

Goodland Town Center Planned Development District

08/01/2025

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SECTION 1. ADMINISTRATION

1.1 Title

This Planned Development Zoning District, PD #____ is known as the “Goodland Town Center Planned Development District” and may be cited as the “District.”

1.2 Purpose and Intent

1.2.1. Purpose

The Purpose of this Planned Development Zoning District is to establish requirements of development standards for a mix of uses. Following approval of this ordinance the developer shall prepare, or have prepared on their behalf, in a phased manner where applicable, Site Plans, Preliminary Plat, and a Final Plat for each area to be developed and conform to the criteria established herein.

1.2.2 Intent

This District is to be implemented to ensure that:

- natural corridors are preserved and integrated to both define and connect urbanized areas;
- mixed-use, multi-generational, and pedestrian-oriented development is generally established as a pattern for development;
- interconnected networks of streets are designed to disperse traffic and to reduce the length of vehicle trips;
- a range of residential housing types and sizes are available;
- civic and commercial activities are not isolated in remote, single-use complexes; and
- a range of open spaces are distributed throughout the community, and within walkable distances from the majority of residential development.

1.3 Applicability

1.3.1 Planned Development Zoning District Applicability

The provisions of this District shall apply to properties as indicated on Exhibit A: Legal Description as further identified in Exhibit B: Zoning Exhibit. Individual Character Areas will be depicted on Exhibit C: Concept Plan. This Planned Development Zoning District provides regulations including; zoning, subdivision, platting, signage, urban design standards and standards controlling land use and development for land designated as “Goodland Town Center Planned Development District.”

1.3.2 Relationship to the City of Grand Prairie Code of Ordinances

- a) In the event of a conflict between the provisions of this District and any other codes, ordinances, regulations, and standards of the City of Grand Prairie, the provisions of this District shall control.
- b) Provisions of any other codes, ordinances, regulations, and standards of the City of Grand Prairie that are not in conflict with the provisions of this District shall continue to apply to property designated as the District.
- c) The definitions set forth in Section 9 contain terms that are integral to this District. Those terms not defined in Section 9 or in Article 30, Definitions of the City of Grand Prairie Unified Development Code (UDC), shall be accorded their commonly accepted meanings. In the event of a conflict between a definition in this District and a definition in any other codes, ordinances, regulations, and standards of the City of Grand Prairie, the definition in this District shall control.

1.3.3 Interpretation

Provisions of this District are activated by “SHALL” or “ARE” when required and “MAY” when optional.

SECTION 2. DEFINITIONS

This District provides definitions for terms in this District that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this District, then the UDC definitions shall control.

ACCESSORY STRUCTURE: A structure such as a shed, storage building, animal house and similar structure.

ACCESSORY DWELLING UNIT (ADU): A residential unit not greater than 800 square feet sharing ownership and utility connections with a principal building; and it may or may not be within an outbuilding.

ADMINISTRATIVE APPROVAL: An approval by a City Staff member of a matter permitted in this District that complies with the intent and purposes of this District.

ALLEY: A public or private thoroughfare designated to be a secondary means of vehicular access to the rear or side of properties; an alley may connect to a vehicular driveway that is located to the rear of lots providing access to outbuildings, service areas, and parking; and containing utility easements.

ALLOWED ENCROACHMENTS: Any structural element that encroaches into a Frontage, setback, or easements.

ASSOCIATION DOCUMENTS: Consists of the Owner's Association Restrictions and Covenants and related documents required for the creation of an Owners Association.

ATTIC: The interior part of a building contained within a pitched roof structure.

AUTO COURT: A Single-Family Flex building type that is comprised of attached or detached dwelling units with parking access located in the interior or rear of the module comprised of 4-8 units.

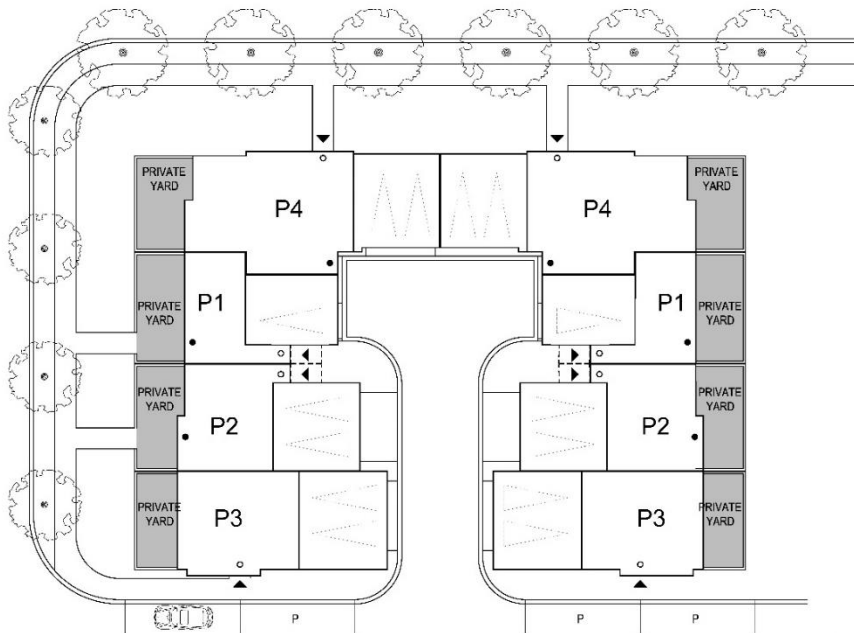


Figure 1| Auto Court

AWNING: A fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafés.

BALCONY: An open-air exterior extension of an upper floor of a building, enclosed up to a height of about three feet by a wall or balustrade

BAY WINDOW: A window projecting outward typically comprised of three parts, with a larger center window unit and two narrow windows on either side.

BLADE SIGN: A sign that is made from rigid material mounted perpendicular to a building wall with one edge attached or supported by a device extending from a building wall or suspended from an overhang.

BLOCK: The aggregate of all the lots, bounded by thoroughfare right-of-way lines or other allowed block edges such as Open Spaces, Green Streets, Woonerfs, and Cross-Block Paseos.

BLOCK FACE: The aggregate of all the building facades on one side of a block as measured at the right-of-way.

BUILDING CONFIGURATION: The form of a building, based on its massing, on its private frontage, and on its height.

BUILDING DISPOSITION: The placement of a building on its lot.

BUILDING HEIGHT: The vertical extent of a building measured in stories.

BUILDING TYPE: A structure category determined by function, position on the lot, and configuration, including frontage and height.

BUNGALOW COURT: A Single-Family Flex building type that features small houses that may be detached or may share a party wall with another dwelling and arranged around a central green on a common lot. Bungalow Courts may be platted on a single lot or individually platted lots.

BY RIGHT: A use or development that complies with this District and is permitted administratively without special review or approval by the City Council or any board or commission. (SEE VARIANCE AND MINOR ADMENDMENT).

CHARACTER AREAS: One of several areas on the Concept Plan regulated by provisions of this District. Character Areas are administratively similar to the land use zones in conventional codes, except that in addition to the building use, density, height, and setback requirements, there are other form-based elements of the intended development that are integrated, including those of the private lot and building and the public frontage.

CIVIC: The term defining not-for-profit organizations dedicated to arts, culture, education, government, municipal government, and recreation.

COLONNADE: A sequence of columns supporting a horizontal member (often an entablature) that are spaced at regular intervals that can be free-standing or part of a building to define a space.

COMMERCIAL: The term collectively defining lodging, office, restaurant, and retail uses.

CORNER LOT: A lot or parcel of land abutting two or more thoroughfares, Open Space, Woonerf, or Cross-Block Paseo at their intersection.

COURTYARD: A disposition where the building occupies the boundaries of its lot while internally defining one or more private spaces.

CROSS-BLOCK PASEO: A publicly accessible way providing access through a block that is restricted to pedestrian use and limited vehicular access.



Figure 2 | Cross-Block Paseo

DIRECTOR OF PLANNING AND DEVELOPMENT: means the Director of Planning and Development or his/her designee.

DRIVEWAY: A vehicular lane within a lot, often leading to a garage.

DRY STANDPIPE: A pipe in place permanently with an intake usually located near a road or driveway, so that a fire engine can supply water to the system. Dry standpipes are not filled with water until needed in firefighting.

ELEVATION: An exterior wall of a building that is not along a frontage line (SEE FACADE).

ENCROACH: To break the plane of either a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage, or above a height limit.

FACADE: The exterior wall of a building set along a frontage line.

FENCE: A permeable metal or wooden wall, independent of a building, and that is located along a frontage line.

FRONT SETBACK: The distance as measured from the frontage line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of Allowed Encroachments.

FRONTAGE: The area between a building facade and the vehicular lanes and is inclusive of its built and its planted components. A frontage is divided into the private frontage and the public frontage.

FRONTAGE LINE: A lot line bordering a public frontage.

FRONTAGE REQUIREMENT: A minimum amount of a principal building facade width along a Primary Frontage on the designated Setback Line expressed as a percentage of the building facade to the Primary Frontage.

GREEN: An open space for unstructured recreation, and that is spatially defined by landscaping rather than building frontages.

GREEN STREET: A public or private open space that replaces a street in a neighborhood structure. A Green Street shall be a minimum of 25 feet in width and terminate on at least one end with a Public Street. Emergency access on lots fronting on Green Streets is typically provided through rear alleys or perpendicular streets that are appropriately designed for emergency access. Green Streets shall be used in limited capacity where appropriate.

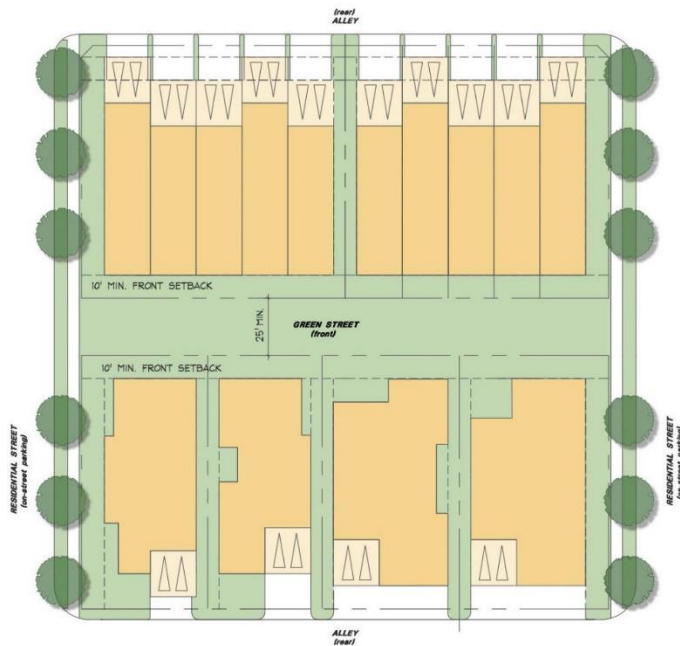


Figure 3 | Green Street

LIVE-WORK UNIT: A mixed-use unit consisting of a commercial use and a residential use.

LOADING DOCK: An area in which goods and products are moved on and off a vehicle, including the stall or berth, apron, and maneuvering room.

LODGING: A building use available for daily and weekly renting of bedrooms.

LOT: A parcel of land accommodating a building or buildings that are under the same ownership.

LOT COVERAGE: The percentage of a lot that is covered by buildings and other roofed structures.

LOT LAYER: A range of depth of a lot within which certain elements are permitted to be located.

LOT LAYER, FIRST: The area of a lot that is comprised of the area between the Primary Frontage line and the front facade of the building.

LOT LAYER, SECOND: The area of a lot that is comprised of the area behind the front facade of the building along a secondary frontage and to the rear and side of the primary building.

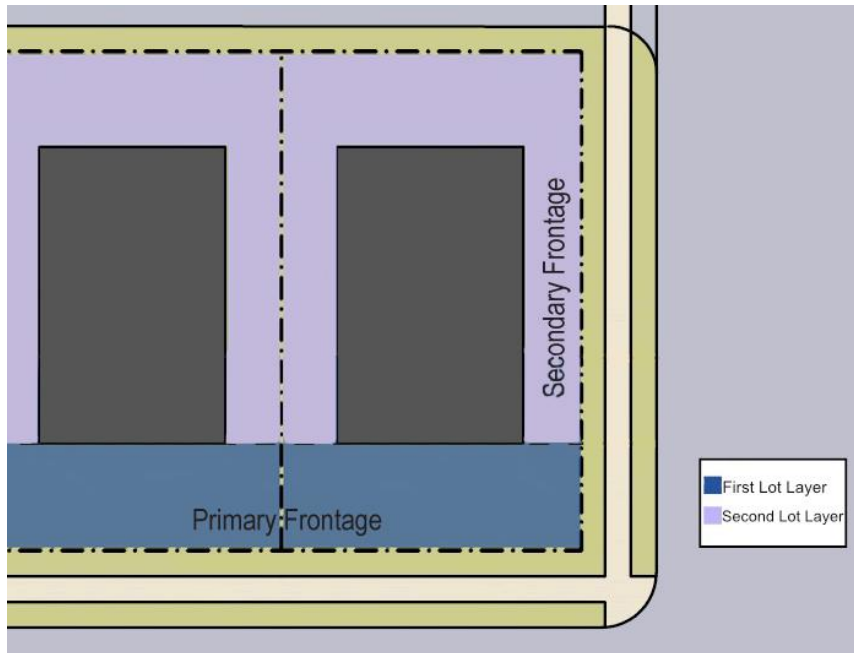


Figure 4 | Lot Layers

LOT LINE: The boundary that legally and geometrically demarcates a lot.

LOT WIDTH: The length of the Primary Frontage line of a lot.

MISSING MIDDLE HOUSING: A range of house-scale buildings with multiple units, compatible in scale and form with detached single-family homes, and located in a walkable neighborhood.

MIXED USE: Multiple uses that are either located within the same building through superimposition or adjacency.

MIXED USE, VERTICAL: The development of a tract of land, building, or structure with residential uses on the floor(s) above a non-residential use and up to Eighty (80) percent of the ground floor area used for residential purposes. Residential uses located on the ground floor may front onto an alley, private street, or a public street.

MURAL: Any piece of artwork that is painted, tiled, or otherwise applied directly to an exterior wall.

MULTI-UNIT HOME: Building that is single family in design and scale but contain multiple individual units for rental or sale. Maximum of 4 units per building on a single lot.

