

**EXHIBIT D**  
**DEVELOPMENT REGULATIONS**

1. **Applicability.** This **Exhibit D** applies only to the ETJ Property and the Additional ETJ Property.
  
2. **Applicable Regulations.**
  - a. The following areas shown on the Concept Plan shall follow the base zoning district regulations in the UDC, as amended by this **Exhibit D**:
  
  - b. **Mixed Use Area on the Concept Plan:** For multi-family development, the Multi-family Three Residential (MF-3) zoning district regulations shall apply. For townhome development, the SF-Townhouse (SF-T) zoning district regulations shall apply. For non-residential uses, the General Retail zoning district regulations shall apply. Parking garages are permitted in the mixed use area on the Concept Plan. Nonresidential development within the Mixed-Use area on the Concept Plan shall comply with the requirements on **Attachment 1** of this **Exhibit D**.
  
  - c. **Urban Residential Area on the Concept Plan:** For multi-family development, the Multi-family Three Residential (MF-3) zoning district regulations shall apply. For townhome development, the SF-Townhouse (SF-T) zoning district regulations shall apply. For single family zero lot line development, the Single Family Zero Lot line (SF-Z) zoning district regulations shall apply. Use mix shall comply with the maximum percent of dwelling units established in Table 2: Lot Dimensions for Urban Residential, as well as the table below in this Section 2.
  
  - d. **Medium Residential Area on the Concept Plan:** For townhome development, the SF-Townhouse (SF-T) zoning district regulations shall apply. For single family zero lot line development, the Single Family Zero Lot line (SF-Z) zoning district regulations shall apply. For single family detached development, the Single Family-Six (SF-6) zoning district regulations shall apply. Use mix shall comply with the table immediately below.

Unit Type	Minimum % Lots at Full Buildout of the ETJ Property and the Additional ETJ Property	Maximum % Lots at Full Buildout of the ETJ Property and the Additional ETJ Property
SF-Z	0%	15%
SF-T	0%	30%
SF-6	70%	100%

e. Estate Residential Area on the Concept Plan: For single family detached development, the Single Family-One (SF-1) zoning district regulations shall apply.

f. Open Space and Parks on the Concept Plan: Open space areas and parks shown on the Concept Plan shall be used for active and passive open space and recreation consistent with the open space requirements on this Exhibit D, and shall not be governed by a base zoning district.

g. Schools. A school is a permitted use at any location on the Property other than in areas designated on the Concept Plan for open space or parks.

h. No zoning overlay district or other special zoning district regulations of any kind shall apply.

i. Appendix W in the UDC shall apply to all residential development.

j. In the event of a conflict between the UDC and this Exhibit D, this Exhibit D shall control. In the event of a conflict between the UDC and the Concept Plan, the Concept Plan shall control. The Concept Plan only governs land use requirements and does not control as it relates to transportation requirements or other requirements regulated by the UDC.

### 3. Dimensional Requirements.

a. For additional requirements, see Tables 1 through 4 at the end of this Exhibit D, which are the exclusive regulations applicable to residential density, dwelling unit size, number of one bedroom units, lot size, setbacks, building height, lot coverage, floor area, and garage orientation. For dimensional requirements not specifically identified in Table 1, Table 2, Table 3 and Table 4, below, the UDC shall control.

b. Lots located on a cul-de-sac or "eyebrow" may be reduced in width to 25 feet at the front lot line to allow for driveway access to street. Driveway length shall not exceed 100feet from Right-Of-Way (ROW) to residential structure. The development shall be designed so as to avoid flag lots.

### 4. Permitted Uses.

a. Mixed Use Area on the Concept Plan. The following uses are permitted in this area: all uses permitted in the Multi-family Three (MF-3), SF-Townhouse (SF-T), and General Retail zoning districts are permitted to the same extent permitted in those zoning districts within the UDC. For example, if a use is permitted by right in the MF-3 zoning district, that use is permitted by right in the mixed use area on the Concept Plan. If a use is permitted by SUP in the MF-3 zoning district, that use is permitted by SUP in the mixed use area on the Concept Plan. If a use is regulated differently in any of these three zoning districts, the most restrictive regulation applies to that use in the mixed use area on the Concept Plan. A minimum of 20 percent of the net acreage in the Mixed Use Area shown on the Concept Plan (net meaning excluding 100-year floodplain) shall be restricted to non-residential uses and development in accordance with the General Retail zoning district regulations.

b. Urban Residential Area on the Concept Plan. The following uses are permitted in this area: all uses permitted in the Multi-family Three (MF-3), SF-Townhouse (SF-T), and Single Family Zero Lot Line (SF-Z) zoning districts are permitted to the same extent permitted in those zoning districts within the UDC. For example, if a use is permitted by right in the MF-3 zoning district, that use is permitted by right in the mixed use area on the Concept Plan. If a use is permitted by SUP in the MF-3 zoning district, that use is permitted by SUP in the mixed use area on the Concept Plan. If a use is regulated differently in any of these three zoning districts, the most restrictive regulation applies to that use in the mixed use area on the Concept Plan.

c. Medium Residential Area on the Concept Plan: The following uses are permitted in this area: all uses permitted in the SF-Townhouse (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6) zoning districts are permitted to the same extent permitted in those zoning districts within the UDC. For example, if a use is permitted by right in the SF-6 zoning district, that use is permitted by right in the medium residential area on the Concept Plan. If a use is permitted by SUP in the SF-6 zoning district, that use is permitted by SUP in the mixed use area on the Concept Plan. If a use is regulated differently in any of these three zoning districts, the most restrictive regulation applies to that use in the medium residential area on the Concept Plan.

d. Estate Residential Area on the Concept Plan: All uses permitted in the Single Family-One (SF-1) zoning districts are permitted to the same extent permitted in the SF-1 district within the UDC. For example, if a use is permitted by right in the SF-1 zoning district, that use is permitted by right in the estate residential area on the Concept Plan. If a use is permitted by SUP in the SF-1 zoning district, that use is permitted by SUP in the estate residential area on the Concept Plan

e. Temporary Uses.

i. During active construction within the Property, the following temporary uses are permitted at any location on the Property other than in Open Space and floodplain, and may be approved administratively: construction offices including construction trailers, model homes, and batch plants. Batch plants shall be removed upon completion of the Public Infrastructure. Batch plants must be 200 feet from the limits of floodplain.

ii. Seasonal sales are permitted in areas that permit retail uses.

## 5. **Building Design.**

a. The following shall constitute the exclusive building design standards applicable to the ETJ Property and the Additional ETJ Property: the building design standards in Article 6, Sections 15 and 16 of the UDC in effect on the Effective Date, even if within the UDC they are only suggested, recommended or otherwise noted as not mandatory; the standards on this Exhibit D; Attachment 1 to this exhibit, including general compliance with the exterior building materials show therein, which applies to single family homes and townhomes; Appendix W

of the UDC as modified herein; and Appendix F of the UDC as it exists on the Effective Date of this Agreement, which applies to non-residential buildings in the Mixed Use Area on the Concept Plan. The sample single family residential attached and detached elevations on Attachment 1 to this exhibit are illustrative, not intended to be final home designs, and subject to change without further approval, provided the changes (i) demonstrate similar or better quality, building materials and architectural details to the elevations attached on Attachment 1, as reasonably determined by the Planning and Development Director; and (ii) otherwise comply with the Governing Regulations. Changes to Attachment 1 that do not demonstrate similar or better quality, building materials and architectural details require approval of the Planning and Development Director. If the Director denies a request for such changes, the Director's decision may be appealed to the City Council, and the City Council's decision shall be final. If there is a conflict between the UDC and Attachment 1, the Attachment 1 building material provision shall control.

- b. A minimum of four of the following design features are required on the exterior of each single family detached residential structure:
  - i. Dormers;
  - ii. Cupolas;
  - iii. Gables;
  - iv. Recessed entries (minimum three feet);
  - v. Balconies;
  - vi. Covered front porches (minimum 70 square feet in area and minimum six feet in depth);
  - vii. Courtyards;
  - viii. Box windows;
  - ix. Architectural pillars or posts;
  - x. Exterior chimneys;
  - xi. Varied roof heights;
  - xii. Archways;
  - xiii. Porte cocheres;
  - xiv. Porticos;
  - xv. Shutters (functional or decorative); or

xvi. Articulated cornice lines.

