

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

190
4307
2871201

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE JOHN C. READ SURVEY, ABSTRACT NO. 1183, GENERALLY LOCATED ON THE SOUTH SIDE OF ROCK ISLAND ROAD, APPROXIMATELY 639.98 FEET EAST OF ROY ORR BOULEVARD FROM THE SINGLE FAMILY-ONE (SF-1) ZONING DISTRICT TO THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT FOR LIGHT INDUSTRIAL (LD) USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 5, 1988 AND RECORDED IN 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 Single Family-One (SF-1) to Planned Development (PD) No. 190; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on December 14, 1987 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 Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from Single Family-One (SF-1) to (PD) Planned Development No. 190 for Light Industrial (LD) 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 January 5, 1987, 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

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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 Single Family-One (SF-1) 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 Single Family-One (SF-1) to Planned Development (PD) for Light Industrial (LI) uses.

LEGAL DESCRIPTION OF ENTIRE TRACT

Being a 24.126 acre tract of land, situated in the John C. Read Survey, Abstract No. 1183, Dallas County, Texas, and being all of that certain tract of land as described in deed to Oregon, Inc. as recorded in volume 87004, page 1060, Dallas County Deed Records, said 24.126 acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod in concrete, found, in the southerly right-of-way line of Rock Island Road, a 50 foot wide public right-of-way, same being the northwesterly corner of the Texas Power & Light Company tract, as recorded in volume 2318, page 580, said County Deed Records;

THENCE, South 01 degrees 12 minutes 22 seconds East, generally along a barbed wire fence line, at 1296.35 feet pass a 1/2 inch iron rod in concrete, found, the southwesterly corner of said Texas Power & Light Company tract and continue a total distance of 1327.71 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess", set, in the northerly line of the High Prairie Business Park, as shown, according to the plat recorded in volume 85202, page 6427, said County Deed Records;

THENCE, South 88 degrees 55 minutes 34 seconds West, 772.54 feet, along said northerly line and generally along a barbed wire fence line to a 5/8 inch iron rod with cap stamped "Carter & Burgess", set, same being the southeasterly corner of the Jay lines tract, as recorded in volume 79124, page 2323, said County Deed

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Records, from which a 4 inch diameter wood fence post bears South 54 degrees 12 minutes 09 seconds West, 4.75 feet;

THENCE, North 02 degrees 30 minutes 58 seconds West, at 708.86 feet and 2.92 feet left, pass a 1/2 inch rod, found, at 1038.84 feet, and 1.39 feet left, pass a 1/2 inch iron rod, found and continue a total distance of 1340.76 feet, to a 5/8 inch iron rod with cap stamped "Carter & Burgess", set, in the aforesaid southerly right-of-way line of Rock Island Road, same being the northeasterly corner of the J.T. Maxwell tract, as recorded in volume 84063, page 1826, said County Deed Records;

THENCE, North 89 degrees 49 minutes 37 seconds East, 803.32 feet, along said southerly right-of-way line, to the POINT OF BEGINNING, and containing 24.126 acres of land, more or less.

II.
LIGHT INDUSTRIAL

BOUNDARY DESCRIPTION:

As shown on the site plan attached hereto as Exhibit "A".

PERMITTED PRINCIPAL USES:

1. All uses as provided in Section B-100 of this ordinance for the (LD) Light Industrial District.
2. Paved automobile parking areas which are necessary to the uses permitted in this district.
3. Municipally owned or controlled facilities, utilities and uses, except those that may require a Specific Use Permit.

PERMITTED ACCESSORY USES:

The following uses shall be permitted as accessory uses:

1. Accessory buildings incidental to the principal permitted use on the same lot of record, including living quarters for a night watchman or caretaker employed on the premises.
2. Temporary real estate sales offices located on the property being sold, or on-site construction offices, limited to the period of sale or construction of 90% of the lots.
3. Outside storage, provided that such storage or outside activities shall not be permitted in the required front yard, and shall be completely encompassed by a visual screening device or wall at least seven (7) feet high, and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall. All Outside storage or activities shall be restricted to that area behind the required front yard setback.
4. Vehicles, mobile machinery and equipment, and contractor trailers encompassed by a visual screening device shall be permitted to exceed the screen height, provided however, that no contractor trailer shall be utilized for, nor constitute, permanent storage.

SPECIFIC USE PERMITS:

The following uses shall be allowed in the (LD) Light Industrial District only after approval of a Specific Use Permit in accordance with Sections B-500 and B-100 of this ordinance, and including but not limited to:

1. Trailer camp or mobile home park.
2. Private club, where the storage, possession and serving of alcoholic beverages occurs.

