

A. APPLICABILITY

1. All development located within the boundaries described in Exhibit A- Boundary Description and Exhibit B-Location Map shall be considered a Planned Development (PD). The PD will be governed by and shall adhere to the rules and regulations set forth in these Planned Development Standards, including all exhibits specifically incorporated and attached hereto.
2. In the event of any conflict or inconsistency between these Planned Development Standards and the Grand Prairie Unified Development Code, the terms and provisions of these Planned Development Standards shall control.

B. GENERAL

1. VARIANCES TO SUBDIVISION STANDARDS. Section 12.17.3 of the UDC is modified as follows: All lots must provide vehicular access and front on a street, common open space, or public access easement. Useable open space shall mean open space which is of sufficient size as to provide a recreational use such as park or walking path.
2. All gated street or parking entries within this PD shall comply with Chapter 12 of the Grand Prairie Code of Ordinances, including the International Fire Code adopted therein. To allow police personnel 24/7 access into the gated area, each gate shall be equipped with a mechanism approved by the Police Chief.

C. DISTRICT PLAN AND DETAILED SITE PLAN

1. Except as specified in this section, development shall be generally in conformance with Exhibit C - District Plan.
2. Detailed Site Plans will be submitted as required in the UDC in subsequent applications as Parcels (defined herein) are developed.
3. Approval of a Detailed Site Plan shall be required with the final plat for each phase of development to ensure compliance with the standards of the Planned Development District. If the Detailed Site Plan is shown to comply with the standards and requirements of the PD, approval by the Planning and Zoning Commission and City Council shall be non-discretionary and no public hearings shall be required.
4. Variances to the standards of the Planned Development may be considered and approved during the detailed site plan process if it is determined that the requested variances meet the general spirit and intent of these regulations.
5. Parcel Boundary Flexibility: To allow for integration and flexibility between the Parcels, (as depicted on Exhibit C - District Plan), the boundaries and subdistricts of these individual Parcels may be adjusted / relocated, within the overall PD boundary, so long as unit count maximums provided by these PD standards are not exceeded and the minimum open space requirements provided for in these PD standards are maintained. Street alignments shown on Exhibit C - District Plan may be adjusted to correspond with changes in parcel boundaries.
6. District Plan Flexibility: Areas designated as Mixed Use, SF-T HH or MF-3 Parcels and adjacent Park designations on Exhibit - C District Plan, shall be treated as flexible in size and location to

accommodate the option for Data Center use as defined herein. If Data Center uses are included in a Site Plan application, they shall follow the development standards in Section J rather than the development standards and street standards for Mixed Use, SF-T HH or MF-3.

7. Administrative Approvals:

- a. Amendments to previously approved non-residential or mixed-use site plans may be approved by the City Manager, or designee, for the following minor changes, provided the site plan is generally consistent with the approved concept plan:
 - Adding, removing, or relocating development phasing
 - Adding, removing, or reconfiguring non-residential lots
 - Adding, removing, or relocating proposed access points or easements
- b. Administrative amendments to site plans and plats may be processed simultaneously with a final plat for the same configuration.
- c. The Developer may appeal any denial of an administrative approval to the City Council.

D. DEFINITIONS

1. Auto Court: means attached multifamily dwelling units with parking located behind buildings in the interior of the module.
2. Bungalow Court: means three detached dwelling units with one unit above the garages with parking located in detached garages.
3. Data Center: A facility used to house a collection of computer servers and associated components for the remote storage, processing, and distribution of large amounts of data for use by off-site end-users.
4. Multi-Unit Home: means a building that is single family in design but contains multiple individual units. Maximum of 6 units per building.
5. Paired Home: means a front or rear-loaded detached building consisting of two (2) attached dwelling units per building. A single building consisting of two (2) units may be split across two individually platted lots.
6. Parcel: means any land areas designated within the District Plan which may be clustered into Subdistricts as indicated on the District Plan. Parcels may also be depicted as Villages on the District Plan.
7. parcHAUS: means a side-loaded nine (9) dwelling unit residential module of detached buildings that consist of a maximum of two (2) dwelling units per building. The module may be split up to fit site constraints in certain situations.
8. Single Family Style Unit: means a front or rear-loaded detached building consisting of one (1) detached dwelling unit per building.
9. Subdistrict: means the base zoning district or land use applicable to a Parcel or group of Parcels as shown on the District Plan.
10. Townhome: means a front or rear-loaded residential dwelling unit that is horizontally attached in groups of two (2) units or more.
11. Zoning Exhibit: means the geographic plan for the Property that establishes and delineates the Subdistrict and Parcel boundaries for this Planned Development District. Exhibit C - District Plan, serves as the Zoning Exhibit.

E. LAND USES

1. Base Zoning Districts (refer to Exhibit C - District Plan for location and designation of Districts)
 - a. Flex (SF-T HH) Parcels
 - b. Urban Walk-Up Apartments (MF-3) Parcels
 - c. Commercial Mixed Use (MU) Parcels
 - d. Community Open Space (OS) Parcels
2. Permitted Uses
 - a. SF-T HH Parcels: Unless otherwise provided herein, allowed uses within this area shall be those uses provided for Townhome (TH) District in the UDC and Data Center as defined herein.
 - b. MF-3 Parcels: Unless otherwise provided herein, allowed uses within this area shall be those uses provided for Multi-Family Three (MF-3) District and Data Center as defined herein.
 - c. Commercial Mixed-Use Parcels: The Commercial Mixed-Use District is established to allow for a mix of appropriate uses and flexibility on placement of those uses. The district utilizes the Mixed Use (MU) District as a base district with the allowable uses being amended as noted in Exhibit H. Unless otherwise provided herein, development within this area shall comply with the provisions for the Mixed Use (MU) District in the UDC.
 - d. Community Open Space Parcels: Development within this area will include usable open space amenities for the benefit of the public as well as resident amenities. Allowed uses in the Community Open Space Parcels are: Park, Accessory Building/Structure, Temporary Special Events, and additional uses approved by the Planning and Development Director.
 - e. Except as modified herein, Appendix W shall be applicable to all residential uses within the PD.
 - f. As of the effective date of this PD, Hybrid Housing (Build to Rent) is a permitted use within the TH zoning district and such use shall be considered a permitted use for areas adopting TH permitted uses regardless of any amendment to the UDC.
3. Unit Maximums

The overall density for the SF-T HH Parcels and MF-3 Parcels shall not exceed 12 units to the acre on the gross acreage. Acreage for any SF-T HH or MF-3 Parcel which is used for data center shall not be included in the gross acreage. If stated unit maximums in SF-T HH Parcels (595 units) or the MF-3 Parcels (737 units) are not met, the other category maximum may be increase by up to 20% of the stated maximum as long as the unit count does not exceed the maximum of 1332 units. Any residential built in the Commercial Mixed-Use subdistrict would not count toward the unit maximums.

F. STANDARDS APPLICABLE TO ENTIRE PLANNED DEVELOPMENT

1. Street Access:

Streets designated as Community Main Streets or Secondary Streets on Exhibit - C District Plan shall not be gated and must remain open and accessible to the public. The surface parking lots on Villages 2A, 2B, 3A & 4 as shown on the District Plan may be fenced and gated with access to residents and guests. The Flex Villages may be fenced and gated with access to residents and guests as well. Streets and blocks shall be designed in a way to be consistent with Exhibit C – District Plan and are permitted to have sections of street that are straight in

excess of 500 feet or may not be curvilinear. Any fenced or gated street or parking area shall be maintained by the landowner or owner's association.

2. Street Types:

a. Prairie Ridge Boulevard

This PD shall not impact the cross section or right-of-way of Prairie Ridge Boulevard. However, a minimum 30' landscape buffer shall be used between the edge of the right-of-way and the front of buildings oriented towards Prairie Ridge Boulevard. This landscape buffer shall consist of:

- a 3" minimum caliper street tree which must be provided at a ratio of at least 1 tree per 30 linear feet. The location of the trees is flexible so long as this ratio is met along the entire frontage and the placement does not violate visibility requirements in the UDC.

b. Old Fort Worth Road

This PD shall not impact the cross section or right-of-way of Old Fort Worth Road which said right-of-way shall be dedicated to match widths shown in the current Master Thoroughfare Plan. However, a minimum 25' landscape buffer shall be used between the edge of the right-of-way and the front of lots facing Old Fort Worth Road. This landscape buffer shall consist of:

- a 3" minimum caliper street tree which must be provided at a ratio of at least 1 tree per 40 linear feet. The location of the trees is flexible so long as this ratio is met along the entire frontage and the placement does not violate visibility requirements in the UDC.

c. Community Main Street

The Community Main Street is intended as the primary entry point into the residential subdistricts from Prairie Ridge Boulevard, will showcase a variety of housing types, and will terminate at a potential round-a-bout or open space provided that it intersects with another street or provides an area sufficient to allow vehicular traffic to turn around. This street will consist of:

- i. a 90' right-of-way that includes a 12' wide raised/landscaped median, one 12' travel lane and 8' parallel parking in each direction, (total curb-to-curb of 20' on each side of the median) with 8' landscaped parkway, 8' sidewalk, and 3' landscape buffer on both sides of the street. A minimum of 10' building setback is required from the edge of right-of-way.
- ii. A 3" minimum caliper street tree must be provided at a ratio of at least 1 tree per 40 linear feet of road on each side of the street. The location of the trees is flexible so long as this ratio is met along the entire drive and the placement does not violate visibility requirements in the UDC. The trees may be located in the pedestrian zone or within the parallel parking areas. Any street trees within the Buffer Areas delineated on the Open Space and Walking Path Plan (Exhibit D) will count towards the street tree and buffer tree requirements.
- iii. Decorative street lighting shall be spaced a minimum of every 150' and at intersections.

d. Secondary Street

Secondary Street is an enhanced collector that will consist of:

- i. a 58' right-of-way that includes a 11' travel lane and 8' parallel parking in each direction (total curb-to-curb of 38'), with a 5' landscaped parkway and 5' sidewalk on both sides of the street. A minimum of 10' building setback is required from the edge of right-of-way.
 - ii. A 3" minimum caliper street tree must be provided at a ratio of at least 1 tree per 40 linear feet of road on each side of the street. The location of the trees is flexible so long as this ratio is met along the entire drive and the placement does not violate visibility requirements in the UDC. The trees may be located in the pedestrian zone or within the parallel parking areas. Any street trees within the Buffer Areas delineated on the Open Space and Walking Path Plan (Exhibit D) will count towards the street tree and buffer tree requirements.
 - iii. Decorative street lighting shall be spaced a minimum of every 150' and at intersections.
- e. Commercial Mixed-Use Streets
Internal streets on Commercial Mixed-Use Parcels shall utilize the City of Grand Prairie neighborhood street design standards or utilize the street types permitted for use elsewhere in this Planned Development as described in this section.
- f. Other Streets and Alleys
Any other streets or alleys utilized in the PD area shall reference the City of Grand Prairie neighborhood street design standards unless otherwise provided herein.

g. Street Trees.