NEIGHBORHOOD: Is a term used to describe any settlement with explicit or implied boundaries. It may have a single use or a broad mix of uses. It is an emotional term to describe a feeling of belonging in a place regardless of use, ownership, or length of stay. It is an affection of place which translates into long-term sustainability.

OFFICE: Premises available for the transaction of general business but excluding retail.

OPEN SPACE: An outdoor area permanently dedicated exclusively for public use.

ORIEL: A singular bay window (or stack of bay windows) that does not reach the ground.

OUTBUILDING: An accessory building, which is usually located toward the rear of the same lot as a principal building.

OWNERS ASSOCIATION: An incorporated or unincorporated association owned by or whose members consist primarily of the owners of the property covered by the dedicatory instrument and through which the owners, Developer, or the board of directors or similar governing body, manage or regulate the residential or nonresidential uses within the property covered by the dedicatory instrument. The property may consist of multiple Owners Associations, whether a master association and subsidiary associations or multiple independent associations, which may be characterized as “Property Owners Associations,” (POA in the singular, POA’s in the plural), or “Homeowners Associations,” (HOA in the singular, HOA’s in the plural).

PAIRED HOME: A Single-Family Flex building type that is a 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.

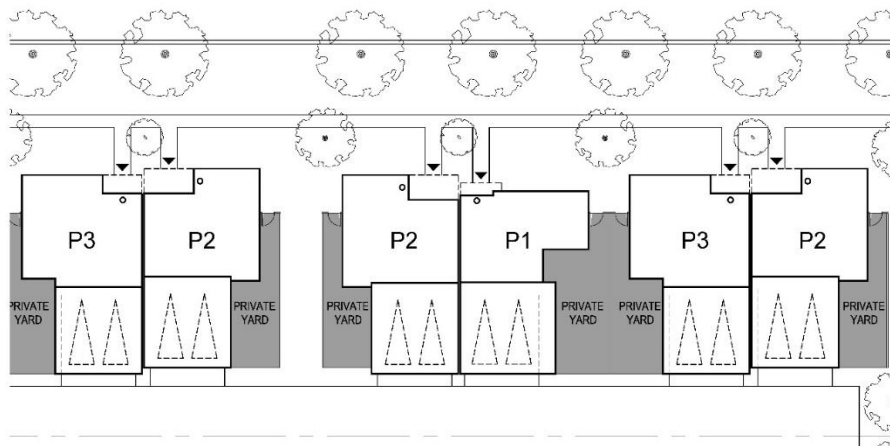


Figure 5 | Paired Home

PARCHAUS: A Single Family-Flex building type that is 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.

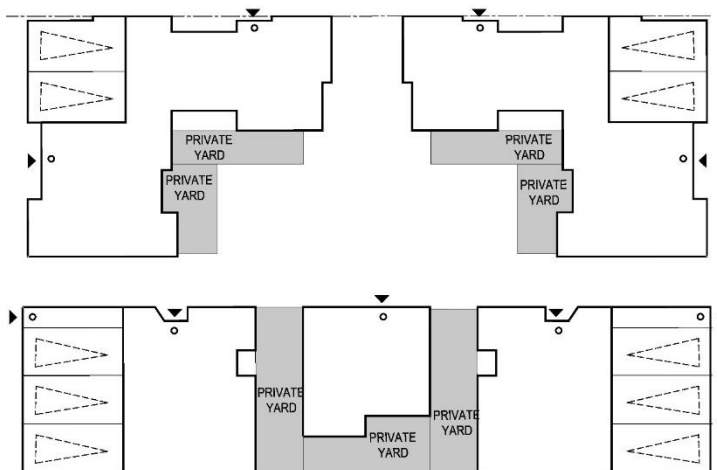


Figure 6 | Parchhaus

PARK: An open space that is a natural preserve and is available for unstructured recreation.

PARKING STRUCTURE: A building containing one or more stories of vehicular parking above or below grade.

PLANTER: An elevated or movable container which accommodates street trees or other vegetation.

PORCH: An open-air room that is attached to a building, with a floor and with or without a roof, but no walls on the sides facing frontages. A porch is meant to be furnished as an occupiable space.

PRIMARY FRONTAGE: The frontage designated to be the front facade and principal entrance to the building as well as the measure of minimum lot width (SEE FRONTAGE).

PRIMARY PORCH: The porch at the Primary Frontage of a house.

PRINCIPAL BUILDING: The main building on a lot, and usually located toward the frontage.

PRINCIPAL ENTRANCE: The main point of access for pedestrians into a building.

PRIVATE FRONTAGE: The privately held layer between the frontage line and the principal building facade.

PUBLIC FRONTAGE: The area between the curb of the vehicular lanes and the frontage line or the lot edge of an open space and the frontage line.

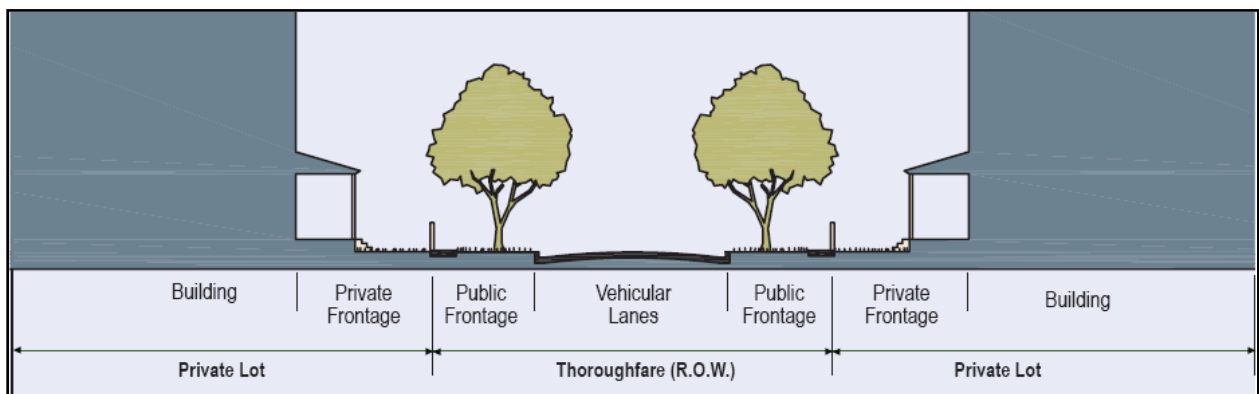


Figure 7 | Public and Private Frontages

PLAYGROUND: An open space that is designed and equipped for the recreation of children. A playground may be fenced and may include an open shelter.

REAR YARD: A disposition where the building occupies the full frontage, leaving the rear of the lot as the sole yard.

REAR SETBACK: The distance as measured from the rear lot line to the point where a building may be constructed. This area shall be maintained clear of permanent structures with the exception of encroachments.

REQUIRED PARKING: The minimum number of parking spaces needed to accommodate a building or buildings on a single lot according to its use or uses. These may be either on-site, on-street, or off-site.

RESIDENTIAL: Characterizing premises available for human dwelling.

RETAIL: Characterizing premises available for the sale of merchandise and food service.

RETAIL FRONTAGE: A frontage designated on a Site Plan that requires or recommends the provision of a shopfront, encouraging the ground level to be available for retail use (SEE URBAN DESIGN REQUIREMENTS).

SECONDARY FRONTAGE: On corner lots fronting on streets, open space and Paseos, or a private frontage not designated as the Primary Frontage.

SECONDARY PORCH: A porch that is in addition to the Primary Porch.

SERVICE AREA: The portion of a lot or a building exclusively dedicated to service in the form of shipping and receiving, trash and recycling collection and storage, housing of mechanical equipment, and outdoor storage areas.

SETBACK: The area of a lot measured from the lot line to a building facade or a building elevation that is maintained clear of permanent structures, with the exception of Allowed Encroachments.

SHOPFRONT: A private frontage most conventional for retail use with substantial glazing wherein the building facade is aligned close to the frontage line and the building entrance is located at sidewalk grade.

SIDEWALK: The paved area of the public or private frontage that is dedicated exclusively to pedestrian activity (SYNONYM: WALKWAY).

SIDE YARD: A disposition where the building occupies one side of the lot with the setback to the other side. If the adjacent building is similar, with a blank side wall, the yard is quite private. May include exclusive-use and maintenance easements.

SINGLE FAMILY-FLEX: A building type category that can include a range of “Missing Middle housing” types: Single Family-Style Units, Paired Home-Style Units, Multi-Unit Home, parCHAUS-Style Units, Townhome-Style Units, Bungalow Court, Auto Court-Style Units, and similar building arrangements. Single Family-Flex building types accommodate parking in a variety of ways: front load garages, rear load garages, detached garages, carports, and parking courts.

SINGLE FAMILY-STYLE UNIT: A Single Family-Flex building type that is a front or rear-loaded detached building consisting of one (1) detached dwelling unit per building.

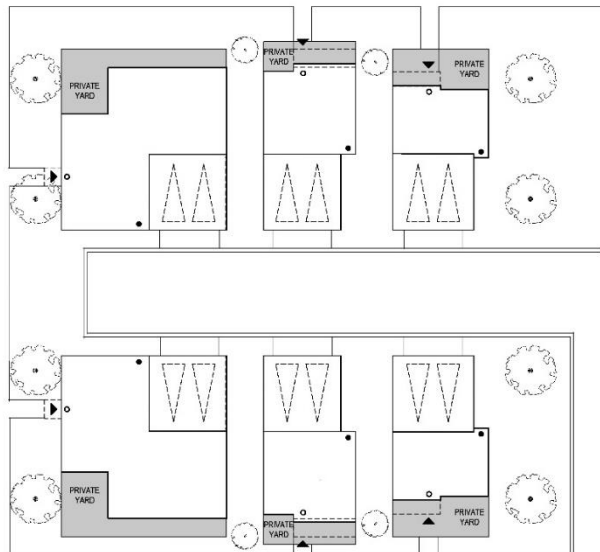


Figure 8 | Single Family-Style

STOOP: A private frontage that is most conventional for residential use wherein the building facade is aligned close to the frontage line with the first story elevated from the sidewalk for privacy, with an exterior stair and a

landing at the entrance. Stoops are meant to be entry features as distinguished from porches that are occupiable space.

STORY: A habitable level within a principal building and an outbuilding by which height is measured but excluding an attic or a raised basement.

TERMINATED VISTA: A location at the axial conclusion of a thoroughfare or viewshed.

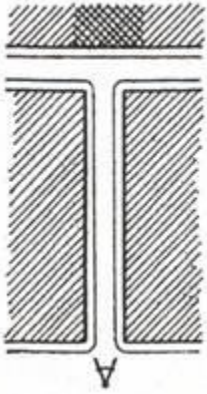


Figure 9 | Terminated Vista

THOROUGHFARE: A public way for use by vehicular, bicycle, and pedestrian traffic and intended to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

TOWNHOME-STYLE UNIT: A Single Family-Flex building type that is a front or rear-loaded residential dwelling unit that is horizontally attached in groups of two (2) units or more.

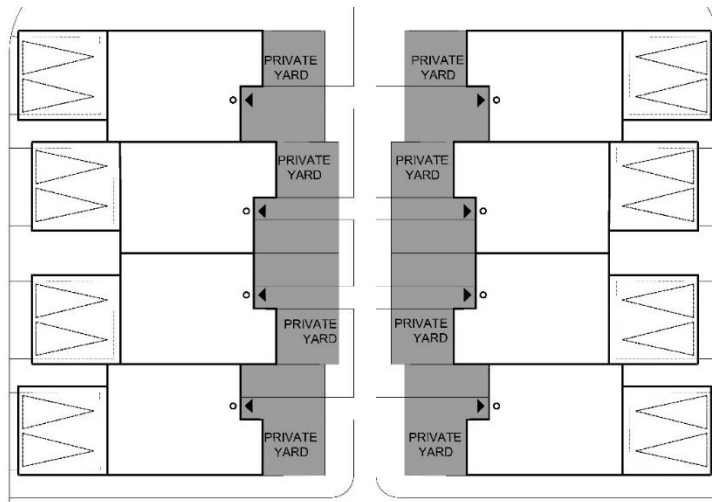


Figure 10 | Townhome

TOWNHOUSE: A single family residential unit sharing a party wall with another of the same type and that occupies the full frontage line. A Townhouse consists of three or more units.

TRAFFIC CALMING: A method for using either horizontal deflection methods such as bump outs or chicanes or vertical deflection such as speed tables or woonerfs to slow traffic.

URBAN DESIGN REQUIREMENTS: Are provisions of this District that modify or extend specific requirements as designated on a Site Plan or other map for those provisions.

WINDOW SIGN: A sign that is plainly visible from the outside of the building and located on either the external surface of the window or within 25 inches of the internal surface of the window.

SECTION 3. DEVELOPMENT APPROVALS PROCESSES

3.1 Development Procedure

The development procedure shall conform to the standards and progression as set forth in the City of Grand Prairie UDC, unless amended herein. The specific process shall depend upon the type of application as described below.

3.1.1 Concept Plan

The Concept Plan included in **Exhibit C: Concept Plan** satisfies the requirements for the Concept Plan as described in Section 7.1.5 “Formal Application” in the City of Grand Prairie UDC. Council approval of this Planned Development District with the Concept Plan allows for an Applicant to proceed to a Site Plan, if necessary.

3.1.2 Site Plan

A Site Plan that is in general conformance with an approved Concept Plan shall be reviewed in accordance with the process described in Article 16: Site Plan Approval of the Grand Prairie UDC. A Site Plan that is in general conformance with the Concept Plan, the Standards of this District, and all other applicable requirements of the UDC may be approved administratively by the Chief Building Official and/or Planning Director per the standards in Article 7: Special Districts Section 7.1.8 of the Grand Prairie UDC.

A Site Plan that is not in conformance with the approved Concept Plan shall be administered in accordance with the process described in Article 16 Site Plan Approval of the Grand Prairie UDC.

Site Plans shall not be required for Single Family-Detached, Single Family-Attached, Paired Home, or Single Family-Flex housing types when there are no more than two housing units per platted lot.

3.2 Concept Plan and Site Plan Flexibility

The phasing and complexity inherent to mixed-use developments and the necessary extended timeframe to complete the development requires that flexibility be incorporated in the entitlements of the District.

