

Grand Prairie Prize Acres Addition PD

PLANNED DEVELOPMENT
ORDINANCE NO.
PLANNING UNIT NO.

201
4577
Z890204

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE GRAND PRAIRIE PRIZE ACRES ADDITION, GENERALLY LOCATED WEST OF S.E. 8TH STREET, EAST OF CORN VALLEY ROAD, NORTH OF LAKEVIEW DRIVE AND SOUTH OF COBER STREET FROM THE (SF-1) SINGLE FAMILY-ONE AND (SF-2) SINGLE FAMILY-TWO ZONING DISTRICTS TO: THE **(PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR SINGLE FAMILY-DETACHED** USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 82 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 City of Grand Prairie 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 (SF-1) Single Family-One and (SF-2) Single Family-Two to **(PD) Planned Development No. for Single Family-Detached uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 14, 1989 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 tile 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 9 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 (SF-1) Single Family-One and (SF-2) Single Family-Two to **(PD) Planned Development for Single Family-Detached uses**; and

WHEREAS, subsequent to the public bearing of the Zoning Commission, Notice was given of a further public bearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock pin. on August 22, 1989 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 tile 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,***

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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 (SF-1) Single Family-One and (SF-2) Single Family-Two 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:

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 ...it

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 (SF-1) Single Family-One and (SF-2) Single Family-Two to (PD) **Planned Development No. 201 for Single Family-Detached** uses.

LEGAL DESCRIPTION OF TRACT

All of Blocks B, C, D, E, I, J, K, L, M, and N, and Lots 1 and 9 through 28. of Block 0, and Lots 3 through 8 of Block A, Grand Prairie Prize Acres Addition to the City of Grand Prairie.

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II.

TRACT A
SINGLE-FAMILY DETACHED RESIDENTIAL

BOUNDARY DESCRIPTION:

All of Blocks- I, J, K, L, M, and N, and Lots 1 and 9 through 28 of Block 0, Grand Prairie Prize Acres Addition to the City of Grand Prairie, being the area east of Acosta as it relates to this case.

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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. 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 only after approval of a specific use permit in accordance with Section 13-100 and B-500 of the Comprehensive Zoning Ordinance No. 2299:

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A. Portable storage buildings larger than 120 square feet or one story in height, accessory to a principal residential use on the same lot.

5. PROHIBITED USES:

The following uses shall be prohibited in this District:

A. Any building erected or land used for other than one or more of the preceding specified uses.

B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.

D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

6. AREA REQUIREMENTS:

A. Minimum Lot Area

B. 7500 sq.ft. (Minimum square footage of lot area shall be calculated exclusive of alleys.)

Minimum Required Floor Area 1600 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 62.5 feet
(Measured at the front building line)

D. Minim, Minimum Lot Depth 125 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)

1. Without alley10 feet

2. With alley..... 20 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 6 feet
 - 2. Sideyard abutting a thoroughfare 15 feet
 - 3. Sideyard abutting an arterial thoroughfare 20 feet
- (As identified on the Thoroughfare Plan)

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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

1. Minimum required exterior masonry contents:

All single family-detached residential 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 35 percent

structures 2 stories Maximum height of

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

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

(1) Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. **The ordinary projections of window si" belt, course,**

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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 .

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 ses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.

(2) Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this

residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.

(3) This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.

(4) Floor area of structure devoted to off-street parking of vehicles shall be excluded in computing the off-street -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 91 X 181), 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.

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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.

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**TRACT B
SINGLE-FAMILY DETACHED RESIDENTIAL**

1. **BOUNDARY DESCRIPTION:**

All of Blocks B, C, D, E, and Lots 3 through 8 of Block A, Grand Prairie Prize Acres Addition to the City of Grand Prairie, being the area west of Acosta as it relates to this case..

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-2) Single-Family Two 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.

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4. SPECIFIC USE PERMITS:

The following uses shall be allowed only after approval of a specific use permit in accordance with Section B-100 and B-500 of the Comprehensive Zoning ordinance No. 2299:

A. Portable storage buildings larger than 120 square feet or one story in height, accessory to a principal residential use on the same lot.

5. PROHIBITED USES:

The following uses shall be prohibited in this District:

A. Any building erected or land used for other than one or more of the preceding specified uses.

B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.

C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.

D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required.

6. AREA REQUIREMENTS:

A. Minimum Lot Area ... 7500 sq.ft.

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

B. Minimum Required Floor Area
1400 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 62.5 feet

(Measured at the front building line)

D. Minimum Lot Depth feet
125

E. Minimum Depth of Front Setback 25 feet
(From front property line to face of structure)

Minimum Depth of Rear Setback of All Structures:
(From rear property line to any structure)

- 1. Without alley 10 feet
- 2. With alley 20 feet

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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 6 feet
 - 2. Sideyard abutting a thoroughfare 15 feet
 - 3: Sideyard abutting an arterial thoroughfare 20 feet
- (As identified on the Thoroughfare Plan)

H. Minimum distance from the public right-of-way to the entrance to a garage -br unenclosed carport, for rear or side yards 20 feet

I. Minimum required exterior masonry contents:

All single family-detached residential 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 35 percent
- 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 for 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 has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

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

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

(2) Exceptions for Certain Accessory Structures:

a. Where a fence is provided, the side or rear setback from the property line shall be three (3) feet for a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height.

b. The minimum separation between the main building and a swimming pool, jacuzzi, hot tub or any other accessory structure which does not exceed one hundred twenty (120) square feet in area and ten (10) feet in height shall be a minimum of six (6) feet.

C. SPECIAL OFF-STREET PARKING REGULATIONS:

(1) Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or

vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.

(2) Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.

(3) This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.

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(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 91 X 181), not on a public street or alley but permissible within a setback, together with an all- weather surface driveway connecting the area with a street or alley permitting free ingress/egress without encroachment on the street or alley.

D. SPECIAL HEIGHT REGULATIONS:

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

IV.
SPECIAL CONDITIONS

1. EXCEPTIONS TO LOT AREA REQUIREMENTS:

When an applicant exhibits a duly executed and recorded deed covering a lot having dimensions of 62.5 feet or more by one hundred (100) feet or more which has been sold by metes and bounds description prior to the effective date of this ordinance, and such lot is being assessed for city taxes and otherwise conforms to the established lot pattern and zoning classification in the block where located, then a building permit may be issued provided the requested use of the property conforms to the permanent zoning of the property covered by the application. Said lots shall be considered lots of record by the City and will not have to be replatted to obtain any building permit. However, any other cause (private or public) may require replatting of said lots and may remain beyond the City's control or jurisdiction. In these instances, said platting or replatting will be required and be at the expense of the affected property owner.

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2. GENERAL REQUIREMENTS AND STIPULATIONS:

A. All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after recommendation by the Planning and Zoning Commission and prior to the issuance of a building permit or Certificate of Occupancy on the premises. Development plans and preliminary plats are to be prepared in accordance with existing City Ordinances. When a variety of land uses are proposed on a

single tract of land, the development plan shall delineate the area proposed for each use.

B. 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 zoning exhibit map as adopted by the City Council and attached hereto as Exhibit "A" is a part of this ordinance as if fully set out herein and shall also be used to determine existing "half lots" of record upon passage and adoption of this ordinance as prescribed herein.

2. USE MATRIX:

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

V. 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 (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.

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.

VI. DEVELOPMENT PLAN

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.**

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VII.

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.

VIII.

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.

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 August, A.D., 1989.

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

MAYOR City of Grand Prairie, Texas