Prior to the placement of street trees, the Transportation Director or designee shall review the proposed tree locations to avoid safety issues which may interfere with visibility of street lighting and signage. Any tree determined to pose such a risk shall be relocated or, if unable to be relocated deducted from the number of required trees. However, any deduction of required trees shall not be greater than ten percent (10%) of the required number of street trees.

3. Open Space and Walking Path

- a. Open Space and Walk Path shall be provided in accordance with the Open Space and Walking Path Plan (Exhibit D).
- b. One (1) bench and trash receptacle shall be placed for every 450' of path length
- c. To provide connectivity between the different Parcels shown on the District Plan, a minimum 6' concrete public walking path must be constructed in the general location shown on the Open Space and Walking Path Plan (Exhibit D) An 8' concrete walking path will be constructed along Prairie Ridge Blvd. The walking path may be constructed in phases as each adjacent Parcel is developed. The final location of the walking path may be determined on the Detailed Site Plan as applicable.
- d. Open Space Calculation: All private yards may be counted towards the open space requirement.
- e. Electrical Easement Areas: Electrical Easement Areas are located in the areas shown on the Open Space and Walking Path Plan (Exhibit D). Walking paths and landscape buffers

will be incorporated into and along the Electrical Easement Areas. The final location of such walking paths may be determined on the Detailed Site Plan as applicable.

- f. Floodplain Buffer: The Floodplain Buffer is located in the approximate area shown on the Open Space and Paths Plan. The Floodplain Buffer must be a minimum 10' in width and must consist of grass and plantings as provided herein to preserve natural aesthetics. No fencing or screening is required in or along the Floodplain Buffer. A canopy tree at least 3" in caliper is required at a spacing of 1 tree every 150 linear feet within the Floodplain Buffer. The final location of canopy trees is flexible, may be determined on a Detailed Site Plan, and may be located outside of the Buffer Area so long as the trees are located within 25' of the property boundary and located between a building or drive and the property boundary.
 - g. Landscape Buffers:
 - i. Additional landscape buffers must be provided in the approximate areas shown on the Open Space and Paths Plan with minimum widths as follows:
 - Prairie Ridge Boulevard: Minimum 30'
 - Old Fort Worth Road: Minimum 25'
 - Electrical Easement Areas: Minimum 5'
 - ii. The Buffer Areas must be available to the public and not within a gated or controlled access point.
 - iii. Private yard fences may protrude into the landscape buffer as long as the placement does not violate visibility requirements in the UDC.
 - h. Community Parks: The Community Parks shall be provided in the approximate locations shown on the Open Space and Paths Plan (Exhibit D). The Community Parks cumulatively shall consist of a minimum of 3 acres, and no less than 1 acre in size for each individual park. The Community Parks are intended to be used as gathering spots for both residents and the public. The Community Parks will include various amenities and will be substantially landscaped. The Community Parks may be allocated to satisfy the open space requirements for multi-family developments, though the same open space or portion thereof may not be counted more than once. Community Parks shall be maintained by landowner or owner's association. See Signage and Open Space Character Imagery Exhibit (Exhibit G) for a conceptual representation.
 - i. Community Park Requirements
 - Park space must be accessible by all residents and not locked behind fences or gates
 - (2) of the following pedestrian amenities must be provided:
 - i. 500 SF of shaded pavilion total
 - ii. 2,500 SF tot lot for ages 2-5
 - iii. Outdoor health equipment
 - iv. Art, sculptures, or water features
 - v. Other amenities proposed by developer with approval of the Planning and Development Director
4. Building Design Standards
 - a. Building Orientation

- i. Homes on Prairie Ridge Boulevard shall be rear loaded units with the fronts of homes oriented towards Prairie Ridge Boulevard. On corner lots, homes may be oriented towards the intersecting street.
 - b. Active Building Façade
 - i. All homes along Prairie Ridge Boulevard shall have a 70 square foot front porch with a minimum of 7' depth.
 - c. Ground Floor Units within Villages 2A, 2B, 3A & 4:
Ground floor units within Villages 2A, 2B, 3A, and 4 shall be walk-up units with walk-out access and include design elements such as individual covered porches, plantings, and pedestrian lighting.
5. Community Thematic Design Elements
- a. Development entries and hardscape/landscape design of the open spaces and perimeter treatments will be constructed in a compatible family of materials and design elements. See Signage and Open Space Character Imagery Exhibit (Exhibit G) for a conceptual representation.
 - b. Development Entries: One Development Entry is required for each multi-family development located in a MF-3 and must be similar in design to those depicted in the Signage and Open Space Character Imagery Exhibit (Exhibit G). Gated entryways shall be designed in accordance with UDC Appendix W, Section 3.
 - c. A development monument feature must be located either at the intersection of Prairie Ridge Boulevard and Old Fort Worth Road or at the intersection of Prairie Ridge Boulevard and the Community Main Street. The entry feature must be compatible with the style and design of the other development entry features but may be scaled to be more pedestrian in nature.
6. Parking
- a. All off-street parking requirements will follow the UDC unless otherwise provided in these PD Development Standards.
 - b. On-street parking provided on private streets or drives and any of the Drives depicted on Exhibit - D Open Space and Walking Path Plan may count toward the required off-street parking for any uses.
 - c. Villages 1A, 1B, 2A, and 2B, may be considered one lot for purposes of required parking.
 - d. Villages 3A and 4 may be considered one lot for purposes of required parking.
 - e. Villages 3B, 5, and 6 may be considered one lot for purposes of required parking.
 - f. Shared parking agreements are permitted to be used to meet minimum parking requirements, as provided for in Article 10, Section 11 - Shared Parking in the Grand Prairie UDC.
 - g. Parallel parking stall size minimum is 8' x 22'.
7. Lighting
- a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas, and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the Property or shielded so that the light source is not visible from the nearest property line. This applies to the refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs or to decorative lighting with 15 watts or less per bulb.

8. Screening

- a. It is the intent of this PD to provide an open atmosphere with shared contiguous open space and walking paths to preserve views and connectivity.
- b. No perimeter screening walls are required for any Village.
- c. For MF-3, any off-street surface parking located behind buildings along Old Fort Worth Road must be fenced. For MF-3 off-street surface parking lots located behind buildings and not along Old Fort Worth Road must be fenced or screened using landscape. All fences required by this section shall be an ornamental metal fence between 5' and 7' in height with one masonry column every 150 linear feet of fence or an alternative fencing material with approval of the Planning and Development Director provided said alternative fencing material is wood or masonry
- d. Residential units located on the ground floor may have a decorative metal or wood fence a maximum of six (6) feet in height around patios and open spaces.
- e. Corrugated metal is prohibited.

9. Tree Preservation and Removal

- a. Replacement Tree Credit
Street Trees shall count towards any tree mitigation requirement.
- b. Unprotected Trees
Trees included on the Unprotected Tree list in 8.16.11, Landscaping and Screening Standards, may be removed from a developed or undeveloped lot anytime. Replacement of Unprotected Trees is not required.
- c. Diseased, Dangerous and Dead Trees
Diseased, dangerous, and dead trees of all species may be removed from a developed or undeveloped lot anytime. Replacement of removed diseased, dangerous, and dead trees is not required if said tree was not part of an approved landscape or site plan for the development.

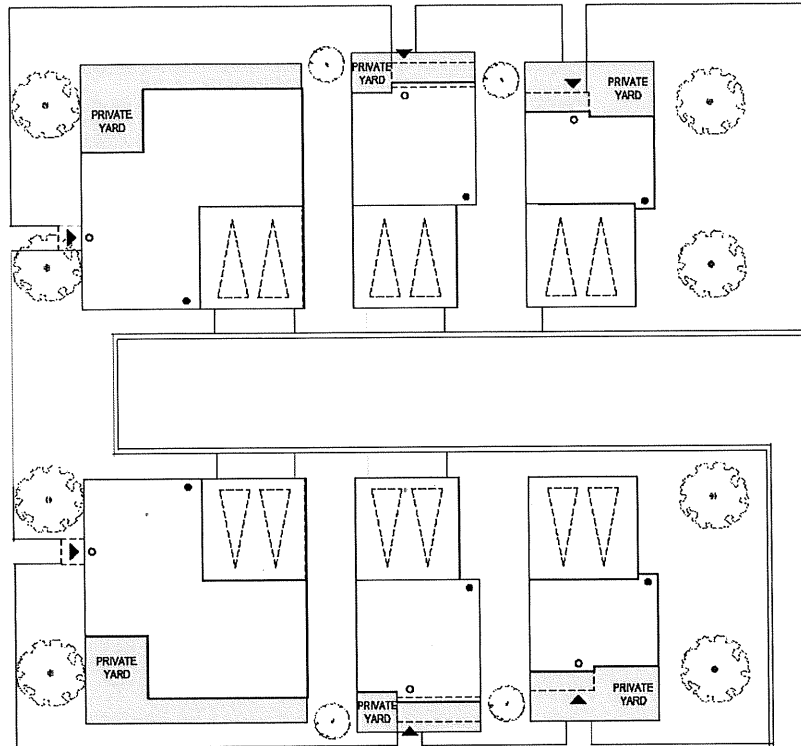
G. SF-T HH STANDARDS

Development within the SF-T HH Flex Villages shall comply with the development and permissible uses standards for the Townhouse (TH) Residential District and Appendix W, as set forth in the UDC except as modified herein. The standards of this section apply to SF-T HH Villages (1A, 1B, 3B, 5, and 6). The shape, location, and boundaries of the villages may be adjusted so long as the total amount of dwelling units combined does not exceed the unit maximums as described herein. Unit maximum for SF-T HH Flex Villages (1A, 1B, 3B, 5, and 6) shall be 595 units. If stated unit maximums in SF-T HH Parcels (595 units) or the MF-3 Parcels (737 units) are not met, the other category maximum may be increased by up to 20% of the stated maximum as long as the total unit count does not exceed the maximum of 1,332 units and the overall density provided in E.3 above. Single Family Style Unit, Paired Home, , Multi-Unit Home, parCHAUS, Townhome, Bungalow Court, and Auto Court style units as defined in this PD and further described below are permitted housing types in the Flex SF-T HH Parcels as shown on the District Plan, however, it is specifically provided that rear-loaded Paired Homes are the only housing type allowed to front Prairie Ridge Boulevard in Villages 1A and 1B. Hybrid Housing which allows for multiple units to be platted on the same lot shall be allowed for each housing type.

a. **Building Types**

a.1. Single Family Style Unit

A front or rear-loaded detached building consisting of one (1) detached dwelling unit per building.