3.2.1 Minor and Major Amendments

Minor and Major Amendments to the approved Concept Plan and Site Plans shall follow the criteria and procedures as described in Article 17: Concept Plans Section 17.3.2. Final determination of whether an amendment is Minor or Major shall be made by the Director of Planning and Development. Items identified in Section 17.3.2, Category B: Major Amendments, Items 6 and 7 shall be considered Minor amendments within this District for changes up to 30% in height or setback dimensions.

- In addition to the Minor Amendments identified in UDC Section 17.3.2, Category A: Minor Amendments, the below changes to previously approved site plans may be approved by the City Manager, or designee, 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
 - Adding, removing, or relocating internal access and circulation
 - Relocating buildings, lot lines, and/or easements
- Administrative amendments to Site Plans and plats may be processed simultaneously with a final plat for the same configuration.
- If an administrative approval request is denied or determined not to be minor in nature, at the request of the Developer, the request will be submitted to City Council for consideration. Developer's request for consideration shall be made within 6 months of being notified of staff's determination.

3.2.2 Concept Plan Character Area Flexibility

The size of any Character Area, defined in Section 4.1 of this Ordinance, may not change more than 30% in total area. The Town Center Sub-area shall be a minimum of 50 acres.

3.2.3 Concept Plan Framework Street Location

The streets indicated as Framework Streets on **Exhibit C: Concept Plan** are permitted to shift in any direction while maintaining general connectivity and general conformance with the City approved Throughfare Plan, as determined by the Director of Transportation and Mobility, or designee. Any shift in the Framework Street locations may correspond to a change in Character Area size.

SECTION 4. SITE DEVELOPMENT STANDARDS

4.1 Character Areas

The District is comprised of two Character Areas (**Exhibit C – Concept Plan**), which reflect the range of building types and uses anticipated in the City of Grand Prairie's Southgate 360 Corridor Plan. Each Character Area shall be in accordance with UDC Article 7: Special Districts, as applicable. Each of these Character Areas are meant to facilitate form-based elements, transitions between compatible uses, and flexibility in design not provided for in the base zoning districts. They are a means for organizing development intensities. Character Areas in this District envision intentional physical outcomes. Their descriptions are provided below:

4.1.1 Mixed Residential Character Area Description

The Mixed Residential Character Area is approximately 550 acres and promotes a variety of housing densities and types to foster growth of dense and vibrant neighborhoods. Residential development should be a mix of dwelling types to provide housing opportunities to a broad range of household types. This Character Area also serves as a transition from the Mixed-Use area to existing residential areas of Goodland. The setbacks are more compact in scale, and landscaping is formal as typically consistent with traditional neighborhoods.

Nodes of neighborhood-scaled commercial may be distributed within, and adjacent to Mixed Residential Character Areas by indicating nodes of Neighborhood Commercial Sub-Area, described in Section 4.1.1.A of this District ordinance, that meet the requirements of the Sub-Area on a relevant Site Plan.

a) Neighborhood Commercial Sub-Area Description

The Neighborhood Commercial Sub-Area is intended to provide commercial services at the neighborhood scale. Retail located within this character area should be responsive to its residential context and be placed in locations with both high visibility and walkability.

Maximum size and minimum separation requirements for the Neighborhood Commercial Sub-Areas are provided below to meet the intent that Neighborhood Commercial Sub-Areas in the Mixed Residential Character Area be dispersed within the overall Mixed Residential Character Area.

The Neighborhood Commercial Sub-Area may be used in nodes within the Mixed Residential Character Area:

- with a building height maximum of three (3) stories; and
- with the individual node having a maximum area of 20 acres
- shall be separated by a minimum of 1,000 feet from another Neighborhood Commercial Sub-Area node.

4.1.2 Mixed-Use Character Area Description

The Mixed-Use Character Area is approximately 360 acres and supports horizontal or vertical mixed-use development which is intended to be a destination for the entire District and the community beyond. This Character Area consists of buildings that may accommodate, but not limited to; retail, restaurants, residential, civic uses, and offices. It has a tight network of streets, shallow setbacks, and urban-scale open spaces. Multimodal streets have street tree plantings and sidewalks. Parking lots and garages will typically be in the center of blocks screened by buildings, except for entrance/exit access. The Mixed-Use Character Area may contain the below Sub-Areas. In the event a Sub-Area is modified or removed from the Concept Plan, the underlying Mixed-Use Character Area standards shall apply.

a) Town Center Core Sub-Area Description

The Town Center Core Sub-Area serves as the central core of the Mixed-Use Area that shall be anchored by a public facility site and civic park. Development will promote a walkable, urban environment that allows for commercial uses including but not limited to; retail, office space, restaurants, multifamily residential, and single-family attached residential uses. The Town Center Core Sub-Area shall be a minimum of 50 acres in area.

b) Regional Commercial Sub-Area Description

The Regional Commercial Sub-Area is intended to provide a wide variety of retail and service establishments that meet the overall needs of the entire community. This sub-area is auto-oriented in nature, with visible parking, while promoting a connected street grid that properly transitions to its surroundings. This sub-area may, but is not required to, be located along the future highway corridor.

c) Neighborhood Commercial Sub-Area Description

The Neighborhood Commercial Sub-Area is intended to provide commercial services at the neighborhood scale. Retail located within this character area should be responsive to its residential context and be placed in locations with both high visibility and walkability.

4.2 Street and Block Standards

All streets shall be constructed in accordance with the standards as shown in **Exhibit E: Street Sections**.

4.2.1 Street Section Modification

Modifications to approved street sections to accommodate specific considerations regarding traffic calming, pedestrian, and bike traffic, and modify on-street parking configuration may be approved by Minor Amendment.

4.2.2 Intersection Assemblies

All streets shall terminate with other streets in intersections to generally form a connected network. Major intersections requiring dedicated turn lanes in expanded right-of-way shall be designed in conformance with the UDC Article 23: Master Transportation Plan, as permitted by the Director of Planning and Development and the Director of Transportation and Mobility.

For the purposes of this Planned Development, “major intersections” are defined as those where a roadway approach intersects with a Principal Arterial (P4D or P6D). This definition excludes intersections with the M4U roadway section within the District boundary and does not apply to approaches as roundabout intersections. Expanded right-of-way requirements per the UDC shall only apply where this definition of a major intersection is met.

4.2.3 Block Length

For purposes of calculating maximum block length, a block defined by an Open Space, Green Street, or Cross-Block Paseo will qualify as a street in calculating block dimensions, provided pedestrian connectivity is maintained through space. Block maximum length may be exceeded in cases where connecting to uninterrupted blocks outside the bounds of the District or in response to environmental features. Where a Green Street or Cross-Block Paseo is used to define a block edge the overall combined block length of the blocks divided by the Green Street or Cross-Block Paseo shall not exceed 150% of the maximum block length.

Blocks generally shall not exceed the following lengths:

- Mixed Residential Character Area: 1,000 feet maximum – 200 feet minimum.
 - Neighborhood Commercial Sub-Area Description: 1,000 feet maximum – 200 feet minimum.
- Mixed-Use Character Area:
 - Mixed-Use Character Area (outside of Sub-Areas): 800 feet maximum – 200 feet minimum.
 - Town Center Core Character Sub-Area: 600 feet maximum- 200 feet minimum.
 - Regional Commercial Sub-Area: 1,200 feet maximum – 200 feet minimum.

4.2.4 Traffic Calming

4.2.4.1 Bulb-outs

Bulb-outs or similar type curb extensions may be installed at pedestrian crosswalks, particularly at intersections and mid-block crosswalks with high pedestrian activity within the Town Center Core Character Sub-Area to support pedestrian safety. Placement of bulb-outs shall ensure that emergency access is not hindered.

4.2.4.2 Horizontal Deflection Improvements

Traffic calming improvements that use horizontal deflection, including traffic circles and alternative intersections, corner neck-downs, chokers, chicanes, and tapers, may be permitted with administrative approval by the Director of Planning and Development and Director of Transportation & Mobility. Traffic calming improvements shall be designed and constructed in accordance with the best practices established in the most recent version of the National Association of City Transportation Officials (NACTO) Urban Street Design Guide.

4.2.4.3 Vertical Deflection Improvements

Traffic calming improvements that use Speed Tables may be permitted with administrative approval by the Director of Planning and Development and Director of Transportation &

Mobility. Speed Tables may be integrated into pedestrian crossings at intersections and may be used to provide mid-block crossings to Open Spaces across a street.

4.2.5 Private Use of Public Right-of-Way

Any private use within the public right-of-way shall follow procedures for a license agreement. Temporary use of a public right-of-way shall not imply a change in the underlying public ownership of the street right-of-way or a portion thereof.

4.2.6 Utility Placement

Utility service and distribution lines (public, franchise, irrigation, and private) may be placed underground within the right-of-way, including under traffic lanes and sidewalks or within an alley.

Utilities, franchise utilities, master irrigation, and private utilities shall be allowed in designated easements in Open Spaces.

The location of transformers, switchgear, meters, and other above ground devices are permitted to be in alleys and shall not impede driver visibility.

4.3 Open Space Standards

4.3.1 Open Space Requirement

A minimum of 10 percent of the total District area shall be designated as Open Space. No single phase may contain less than 5 percent of the total area to be dedicated as Open Space within the District, so long as in the aggregate 10 percent of total site area is met by completion of the last phase of development.

Any area to be designated as required Open Space shall be shown on the Concept Plan, Site Plan, and Plat.

The Open Space standards of this District shall satisfy all City of Grand Prairie Park Dedication and Open Space requirements. Open Space dedicated to the City or MMD shall count towards the Open Space requirement.

4.3.2 Maintenance of Public Open Space

Public Open Space shall be labeled on a Site Plan. Public Open Space and structures thereon shall be maintained by the property owner, the Owners Association, Municipal Management District, or other owning entity unless otherwise dedicated to the City.

4.3.3 Maintenance of Private Open Space

Private Open Space shall be labeled on the Site Plan. Private Open Space and structures thereon shall be maintained by the property owner, the Owners Association, or other owning entity. The property owner, Owners Association, or other owning entity may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for Open Space. Private Open Space, which is not accessible to the public, shall not count toward the minimum Open Space requirement.

4.3.4 Private Facilities within Public Open Space

Private cafes, beer gardens, and recreational facilities are allowed to operate within Public Open Space with the permission of and for a period of time determined by the owning entity and in accordance with any permits necessary by the City of Grand Prairie. These areas must be indicated as “Private Open Space” on an administratively approvable Site Plan. Shared parking may be utilized to meet the parking requirement for these uses.

Temporary buildings are allowed to operate within Public Open Space with the permission of and for a time period established by the owning entity. Temporary buildings shall not count against the minimum Open Space requirements.

4.3.5 Public Access

Public Open Space shall be accessible to the public from sunrise to sunset.

4.3.6 Design Criteria

4.3.6.1 Open Space Design Elements

All areas designated as required Open Space shall be designed and/or programmed with one or a combination of the following:

- Concert space;
- Public seating;
- Exercise equipment;
- Shade structures and open air pavilions;
- Wayfinding signage;
- Educational signage;
- Fountain;
- Outdoor seating;
- Performance space;
- Public Art;
- Water feature;
- Fishing / amenity pond;
- Signature lighting;
- Game lawn;
- Sport courts/ fields;
- Open meadow;
- Open air picnic lawn;
- Flexible lawn;
- Playground;
- Trail;
- Trailhead;
- Enhanced planting;
- Natural areas;
- Dog Park facilities;
- Power for food trucks and events; and / or
- Other elements approved by the Director of Planning and Development.

4.3.6.2 Utility Easement Open Space

Utility easements shall count towards the Open Space requirement provided they are maintained, are programmed in accordance with these standards, and are accessible to the public. Design Elements on Open Space contiguous to utility easement Open Space shall count towards the requirement for improved and programmed space in the utility easement area. Design Elements on Open Space area within an easement are only required to be improvements that are permitted on an easement by the easement owner.

4.3.6.3 Floodplain Open Space

Floodplain areas shall count towards the Open Space requirement provided floodplain Open Space is programmed in accordance with these standards and accessible to the public. Design Elements on Open Space contiguous to floodplain Open Space shall count towards the requirement for improved and programmed space in the floodplain area. Design Elements within the floodplain Open Space area are only required to be improvements that are permitted in the floodplain by applicable local, state, and federal regulations.

4.3.6.4 Detention or Retention Open Space

Any detention or retention area may be designated as Open Space, provided it is:

- i. programmed without fencing unless fencing is included in the Open Space design or required by another State or City regulation, and;
- ii. designed such that its storm management function is not the dominant design characteristic.

Design Elements on Open Space contiguous to Detention or Retention Open Space shall count towards the requirement for improved and programmed space in the Detention or Retention area.

4.4 Urban Site Design Standards

4.4.1 Cross-Block Paseo

A Cross-Block Paseo shall be a minimum 20-foot-wide easement, to be maintained by the HOA or MMD. Where Cross-Block Paseos are used to define a block edge, they shall be shown on a Plat.

4.4.2 Shared Access

Shared access and / or access easements across parcels are permitted and encouraged. Such easements will be indicated on the Site Plan and identified on preliminary and final plats. Shared access shall be required on the Site Plan (and provided on a plat) where the Director of Planning and Development and Director of Transportation & Mobility determines easements are necessary to minimize potential congestion, provide convenient circulation across adjacent properties, or reduce the number of curb cuts and conflict points along a street.

- Commercial development shall be designed to accommodate shared access to adjacent commercial parcels.
- Provisions shall be made for the connection of pedestrian, bicycle, and vehicle circulation systems with adjacent parcels.
- Vehicular access easements from one lot to adjacent lots and for private driveways within a lot shall be provided where required.

4.4.3 Open Space Fronted by Lots

For platting purposes, buildings are not required to have public street frontage if emergency access is provided from a side street or an alley. Lots may be accessed from a public street, private street, access easement, Green Street, alley, or an Open Space using a minimum 5-foot public sidewalk easement.

Access to water for emergency services may be provided through a dry standpipe in an alley or Open Space with administrative approval, subject to review by the Director of Planning and Development, the Director of Transportation and Mobility, and the Director of Public Safety /Fire Marshal.

SECTION 5. LOT AND BUILDING STANDARDS

5.1 Lot Standards

All lots shall either front a public street, private street, Green Street, or an Open Space. A portion of the lot fronting a Thoroughfare, private street, Green Street, or Open Space shall be designated as its Primary Frontage. A corner lot shall have designated a Primary Frontage and a Secondary Frontage.

