

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 259 ACRES OF LAND SITUATED ON TWO TRACTS. TRACT ONE 13 ACRES OF LAND SITUATED IN THE NORMAN UNDERWOOD SURVEY, ABSTRACT NO. 1582, TARRANT COUNTY TEXAS, AND BEING ALL OF THAT CERTAIN PARCEL CALLED TRACT ONE AS CONVEYED BY DEED TO CPG RIVERSIDE, L.P., AS RECORDED IN VOLUME 17362, PG. 58, DEED RECORDS, TARRANT COUNTY TEXAS AND TRACT TWO 246 ACRES OF LAND SITUATED IN THE J.J. GOODFELLOW SURVEY, ABSTRACT NO. 1582, THE JONATHAN BROWN SURVEY, ABSTRACT NO. 110, THE J. BURNETT SURVEY, ABSTRACT NO. 178 AND THE E. JONES SURVEY, ABSTRACT NO. 842, TARRANT COUNTY TEXAS, AND BEING ALL OF THAT CERTAIN PARCEL CALLED TRACT TWO AS CONVEYED BY DEED TO CPG RIVERSIDE, L.P., AS RECORDED IN VOLUME 388-193, PG. 58, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT B, AND GENERALLY LOCATED ON THE NORTHWEST CORNER OF RIVERSIDE PARKWAY AND TX-360 IN GRAND PRAIRIE, TEXAS, FROM LIGHT INDUSTRIAL TO A PLANNED DEVELOPMENT FOR COMMERCIAL USES, INCLUDING HOTEL AND CONFERENCE CENTER, MIXED-USE COMMERCIAL AND RESIDENTIAL USES, AND MULTI-FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **LI, Light Industrial district** to a **Planned Development for Commercial uses, including Hotel and Conference Center, Mixed-Use Commercial and Residential uses, and Multi-Family Residential uses**; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 7, 2019, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of **LI, Light Industrial district** to a **Planned Development for Commercial uses, including Hotel and Conference Center, Mixed-Use Commercial and Residential uses, and Multi-Family Residential uses**; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on October 15, 2019, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **PD, Planned Development district** to a **Planned Development for Commercial and Multi-Family Residential Uses**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1.

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

is hereby further amended so as to rezone from its classification of **LI, Light Industrial district** to a **Planned Development for Commercial uses, including Hotel and Conference Center, Mixed-Use Commercial and Residential uses, and Multi-Family Residential uses**; as depicted in **Exhibit C – LEGAL DESCRIPTION OF THE PROPERTY in the zoning regulations attached hereunder.**

SECTION 2.

Purpose and Intent

The purpose of this planned development is to create a commercial and multi-family residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3.

Development Standards

I. Applicability

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Concept Plan (Exhibit B.)

II. Base Zoning

1. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to the regulations of the MF-3, Multi-Family district of the *Unified Development Code* applicable to multi-family development with a maximum density of 80 units per acre, and the regulations of the C, Commercial District and Appendix F of the *Unified Development Code* applicable to commercial development.
2. Multi-family residential and commercial uses may be constructed as shown on the Concept Plan. An applicant may request that commercial development be allowed to occur on areas shown as residential if the applicant requests the allowance through an amended Concept Plan. Any amendment proposed to the Concept Plan shall preserve residential uses on the balance of the property by providing a minimum of 250 units. The Concept Plan shall be amended only with the approval of City Council upon recommendation by the Planning and Zoning Commission.
3. The schedule of uses found in Article 4 of the *Unified Development Code* for the C, Commercial District shall apply to the development with the following exceptions:
 - a. Prohibited uses shall include any use not found in Exhibit D – “Permitted Use Tables”, including, but not limited to, convenience store with gas sales, parole/probation office, check cashing, pay check or car title loans, appliance repair, bait and tackle, farm products, gravestone sales, heavy machine sales, laundry or dry cleaners, laundry drop off/pick up, self-serve laundry, lawnmower sales/repair, auto or mobile home dealer, residential waste recycling, tool rental, and variety store.
4. The frontage road shall be constructed and open to traffic prior to occupancy for any development, with access sufficient from SH-360 as approved by the Transportation

Department and the Fire Department of the City of Grand Prairie.

5. No screening fence shall be required between the commercial and residential development on the property or around the perimeter of the development.

SECTION 4. THAT a Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 15th day of October, 2019.

**ORDINANCE NO. 10758-2019
PLANNED DEVELOPMENT NO. 396**

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EXHIBIT A
LOCATION MAP



EXHIBIT B
CONCEPT PLAN



EXHIBIT C

LEGAL DESCRIPTION OF THE PROPERTY

Tract 1:

Being a 12.82 acre tract of land situated in the Norman Underwood Survey, Abstract No. 1582, Tarrant County, Texas and being all of that certain parcel called Tract One as conveyed by deed to CPG Riverside, L.P., a Delaware limited partnership, as recorded in Volume 17362, Page 58, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said point being the northeast corner of said Tract One, and being the intersection of the southerly right-of-way line of Riverside Parkway (a variable width R.O.W.) as dedicated to the City of Grand Prairie by plat, as recorded in Volume 388-145, Page 74, Plat Records, Tarrant County, Texas and the west right-of-way line of State Highway 360 (a variable width R.O.W.), said point also being the beginning of non-tangent curve to the right having a radius of 5554.58 feet, a central angle of 12°21 '58" and a long chord which bears South 07°06'13" West, 1196.51 feet;

THENCE southwesterly, along said west right-of-way line of State Highway 360 and said non-tangent curve to the right, an arc distance of 1198.94 feet to a set 1 /211 iron rod for corner;

THENCE South 13°17'52 11 West, continuing along said west right-of-way line, for a distance of 143.65 feet to a found 1/211 iron rod for corner, being the northeast corner of Lot 1, Block A of Towns of Riverside Addition, as recorded in Instrument No. D206314578, Deed Records, Tarrant County, Texas;

THENCE North 06°33'28 11 West, leaving said west right-of-way line and following along the common line of said CPG Riverside tract and Towns of Riverside Addition, for a distance of 125.81 feet to a found 1/2" iron rod for corner;

THENCE North 14°45'10 11 West, continuing along said common line, for a distance of 172.08 feet to a found 1/2" iron rod for corner;

THENCE North 64°35'07 11 West, continuing along said common line, for a distance of 502.71 feet to a set 1/211 iron rod for corner;

THENCE North 81 °43'59 11 West, continuing along said common line, for a distance of 45.05 feet to a found 1/2" iron rod for corner, being in said southerly right-of-way line of Riverside Parkway;

THENCE North 13°18'17 11 East, leaving said common line and following along said southerly right-of-way line of Riverside Parkway, for a distance of 342.29 feet to a found 1/2" iron rod for corner, being the beginning of a tangent curve to the right having a radius of 650.00 feet, a central angle of 51 °55'31 11 and a long chord which bears North 39°15'36 11 East, 569.12 feet;

THENCE northeasterly, along said southerly right-of-way line and said curve to the right, an arc distance of 589.07 feet to a found 1/211 iron rod for corner;

THENCE North 65°13'21" East, continuing along said southerly right-of-way line, for a distance of 8.05 feet to a found 1/2" iron rod for corner, being the beginning of a tangent curve to the right having a radius of 400.00 feet, a central angle of 24°59'12", and a long chord which bears North 77°42'57" East, 173.06 feet;

THENCE northeasterly, along said southerly right-of-way line and said curve to the right, an arc distance of 174.44 feet to a found 1/2" iron rod for corner;

THENCE South 89°47'27" East, continuing along said southerly right-of-way line, for a distance of 122.50 feet to the POINT OF BEGINNING and CONTAINING 558,418 square feet or 12.82 acres of land, more or less.

Tract 2:

BEING a 246.52 acre tract of land situated in the J.J. Goodfellow Survey, Abstract No. 1904, the Jefferson Estill Survey, Abstract No. 491, the Norman Underwood Survey, Abstract No. 1582, the Jonathan Brown Survey, Abstract No. 110, the J. Burnett Survey, Abstract No. 178 and the E. Jones Survey, Abstract No. 842, Tarrant County, Texas, and being all of that certain parcel called Tract Two as conveyed by deed to CPG Riverside, L.P., a Delaware limited partnership, as recorded in Volume 17362, Page 58, Deed Records, Tarrant County, Texas, and being all of Lot 1-R, Block 1, Riverside Club, as recorded in Volume 388-193, Pg. 53, Plat Records, Tarrant County, Texas. Said 246.52 acres being more particularly described as follows:

BEGINNING at a found 1/2" iron rod for corner, said point being the most easterly northeast corner of said Tract Two, and being the intersection of the northerly right-of-way line of Riverside Parkway (a variable width R.O.W.) as dedicated to the City of Grand Prairie by plat, as recorded in Volume 388-145, Page 74, Plat Records, Tarrant County, Texas and the west right-of-way line of State Highway 360 (a variable width R.O.W.);

THENCE South 89°55'45" West, along said northerly right-of-way line of Riverside Parkway, for a distance of 19.92 feet to a set 1/2 inch iron rod for corner;

THENCE South 90°00'00" West, continuing along said northerly right-of-way line, for a distance of 2.01 feet to a set 1/2 inch iron rod for corner, being the beginning of a tangent curve to the left having a radius of 530.00 feet, a central angle of 24°46'12" and a long chord which bears South 77°36'54" West, 227.35 feet;

THENCE westerly, along said northerly right-of-way line and said curve to the left, an arc distance of 229.13 feet to a set 1/2-inch iron rod for corner;

THENCE South 65°13'45" West, continuing along said northerly right-of-way line, for a distance of 96.10 feet to a set 1/2 inch iron rod for corner, being the beginning of a tangent curve to the left having a radius of 750.00 feet, a central angle of 51°55'29" and a long chord which bears South 39°16'01" West, 656.67 feet;

THENCE southwesterly, along said northerly right-of-way line and said curve to the left, an arc distance of 679.69 feet to a set 1/2 inch iron rod for corner;

THENCE South 13°18'17" West, continuing along said northerly right-of-way line, for a distance of 352.53 feet to a found 1/2 inch iron rod for corner;