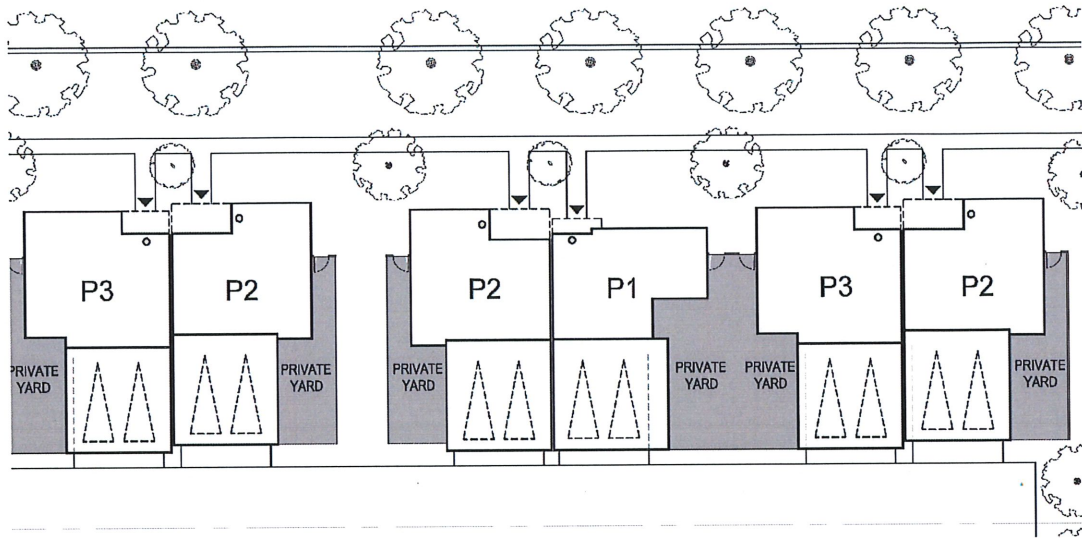
Single Family Style – Rear-Loaded Plan View



Single Family Style – Elevation/Perspective View

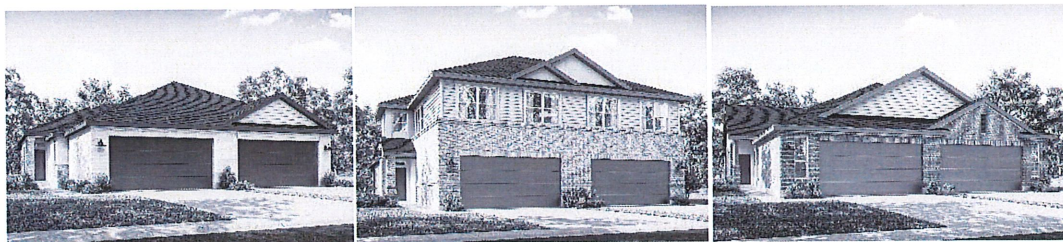
a.2. Paired Home

A front or rear loaded detached building consisting of two (2) attached dwelling units per building. A single building consisting of two (2) units may be split across two individually platted lots.



Paired Home – Rear-Loaded Plan View

Paired Home – Rear-Loaded Elevation/Perspective View



Paired Home – Front Loaded Elevation/Perspective View

a.5. Multi-Unit Home

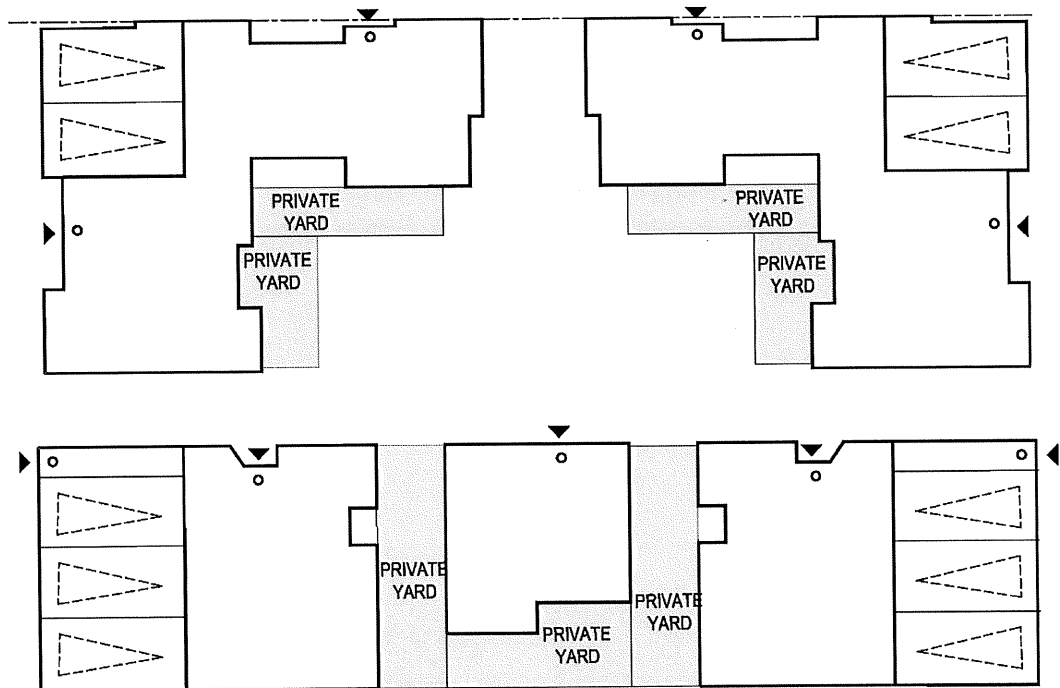
A building that is single family in design but contains multiple individual units for rental or sale. Maximum of 6 units per building.



Multi-Unit Home – Elevation/Perspective View

a.6. parcHAUS

A side-loaded nine (9) dwelling unit residential module of detached buildings that consist of a maximum of two (2) dwelling units per building. The module may be split up to fit site constraints in certain situations.



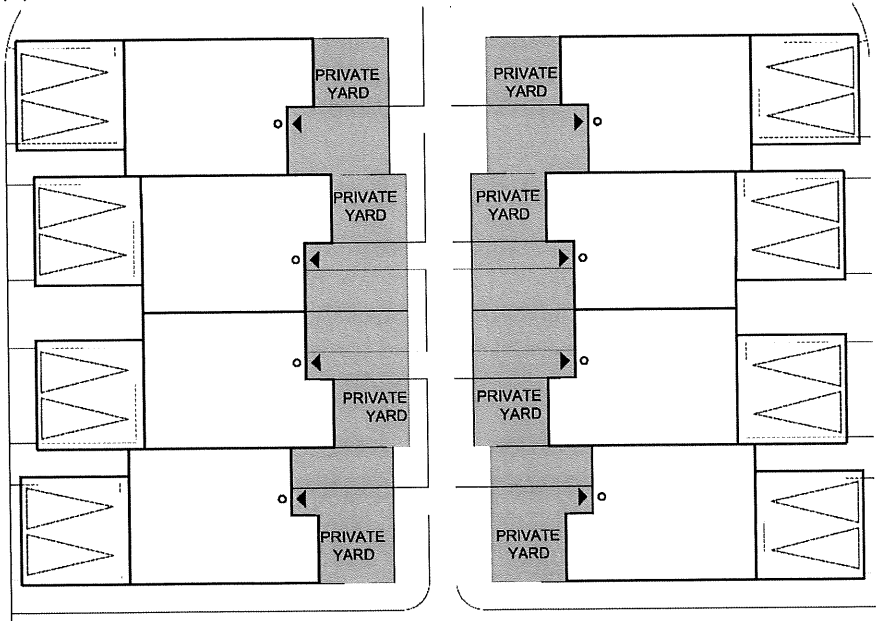
parcHAUS – Module Plan View



parcHAUS – Perspective View

a.7. Townhome

A front or rear-loaded residential dwelling unit that is horizontally attached in groups of two (2) units or more.