There shall be no minimum or maximum requirements on density or regulation of front-loaded or rear-loaded configurations for newly platted lots, newly assembled lots, or subdivisions or existing lots, except as provided herein. Lot dimensions shall be set forth as provided in Section 5.3.

The criteria herein shall wholly replace any standards in the City of Grand Prairie UDC Appendix W: Residential Development Standards. Residential building design standards shall be controlled by private covenant(s).

5.2 Lot Coverage

Lot Coverage shall not exceed a maximum 90 percent.

Lot Coverage shall be calculated as percentage of building footprint covering a lot and shall not include flatwork, allowed encroachments, driveways, parking, sidewalks, and similar types of impervious cover.

5.3 Building Standards

All buildings shall conform to the standards, by Character Area, according to the tables below. Setbacks shall be indicated on a Final Plat.

Setbacks are calculated from right-of-way lines, Open Space property lines, or lot lines.

Allowed Encroachments over a side setback, property line, and easements are permitted for eaves, gutters, chimneys, utility meters, balconies, bay windows, stoops, porches, retaining walls and other similar features. Ground level structural encroachments over property lines are not permitted.

5.3.1 Mixed Residential Character Area Building Standards ⁽¹⁾

Name	Lot Widths (min. – max.) ⁽²⁾	Lot Depth (min.)	Side Yard Setback (min.) ^{(2) (3)}	Front Yard Setback (min.- max.) ⁽⁷⁾	Street Side Yard (min.- max.)	Rear Setback Alley ⁽⁸⁾	Rear Setback No Alley (min.)	Height in Stories (max.) ⁽⁴⁾
SF-Detached Dwelling	45'-60'+	65'	5' or flexible split ⁽⁵⁾	15'-25'	10'-25'	7'-9' or 20' min.	10'	2
Small SF-Detached Dwelling	35'-44'	65'	3'	10'-20'	10'-20'	7'-9' or 20' min. ⁽⁸⁾	10'	2
SF-Attached	16'-35'	65'	0'	0'-20'	5'-20'	7'-9' or 20' min. ⁽⁸⁾	10'	3
Single Family-Flex	No min. or max. ⁽⁶⁾		0'	3'-20'	3' min.	3' min.	10'	3
Multifamily ⁽⁹⁾	No min. or max.		5'	0'-20'	0'-15'	0' min.	10'	3
Mixed-Use / Town Center Core Commercial Building ⁽⁹⁾	No min. or max.		0'	0'-20'	0'-15'	0' min.	10'	3
Commercial Building ⁽⁹⁾	2 acre lot area max.		10'	10'-20'	10'-15'	0' min.	10'	2

Additional Criteria:

1. The Director of Planning and Development and the Chief Building Official may administratively approve any amendment to a numerical standard in this table up to 10 percent.
2. The maximum lot width may be increased by the street side yard setback on corner lots to accommodate wrap around, secondary entries, or other Allowed Encroachments.
3. Rear garages on adjacent lots may be attached at the side property line.
4. Building Height does not include bonus rooms under roof, chimneys, mechanical equipment, electrical equipment, elevators, and stairwells.
5. Flexible Split refers to maintaining a 10 feet overall building separation with the side yards being asymmetrical to allow for a wider side yard on one side. This includes a zero-lot line configuration.
6. No restriction on minimum lot area to allow for one unit per lot or multiple units per lot.

7. Minimum setbacks from effective front lot line: 10 feet to living area, 3 feet to porch or architectural projection, 20 feet to garage door on front-load building types.
8. On alley-loaded corner lots or units at the intersection of the public street and the alley, the rear setback for garages shall be 7 to 9 feet.
9. Allowed only in the Neighborhood Commercial Sub-Area.

5.3.2 Mixed-Use Character Area Building Standards ⁽¹⁾

Name	Lot Widths (min. – max.) ⁽²⁾	Lot Depth (min.)	Side Yard (min.) ^{(2) (3)}	Front Yard Setback (min.-max.) ⁽⁷⁾	Street Side Yard (min.-max.)	Rear Setback Alley ⁽⁸⁾	Rear Setback No Alley (min.)	Height in Stories (max.) ⁽⁴⁾
SF – Detached Dwelling	45' – 60' +	65'	5' or flexible split ⁽⁵⁾	15' – 25'	10' – 25'	7' – 9' or 20' min.	10'	2
Small SF- Detached Dwelling	35'-44'	65'	3'	10'-20'	10'-20'	7'-9' or 20' min.	10'	2
SF-Attached	16'-35'	65'	0'	0'-20'	5'-20'	7'-9' or 20' min.	10'	3
Single Family-Flex	No min. or max.		0'	3'-20'	3' min.	3' min.	10'	3
Multifamily	No min. or max.		5'	0'-20'	0'-15'	0' min.	10'	5
Mixed-Use / Town Center Core Commercial Building	No min. or max.		0'	0'-20'	0'-15'	0' min.	10'	5
Regional Commercial Building	No min. or max.		20'	20'-no max.	20'-no max.	0' min.	20'	5
Commercial Building	2 acre lot area max.		10'	10'-20'	10'-15'	0' min.	10'	2

Additional Criteria:

1. The Director of Planning and Development and the Chief Building Official may administratively approve any amendment to a numerical standard in this table up to 10 percent.
2. The maximum lot width may be increased by the street side yard setback on corner lots to accommodate wrap around, secondary entries, or other Allowed Encroachments.
3. Rear garages on adjacent lots may be attached at the side property line.
4. Building Height does not include bonus rooms under roof, chimneys, mechanical equipment, electrical equipment, elevators, and stairwells.
5. Flexible Split refers to maintaining a 10 feet overall building separation with the side yards being asymmetrical to allow for a wider side yard on one side. This includes a zero-lot line configuration.
6. No restriction on minimum lot area to allow for one unit per lot or multiple units per lot.
7. Minimum setbacks from effective front lot line: 10 feet to living area, 3 feet to porch or architectural projection, 20 feet to garage door on front-load building types.
8. On alley-loaded corner lots or units at the intersection of the public street and the alley, the rear setback for garages shall be 7 to 9 feet.

5.3.3 Minimum Unit / Living Area

There shall be no minimum or maximum living area per unit, except as established herein. Living Area per unit shall be governed by private covenant. The total number of one-bedroom units, including studio efficiencies, shall not exceed more than 80% of all units in a single building complex.

5.4 Maximum Number of Units

There shall be a maximum of 3,000 dwelling units within the Mixed Residential and 7,000 dwelling units within Mixed-use Character Areas, with a total overall maximum 10,000 dwelling units.

The Mixed Residential Character Area may contain a maximum of 1,500 additional multifamily dwelling units, for a total of 4,500 dwelling units, within Neighborhood Commercial Sub-Areas.

5.5 Building Orientation

The principal entrance shall be oriented to the Primary Frontage. On corner lots, principal entrances should be oriented to the Primary Frontage or the intersection, but may be located on the Secondary Frontage subject to approval by the Director of Planning and Development.

5.6 Mixed-Use Principal Building Frontage Requirement

Except as otherwise provided for herein, all principal building facades, inclusive of porches, courtyards, and similar encroachments, shall occupy a minimum percentage of the linear feet of Primary Frontage (within the front setback minimum and maximum) as specified below:

Mixed Use Center Character Area:

- Town Center Core Character Sub-Area: 70 percent minimum
- Regional Commercial Sub-Area: None
- Neighborhood Commercial Sub-Area: 50 percent minimum

The Director of Planning and Development may administratively approve reductions up to 15% in the Frontage Requirement.

5.7 Building Entrances

All first-floor units adjacent to a street or Open Space shall have their principal entrance on the adjacent street or Open Space. Secondary entrances are allowed from a garage or interior corridor or side of the building. Lobbies are allowed for access to interior units or other areas of the building.

Entrances into upper floor residential uses in mixed-use buildings may be at sidewalk grade and shall have distinct entrance treatment from any principal direct entrance on the first floor.

Lobby entrances used as the principal building entrance are allowed for office buildings, hotels, civic, and other buildings that must manage access.

5.8 Single Family-Flex

A building type category that can include a range of missing middle housing types: Single Family-Style Units, Paired Home-Style Units, Multi-Unit Home, parcHAUS-Style Units, Townhome-Style Units, Bungalow Court, Auto Court-Style Units, and similar building arrangements as defined herein.

5.9 Accessory Dwelling Units Standards (ADUs)

Accessory Dwelling Units are permitted, with the following criteria:

- Permitted on lots 45 feet wide or greater.
- The habitable area of an accessory unit within a principal building or in an outbuilding to the rear of the Principal Building and shall not exceed 800 square feet.
- The rear and side setbacks shall follow the requirements for the lot type on which the ADU is located.
- ADU shall be common ownership and have utility connections with a principal building. The ADU may or may not be within an outbuilding.
- ADUs shall not count toward the Maximum Number of Units stated in Section 5.4 of this Ordinance.

Name	Side Yard (min.) ^{(1) (3)}	Street Side Yard (min.- max.)	Rear Setback Alley	Rear Setback No Alley (min.)	Height in Stories (max.) ^{(2) (6)}
ADU ^{(5) (7)}	5' or flexible split ⁽⁴⁾	5'-20'	7'-9' or 20' min.	10'	1

Additional Criteria:

1. Allowed Encroachments over a side setback, property line and easements are permitted for eaves, gutters, chimneys, utility meters, balconies, bay windows, stoops, porches, retaining walls and other similar features.
2. Building Height does not include bonus rooms under roof.
3. Setbacks are calculated from right-of-way lines or Open Space property lines.
4. Flexible Spilt refers to maintaining a 10 foot overall building separation with the side yards being asymmetrical to allow for a wider side yard on one side. This includes a zero-lot line configuration.
5. If the ADU is integrated into an alley accessed garage then the ADU shall follow the rear setback alley requirements for the principal building.
6. ADU may be located on the second floor of a garage accessed from an alley.
7. The Director of Planning and Development and the Chief Building Official may administratively approve any amendment to a numerical standard in this table up to 10 percent.

5.10 Anti-Monotony Standards

5.10.1 Multifamily and Commercial Facade Variety (Mixed-Use Character Areas)

In the Mixed-Use Character Areas, Multifamily and Commercial facades along a block face longer than 300 feet and Multifamily and Commercial facades on buildings across the street from each other shall vary. These facade variations may be accomplished through the application of at least three of the following design features:

- Architectural Style;
- Materials;
- Color;
- Fenestration;
- Roof lines;
- Building height;
- Minor facade setbacks and projections of no less than 24 inches; or
- Other design features as approved by the Director of Planning & Development.

5.11 Fencing Standards

5.11.1 Materials

Allowed materials include fences made of treated or painted/stained wood, masonry, metal in a variety of styles, tubular steel, and wrought iron fencing. Examples of prohibited materials include chain link, plywood, particleboard, and corrugated metal sheets. Alternative fence materials may be approved per Article 8: Landscape and Screening Standards Section 11 in the Grand Prairie UDC.

5.11.2 Permitted Residential Fences, Walls, and Hedges

The following table shall apply to where fences, walls and hedges are used for any residential building type, including multifamily.

Permitted Fence Area / Purpose	Height*	Allowed Types/Materials
Residential yard facing a front or side street or open space, in front of front facade between homes.	No more than 6 feet in height as measured from the ground. Arbor gateways allowed, maximum 10 feet in height.	Ornamental (metal) Board-on-board (wood) Masonry base, when used with ornamental metal (stone, brick, similar materials) These fences shall center on its posts, so the posts are seen from both sides.
Residential side yard behind the front building facade when fronting a street or open space or front yard of another home, between lots, rear yard, and alley.	No more than 6 feet in height as measured from the ground.	Ornamental (metal) Board-on-board (wood) Masonry (stone, brick, similar materials coordinated with associated building) Ornamental metal or combination metal and wood shall be used in areas adjacent to common open space to promote views. Any fence facing a public street or area shall always show the non-intermediate post or "good side" towards the street or public area.
Off-Street Parking areas adjacent to a ROW	No more than 40 inches in height as measured from the ground.	Ornamental (metal) with masonry base Board-on-board (wood) Masonry (stone, brick, decorative CMU, similar materials coordinated with associated building) Shrubbery hedge
Development perimeter fences and walls	Where provided, perimeter fences and walls shall consist of brick, stacked stone, and/or ornamental (metal) and/or hedging subject to review and approval by the Director of Planning and Development or designee. Wood board-on-board fencing may be used where at least 50 feet of open space separates the arterial road and the rear lot line of the subject properties.	

*Higher fences are permitted where required to meet pool enclosure requirements.

*All plantings and fences must not obstruct driver visibility.

5.11.3 Required Non-Residential Fences, Walls, and Screening

Required Non-Residential Fences, Walls, and Screening shall refer to the standards in Article 8: Landscape and Screening Standards Section 10 of the Grand Prairie UDC.

SECTION 6. PARKING STANDARDS

6.1 General

The parking requirements shall be determined by the use, as provided below. The parking provided shall include the parking spaces provided within the lot and the parking spaces that are along the parking lane corresponding to lot frontages. Tandem parking spaces regardless of configuration shall count towards required parking. Appropriately scaled golf cart parking spaces may be counted towards any parking requirement, up to 10% of the total parking spaces required.

6.2 Parking Requirements

For the purposes of the District, in recognition of the walkable and mixed-use nature of the development, all minimum parking requirements shall be 75 percent of the stated minimum in the City Off-Street Parking Schedule in Section 10.7.2 in the City of Grand Prairie UDC. The Director of Planning and Development Services may authorize a further reduction in parking up to 10 percent of the revised requirement where requested by the applicant. Where parking requirements are provided on a per-bedroom basis, the parking requirement shall be met on a cumulative basis for all of the residential units on the block. Carports shall not be required for parking serving multifamily units.

6.3 On-Street Parking

In the Mixed-Use Character Area, on-street parking shall count towards the parking requirement for uses on the adjacent lot.

6.4 Off-Site Parking

Except as otherwise provided herein, all required parking shall be on the same lot as the use served, except in the Mixed-Use Character Area, up to 100 percent of the required parking may be provided off-site by a parking lot or a parking structure within 800 feet of the subject building. Where shared parking occurs across lots owned by more than one entity, a shared parking agreement shall be in place.

