

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District ("PD") shall adhere to the rules and regulations set forth in these Planned Development District Standards. These PD Standards govern development within this Property as described in Exhibit A - Boundary Description
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.
3. This Planned Development is consistent with the city of Grand Prairie's comprehensive plan.

B. ZONING EXHIBIT AND SITE PLAN

1. Development shall be generally in conformance with "Exhibit C - Zoning Exhibit." Street alignment for new streets and extensions of existing streets, as depicted in the Zoning Exhibits are illustrative and may shift to accommodate specific Site Plan needs.
2. Site Plans will be submitted in subsequent applications as Parcels (defined herein) are developed. Site Plans shall only be required to provide information on the relevant parcel, not other parcels in the PD District.
3. Site Plans shall include the following elements:
 - a. Requirements specified in Article 16 of the Unified Development Code.
 - b. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:
 - i. Total surface area of all Primary Facades and Secondary Facades as defined herein;
 - ii. The height and percentage tabulations for all exterior wall materials;
 - iii. Articulation features proposed for each wall elevation subject to articulation requirements;
 - iv. Top of roof deck height being indicated by a dashed line on all building elevations; and
 - v. Rendering of all materials and colors proposed on all Primary building facades.
4. Approval of a Site Plan shall be required with the final plat for each phase of development to ensure compliance with the standards of the Planned Development. If the Site Plan is shown to comply with the standards and requirements of the PD, Section 3.B.1 of Appendix X shall not apply, and the Site Plan shall be approved administratively by the Planning Director or designee.

5. Variances to the standards of the Planned Development may be considered and approved by the Planning Director or their designee during the detailed site plan process if it is determined that the requested variances meet the general spirit and intent of these regulations, or are considered minor in nature.

C. CONCEPT PLAN.

A Concept Plan is not required for this planned development unless otherwise required in accordance with the provisions of this ordinance.

D. DEFINITIONS

1. Zoning Exhibit: means the geographic plan for the Property that establishes and delineates the Parcel boundaries for this Planned Development . Exhibit C – Zoning Exhibit, serves as the Zoning Exhibit.
2. 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.
3. Parcel: means a land area within the area designated on Exhibit C – Zoning Exhibit which allows for the use of the base zoning district as amended herein.
4. Primary Frontage: means the boundary of a development lot which adjoins public right of way containing or planned to contain either (1) a “freeway/tollway” or (2) a “Principal Arterial” or (3) a “Minor Arterial” as defined by and designated within UDC Article 23 as of the effective date of this ordinance.
5. Secondary Frontage: means any other boundary of a development lot.
6. Visibility from Primary Frontage: means visual observation from a means of transportation (car, truck, bicycle, pedestrian) of the described elements within 200’ of a Primary Frontage.
7. Street: means public right of way containing or planned to contain a transportation facility defined in UDC Article 23 Section 4.
8. Building Façade, Primary:
A Primary Building Façade (or “Primary Facade”) means the exterior of the building that is visible from the Primary Frontage.
9. Secondary Façade: Building Facade, Secondary (or “Secondary Facade”) means as any exterior building side that is not defined as a Primary Façade.
10. Height (Building): the vertical distance of a building measured from the average established grade adjacent to the building to the highest point of the roof’s surface excluding chimneys,

cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes, or spires, and parapet walls not exceeding ten (10) feet in height.

11. Average Established Grade: Mathematical average of constructed building's finished floor elevation(s) and finished elevations adjacent to constructed building(s) at four geographically distinct points along the building's perimeter. Intent is to measure building height(s) relative to proposed site grading.

E. LAND USES

1. Unless otherwise provided herein, development within the PD area shall comply with the provisions for the Light Industrial (LI) District and Appendix X in the UDC. Refer to Exhibit C – Zoning Exhibit for location and designation of Base Zoning District.
2. Additional Permitted Uses
In addition to all permitted uses in the LI District, Data Center, Electrical Switching Station, and Electrical Substations are permitted primary uses in the PD area. Trailer Parking, if screened in accordance with the standards herein, is a Permitted Ancillary use.

F. PLANNED DEVELOPMENT -AREA WIDE STANDARDS

The following standards apply in lieu of any conflicting regulations under the UDC:

1. Site Design Standards.
 - a. Block Length:
To accommodate industrial 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. Trail 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. Trail and Open Space programming shall include public access.
 - iv. Trail Design: Any included trails 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;
 - Trailheads;
 - 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.