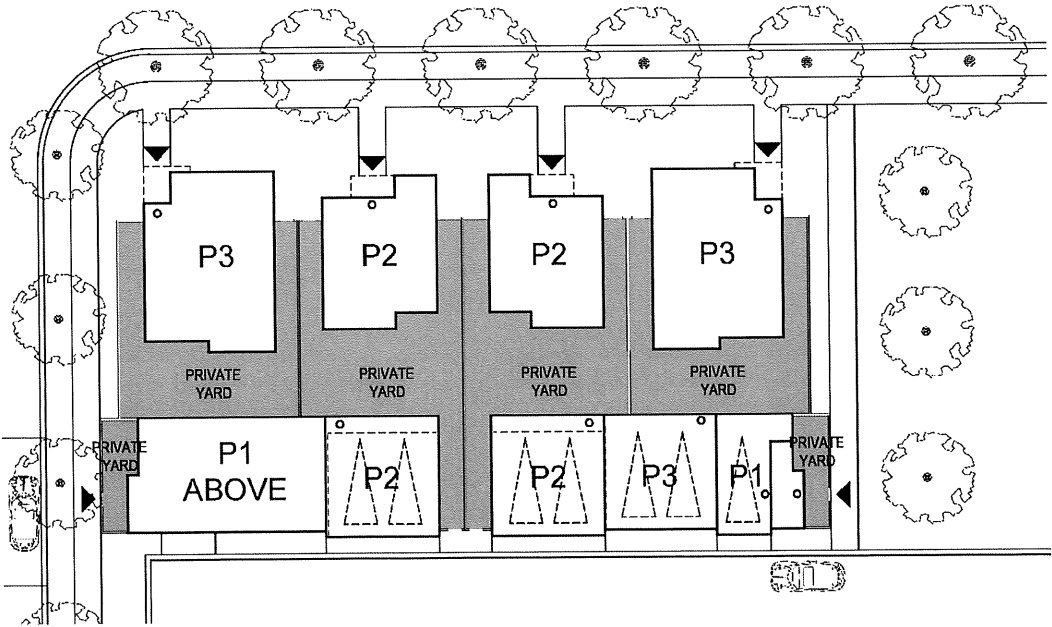
Townhome – Rear-Loaded Plan View



Townhome – Elevation/Perspective View

a.8. Bungalow Court

Three detached dwelling units with one unit above the garages with parking located in detached garages.



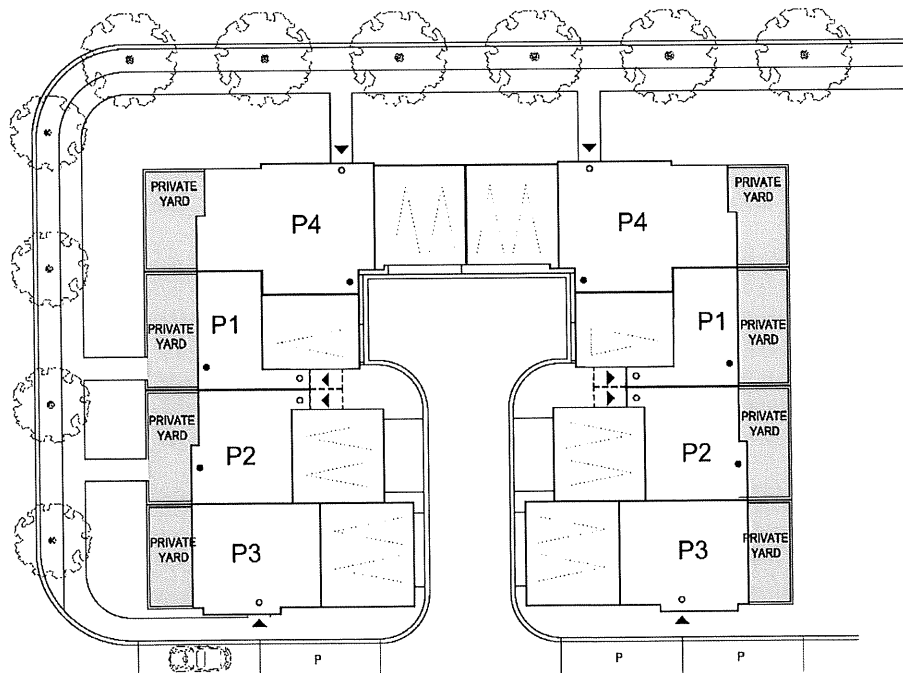
Bungalow Court – Plan View



Bungalow Court – Elevation/Perspective View

a.9. Auto Court

Attached two-story townhome dwelling units with parking located in the interior of the module.



Auto Court – Plan View



Auto Court – Elevation/Perspective View

b. Building Standards

Buildings constructed in the SF-T HH Flex Villages shall adhere to the SF-T HH standards as amended below. N/A designation in the table below refers to the inherent difference between individually platted lots and multiple units per lot.

Table 1. Zoning Comparison

Standard	UDC Standard	Proposed		Complies
Designation	SF-T HH	PD SF-T HH		
Maximum Density	13.2	Single Family -Style Units	13.2**	Partial Variance
		Paired Home	13.2**	
		Multi-Unit Home	20	
		parcHAUS	14	
		Townhome	20	
		Bungalow Court	14	
		Auto Court	14	
Minimum Living Area (SF)	1,150 TO 1,299 = 30% ≥1,300 = 70%	Single Family -Style Units	1,150 to 1,299 = 30% ≥1,300 = 70% **	Partial Variance
		Paired Home	1,150 to 1,299 = 30% ≥1,300 = 70%**	
		Multi-Unit Home	700 TO 1,275 = 80% ≥1,276 = 20%	
		parcHAUS	700 TO 1,275 = 80%	

			≥1,276 = 20%	
		Townhome	700 TO 1,275 = 50% ≥1,276 = 50%	
		Bungalow Court	700 TO 1,275 = 70% ≥1,276 = 30%	
		Auto Court	700 TO 1,275 = 50% ≥1,276 = 50%	
Min. Lot Area (SF)	1,680 TO 3,299 = 30% ≥3,300 = 70%	No restriction on minimum lot area to allow for option to have individually platted lots or have multiple buildings per platted lot.		N/A
Min. Lot Width (SF)	21 TO 29 = 30% 30 = 70%	No restriction on minimum lot width to allow for option to have individually platted lots or have multiple buildings per platted lot.		N/A
Min. Lot Depth (SF)	80 TO 99 = 30% 100 = 70%	No restriction on minimum lot depth to allow for option to have individually platted lots or have multiple buildings per platted lot.		N/A
Min. Front Setback (Ft.)*	17	10 to living area*** 5 to porch or architectural projection 20 to garage door on front-load building types		Variance
Min. Rear Arterial Setback (Ft.)*	20	20**		Complies
Min. Rear Setback (Ft.)*	10	10**		Complies
Min. Rear Alley Setback (Ft.)	10	3		Variance
Min. Interior Side Setback (Ft.)	5 (not attached) 0 (attached)	No restriction on minimum side setback - refer to building separation requirement		Variance
Min. Side on Street Setback (Ft.)*	15	10		Variance
Min. Rear Garage Door (Ft.)	20	3		Variance
Min. Distance Between Buildings (side to side) (rear to rear) (front to front)	0 attached 10 not attached** 10 not attached** 10 not attached**	0 attached** 3 not attached 10 not attached** 10 not attached**		Partial Variance
Max. Height (Ft.)	35	35 42 (Townhome- Style Units)		Partial Variance
Max. Lot Coverage (%)	60	70		Variance

*Setbacks are measured from property lines

**Complies with UDC

*** Front load garage door may protrude beyond the front air conditioned plane of the house

c. Parking Standards

Buildings constructed in the SF-T HH Flex Villages shall adhere to the SF-T HH standards as amended below. The Flex Villages in total shall provide a minimum 1.85 parking stalls per unit total. Parking may be provided in attached or detached garages with a minimum

garage dimension of 10' x 20'. Guest parking shall be provided at one 1 space per 5 units and may be provided through on-street spaces.

Table 2. Parking Comparison

Standard	Appendix W	Proposed		Complies
Designation	SF-T HH	PD SF-T HH		
Garage Parking Requirement	2	Single Family -Style Units	2**	Partial Variance
		Paired Home-Style Units	2**	
		Multi-Unit Home	1	
		parcHAUS-Style Units	1	
		Townhome-Style Units	1.25	
		Bungalow Court	1.25	
		Auto Court-Style Units	1.35	

** Complies with UDC

d. Design Standards

- i. Residents in the SF-T HH Parcels will have access to the Community Open Space including the associated amenities.
- ii. No clubhouses are required in SF-T HH Parcels.
- iii. Security gates are not required at entrances to the SF-T HH Flex Villages.
- iv. The repeat color of brick, stone, siding or other non-accent fascia material is limited to a maximum of three consecutive residential buildings.

H. MULTI-FAMILY STANDARDS: MF-3 DISTRICT

Development within the MF-3 Parcels shall comply with the development and permissible uses standards for the Multi-Family Three (MF-3) Residential District and Appendix W, as set forth in the UDC, except as provided herein. The standards in this section apply to the MF-3 Villages (2A, 2B, 3A, and 4). The shape, location, and boundaries of the MF-3 Parcels may be adjusted. Unit maximum for MF-3 Villages (2A, 2B, 3A, and 4) shall be 737 units. If stated unit maximums in SF-T HH Parcels (595 units) or the MF-3 Parcels (737 units) are not met, the other category maximum may be increase by up to 20% of the stated maximum as long as the total unit count does not exceed the maximum of 1,332 units and the overall density provided in E.3 above.

1. Dimensional Standards:

- a. Minimum Living Area: 600 sf.
- b. Maximum One-Bedroom Units: 70% of unit mix.
- c. Minimum Front Yard: 15' (where dwelling units, clubhouse, or leasing office front a street: 5')
- d. Minimum Rear Setback: 15'
- e. Minimum Side Setback: 15' (where dwelling units, clubhouse, or leasing office front a street: 5').
- f. Maximum Height: 4 stories or 60'
- g. Minimum Building Separation: 20'

2. Amenities: One clubhouse consisting of a minimum of 3,500 SF is required for each MF-3 development phase .

3. Parking:
 - a. Efficiency and one-bedroom units: Minimum 1.5 spaces per unit.
 - b. Two or more-bedroom units: Minimum 2 spaces per unit.
 - c. Minimum number of garage parking spaces shall equal ten percent (10%) of the minimum required parking spaces calculated for the total number of multi-family units in the MF-3 District Parcels.
 - d. Garage spaces shall be a minimum of 10' x 20' in size.
 - e. In addition to the garage parking required above, the minimum number of covered parking spaces shall equal fifteen percent (15%) of the required parking spaces for the total number of multi-family units in the MF-3 Parcels.
 - f. A minimum of ten percent (10%) of all required parking shall be designated as guest parking. On-street parking may be used to meet the guest parking requirement.
 4. Open Space: Minimum open space is 15%.
- I. COMMERCIAL MIXED-USE STANDARDS:
- Development within the Commercial Mixed-Use Parcels shall comply with the development and permissible uses standards for the Mixed Use (MU) District and Appendix W, as set forth in the UDC, except as provided herein. The standards of this section shall apply to the Commercial Mixed-Use parcels. The shape, location, and boundaries of the Commercial Mixed-Use Parcels may be adjusted.
1. Required Mix of Uses:

The Commercial Mixed-Use Parcels shall require a minimum of two different types of uses across the three parcels indicated as mixed use on Exhibit - C District Plan. No more than 75% of the mixed use land area may be a residential use.
 2. Residential Uses Defined:

The residential uses permitted in the Commercial Mixed-Use Parcels shall include the SF-T HH uses as provided for in these Development Standards.