6.5 Shared Parking Agreements

Required parking may be provided with shared parking agreements among property owners, tenants, or users. A shared parking agreement shall supersede the single-use parking requirement. Shared parking agreements are permitted to be used to meet the minimum parking requirements of this District, as provided for in Article 10, Section 11 - Shared Parking in the Grand Prairie UDC.

6.6 Parking Access

All required parking, except for on-street parking, shall be accessed by alleys, public drives, or private drives.

6.7 Parking and Garage Criteria

6.7.1 Mixed Residential and Mixed-Use Character Area

6.7.1.1 Single Family-Detached

All garages shall be accessed in one of the following configurations:

- from an alley located to the rear or side of the lot
- from a side street, a minimum of 20 feet from the side lot line
- as a front-loaded garage (two-car maximum) setback, a minimum of 20 feet from the front lot line,
- as a front-loaded garage in a pull-through configuration
- in J-swing configuration

Driveways shall be a minimum of 20 feet wide and 20 feet in length as measured at the street or alley right-of-way.

6.7.1.2 Single Family-Attached

All garages shall be accessed in one of the following configurations:

- from an alley located to the rear or side of the lot
- from a side street, a minimum of 20 feet from the side lot line
- as a front-loaded garage setback (two-car maximum), a minimum of 20 feet from the front lot line

Driveways shall be a minimum of 20 feet in length as measured at the street or alley right-of-way. Driveways shall be a minimum of 10 feet in width for each front-loaded garage parking space.

6.7.1.3 Single Family- Flex

Single Family-Flex buildings shall adhere to the standards below. Parking may be provided in surface parking lots, in carports, in driveways, or in attached or detached garages with a minimum garage dimension of 10 feet by 20 feet (two-car maximum).

Single Family -Style Units	2 spaces per unit
Paired Home-Style Units	2 spaces per unit
Multi-Unit Home	1 space per unit
parcHAUS-Style Units	1 space per unit
Townhome-Style Units	1 space per unit
Bungalow Court	1 space per unit
Auto Court-Style Units	1 space per unit

Guest parking shall be provided at one 1 space per 5 units and may be provided through on-street spaces.

6.7.2 Specific to the Mixed-Use Character Areas:

6.7.2.1 Parking Lot Screening

Parking lots shall have one shade tree, a minimum of 3 caliper inches, or an approved ornamental tree planted for every tenth parking space. Ornamental trees may be substituted for shade trees at a ratio of two to one. A single tree may serve each side where head-to-head parking rows are provided. Portions of the lot that utilize covered parking are not required to have tree coverage. Except where otherwise permitted, parking structures and surface lots shall be screened by either buildings or off-street parking lot fences or landscape screening.

6.7.2.2 Parking Garage Height

Parking structures may not exceed the height of the adjacent building it serves.

6.7.2.3 Pedestrian Connection

Parking lots and structured garages shall be accessed by a minimum 8-foot-wide pedestrian path.

6.7.2.4 Commercial Loading and Delivery Areas.

Commercial loading areas and deliveries shall be accessed from alleys where available. Where alleys are not available, then on-street loading and deliveries are permitted under the following conditions:

- Loading areas shall be indicated on the Site Plan – a network of shared loading areas may be proposed on the Site Plan;
- Changes to the loading areas shown on the Site Plan are minor amendments;
- On-street commercial loading and delivery are permitted only within designated loading zones;
- On-street commercial loading and delivery duration may not exceed 30 minutes, and;
- Loading areas must be designed to not impede the flow of vehicle traffic.

6.7.3 Garage Door Design

All garage doors shall be made of glass, metal, composite wood, or wood or other material approved under Texas law. Garage doors may include detailing and/or visual relief and other articulations. Garage doors shall be one- or two-car wide doors.

6.7.4 Residential Carports

All residential carports shall be located in the rear 1/3 of the lot (prohibited from the front 2/3 of the lot) and shall be architecturally consistent in materials and design to the primary building, unless fully screened by a building. When adjacent to an alley, carports shall be accessed from the alley.

SECTION 7. LANDSCAPE STANDARDS

7.1 Landscape Standards Applicability

All landscaping shall comply with the provisions set forth herein for this District. Where the provisions of this District are silent on landscaping matters, then the provisions for landscaping found in Article VIII, Landscape and Screening Standards, of the Grand Prairie UDC shall apply. Developers shall make a good faith effort to rely on native or adapted plant species. Where there is a conflict between allowed lot coverage and the landscape requirement in Article 8, Landscape and Screening Standards, the lot coverage standards shall control.

7.2 Tree Preservation and Removal

Unless otherwise provided for in this District, tree preservation and removal shall follow the standards in Article 8, Section 16 Tree Protection and Mitigation, of the Grand Prairie UDC.

7.3 Residential Canopy Yard Trees

To achieve urban forestry objectives yet not create conflicts with the Street Tree program, lots for detached residential building types in the Mixed Residential Character Area are required to provide one Canopy yard tree from the species list provided herein (Large and Medium Trees) of the Grand Prairie UDC. The Canopy yard tree may be placed in the front or rear yard.

7.4 Residential Alley Trees

To achieve aesthetic and urban forestry objectives, ornamental trees are permitted along alley rights-of-way and in the rear of buildings in the Mixed Residential Character Area.

7.5 Street Trees

7.5.1 Installation Criteria

a) Planting Location

Street Trees shall be planted on-center, approximately every 25 to 50 feet between the back of curb and sidewalk, and be generally evenly spaced down the block. Flexibility on planting is permitted to accommodate public and private infrastructure. In no case shall Street Trees be located within 30 feet of a vehicular stop sign. Street tree locations shall be indicated on a Site Plan at time of Development, and variations in planting may be permitted by the Director of Planning & Development Services or designee. Street Trees in raised planter boxes are also an acceptable planting method for Street Trees in the Mixed-Use Character Areas.

When Street Trees are located within the right-of-way, except when located within a 6 feet wide or larger parkway, locations of street tree planting shall be approved by the Director of Transportation and Mobility or designee. Trees within the right-of-way that have been approved by the Director of Transportation and Mobility, or designee, may be counted towards the required landscaping.

b) Street Tree Species

Street Trees from the Approved Street Tree List in Section 6.5.5 or Exhibit 5: Recommended Varieties (Large and Medium Trees) of the Grand Prairie UDC. Street Tree species shall be indicated on a Site Plan at time of Development, which demonstrates a variety of street tree species across the site, on alternating or intersecting blocks to maintain a mix of tree species to ensure structural and aesthetic variety, and resistance to disease and pests over a monoculture.

7.5.2 Mitigation Criteria

Street Trees shall count towards any tree mitigation requirement in the District on a caliper-inch replacement basis.

7.5.3 Installation Timing

Street trees shall be planted prior to a certificate of occupancy approval for subject lot. A deferment of planting may be permitted by the Director of Planning and Development based on seasonal limitations with payment of a performance deposit into an escrow account.

7.5.4 Maintenance

a) Replacement

The obligation to plant, maintain and replace diseased or dead Street Trees within public right-of-way is the obligation of the adjacent property owner unless the responsibility is assumed by an Owners Association. Replacement trees shall be installed within 90 days of a tree dying. At the discretion of the Director of Planning and Development, the time of year may be a mitigating factor for the allowed time to plant replacement trees.

b) Clearance

Street trees shall be trimmed to a minimum of 7-feet clearance over sidewalks and parking lanes, a minimum of 10-feet clearance over driveways and parking lots, and a minimum of 14-feet clearance over paseos, fire lanes and travel lanes on streets.

7.6 Approved Plant List

Approved Street Trees, Canopy Trees, Ornamental Trees, Shrubs, Ground Covers and Grasses can be found in Article 8, Exhibit 5: Recommended Varieties of the Grand Prairie UDC, as amended over time.

SECTION 8. SIGNAGE STANDARDS

8.1 General Standards

- Signage may only be externally lit with full-spectrum source, unless otherwise indicated herein or with administrative approval, subject to review by the Director of Planning and Development
- Face Illumination, edge illumination, external illumination and halo illumination is permitted.
- Address numbers shall be attached to the building in proximity to the principal entrance, and address numbers shall be installed over the garage or the rear entrance of a building. Placement and size shall comply with the local fire code.
- All signs shall comply with the provisions of Article VIII, Signage, of the Grand Prairie City Code for design, construction, and maintenance, except as provided below.

8.2 Prohibited Signs

The following shall be prohibited:

- Off-Premise signs (unless Community identification signage or unified multi-tenant monument signage);
- Injection-molded and back-lit signage (Allowed in the Regional Commercial Sub-Area);
- Flashing, animated or running light signs (Allowed for Marquee Signs);
- Pole and pylon signs;
- Portable signs, except Sandwich/A-frame or similar signs in retail areas;
- Digital signs that change images more frequently than once every 30 seconds;
- Balloon and Inflatable Signs (Allowed as temporary signage for tenant openings or special events);
- Sail or Feather Signs (Allowed as temporary signage for tenant openings or special events);
- Spray painted and handwritten signs, except window signs applied in a professional manner to the inside of the window using paints; and
- Billboards.

8.3 Permitted Sign Types

Permitted Sign Types may include, but are not limited to, the following:

8.3.1 Wall Signs

Allowed in Mixed-Use Character Area and Neighborhood Commercial Sub-area

- One Wall Sign shall be allowed per occupancy, per street frontage.
- The maximum size of a Wall Sign shall be 2 square feet for every linear foot of building frontage up to 30 feet of frontage. On buildings with over 30 feet of frontage, the maximum size of a Wall Sign shall be 65 square feet.
- Minimum 10-foot distance between Wall Signs (excluding Building Identification Sign or Directory Sign).
- In addition, one Wall Sign, not exceeding 6 square feet in area, may be allowed on any side or rear entrance that is open to the public. Such wall signs shall only be lit during the operating hours of business.

8.3.2 Hanging / Projecting Signs

Allowed in Mixed-Use Character Area and Neighborhood Commercial Sub-area

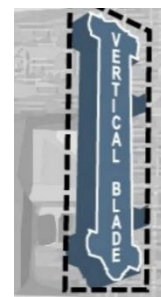
- Hanging Signs shall be a maximum of one per occupancy, per building face.
- Hanging Signs shall be a maximum area of 9 square feet per side, per building face; and shall not exceed 5 feet in width.
- Hanging Signs may be suspended from awnings, galleries, and arcade ceilings.
- Hanging Signs shall be a minimum of 8 feet in distance from the ground to the lower edge of the sign.
- Hanging Signs shall have a minimum 15-foot distance between signs.



8.3.3 Vertical Blade Signs

Allowed in Mixed Use Character Area and Neighborhood Commercial Sub-area

- There shall be a maximum of one Vertical Blade Sign allowed for each primary use per building face.
- Vertical Blade Signs shall be a maximum area of 60 square feet per side, per building face and will not exceed 4 feet in width.
- Vertical Blade shall will be a minimum of 10 feet in distance from the ground to the lower edge of the sign.
- Vertical Blade Signs shall have a maximum height so as not to extend above the adjacent roofline, to which the sign is affixed.



8.3.4 Home Occupation Signs

Allowed in Mixed Use and Mixed Residential Character Areas

- There shall be a maximum of one Home Occupation Sign allowed per residence.
- Home Occupation Signs shall be a maximum area of 3 square feet per building face and will not exceed 3 feet in width.
- Home Occupation Signs shall be mounted on a building face, door, window, porch, or on a front fence adjacent to or near an entry.
- Home Occupation Signs may not be temporary "Real Estate"-style signs.
- Banner/nylon-style signs are prohibited.
- Box signs are prohibited.



8.3.5 Window Signs

Allowed in Mixed Use Character Area and Neighborhood Commercial Sub-area

- Window Signs shall not exceed 15 percent of the window area, except for retail and restaurant use, which shall not exceed 25 percent of the window area.



8.3.6 Building Identification Signs

a) Highway Frontage

Allowed in Regional Commercial Sub-Area

- There shall be a maximum of one Building Identification Sign allowed per building face.
- Building Identification Signs shall be a minimum of 20 feet above sidewalk level.
- Building Identification Signs shall be a maximum size of 100 square feet.
- Building Identification Signs shall be a maximum height of 48 inches for letters or logos.
- Applied letters may be constructed of painted metal, cast metal, bronze, brass, acrylic or anodized aluminum. Applied plastic letters shall not be permitted.

b) All Other Frontages

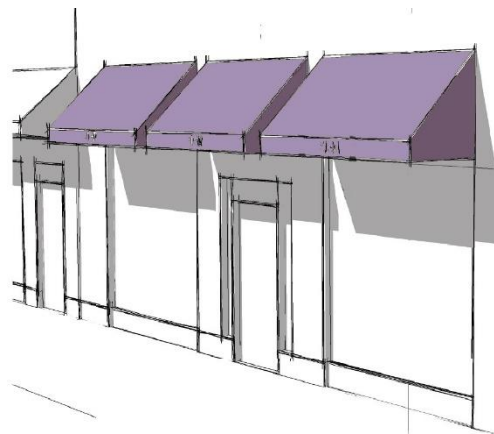
Allowed in Town Center Core Character Sub-Area and Neighborhood Commercial Sub-Area.

- There shall be a maximum of one Building Identification Sign allowed per building face.
- Building Identification Signs shall be a minimum of 12 feet above sidewalk level.
- Building Identification Signs shall be a maximum size of 50 square feet.
- Building Identification Signs shall be a maximum height of 36 inches for letters or logos.
- Applied letters may be constructed of painted metal, cast metal, bronze, brass, acrylic or anodized aluminum. Applied plastic letters shall not be permitted.

8.3.7 Awning Signs

Allowed in Mixed Use Character Area and Neighborhood Commercial Sub-area

- Awning Signs shall be limited to one per occupancy, per building face.
- Awning Signs shall be allowed for ground floor uses only.
- Awning Signs shall be a minimum of 8 feet above sidewalk level for pedestrian clearance.
- Awning Signs shall not exceed 10 square feet in sign area and shall only be located on the face or surface of the awning.
- If acting as the main business sign, Awning Signs shall not be in addition to a wall-mounted sign. If an Awning Sign is acting as an auxiliary business sign, it shall be located on the valance only, and the height of the lettering shall not exceed 8 inches.
- Awning surface material shall be canvas fabric. Vinyl awnings are prohibited.



