

ORDINANCE NO. 5987  
PLANNED DEVELOPMENT NO. 237  
ZONING CASE NO. 7981002

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE ALL DOD OWNED PROPERTY WITHIN THE CITY LIMITS OF GRAND PRAIRIE FROM HEAVY INDUSTRIAL TO A PLANNED DEVELOPMENT FOR LIGHT INDUSTRIAL (LI) USES; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON Nov. 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City of Grand Prairie, Texas, initiated a zoning application petitioning an amendment of the zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Heavy Industrial (HI) to Planned Development for Light Industrial Uses**, and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on ~~March~~ <sup>October</sup> 26, 1990 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 200 feet of the property on which the change of 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 7-0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from **Heavy Industrial (HI) to Planned Development for Light Industrial Uses**; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 7:30 o'clock P.M. on Nov. 10, 1990 to consider the advisability of amending the zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Grand Prairie Daily News, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all 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 use proposed on said property, as well as the nature and usability 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 **Heavy Industrial (HI)** and, 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 Ordinance Number 4779, being 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 28 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 20TH DAY OF NOVEMBER, 1990, 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 \_\_\_\_\_, as amended, is hereby further amended so as to rezone the following described areas from **Heavy Industrial (HI)**, to **Planned Development for Light Industrial Uses** as shown in Exhibit "A":

II.

DEVELOPMENT REQUIREMENTS

1. PERMITTED PRINCIPAL USES

Permitted principal uses shall be limited to those uses as listed on Exhibit "B". All uses will be subject to a compatibility assessment with the Redevelopment Plan for Naval Air Station Dallas and site plan review.

## 2. DIMENSIONAL AND SETBACK REQUIREMENTS

- A. Minimum lot size - 5,000 sq/ft
- B. Minimum lot width - 100 ft, corner lots 175 ft on all frontages
- C. Minimum lot depth - 150 ft
- D. Maximum F.A.R. - 1:1
- E. Front yard setback (all setbacks adjacent to streets are considered front setbacks)
  - Jefferson Boulevard - 40 ft for buildings and covered structures
  - 25 ft for solid fences
  - All other streets - 25 ft for all structures and solid fences
- F. Side and rear yard setbacks - 0 ft adjacent to non-residential
- 25 ft adjacent to residential
- G. Setbacks between buildings - 25 ft (additional setbacks may be required by the building or fire code)
- H. Maximum building height - 50 ft (additional height may be approved by S.U.P.)

## 3. MASONRY REQUIREMENTS

Every wall shall be of masonry construction or glass and the following standards shall apply:

- A. Masonry construction shall include all masonry construction which is composed of solid, cavity, faced, or veneer-wall construction.
  - i. 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 dimension stone construction techniques are acceptable.
  - ii. Brick material used of masonry construction shall be composed of hard fired (kiln fired), stacked in place, mortared joints, faced or building brick with a minimum nominal depth of three (3") inches.
  - iii. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sandblasted, or textured, all of which may be painted or stained.
  - iv. Split faced, fluted, sandblasted, glazed or textured concrete masonry units.
  - v. Ceramic tile as approved by the Building Code.
- B. Glass walls 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 metal framework.
- C. Exterior metal walls shall be prohibited on all structures.
- D. Exposed walls of the front exterior facade consisting of a single texture shall be prohibited.

- E. Not less than 15% of the total area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material, or a contrasting texture or color.

#### 4. LANDSCAPING

- A. Front Yard - Thirty percent (30%) of the required 25 foot front yard setback adjacent to all street frontages shall be landscaped with a minimum of 2 landscape elements inclusive of required street trees and parking screening. Landscape elements may include grass, trees, shrubs, and ground cover.
- B. Street Trees - One street tree shall be required for every 50 ft of frontage.
- C. Parking and Loading - Screening shrubs are required parallel to parking lots and/or loading areas along all streets. Berms may be allowed in lieu of shrubs. The minimum size of the shrubs shall be a two (2) gallon container with a minimum height of twenty-four (24) inches. The minimum height (as measured from the grade of the parking lot) for berms used to screen parking or loading areas is three (3) feet. All parking lots exceeding 100 parking spaces shall contain one (1) tree per twenty (20) parking spaces.
- D. Screening Fence - One (1) tree shall be required for every 30 linear feet of a solid fence adjacent to a street.
- E. Minimum Size Requirements
  - i. Trees - All trees required to meet the landscaping requirement shall be at minimum three (3) inch caliper measured at the height of six (6) inches above the ground. Multiple trunk trees are measured: (1) measure largest trunk circumference; (2) remaining trunks, measure circumference divided by two; sum (1) and (2) for the total circumference, divide total by 3.14 for caliper. Existing trees of 3" caliper (measured at 6" above grade) or larger may be substituted for required landscaping trees of equal size on a one-to-one basis.
  - ii. Shrubs - In order to meet landscape requirements, all shrubs shall be a minimum of two (2) gallon container size meeting the standards of the American Association of Nurserymen.
- F. Irrigation Required - When the total of all required landscaping is more than 1,000 square feet, the required landscaping shall be irrigated by an automatic underground irrigation system buried a minimum of twelve (12) inches below grade level, with a freeze sensor, and designed by a licensed professional irrigator, a registered Landscape Architect, Architect, or Engineer. (Refer to Article 8751, Texas Revised Civil Statutes and the Texas Board of Irrigators.) When the total