 - a. SF-T HH and Multifamily Dimensional Standards and Parking:
 - b. All residential housing types provided in SF-T Standards (Section G) are permitted and shall follow the dimensional standards included in subsection G of these PD standards.
 - b. Garden style apartments are permitted and shall follow the Multi-family (MF-3) standards included in subsection H of this section.
 3. Commercial Density and Dimensional Standards:

Density and Dimensional standards shall correspond to the Commercial standards as defined in the UDC.
 4. Commercial Parking Standards:
 - a. Shared parking agreements are permitted to meet minimum parking requirements.
 - b. Unless otherwise specified herein, parking standards shall correspond to the Commercial standards as defined in the UDC.
- J. Data Center Standards
- If Data Center uses are included in a Site Plan application, they shall follow the development standards in this section. This section shall only apply to Data Center uses.
1. Site Design Standards.

a. Block Length:

To accommodate data center uses block lengths may exceed 1,200 feet.

b. Open Space Standards:

A designation of a minimum of 350 acres, as conceptually depicted in Exhibit D - Open Space Plan, shall satisfy, in full, the open space requirement for Section 6.3 of Appendix X. Site Plans for individual Parcels shall not be required to provide separate open space requirements except for any buffering or landscaping requirements.

- i. The PD Open Space dedication includes utility easements and floodplain areas.
- ii. Path and Open Space Programming shall be provided in phases in rough proportion to the percentage of the PD area that is developed. Site Plans applications shall note the approximate percentage of the Open Space improvements that correspond with that Site Plan application.
- iii. Path and Open Space programming shall include public access.
- iv. Path Design: Any included paths may be concrete, paved, or utilize natural materials such as crushed rock or decomposed granite.
- v. Open Space Programming: Programming elements may include a combination of the following:
 - Benches;
 - Pathheads;
 - Exercise Equipment;
 - Enhanced planting; or
 - Other elements approved by the Planning Director
- vi. Any additional Open Space, designated as part of a parcel containing a data center use may be restricted from public access, due to security concerns. Areas restricted from public access shall be maintained by the landowner or owner's association as applicable.

2. Base Landscaping Adjustments

- a. A minimum of one (1) tree per 750 square feet of required landscaping area is required.
- b. A minimum of 1 shrub per 100 square feet of required landscaping area is required. Perimeter building plantings are not required if those plantings are placed elsewhere on the development site.

3. Building Design Standards.

a. Building Height:

Primary structures shall not exceed a maximum building height of 140 feet.

b. Primary Building Façade:

A Primary Building Façade, as defined in the UDC, shall follow the standards in the UDC except as provided herein. Primary Façade building requirements shall be a minimum of 50 feet of the façade and may wrap a corner of the building 50 feet in each direction. Material and fenestration requirements of a Primary Façade shall only apply to this portion of the building. The remainder of the facade shall be considered a Secondary Building Façade.

c. Secondary Building Façade:

A Secondary Building Façade, as defined in the UDC, shall not have material, detail, or fenestration requirements except that no more than 50% of the façade shall be metal

panel and the façade shall not include the prohibited materials listed in Appendix X of the UDC.

d. Functional Building Facades:

Building facades that serve as truck docks, service areas, or other exterior interfaces and access points are exempt from building horizontal articulation requirements and accent lighting.

e. Truck Dock Orientation:

Where required screening is used, truck docks and the parking of Heavy Trucks or trailers are permitted to be located adjacent to and oriented towards:

- i. A primary frontage.
- ii. A property boundary line of a public park that fronts along a dedicated street thoroughfare of any classification; or
- iii. A property that is both zoned residential and is designated as residential on the adopted Future Land Use Map, in effect as of the effective date of this ordinance, that fronts along a dedicated street thoroughfare of any classification, provided the truck dock façade is a minimum of 200 feet from the residentially zoned lot.

f. Security Guard Accessory Structures Design Criteria:

Accessory Structures that are secondary in use to the primary structure used to house a Security Guard and/or support a Security Guard use may be modular or prefabricated structures with metal as an allowed building material. Security Guard accessory structures may face and be visible from any public or private street right of way, public park, or adjacent property regardless of use. Security Guard accessory structures shall not be required to comply with other design, screening, and landscaping requirements applicable to the primary structure.

g. Parking Lot Requirements:

- i. No more than three rows of vehicle parking shall be allowed between a primary frontage and a building façade. A row of parking is defined as parking bays on either side of a drive aisle.
- ii. Parking lot pedestrian access shall be provided on the detailed site plan however, pedestrian paths between each head-in row of parking is not required.

4. Landscaping and Screening Requirements

a. Truck Dock / Trailer Parking Screening:

To satisfy screening requirements, as specified in Section 5.3 of Appendix X, a minimum 36" high berm may be used in conjunction with a minimum 36" high opaque evergreen plantings and evergreen trees spaced 50 feet on center. Said trees shall be a minimum of 6 feet in height. This tree spacing shall satisfy the requirement for all Truck Dock tree planting requirements. Plantings are permitted to be arranged in a naturalistic pattern. See Exhibit E - Illustrative Screening Detail. Screening berms and plantings shall count towards both the open space and landscape plantings requirements.

b. Truck Dock Wing Wall:

Where truck docks are constructed perpendicular to a primary frontage, they shall be screened by a wing wall constructed in the following manner:

- i. The wing wall shall be a structurally integrated member of the building and measure 20 feet in height (as measured from the nearest truck dock ground elevation) and 50 feet long; and

- ii. The surface of the wing wall shall be architecturally finished as an integral portion of the building or consist of an opaque living screen.

5. Large or Multi-Phase Developments

As the development of the PD is intended to occur as separate developments over the course of time, the requirements to provide the detailed information required in Appendix X, Section 6 of the UDC shall not be required as part of the zoning approval. For individual parcels within the PD area that consist of either multiple buildings with a cumulative square footage greater than 250,000SF at ultimate buildout, a developed area of 20 acres or greater, or a development planned to be constructed in multiple phases, concurrent with the Preliminary Plat, a Concept Plan meeting the requirements of Article 17 and a Phasing Plan, if the development is to be phased, must be approved which shows the ultimate buildout condition of the development and the following information:

- a. Locations of all primary and secondary building facades;
- b. Intended locations of Truck Docks and Heavy Truck or trailer parking;
- c. Locations of required screening walls and landscaping along with maintenance easements for the protection of each screening element maintained by the Property Owner's Association;
- d. Locations of common elements such as private streets, bridges, detention facilities, and signage;
- e. A Site Plan meeting the requirements of Article 16 may substitute for the Concept Plan required herein if the project is constructed as a single phase.
- f. A coordinated signage plan including monument and directional signage with a landscaped corner feature at each street intersection;
- g.

5. Administrative Approvals:

- a. Amendments to previously approved non-residential or mixed-use site plans may be approved by the City Manager, or designee, for the following minor changes, provided the site plan is generally consistent with the approved concept plan:
 - Adding, removing, or relocating development phasing,
 - Adding, removing, or reconfiguring non-residential lots, or
 - Adding, removing, or relocating proposed access points or easements
- b. Administrative amendments to site plans and plats may be processed simultaneously with a final plat for the same configuration.
- c. The Developer may appeal any denial of an administrative approval to the City Council.

6. Miscellaneous Requirements

a. Screening of Mechanical Equipment:

- i. Parapet walls, flush with a secondary façade line, to screen mechanical equipment, or electrical duct banks shall not be required on secondary frontages.
- ii. Screening of rooftop mechanical equipment is required when equipment is visible from ground level of an adjacent primary frontage public street or adjacent property not zoned LI.

- iii. Generator yards are permitted to face a public ROW. A combination of opaque walls or wrought iron screening fences with trees, shrubs, which are a minimum of six feet in height, shall be used to screen generator yards facing a public ROW.
 - b. Security Fencing:
 - i. Perimeter Security fencing consisting of ornamental wrought iron fence or similar material may be utilized in the setback area.
 - ii. Security fencing, which shall not include barb wire, shall be a maximum of 12 feet in height.
 - c. Utilities:
 - i. Overhead power transmission and other electrical improvements are permitted to be above ground. Distribution (feeder) lines are permitted above ground along secondary frontages.
7. **Parking:**
All off-street parking requirements shall follow the UDC unless otherwise provided in these PD Standards:
- a. Data Center Parking Requirement: 1 space per 5000 square feet of employee accessible building area or 1 space for every 2 employees, whichever is lesser;
 - b. Build-to-suit Data Center uses may request off-street parking requirements lower than the requirements listed in the UDC may be approved administratively by the Planning Director or designee.
8. **Floor Area Ratio (FAR):**
FAR maximum for Data Center Uses shall be 1.5:1. A higher FAR may be approved by City Council at the time of Site Plan application.