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, it is not required that such access be provided 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 250,000 square feet 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;

6. 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 Industrial 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 Industrial Uses shall be 1:1. 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.

G. EXHIBITS:

- Exhibit A - Boundary Description
- Exhibit B - Location Map
- Exhibit C - Zoning Exhibit
- Exhibit D - Open Space Plan
- Exhibit E - Illustrative Screening Detail
- Exhibit F – Illustrative Primary and Secondary Frontage Exhibit

Exhibit A - Boundary Description

BEING a 1536.561 acre tract of land situated in the J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No. 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197 and L. Kelsey Survey, Abstract No. 593, Ellis County and being a portion of or all of the following described tracts of land and being more particularly described as follows:

1. Soap Box Partners LP recorded in Instrument Number 2156131 of the of the Official Public Records, Ellis County, Texas (OPRECT)
2. Prairie Ridge Investors LP recorded in Instrument Number 2220050 of the OPRECT
3. Reverse Exchange Properties LP tracts recorded in Instrument Number 2240489 of the OPRECT and Document Number 2021-48068 and Document Number 2021-48064 of the Official Public Records, Johnson County, Texas (OPRJCT)
4. Prairie Ridge SW LP tracts recorded in Document Number 2021-480645 and Document Number 2023-12410 OPRJCT
5. Prairie Ridge Capital Corp (formerly known as PRA Ridge Development Corp) tracts recorded in Instrument Number 1721240, Instrument Number 0816640 (Volume 2396, Page 236) and Instrument Number 0721082 (Volume 2325, Page 470) of the OPRECT
6. PRA Prairie Ridge, L.P. tracts recorded in Instrument Number 0508812 (Volume 2111, Page 866) of the DRECT
7. 287 Land Partners LP recorded in Instrument Number 2336686 of the OPRECT
8. Partition deed to Joseph William Roten recorded in Volume 524, Page 373 of the DRECT and further described as Fourth Tract in Volume 406, Page 516 of said DRECT
9. Tarrant Regional Water District recorded in Instrument No. 1406456 (Volume 2757, Page 953) of the DRECT
10. Ronald Lee Burnseen recorded in Instrument No. 1904974 of the OPRECT
11. W & L Jones Realty Holdings, LLC recorded in Instrument No. 1705482 of the OPRECT
12. Eagle Energy, LLC and USG Properties Barnett II, LLC recorded in Instrument No. 1817328 of the OPRECT;

BEGINNING at a point in the West line of Lot 3, Block 1 of the Sneed's Place Development an addition to Ellis County, Texas recorded in Cabinet J, Page 99 of said Plat Records, Ellis County, Texas (PRECT) and a common corner of said Soap Box Partners tract, said point being North 30°26'57" West a distance of 46.35 feet from the West corner of said Lot 3;

THENCE South 30°26'57" East, a distance of 3,417.60 feet to a point at the Southwest corner of Buffalo Hills 1 & 2 Additions, recorded in Cabinet B, Slide 40 of said PRECT;

THENCE North 59°56'05" East, a distance of 618.70 feet to a point for corner;

THENCE North 59°39'57" East, a distance of 4,673.59 feet to a point for corner in the westerly line of Old Fort Worth Road;

THENCE South 28°30'19" East, along said westerly line, a distance of 30.00 feet to a point for corner;

THENCE South 59°39'46" West, a distance of 4,672.00 feet to a point for corner;

THENCE South 30°33'22" East, a distance of 2,937.75 feet to a point for corner;

THENCE North 59°51'43" East, a distance of 1,736.19 feet to a point for corner;

THENCE South 30°16'33" East, a distance of 356.33 feet to a point for corner;

THENCE North 87°53'29" East, a distance of 262.24 feet to a point for corner;

THENCE South 0°18'42" West, a distance of 816.27 feet to a point for corner;

THENCE South 59°25'36" West, a distance of 1,693.00 feet to a point for corner;

THENCE South 13°50'41" East, a distance of 478.03 feet to a point for corner;

THENCE South 59°10'29" West, a distance of 750.05 feet to a point for corner;

THENCE South 59°51'49" West, a distance of 432.95 feet to a point for corner;

THENCE South 30°25'48" East, a distance of 1,367.40 feet to a point in the right-of-way of Weatherford Road;