THENCE North 81°43'59" West, leaving said northerly right-of-way line, for a distance of 37.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 89°12'21" West, for a distance of 276.52 feet to a found 1/2 inch iron rod for corner;

THENCE South 69°18'58" West, for a distance of 712.41 feet to a set 1/2 inch iron rod for corner;

THENCE South 14°01'09" West, for a distance of 1742.22 feet to a found 1/2 inch iron rod for corner;

THENCE South 29°43'59" West, for a distance of 2579.44 feet to a set 1/2 inch iron rod for corner;

THENCE South 52°52'18" East, for a distance of 814.88 feet to a set 1/2 inch iron rod for corner;

THENCE South 69°30'14" East, for a distance of 74.85 feet to a set 1/2 inch iron rod for corner;

THENCE South 89°30'59" West, for a distance of 1139.92 feet to a set 1/2 inch iron rod for corner;

THENCE North 00°52'14" West, for a distance of 1186.23 feet to a set 1/2 inch iron rod for corner;

THENCE South 87°30'46" West, for a distance of 680.51 feet to a point for corner, being in the approximate limits of the Trinity River;

THENCE the following calls along said approximate limits of the Trinity River:

North 05°15'52" East, for a distance of 468.44 feet to a point for corner;

North 64°03'46" East, for a distance of 234.19 feet to a point for corner;

South 49°31'14" East, for a distance of 540.00 feet to a point for corner;

South 86°46'14" East, for a distance of 250.00 feet to a point for corner;

North 06°13'46" East, for a distance of 970.00 feet to a point for corner;

South 65°50'20" East, for a distance of 410.22 feet to a point for corner;

South 64°52'58" East, for a distance of 204.80 feet to a point for corner;

North 27°20'59" East, for a distance of 619.00 feet to a point for corner;

North 15°21'55" East, for a distance of 156.45 feet to a point for corner;

North 15°08'27" West, for a distance of 165.15 feet to a point for corner;
North 64°32'31" West, for a distance of 379.31 feet to a point for corner;
North 34°37'46" West, for a distance of 407.97 feet to a point for corner;
North 33°22'52" East, for a distance of 289.17 feet to a point for corner;
South 76°58'54" East, for a distance of 473.01 feet to a point for corner;
North 14 °29'37" East, for a distance of 541 .65 feet to a point for corner;
North 10°23'42" East, for a distance of 388. 71 feet to a point for corner;
North 08°09'09" East, for a distance of 708.08 feet to a point for corner;
North 00°19'13" West, for a distance of 212.01 feet to a point for corner;
North 12°53'10" West, for a distance of 345.58 feet to a point for corner;
North 03°08'11" West, for a distance of 302.24 feet to a point for corner;
North 08°19'16" West, for a distance of 200.65 feet to a point for corner;
North 18°04'02" West, for a distance of 145.50 feet to a point for corner;
North 25°11'36" West, for a distance of 148.14 feet to a point for corner;
North 06°03'49" East, for a distance of 115.85 feet to a point for corner;
North 77°03'40" East, for a distance of 119.64 feet to a point for corner;
South 80°32'52" East, for a distance of 206.34 feet to a point for corner;
South 73°50'18" East, for a distance of 241 .21 feet to a point for corner;
South 53°06'55" East, for a distance of 305.31 feet to a point for corner;
North 87°34'42" East, for a distance of 106.09 feet to a point for corner;
North 27°53'02" East, for a distance of 118.42 feet to a point for corner;
North 06°41'39" East, for a distance of 186.01 feet to a point for corner;
North 13°24'38" West, for a distance of 97.67 feet to a point for corner;
North 43°11'36" West, for a distance of 273.62 feet to a point for corner;
North 18°59'04" West, for a distance of 73.00 feet to a point for corner;

North 01°42'02" East, for a distance of 76.95 feet to a point for corner;

North 41°02'58" East, for a distance of 125.39 feet to a point for corner;

North 67°29'14" East, for a distance of 108.40 feet to a point for corner;

North 88°28'56" East, for a distance of 255.06 feet to a point for corner;

North 54°43'24" East, for a distance of 85.96 feet to a point for corner;

North 27°48'29" East, for a distance of 127.36 feet to a point for corner;

North 07°17'18" East, for a distance of 129.87 feet to a point for corner;

North 24°28'38" West, for a distance of 148.45 feet to a point for corner;

North 18°02'39" West, for a distance of 185.16 feet to a point for corner;

North 39°04'14" West, for a distance of 105.83 feet to a point for corner;

North 42°48'23" West, for a distance of 281.46 feet to a point for corner;

North 25°49'10" West, for a distance of 230.16 feet to a point for corner;

North 20° 43'05" East, for a distance of 194.10 feet to a point for corner;

North 05°42'00" East, for a distance of 125.46 feet to a point for corner;

North 16°32'27" East, for a distance of 128.04 feet to a point for corner;

North 21°17'35" East, for a distance of 172.36 feet to a point for corner;

North 66°31'11" East, for a distance of 218.37 feet to a point for corner;

South 59°53'53" East, for a distance of 58.57 feet to a point for corner;

THENCE North 00°02'39" West, leaving said approximate limits, for a distance of 49.63 feet to a set 1/2 inch iron rod for corner;

THENCE North 89°54'21" West, for a distance of 282.16 feet to a set 1/2 inch iron rod for corner;

THENCE North 01°56'58" East, for a distance of 659.26 feet to a set 1/2 inch iron rod for corner, being the beginning of a non-tangent curve to the right having a radius of 11309.20 feet, a central angle of 0°29'11" and a long chord which bears North 87°58'33" East, 95.98 feet;

THENCE northeasterly, along said non-tangent curve to the right, an arc distance of 95.98 feet to a set 1/2 inch iron rod for corner, being in said west right-of-way line of State Highway 360;

THENCE South $30^{\circ}24'11''$ East, along said west right-of-way line, for a distance of 1492.61 feet to a set 1/2 inch iron rod for corner, being the beginning of a non-tangent curve to the right having a radius of 5554.58 feet, a central angle of $29^{\circ}45'22''$ and a long chord which bears South $15^{\circ}23'27''$ East, 2852.43 feet;

THENCE southeasterly, along said west right-of-way line and said non-tangent curve to the right, an arc distance of 2884.74 feet to the POINT OF BEGINNING and CONTAINING 10,738,538 square feet or 246.52 acres of land, more or less.

EXHIBIT D

PERMITTED USES TABLE

FAMILY LIVING RESIDENTIAL		
	NAICS CODE	PD-____
MF- APARTMENTS	NA	P
MIXED RETAIL & RESIDENTIAL	NA	P
ACCESSORY BLDG / STRUCTURE	NA	P

RECREATION & CULTURAL USES		
	NAICS CODE	PD-____
PERFORMING ARTS	611610	P
RELIGIOUS ASSEMBLY		P

PUBLIC UTILITY USES		
	NAICS CODE	PD-____
EMS	621910	P

GOVERNMENT, OFFICES & BUSINESS		
	NAICS CODE	PD-____
BANK	522110	P
SAVINGS & LOAN	522120	P
ATM	334119	P
MISCELLANEOUS OFFICES	561110	P

RETAIL AND COMMERCIAL USES		
	NAICS CODE	PD-____
BAKERY (RETAIL)	722213	P
HOTEL / MOTEL * (FULL SERVICE ONLY)	721110	P
KIOSK (SERVICE)	812990	P
LAUNDRY DROP OFF / PICK-UP	812230	P
PRIVATE CLUB (W/ ALCOHOL)	722410	P
RESTAURANT	721110	P
RESTAURANT WITH DRIVE THROUGH WINDOW**	721110	P
RESTAURANT (W/ EQUAL TO OR EXCEEDING 75% ALCOHOL SALES) (See Section 4.8.6)	721110	P
RESTAURANT (W/ ALCOHOL SALES NO ENTERTAINMENT) (See Section 4.8.6)	721110	P
RESTAURANT (W/ ALCOHOL SALES INCLUDING ENTERTAINMENT) (See Section 4.8.6)	721110	P
KIOSK RESTAURANT	722211	P

AUTOMOTIVE		
OPERATIONS AND PARKING	NAICS CODE	PD-____
ACCESSORY AUTO PARKING	NA	P
STRUCTURED PARKING	NA	P

TRANSPORTATION & LOGISTICS		
	NAICS CODE	PD-____
TAXI STAND	485310	P

MANUFACTURING / MINING AND CONSTRUCTION		
	NAICS CODE	PD-____
CONCRETE BATCH PLANT (TEMPORARY)	327320	REQUIRES APPROVAL BY THE CITY COUNCIL
ON SITE CONSTRUCTION OFFICE	811310	REQUIRES THE APPROVAL OF THE CHIEF BUILDING OFFICIAL
SURFACE OIL / GAS EXTRACTION ***	211111	PROHIBITED

ENTERTAINMENT USES		
	NAICS CODE	PD-____
ART GALLERY (NON RETAIL)	712110	P
GOLF COURSE	713910	P
HEALTH CLUB	713940	P
SPECIAL EVENTS (TEMP.)	713990	VIA SPECIAL EVENT PERMIT
SWIMMING POOL	713940	P
PERFORMING ARTS THEATER	711310	P

TELECOMMUNICATIONS		
	NAICS CODE	PD-____
CELL EQUIPMENT WITH NO TOWER	513322	S
CELL TOWER < 85'	513322	S

Chart Symbols:

P: Permitted Use

PD: Planned Development District

S: Specific Use Permit Required

*: Site Plan Required

**: Drive Thru Window may only be associated with a coffee shop or sit-down oriented (fast casual) restaurant.

***: Must Comply With All Local and State Regulations

EXHIBIT E

PLANNED DEVELOPMENT STANDARDS

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I. Applicable Regulations.