PROHIBITED USES:

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The following uses shall be prohibited in the (LI) Light Industrial District:

1. Any building erected or land used for other than one or more of the preceding specified uses and as identified in Section B-100 of this ordinance.
2. Residential dwellings.
3. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width and depth; or exceeds the maximum building coverage as required.

AREA REQUIREMENTS:

Minimum lot area15,000 square feet
Minimum lot frontage on a public street100 feet
Minimum lot depth150 feet
Minimum depth of front setback25 feet
Minimum depth of rear setback

1. Abutting non-residential property0 feet
2. Abutting residentially zoned property22 feet
3. For building over common lot line,
see Section A-600-A0 feet

Minimum width of side setback:

1. Abutting non-residential property0 feet
2. Abutting residentially zoned property10 feet
3. For building over common lot line,
see Section A-600-A0 feet

Minimum distance between separate buildings on the same lot or
parcel of land15 feet plus one-half building
height over 36 feet.

Maximum allowable lot coverage:

1. Maximum building coverage as a percentage of
lot area60%
2. Maximum amount of impervious coverage as a
percentage of lot area90%

Maximum floor area ratio2:1

BUILDINGS:

A. On Designated Thoroughfares:

Exterior metal walls shall be prohibited on all buildings hereafter erected, constructed, altered, repaired or used in this District which abut or are adjacent to any arterial thoroughfare, as designated on the adopted Thoroughfare Plan of the City of Grand Prairie.

Exceptions to this requirement may be permitted on a case by case basis by the City Council upon submission and approval of a site plan in accordance with the requirements as prescribed in Section E-900, SITE PLAN APPROVAL, of this ordinance.

1. Exposed walls of the front exterior facade consisting of a single, undifferential plane with a single texture or color shall be prohibited.
 - a. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material as identified in Section C-2210 (A) (4) infra.
 - b. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.
2. The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area. Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
3. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
4. Building facades may be constructed from masonry or glass, as defined below, or other materials as approved by City Council.
 - a. MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.
 - (1) Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - (2) Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.
 - (3) Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered,

sand blasted, or other concrete finish as approved by City Council.

- b. GLASS WALLS: Which shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.
5. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

B. On Non-Designated Thoroughfares:

All buildings hereafter erected, constructed, altered, repaired or used in this District which abut, or are adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie shall have a front exterior facade constructed to the following minimum standards:

1. Exposed walls of the front exterior facade consisting of a single, undifferential plane with a single texture or color shall be prohibited.
 - a. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material as identified in Section C-2210 (B)(4) infra.
 - b. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.
2. The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area. Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
3. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.

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4. Building facades may be constructed from masonry, glass, or metal as defined below, or other materials as approved by City Council.
 - a. MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.
 - (1) Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - (2) Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.
 - (3) Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or other concrete finish as approved by City Council.
 - b. GLASS WALLS: Which shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.
 - c. METAL WALLS: Which shall include ribbed or fluted metal panels and metal curtain walls.
 - (1) The use of corrugated panels, panels with a depth of less than one inch (1"), or a thickness less than U.S. Standard 26 gauge shall be prohibited.
 - (2) The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
5. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

LANDSCAPING:

Landscaping, as provided hereafter, shall be used as an integral element of the building's design to provide variety in appearance of walls, soften building surfaces, and to assure that the building blends attractively with its site and surroundings.

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1. Minimum site area devoted to landscaping shall be 4%, with 100% of the required landscaping located in front yard areas which abut public street rights-of-way.
2. All required or proposed landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheel-stops, or other permanent barriers.
3. The dimensions of all landscape areas shall be adequate to provide for the normal growth of landscaping materials planted therein.
4. All required landscaping in yard, setback, parking and recreational areas shall be composed of natural vegetation such as lawns, trees, or shrubs. In no case shall plastic or other manmade landscape plant material be substituted for the required landscape vegetation.
5. The owners and their agencies shall be responsible for continuously providing, protecting, and maintaining all landscaping in a healthy, and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
6. Prior to the issuance of a Certificate of Occupancy permit, all approved screening and landscaping must be in place, or if seasonal conditions prohibit the completion of the landscaping, a temporary occupancy permit may be issued, provided that a written commitment is submitted (by the owner) stating the completion date of all landscape installation. In lieu of a temporary occupancy permit, a developer shall make fiscal arrangements (by bond, certificate of deposit, or letter of credit) satisfactory to the City in the amount of two dollars per square foot of required landscaping not yet in place to ensure that such required landscaping shall be installed. Any developer/owner desiring to make such fiscal arrangements must also grant license to the City to enter upon the land for the purposes of installing the required landscaping in the event that such landscaping is not in place within twelve months after issuance of the Certificate of Occupancy.
7. All required landscaping shall be drawn to scale on a site plan, and submitted to the Department of Community Development for approval prior to issuance of a building permit. The landscape plan shall show in detail, but not be limited to, the location of each element of landscaping, the description or name of each proposed plant material, and the height of any proposed planter, sculpture or decorative screen.
8. Landscaping in any landscaped area shall not obstruct the view between the street and the access drives and parking aisles near the street entries or exits, or conflict with any portions of Chapter 3, Section 23-5, Trees, Shrubs and Site Obstructions of the City of Grand Prairie Code of Ordinances.