6. **Landscaping and Screening.**

a. Landscaping and screening shall comply with Article 8 of the UDC except as otherwise provided below.

b. Trees may be located within the right-of-way between the sidewalk and back of curb and count towards the street tree requirement, as depicted on Attachment 2. Trees within the right-of-way shall be located as shown on Attachment 2. Trees within the right-of-way shall be tap root trees or located in a recessed tree well. Trees located in the right-of-way shall adhere to the spacing requirements established herein. For the purposes of spacing, streetlights shall be treated in the same manner as street trees.

c. All fencing for single family detached lots that back up to open space, parks, drainage areas or easements shall be six-foot tall ornamental metal fences. All fencing for single family detached lots that back up to a collector or arterial roadway shall be a minimum of six-feet in height and board-on-board as depicted on Attachment 6 to this **Exhibit D**, including general compliance with the building materials shown therein.

d. Fencing for a townhouse use, as well as a single family detached use on a lot that is 49 feet in width or less, may be located in the front yard, and shall be a maximum of four feet in height in the front yard.

e. No fencing or screening shall be required around or adjacent to a drainage area or a retention pond; however, fencing around detention ponds is required in accordance with the City's Drainage Design Manual.

f. No fencing shall be required to have concrete mowing strips as described in Section 8.10 of the UDC.

g. No screening shall be required adjacent to an open space or easements such as overhead power line easements and gas easements.

h. For all townhouse, single family zero lot line, and single family detached uses, the following tree planting requirements shall apply and be the only tree planting requirements, and all canopy trees that are required shall be a minimum of three caliper inches in size at the time of planting:

i. For townhouse lots and single family detached homes on lots that are no more than 49 feet in width, one canopy tree or two ornamental trees shall be planted in the front yard or the adjacent right-of-way provided placement in the right-way is approved by the Transportation Director and meets the spacing requirements provided herein. Supplemental tree placement is permitted in a public amenity area or on HOA lots.

ii. For single family detached homes on lots that are 50 to 59 feet wide, one canopy tree or two ornamental trees shall be planted in the front yard or the adjacent right-of-way, as well as in the rear yard.

iii. For single family detached homes on lots that are at least 60 feet wide, two canopy trees shall be planted in the front yard or the adjacent right-of-way, and one canopy tree shall be planted in the rear yard.

i. Arterial and Collector Screening and Buffering.

i. Along an arterial with a 110-foot wide right-of-way, the following screening and buffering requirements shall apply: A minimum 20-foot landscape buffer shall be provided that is planted with a minimum of one three-inch caliper tree for every 35 linear feet of right-of-way adjacent to residential development. A minimum six-foot tall board on board fence or six-foot tall ornamental metal fence with vegetative screening shall be provided, and shall include minimum six-foot tall stone columns spaced every 100 linear feet.

ii. Along a collector with a 70-foot wide right-of-way, the following screening and buffering requirements shall apply: A minimum 15-foot landscape buffer shall be provided that is planted with a minimum of one three-inch caliper or greater tree for every 35 linear feet of right-of-way adjacent to residential development. A minimum six-foot tall ornamental metal fence shall be provided, and shall include minimum six-foot tall brick or stone columns spaced every 100 linear feet.

iii. Along an enhanced residential street with a 60-foot wide right-of-way, no street trees shall be required.

iv. Along a residential street with a 42-foot wide right-of-way, no street trees shall be required.

v. Along a residential street with a 50-foot wide right-of-way, no street trees shall be required.

vi. Along a residential boulevard with a 90-foot wide right-of-way, no street trees shall be required.

vii. If street trees are provided, they will be placed outside of the City's Visibility Triangle requirements and will be spaced per Attachment 2 to **Exhibit D**.

viii. In a mixed use area shown on the Concept Plan, no screening shall be required between residential uses, between residential and non-residential uses, or adjacent to open space or easements.

ix. Development shall comply with Attachment 3. Fencing and Screening in lieu of UDC requirements for fencing and screening along areas

shown on Attachment 3 with fencing and screening. The City Manager or his or her designee may approve alternative fencing materials to those required above and in Attachment 3 including, but not limited to, vinyl, composite, or pre-cast concrete fencing.

7. **Tree Preservation.** A minimum of 50 acres of the existing tree canopy on the Property, as generally shown on Attachment 4, shall either be preserved or removed subject to mitigation in accordance with Article 8 of the UDC, provided, however, trees planted within this development to comply with landscaping requirements shall also be counted towards tree mitigation requirements. All other existing tree canopy may be removed without mitigation. No tree survey shall be required. Riparian Buffers along creeks have the same limits as the Erosion Hazard Setback and shall not be disturbed.

8. **Off-Street Parking Requirements.** Shared parking is permitted for uses within the mixed use and urban residential areas shown on the Concept Plan, and in accordance with the criteria established in the UDC, shared parking requests can be administratively approved. The minimum parking requirement for a multi-family use shall be one and a half spaces for each one bedroom unit and two spaces for each unit containing two or more bedrooms. A minimum of 30% of the required parking for a multifamily use shall be covered or enclosed parking, and no other covered or enclosed parking requirements shall apply to this use.

9. **Platting and Design Criteria.**

a. Townhouses and single family lots may face onto a green space or common area provided rear access to the lot is provided by a mews that complies with the No Frontage Alley section on Attachment 5.

b. Multi-family developments located within the Urban Residential Area shall have lower level units with direct access to the abutting street or sidewalk where units face a street, sidewalk, or public space. A residential street may run a straight course over a length not to exceed 1,000 feet without deflecting a minimum of 15 degrees, curving, narrowing, or otherwise deviating from a straight course.

c. Additional enhanced residential street sections are permitted as depicted on the street sections attached as Attachment 5. Attachment 5 shall apply to the design of these new road types, however, the pavement section design (e.g., pavement thickness) shall comply with the UDC. The widths of streets, parkways, sidewalks, and overall right-of-way may be greater than the minimum dimensions shown on Attachment 5.

d. Residential streets with less than 60 feet of right-of-way width shall have a minimum 300-foot horizontal radius.

e. An approved preliminary plat shall expire 24 months after the date of its approval if a final plat application is not submitted to the city for all or a portion of the approved preliminary plat before its expiration, otherwise, a preliminary plat shall not expire. An approved final plat shall not expire for five years after the date of its approval. The Development Review Committee may extend such dates by up to six months, upon application and payment of additional fees. Further extension of approval may only be

granted by the Planning and Zoning Commission following a recommendation from City staff.

f. Section 12.23.2 of the UDC is revised to read as follows: Easements shall be required adjacent to all street frontages and, unless a different width is approved the City Manager or designee, shall be a minimum of ~~fifteen (15)~~ fifteen (15) feet in width or a width as may be reasonably necessary for the utilities or franchisees of the City using the easements. ~~Easements adjacent to street frontages within residential developments where no rear lot easement is proposed shall be a minimum of twenty (20) feet in width.~~

g. Intentionally omitted.

h. Section 14.5.3.E of the UDC is revised to read as follows: (a) Earthen grades for drainage being conveyed across the lot it originated on shall not be less than one percent. Maximum grades shall not exceed 25% without an engineering slope stability analysis. (b) Prior to release of a final building inspection, a licensed surveyor or engineer shall provide a Precise Grading Certificate to certify that lot grading is consistent with the City approved grading and drainage plans ~~and that erosion control has been installed~~. Proper erosion control measures shall be shown on the SWP3.

i. Section 23.9.6 of the UDC is revised to read as follows: Local Street, LU: Design Speed: ~~25 M.P.H.~~ 20 M.P.H; Horizontal Curvature: R= 300 feet.

j. Note 42 of the City's 2021 General Notes for Development & Construction is revised as follows: All detention basins shall be vegetated, landscaped, and irrigated in accordance with City's Drainage Design Manual (the "Manual"). The Manual does not require permanent irrigation of detention basins.

k. Note 43 of the City's 2021 General Notes for Development & Construction is revised as follows: ...The project shall not be considered for acceptance by the City unless the establishment of 100% ground cover with 80% density. Grass seed/sod is required for placement of ground cover within the City easement or ROW that has been disturbed during construction activities.

l. Section 5.1 (Flow in Gutters) of the City's Drainage Design Manual – Volume 1, January 2017 is revised to read as follows: The drainage capacities of streets and gutters shall be determined by Manning's Formula using an 'n' value of 0.016 for concrete streets. Streets and curb inlets shall be designed to flow not more than curb deep during a 10-year (10% annual chance) flood. Streets and curb inlets shall be designed to flow no more than ROW deep for the 100-year (1% annual chance) flood.

m. The City's standard sheet details are revised for concrete paving to read as follows: Alley Standard Details: 8" 4,000 PSI REINFORCED CONCRETE. HAND POURED ALLEYS SHALL BE 4,500 PSI REINFORCED CONCRETE.

n. All streets shall be concrete with curb and gutter.

o. The minimum easement width table for a single City wastewater main in Section 2.10 (Minimum Easement) of the City's Domestic Wastewater and Lift Station Design Criteria 2015 Update is revised to read as follows:

i. Size Main (inches): 8 through 12; Depth of Pipe (feet):  $\leq 8'$ ; Minimum Width (feet): ~~20-15'~~

ii. Size Main (inches): 8 through 12; Depth of Pipe (feet):  $> 8'$ ; Minimum Width (feet): 25'

p. Floodplain: Except as otherwise provided in this Agreement, all provisions of the UDC regulations on use and development of floodplain, as amended, shall apply to the Property.

