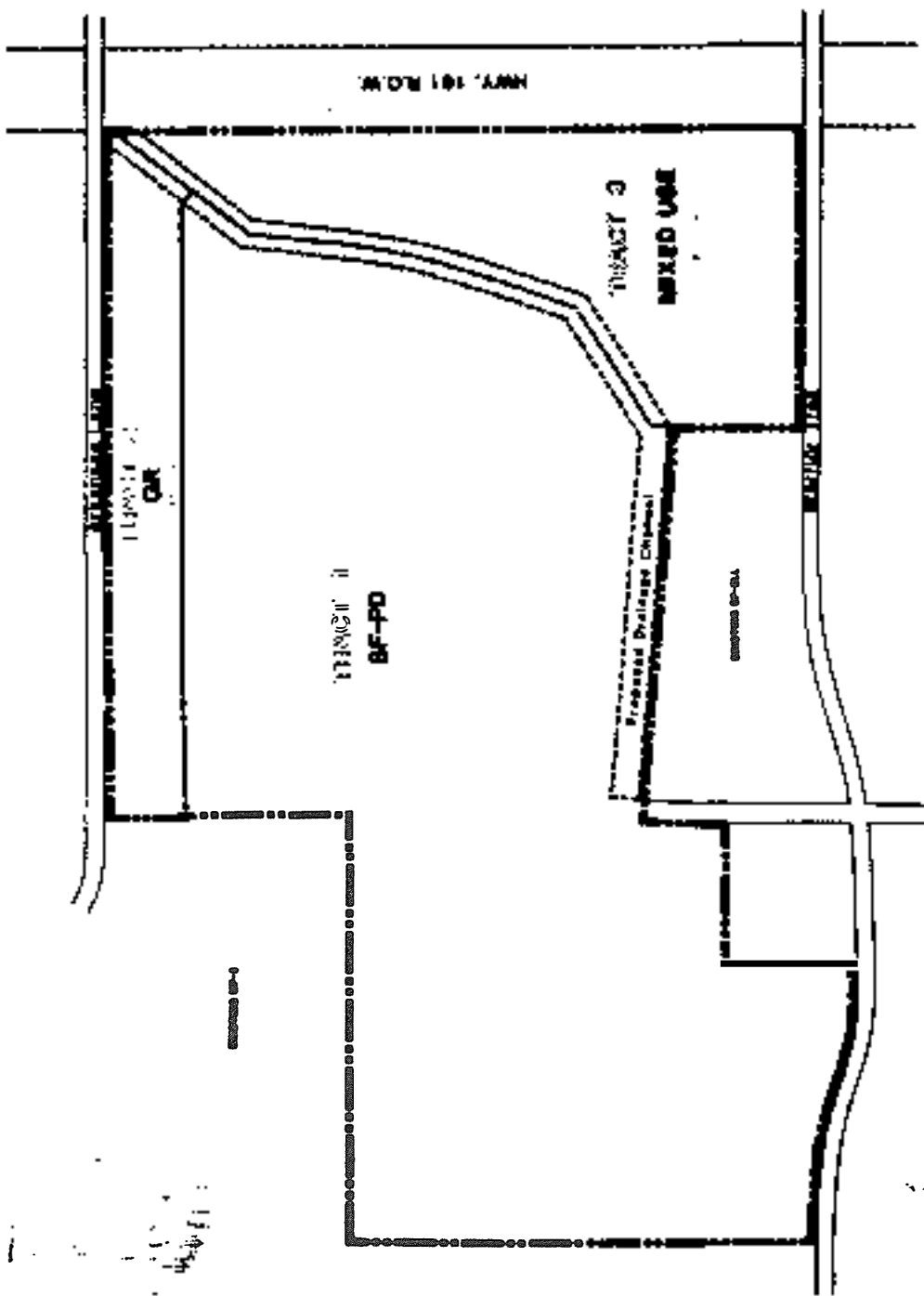
THENCE S 88°53'47" E along said common line a distance of 488.39 feet to a 1/2 inch iron rod found for corner, said corner being the southeast corner of said Thompson Survey and the southwest corner of Warren Pruitt Survey, Abstract No. 1727 and lying in the north line of said Gill Survey,

THENCE S 89°01'40" E departing said common line and with the common line of the Pruitt and Gill Surveys a distance of 1046.89 feet to a 3/4 inch iron rod found for corner, said corner lying in the common line of the Gill Survey and the D.R. Cameron Survey and being the southeast corner of said Pruitt Survey,

THENCE N 00°13'07" E departing said common line and with the common line of the common line of the Pruitt and Cameron Surveys a distance of 867.08 feet to a 1/2 inch iron rod set for corner, said rod lying in the south right-of-way line of Arkansas lane a (60 ft. right-of-way),

THENCE S 89°52'03" E departing said common line and with said south right-of-way line a distance of 2701.31 feet to a 1/2 inch iron rod set for corner,

THENCE S 00°08'00" W departing south right-of-way line a distance of 2610.12 feet to the POINT OF BEGINNING and containing 196.1300 acres of land more or less.



REQUESTING AGENCY

WARRIOR TRAIL

NO. 12 BERRY ROAD, WARRIOR TRAIL, ALA. 35172

PROJECT NUMBER: 100-1000000000

DATE: 10/10/00

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EXHIBIT "C"

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