8.3.8 Restaurants and Café Signs

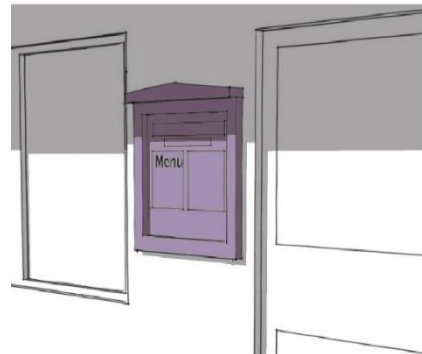
Allowed in Mixed Use Character Area and Neighborhood Commercial Sub-area

In addition to other signage, restaurants and cafes may be allowed the following and will be limited to one of each type of sign per business:

a) Menu Sign

A wall-mounted display featuring the menu, to be visible through a glass front.

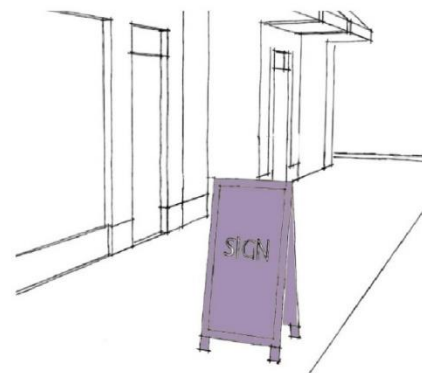
- The display case shall be attached to the building wall, next to the main entrance, at a height of approximately 5 feet.
- The Menu Sign shall not exceed a total area of 4 square feet and may be lighted.



b) A-Frame / Sandwich Sign

An A-Frame/Sandwich sign displaying the name of the restaurant, offerings, and hours of operation. A blanket License Agreement from the City to the Owners Association for A-Frame / Sandwich Signs shall be granted for signs that meet the criteria below.

- A-frame signs shall not exceed 4 feet in height.
- A-frame signs shall not exceed 8 square feet in area per Face.
- A-frame signs may be placed in the amenity zone created by street trees and pedestrian lighting.
- A sign permit shall be obtained from the City of Grand Prairie for use of the right-of-way and shall not extend closer than one foot from the face of curb. A minimum sidewalk width of 6 feet shall remain free from intrusion.
- A-frame signs shall be limited to one per occupancy.
- A-frame signs shall have a temporary duration; they may be permitted during business hours only.



8.3.9 Building Directory Signs

Allowed in Mixed Use Character Area and Neighborhood Commercial Sub-area

- Building Directory Signs shall be limited to one per entrance.
- Building Directory Signs shall be located next to the entrance.
- Building Directory Signs shall project out from the wall to which it is attached, a maximum of 6 inches.
- Building Directory Signs shall not extend above the parapet, eave or building facade.
- Building Directory Signs shall not exceed a size of eight square feet.

8.3.10 Marquee Signs

Allowed in Mixed Use Character Area and Neighborhood Commercial Sub-area

- A Marquee Sign is a permanent, roofed structure attached to and supported by the building and may project out over public property and contain signage along its edge. It shall only be allowed for movie houses and performance venues.
- Marquee Signs shall maintain a vertical clearance over a sidewalk of at least 10 feet.
- Marquee Signs shall be no closer than 2 feet from the back of curb of any street.
- The message area may extend the full length of the Marquee Sign.
- The message area shall not exceed 8 feet in height.
- The message area shall not exceed 200 square feet in area.
- Only 1 Marquee Sign may be allowed per building face.

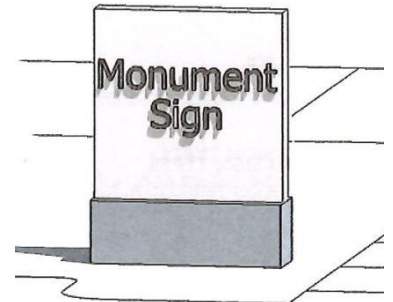


8.3.11 Monument Signs

Allowed in Mixed Use Character Area (not to be confused with Community monumentation associated with Neighborhood Identity and Wayfinding Signage)

A) Unified Multi-Tenant Monument Signs

- Unified multi-tenant monument signs shall only be allowed along Highway frontages and along frontages with streets with 100-foot right-of-way or wider, and are not subject to off-premise display restrictions provided all users displayed are within the District.
- Unified multi-tenant monument signs shall be a maximum height of 25 feet in height along Highways and streets with 100-foot right-of-way or wider.
- Unified multi-tenant monument signs shall be a maximum of 225 square feet of message space per sign face.



B) Single User Monument Signs

- Single user monument signs shall be a maximum of 12 feet in height along collectors.
- Single user monument signs shall be a maximum of 90 square feet of messaging per sign face.
- Single user monument signs may be multi-tenant signs.

Address numbers shall not be counted towards the overall square footage maximum.

8.3.12 Light Pole Banners

Allowed in Mixed Use Character Area and Neighborhood Commercial Sub-area

- A Blanket License Agreement from the City to the Owners Association for Light Pole Banners may be granted provided the banners meet the criteria below.
- Light pole banners shall be a maximum of 10 sq. ft. per sign face.
- Light pole banners shall be limited to publicize special districts, community wide events, holiday celebrations, public art, and other city sponsored events.



8.3.13 Banner Signs

Allowed in Mixed Use Character Area

May be approved with administrative approval, subject to review by the Director of Planning and Development, for a temporary period not to exceed 30 days. One banner sign may be permitted per property, and only two banner sign permits may be issued per property per calendar year.

8.3.14 Neighborhood Identity and Wayfinding Signs

Allowed in all Character Areas

- Neighborhood Identity and Wayfinding signs shall be consistent with the surrounding architectural environment and shall have complimentary materials and colors to create a cohesive sense of place.
- Neighborhood Identity and Wayfinding signs shall be allowed in the right-of-way.
- Neighborhood Identity and Wayfinding signs shall adhere to the standards and dimensions established in the City-approved master signage program for the District.

8.3.15 Murals

Allowed in all Character Areas

- Murals are not considered signs.
- Painted murals shall not include any copy for contemporary brands or service providers.
- Painted murals may include copy related to the district, lifestyle, or historic brands.
- Painted murals shall be stylistically compatible with the style of the building it is affixed to.
- Murals may be approved by the Owners Association. If outside the purview of the Owners Association, Murals may be allowed with administrative approval, subject to review by the Director of Planning and Development.

8.3.16 Curated Signs/Art

Allowed in all Character Areas

Allowed by right when approved by the Owners Association. If outside the purview of the Owners Association, may be allowed with administrative approval, subject to review by the Director of Planning and Development so long as it is consistent with adopted cultural plans.

8.3.17 Sales, Leasing and Construction Related Signs

Allowed in all Character Areas

Offsite sales, leasing and construction related signs are allowed by right during a construction period. All other sales, leasing and construction-related signs shall be allowed with administrative approval, subject to review by the Director of Planning and Development. Offsite sales, leasing and construction-related signs shall be removed no later than 14 days following the completion of construction or fulfillment of the advertised sale or lease.

8.3.18 Temporary Signs

Allowed in all Character Areas

Temporary signs shall be allowed by right during the construction period. In all other cases they shall comply with all the applicable regulations and restrictions found in Article VII, Signage of the Grand Prairie City Code.

8.3.19 District or Neighborhood Signs

Allowed in all Character Areas

District or Neighborhood signs shall be uniform in material and color to create a sense of place in the district and shall be installed with administrative approval, subject to review by the Director of Planning and Development.

8.3.20 Community Signage

Community Signage shall be allowed in all Character Areas and as off-site signage in existing and future portions of the larger Goodland development.

Community Signage is differentiated from commercial tenant signage in that it provides a civic presence and is part of a master signage program, rather than commercial signage which serves a commercial purpose.

Community Signage identification for the Goodland community shall reflect the established architectural and landscape character of Goodland by using similar material and colors as established throughout the entire community. Signage shall be scaled appropriately for the roadway the sign faces for legibility and creating a clear sense of identity.

Community Signage may include; Identities for Goodland Community as a whole, vehicular, and pedestrian wayfinding, amenity park and trail signage, individual neighborhood signage, and temporary signage in relation to the development of Goodland parcels.

8.3.21 Amenity, Civic, or Community Monuments

Allowed in all Character Areas

These signs shall be uniform in material and color to create a sense of place within the community and shall appropriately name the amenity, civic, or community. May include the property address.

SECTION 9. USE STANDARDS

9.1 Permitted Uses

9.1.1 Base Zoning Permitted Uses

The permitted uses in each Character Area shall correspond with the indicated base zoning districts from the Grand Prairie UDC Article 4, shown in the Use Table. Where multiple base zoning districts are indicated, it shall be interpreted that the more permissive of the allowed uses or the combined permitted uses shall be permitted.

Permitted Use Table⁽¹⁾

Character Area	Goodland Mixed Residential Character Area	Goodland Mixed Use Character Area
Applicable Base Zoning District to Indicate Permitted Uses	SF-6	SF-A
	SF-Z	SF-TH
	SF-A	Neighborhood Service District
	SF-TH	MF-3
	MR ⁽²⁾	MR
	Neighborhood Service District ⁽³⁾	MU
		General Retail -1
		General Retail
		Office District

Additional Criteria:

1. Once a base zoning district has been designated within a character area, only the uses permitted in the base zoning district shall be permitted within that designated area, even if permitted by state law.
2. Multifamily development may not be included as part of MR within the Mixed Residential Character Area except within the Neighborhood Commercial Sub-Area.
3. In the Mixed Residential Character Area, uses permitted in the Neighborhood Service District uses may only be permitted within the Neighborhood Commercial Sub-Area.

9.1.2 Additional Permitted Uses

In addition to the Permitted uses in the cumulative base zoning districts the following uses shall also be permitted as described:

- A minimum number of uses on any given site is not required in any Mixed-Use Character Areas, as the mix of uses is provided in the District as whole.
- A maximum percentage of gross acreage for a single use does not apply in any Mixed-Use Character Area.
- If a land use is not included in the use table, Developer may request a categorization of the land use from the Planning Director, or designee.

- Any church, school, or government use shall be permitted within any Character Area. Multifamily shall not be considered as a church use.
- The sale of alcoholic beverages is permitted anywhere within the Mixed-Use Character Area to the extent permitted by state law.
- Asphalt or concrete batch plant shall be a permitted temporary use with Engineering staff review.
- Amusement Services (Outdoors) is a permitted use in the Mixed-Use Character Area

9.2 Specific Use Permit/Council Authorization Required

The following uses require a Specific Use Permit:

- Locations used for the primary purpose of smoking or sale of tobacco, vape, or other smoke related products.
- Pawn Shops
- Check Cashing Businesses, Payday Advance/Loan Businesses, and Car Title Loan Businesses
- Auto Repair (Major)
- Automotive-related business located less than 1,000 feet from another automotive-related business.

9.3 Prohibited Uses

The following uses are prohibited:

- Used Car Dealer / Used Vehicle Sales
- Metal Recycling Entities
- Salvage yard
- Sexually Oriented Business
- A dispensary of marijuana or other use which is involved in the sale or distribution of a substance which, as of the date of this agreement, is categorized as a controlled substance with the exception of a pharmacy which provides a variety of non-marijuana related medication with a valid prescription.
- Mobile Home Park (excluding RV Parks)
- Mining
- Crematory
- Cemetery
- Correctional Facilities
- Oil and gas extraction and related operations are permitted only to the extent required by applicable state or federal law and must adhere to the then-current setback requirements and other regulations provided in the City of Grand Prairie Code of Ordinances and UDC.

List of Exhibits:

Exhibit A: Legal Description

Exhibit B: Zoning Exhibit


Exhibit C: Concept Plan

Exhibit D: Representative Architectural Character

Exhibit E: Street Sections



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			NO.
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	
L1	S00°46'38"E	9062.28'	L31	N50°03'48"E	55.95'	L61	N00°02'17"E	12.10'	L91	S15°22'38"E	158.38'	L1:
L2	S59°48'50"W	604.65'	L32	N59°40'43"E	48.09'	L62	N08°04'47"W	58.12'	L92	S20°37'27"E	239.59'	
L3	N30°19'05"W	767.89'	L33	N35°37'02"E	37.42'	L63	N04°23'54"W	27.24'	L93	S20°37'27"E	79.60'	
L4	S59°32'15"W	3795.10'	L34	N18°18'50"E	48.66'	L64	N68°42'25"W	11.84'	L94	S30°42'23"E	384.55'	
L5	N30°17'41"W	485.03'	L35	N02°54'37"W	53.88'	L65	N03°33'33"E	80.63'	L95	S21°12'10"E	119.97'	
L6	N30°48'56"W	432.95'	L36	N09°01'04"W	37.00'	L66	N23°24'57"W	40.65'	L96	N44°30'24"E	166.81'	
L7	N58°22'15"E	150.33'	L37	S33°54'25"W	196.28'	L67	N44°30'24"E	2.66'	L97	S46°50'58"E	123.38'	
L8	N30°52'57"W	285.88'	L38	S88°10'25"W	284.90'	L68	N10°58'46"W	27.70'	L98	S53°28'59"E	49.71'	
L9	S58°26'25"W	149.99'	L39	N00°14'28"E	29.02'	L69	N14°27'46"W	53.73'	L99	S44°47'02"E	261.74'	
L10	N30°47'31"W	2672.35'	L40	N42°32'03"E	459.80'	L70	N07°28'40"W	64.34'	L100	S06°42'20"W	245.06'	
L11	N59°59'45"E	884.63'	L41	N00°46'38"W	6843.92'	L71	N13°00'25"W	89.54'	L101	S24°15'48"W	187.15'	
L12	N60°06'05"E	1077.88'	L42	N70°31'53"E	134.99'	L72	S22°36'34"E	65.46'	L102	S43°06'13"W	32.64'	
L13	N59°33'57"E	1233.53'	L43	S89°52'36"E	182.09'	L73	S33°01'15"E	80.08'	L103	N68°42'25"W	243.86'	
L14	N60°12'34"E	2230.06'	L44	N28°48'59"E	116.49'	L74	S43°59'01"E	132.92'	L104	S19°57'45"W	23.04'	
L15	N31°00'52"W	61.64'	L45	S18°40'11"W	131.10'	L75	S34°53'06"E	88.01'	L105	S23°25'41"W	25.03'	
L16	N59°55'47"E	15.00'	L46	S06°54'48"W	55.78'	L76	S27°43'18"E	33.28'	L106	S21°58'02"W	118.39'	
L17	N31°23'32"W	171.88'	L47	S07°07'32"E	54.13'	L77	S27°43'18"E	42.54'	L107	S27°40'36"W	49.98'	
L18	N02°01'56"W	1228.34'	L48	S11°18'39"E	68.45'	L78	S06°26'20"E	89.51'	L108	S25°01'39"W	90.91'	
L19	N00°18'29"W	988.86'	L49	S03°58'28"E	48.79'	L79	S02°21'07"E	204.93'	L109	S11°56'47"W	77.29'	
L20	N89°43'57"W	72.01'	L50	S02°16'54"E	42.00'	L80	S07°39'31"E	76.15'	L110	S18°25'13"W	65.22'	
L21	N00°22'19"W	763.71'	L51	S04°14'48"W	45.44'	L81	S04°20'51"E	87.04'	L111	S38°33'05"W	47.06'	
L22	N68°17'26"E	1438.29'	L52	S04°24'27"W	43.76'	L82	S18°43'28"E	45.57'	L112	S09°40'01"W	137.29'	
L23	N45°01'14"E	16.07'	L53	S32°36'34"W	49.83'	L83	S31°41'14"E	52.76'	L113	S59°32'15"W	395.18'	
L24	N14°02'44"E	9.37'	L54	S44°59'45"W	85.90'	L84	S29°22'39"E	57.48'	L114	N69°56'36"E	246.00'	
L25	N29°21'25"E	25.15'	L55	S39°35'57"W	13.60'	L85	S42°19'47"E	102.15'	L115	S06°44'04"E	11.98'	
L26	N31°03'23"E	29.97'	L56	S42°15'19"W	32.91'	L86	N50°11'30"W	192.70'	L116	S01°11'53"W	161.33'	
L27	N20°47'48"E	16.85'	L57	S33°08'10"W	30.36'	L87	N71°00'58"E	405.02'	L117	N69°34'21"E	338.72'	
L28	N13°32'42"E	20.12'	L58	S16°17'45"W	45.44'	L88	S36°15'29"E	124.90'	L118	N73°59'44"E	234.63'	
L29	N25°34'33"E	18.47'	L59	S07°56'04"W	11.84'	L89	S13°10'19"E	110.31'	L119	N80°15'19"E	213.33'	
L30	N40°07'16"E	27.00'	L60	N02°49'46"W	22.13'	L90	S05°34'07"E	138.30'	L120	N81°59'10"E	104.35'	
CURVE TABLE												
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD							
C1	36°41'51"	1110.00'	710.95'	N17°34'17"E	698.86'							