Credits Toward Landscaping Requirements:

Each square foot of landscaped area which is permeable and within the area encompassed by the dripline of a tree of at least four (4) inches in trunk diameter, measured four (4) feet off the ground, shall count as 1.5 square feet of landscaped area for the purpose of satisfying the requirements of Section 1 of C-2211, as applicable.

The foregoing 150% credit shall be subject to the following limitations: Tree dripline areas which overlap shall not be counted twice. At least one-half (1/2) of the tree dripline area must be in permeable cover. There shall be no damaging changes in the original grade of the dripline area. Changes in grade required by City Ordinance such as sidewalks, curbing, or driveway approaches, shall not be considered as damaging changes.

SCREENING REGULATIONS

Any premises developed for non-residential uses in the (LD) Light Industrial District shall be buffered from adjacent residentially zoned or used land 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 & 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 materials shall be decay-resistant.
2. **Earthen Berms:** Landscaped earthen berms used as a visual screening device shall be constructed to a minimum height of six (6) feet. Side slopes of such berms shall not exceed 33.3% (three 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 parking or outside storage areas shall be so arranged as to reflect away from any adjacent residential uses or residential districts.
5. Refuse storage areas shall be visually screened by a six foot (6) high solid fence or wall on all sides except the side used for garbage pickup service, such side shall not be required to be screened. Refuse storage located in areas already enclosed by a visual screening device shall not be required to have additional screening.
6. Areas utilized for outside storage as prescribed in Section C-2228 infra. shall be encompassed by a solid, non-transparent wall or fence at least seven (7) feet in height and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall.
7. A chain link fence with slat inserts shall not constitute an acceptable visual screening device when located adjacent to residentially zoned or used property, or street rights-of-way.

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8. Acceptable wooden fence material shall include Redwood, Cedar, pressure treated wood, or other materials as may be approved by City Council.

FLOOD PLAIN REQUIREMENTS

The Federal Emergency Management Agency (FEMA) maps shall be reviewed to determine if a tract lies within a designated flood plain. If so, reference Section B-100 entitled Use Charts for uses allowed and Section B-600 entitled Flood Plain District for specific requirements.

PARKING

As provided for by Section C-2600, Parking Standards.

SPECIAL OFF-STREET PARKING REGULATIONS

1. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class or use included in the building or development.
2. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
3. 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 or used district, a masonry wall or solid 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 Community Development or his designee.
4. All required off-street parking, loading, drives and outside walls and display areas shall be paved to a minimum standard equivalent of four (4) inch concrete slab with 6"x6" #10 gauge mesh. Outside storage areas, fully enclosed by a non-transparent screening fence shall not be required to have a concrete surface. All reinforcing concrete shall be suspended in the bottom one-third of the slab. Exceptions to these pavement standards must be approved by the City Engineering, and based on equivalency.

PARKING REQUIREMENTS FOR NEW OR UNLISTED USES

1. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar use.
2. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to C-2214 and C-2215 or where uncertainty exists, the minimum off-street parking requirements shall be established by same process as provided in B-400 for classifying new and unlisted uses.

OFF-STREET LOADING SPACE

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As provided for by Section C-2600, Parking Standards.

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

1. Gasoline service station pump islands may not be located nearer than 20 feet to the front property line, and the outer edge of the canopy shall not be nearer than 10 feet to the front property line.
2. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage (See Section G-100, Illustration 7).
3. Where a building line has been established by plat or ordinance approved by the Planning and Zoning Commission or enacted by the City Council and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat.
4. The front yard 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 four (4) feet (See Section G-100, Illustration 5).
5. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets, unless a building line for structures has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

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, and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features, projecting not to exceed four (4) feet into the required rear or side yard, and landscape planting and lighting.

For building over common lot line, see Section A-600-A.

SPECIAL AREA REGULATIONS:

1. The minimum required lot areas shall be in accordance with the preceding requirements, and no lot existing at the time of passage of this ordinance shall be reduced in size below the minimum requirements set forth herein.