THENCE South 59°37'27" West, along said Weatherford Road, a distance of 1,776.47 feet to a point for corner;

THENCE South 65°10'06" West, along said Weatherford Road, a distance of 17.71 feet to a point for corner;

THENCE South 59°31'43" West, a distance of 3,299.34 feet to a point for corner;

THENCE South 28°47'27" East, a distance of 2,329.24 feet to a point for corner;

THENCE South 54°57'51" West, a distance of 222.88 feet to a point for corner;

THENCE North 31°54'56" West, a distance of 486.79 feet to a point for corner;

THENCE South 64°47'47" West, a distance of 360.94 feet to a point for corner;

THENCE North 20°39'57" West, a distance of 646.04 feet to a point for corner;

THENCE South 59°45'07" West, a distance of 1,407.46 feet to a point for corner;

THENCE North 30°34'39" West, a distance of 214.76 feet to a point for corner;

THENCE South 59°46'44" West, a distance of 2,844.91 feet to a point for corner;

THENCE North 19°23'55" West, a distance of 880.06 feet to a point for corner;

THENCE North 0°46'38" West, a distance of 6,437.77 feet to a point for corner;

THENCE North 87°34'30" East, a distance of 2,094.42 feet to a point for corner;

THENCE North 59° 27' 44" East, 1,081.19 feet to a point in southwest line of a 50' sanitary sewer easement recorded in Instrument Number 2234492 OPRECT and Instrument Number 2139095 OPRECT;

THENCE Continuing with the south and west line of said 50' sanitary sewer easement the following four (4) courses and distances:

1. North 0°50'46" West, a distance of 47.32 feet to a point for corner;
2. North 6°41'14" West, a distance of 1,109.24 feet to a point for corner;
3. North 0°39'47" West, a distance of 473.03 feet to a point for corner;
4. North 21°39'14" East, a distance of 431.49 feet to a point for corner;

THENCE North 89°13'22" East, a distance of 54.10 feet to a point for corner on the east line of said 50' sanitary sewer easement;

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

1. North 21°39'14" East, a distance of 623.70 feet to a point for corner;
2. North 1°18'54" West, a distance of 4,260.05 feet to a point for corner;
3. North 59°32'31" East, a distance of 635.80 feet to a point for corner;

THENCE South 30°27'29" East, a distance of 915.30 feet to a point for corner;

THENCE North 59°29'35" East, a distance of 157.61 feet to the POINT OF BEGINNING and containing 1536.561 acres of land, more or less. Save and except the following tract of land leaving a net of 1430.794 acres, more or less.

