

Density and Dimensional Requirements - Tracts 2 & 3 (MF)				
Standard	UDC and Appendix W	Tract 2 MF-3	Tract 3 MF-3	Complies
Min. Lot Area (Sq. Ft.)	12,000	589,904	1,018,692	Yes
Min. Lot Width (Ft.)	100	810 (along street frontage) 880 (at widest point)	1506 (along street frontage) 1506 (at widest point)	Yes
Min. Lot Depth (Ft.)	120	441 (at narrowest point) 609 (at widest point)	214 (at narrowest point) 880 (at widest point)	Yes
Min. Front Yard on Street (Ft.)	30 (5 ft units front street)	30 (5 ft units front street)	30 (5 ft units front street)	Yes
Min. Side Yard on Street (Ft.)	30 (10 ft units front street)	30 (10 ft units front street)	30 (10 ft units front street)	Yes
Maximum Height (Ft.)	60	49	49	Yes
Maximum Density (DU/AC)	26	26	20	Yes
Minimum Living Area (Sq. Ft.)	600	650	650	Yes
Maximum % Single Bed Units	65%	65%	65%	Yes*
Fence along Street	Type 2 Wrought Iron w/ Masonry	Type 2 Wrought Iron w/ Masonry	Type 2 Wrought Iron w/ Masonry	Yes
Perimeter Fence Height (Ft.)	6	6	6	Yes