K. **Exhibits:**

- Exhibit - A Boundary Description
- Exhibit - B Location Map
- Exhibit - C District Plan
- Exhibit - D Open Space and Walking Path Plan
- Exhibit - E Street Cross-Sections
- Exhibit - F Architecture Character Imagery
- Exhibit - G Signage and Open Space Character Imagery

Exhibit - A Boundary Description

BEING a 311.963 acre tract of land situated in the J. Stewart Survey, Abstract No. 961, Ellis County and being a portion of land described as Tract 1 and all of Tract 2 and 3 in Special Warranty Deed to Soap Box Partners LP recorded in Instrument No. 2156131 of the Official Public Records, Ellis County, Texas (OPRECT), a portion of a tract of land described in deed to Prairie Ridge Capital Corp (formerly known as PRA Prairie Ridge Development Corp.) recorded in Volume 2325, Page 470 and Volume 2396, Page 236 of the Deed Records, Ellis County, Texas (DRECT), being a portion of a tract of land described in deed to PRA Prairie Ridge, LP recorded in Volume 2111, Page 866, being all of a tract of land described in the Special Warranty Deed to Bloomfield Homes, L.P., recorded in Instrument Number 2156572 OPRECT, and all of a called 2.0000 acre tract to Brazos Electric Power Cooperative, Inc. recorded in Volume 1192, Page 654, DRECT and being more particularly described as follows:

BEGINNING at a point in the West right-of-way line of State Highway No. 287, a variable width right-of-way, at the Northeast corner of said Tract 2;
THENCE with the said west right-of-way line the following four (4) courses and distances:

1. South 50°40'02" East, a distance of 1,000.87 feet to a point for corner;
 2. South 50°40'27" East, a distance of 170.28 feet to a point for corner;
 3. South 50°48'51" East, a distance of 109.44 feet to a point for corner;
 4. South 46°34'48" East, a distance of 215.93 feet to a point at the Southeast corner of said Tract 3;
 5. South 46°34'48" East, 160.33 feet to a point for corner;
 6. South 46°33'02" East, 438.46 feet to a point for corner;
 7. South 52°19'24" East, 510.07 feet to a point at an Easterly corner of said Bloomfield Homes tract;
- THENCE South 58°48'19" West, 442.27 feet to a point for corner;

THENCE South 30°53'53" East, 832.45 feet to a point for corner;

THENCE South 59°36'39" West, 792.06 feet to a point in the approximate centerline of Old Fort Worth Road at the South corner of said Bloomfield Homes tract and in the East line of said Tract 1;

THENCE South 30°47'45" East, with said approximate centerline, 54.48 feet to a point at the most Easterly Southeast corner of said Tract 1;

THENCE with the South line of said Tract 1 the following five (5) courses and distances:

1. South 59°33'09" West, a distance of 3,135.74 feet to a point for corner;
2. South 5°17'26" West, a distance of 688.87 feet to a point for corner;
3. South 52°46'34" West, a distance of 1,777.95 feet to a point for corner;
4. South 30°26'57" East, a distance of 46.35 feet to a point for corner;
5. South 59°29'35" West, a distance of 157.61 feet to a point for corner;

THENCE North 30°27'29" West, a distance of 915.30 feet to a point on a south line of a 50' sanitary sewer easement recorded in Instrument Number 2234492 OPRECT and Instrument Number 2139095 OPRECT

THENCE with the south and East line of said 50' sanitary sewer easement the following three (3) courses and distances:

1. North 59°32'31" East, a distance of 1,129.77 feet to a point for corner;
2. North 19°11'37" East, a distance of 669.68 feet to a point for corner;
3. North 5°38'47" East, a distance of 1,370.25 feet to a point for corner on the north line of said Tract 1;

THENCE North 59°35'14" East, with said North line, a distance of 1,267.76 feet to a point for corner;

THENCE North 25°14'09" West, a distance of 393.21 feet to a point on the approximate on the approximate Grand Prairie City Limit line at the beginning of a non-tangent curve to the right having a radius of 13,133.04 feet and a chord bearing of North 59° 43' 59" West a distance of 954.90 feet;

THENCE Northwesterly along said approximate city line and said curve through

a central angle of 4°10'01" an arc distance of 955.11 feet to a point in the Northwest line of said PRA Prairie Ridge tract;

THENCE North 7°16'56" East, a distance of 157.48 feet to a point for corner;

THENCE North 30°22'07" West, a distance of 421.07 feet to a point in the south line of Lakeview Drive;

THENCE with said South line of Lakeview Drive the following six (6) courses and distances:

1. North 59°37'53" East, a distance of 844.17 feet to a point for corner;
2. North 59°34'29" East, a distance of 658.11 feet to a point for corner;
3. North 59°35'04" East, a distance of 529.13 feet to a point for corner;
4. South 30°10'06" East, a distance of 50.00 feet to a point for corner;
5. North 59°14'54" East, a distance of 50.00 feet to a point for corner;
6. North 30°10'06" West, a distance of 49.80 feet to a point at the

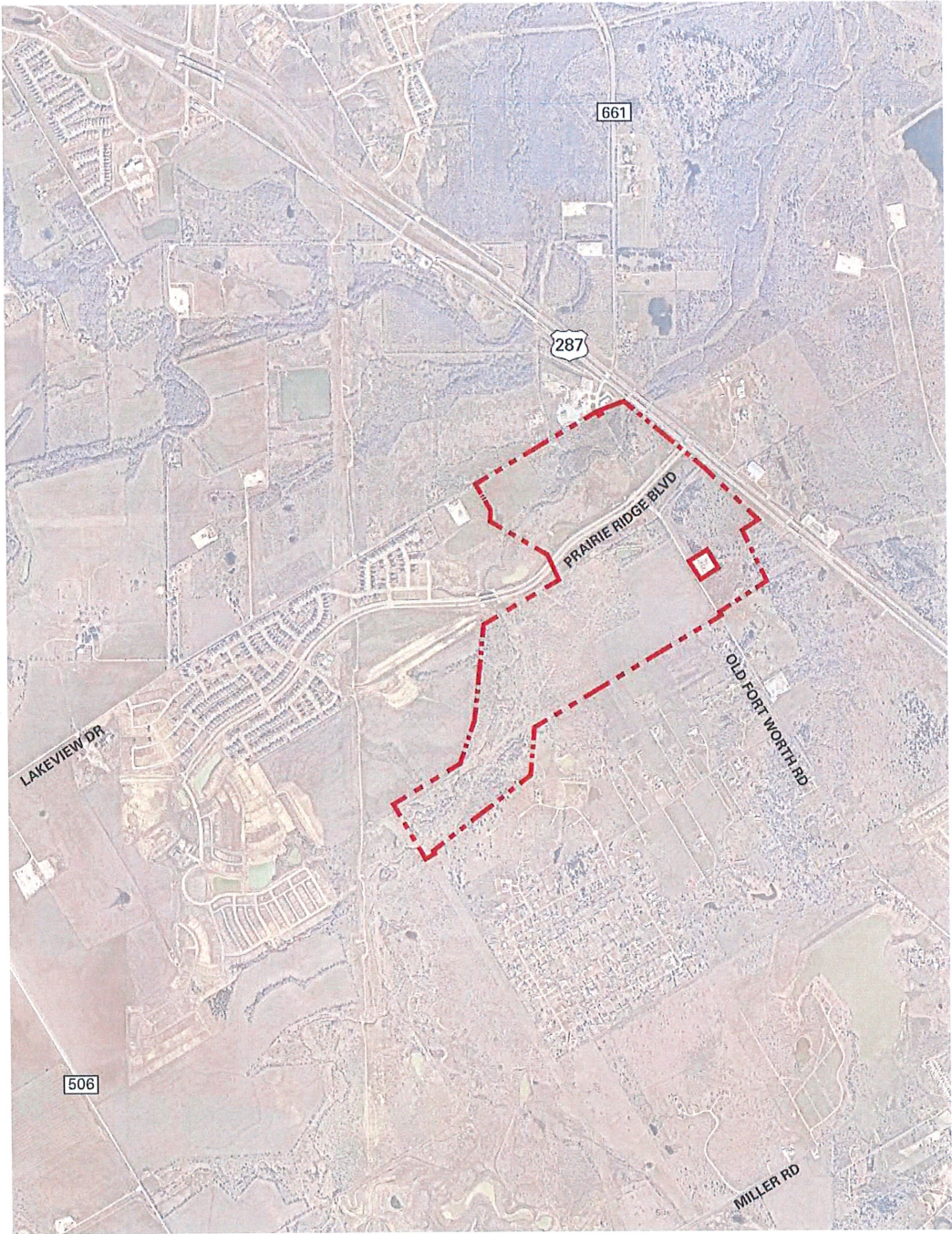
Northwest corner of said Tract 3;

THENCE North 68°41'14" East, with the North line of said Tract 3, a distance of 372.47 feet to the POINT OF BEGINNING and containing 311.963 acres of land, more or less. Save and except the following tract of land leaving a net of 309.963 acres, more or less.

Save and Except the following tract of land:

A called 2.0000 acre tract to Brazos Electric Power Cooperative, Inc. recorded in Volume 1192, Page 654, DRECT.