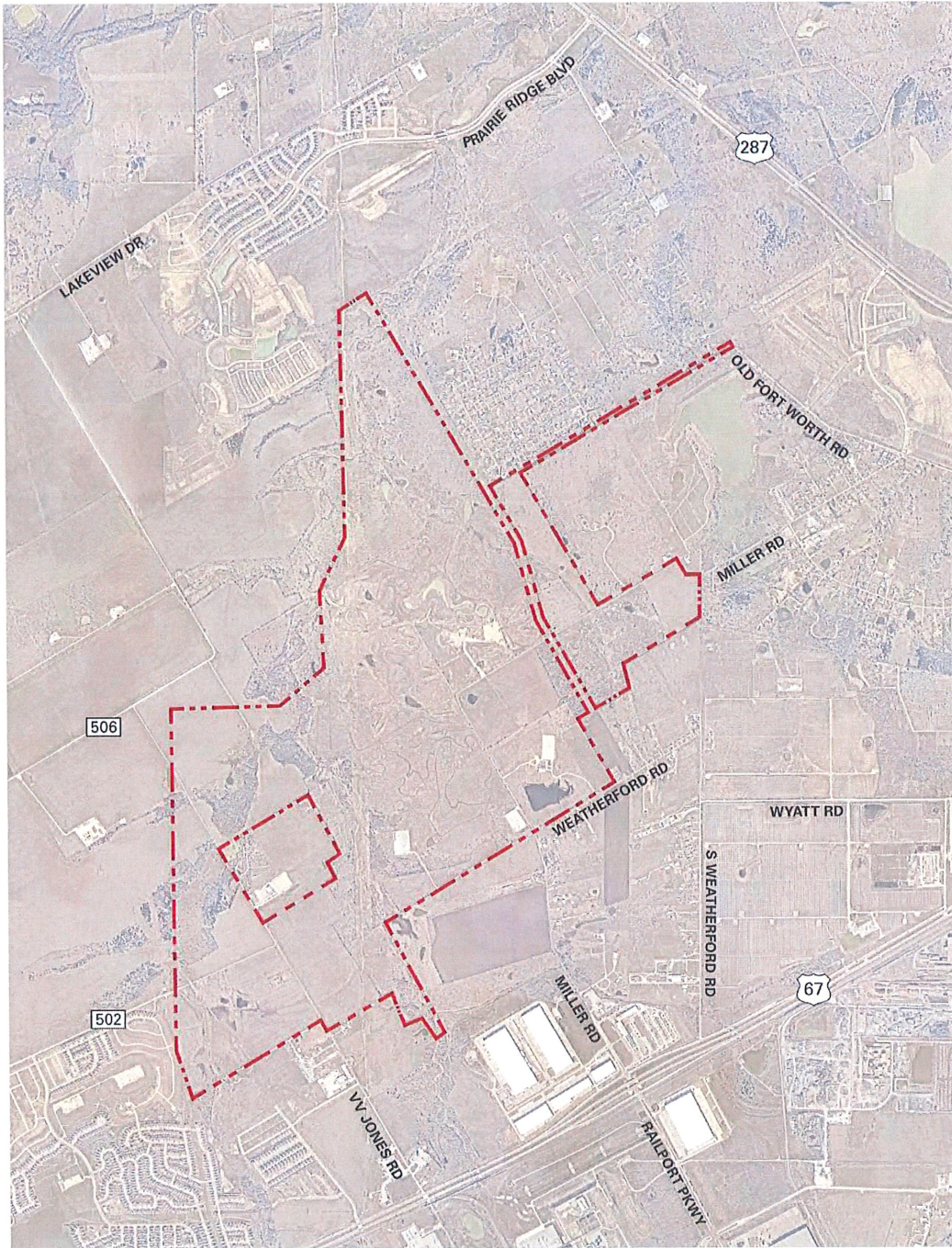
Save and Except the following tracts of land:

1. Partition deed to Joseph William Roten recorded in Volume 524, Page 373 of the DRECT and further described as Fourth Tract in Volume 406, Page 516 of said DRECT
2. Tarrant Regional Water District recorded in Instrument No. 1406456 (Volume 2757, Page 953) of the DRECT
3. Ronald Lee Burnseen recorded in Instrument No. 1904974 of the OPRECT
4. W & L Jones Realty Holdings, LLC recorded in Instrument No. 1705482 of the OPRECT

5. Eagle Energy, LLC and USG Properties Barnett II, LLC recorded in Instrument No. 1817328 of the OPRECT;

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B - Location Map



P
PROVIDENT
Goodland
EXHIBIT B
LOCATION MAP
City of Grand Prairie, Ellis County, Texas
April 03, 2024
1,512.2 Acres