- a. In the event of a conflict between this PD and or the UDC and or the Unified Development Code (UDC) or any other City ordinance imposing zoning regulations, this PD shall control. Without limiting the generality of the foregoing, if this PD addresses a topic of regulation, that topic shall be addressed exclusively by the PD. By way of example, this PD addresses building design standards; therefore, the building design standards in this PD are the exclusive building design standards applicable to the Property.
- b. Development of the Property shall be subject to ordinances that the City is required by state or federal law to adopt and apply uniformly to all property within its corporate limits, regardless of whether such ordinances conflict with this PD.
- c. Article 8 [Landscape and Screening] of the Unified Development Code (UDC) does not apply (*i.e. Section 10 Fencing in the UDC specifically related to Fencing adjacent to residential properties shall not apply*).
- d. Article 7 [Special Districts] of the UDC does not apply to the creation of this PD, but future amendments to this PD are governed by Article 7, paragraph 7.1.3, "Procedures" of the UDC, except as otherwise provided in this PD.
- e. ALTERNATIVE EQUIVALENT COMPLIANCE
 - 1. Purpose: Alternative equivalent compliance is a procedure that allows development to meet the intent of the design-related provisions of this PD through an alternative design. An alternative equivalent compliance approach is designed to provide flexibility in order to respond to unique site conditions or abutting or surrounding uses, and must not result in reductions in the amount or quality of the particular standard. This procedure is not intended as a substitute for a variance or administrative modification, or as a vehicle for relief from or waiver of the standards in this PD.
 - 2. Approval Procedures: The Planning Director, or designee shall review the request and approve, approve with conditions, or deny the request for alternative equivalent compliance.
 - 3. Criteria: To grant a request for alternative equivalent compliance, the Planning Director, or designee shall find that the following criteria are met:
 - a. The proposed alternative design is original, innovative, or exceptional, and achieves the intent of the subject design standard to the same or better degree than the subject standard;
 - b. The proposed alternative design achieves the goals and objectives of the Design Guidelines to the same or better degree than the subject standard;
 - c. The proposed alternative design results in benefits to the community that are

- equivalent to or better than compliance with the subject design standard; and
- d. The proposed alternative design imposes no greater effects on adjacent properties than would occur through compliance with specific requirements of the Design Guidelines.
4. Scope of Approval: Alternative equivalent compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests. Written approval does not authorize any development activity, but rather authorizes the applicant to prepare a commercial site plan, building permit, or sign permit application that incorporates the approved alternative equivalent compliance, and authorizes the decision-making body to review the commercial site plan or building permit application for compliance with the approved alternative.
 5. Expiration: An approved alternative equivalent compliance plan shall expire if one year passes following its approval and no building or sign permit that implements the plan has been issued. One one-year extension may be issued by the Planning Director, or designee provided that a written request has been received prior to the expiration of the plan, and the Planning Director, or designee determines that no major changes in the Design Guidelines have occurred.

II. Concept Plan.

Use of the Property shall comply with the Concept Plan attached as ***Exhibit B***, as it may be amended in accordance with this section, and with the use chart as set forth in ***Exhibit D***. Any major change to the Concept Plan must be submitted to the administrative official to ensure it is in compliance with this section, and the amended Concept Plan will become a part of the permanent file maintained by the administrative official for this PD. All parts of the property outside the floodplain are to be considered Mixed Use. The golf course is located inside the floodplain area.

III. Definitions

A. Definitions.

Terms used within this PD, including its exhibits, shall be defined as stated below. If a term is not listed below, the definition in the UDC shall apply (specifically Article 30 – Definitions).

1. Accessory Community Center, Private – A private accessory community center as defined in the UDC except as provided in Section V.b.2 of this PD.
2. Active Park – A park intended to support activities and equipped with improvements to promote activities, such as picnic tables, shade structures, dog parks and playgrounds.
3. Alley – A private access easement that functions similar to a traditional alley.
4. Block face – One side of a block between two streets.

5. Boulevard – A street divided by a median.
6. Code – The Code of the City of Grand Prairie
7. Community Center – A facility that is used as a place of meeting, recreation, or social activity but not primarily to render a service that is customarily carried on as a business.
8. Facade – Any separate face of a building that encloses or covers usable space. A roof is not a facade.
9. Farmers Market – The indoor or outdoor retail sale, by individual vendors, of farm products such as fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey.
10. Floor Area – An air-conditioned floor space.
11. Gas Well Drilling and Production – The development, exploration, and production of natural gas.
12. General Retail Store, Other Than Listed – A facility or area for the retail sale of general merchandise or food, but does not include uses specifically listed in this PD.
13. Height – The vertical distance measured from grade to the highest point of a structure (including a sign).
14. Hotel, Full Service – A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room is accessed from an interior corridor, and that includes ancillary facilities and services such as restaurants, meeting rooms, personal services, recreational facilities, daily housekeeping service, and 24-hour front desk service. *Excludes limited service and extended stay hotels providing in-room kitchen facilities, or where occupancy is typically arranged for one (1) week or longer.*
15. Masonry – Stone or brick laid up unit by unit and set in mortar, or cultured stone, cast stone, stucco or natural stone panels.
16. Mixed-use Building – A building that contains two or more uses from a different land use category, with one land use category occupying at least fifteen percent of the occupiable ground floor gross floor area (excluding parking areas) of the building or 15,000 square feet (whichever is less) and the other land use category occupying at least five percent of the ground floor gross floor area (excluding parking areas) of the building or 10,000 square feet (whichever is less).
17. Multi-Family – A building used or designed as a residence for three or more families or households living independently of each other on the same lot.
18. Non-residential building or non-residential development - A building or a lot containing one or more uses that are not single family or multi-family.

19. Non-residential use – A use that is not exclusively single family, or multi-family.
20. Open Space – A property that is at least 0.25 acres and is one of the following: a public park, a private park accessible to residents living on the Property, or an undeveloped space open to the sky and accessible by the public and located on private property, such as native mitigation areas or trails, except for development allowed in open space in this PD.
21. Parkway – means the area between a sidewalk and the back of curb.
22. PD – means this Planned Development District (PDXX-XX: Ordinance no. XX-XXX, adopted Month Day Year).
23. Personal Services – means a facility or area for the sale of personal services, such as a spa or salon, a tailor, a florist, or a pet grooming shop.
24. Property – means the property depicted on the attached **Exhibit B** and described by metes and bounds on the attached **Exhibit C**.
25. Radio, Television, or Microwave Tower – means a structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum.
26. Residential Building or Residential Development – means a building or a lot with multi-family use.
27. Residential Use – A single-family or multi-family use.
28. STC – Sound Transmission Class, which is commonly accepted integer-number rating of how well a building partition attenuates airborne sound, and is used to rate interior walls, ceilings/floors, doors, windows and exterior wall configurations.
29. Stealth Towers – A communications tower that is effectively camouflaged or concealed so that it blends in with the natural surroundings or the built environment.
30. Temporary – Of limited duration; not permanent.
31. Temporary Asphalt or Concrete Batch Plant – A temporary facility or area for mixing concrete or asphalt to be used for new construction on the Property.
32. Temporary Construction Field Office – A facility or area used as a temporary field construction office.
33. Temporary Construction Storage Yard – A facility or area for the temporary outside storage of construction equipment and materials associated with an active permit to demolish or construct.
34. Temporary Outdoor Sales – An area used for the temporary outdoor sale of general merchandise or seasonal merchandise to the public.

35. Utility Lines, Towers, or Metering Station – This use is defined as set forth in the UDC. In addition, this use may include windmills and solar-powered panels.
36. Wireless Communications Facilities – Meaning Telecommunication towers, antennas, and other facilities regulated by Article 24 [Wireless Telecommunications Facilities] of the UDC.
37. UDC – meaning Chapter 28 of the Code of Ordinances known as the UDC of the City of Grand Prairie, TX, as passed and approved by the City Council on the 20th day of November, 1990.

IV. PD Amendment and Development Review Procedures

a. Zoning Change

1. Property Owner Consent for PD Amendments. PD amendments are authorized for all or a portion of the land governed by this PD. With the exception of PD amendments initiated by the City, all requests to amend this PD shall only be accompanied by the written consent of the owners of the land that is the subject of the amendment, to the extent permitted by law. A request to amend or an amendment to this PD with respect to a portion of the Property shall not affect this PD as it applies to the remainder of the Property, unless otherwise provided by law. A request to amend specific provisions of this PD (regardless of the portion of the Property to which the amendment applies) shall not affect the remaining provisions of this PD, unless otherwise provided by law.
2. Approval Authority. The Planning Director, or designee has the authority to authorize minor amendments as provided by this PD.
3. Specific Use Permits. The provisions of Article 5 [Specific Uses] of the Unified Development Code (UDC), as well as all definitions in Article 30 [Definitions] of the UDC pertaining thereto, shall apply to all requests for Specific Use Permits, except that any applicable landscape requirements shall be in compliance with the standards of this PD, not the standards of Article 8 [Landscape and Screening] of the UDC specifically related to Landscaping.

b. Site Plan Approval

1. Approval Required. Prior to the submittal of an application for a preliminary plat for any portion of the Property, a Site Plan for that portion of the Property must be submitted to City Council for consideration in accordance with this Section IV.b
2. Procedures. Site Plan shall be sent to Planning and Zoning Commission and City Council for approval. Plans with no variances shall be placed on the agenda for ministerial or non-discretionary approval. .
3. Site Plan Content. A Site Plan must include the following information:
 - a. Proposed land use including the approximate number of dwelling units, bed count, and square footage of each type such as Multi-family and hotel.

- b. The percentage of each type of dwelling unit compared to all dwelling units in this PD, considering the units requested and all units approved in previous Site Plans (based on the approximate numbers provided in (a)).
- c. The location and width of proposed thoroughfares, and a designation of the streets as boulevards or non-boulevards.
- d. The location, of proposed landscaping within common areas and public right-of-way.
- e. The location and size of proposed parks and open space areas.
- f. The location and width of proposed trails.
- g. Elevations that generally depict representative architecture along a typical block face within the Site Plan area. A separate elevation shall be submitted for each building type proposed within a Site Plan area. For purposes of this paragraph, the following are considered building types: multi-family (not in a mixed-use building); a mixed-use building that includes multi-family uses; and a non-residential building. The applicant may submit additional materials depicting the typical architecture within the Site Plan area for the City Council's consideration. All required elevations shall include sufficient detail to allow the City Council to evaluate the general style and architecture of the development within the Site Plan area, including, but not limited to, identification of predominant exterior building materials and the proposed color palette. Samples of the detail that should be provided in elevations are illustrated in ***Exhibit I***.
- h. A comprehensive fence plan indicating fencing materials, colors, heights, and general locations.
- i.