10. **Residential Development Standards.** Residential development standards in Appendix W of the UDC are modified as follows:

a. The following language in Section 2.I.F (Single Family Residential Subdivision Design Guidelines) is deleted: ~~For the purpose of providing neighborhood identity, developments that are designed to contain over 100 lots at ultimate buildout should be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than 5-minute walk from the center. The center shall have a distinct character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity.~~

b. The following language in Section 2.II.A - 1, 2, 3 (Architectural, Dimensional, and Density Guidelines) is deleted and replaced with Tables 1 through 4 in **Exhibit D**: ~~The development shall provide a variety of single family detached housing and lot sizes according to the following standards: Minimum lot size: A lot size between 7,800 and 8,999 square feet shall be required for a minimum of seventy percent (70%) of total platted lots within the Development. A lot size of 9,000 square feet or greater shall be required for a minimum of thirty percent (30%) of total platted lots within the Development. Minimum lot width shall be 65 feet at the front building line for each structure. Lots facing a "T" type street intersection shall have a minimum width of 80 feet.~~

c. The following language in Section 2.II.B.6 (Architectural, Dimensional, and Density Guidelines) is deleted: ~~For the purpose of assessing the architectural design of homes in a subdivision, the developer/builder shall submit proposed building elevations at time of Rezoning or Preliminary Plat submittal, whichever comes first. All houses subsequently permitted within the development shall substantially comply with the approved conceptual elevations as well as zoning requirements and the requirements of this appendix.~~

d. The following language in Section 2.III.D.1 (Single-Family Residential Landscaping and Screening Guidelines) is deleted: ~~One landscaped and irrigated monument entry feature is required at all street entry points along a designated collector or arterial~~

~~thoroughfare. If a monument sign is utilized to identify the subdivision, it shall be lit by external illumination only.~~

e. The following language in Section 3.II.B (Amenity and Site Design Standards for Multi-Family Developments) is deleted: Multi-family developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point designated for emergency access. ~~A turnaround must be provided prior to the gate.~~ All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.

f. The following language in Section 3.IV.H.1.iii (Amenity and Design Standards for Townhouse and Hybrid Housing Developments) is deleted: ~~In addition to the requirements above, the developer shall plant one tree per 2,500 square feet of developed area, including streets and drainage facilities.~~

11. **Miscellaneous.**

a. Site plans, certificates of occupancy, building permits and plats, including, but not limited to, a preliminary plat and a final plat, shall be approved if it complies with the Governing Regulations.

b. In addition to other permitted crosswalk materials, stamped and stained concrete may be used in crosswalks. All crosswalks must comply with the Americans with Disabilities Act.

c. To the extent the City adopts an amendment to the UDC or any other Governing Regulations that imposes a building setback of greater than 300 feet for a new building from any gas well related facility at any time during the Term of this Agreement, the City agrees that the maximum building setback the City may impose for a new building within the Property shall be 300 feet.

d. When the UDC requires site plan approval for a non-residential or multi-family use or structure, the site plan shall be approved if the proposed use is a permitted use and the site plan complies with the UDC as amended herein. No site plan approval shall be required for (i) single family detached or attached development; or (ii) non-residential or multi-family development except as required by the UDC.

e. Unless required by Texas Water Code Section 11.086, storm water detention will not be required.

f. An easement shall be required around residential mailboxes to allow the HOA to maintain the pad, boxes, and pedestals.

g. Notwithstanding any other provision of this Agreement to the contrary, up to three (3) temporary HUD-certified manufactured homes may be located within the Property, but only to the extent necessary for the creation or administration of the District (including, but not limited to, providing qualified voters within the District or qualifying persons to serve

on the Board of Directors of the District). Owner will notify the City and the county of the location and 911 address of each home prior to the home becoming occupied. Manufactured homes permitted by this Agreement: (a) are not required to be located on a platted lot; (b) require a building permit; (c) do not require a certificate of substantial completion; (d) have to comply with the Governing Regulations; (e) do require any permit or other approval by the City; and (f) will be promptly, being no longer than 180 days, removed (i) when no longer needed for the creation or administration of the District, or (ii) when they have been unoccupied by a resident for longer than ninety (90) days. Notwithstanding any other provision, manufactured homes shall be removed prior to construction of the first phase of single-family development. Manufactured homes permitted by this Agreement shall, however, be subject to all permits or approvals otherwise required by the County; and the City agrees to cooperate in good faith to assist Owner in obtaining such permits and approvals and in obtaining water, sewer, and utility service for such homes. The Manufactured homes must be connected directly to the City's wastewater system or connected to a temporary holding tank which will be pumped as regularly as necessary. A temporary septic tank be used in connection with temporary manufactured homes, provided the septic tank is removed upon removal of the manufactured home.

h. Notwithstanding any other provision of this Agreement to the contrary, the conveyance, from time to time, by metes and bounds or otherwise of any portion of the Property to any person for the purpose of qualifying such person to be a member of the board of directors of the District shall not be considered a subdivision of land requiring a plat or otherwise requiring the approval of the City; provided, however, no Structure, other than manufactured housing authorized by Section 7.16, shall be constructed on any property conveyed for such purpose unless and until a plat of such portion has been approved by the City in accordance with this Agreement.

i. Thoroughfares, including both minor and major thoroughfares, shall be designed to maintain one ten-foot (10') dry lane in each direction for the 100-year flood.

j. The City or a third-party inspector approved by the City, at the Owner's option, shall inspect all improvements for compliance with the Governing Regulations, and Owner shall either pay the City's inspection fee pursuant to the City's generally applicable citywide fee schedule as defined in the UDC or shall pay the third-party inspector directly, as applicable. Notwithstanding, the City must inspect all Public Infrastructure to be dedicated to the City before acceptance by the City.

**Table 1: Lot Dimensions for Mixed-Use District\***

		<b>Multi-family use</b>	<b>Townhouse use</b>	<b>Nonresidential use</b>
<b>Maximum Density (DU/Acre)</b>		32	13.2	(N/A)
<b>Minimum Living Area (SF. FT.)</b>		550	1,150	(N/A)
<b>Maximum One Bedroom Units (in %)</b>		75	(N/A)	(N/A)
<b>Minimum Lot Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	12,000	1,600	5,000
	<b>Width</b>	100	20	50
	<b>Depth</b>	120	80	100
<b>Minimum Building Setbacks (Feet)</b>	<b>Front**</b>	30 (5 if units front a street)	10	25
	<b>Rear**</b>	15	18	0, except 20' adjacent to residential zoning
	<b>Rear Alley</b>	10	18	(N/A)
	<b>Rear Arterial</b>	(N/A)	20	0
	<b>Interior Side (If attached)</b>	15	5	(N/A)
	<b>Side on Street</b>	30 (10 if units front street)	10	See Table 1-A for Adjacent Residential Zoning or Use and Table 1-B for Non-Adjacent Residential Zoning or Use
	<b>Garage Door</b>	(N/A)	20	(N/A)
	<b>Between Buildings</b>	15	0	0
	<b>Driveway Length</b>	(N/A)	22***	(N/A)
<b>Maximum Height (Feet)</b>		75 (5 story)	45 (3 story)	25
<b>Maximum Lot Coverage (%)</b>		(N/A)	85	
<b>Garage Orientation</b>		(N/A)	Front or Rear Entry	(N/A)

\*All uses other than a multi-family use or townhouse use shall comply with the dimensional requirements applicable to development in the General Retail zoning district. The dimensional standards in this table are the exclusive dimensional standards applicable to multi-family and townhouse uses.

\*\*Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.

\*\*\*Driveway length shall measured from the edge of the sidewalk furthest from the roadway for front entry homes, and measured from the edge of the alley for rear entry homes.

**Building Height Table 1-A (Residential Adjacent)**

<b>Setback</b>	<b>Building Height</b>
<b>10 feet</b>	<b>&lt;15 feet</b>
<b>20 feet</b>	<b>&lt;25 feet</b>

**Building Height Table 1-B (Non-Residential Adjacent)**

<b>Setback</b>	<b>Building Height</b>
<b>10 feet</b>	<b>&lt;25 feet</b>

**Table 2: Lot Dimensions for Urban Residential\***

		<b>Multi-family</b>	<b>Townhouse</b>	<b>Single family zero lot line</b>
<b>Minimum Lot Size (Feet)</b>		(N/A)	20 x 80	30 x 100
<b>Maximum Density (DU/Acre)</b>		32	13.2	10.7
<b>Minimum Living Area (SF. FT.)</b>		550	1,150	1,200
<b>Maximum One Bedroom Units (in %)</b>		75	(N/A)	(N/A)
<b>Minimum Lot Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	12,000	1,600	3,000
	<b>Width</b>	100	20	30
	<b>Depth</b>	120	80	100
<b>Minimum Building Setbacks (Feet)</b>	<b>Front</b>	30 (5 if units front a street)	10	20
	<b>Rear</b>	15	18	10
	<b>Rear Alley</b>	10	18	10
	<b>Rear Arterial</b>	(N/A)	20	20
	<b>Interior Side (If attached)</b>	15	5	10
	<b>Side on Street</b>	30 (10 if units front street)	10	15
	<b>Garage Door</b>	(N/A)	20	22
	<b>Between Buildings</b>	15	(N/A)	6
	<b>Driveway Length</b>	N/A	22**	25**
<b>Maximum Height (Feet)</b>		75 (5 story)	45 (3 Story)	36 (2 Story Min.)
<b>Maximum Lot Coverage (%)</b>		(N/A)	85	60
<b>Garage Orientation</b>		(N/A)	Front or Rear Entry***	Front or Rear Entry***
<b>Maximum % of Dwelling Units in the Urban Residential Area</b>		N/A	N/A	N/A

\*The dimensional standards in this table are the exclusive dimensional standards applicable to multi-family, townhouse, and single family zero lot line uses. Permitted uses that are not any of the uses listed in the table above, such as a school use, shall follow the dimensional standards applicable to multi-family. Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.

\*\* Measured from the edge of the sidewalk furthest from the roadway for front entry homes, and measured from the edge of the alley for rear entry homes.

\*\*\*Front entry garages shall not make up more than 40 percent of the garages in the Urban Residential area at full buildout.

**Additional Notes to Table 2:** Plats for zero lot line homes shall designate the side with the zero-foot building setback and the side with the minimum ten (10) foot building setback. A five-foot maintenance easement shall also be provided along the lot line adjacent to a neighboring lot's zero setback side. The maintenance easement shall include a drainage easement to allow for lot-to-lot drainage.

**Table 3: Lot Dimensions for Medium Residential\***

		Townhouse	Single family zero lot line	Single Family Detached				
<b>Minimum Lot Size (Feet)</b>		20 x 80	30 x 110	40 x 100	55 x 100	60 x 100	70 x 120	80 x 120
<b>Maximum Density (DU/Acre)</b>		13.2	10.7	9.7	8.7	8.7	5.2	4.5
<b>Minimum Living Area (SF. FT.)</b>		1,150	1,200	1,300	1,400	1,600	2,000	2,200
<b>Minimum Lot Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	1,600	3,000	4,000	5,500	6,000	8,400	9,600
	<b>Width</b>	20	30	40	55	60	70	80
	<b>Depth</b>	80	100	100	100	100	120	120
<b>Minimum Building Setbacks (Feet)**</b>	<b>Front</b>	10	15	20	20	25	25	25
	<b>Rear</b>	5	10	10	10	10	10	10
	<b>Rear Alley</b>	5	10	10	10	10	10	10
	<b>Rear Arterial</b>	20	20	20	20	20	30	30
	<b>Interior Side (If attached)</b>	5	10	5	5	5	6	6
	<b>Side Street</b>	10	15	15	15	15	15	15
	<b>Garage Door</b>	20	22	22	22 Rear, 25 Front, 15 J-Swing	22 Rear, 25 Front, 15 J-Swing	22 Rear, 25 Front, 15 J-Swing	22 Rear, 25 Front, 15 J-Swing
	<b>Between Buildings</b>	0	6	6	6	6	6	6
	<b>Driveway Length</b>	22	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front
<b>Maximum Height (Feet)</b>		45 (3 Story)	36 (2 Story Min.)	36 (2 Story Min.)	36	36	36	36
<b>Maximum Lot Coverage (%)</b>		85	70	70	70	70	70	65
<b>Garage Orientation</b>		Rear Entry Only	Rear Entry Only	Rear Entry Only	Rear, Front, Side, & J-swing	Rear, Front, Side, & J-swing	Rear, Front, Side, & J-swing	Rear, Front, Side, & J-swing

\*The dimensional standards in this table are the exclusive dimensional standards applicable to townhouse, single family zero lot line, and single family detached uses. Permitted uses that are not any of the uses listed in the table above, such as a school use, shall follow the dimensional standards applicable

**to multi-family. Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.**

**\*\* Measured from the edge of the sidewalk furthest from the roadway for front entry homes, and measured from the edge of the alley for rear entry homes, to allow sufficient space for vehicles to park**

**Additional Notes to Table 3:** Plats for zero lot line homes shall designate the side with the zero-foot building setback and the side with the minimum ten (10) foot building setback. A five-foot maintenance easement shall also be provided along the lot line adjacent to a neighboring lot's zero setback side. The maintenance easement shall include a drainage easement to allow for lot-to-lot drainage.

**Table 4: Lot Dimensions for Estate Residential\***

		<b>Single Family Detached</b>
<b>Minimum Lot Size (Feet)</b>		100 x 130
<b>Maximum Density (DU/Acre)</b>		3.6
<b>Minimum Living Area (SF. FT.)</b>		3,000
<b>Minimum Lot Sizes &amp; Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	13,000
	<b>Width</b>	100
	<b>Depth</b>	130
<b>Minimum Building Setbacks (Feet)</b>	<b>Front</b>	25
	<b>Rear</b>	10
	<b>Rear Alley</b>	20
	<b>Rear Arterial</b>	30
	<b>Interior Side</b>	8
	<b>Side on Street</b>	15
	<b>Garage Door</b>	5 rear (detached) Otherwise 25
	<b>Between Buildings</b>	6
<b>Maximum Height (Feet)</b>		36
<b>Maximum Lot Coverage (%)</b>		65
<b>Garage Orientation</b>		Rear, Front, Detached, Side & J-swing)

\*The dimensional standards in this table are the exclusive dimensional standards applicable to single family detached uses. Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.

**Attachment 1 to Exhibit D**  
**Sample Single Family Residential Elevations**

**80 Foot Lot – Front Entry**



**70 Foot Lot – Front Entry**



**55 & 60 Foot Lot – Front Entry**



**40 Foot Lot - Rear Entry**



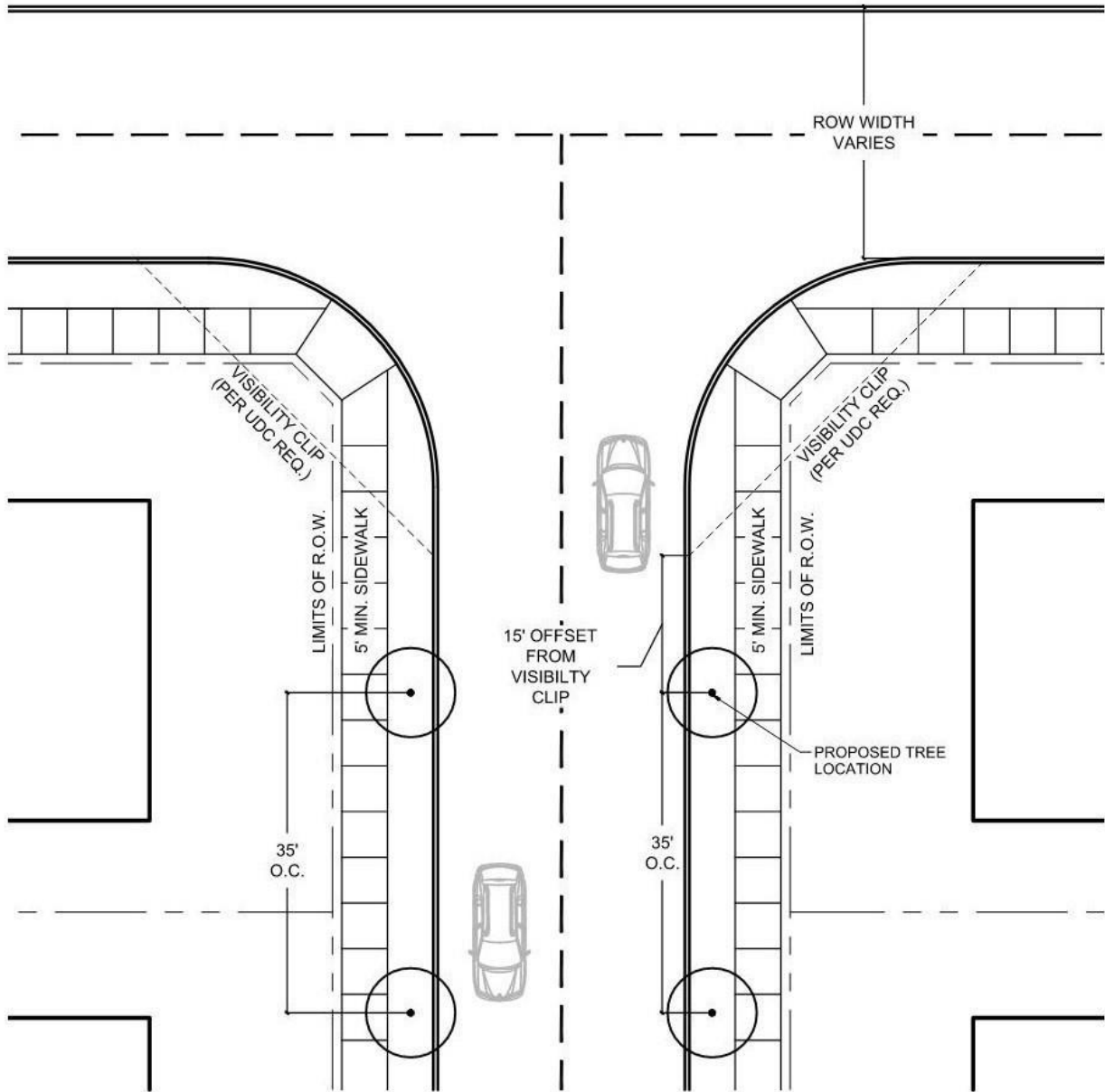
### Townhomes - Rear Entry



**Townhomes - Front Entry**




**Attachment 2 to Exhibit D**  
**Right-of-Way Tree Placement**

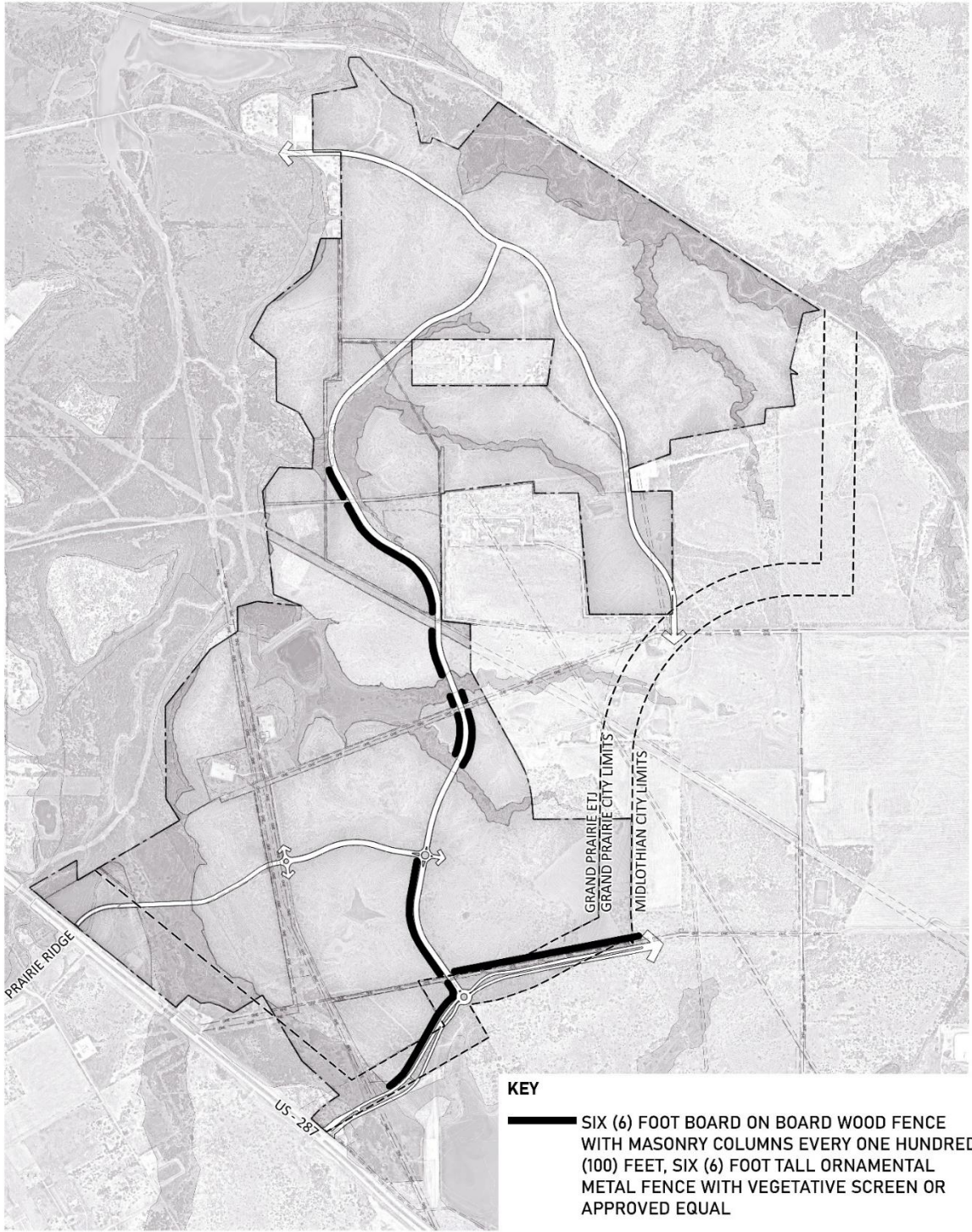


**RIGHT OF WAY TREE PLACEMENT EXHIBIT**


ROW TREE PLACEMENT EXHIBIT

PLAN VIEW  
SCALE: 1"=10' 

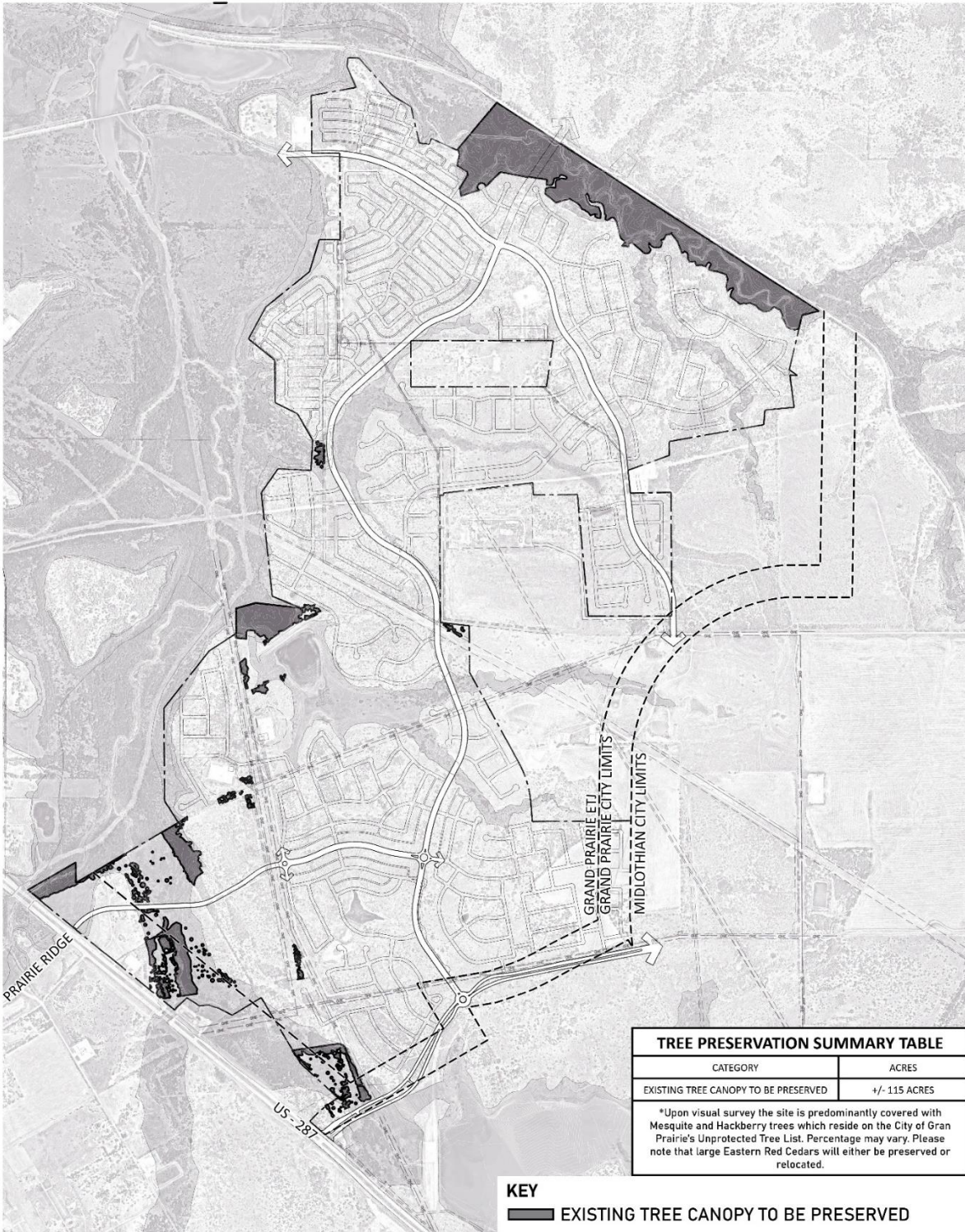
**Exhibit D**  
**Attachment 3 – Fencing and Screening**



**FENCING & SCREENING EXHIBIT**  
PLAN IS SUBJECT TO CHANGE

PLAN VIEW 0 2000' 4000'  
SCALE: 1"=2,000'  **LJA**

**Exhibit D**  
**Attachment 4 – Tree Preservation**



TREE PRESERVATION SUMMARY TABLE	
CATEGORY	ACRES
EXISTING TREE CANOPY TO BE PRESERVED	+/- 115 ACRES

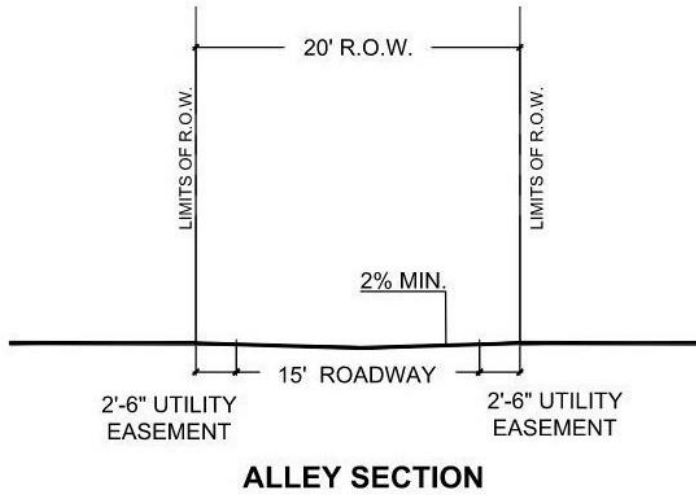
\*Upon visual survey the site is predominantly covered with Mesquite and Hackberry trees which reside on the City of Grand Prairie's Unprotected Tree List. Percentage may vary. Please note that large Eastern Red Cedars will either be preserved or relocated.

**KEY**  
 EXISTING TREE CANOPY TO BE PRESERVED

**TREE PRESERVATION EXHIBIT**  
 PLAN IS SUBJECT TO CHANGE


PLAN VIEW 0 2000' 4000'  
 SCALE: 1"=2,000'

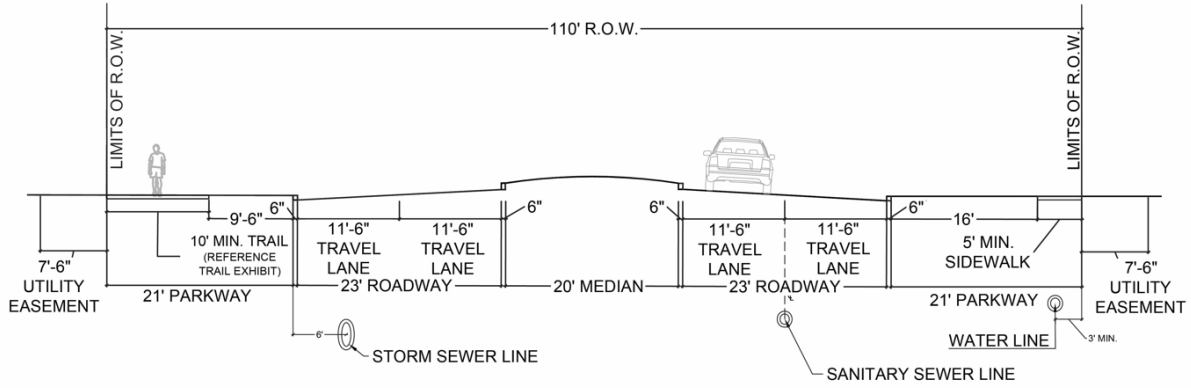
**Attachment 5 to Exhibit D**  
**Street Sections**



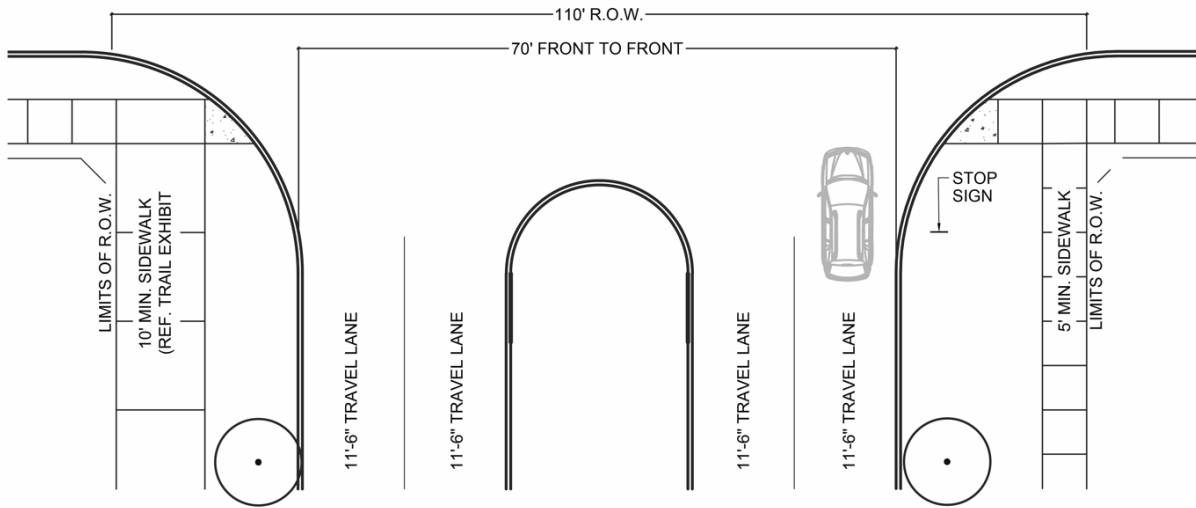
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STREET SECTIONS

PLAN VIEW  
SCALE: 1"=10' 





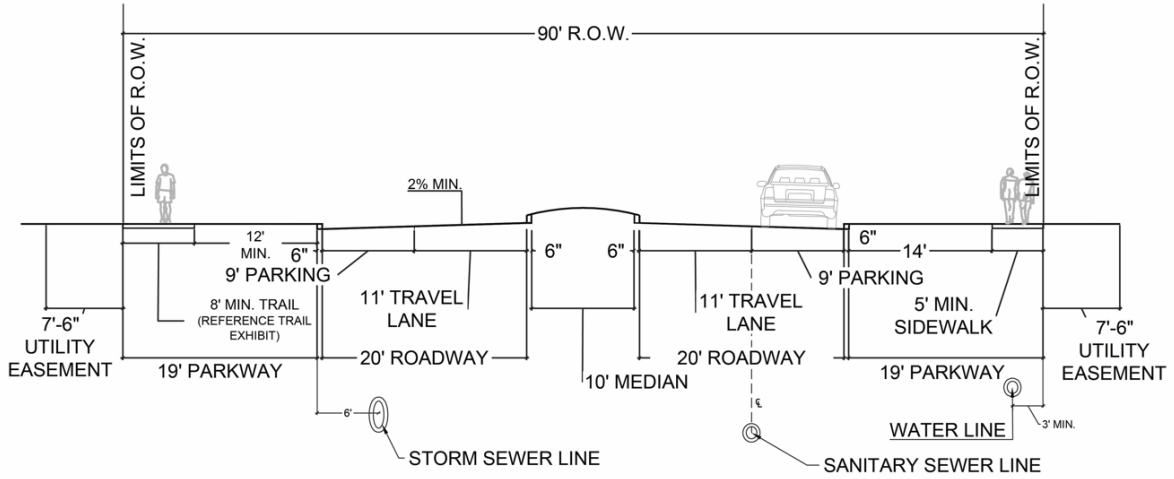
**110' R.O.W. - 4 LANE DIVIDED MINOR ARTERIAL**



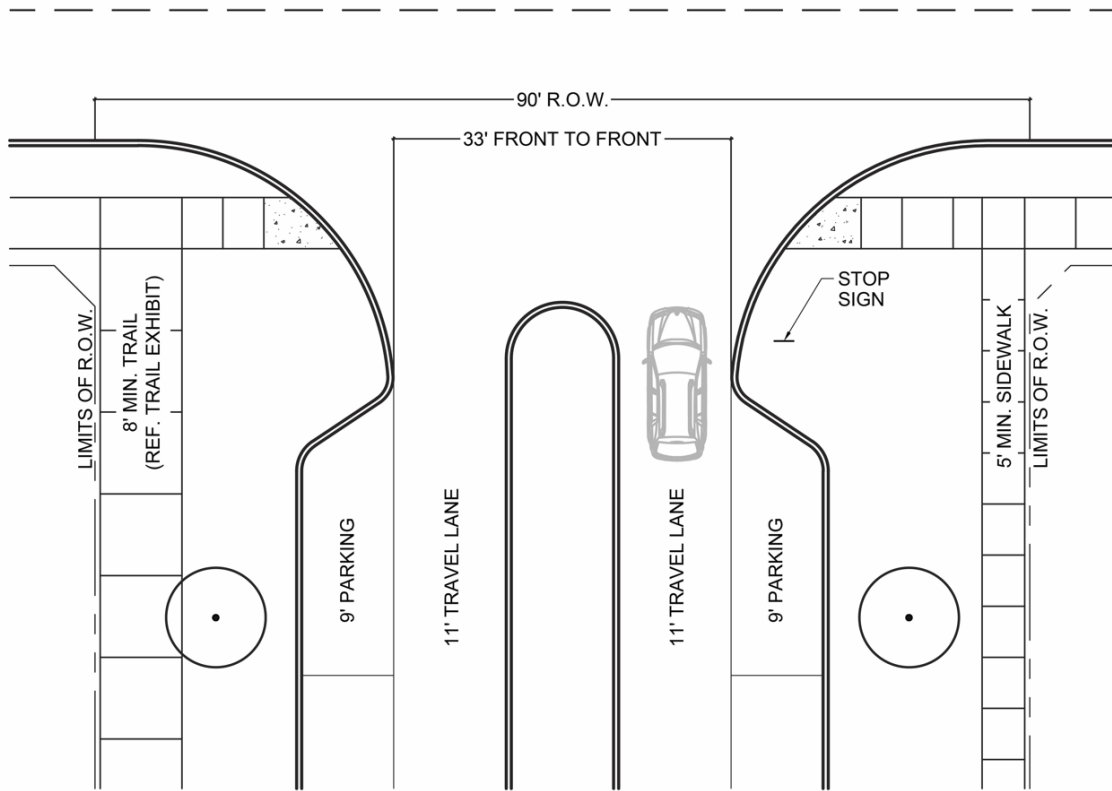
**110' R.O.W. - 4 LANE DIVIDED MINOR ARTERIAL  
STREET INTERSECTION**

**STREET SECTIONS**

PLAN VIEW  
SCALE: 1"=10'  



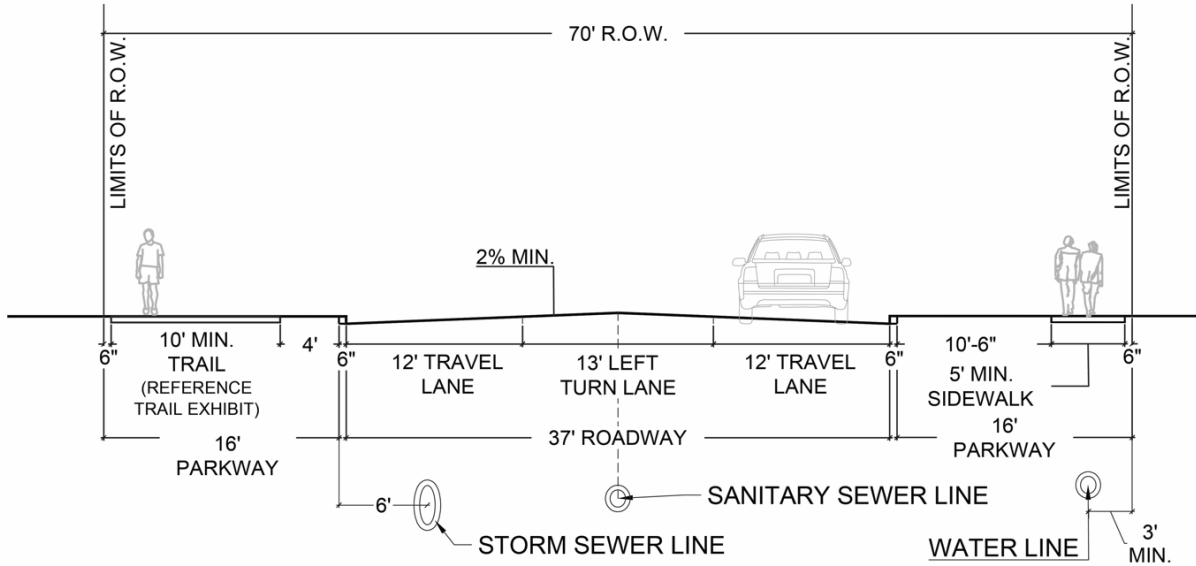
**90' R.O.W. - RESIDENTIAL BOULEVARD**



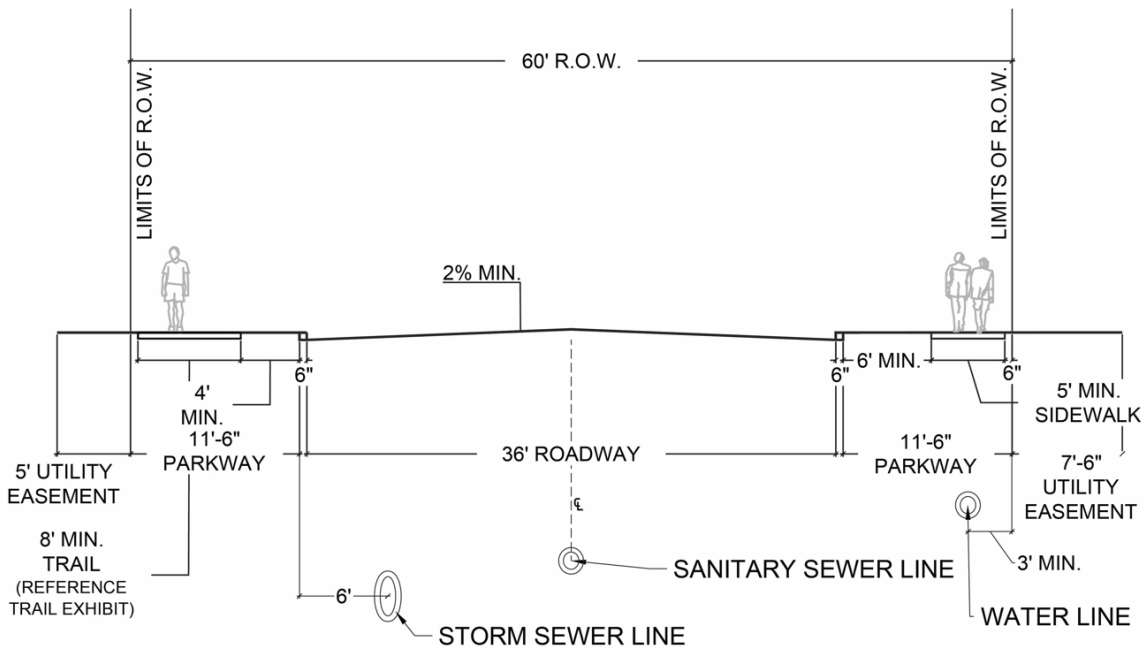
**90' R.O.W. - RESIDENTIAL BOULEVARD  
STREET INTERSECTION**

**STREET SECTIONS**

PLAN VIEW  
SCALE: 1"=10' 





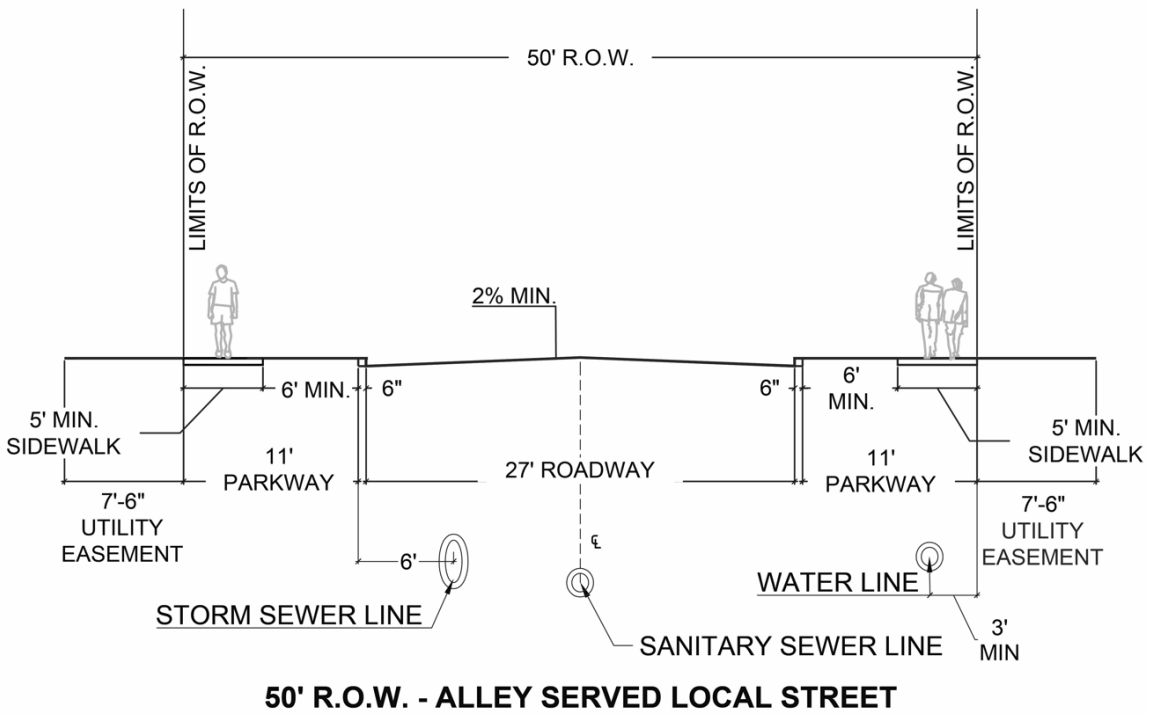
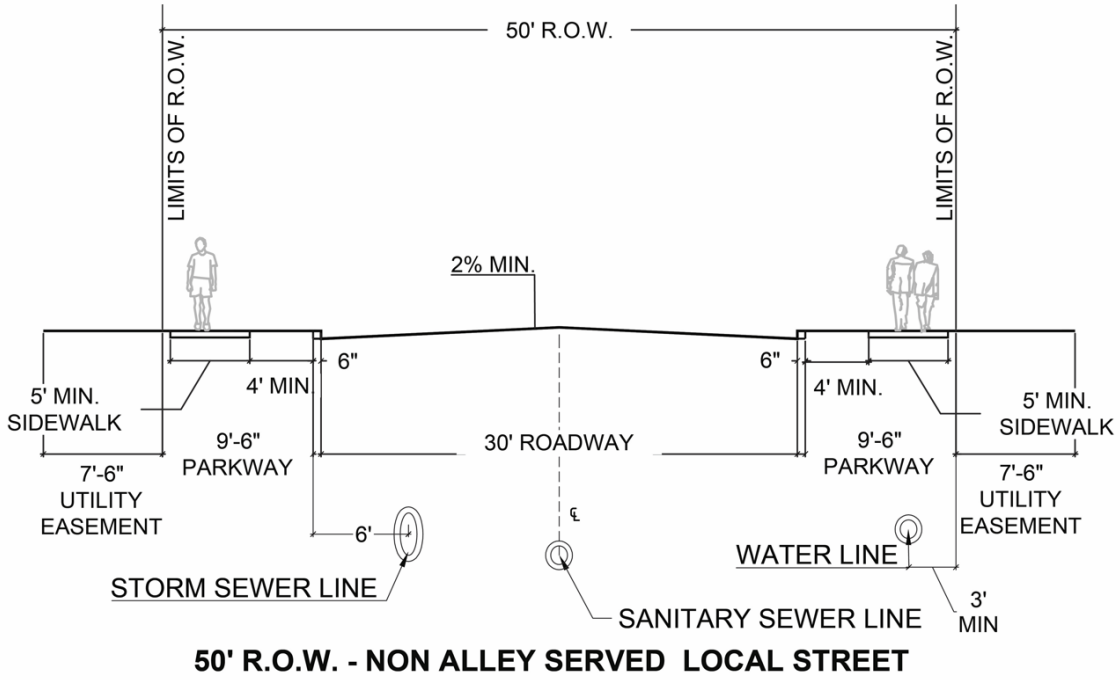
**70' R.O.W. - COLLECTOR SECTION**




**60' R.O.W. - ENHANCED RESIDENTIAL STREET SECTION**

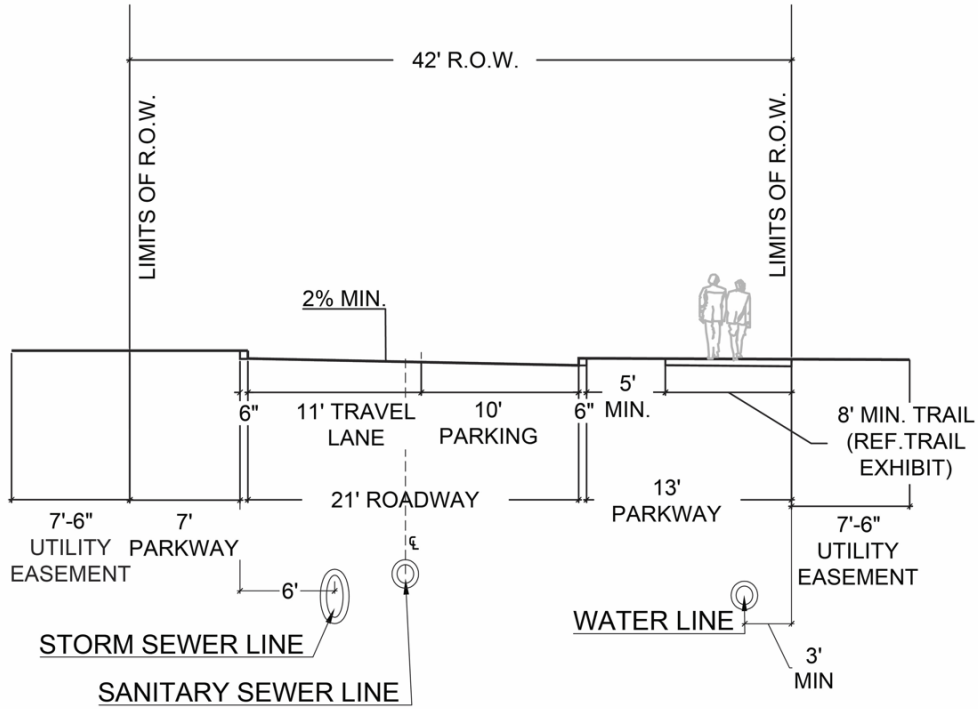
**STREET SECTIONS**

PLAN VIEW    
SCALE: 1"=10'

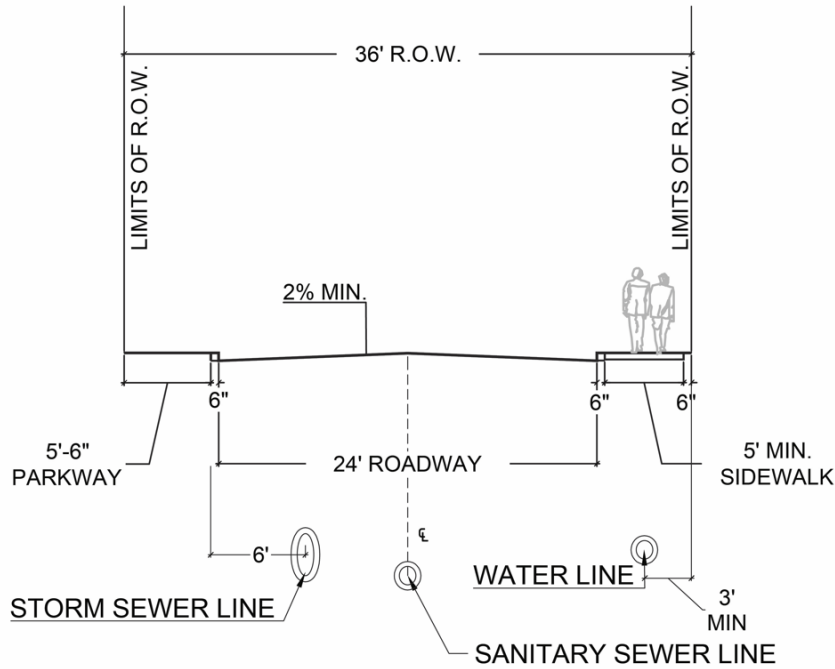


**STREET SECTIONS**

PLAN VIEW  
SCALE: 1"=10' 





**42' R.O.W. - ONE WAY STREET SECTION**



**36' R.O.W. BRIDGE**

**STREET SECTIONS**

PLAN VIEW  
SCALE: 1"=10'  

**Attachment 6 to Exhibit D**  
**Fencing**