YAZEL PEEBLES & ASSOCIATES LLC
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2021-140-000 AUGUST 14, 2025 PAGE 2 OF 5

EXHIBIT 889.499 ACRES

J. Stewart Survey, Abs.No. 754; I. Gardner Survey, Abs. 303;
J. Working Survey, Abs. No. 897; Allen Larrison Survey, Abstract No. 497;
T Stansbury Survey, Abstract No. 762 Johnson County, Texas

This document was prepared under 22 TAC §663.21, 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.

METES AND BOUNDS DESCRIPTION:

BEING a 932.238 acre tract of land situated in the John Working Survey, Abstract No. 897, Allen Larrison Survey, Abstract No. 497 and J. Stewart Survey, Abstract No. 754; I. Gardner Survey, Abstract Number 303; T. Stansbury Survey, Abstract No. 762, Johnson County, Texas and being a portion of a portion of a tract of land described in deeds to PRA Prairie Ridge, L.P. tracts recorded in Instrument Numbers 2005-10528 (Volume 3500, Page 964), Instrument Number 2005-10525 (Volume 3500, Page 941) and Instrument Number 2005-10526 (Volume 3500, Page 951) of the Deed Records, Johnson County, Texas (DRJCT) and in a tract of land described in Special Warranty Deed to Prairie Ridge North LP record in Document Number 1900288 the Deed Records, Ellis County, Texas (DRECT) and being more particularly described as follows:

BEGINNING at the Northwest corner of said PRA Prairie Ridge LP tract recorded in Volume 3500, Page 964;

THENCE North 59° 59' 45" East, a distance of 884.63 feet to a point;

THENCE North 60° 06' 05" East, a distance of 1,077.88 feet to a point;

THENCE North 59° 33' 57" East, a distance of 1,233.53 feet to a point;

THENCE North 60° 12' 34" East, a distance of 2,230.06 feet to a point at the North corner or said PRA Prairie Ridge tract recorded in Document No. 2005-10528;

THENCE North 31°00'52" West, a distance of 61.64 feet to a point;

THENCE North 59°55'47" East, a distance of 15.00 feet to a point;

THENCE North 31°23'32" West, a distance of 171.88 feet to a point;

THENCE North 2°01'56" West, a distance of 1,228.34 feet to a point;

THENCE North 0°18'29" West, a distance of 988.86 feet to a point;

THENCE North 89°43'57" West, a distance of 72.01 feet to a point;
72.01 feet to a point on a line.

THENCE North 00° 22' 19" West for a distance of 763.71 feet to a point being approximately 600 feet South of the centerline of Mountain Creek and being in the approximate City of Grand Prairie ETJ Limits as established in Settlement Agreement No. 17-89808-85 in the 17th Judicial District Court of Tarrant County, Texas;

THENCE North 68° 17' 26" East, with said ETJ limits line, for a distance of 1438.29 feet to a point at the approximate intersection of the centerline of said Mountain Creek with the confluence of the centerline of Grassy Creek; THENCE Northerly, with said ETJ limits line and the meanders of said Mountain Creek, the following fourteen (14) bearings and distances:

1. North 45° 01' 14" East for a distance of 16.07 feet to a point;
2. North 14° 02' 44" East for a distance of 9.37 feet to a point;
3. North 29° 21' 25" East for a distance of 25.15 feet to a point;
4. North 31° 03' 23" East for a distance of 29.97 feet to a point;
5. North 20° 47' 48" East for a distance of 16.85 feet to a point;
6. North 13° 32' 42" East for a distance of 20.12 feet to a point;
7. North 25° 34' 33" East for a distance of 18.47 feet to a point;
8. North 40° 07' 16" East for a distance of 27.00 feet to a point;
9. North 50° 03' 48" East for a distance of 55.95 feet to a point;
10. North 59° 40' 43" East for a distance of 48.09 feet to a point;
11. North 35° 37' 02" East for a distance of 37.42 feet to a point;

12. North 18° 18' 50" East for a distance of 48.66 feet to a point;
13. North 02° 54' 37" West for a distance of 53.88 feet to a point;
14. North 09° 01' 04" West for a distance of 37.00 feet to a point;

THENCE South 33° 54' 25" West for a distance of 196.28 feet to a point on a line.

THENCE South 88° 10' 25" West for a distance of 284.90 feet to a point on the West line of said Prairie Ridge North Tract recorded in Instrument No. 1900288;

THENCE North 00° 13' 19" West for a distance of 895.30 feet to a point on a line.

THENCE North 0°14'28" East, a distance of 29.02 feet to a point;

THENCE North 42°32'03" East, a distance of 459.80 feet to a point;

THENCE North 70°31'53" East, a distance of 134.99 feet to a point;

THENCE South 89°52'36" East, a distance of 182.09 feet to a point;

THENCE North 69°56'36" East, a distance of 246.00 feet to a point;

THENCE South 6°44'04" East, a distance of 11.98 feet to a point;

THENCE South 1°11'53" West, a distance of 161.33 feet to a point in the approximate centerline of Mountain Creek;

THENCE with the approximate centerline of Mountain Creek the following six (6) courses and distances:

1. North 69°34'21" East, a distance of 338.72 feet to a point;
2. North 73°59'44" East, a distance of 234.63 feet to a point;
3. North 80°15'19" East, a distance of 213.33 feet to a point;
4. North 81°59'10" East, a distance of 104.35 feet to a point;
5. North 77°26'33" East, a distance of 123.81 feet to a point in the Johnson Ellis County line;

THENCE South 0°46'38" East, along said county line, a distance of 9,062.28 feet to a point;

THENCE South 59°48'50" West, a distance of 604.65 feet to a point on County Road No. 506;

THENCE North 30°19'05" West, with said County Road 506, a distance of 767.89 feet to a point at the Southeast corner of said PRA Prairie Ridge tract recorded in Document No. 2005-10528;

THENCE South 59°32'15" West, a distance of 5,397.83 feet to a point;

THENCE North 30°17'41" West, a distance of 485.03 feet to a point;

THENCE North 30°48'56" West, a distance of 432.95 feet to a point;

THENCE North 58°22'15" East, a distance of 150.33 feet to a point;

THENCE North 30°52'57" West, a distance of 285.88 feet to a point;

THENCE South 58°26'25" West, a distance of 149.99 feet to a point;

THENCE North 30°47'31" West, a distance of 2,672.35 feet to the PLACE OF BEGINNING and containing 932.238 acres of land more or less. Save and Except the following described tract of land - a 19.955 acre tract of land and a 22.784 acre tract of land leaving a net of 889.499 acres, more or less.



**YAZEL PEEBLES &
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2021-140-000

AUGUST 14, 2025

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EXHIBIT 889.499 ACRES

J. Stewart Survey, Abs.No. 754; I. Gardner Survey, Abs. 303;
J. Working Survey, Abs. No. 897; Allen Larrison Survey, Abstract No. 497;
T Stansbury Survey, Abstract No. 762 Johnson County, Texas

This document was prepared under 22 TAC §663.21, 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.

METES AND BOUNDS DESCRIPTION:

SAVE & EXCEPT:

BEING a 19.955 acre tract of land situated in the I. Gardner Survey, Abstract Number 303, Johnson County, Texas, and being a portion of tract of land described in Special Warranty Deed to Prairie Ridge North LP recorded in Instrument Number 1900288, Deed Records, Ellis County, Texas (DIRECT), said 19.955 acre tract being more particularly described as follows:

COMMENCING at an inner ell corner on the North line of said Prairie Ridge North Tract;

THENCE with the North line of said Prairie Ridge North Tract; the following ten (10) courses and distances:

1. North 00° 13' 19" West for a distance of 58.13 feet to the POINT OF BEGINNING of the herein described tract;
2. North 00° 13' 19" West for a distance of 895.30 feet to a point;
3. North 00° 14' 28" East for a distance of 29.02 feet to a point at the most Northerly Northwest corner of said Prairie Ridge North Tract;
4. North 42° 32' 03" East for a distance of 459.80 feet to a point;
5. North 70° 31' 53" East for a distance of 134.99 feet to a point;
6. South 89° 52' 36" East for a distance of 182.09 feet to a point;
7. North 69° 56' 36" East for a distance of 246.00 feet to a point;
8. South 06° 44' 04" East for a distance of 11.98 feet to a point;
9. South 01° 11' 53" West for a distance of 161.33 feet to a point;
10. North 69° 34' 21" East for a distance of 338.72 feet to a point;

THENCE South 32° 31' 55" West for a distance of 484.24 feet to a point;

THENCE South 33° 54' 25" West for a distance of 1108.25 feet to a point;

THENCE South 88° 10' 25" West a distance of 284.90 feet to the POINT OF BEGINNING and containing 19.955 acres of land, more or less.



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METES AND BOUNDS DESCRIPTION:

SAVE & EXCEPT:

BEING a 22.784 acre tract of land situated in the Allen Larrison Survey, Abstract 497, Johnson County, Texas and being part of a tract of land described in Special Warranty Deed to PRA Prairie Ridge LP record in Book 3500, Page 964 of the Official Public Records, Johnson County, Texas (OPRJCT) and being more particularly described as follows:

COMMENCING at the southwest corner or said PRA Prairie Ridge Tract;


THENCE North 59°32'15" East, along the South line of said PRA Prairie Ridge tract, a distance of 1207.55 feet to the southwest corner of said 22.784 acre tract and to the POINT OF BEGINNING;

THENCE Over and across said Prairie Ridge Tract the following sixty-nine (69) courses and distances:

1. North 28° 48' 59" East for a distance of 116.49 feet to a point;
2. North 18° 40' 11" East for a distance of 131.10 feet to a point;
3. North 06° 54' 48" East for a distance of 55.78 feet to a point;
4. North 07° 07' 32" West for a distance of 54.13 feet to a point;
5. North 11° 18' 39" West for a distance of 68.45 feet to a point;
6. North 03° 58' 28" West for a distance of 48.79 feet to a point;
7. North 02° 16' 54" West for a distance of 42.00 feet to a point;
8. North 04° 14' 48" East for a distance of 45.44 feet to a point;
9. North 04° 24' 27" East for a distance of 43.76 feet to a point;
10. North 32° 36' 34" East for a distance of 49.83 feet to a point;
11. North 44° 59' 45" East for a distance of 85.90 feet to a point;
12. North 39° 35' 57" East for a distance of 13.60 feet to a point;
13. North 42° 15' 19" East for a distance of 32.91 feet to a point;
14. North 33° 08' 10" East for a distance of 30.36 feet to a point;
15. North 16° 17' 45" East for a distance of 45.44 feet to a point;
16. North 07° 56' 04" East for a distance of 11.84 feet to a point;
17. North 02° 49' 46" West for a distance of 22.13 feet to a point;
18. North 00° 02' 17" East for a distance of 12.10 feet to a point;
19. North 08° 04' 47" West for a distance of 58.12 feet to a point;
20. North 04° 23' 54" West for a distance of 27.24 feet to a point;
21. North 68° 42' 25" West for a distance of 11.84 feet to a point;
22. North 03° 33' 33" East for a distance of 80.63 feet to a point;
23. North 23° 24' 57" West for a distance of 40.65 feet to a point;
24. North 44° 30' 24" East for a distance of 2.66 feet to a point;
25. North 10° 58' 46" West for a distance of 27.70 feet to a point;
26. North 14° 27' 46" West for a distance of 53.73 feet to a point;
27. North 07° 28' 40" West for a distance of 64.34 feet to a point;
28. North 13° 00' 25" West for a distance of 89.54 feet to a point;
29. North 22° 36' 34" West for a distance of 65.46 feet to a point;
30. North 33° 01' 15" West for a distance of 80.08 feet to a point;
31. North 43° 59' 01" West for a distance of 132.92 feet to a point;
32. North 34° 53' 06" West for a distance of 88.01 feet to a point;