4. Approval Criteria.

- a. The City Council shall approve a Site Plan if it complies with this PD and all other applicable City ordinances. Except as expressly stated in Section IV.b.4.b, the City Council shall not impose conditions on the approval of a Site Plan other than conditions that bring a Site Plan into compliance with this PD and all other applicable City ordinances.
- b. The City Council may deny approval of elevations or impose reasonable conditions on representative building elevations required by Section IV.b.3.i to assure that buildings within the Site Plan area (i) include adequate articulation; (ii) include a sufficient mix of design features to avoid monotony; (iii) incorporate design features oriented to pedestrians at street level; and (iv) are high quality.

5. Effect of Site Plan Approval.

Development of the Property shall substantially comply with approved Site Plans. A Site Plan must be approved prior to plat approval for that portion of the Property. In determining substantial compliance, elevations that are part of an approved Site Plan are intended to illustrate representative architectural styles and typical implementation of PD design

standards and shall not be interpreted to require buildings to be constructed with identical elevations.

6. Amendments.

Minor amendments to an approved Site Plan may be approved by the Planning Director, or designee pursuant to Article 7 [Special Districts] of the Unified Development Code (UDC) (*i.e. Section 1 in the UDC specifically related to Planned Development District*). Any other amendments to an approved Site Plan shall be processed in the same manner as the original Site Plan, but amendments are not required to be submitted in connection with a plat. (Changes to Plat does not necessarily require update of the Site Plan, but changes to the Site Plan that affect Platting may require amendment to a Plat.

The Site Plan review procedures set forth in this article are the exclusive Site Plan review procedures applicable to the Property.

V. Permitted Uses.

No land shall be used, and no building shall be erected or converted to any use other than the following:

a. Principal Uses.

1. Permitted Uses Table. See the permitted use table titled ***Exhibit D***. The principal uses followed by “P” are permitted by right. Uses followed by “S” are permitted by Specific Use Permit (SUP) and “C” Special Conditions. Special conditions are indicated in the Notes column and in the lettered notes following the Table. Except as otherwise provided in **Subsection 2** below for similar uses, all uses not listed in ***Exhibit D*** are prohibited.
2. Similar Uses Allowed. Uses not specifically listed in ***Exhibit D***, but of a similar type and nature to those uses listed in ***Exhibit D***, are permitted as determined by the administrative official.
3. Prohibition of Certain Gas-Related Uses. Surface extraction and associated accessory uses such as tanks and pipelines, all uses related to gas compression, processing, and storage (including, but not limited to, compression facilities and saltwater disposal wells) are expressly prohibited.

b. Accessory Uses. Accessory uses are permitted. However, no accessory use is permitted without a primary use. Without limiting the generality of the foregoing, the following accessory uses are permitted:

1. Accessory caretaker’s quarters.
2. Accessory Community Center, Private.

An accessory community center may include a restaurant open to members and their guests. An accessory community center may also include banquet facilities that may be rented for special occasions, such as wedding receptions and parties.

3. Accessory Garage, Private.

4. Accessory Outside Display and Sales.

When in connection with non-residential uses, outdoor display of merchandise shall be limited to the area immediately along the front of the building, extending no further than ten feet from the front of the building. All incidental outdoor displays shall be located on hardscape areas. No merchandise may be displayed in any landscaped area, or areas not hard surfaced. Incidental displays shall be removed at the end of each business day, providing that a display may be placed again the next day. Incidental display of seasonal items, such as plants, lawn/garden supplies, firewood, Christmas trees and similar goods may be conducted for periods longer than one business day during the season in which the product is used.

5. Accessory Outside Storage:

When in connection with a non-residential uses and visible from ground level on an adjacent street, this use shall be screened with a masonry wall that is a minimum of six feet in height, and none of the items stored may project above the screening wall. The perimeter of the screening wall shall be landscaped with a minimum 12-inch-wide landscape strip containing shrubs, vines, or a combination of both.

6. Accessory Swimming Pool, Private.

7. Amenity Center.

c. Special Conditions Applicable to Certain Uses.

1. Gas Well Drilling and Production.

Gas well drilling and production is permitted on the Property subject to the Gas drilling in all areas is permitted by SUP only.

2. General Retail Store, Other Than Listed.

Without limiting the generality of the definition of this use in **Section III.A** of this PD, this use may include the sale of wine, beer, and liquor for off-premise consumption, as well as on-premise consumption of wine, beer, and liquor in compliance with all applicable local, state, and federal regulations.

3. Temporary Asphalt or Concrete Batch Plant.

This use is permitted on the Property in connection with the issuance of a construction permit. This use may include associated temporary buildings, such as trailers. This use shall cease operation upon completion of construction on the Property. This use must be in compliance with all applicable local, state, and federal regulations.

4. Temporary Construction Field Office

This use is permitted on the Property in connection with the issuance of a permit authorizing the construction of structures or infrastructure improvements.

This use may be operated from a temporary building, such as a trailer. This use shall cease operation, and the building shall be removed, upon completion of construction of improvements or structures on the Property.

5. Temporary Construction Storage Yard.

This use is permitted on the Property in connection with the issuance of a permit authorizing the construction of structures or infrastructure improvements. This use may include associated temporary buildings, such as trailers. This use shall cease operation upon completion of construction of improvements or structures on the Property.

6. Temporary Outdoor Sales.

This use may include a temporary farmers market. For the sale of seasonal merchandise, this use shall not exceed 90 days. For the sale of non-seasonal merchandise, this use shall not exceed 14 days.

7. Wireless Communications Facilities.

Except as otherwise provided in this section, the provisions of Article 24 [Wireless Telecommunications Facilities] of the Unified Development Code, as well as all definitions in the Unified Development Code pertaining thereto, apply. Mounted antennas may be located on mixed-use and non-residential buildings. Unless towers are stealth towers or micro towers, towers are permitted only in the area identified on ***Exhibit E***. Stealth towers and micro towers are permitted at any location on the property. All towers are subject to the height restrictions and SUP requirements set forth in Article 24 of the UDC (*i.e. Table 1 in the UDC specifically related to Summary of Wireless Telecommunication Facilities*).

VI. Restrictions on Multi-Family

a. Multi-family development shall be restricted as follows:

1. Maximum density for Multi-Family development is 80 units per acre.
2. Garden-Style Multi-family.

Garden-Style Multi-family is not allowed in this PD. Garden-Style multi-family is multi-family development that consists of a maximum of ten dwelling units on a platted lot, all of which shall be in a single building. Garden-Style multi-family does not include multi-family within a mixed-use building.

3. Multi-family.

Multi-family is multi-family development that is a minimum of four stories in height. Multi-family buildings also include buildings designed as Mixed-Use. Requirements of this PD that apply to Multi-family buildings also apply to Mixed-Use Multi-Family. Mixed-Use Multi-family consists of multi-family development within a mixed-use building. To qualify as a mixed-use building the building must include a second use that

occupies at least 15% of the occupiable ground floor gross area (excluding parking areas) and must be built as, or convertible to, non-residential or have multi-family related uses other than dwelling units (including, but not limited to, any apartment related support facilities on the first floor. i.e. coffee shop, leasing office, fitness room, laundry room, etc.).

- b. Multi-family dwelling units shall have no stairwells visible from outside the property line of the multi-family dwelling units.
- c. The minimum dwelling unit area for multi-family dwelling units is 350 square feet; however, the minimum dwelling unit area must average a minimum of 700 square feet when considering all dwelling units within a multi-family building.

VII. Building Setback, Area, and Bulk Requirements

A. Requirements for Multi-Family, Mixed-use Buildings and Non-Residential Development.

1. Requirements

- a. The requirements in the table below are the exclusive building setback, area, and bulk requirements applicable to multi-family buildings, mixed-use, and non-residential buildings, and any related accessory buildings.
- b. Without limitation, Article 8 [Landscape and Screening] of the UDC relating to the building setback, area, bulk and design requirements does not apply to any structures other than fences and retaining walls, except to the extent Article 8 cannot be varied by this PD.
- c. The Planning Director, or designee may approve alternative materials and methods to the fence and retaining wall restrictions in Article 8 to the extent the alternate materials or methods are equal or better in function and durability (*i.e. Section 10 of the Unified Development Code specifically related to Fencing.*)
- d. Swimming pools shall have a minimum five-foot setback from rear and side property lines; however, such setback applies only to the swimming pool, and not to associated decking or paving around the pool.

Table VII-1: Building Setbacks and Height Restrictions

	Multi-Family Mixed-use, and Non-Residential Development
Maximum Setback from a Street	<u>Street frontages (ft)</u> Minimum – 15’ <u>Interior, min. (ft)</u> Side and/or rear – 5’
Maximum Height	15 stories. Exceptions: a) No height limit for a Full-Service Hotel.

VIII. Design Standards

A. Applicability of Other Design Standards.

1. The design standards published in the Grand Prairie Unified Development Code, Appendix F: Corridor Overlay District Standards, Section 7 – Building Design, dated March 19, 2019 will apply to all Non-residential, Multi-family buildings except as noted in Section VIII of this PD.
2. In any conflict between the text of this article, and the UDC, this article shall prevail

B. Approved Building Materials.

In the context of approved building materials, a facade does not include doors, fascia, windows, chimneys, dormers, window box-outs, bay windows, soffits, eaves, and outdoor fireplaces. Multiple buildings on the same lot will each be deemed to have separate facades.

