

PLANNED DEVELOPMENT
ORDINANCE NO.
CASE NUMBER

203
4651
Z891201

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF THE TAPLEY HOLLAND SURVEY, ABSTRACT NO. 750, GENERALLY LOCATED ON THE N.E. CORNER OF G.S.W. PKWY. AND DILLARD ST. FROM THE (C-0), COMMERCIAL-OFFICE ZONING DISTRICT TO: THE (PD) **PLANNED DEVELOPMENT ZONING DISTRICT FOR LIGHT INDUSTRIAL** USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN **BOOK 8, PAGES 405 TO 509** OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH: CONTAINING A SAVINGS CLAUSE AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the hereinafter described property filed application with the City of Grand Prairie, Texas, petitioning an Amendment of the Zoning Ordinance and Map of said City so as to rezone and reclassify said property from its classification of (C-0) Commercial-Office to (PD) Planned Development No. 203 for Light Industrial uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 12, 1990 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Zoning Commission of the City of Grand Prairie, Texas voted 8 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 (CO) Commercial Office to (PD) Planned Development No. 203 for Light Industrial uses; and

WHEREAS, subsequent to the public bearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock pm. on February 20, 1990, 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

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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 (C-0) Comm Commercial-Office ice 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 (C-0) Commercial-Office to **Planned Development No. 203 for Light Industrial uses.**

See Attached Exhibit "C"

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LIGHT INDUSTRIAL

1. BOUNDARY DESCRIPTION:

As shown on the legal description attached hereto as Exhibit "C".

2. PERMITTED USES:

A. Within the boundaries of this planned development, pursuant to Exhibit "All attached, the following uses will be permitted:

- Community Unit Development
- Hotel or Motel
- Fraternal Organization, Lodge or Civic Club
- Golf Course, Private or Country Club
- Hospital (General Acute Care)
- Hospital (Chronic Care)
- Institutions of Religious or Philanthropic Nature
- Park, Playground or Public Community Center
- Residence Home for Aged
- School, Public or Parochial
- Accessory Building
- Electrical Substation
- Electrical Transmission Line
- Fire Station or Similar Public Safety Building
- Gas Transmission Line & Metering Station
- Home Occupation
- Local Utility Distribution Lines
- Off Street Parking Incidental to main use
- Public or Private Utility Co. Shop or Storage.
- Railroad Track & Right-of-Way
- Sewage Pumping Station
- Swimming Pool (Private)
- Telephone Exchange
- Water Reservoir, Water Pumping Station and Well
- Water Treatment Plant
- Contractor Signs
- Holiday Signs

Balloon Signs
Business Signs
Portable Signs
Monument Signs
Wall Signs
Pole Signs
Political Yard Signs
Roof Signs
Message Band
Marquee Sign
Official Signs

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Bakery or Confectionery Shop (Retail)
Cleaning & Pressing, small shop & pickup
Custom Personal Service Shop
Discount Variety or Department Store
Drapery, Needlework or Weaving Shop
Florist or Garden Shop
Greenhouse or Plant Nursery (Retail)
Handcraft t Shop
Laundry or Cleaning, Self Service
Mimeograph, Stationery or Letter Shop
Furniture or Appliance Store
Offices, Professional & Admin.
Pawn Shop
Pet Shop
Restaurant or Cafeteria without Drive-in Service
Restaurant with Drive-in Service
Retail Stores and Shops, other than Listed
Studio for Photographer, Musician or Artist
Theater (indoor)
Commercial Auto Parklot
New Auto Parts Store
Seatcover & Muffler Installation Shop
Truck Parking Lot or Area
Used Auto Parts Sales (In Building)
Bakery & Confectionery (Wholesale)
Bottling Works (Wholesale)
Building Material Sales
Cabinet Shop
Cleaning & Dyeing Plant (Commercial)
Cleaning Plant, Bags or Carpets (Special Equipment)
Clothing Manuf. or Light Compounding or Fabrication
Feed Store
Job Printing or Newspaper Printing
Laundry Plant (commercial)
Milk Depot, Dairy or Ice Cream Plant
Railroad or Bus Passenger Station
Railroad Team Track, Freight Depot or docks.
Scientific or Research Laboratories
Trade or Commercial School

Trailer Rental or sales
Transfer, Storage & Baggage Terminal
Vet. Office Only, No Outside Pens
Wholesale Office & Sample Room
Storage or Sales Warehouse-Commercial ere at
Upholstery Shop
Check Cashing Agencies
Post Office (Government)
Government Building
Credit Agency
Office (Brokerage Service)
Insurance Agency Offices
Real Estate Offices
Offices (Legal Services)
Bank

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Financial Services (Advice Investment)
Saving & Loans
Credit Union
Automatic Teller Machines
Laundry &/or Dry Cleaners (Greater than 3,000)
Tailor Shop
Shoe Repair
Travel Agency
Beauty Shop (Non-College)
Barber Shop (Non-College)
Tool Rental (Indoor Storage)
Appliance Repair
Communication Equip. Installation &/or repair
Locksmith
Karate School (Marshal Arts)
Dance/ Drama/Music Schools (Performing Arts)
Hardware Store
Convenience Store
Fruit &/or Veg. Store
Restaurant
Bike Sales &/or Repair
Art Dealer
Limousine Service
Bus Charter Service
Paper & Paper Products
Apparel, Piece Goods and Notions
Groceries and Related Products
Contractor Office &- sales (No outside storage, inclu. vehicles)
Radio Station (Without Tower)
Television Station (Without Tower)
Health Club (Physical Fitness)
Art Gallery
Library
Earth Satellite Dish (Private Receiving)
Earth Satellite Dish (Public)
School, Vocational
Photocopying &/or Duplicating Service
Light Manufacturing