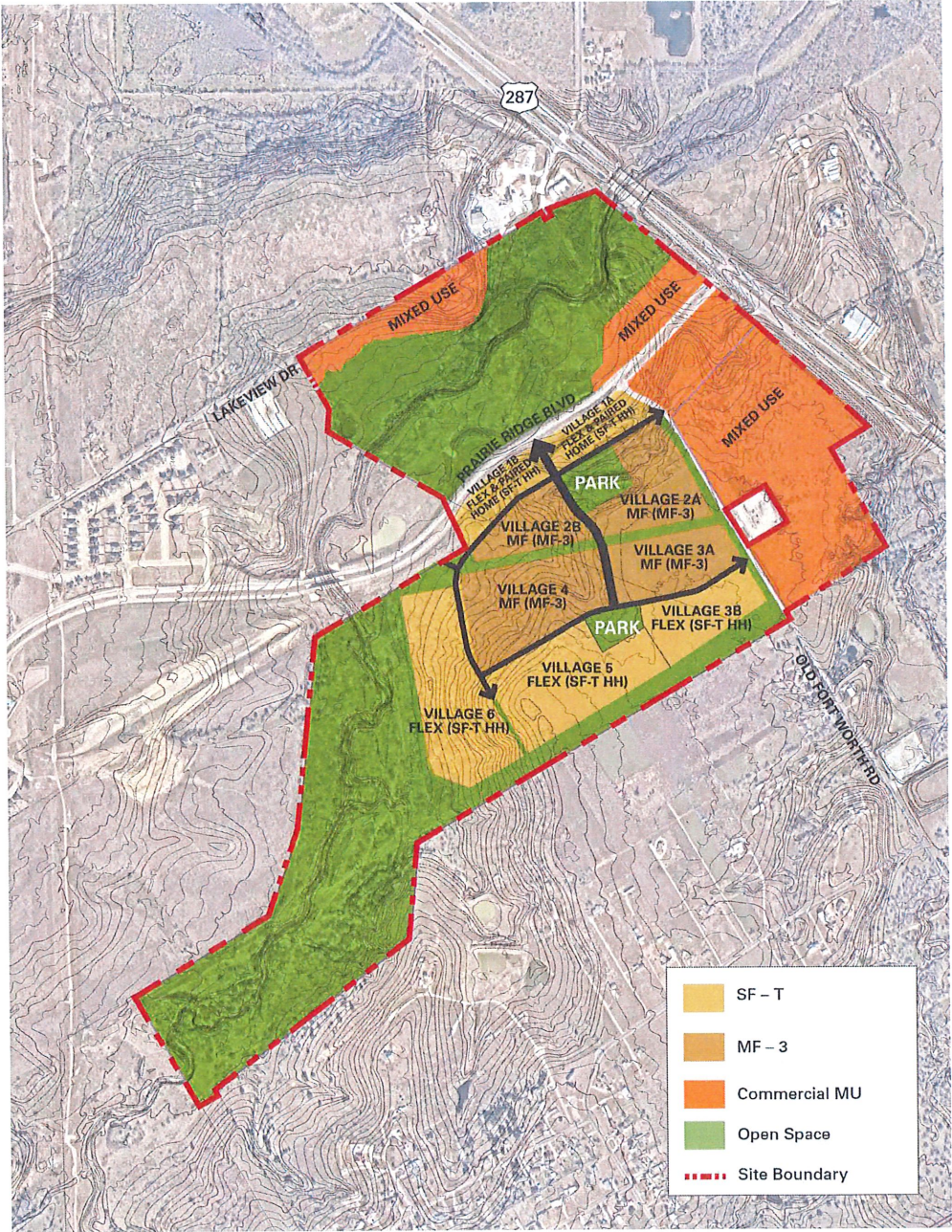
Exhibit - B Location Map



P
PROVIDENT
Goodland
EXHIBIT B
LOCATION MAP
City of Grand Prairie, Ellis County, Texas
March 08, 2024
309.734 Acres

Development Team		Location Map	Notes
Applicant / Developer: Provident Realty Advisors 1200 W. Central Expressway, Ste 220 Dallas, TX 75201 Contact: Rachel Nichols Email: rachel.nichols@provident.com	Architect: KSP 4025 N. Central Expressway, Ste 200 Dallas, TX 75205 Contact: Alex Drake Email: alex.drake@ksp.com		
Planner: TSG Planning Inc. 2024 Bryan Street, Suite 100 Dallas, TX 75201 Contact: Ryan Hays Email: ryan.hays@tsgplanning.com	Surveyor: TSG Planning & Associates 1901 East at 84 Street Bridgport, TX 75621 Contact: Quinn Hays Email: quinn.hays@tsgplanning.com		

Exhibit - C District Plan



PROVIDENT
Goodland
EXHIBIT C
DISTRICT PLAN
City of Grand Prairie, Ellis County, Texas
April 15, 2024
309.794 Acres

Development Team		Location Map	Notes
Applicant / Developer: Provident Realty Advisors 16216 N. Central Expressway, Ste. 300 Dallas, TX 75221 Contact: Ryan Tavel Email: ryan.tavel@providentrealty.com	Architect: RTD 4015 E. Spring, Suite 300 Los Angeles, TX 76050 Contact: Alan Garcia Email: alan.garcia@rtddesign.com		<p>-- With the exception of Village A, Villages have flexibility to move location and change in size so long as overall unit maximums are adhered to</p> <p>-- In the case of Data Center being a proposed use for a parcel, base zoning districts, circulation, and park locations indicated on Exhibit C shall not be applicable, refer to development standards in Section J</p>
Planner: TBD Partners 3001 Maple Street, Suite 1100 Dallas, TX 75201 Contact: Mark Meyer Email: mark.meyer@tbdpartners.com	Surveyor: West Padilla & Associates 1601 Central Ex 400B Buckfield, TX 76001 Contact: Debrae Hunt Email: dhunt@westpadilla.com		



Exhibit - D Open Space and Walking Paths Plan



PROJECT SUMMARY

COMMUNITY MAIN STREET	± 2.5 AC
SECONDARY STREET	± 8.5 AC
OPEN SPACE	± 19.4 AC
PARK	± 5.1 AC
RESIDENTIAL	± 77.1 AC
TOTAL	± 111.0 AC

LEGEND






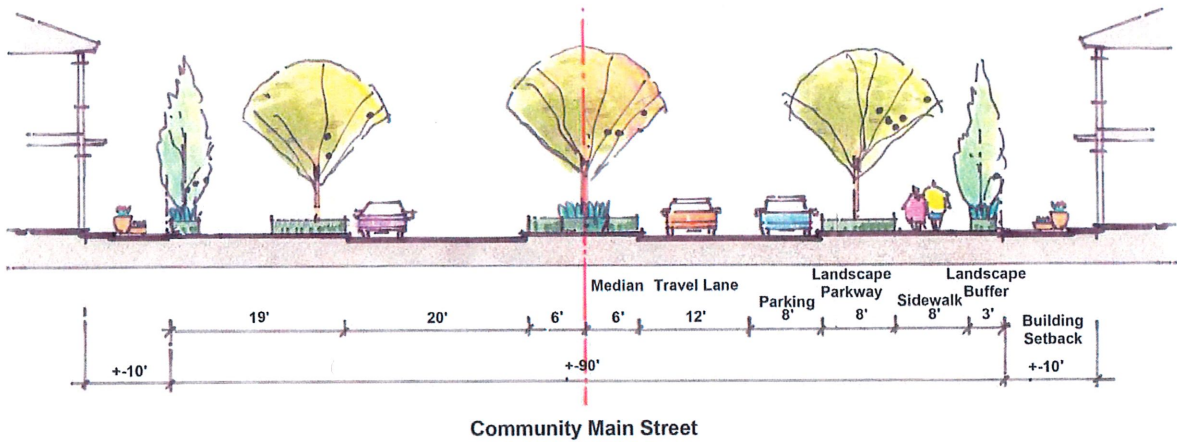
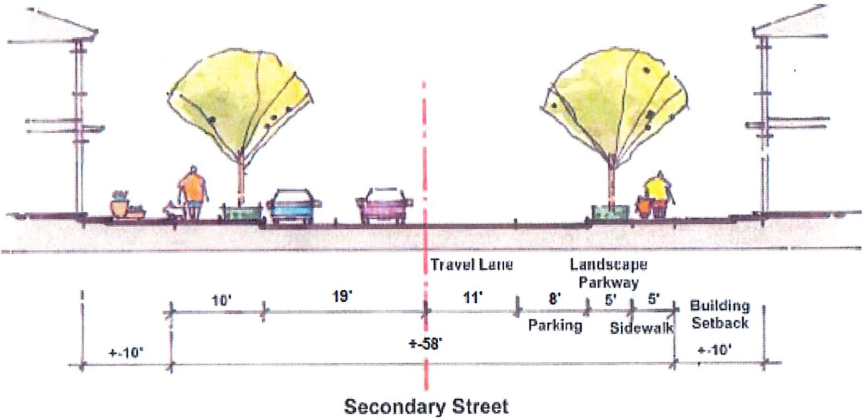
	PARK
	WALKING PATHS
	COMMUNITY MAIN STREET
	SECONDARY STREET
	OVERHEAD POWER EASEMENT