1. Non-Residential and Multi-Family buildings shall comply with the approved building materials listed in Appendix F, Section 7, paragraph C of the UDC, dated March 19, 2019 with the following exceptions:
 - a. Exterior Insulation and Finish System (EIFS). EIFS is not permitted.
2. Residential buildings other than Multi-Family buildings shall comply with the approved building materials listed in Appendix W, Section 3, paragraph I of the UDC, dated March 20, 2018 with the following exceptions:
 - a. Exterior Insulation and Finish System (EIFS). EIFS is not permitted.
 - b. Cementitious fiber board is permitted subject to the following conditions: the style and color of a building using this product must be approved as part of a Site Plan, must not be visible from the street, and limited to court yards with interior exposure only.
 - c. Paragraph I. A. 9. of Appendix W, Section 3 of the UDC regarding roof design and treatments does not apply.

C. Roofing Design and Materials.

1. Roofing materials for sloped roofs shall be selected from the following list:
 - a. Asphalt shingles.
 - b. Industry approved synthetic shingles.
 - c. Standing seam metal roofs / alternate style metal roofs.

- d. Tile roofs (concrete or clay).
 - e. Slate roofs.
 - f. LEED-certified roofing materials; or
 - g. An alternative material approved by the Planning Director, or designee based on a finding that it is of a quality equal to or better than the materials listed above in durability.
- 2. All pitched roofs of non-residential buildings shall have a minimum pitch of 4:12, and all pitched roofs of residential buildings shall have a minimum pitch of 6:12. Roofs covering porches and other architectural elements are excluded from this requirement. The Planning Director, or designee may approve a roof that does not meet these requirements based on a finding that a different roof pitch is appropriate for the proposed architectural style.
 - 3. Flat roofs require parapet screening, a minimum of two feet, eight inches in height, that adheres to vertical articulation requirements for the facade.
 - 4. Parapets shall require cornice detailing.

D. Design Features for Multi-Family and Non-Residential Buildings

- 1. The design standards published in the Grand Prairie Unified Development Code, Appendix F: Corridor Overlay District Standards, Section 7 – Building Design, dated March 19, 2019 will apply to all Non-residential, Multi-family buildings except as noted in Section VIII D of this PD.
- 2. The design standards in this article are the exclusive design standards applicable to the Property. Subsequent changes to the UDC will not apply.
- 3. Non-residential, and Multi-family buildings shall comply with the following requirements:
- 4. Cladding materials used on a facade shall extend a minimum of 20 feet around building corners onto adjacent facades, other than facades abutting an alley.
- 5. All buildings must include at least four of the following design features, and buildings that are greater than 20,000 square feet in floor area must include at least six of the following design features:
 - a. Canopies, archways, covered walkways, or porticos.
 - b. Awnings.
 - c. Arcades.
 - d. Courtyards.
 - e. Cupolas.

- f. Balconies.
- g. Tower elements.
- h. Recesses, projections; columns; pilasters projecting from the planes; offsets; reveals; or projecting ribs used to express architectural or structural bays.
- i. Varied roof heights for pitched, peaked, sloped, or flat roof styles.
- j. Articulated cornice line.
- k. Arches.
- l. Display windows, faux windows, or decorative glass windows.
- m. Architectural details, such as tile work and molding, or accent materials integrated into the building façade.
- n. Integrated planters or wing walls that incorporate landscaping and sitting areas or outdoor patios.
- o. Integrated water features; or
- p. Other similar architectural features approved by the Planning Director, or designee.

E. Drive-Through Windows.

Drive-through windows associated with restaurants are permitted only within 500 feet of the 360 Frontage Road. Drive through windows associated with all other uses are limited to the area illustrated on the Concept Plan or the area within 500 feet of the 360 Frontage Road.

F. Entries.

1. Non-residential and Multi-family buildings shall comply with the following requirements:
 - a. All ground floor entrances shall be covered or inset.
 - b. Building entrances shall be articulated with architectural elements such as columns, porticos, porches, and overhangs.

G. Building Articulation.

Non-residential and Multi-family buildings shall comply with the following articulation requirements:

1. All facades adjacent to and facing a street or public open space shall comply with the following standards, as illustrated on ***Exhibit F***:
 - a. No building facade shall extend for a distance greater than three times the mean height

of the facade without having an offset of 15 percent or more of the mean height of the facade. This off-set shall extend for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.

- b. No portion of a horizontal facade that is the same height shall extend for a distance greater than three times that height without changing height by a minimum of 15 percent. This height change shall continue for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.
2. Facades adjacent to and facing a street or public open space shall include material changes or changes in relief such as columns, cornices, bases, fenestration, and fluted masonry.
3. The top floor of any building shall contain a distinctive finish, consisting of a cornice, banding, or other architectural termination. In addition, the bottom one-third of any building exceeding six stories shall be distinguished from the remainder of the building by providing a distinctive level of detail, such as columns, pilasters, masonry base rustication, unique masonry detailing, unique fenestration, or other distinctive material or color variation.

H. Transparency.

1. At least 25 percent of each residential multi-family facade (excluding mixed-use buildings) adjacent to and facing a street or public open space shall contain windows or doorways.
2. At least 40 percent of each facade in non-residential buildings or mixed-use buildings (excluding multi-family), adjacent to and facing a street or public open space shall contain windows or doorways, except that on a mixed-use building containing residential uses, at least 40 percent of the first floor of each facade adjacent to a street or public open space shall contain windows or doorways, and at least 25 percent of the upper floors of each facade adjacent to a street or public open space shall contain windows or doorways.

I. Outdoor Storage.

Outdoor storage is prohibited in connection with a non-residential use unless the Planning Director, or designee approves it based upon a finding that the adverse effects of such storage have been mitigated through adequate restrictions regarding the storage location and type of screening. This provision does not apply to accessory outside storage, which is required to be screened in accordance with **Section V.b.5** of this PD.

With the exception of temporary construction fencing, the following types of fences are prohibited: chain link, barbed wire, pipe, vinyl, and razor wire fences.

J. Pedestrian Connectivity.

When a block face developed with non-residential uses or mixed-use buildings exceeds 500 feet in length, pedestrian access through the block shall be provided. Such access may be provided through a pedestrian access easement, a business open to the public, or any other means that provides pedestrian access during regular business hours.

IX. Grant of Permission for use of Right-Of-Way

A. Grant of permission.

The Council hereby grants a non-exclusive revocable permission subject to an easement use agreement for each named improvement to each owner of land and tenant within the Property boundaries to use the public right of way within the Property boundaries for the exclusive purpose of constructing, operating, repairing and maintaining the following improvements and any improvements reasonably related thereto or necessary for the operation thereof:

1. Street and pedestrian lighting,
2. Public seating areas,
3. Landscaping and related amenities, including fountains,
4. Monuments, statues, or other public artwork,
5. Street furniture, including benches,
6. Drinking fountains,
7. Trash containers,
8. Tunnels;
9. Security cameras,
10. Bollards,
11. Temporary construction barricades,
12. Underground duct banks,
13. Pedestrian bridges and overpasses,
14. Arches,
15. String lighting, and
16. Wiring

The Planning Director, or designee may authorize additional items (other than those enumerated in this Section A above) to be included in the permission if such items do not interfere with the public use of the right of way.

B. Limitations.

This permission will not terminate at the end of any specific time period, however, the Council reserves and has the absolute right to terminate this permission at will, by adoption of a resolution, at any time such termination becomes necessary. Written notice shall be provided to the abutting property owner as listed on the current tax roll 15 days in advance of the Council meeting.

The determination by the City of the necessity of the termination is final and binding, and the City is entitled to possession of the premises without giving any additional notice and without necessity of legal proceedings to obtain possession thereof, when in its judgment, the purpose or use of this permission is inconsistent with the public use of the right-of-way or the purpose or use of this permission is likely to become a nuisance or a public safety issue.

Upon termination of the permission by the Council, each owner or tenant shall remove all improvements and installations in the public right-of-way to the satisfaction of the Director of Public Works and Transportation.

The City reserves the right to require the relocation of improvements and encumbrances at the owners' or tenants' expense for any construction project within the right of way, as determined by the Director of Public Works and Transportation, or when in the City's sole discretion it is warranted by the public health, safety and welfare.

C. Insurance Required.

Upon the conducting of any activities or installing any of the improvements described in **Section A**, it is a condition to continuation of the license that there be in place commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the City, covering, but not limited to, the liability assumed under the license granted under this section, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy must be on an "occurrence" basis and the City shall be named as additional insured. Proof of such insurance must be sent to: Viridian Golf LP; and the policy must provide for thirty days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or other material change in coverage. All subrogation rights for loss or damage against the City are hereby waived to the extent same are covered by the liability insurance policy. In the event there is more than one license holder, such holders shall be individually, and not joint and severally, liable hereunder.

D. Maintenance.

Each owner or tenant placing permitted improvements in the right-of-way shall be responsible for obtaining all required construction and building permits and maintaining and keeping the improvements safe and from deteriorating in value or condition at no expense to the City. The City shall be absolutely exempt from any requirement to make repairs to or to maintain the permitted improvements.

E. Staff Review.

1. The Director of Public Works and Transportation shall review all proposed improvements

described by **Section A**, and shall approve a proposed improvement if:

- a. The improvement will not unreasonably interfere with pedestrian or vehicular traffic, the design and location of the improvement includes all reasonable planning to minimize potential harm or injury to or interference with the public in the use of the public street, and the improvement will not create any hazardous condition or obstruction of vehicular or pedestrian travel upon the public street; and
 - b. There is clear, continuous, and unobstructed passageway for pedestrians that is a minimum of five feet in width with a minimum vertical clearance of eight feet, provided, however, that where unusual circumstances exist, the requirement could be less than five feet in width where it is certain that public safety would not be jeopardized
2. The Planning Director, or designee shall review all proposed improvements described by **Section A** in the context of land use compatibility, architectural consistency, character of the development, and pedestrian mobility. If the Planning Director, or designee determines that a permitted improvement is inappropriate based on the foregoing standards, an applicant may appeal that determination to the Zoning Board of Adjustment within 15 days after the decision in accordance with the procedures set forth in Article 2 [Authority] of the Unified Development Code (*i.e. Section 5.1 in the UDC specifically related to Zoning Board of Adjustment and Appeals*).