of all required landscaping is less than 1,000 square feet, and all of the required landscaping is within 100 feet of a hose bib, the required landscaping may be irrigated with a hose bib system. If any of the landscaping is farther than 100 feet from the hose bib, all of the required landscaping shall be irrigated by an underground irrigation system.

5. SCREENING

No materials, supplies, equipment, finished or semi-finished products or articles of any nature shall be permitted to be stored on any area exterior to a building unless it is screened by a solid fence in accordance with the screening provisions of the Unified Development Code in effect as of the effective date of this ordinance except that where generally parallel to and directly visible from public streets a required fence shall be a permanent wall consistent in design and nature with materials utilized on the building structure. Trailer and vehicle storage areas shall also be subject to these same screening standards except that trailer drop areas which meet the minimum paving standards of the UDC and are ancillary to a warehouse, distribution, or transfer/storage use on the same site, and located immediately adjacent to loading areas, shall not be required to be screened. Sections VIII.25, "Required Screening Regulations," VIII.26, "Fence Construction," and VIII.27, "Exceptions," of the Unified Development Code in effect as of the effective date of this ordinance are attached as Exhibit "C".

6. OUTSIDE STORAGE

Accessory outside storage shall be limited to 50 percent of a site (*this is a standard interpretation of "accessory" outside storage*). Any outside storage use of a site which exceeds 50 percent of a site is considered a primary use of the site and, in accordance with use provisions of this Planned Development, shall require a Specific Use Permit.

7. PAVING STANDARDS

All parking, loading, trailer storage, access, and maneuvering areas shall meet the minimum paving requirements of the UDC for non-residential parking lots. All outside storage and vehicle storage areas shall meet the above requirements or alternatively be a minimum of five (5) inches of asphalt on a six (6) inch lime stabilized subgrade.

8. PROHIBITED SIGNS

The following signs shall be prohibited:

- Balloon signs
- Portable signs
- Off-Premise signs
- Banner signs

9. SITE PLAN APPROVAL

All development within this Planned Development is subject to site plan approval. Site plans may be administratively approved by the Chief Building Official and the Director of Planning and Development, or their designees, under the following conditions:

- A. The site plan is for the development of a use or uses allowed by the planned development district, and is not for the purpose of designating the allowable land uses on a particular tract or tracts; or
- B. The purpose of the site plan is to allow the expansion of an existing building if the proposed expansion is consistent with the existing building's facade materials, architectural style and colors, and the proposed expansion meets all the requirements of the planned development ordinance; and
- C. The proposed development meets all the specific requirements of the planned development ordinance; i.e., landscaping, facade materials, screening regulations, setbacks, use restrictions, signage, parking, etc.; and
- D. The site plan meets all requirements of City ordinances.

In cases where there is disagreement between an applicant and City staff, or where an applicant requests that a requirement of this Planned Development not be applied to a site plan, then the site plan shall be processed for approval by the City Council after Planning and Zoning Commission recommendation, in accordance with Article XVI of the Unified Development Code, and upon payment of the fee normally assessed for site plan approval by the City Council, with credit given for any fees already paid.

10. All other development requirements not specifically detailed in this ordinance shall be those required for the LI district as referenced in the Unified Development Code.

III.

It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

IV.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

V.

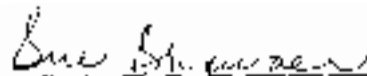
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,  
TEXAS, this the 10<sup>th</sup> day of Nov., 98

  
\_\_\_\_\_  
MAYOR

City of Grand Prairie, Texas

ATTEST:

  
\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
City Attorney

Zoning Case No. 292.002.