Exhibit - E Street Cross-Sections





Street Sections
Prairie Ridge - Mixed Residential, Grand Prairie, Texas

Exhibit - F Architecture Character Imagery

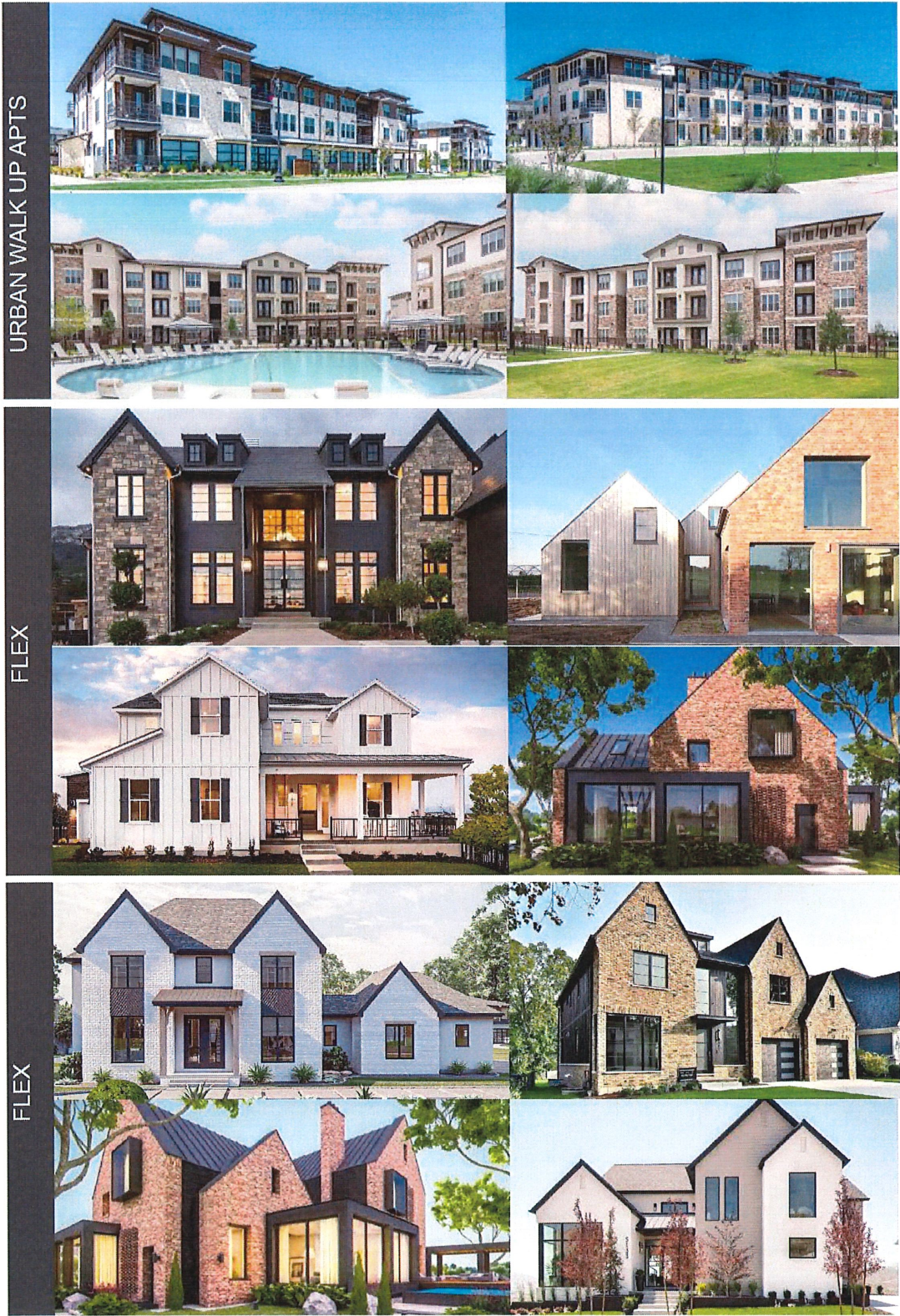


Exhibit - G Signage and Open Space Character Imagery

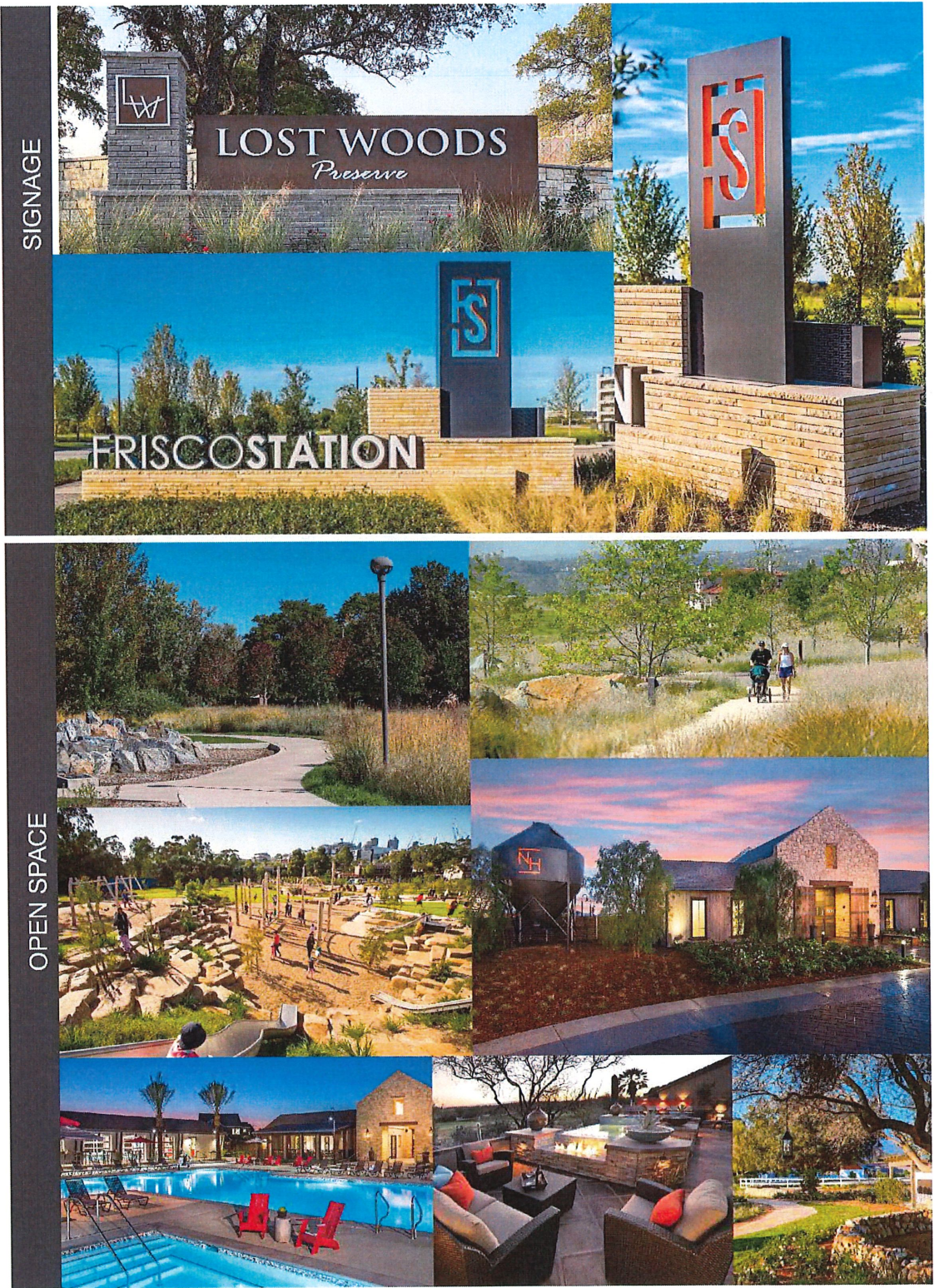


EXHIBIT H – USES (Pg 1)

In addition to any use allowed in the MU zoning district, the following uses shall be allowed by right:

- Data Center
- Fraternal Organization
- Vocational School
- EMS
- Phone Exchange
- Utility Shop*
- Hardware Store
- Kiosk [Service]
- Laundry /DC
- Laundry / DC [>3000 SF]
- Laundry Drop Off / Pick Up
- Plant Nursery
- Tool Rental [Indoor]
- Winery
- Bicycle Sales/Repair
- Passenger Terminal
- Alcohol Wholesale RS**
- (Alcohol) **
- Brewpub (See UDC Section 11.12.1)
- Artisan
- Manufacturing with Storefront
- Printer [Job]
- Printer [Newspaper]
- Bowling Center
- Satellite Dish (Pvt.)
- Exhibition Hall
- Fishing Pier
- Golf Course
- Health Club
- Park/ Playground
- Recreation Club
- Stadium
- Swimming Pool
- TV Station/Media Studio
- Cell Equipment with No Tower
- Cell Tower </= 85'

In addition to any use allowed in the MU zoning district, the following uses shall be allowed by right, unless located within 300 feet of any AG, SF, 2F, or MF districts or inside a designated overlay district in which case a Specific Use Permit is required:

- Transit Maintenance
- Alcohol** Beverage MFG
- Drive Through / In Restaurant
- Motion Picture Drive In

EXHIBIT H – USES (Pg 2)

In addition to the uses allowed within the MU zoning district, the following uses shall be allowed only with a specific use permit issued by the Grand Prairie City Council:

- Check Cashing, Pay
Check and Car Title
Loans (Refer to UDC
Article 4, Section
11.27)
- Mini-Storage *
- Restaurant (W/Event
Space) (See UDC
Section 4.15)
- Drive Through/In
Retail Sales **
- Lg. Retail (w/Gas
Sales)
- Residential Wares
Recycling Receptacle
- Security Living
QTRS at Business
- Air/Heliport
- Vehicle Maintenance
(Private)
- Vehicle Wash
(Private)
- Vocational School
(Auto/Mechanical)
- Alcohol** Beverage
MFG. (With Tasting
Room)
- Outside Storage
(Accessory Use)
- Amusement Services
(Indoor)
- Amusement Services
(Outdoor)
- Amusement Devices
Arcade (>4)
- Billiard Parlor
- Fairground
- Bingo Parlor
- Multi-purpose
Special Event Ctr.
- Radio Station (No
Tower)
- Radio Station
(w/Tower)
- Skating Rink
- Teen Club
- TV Station with
Tower
- Cell Tower > 85'
- Greenhouse Retail
- Plant Nursery Retail
- Veterinarian w/
Outdoor Kennel
- Car Wash (Full-
Service)*
- Car Wash (Self-
Service)
- Auto/Truck Rental*
(No Chauffer)
- Limo Service*
- Auto Accessories*
Sales and Installation
- Auto Tire/Wheels*
Sales and Installation
(Indoor Displays)
- Auto Tire Repair*
- Auto Driving School
- Auto Parking
(Accessory Use)
- Auto Glass (Repair
& Tint)
- Auto Interior Shop*
- Auto Repair
(Minor)*
- Specialty Auto
Repair & Tuning*
- Exterminator Service
- Farm Products
Food/Wholesale
- Gravestone Sales
- Heavy Machine Sales
[inside]
- Lawnmower
Sales/Repair
- Bus Charter
- Motorcycle Sales
- Contractor Shop
[Inside Only]
- Roll/Draw Extrude
Metal
- State Vehicle
Inspection
- Veterinarian w/
Indoor kennel
- Convenience Store
w/ Gas
- Convenience Store
without Gas

EXHIBIT H – USES (Pg 3)

- Auto Parts Sales* (New) (Note: Used Auto Parts Sales is under “Recovery and Salvage” which is prohibited)
- Tattoo and Body Piercing Studio (Permanent Cosmetics as an accessory use; See UDC Section 4.7.1) (Refer to UDC Article 11, Section 14.1)
- Variety Store (See UDC Section 4.17) (This use is prohibited unless located more than 5,000 feet from another variety store. If located at least 5,000 feet from another variety store, this use is permitted by Specific Use Permit only.)

Notwithstanding any provision to the contrary, the following use shall be allowed by Specific Use Permit only:

- Vape Shop (Vape shop is defined as a retail store which sells electronic cigarettes and other vaporizing products and accessories whether or not such products contain nicotine.)

As used in this Exhibit:

* indicates site plan required

** indicates must comply with all local and state regulations