X. Landscaping

- A. The landscape requirements in this article are the exclusive landscaping requirements applicable to the Property. Unless otherwise stated in this article, the requirements of Article 8 of the UDC (Landscape and Screening) do not apply. (*i.e. Sections 9 and 10 of Article 8 of the UDC specifically related to Screening, and Fencing do not apply*).
- B. Parkways adjacent to multi-family and non-residential buildings shall be landscaped in accordance with Appendix F, Section 10 of the UDC, dated March 19, 2019.

Except as follows:

- a. The tree planting requirement of the UDC does not apply (*i.e., Appendix F Section 10 Paragraph B.2 does not apply.*)
 - b. The landscape setback shall be measured from the inside boundary line of the pedestrian access and utility easement (not the street-side boundary line).
 - c. All required landscape materials shall be irrigated with an automatic irrigation system, however, landscaping in above ground planters may be irrigated by hand or with an automatic irrigation system. All automatic irrigation systems shall have rain and freeze sensors.
- C. Parking lots for multi-family and non-residential buildings shall be landscaped as described below:
- a. A maximum of 10 uninterrupted parking spaces are permitted in a row before

relieved by a landscaped island.

- b. Landscaped islands are required at the end of each parking aisle.
 - c. All landscaped islands shall be a minimum of seven feet in width and the depth of a parking space. If a double row of parking is provided, the island shall be the depth of both rows.
 - d. At least 15 percent of a parking lot shall be landscaped.
 - e. Landscaped islands shall have at least one tree and shall be landscaped with ground cover. Trees shall be a minimum of three inches in caliper at the time of planting, except that trees located at the end of parking aisles must be a minimum of four inches in caliper at the time of planting. Trees may be located within landscaped islands, minimum four foot by four-foot landscape diamonds, or other landscaped areas within a parking lot.
 - f. The total number of trees within a parking lot shall equal at least one tree for every 20 parking spaces within the parking lot.
 - g. All required landscape materials shall be irrigated with an automatic irrigation system, however, landscaping in above ground planters may be irrigated by hand or with an automatic irrigation system.
- D. All required trees must be of a species approved for planting under Article 8 of the Unified Development Code (*i.e. the approved plant list in Article 8 Exhibit 5 in the UDC*).

XI. Tree Preservation

This article contains the exclusive tree preservation requirements applicable to the Property. The property contains approximately 250 acres of landscaped golf course with naturally occurring and planted trees. Along with additional street trees, parking lot trees and landscaping, and other landscape improvements, the Design Guidelines of this PD replace the tree preservation standards of Article 8 [Landscape and Screening] in the Unified Development Code.

XII. Screening

A. Rooftop Equipment.

Rooftop equipment shall be screened from view at ground level. (Parapet walls referenced in **Section VIII C.3** shall fulfill this screening requirement (*i.e. Article 8 Section 9.7.1 of the Unified Development Code, pertaining to Other Screening Requirements -Mechanical and Electrical Equipment*).

B. Trash Storage Areas.

Outdoor trash storage areas visible from a street must be screened on three sides by a solid wall at least eight feet in height of a material that is consistent with the exterior building material of the main building that the storage area serves. Decorative metal opaque gates shall be used to access such trash collection areas. The perimeter of screening walls shall be

landscaped with a minimum 12-inch wide landscape strip containing shrubs, vines, or a combination of both.

C. Off-Street Loading and Service Areas.

Off-street loading and service areas must be screened by walls consistent with the architectural style and materials of the associated building at least eight feet in height, and by planting evergreen plant material capable of growing to eight feet in height within 18 months after planting. For schools, decorative fencing, six feet in height, may be used in lieu of solid walls with planting material that meets transparency requirements for school security.

XIII. Parking

A. General Provisions.

1. Except as otherwise provided in this paragraph, required parking must be off-street parking. Head-in and parallel parking spaces located on streets are permitted and count toward required parking. Head-in parking is not permitted if maneuvering is done on an arterial street, unless the maneuvering is done on a slip road.
2. Unless otherwise stated, all parking spaces may be enclosed or unenclosed.

B. Off-Premise Parking.

Except as otherwise provided in this article, parking spaces must be located on the same platted lot as the use that they serve.

C. Minimum Parking Requirements.

See **Table XIII.1** for the minimum parking requirements for each principal use. Parking is not required for floor area devoted to common areas, such as common areas associated with indoor malls and the lobbies of office buildings. If a use has a drive through window, a minimum of six stacking spaces shall be provided in addition to the parking requirements listed in **Table XIII.1**.

Table XIII-1 Minimum Parking Requirements:

PERMITTED USE	MINIMUM PARKING REQUIREMENT²
INSTITUTIONAL	
Religious Assembly	1 per 4 seats in sanctuary or auditorium
Community Center	1:200 SF
Government Administration and Civic Buildings	To be determined by Planning Director, or designee based on most similar use
OFFICES	

Offices, Government and Business	3:1,000 SF
RECREATION AND ENTERTAINMENT USES	
Country Club with Golf Course	1:300 SF
Park, Playground, or Golf Course	Golf course 9.8 per hole; otherwise none
Private Club, Lodge, or Fraternal Organization	1:200 SF
Recreation and Entertainment, Indoor	Theater – 1 per 4 seats; Bowling Alley – 6 per lane; Pool Halls and Other Commercial Amusements (Indoor) – 1:100 SF; Racquetball Court – 4 per court; Health Club – 1:200 SF

RESIDENTIAL AND LODGING USES	
Hotel, Full Service	1 per guest room up to 100 rooms; then 0.75 per guest room over 100; 50 percent of these spaces may be counted to satisfy the parking requirements of accessory uses
Multi-Family	1.65 per dwelling unit for the first 50 dwelling units; 1.50 per dwelling unit thereafter
RETAIL AND PERSONAL SERVICE USES	
General Personal Services (Cleaning, Laundry)	3:1,000 SF
General Personal Services (Copy Center)	3:1,000 SF
Custom and Craft Work	1:400 SF
Farmers Market	1:1,000 SF of site area
General Retail Store, Other Than Listed	3:1,000 SF (1:400 SF for furniture sales)
Open-Air Vending	None
Personal Services	3:1,000 SF
Restaurant	1:150 SF
TEMPORARY USES	

Temporary Asphalt or Concrete Batch Plant	None
Temporary Construction Field Office	None
Temporary Construction Storage Yard	None
Temporary Outdoor Sales	None
UTILITY, COMMUNICATION, AND TRANSPORTATION USES	
Electric Generating Plant	None
Electric Utility Substation	None
Utility Lines, Towers, or Metering Station	None
Wireless Telecommunication Facilities (Including Radio, Television, or Microwave Tower)	None

² Fractional parking requirements shall be rounded up to the nearest whole number. Unless otherwise stated, references to square footage are to floor area.

D. Mixed-use Parking.

This Section D only applies to parking for a mixed-use building.

1. Off-Premise Parking.

a. Residential Uses.

Required parking spaces for residential uses are not required to be located on the same lot as the use they serve; however, such spaces must be within 300 feet of the use they serve if they are not located on the same lot.

b. Non-Residential Uses.

Parking spaces for non-residential uses, whether required or excess, are not required to be located on the same lot as the use that they serve; however, such spaces must be within 600 feet of the use they serve if they are not located on the same lot.

2. Shared Parking.

The minimum parking requirements above may be reduced using the occupancy rates in **Table XIII.2** below to calculate the adjusted parking requirements, and the parking requirement shall be determined by the adjusted off-street parking calculation:

Table XIII-2: Shared Parking Requirements

Time of Day	Weekday			Weekend		
-------------	---------	--	--	---------	--	--

Use	12am – 8am	8am – 6pm	6pm – 12am	12am – 8am	8am – 6pm	6pm – 12am
Office	5%	100%	20%	5%	5%	5%
Restaurant	10%	70%	100%	20%	70%	100%
Retail	5%	90%	80%	5%	100%	70%
Entertainment	10%	40%	100%	50%	80%	100%
Hotel	100%	70%	100%	100%	70%	100%
Institutional (non-church)	5%	100%	20%	5%	10%	10%
Institutional (church)	5%	10%	5%	5%	100%	50%
Conference / Meeting Room	5%	100%	100%	5%	100%	100%
Residential	100%	60%	100%	100%	80%	100%
All other uses	100%	100%	100%	100%	100%	100%

3. Calculation of the adjusted off-street parking requirements will be as follows:

- Determine the parking requirements for each use within the PD.
- Multiply the parking requirement calculated per **Table XIII.1** by the occupancy rate for that category of use in **Table XIII.2**. See **Table XIII.3** for the shared parking category of use for each land use listed in **Table XIII.1**.
- Total the time of day columns for both weekday and weekend to determine the parking demand at each time of day.
- The column with the largest sum is the adjusted off-street parking requirement.

4. Example of adjusted parking calculations:

- 50,000 sq. ft. office, 30,000 sq. ft. retail and 20,000 sq. ft. restaurant, respectively.
- Individual office parking requirements: $(3 \text{ spaces}/1,000 \text{ sq. ft.})(50,000 \text{ sq. ft.}) = 150 \text{ spaces}$
- Individual retail parking requirements: $(3 \text{ spaces}/1,000 \text{ sq. ft.})(30,000 \text{ sq. ft.}) = 90 \text{ spaces}$
- Individual restaurant requirements: $(1 \text{ space}/100 \text{ sq. ft.})(20,000 \text{ sq. ft.}) = 200 \text{ spaces}$
- Total: $150 + 90 + 200 = 440 \text{ total spaces}$
- Adjusted parking calculation for weekdays and weekends is as follows:

Weekend

Time of Day			
12mid-8am	8am - 6pm		6pm-12mid
Office	$(.05)(150)=8$	$(.05)(150)=8$	$(.05)(150)=8$
Retail	$(.05)(90)=5$	$(1.0)(90)=90$	$(0.7)(90)=63$
Restaurant	$(0.2)(200)=40$	$(0.7)(200)=140$	$(1.0)(200)=200$
Total	53	238	271

g. Solution to example calculation:

Weekday			
Time of Day			
12mid - 8am	8am - 6pm		6pm - 12mid
Office	$(.05)(150) = 8$	$(1.0)(150)=150$	$(0.2)(150)=30$
Retail	$(.05)(90) = 5$	$(0.9)(90) = 81$	$(0.8)(90)=72$
Restaurant	$(0.1)(200)=20$	$(0.7)(200) = 140$	$(1.0)(200)=200$
Total	33	371	302

371 spaces required, i.e., the highest total for any time period both weekday and weekend (Allows a 16 percent savings from 440 spaces). The categories of shared parking attributable to each use are identified in **Table XIII.3**.