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2. Non conforming lots which were official lots of record at the time of passage of this ordinance, regardless of current zoning shall be exempted from the minimum lot area, width, and depth requirements, pursuant to Sections C-2201, C-2202, and C-2203. However, all other prescriptions as set forth herein shall apply.

SIGN STANDARDS

No commercial sign, as defined in Section B-800 of this Ordinance, shall be erected or maintained in the (LD) Light Industrial Zoning District except in conformity with the following:

1. Commercial signs visible from the exterior of any building may be lighted, but no sign or any other contrivance shall be devised so as to rotate, gyrate, blink or move in any animated fashion.
2. Commercial signs shall be restricted to advertise or direct the attention of the general public only to the person, firm, product, service or activity which is conducted upon the premises where such sign is located.
3. All commercial signs attached to the building shall be surface mounted.
4. Only one (1) single-faced or double faced commercial sign shall be permitted per street frontage. No sign or combination of signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no sign shall exceed two hundred (200) square feet in area per face. An additional twenty (20) square feet of sign area per face shall be allowed for each additional business conducted on the site.
5. A wall sign with the individual letters applied to the exterior surface of a building, whether affixed to the building or painted directly upon the exterior surface of the building, shall be measured by a rectangle around the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
6. Street numbers shall be indicated for all individual building sites.
7. Ground signs shall not exceed twenty-five (25) feet above grade in vertical height.
8. Wall signs shall not directly face any residentially zoned or used area.

PERFORMANCE STANDARDS IN THE LIGHT INDUSTRIAL (LD) ZONING DISTRICT: IN THE LIGHT INDUSTRIAL (LD) ZONING DISTRICT, ANY USE INDICATED AS A PERMITTED USE IN EACH RESPECTIVE DISTRICT ON THE USE SCHEDULE SHALL BE PERMITTED, AND IN ADDITION THERE SHALL BE PERMITTED ANY OTHER MANUFACTURING, PROCESSING, FABRICATING, PACKING OR STORAGE USE, EXCEPT THOSE REQUIRING SPECIFIC USE PERMITS WHICH CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE PERFORMANCE STANDARDS HEREINAFTER SPECIFIED FOR NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, GLARE AND OPEN STORAGE:

Noise: At no point at the bounding property line of any use in the Light Industrial Zoning District shall the sound pressure level of any operation or plant exceed the decibel limits specified in the Octave Band groups designated in the following table:

1. MAXIMUM PERMISSIBLE DAYTIME* OCTAVE BAND - DECIBEL LIMITS AT THE BOUNDING PROPERTY LINE** IN THE LIGHT INDUSTRIAL ZONING DISTRICT.

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Octave										
Band	37	75	150	300	600	1200	2400	4800	A	
(cps)	75	150	300	600	1200	2400	4800	9600	Scale	

Decibel										
Band Limit										
(db re 0.0002										
Microbar)	86	76	70	65	63	58	58	53	65	

Note: A scale levels are provided for monitoring purposes only and are not applicable to detail sound analysis.

- * Daytime shall refer to the hours between sunrise and sunset on any given day.
 - ** Bounding Property Line shall be interpreted as being at the far side of any street, alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be interpreted as the bounding property line.
2. THE FOLLOWING CORRECTIONS SHALL BE MADE TO THE TABLE OF OCTAVE BAND-DECIBEL LIMITS IN DETERMINING COMPLIANCE WITH THE NOISE LEVEL STANDARDS IN THE LIGHT INDUSTRIAL ZONING DISTRICT:

When noise is present at nighttime - subtract (-7db.) When noise contains strong pure-tone components or is impulsive that is when meter changes at 10 decibels or more per second - subtract (-7db.)

When noise is present for more than:

1/2 minute	in any 1/2 hour period
1 minute	in any 1 hour period
10 minutes	in any 2 hour period
20 minutes	in any 4 hour period, add (+10 db)

3. Measurement of noise shall be made with a sound level meter on octave band analyzer meeting the standards prescribed by the American Standards Association.

SMOKE AND PARTICULATE MATTER - NO OPERATION OR USE IN THE LIGHT INDUSTRIAL ZONING DISTRICT SHALL CAUSE, CREATE OR ALLOW THE EMISSION FOR MORE THAN THREE MINUTES IN ANY ONE HOUR OF AIR CONTAMINANTS WHICH AT THE EMISSION POINT OR WITHIN THE BOUNDS OF THE PROPERTY ARE:

1. As dark or darker in shade as that designated as No. 2 on the Ringleman Chart as published by the United States Bureau of Mines Information Circular 7118, or in violation of the standards specified by the Texas Air Control Board Regulations for the Control of Air Pollution as published by the Texas State Department of Health.