33. North 27° 43' 18" West for a distance of 33.28 feet to a point;
34. North 27° 43' 18" West for a distance of 42.54 feet to a point;
35. North 06° 26' 20" West for a distance of 89.51 feet to a point;
36. North 02° 21' 07" West for a distance of 204.93 feet to a point;
37. North 07° 39' 31" West for a distance of 76.15 feet to a point;
38. North 04° 20' 51" West for a distance of 87.04 feet to a point;
39. North 18° 43' 28" West for a distance of 45.57 feet to a point;
40. North 31° 41' 14" West for a distance of 52.76 feet to a point;
41. North 29° 22' 39" West for a distance of 57.48 feet to a point;
42. North 42° 19' 47" West for a distance of 102.15 feet to a point;
43. North 50° 11' 30" West for a distance of 192.70 feet to a point;
44. North 71° 00' 58" East for a distance of 405.02 feet to a point;
45. South 36° 15' 29" East for a distance of 124.90 feet to a point;
46. South 13° 10' 19" East for a distance of 110.31 feet to a point;
47. South 05° 34' 07" East for a distance of 138.30 feet to a point;
48. South 15° 22' 38" East for a distance of 158.38 feet to a point;
49. South 20° 37' 27" East for a distance of 239.59 feet to a point;
50. South 20° 37' 27" East for a distance of 79.60 feet to a point;
51. South 30° 42' 23" East for a distance of 384.55 feet to a point;
52. South 21° 12' 10" East for a distance of 119.97 feet to a point;
53. North 44° 30' 24" East for a distance of 166.81 feet to a point;
54. South 46° 50' 58" East for a distance of 123.38 feet to a point;
55. South 53° 28' 59" East for a distance of 49.71 feet to a point;
56. South 44° 47' 02" East for a distance of 261.74 feet to a point;
57. South 06° 42' 20" West for a distance of 245.06 feet to a point;
58. South 24° 15' 48" West for a distance of 187.15 feet to a point;
59. South 43° 06' 13" West for a distance of 32.64 feet to a point;
60. North 68° 42' 25" West for a distance of 243.86 feet to a point;
61. South 19° 57' 45" West for a distance of 23.04 feet to a point;
62. South 23° 25' 41" West for a distance of 25.03 feet to a point;
63. South 21° 58' 02" West for a distance of 118.39 feet to a point;
64. South 27° 40' 36" West for a distance of 49.98 feet to a point;
65. South 25° 01' 39" West for a distance of 90.91 feet to a point;
66. South 11° 56' 47" West for a distance of 77.29 feet to a point;
67. South 18° 25' 13" West for a distance of 65.22 feet to a point;
68. South 38° 33' 05" West for a distance of 47.06 feet to a point;
69. South 09° 40' 01" West for a distance of 137.29 feet to a point in the South line of said PRA Prairie Ridge tract;

THENCE South 59° 32' 15" West a distance of 395.18 feet to the POINT OF BEGINNING and containing 22.784 acres of land, more or less.



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Exhibit B: Zoning Exhibit

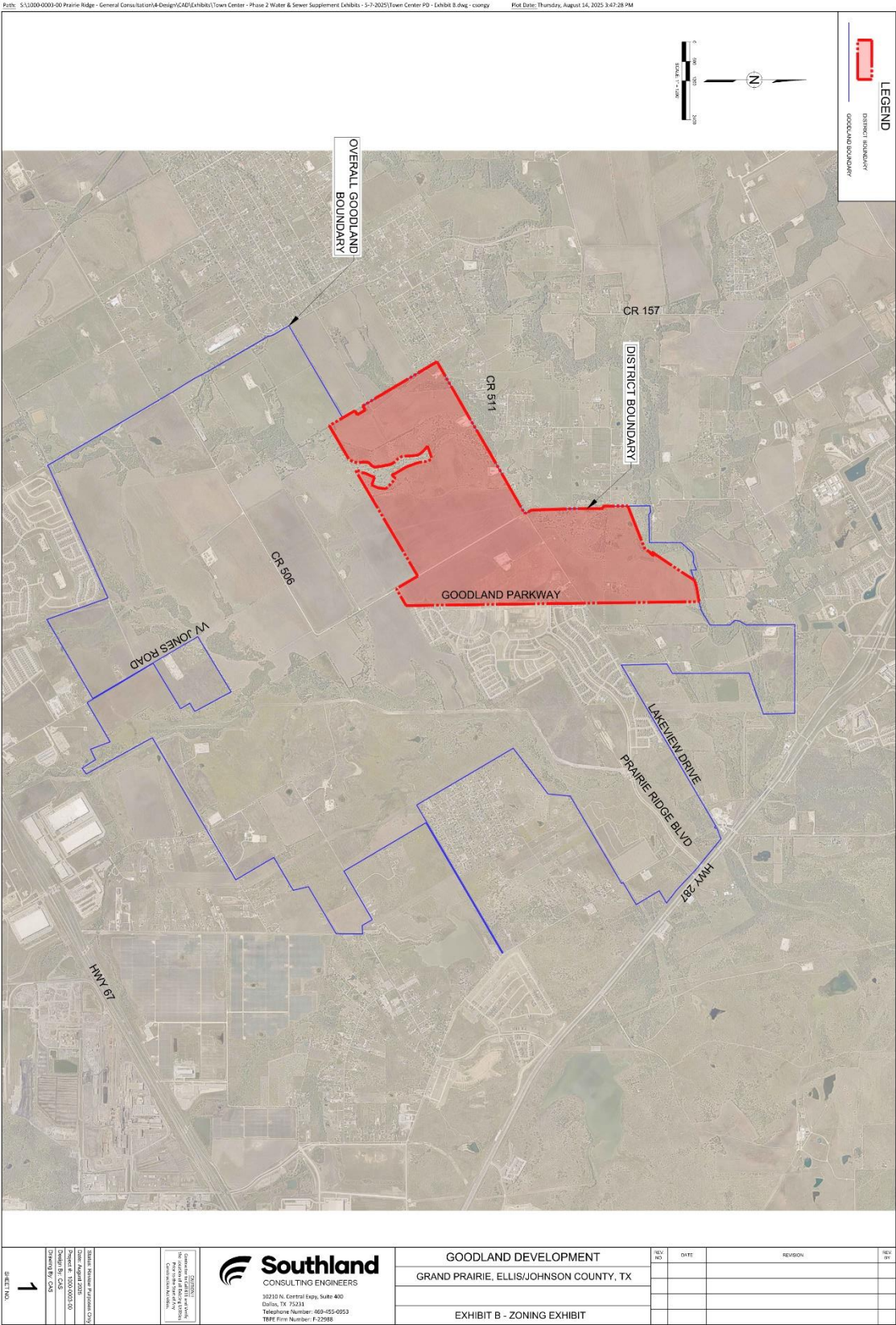


Exhibit C: Concept Plan

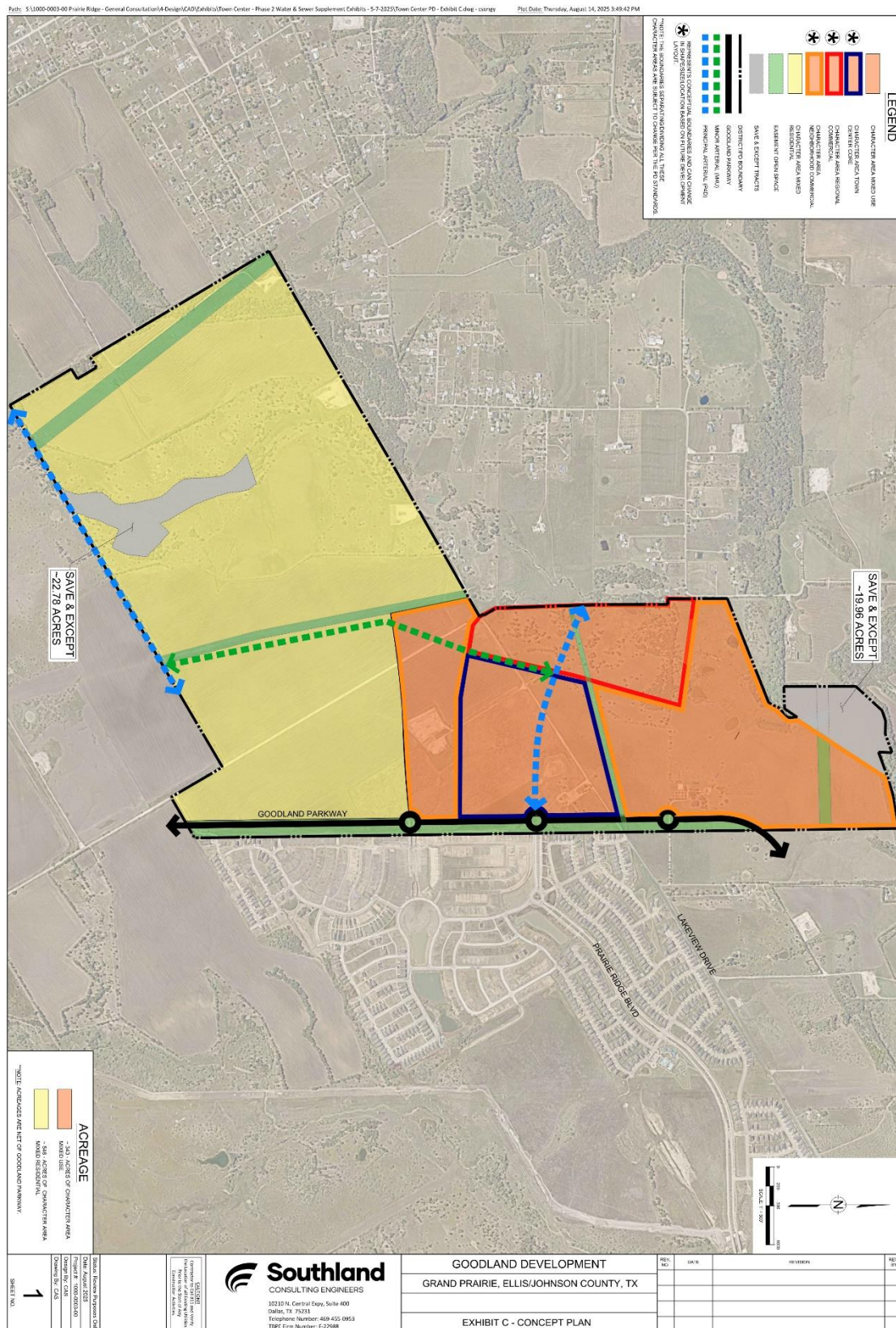
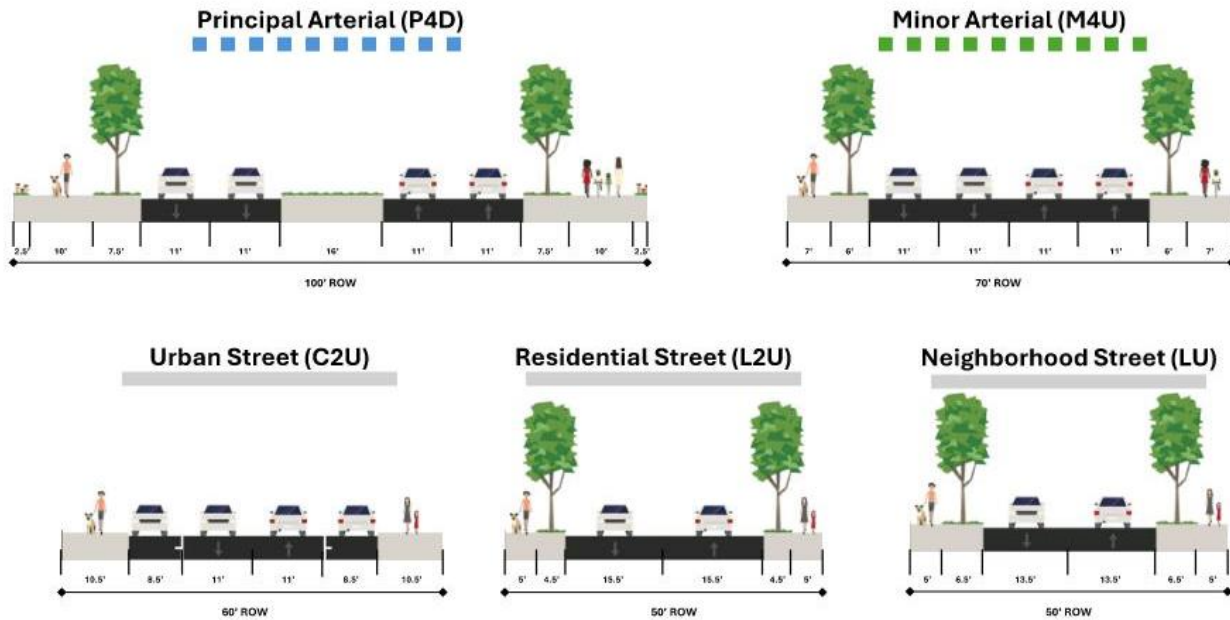


Exhibit E: Street Sections



Notes:

- Thoroughfare Alignments:** Alignments for thoroughfares follow the City's adopted Master Thoroughfare Plan (MTP). If alignments are significantly altered, a formal amendment to the MTP is required. Minor alignment modifications may occur with approved plats.
- ROW Standards:** Minimum right-of-way widths match the Grand Prairie UDC MTP for each roadway designation.
- Arterial Roadways:** Capacity and number of lanes are maintained for arterials (P4D, M4U) per the MTP.
- Local & Collector Streets:** Locations of LU, L2U, and C2U will be designed with development. General connectivity and block structure per PD will be preserved.
- Lane Widths & Sidewalks:** Cross sections are modified from UDC MTP to reflect development context. Narrower travel lanes promote traffic calming; wider sidewalks and buffers support a pedestrian-oriented environment.
- Bike Accommodation:** Dedicated bike lanes may be added with future development. Non-arterials (LU, L2U, C2U) are assumed to operate as shared vehicle/bicycle lanes unless otherwise striped.
- On-Street Parking:** Permitted on LU, L2U, and C2U. Minimum 8.5' width (unstriped), 9' width if striped.
- Intersection Assemblies:** Major intersections—defined as approaches to Principal Arterials (P4D or P6D)—requiring dedicated turn lanes and expanded right-of-way shall be designed in conformance with UDC Article 23 and approved by the Directors of Planning & Development and Transportation & Mobility. Roundabout intersections are an exception and shall require variable right-of-way based on geometry and operational needs.