Table XIII-3: Uses within Each Shared Parking Category

PERMITTED USE	SHARED PARKING CATEGORY ¹
INSTITUTIONAL	
Religious Assembly	Not Eligible
Community Center	Not Eligible
Government Administration and Civic Buildings	Institutional (non-church)

PERMITTED USE	SHARED PARKING CATEGORY ³
OFFICES	
Offices	Office
RECREATION AND ENTERTAINMENT	

Country Club with Golf Course	Not Eligible
Nightclub	Entertainment
Park, Playground, or Golf Course	Not Eligible
Private Club, Lodge, or Fraternal Organization	Institutional (non-church)
Recreation and Entertainment, Indoor	Entertainment
RESIDENTIAL AND LODGING	
Hotel, Full Service	Hotel or Conference/Meeting Room (As Applicable)
Multi-Family	Residential
RETAIL AND PERSONAL SERVICE	
Bar	Entertainment
Catering Service	Retail
General Personal Services (Cleaning, Laundry)	Retail
General Personal Services (Copy Center)	Retail
Custom and Craft Work	Retail
Farmers Market	Retail
General Retail Store, Other Than Listed	Retail
Open Air Vending	Not Eligible
Personal Services	Retail
Restaurant	Restaurant
TEMPORARY	
Temporary Asphalt or Concrete Batch Plant	Not Eligible
Temporary Construction Field Office	Not Eligible
Temporary Construction Storage Yard	Not Eligible
Temporary Outdoor Sales	Not Eligible
UTILITY, COMMUNICATION, AND TRANSPORTATION	
Electric Generating Plant	Not Eligible
Utility Lines, Towers, or Metering Station	Not Eligible
Wireless Telecommunication Facilities (Including Radio, Television, or Microwave Tower)	Not Eligible
Electric Utility Substation	Not Eligible

¹Uses identified as “other” are not permitted to have reduced parking requirements through a shared parking arrangement (i.e., they are deemed to have a 100 percent occupancy).

5. Master Parking Plan.

a. Applicability.

Notwithstanding anything to the contrary in this subsection, only uses that utilize off- premise or shared parking are required to demonstrate parking requirements through a master parking plan.

b. Initial Master Parking Plan.

Prior to the issuance of the first building permit to construct new floor area served by off-premise or shared parking, an initial master parking plan shall be provided to the Planning Director, or designee.

c. Periodic Updated Master Parking Plans Required.

Except as otherwise provided below, the initial master parking plan shall be updated, and an updated plan submitted to the Planning Director, or designee, prior to any of the following:

- (1) Issuance of any subsequent building permits to construct new floor area served by off-premise or shared parking;
- (2) Issuance of a demolition permit to demolish existing floor area served by off- premise or shared parking;
- (3) Issuance of a certificate of occupancy that allows a new use or changes an existing use served by off-premise or shared parking; and
- (4) Making any change to a mixed-use building that increases or decreases the existing parking requirement if that building is served by off-premise or shared parking, regardless of whether such change requires a building permit or certificate of occupancy.

d. Contents of Master Parking Plan.

Both the initial and updated master parking plans shall contain the following information:

- (1) A tabulation box that includes the basis for the calculation of the parking requirement (e.g., amount of floor area; number of dwelling units, guest rooms, or beds) for each existing and proposed use served by off-premise or shared parking, and the resulting calculation of the parking requirement for such uses;

The general location⁴ of all required parking identified under the preceding paragraph (the boundaries of the parking area and the total number of spaces within such area shall suffice); and

- (2) Identification of the particular parking spaces devoted to each mixed-use building containing a residential use for the purpose of confirming such parking spaces are within the required distances from the uses they serve. Only the parking spaces devoted to the residential portion must be identified.

XIV. Off-Street Loading for Non-Residential Uses

Off-street loading facilities may be accessed from a street or a private service drive or may consist of a berth within a structure. Off-street loading facilities shall be screened in accordance with the applicable provisions of this PD. On-street loading is permitted in designated loading zones.

⁴It is not necessary to show each individual parking space. The outline of the parking lot, or the footprint of the parking garage, along with a notation regarding the number of parking spaces in such lot or garage, is sufficient.

XV. Signs

The Council may approve different sign regulations than the regulations in the UDC by approving an alternate sign package (i.e. Article 9 in the UDC specifically related to Sign Standards).

XVI. Open Space

- A. The property contains approximately 250 acres of landscaped golf course. The Golf Course area will be considered the main open space for this zone. Additional parks and open space areas shall be designated on approved plats for the Property. The Golf Course is privately owned but open for public use. The development contemplates a public trail connection to the Viridian Master Planned Community, via bridge across the Trinity River. This would provide connectivity to the public parks and trails in Viridian and River Legacy Park.
- B. A Final Park and Open Space Concept Plan shall be submitted to the City prior to submittal of a preliminary plat for any portion of the Property.

XVII. Street Amenity Design Package

- A. The following street amenities will be provided in areas shown on the Concept Plan: pedestrian streetlamps, bike racks, litter containers, and street seating. Such amenities shall be installed concurrently with required landscaping.
- B. A street amenity design package shall be submitted along with the Site Plan for the portion of the Property being developed. The design package shall, at a minimum, include designs for pedestrian street amenities that are consistent with accepted urban design principles and compatible with the theme or architecture of the development depicted in the Site Plan application. The design package shall indicate the general location of street amenities proposed on or adjacent to the portion of the Property that is the subject of the Site Plan, and future Site

Plans shall also show the proposed locations of street amenities.

XVIII. Street Sections

Streets must be provided in accordance with the proposed street sections shown on ***Exhibit G***; however, this PD shall not be construed to modify the City's standard minimum requirements for street construction and the dedication of public right-of-way.

XIX. Pedestrian and Street Lighting Standards

Street lighting and pedestrian lighting shall be provided in accordance with ***Exhibit H***.

EXHIBIT F

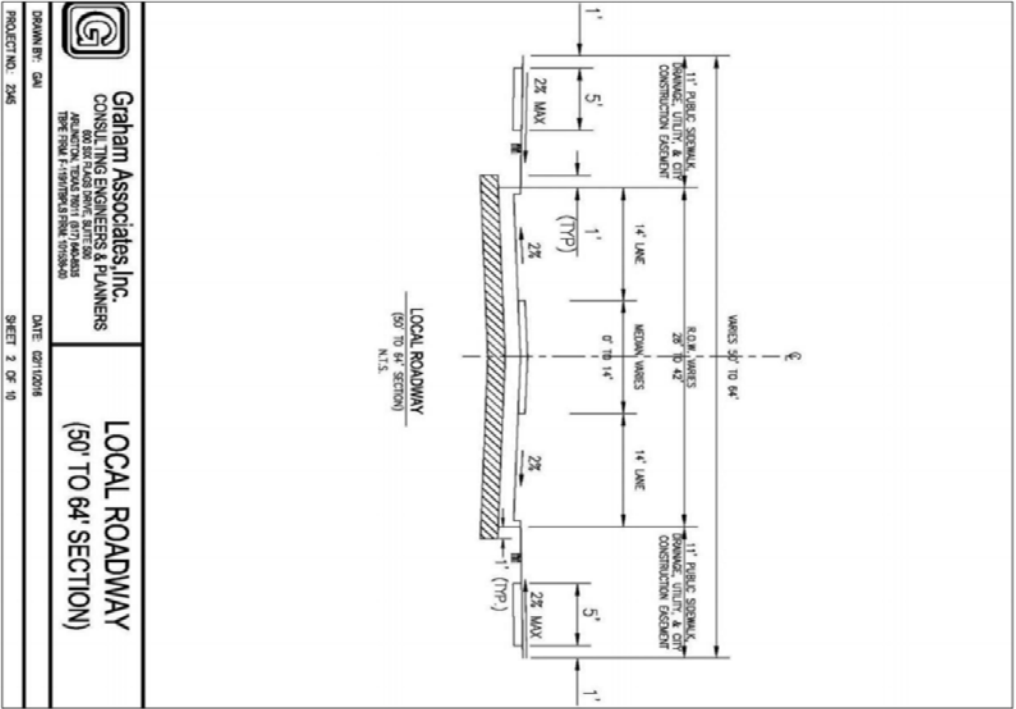
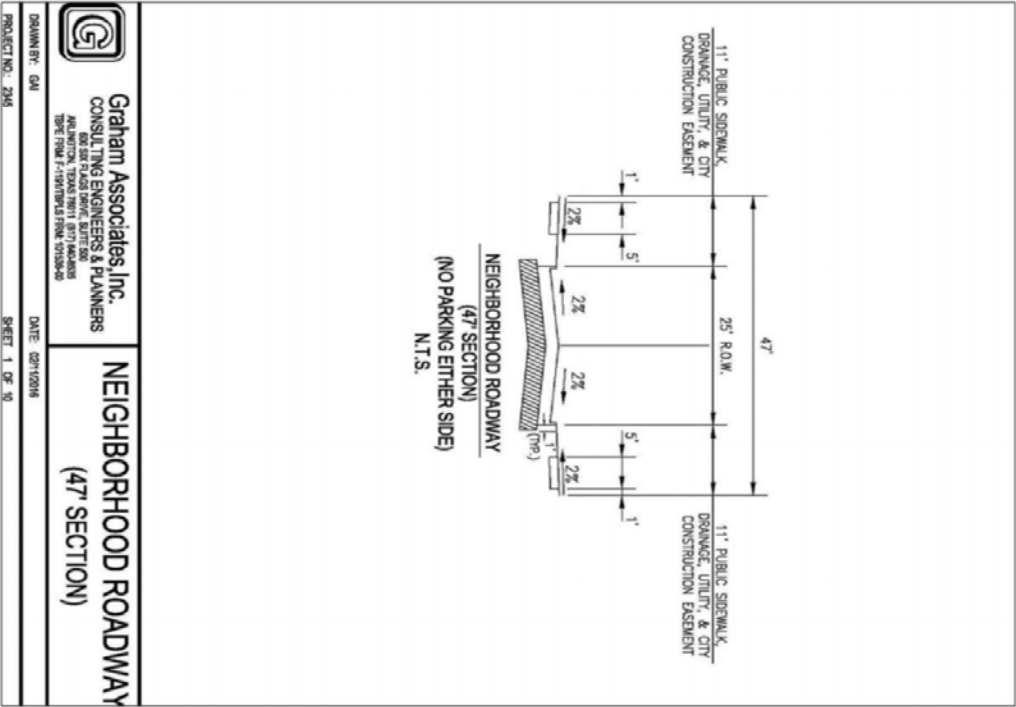
BUILDING ARTICULATION

- No building facade shall extend for a distance greater than three times the mean height of the facade without having an off-set of 15 percent or more of the mean height of the facade. This off-set shall extend for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.
- No portion of a horizontal facade that is the same height shall extend for a distance greater than three times that height without changing height by a minimum of 15 percent. This height change shall continue for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.