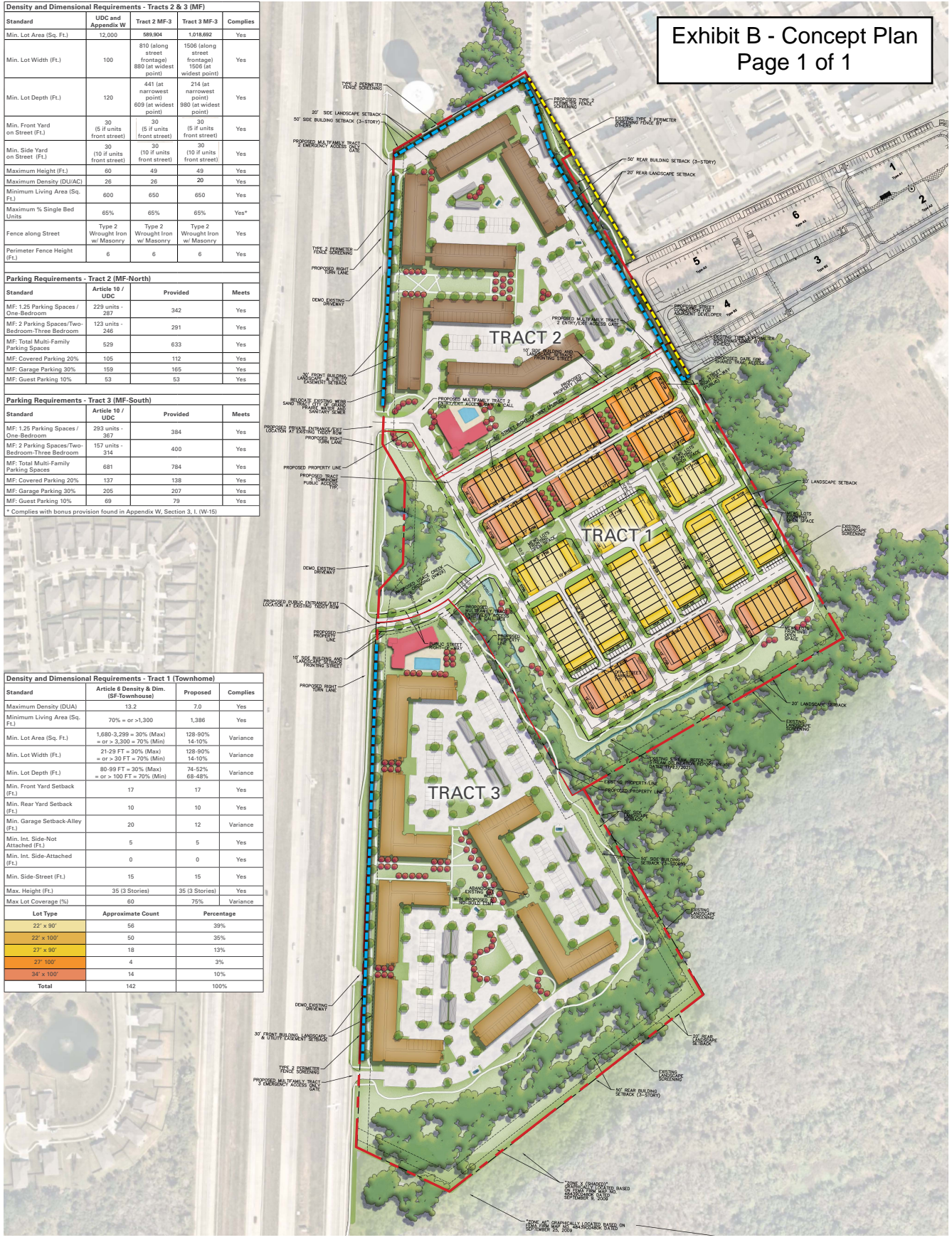

Parking Requirements - Tract 2 (MF-North)				
Standard	Article 10 / UDC	Provided	Meets	
MF: 1.25 Parking Spaces / One-Bedroom	223 units - 293	342	Yes	
MF: 2 Parking Spaces/Two-Bedroom-Three Bedroom	123 units - 246	291	Yes	
MF: Total Multi-Family Parking Spaces	529	633	Yes	
MF: Covered Parking 20%	105	112	Yes	
MF: Garage Parking 30%	159	185	Yes	
MF: Guest Parking 10%	53	53	Yes	

Parking Requirements - Tract 3 (MF-South)				
Standard	Article 10 / UDC	Provided	Meets	
MF: 1.25 Parking Spaces / One-Bedroom	293 units - 367	384	Yes	
MF: 2 Parking Spaces/Two-Bedroom-Three Bedroom	157 units - 314	400	Yes	
MF: Total Multi-Family Parking Spaces	681	784	Yes	
MF: Covered Parking 20%	137	138	Yes	
MF: Garage Parking 30%	205	207	Yes	
MF: Guest Parking 10%	69	79	Yes	

\* Complies with bonus provision found in Appendix W, Section 3.1, (W-15)

Density and Dimensional Requirements - Tract 1 (Townhome)				
Standard	Article 6 Density & Dim. (SF-Townhouse)	Proposed	Complies	
Maximum Density (DUA)	13.2	7.0	Yes	
Minimum Living Area (Sq. Ft.)	70% = or > 1,300	1,388	Yes	
Min. Lot Area (Sq. Ft.)	1,680-3,299 = 30% (Max) = or > 3,300 = 70% (Min)	128-90%	Variance	
Min. Lot Width (Ft.)	21-28 FT = 30% (Max) = or > 30 FT = 70% (Min)	14-10%	Variance	
Min. Lot Depth (Ft.)	80-99 FT = 30% (Max) = or > 100 FT = 70% (Min)	74-52% 68-48%	Variance	
Min. Front Yard Setback (Ft.)	17	17	Yes	
Min. Rear Yard Setback (Ft.)	10	10	Yes	
Min. Garage Setback Alley (Ft.)	20	12	Variance	
Min. Int. Side-Not Attached (Ft.)	5	5	Yes	
Min. Int. Side-Attached (Ft.)	0	0	Yes	
Min. Side-Street (Ft.)	15	15	Yes	
Max. Height (Ft.)	35 (3 Stories)	35 (3 Stories)	Yes	
Max Lot Coverage (%)	60	75%	Variance	

Lot Type	Approximate Count	Percentage
22' x 90'	56	39%
22' x 100'	50	35%
27' x 90'	18	13%
27' 100'	4	3%
34' x 100'	14	10%
<b>Total</b>	<b>142</b>	<b>100%</b>

**Jefferson at Loyd Park**

EXHIBIT B  
CONCEPT PLAN

Graves Survey Abstract No. 569  
City of Grand Prairie, Tarrant County, Texas  
June 10, 2022  
58.3 Acres

ZON-22-03-0007 SUBMITTAL #3

**Development Team**

**Applicant / Multifamily Developer:** JPI  
600 E. Las Colinas Blvd., Suite 1800  
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Contact: Rusty Ross  
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**Engineer / Surveyor:** Kinley Horn  
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Dallas, TX 75240  
Contact: Holly Williams  
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**Planner / Landscape Architect:** TBG Partners Inc.  
2001 Bryan Street, #1450  
Dallas, TX 75201  
Contact: Mark Meyer  
Email: mark.meyer@tbgpartners.com

**Location Map**

The map shows the site location in Grand Prairie, Texas. Key streets include Marshall Way, Dallas, and various highways like I-35 and I-75. The site is marked with a red dot and labeled 'Site'.

**Notes**

- The proposed roundabout, entry access gates, and private / public roadway sections are subject to change during the site plan review.



Scale 1" = 120'