B. Additional uses shall be allowed in this district with a specific

Use Permit:

- Cemetery Or Mausoleum
- Home for care of Alcoholic, Narcotic or Psychiatric Patient
- Private Club
- Radio and Television or Micro-wave Tower
- Mortuary or Funeral Home
- Reverse Vending Machine
- Gasoline Service Station Carwash or Car Care Center
- Commercial Amusements (Indoors)
- Commercial Amusements (Outdoors)
- Sales of Alcohol Beverages Off Premises Consumption

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MFG. Storage Distribution of Alcoholic Beverages Storage or Warehouse, Non-Commercial Vet. Office and kennels,
Outdoor Pens Amusement Devises Restaurant Selling Alcoholic Beverages

3. AREA REQUIREMENTS:

A. Minimum lot area 15,000 square feet

B. Minimum lot frontage:

On a public street 100 feet

C. Minimum lot depth 150 feet

D. Minimum depth of front setback: 25 feet

E. Minimum width of side setback:

1. Abutting non-res. property 0 feet

2. Abutting residentially zoned property 10 feet

3. For building over common lot line, see

Section A-600-A, Ordinance No. 2299 0 feet

F. Minimum depth of rear setback:

1. Abutting non-res. property 0 feet Cot

2. Abutting residentially zoned property 22 feet

3. For building over common lot lines, see

Section A-600-A, Ordinance No,2299 ... feet

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G. Minimum distance between separate buildings on the same

lot or parcel of land 15 feet plus

..... one-half building

H. Maximum allowable lot coverage:
height over 36ft.

- 1. Maximum building coverage as a percentage of lot area 60%
- 2. Maximum amount of impervious coverage as a percentage of lot area 90%

1. Maximum floor area ratio:

4. 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 LAN 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.

2. 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 II 4(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 Council.

a. MASONRY CONSTRUCTION: Which shall include all masonry construction, 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 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, buff, 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 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 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 D 2244. Excessively chalked shall be defined as chalk in excess of ASTM D 659 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 prohibited.

a. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front facade shall be constructed from an alternate material as identified in Section 11 4 (B)(4) infra.

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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, 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.

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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 ⁽¹¹⁾, 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.

5. 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.

1. Minimum site area devoted to landscaping shall be 4%, with 100,00' 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.

6. SCREENING REGULATIONS

Any premises developed for non-residential uses in the (LI) 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**

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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 decayresistant.

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.

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

7. **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.

8. **PARKING**

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

9. **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.

10. 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.

11. OFF-STREET LOADING SPACE

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

12. 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**

14 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 C-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.

13. 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.

14. 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.

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.

15. SIGN STANDARDS

No commercial sign, as defined in Section B-800 of this Ordinance No. 2299, shall be erected or maintained in this Planned Development 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.

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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.

16. PERFORMANCE STANDARDS ALL USES PERMITTED BY SECTION 11 (2) SHALL CONFORM IN OPERATION, LOCATION AND CONSTRUCTION TO THE PERFORMANCE STANDARDS HEREINAFTER SPECIFIED FOR NOISE, SN10KE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OF 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 this 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.

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

65

63

58

58

5365

16

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 (7bd.) 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	I 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.

17. 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 BOU14DS 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.

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.

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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.

18. 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 tile operator or owner of an odor emitting use may disagree with tile enforcing officer or where specific measurement of odor concentration is required, tile method and procedures specified by American Society for Testing Materials, A.S.T.M.D. 13.01-57 entitled Standard Method for Measurement of Odor in Atmosphere, shall be used and a copy of A.S.T. 1391-57 is hereby incorporated by reference.

19. 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.

20. TOXIC AND NOXIOUS Matter

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.

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21. 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:

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

22. 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.

23. 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.

24. 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.

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.

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VI.
SPECIAL CONDITIONS

1. ALLEYS:

All tracts shall have alleys except in areas that are physically restricted (cul-de-sacs, etc.)

2. SIDEWALKS:..

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

3. 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.

4. GENERAL REQUIREMENTS AND STIPULATIONS:

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

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

C. The site or development plan finally adopted by the City Council shall, be marked as Exhibit "A," attached hereto, and made a part hereof as if fully set cut herein.

D. For purposes of this ordinance, Light Manufacturing shall be defined as: Any business involving the manufacture or assembly of any product which can be conducted totally and completely within the building; which does not produce any outside activities or storage, noise, vibration, smoke, pollution, fire or explosive hazard, glare, or any other potentially blighting condition.

5. USE MATRIX:

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

CITY PARTICIPATION

(a) The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to thirty (30%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.

(b) Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.

(c) Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

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.

Vill.

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 20 DAY OF February, A.D., 1990.

MAYOR , City of Grand Prairie, Texas

ATTEST:

City Secretary

APPROVED AS TO FORM:

'City Attorney