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2. Of such capacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in C-2223 (1) above except that: When the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the outside atmosphere, the standards in C-2223 (1) and (2) shall comply.
3. The emission of particulate matter from all sources in a Light Industrial District shall not exceed the level specified for Type C Land Use (Industrial) by the Texas Air Control Board Regulations published by the Texas State Department of Health.
4. The open storage and open processing operations, including on-site transportation movements which are the source of wind or airborne dust or other particulate matter; or which involves dust or other particulate air contaminant generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage or sand blasting shall be so conducted such that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use is located in concentrations exceeding four (4) grains per one thousand (1,000) cubic feet of air.

ODOROUS MATTER

1. No use shall be located or operated in the Light Industrial Zoning District which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located.
2. The odor threshold as herein set forth shall be determined by observation by a person or persons. In any case where uncertainty may arise or where the operator or owner of an odor emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required, the method and procedures specified by American Society for Testing Materials, A.S.T.M.D. 1391-57 entitled Standard Method for Measurement of Odor in Atmosphere, shall be used and a copy of A.S.T.M.D. 1391-57 is hereby incorporated by reference.

FIRE OF EXPLOSIVE HAZARD MATERIAL

1. No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted in the Light Industrial Zoning District, except that chlorates, nitrates, perchlorates, phosphorous and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the Fire Department of the City of Grand Prairie.
2. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Fire Department of the City of Grand Prairie.

TOXIC AND NOXIOUS MATTER

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No operation or use permitted in the Light Industrial Zoning District shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter which will exceed ten (10) percent of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by Texas State Department of Health in Threshold Limit Values Occupational Health Regulation No. 3, a copy of which is hereby incorporated by reference and is on file in the office of the Building Inspector of the City of Grand Prairie.

VIBRATION

No operation or use in the Light Industrial Zoning District shall at any time create earthborn vibration which when measured at the bounding property line of the source operation exceed the limits of displacement set forth in the following table in the frequency ranges specified:

<u>FREQUENCY</u> <u>CYCLES PER SECOND</u>	<u>DISPLACEMENT</u> <u>IN INCHES</u>
0 to 10	.0010
10 to 20	.000
20 to 30	.0005
30 to 40	.0004
40 and Over	.0003

OPEN STORAGE

No open storage of materials or commodities shall be permitted in the Light Industrial Zoning District, except as an accessory use to a main use located in a building. No open storage operation shall be located in front of the main building and no storage use shall constitute a wrecking, junk, or salvage yard.

GLARE

No use or operation in the Light Industrial Zoning District shall be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

DEFINITIONS APPLICABLE TO THE PERFORMANCE STANDARDS

1. Decibel - A unit of measurement of sound pressure.
2. Frequency - The number of times per second a vibration or sound wave oscillates.
3. Octave Band - A portion of the audible sound spectrum. An Octave Band analyzer divides the audible sound spectrum into eight (8) Octave Bands.
4. Odor Threshold - The concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve of a normal person. Determination of the Odor Threshold is prescribed by A.S.T.M.D. 1391-57, Standard Method for Measuring Odor in Atmosphere.
5. Particulate Matter - Finely divided solid or liquid matter, other than water, which is released into the atmosphere.

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6. Smoke - The visible discharge of particulate matter from a chimney, vent, or combustion process.
7. Toxic and Noxious Matter - Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger the health, safety, and comfort of persons in the vicinity or which may cause injury or damage to property.
8. Vibration - A periodic displacement of the earth measured in inches.

III.
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. EXHIBITS:

The concept plan, final development plan and use matrix shall be attached hereto as Exhibits "A", "B" and "C" respectively as the development process occurs, and deemed to be a part of this ordinance as finally adopted by the City Council.

IV.
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.

V.
DEVELOPMENT PLAN

All proposed uses are subject to the approval of a development 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 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.

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

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jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

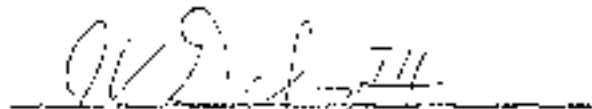
VII.

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 5TH DAY OF JANUARY, A.D., 1988.



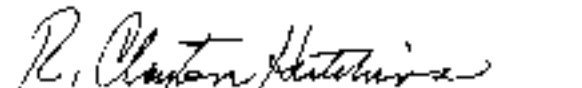
MAYOR, City of Grand Prairie, Texas

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney