

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ARTICLE 4, "PERMISSIBLE USES", ARTICLE 6, "DENSITY AND DIMENSIONAL REQUIREMENTS", ARTICLE 8, "LANDSCAPING AND SCREENING", AND ARTICLE 30, "DEFINITIONS", OF THE UNIFIED DEVELOPMENT CODE, AND ADOPTING APPENDIX X, "INDUSTRIAL DEVELOPMENT STANDARDS", AS A SECTION OF THE UNIFIED DEVELOPMENT CODE, ESTABLISHED BY ORDINANCE NUMBER 4779, PASSED ON NOVEMBER 20, 1990; TO CREATE ADDITIONAL STANDARDS AND REVISE EXISTING STANDARDS FOR NEW INDUSTRIAL DEVELOPMENT AND TO AMEND THE ZONING USE CHARTS AND REGULATIONS TO ESTABLISH NEW DEFINITIONS AND USES RELATED TO INDUSTRIAL DEVELOPMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, Section 1.11.3.1 of the Unified Development Code of the City of Grand Prairie, Texas states: "Amendments to the text of the Unified Development Code shall be initiated only by action of the City Council directing the City Manager to initiate such a request on behalf of the City or by the City Manager's own initiative."; and

**WHEREAS**, on November 6, 2018, a 90-day moratorium on industrial development was adopted by the City Council of the City of Grand Prairie, Texas to consider the impacts of industrial development and to initiate updates to City ordinances regulating industrial development based on the objective of mitigating the impacts of industrial development and businesses which employ large volumes of heavy trucks; and

**WHEREAS**, the City desires to adopt such standards concurrent with the expiration of the 90-day moratorium for the purposes of implementing such standards in an expeditious manner and avoiding undue hardship upon commercial business ventures within the City which may otherwise be delayed; and

**WHEREAS**, Notice was given of a public hearing on said amendments to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on February 4, 2019, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, after consideration of said amendments, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted to recommend to the City Council of Grand Prairie, Texas, that said amendments should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; 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 6:30 o'clock P.M. on February 5, 2019 to consider the advisability of amending the Code of Ordinances and the Unified Development Code, with 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 Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality.

MANUFACTURING / MINING AND CONSTRUCTION	NAICS CODE	SF-E	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-7LL	SF-A	2F	TH	MF-1	MF-2	MF-3	AG/ OPEN SPACE	MR	MU	OFFICE	NS	GR	GR-1	C	C-1	CA	HC	LI	HI
<b>ADVANCED MANUFACTURING</b>	<b>See Art. 30</b>																									X	X	X
ALCOHOL ** BEVERAGE MFG.	312120 312140																						X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>
ALCOHOL ** BEVERAGE MFG. (WITH TASTING ROOM)	312120 312140																						S	S	S <sup>5</sup>	S	S	S
APPAREL MFG.	315999																						S			X	X	X
ELECTRICAL MFG.	311112																						S			X	X	X
ENGINE / MOTOR REPAIR / MFG.	336312																						S	S		X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>
FABRICATION / ASSEMBLY METAL PRODUCTS	331111																						S		S	X	X	X



5. Ceramic tile as approved by the Building Code.
  6. Exterior Portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);
  7. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).
- 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 buildings hereafter erected, constructed, altered, repaired or used.
  - 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.

17.17.2 Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.\*

17.17.3 Any building equal to or greater than 20,000 square feet that is constructed in the LI or HI zoning districts shall conform to standards for industrial construction found in Appendix X.

17.17.4 Buildings that are under 20,000 square feet and are within a corridor overlay shall conform to the requirements of the overlay or to Appendix F, whichever is more stringent.

**SECTION 18 – MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL STRUCTURES NOT ON DESIGNATED ARTERIAL THOROUGHFARES LOCATED IN THE LIGHT INDUSTRIAL (LI) OR HEAVY INDUSTRIAL (HI) ZONING DISTRICTS**

18.18.1 When property is zoned Light Industrial (LI), and abuts or is adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie, all buildings hereafter erected, constructed, or used on such property that are under 20,000 square feet shall require ~~shall have~~ a front exterior façade of masonry construction, glass or metal and the following standards shall apply.

- A. Masonry Construction shall include all construction, which is composed of solid, cavity, faced, or veneer-wall materials.
  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), stacked in place, mortared joints or building brick with a minimum nominal depth of three inches.
  3. 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.
  4. Split-faced, fluted, sandblasted, glazed or textured concrete masonry units.
  5. Ceramic tile as approved by the Building Code.
  6. Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath (excludes EIFS);
  7. Fiber Cement Siding, excluding lap siding (as defined in the most recently adopted Building Code and approved by the Building Official).
- 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 a metal framework.
- C. Metal walls shall include ribbed or fluted metal panels and metal curtain walls.
1. The use of corrugated panels with a depth of less than one (1) inch, or thickness less than U.S. Standards 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.
- D. Exposed walls of the front exterior façade consisting of a single texture or color shall be prohibited.
- E. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior façade shall be constructed from an alternate material, texture or color as identified in this Section.

18.18.2 Additions to buildings erected legally of materials other than those listed above may be constructed of the same materials as the original building, provided the addition or additions do not exceed 50% of the area of the original building.\*

18.18.3 Any building equal to or greater than 20,000 square feet that is constructed in the LI or HI zoning districts shall conform to standards for industrial construction found in Appendix X.

18.18.4 Buildings that are under 20,000 square feet and are within a corridor overlay shall conform to the requirements of the overlay or to Appendix F, whichever is more stringent.

## **SECTION 19 – EXCEPTIONS TO THE MATERIAL AND MINIMUM MASONRY REQUIREMENTS FOR NON-RESIDENTIAL ZONING DISTRICTS**

19.19.1 Exceptions to the material and minimum masonry requirements may be permitted on a case-by-case basis for properties within a non-residential zoning district **that do not fall under Appendix F or Appendix X**. A site plan, elevation drawings and alternative material samples shall be submitted to the Development Review Committee (DRC) for consideration. The DRC shall review the submittal for the following factors:

- A. If the site is located in a Planned Development District, then the site plan shall conform to all provisions of the Planned Development Ordinance.
- B. The exception or site plan conforms to all provisions of the Unified Development Code.
- C. The proposed architectural style and building materials are compatible with development on adjacent and nearby development.
- D. Additional landscaping, screening and quality alternate materials have been provided, where necessary, to create a development of similar quality to adjacent and near by development.

A submittal that does not conform to criteria “A” and “B” may not be approved. The DRC will make a determination of whether criteria “C” has been complied with. The DRC’s decision may be appealed to the Planning and Zoning Commission. The Planning and Zoning Commission's decision may be appealed to City Council.

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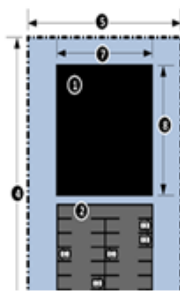
*\* For the purpose of this Article, “original building” shall be defined as the legally permitted building as of April 4, 1995, and as the building's total square footage was shown in the official building records of the City of Grand Prairie as of that date.*

## ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

**Table 6D**  
**Summary of Density and Dimensional Requirements for**  
**Commercial Zoning Districts**

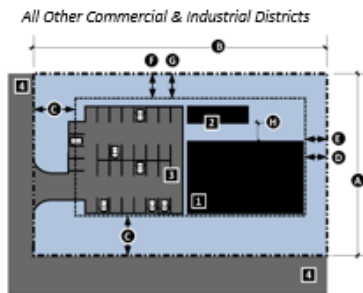
ZONING DISTRICTS	OFFICE	NEIGHBORHOOD SERVICES	GENERAL RETAIL	GENERAL RETAIL ONE	COMMERCIAL	COMMERCIAL ONE	CENTRAL BUSINESS DISTRICT (CENTRAL AREA)	HEAVY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
DESIGNATION	O	NS	GR	GR-1	C	C-1	CBD (CA)	HC	LI	HI
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	50,000	22,500	5,000	5,000	5,000	5,000	10,000	15,000	15,000
MINIMUM YARD SETBACKS (FEET)	A WIDTH <sup>1</sup>	50	150	50	50	50	50	100	100	100
	R DEPTH <sup>2</sup>	100	150	100	100	100	100	100	150	150
	C FRONT	25 <sup>1</sup>	25 <sup>1</sup>	25 <sup>1</sup>	25 <sup>1</sup>	25 <sup>1</sup>	0	25 <sup>1</sup>	25 <sup>1</sup>	25 <sup>1</sup>
	D REAR	0	0	0	0	0	0	0	0	0
	E REAR ADJACENT RESIDENTIAL	20	20	20	20	20	20	20	25	25
	F SIDE <sup>2</sup>	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B	SEE TABLE B
	G SIDE ADJACENT RESIDENTIAL <sup>3</sup>	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	SEE TABLE A	50	50
	H BETWEEN BUILDINGS	0	0	0	0	0	0	0	25	25
I MAXIMUM HEIGHT		25	25	25	25	50	50	50	50 <sup>4</sup>	50
J MAXIMUM FLOOR AREA RATIO (FAR)		.25:1	.25:1	.35:1	.35:1 <sup>4</sup>	.5:1	1:1 <sup>4</sup>	1:1	1:1 <sup>4</sup>	1:1
K MINIMUM MASONRY CONTENT (IN %) <sup>5</sup>		100%	100%	100%	100%	100%	100%	100%	100%	100%
K MINIMUM REQUIRED LANDSCAPING (IN %) <sup>6</sup>		10%	10%	5%	10%	10%	5%	5% <sup>7</sup>	15% <sup>7</sup>	15% <sup>7</sup>

**Figure D.3: FAR & Landscaping**

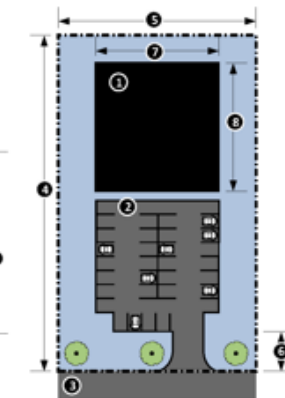


- 1 : Primary Structure
- 2 : Accessory Structure or Secondary Building
- 3 : Parking Lot
- 4 : Street

**Central Business Districts / CA**



**Figure D.2: Illustrated Lot Configuration**



- 1 : Building Footprint
- 2 : Parking Lot
- 3 : Street
- 4 : FAR = (7\*8) / (4\*5)
- 5 : Landscaping = (4\*5) \*
- 6 : 30' Optional Landscape Buffer (Note 7)

Setback	Building Height
10 Ft.	<15 Ft.
20 Ft.	<25 Ft.
30 Ft.	<50 Ft.
40 Ft.	>50 Ft.

**Table B: Building Height Table**

Setback	Building Height
10 Ft.	<25 Ft.
15 Ft.	<35 Ft.
25 Ft.	>35 Ft.

### Notes:

- <sup>1</sup> Corner lots adjacent to an arterial shall have a minimum of 175 ft. of frontage on that arterial. Corner lots adjacent to major arterials with a free right turn lane may not have a driveway within 300 ft. of the intersection. An exception to these requirements may be granted at the time of platting if no drives are located on the property within those parameters.
- <sup>2</sup> When a property is adjacent to one or more streets all setbacks adjacent to a street are considered to be front yard setbacks.
- <sup>3</sup> The building may be built higher pending approval of variance from the Zoning Board of Adjustments and Appeals.
- <sup>4</sup> Floor Area Ratio (FAR) may be increased with the approval of a Specific Use Permit.
- <sup>5</sup> Optional 30 ft. wide landscape strip along the total length of the street permitted in lieu of required percentage.
- <sup>6</sup> Institutional land uses (i.e. churches, schools, and government facilities) require a minimum landscaping percentage of 10% in all districts (Article 8; Section 5.2).
- <sup>7</sup> A landscape area of 30 feet along the front of the property may be utilized in lieu of the required landscaping percentage (Article 8; Section 5.2). See Appendix X Landscaping Requirements
- <sup>8</sup> Percentage of undeveloped area (Article 8; Section 5.2).

CODE	HD
MAX. FAR	1:1
MIN. REG. LANDSCAPING	10%

**Table C: Hospital District**

All other density and dimensional requirements for the Hospital District are located in **Appendix O, "Hospital District," of the Unified Development Code.**

## SECTION 3

THAT, Article 8, “Landscaping and Screening”, Section 8.5.2, Chart A, of the Unified Development Code, City of Grand Prairie, Texas, be amended, with proposed additions of text being shown in red underlined print, and deleted text being shown with a single line strikethrough:

- 8.5.1. **Landscaping Required by Zoning Districts:** Construction projects subject to this section shall provide landscape areas from 4% to 15% of the total site plan as specified by the Concept Plan, Planned Development and/or Site Plan. (See Chart A below)

**Chart A: Landscape Requirement by Zoning District**

<b>Zoning District</b>	<b>Landscaping Percentage</b>
<b>Neighborhood Services (NS)</b>	10%
<b>Office (O)</b>	10%
<b>General Retail (GR)</b>	5%
<b>General Retail-One (GR-1)</b>	10%
<b>Commercial (C)</b>	5%
<b>Commercial-One (C-1)</b>	10%
<b>Central Area (CA) &amp; CBD<sup>1</sup></b>	5%
<b>Heavy Commercial (HC)<sup>2</sup></b>	4% <u>10%</u>
<b>Light Industrial (LI)<sup>2</sup></b>	4% <u>10%</u>
<b>Heavy Industrial (HI)<sup>2</sup></b>	4% <u>10%</u>
<b>Hospital District (HC)</b>	10%
<b>Institutional Uses</b>	10% in Single Family (SF) and Two Family (2F) Districts; Same % of the Zoning District in the Non-Residential Districts
<b>Multi-Family-One (MF-1)<sup>3</sup></b>	15%
<b>Multi-Family-Two (MF-2)<sup>3</sup></b>	15%
<b>Multi-Family-Three (MF-3)<sup>3</sup></b>	15%
<b>Planned Development (PD)</b>	[Use Closest Related Zoning District]
<b>Agricultural (A)<sup>4</sup></b>	4%

**Notes:**

1. Percentage of undeveloped area.
2. ~~At the option of the developer, a landscape area at least thirty (30) feet in depth along the length of the property line frontage on all public rights-of-way abutting the property may be utilized in lieu of the required landscape percentage.~~ See Appendix X.
3. Where not being used for agricultural purposes.
4. Institutional Uses are considered to be Churches, Schools, and Governmental Facilities.

**8.9.2.1 Parking Areas Adjacent to Public Right-of-Way.**

**Loading docks and trucks berths:** See Appendix X for buildings equal to or greater than 20,000 square feet. For buildings less than 20,000 square feet or property under 5 net acres, a combination of opaque walls, screening fences, trees, shrubs, which are a minimum or eight feet in height, landscaped berms, or landscape areas



that must be used to screen loading dock areas from view from the public street right-of-way adjacent to residential and/or retail areas; or from adjacent collectors and/or arterial streets that are defined in the Master Transportation Plan (*defined as a major street in figures below*). Screening shall be eight feet in height and of sufficient length to screen the maximum size trailer that can be accommodated on site.

**Chart B: Required Fencing by Use**

<b>Fence Type</b>	<b>Materials</b>	<b>Where Required</b>
<b>Type 1</b>	Brick, Stone, or Masonry with Mortar Bond Finish on Both Sides	<b>SF:</b> Rear lots adjacent to arterials and collectors. <b>MF:</b> Adjacent to a SF residential property line. <b>NR:</b> Adjacent to a residential property line and for outside storage adjacent to, and within 40 ft. of a street right-of-way. <u><b>Industrial:</b> Adjacent to any use not zoned LI or HI or a Planned Development not intended for LI or HI uses (see Appendix X).</u>
<b>Type 2</b>	Wrought Iron with Brick Columns	<b>SF:</b> May be used adjacent to collectors and arterials where the view beyond the fence is of a landscaped front or side yard and there is no view of a rear yard. <b>MF:</b> Adjacent to a street right-of-way line.
<b>Type 3</b>	Cement Fiberboard, Wood with Mow Strip, Vinyl PVC	<b>NR:</b> All Outside storage areas except as otherwise required above. <b>SF:</b> Residential Fences across the street from front yards.
<b>Type 4</b>	Wood Fence, Metal Posts Vinyl PVC	<b>SF:</b> For existing residential lots which back up to arterials or collectors and no existing standard fence has been established.

Where, SF: Single Family; MF: Multi Family; NR: Non Residential

**Note:** Where a specific type of fence has been established (a standard fence on more than 80% of the lots in that subdivision adjacent to that street) any fence must be replaced or repaired with a fence built to the same standards as the established fence.

## SECTION 4

THAT, Article 30, “Definitions” of the Unified Development Code, City of Grand Prairie, Texas, be and are amended, with proposed additions of text being shown in underlined print, and deleted text being shown with a single line strikethrough:

**Advanced Manufacturing:** Means a facility that makes use of computer, high precision, and other technologies integrated with a higher skilled workforce in a production system capable of furnishing a mix of products in an efficient and high-scale manner. Examples include facilities in the aerospace, medical device, pharmaceutical, and other high-tech industries.

**Freight Transfer Terminal:** Means an establishment engaged in furnishing local and/or regional trucking and distribution services for non-hazardous goods, including general freight handling where the operator serves as an intermediate distribution point in a supply chain linking a producer and a receiving entity, typically a business. A Freight Transfer Terminal typically operates as a cross-dock facility and

may also be utilized for long-term indoor storage services. Outside box trailer parking may be considered an ancillary use where such trailer parking does not occupy more than 50% of the overall site.

**Flex Industrial:** Means an industrial business park consisting of office and low intensity industrial activity involved with assembly and fabrication conducted wholly within an enclosed building that conforms to exceptionally high developmental, operational and environmental standards. This category is intended to encourage an office/employment identity which supports corporate headquarters, and general office developments.

**Light Manufacturing:** Those manufacturing uses not otherwise defined in this Article or the Use Charts in Article 4 consisting primarily of product assembly and not involving the use of hazardous materials or chemicals.

~~**Light Industrial:** Any Light Manufacturing and/or warehouse use that is non-polluting, non-toxic and generates a minimal amount of noise.~~

~~**Transfer and Storage Facility:** An establishment engaged in furnishing both trucking and storage services.~~

**Warehouse (e-Commerce Fulfillment Center):** Means a physical warehouse location where incoming orders are received from an e-commerce online order point or equivalent, and then processed for direct shipping, typically to the consumer or end user. Outside box trailer parking may be considered an ancillary use where such trailer parking does not occupy more than 20% of the overall site.

**Warehouse/Distribution Center:** Means a physical building where materials, manufactured goods, or products are stocked and stored before redistribution to retailers, wholesalers, or consumers. Outside box trailer parking may be considered an ancillary use where such trailer parking does not occupy more than 20% of the overall site.

## SECTION 5

THAT, Appendix X, hereby entitled “Industrial Development Standards”, attached hereto as ‘Exhibit A’, is hereby adopted and made a part of the Unified Development Code, City of Grand Prairie, Texas.

## SECTION 6

THAT sections of the amended articles not included in this amendment shall remain in full force and effect, save and except for necessary modifications to the “Table of Contents” affecting page numbering, and for necessary modifications to related terminology or phrases that have been modified by this amendment that will affect a similar modification to interrelated terminology and phrases cross-referenced in other Articles in the Unified Development Code.

## **SECTION 7**

THAT 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 provisions and such holding shall not affect the validity of the remaining portions thereof.

## **SECTION 8**

THAT all of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Grand Prairie, Texas, in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved of all personal liability for any damage that might occur to persons or property as a result of any act required or permitted in the discharge of his said duties.

## **SECTION 9**

THAT any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined in an amount not to exceed two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative or other remedies provided by state law, and the power of injunction as provided in V.T.C.A. Local Government Code Section 54.016 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

## **SECTION 10**

THAT this ordinance shall be in full force and effect from and after its passage, approval and publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 5<sup>th</sup> DAY OF FEBRUARY, 2019.**

**ORDINANCE NO. xxxxx-2019**

**CASE NO. TA180701B**