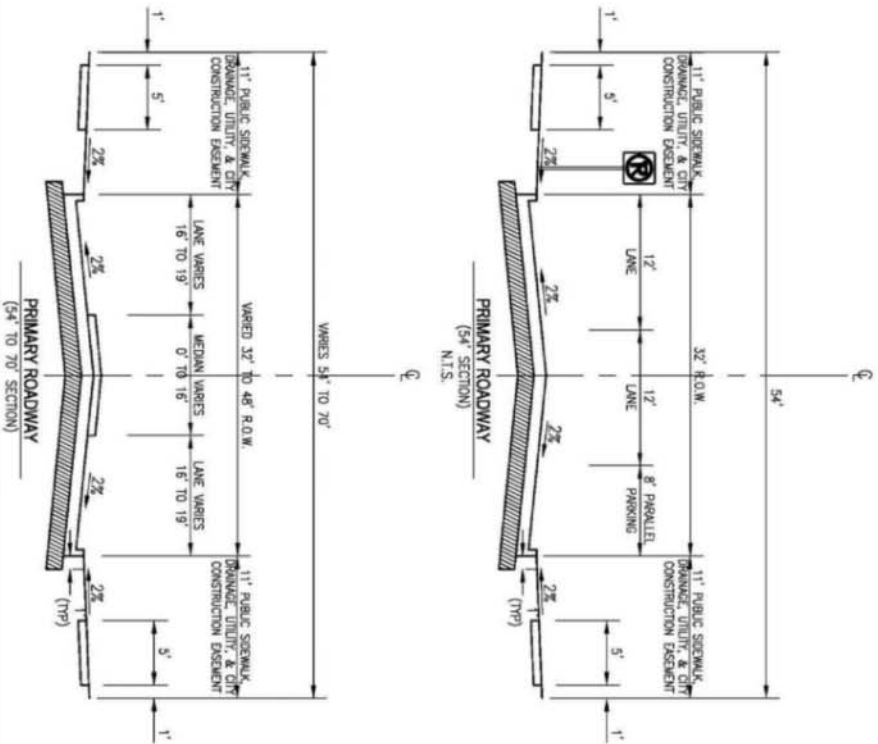


EXHIBIT G - STREET SECTION TABLE

LOCAL AND NEIGHBORHOOD ROADWAY SECTION



PRIMARY ROADWAY SECTION



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLASK DRIVE, SUITE 500
AUSTIN, TEXAS 78701 (817) 440-4200
1800 FIVE FIFTEENTH STREET, SUITE 1000

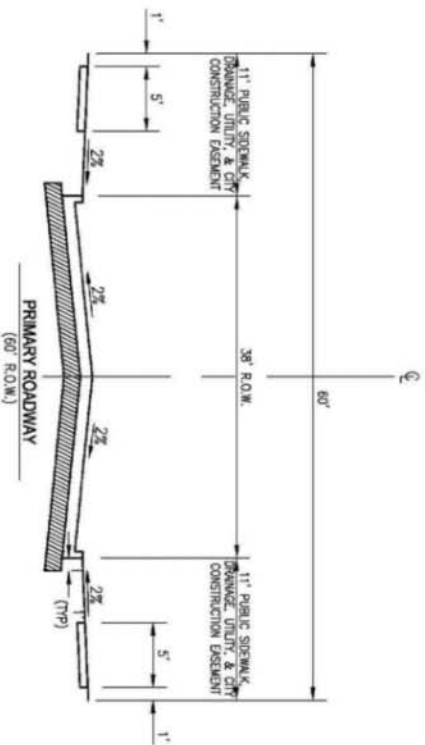
PRIMARY ROADWAY
(VARIES 54' TO 70' SECTION)

DRAWN BY: GAI

DATE: 02/11/2016

PROJECT NO.: 2945

SHEET 3 OF 10



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLASK DRIVE, SUITE 500
AUSTIN, TEXAS 78701 (817) 440-4200
1800 FIVE FIFTEENTH STREET, SUITE 1000

PRIMARY UNDIVIDED ROADWAY
(VARIES 54' TO 60' R.O.W.)

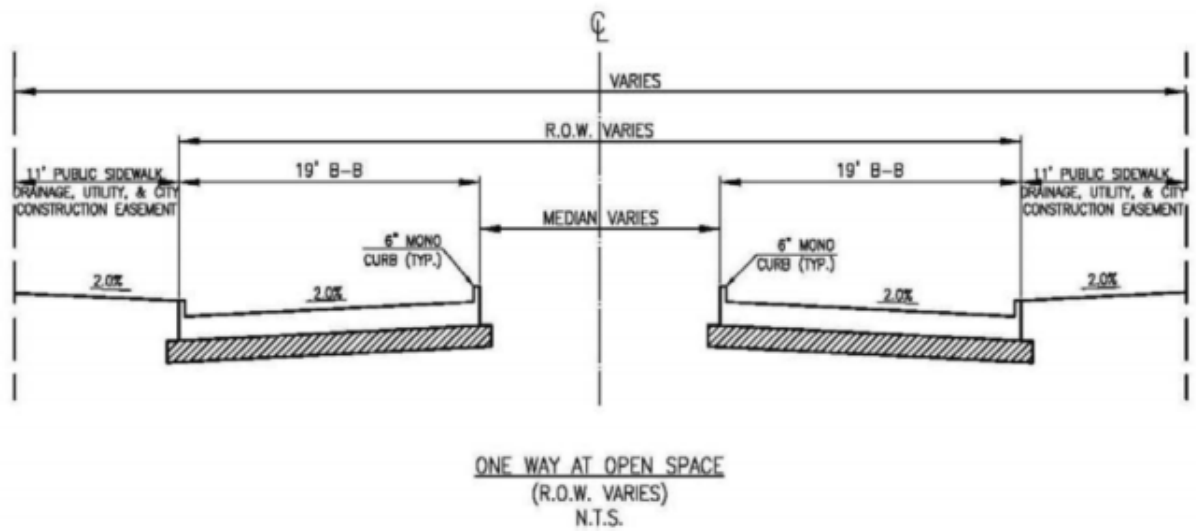
DRAWN BY: GAI

DATE: 02/11/2016

PROJECT NO.: 2945

SHEET 4 OF 10

ONE WAY ROADWAY AT OPEN SPACE SECTION



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-6535
TBPE FIRM: F-1191/TBPLS FIRM: 101536-00

ONE WAY AT OPEN SPACE
(R.O.W. VARIES)

DRAWN BY: GAI

DATE: 02/11/2016

PROJECT NO.: 2345

SHEET 5 OF 10

EXHIBIT H

	INDIVIDUAL STREET LIGHT	INDIVIDUAL PEDESTRIAN LIGHT	COMBINATION POLE FOR STREET & PEDESTRIAN LIGHT	PEDESTRIAN LIGHTING IN PARKS
Applicability	For boulevards, street lighting shall be provided within the medians	For boulevards, pedestrian lighting shall be provided along sidewalks	For non-boulevards, combination pedestrian and street light poles shall be provided along sidewalks	For public parks, pedestrian lighting shall be provided along trails and on bridges
Maximum Illumination Level (Foot-candle)	Per IESNA ³	Per IESNA ³	Per IESNA ³	Per IESNA ³
Average Pole Height (Measured Along a Street within the Property)¹	20 feet	12 feet	20 feet for street lights and 12 feet for pedestrian lights	12 feet
Average Spacing²	180 feet	90 feet	90 feet	90 feet
Location Criteria	Centered in the median. Refer to the Standard Specification for Street Lighting, Department of Public Works & Transportation	At least four feet from back of curb. Centered between street trees. Average one light every 15 feet on center	At least four feet from back of curb. Centered between street trees. Average one light every 15 feet on center.	A maximum of one foot off the edge of a trail.
Pole / Post Specification	Capacity to accommodate vertical banner signs (twin banner arm)	Capacity to accommodate vertical banner signs (twin banner arm)	Capacity to accommodate vertical banner signs (twin banner arm)	Capacity to accommodate vertical banner signs (twin banner arm)
Light Source	Type (HPS) and wattage to be determined by Photometric Mapping / Study. Luminaire shall meet cutoff classification and prevent unwanted light from spilling onto neighboring property. Lighting design shall meet IESNA's recommendations to uniformity and glare control. All streetlights are required to be LEDs.			

PEDESTRIAN AND STREET LIGHTING STANDARDS

¹ A lower average pole height may be approved by the Director of Public Works upon a finding that the lower height will provide adequate lighting.

² Different spacing may be approved by the Director of Public Works upon a finding that the alternative spacing will provide adequate lighting.

³ Illuminating Engineering Society of North America

EXHIBIT I

ARCHITECTURAL STYLES

Elevations that generally depict representative architecture along a typical block face within the Site Plan area. A separate elevation shall be submitted for each building type proposed within a Site Plan area.

Single Family Townhomes



Single Family Townhomes (Continued)