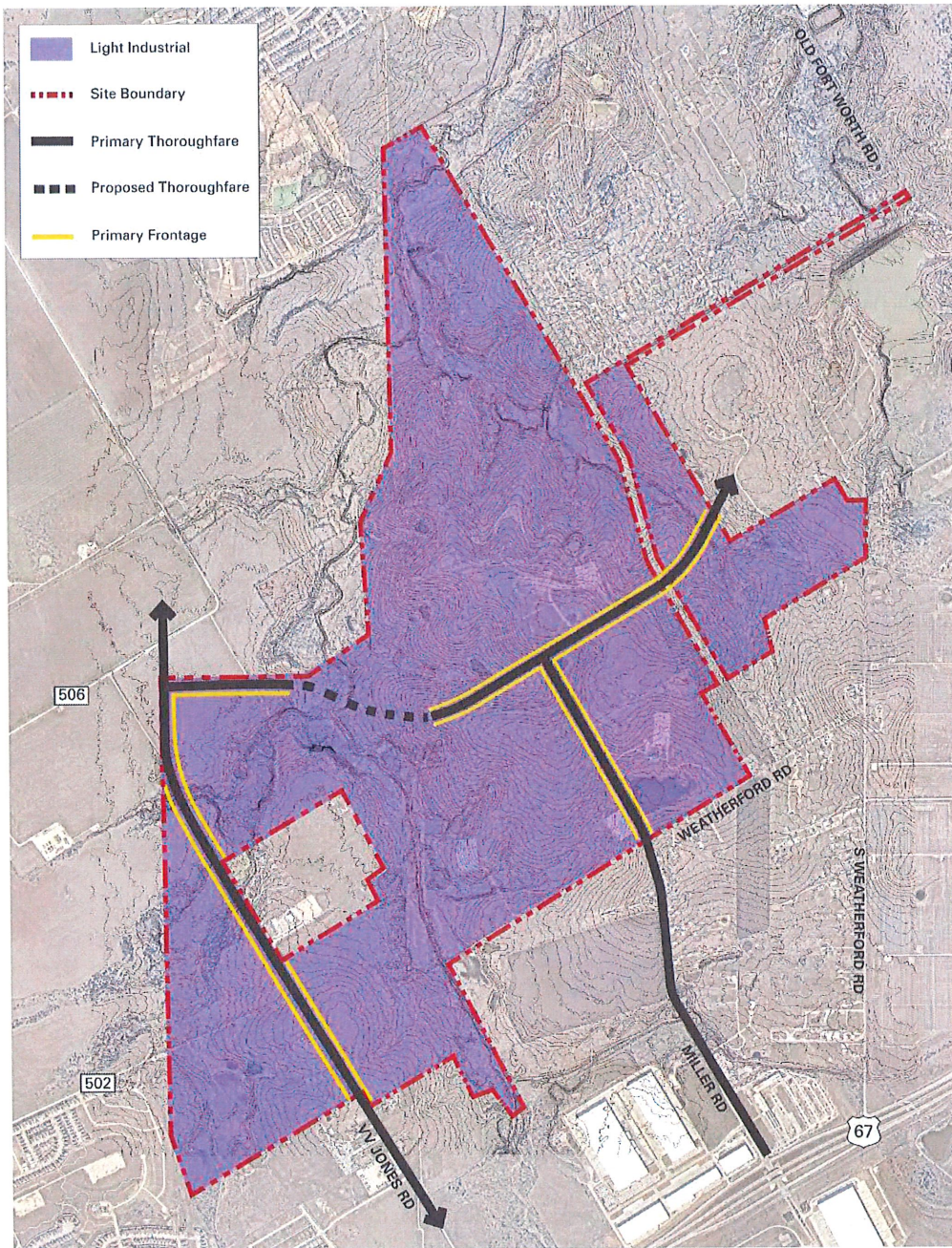
Development Team		Location Map	Notes
Applicant / Developer: Provident Realty Advisors 181025 Greenleaf Parkway, Ste. 100 Dallas, TX 75241 Contact: Ryan Vassili Email: ryann.vassili@providentrealty.net	Engineer: B. J. Smith Consulting Engineers 10012 Spring Valley Road Dallas, TX 75241 Contact: J. Smith Email: jsmith@bjscen.com		
Planner: T&B Planning 2401 Bryan Street, #100 Dallas, TX 75204 Contact: Matt Meyer Email: matt.meyer@tandbplanning.com	Surveyor: T&B Planning & Associates 10012 Spring Valley Road Dallas, TX 75241 Contact: J. Smith Email: jsmith@tandbplanning.com		

Exhibit C - Zoning Exhibit



PROVIDENT
Goodland
EXHIBIT C
ZONING EXHIBIT
City of Grand Prairie, Ellis County, Texas
April 03, 2024
1,512.2 Acres

Development Team		Location Map	Notes
Applicant / Developer: Providence Properties 10275 N. Central Expressway, Ste. 300 Dallas, TX 75243 Contact: John P. Smith Email: john.smith@providenceproperties.com	Engineer: The Urban Consulting Engineers 10275 N. Central Expressway, Ste. 300 Dallas, TX 75243 Contact: John P. Smith Email: john.smith@providenceproperties.com		Notes
Planner: T&B Engineering 2207 Bryn Mawr, Suite 100 Dallas, TX 75243 Contact: John P. Smith Email: john.smith@providenceproperties.com	Surveyor: T&B Engineering 2207 Bryn Mawr, Suite 100 Dallas, TX 75243 Contact: John P. Smith Email: john.smith@providenceproperties.com		

TBG

Exhibit D - Open Space Plan



Exhibit F - Illustrative Primary and Secondary Frontage Exhibit

