

## **Development Standards**

### **A. General**

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) and Resolution 3924 unless otherwise specified herein.

### **B. Zoning Exhibit/Concept Plan**

The area and plan depicted in Concept Plan designates the Planned Development District area. The number of residential lots within the Planned Development District area shall not exceed 45.

### **C. Development Standards**

#### **1. Lot Dimensions and Requirements - Minimum lot dimensions and other criteria**

- a. The minimum lot width shall be 65 feet.
- b. The minimum lot depth shall be 110 feet.
- c. Maximum lot coverage shall not exceed 65%.
- d. Minimum living area shall be 1,800 square feet.
- e. A minimum 20-foot front yard building setback is required for residential lots developed with front entry (street facing) garages.
- f. Interior side setback shall be a minimum of 5 feet.
- g. Minimum side yard setback on a street shall be 15 feet.
- h. Rear yard setbacks shall be a minimum of 10 feet.

#### **2. 30% of homes will have J-Swing Garages and the following shall apply:**

- a. Double wide garage doors will be allowed on front entry garages provided additional architectural elements are included above the door unit such as, but not limited to, masonry in-filled gabled roof with articulated bond pattern, dormer window features, boxed windows, brick/stone designs, and similar architectural elements.
- b. All front entry house doors shall be 8 feet in height and shall be made of fiberglass, wood, or glass combination
- c. Carports are prohibited within the development.
- d. Covered front porches shall be a minimum of 50 square feet.
- e. On a front entry style three car garage that incorporates one double-wide garage door with one single-wide garage door shall offset a minimum of 12 inches from the single-wide garage door.

#### **3. Masonry/Stone requirement shall be a minimum of 80% on all residential structures, except as explicitly stated below:**

- a. All elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows,

doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

- b. Fireplaces and chimney flues on exterior walls shall be 100% masonry chimney on all sides facing street. The sides facing the roof may be cementitious fiber. Flues on interior fireplaces may be constructed of cementitious fiber. In the event that vent stacks are used, no masonry shall be required
- c. All freestanding cluster mailboxes shall be provided by the Developer and shall be maintained by the Homeowners Association.

4. Lot Landscaping - Each residential lot, prior to initial occupancy of the home, shall have the following minimum landscaping and irrigation:

- a. 2-three-inch caliper trees planted in the front yard of each house
- b. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
- c. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
- d. Residential lots shall be sodded in accordance with the requirement of the Unified Development Code.
- e. Automatic underground irrigation, per the minimum requirements of the UDC shall be installed throughout the lot.
- f. There will be a minimum landscape buffer of 10 feet along Seeton Rd and Day Miar Rd.

5. Lot Fencing - fencing on individual lots shall conform to the following minimum standards and the UDC or the following standards:

- a. Fences shall be constructed of wood with metal posts.
- b. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.
- c. Fences shall be constructed generally parallel to the street curb.

6. Other Requirements

- a. Roof Pitch- minimum pitch of 8:12. Secondary roof structures (e.g. for porches, verandas and similar architectural attachments) may be constructed at a pitch 4:12.
- b. Three-tab type roof shingles are to be disallowed. One roof shingle color may be used throughout the Zoning Area.
- c. Repeat Elevations - No duplicate house elevations may be built on a lot within two (2) lots of a house with the same elevations located on the same side of a street.
- d. Repeat Brick- No brick type shall be allowed on a house within four lots of a house with the same brick type located on the same side of a street. No brick shall be repeated on a house directly across the street from a house with the same brick type.
- e. Retaining Walls – Any retaining wall shall be constructed of approved stone. The use of wood

or tie walls will not be allowed. Retaining walls greater than 4-feet in height shall be designed by an engineer licensed in the State of Texas.

- f. All utilities shall be constructed below ground, except for major high voltage lines.
- g. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Except temporary parking and drive areas for model homes may be constructed of asphalt and/or approved pervious surfaces.

#### **SECTION 4. Homeowners Association**

A mandatory homeowners association (HOA) shall be created to enforce the HOA restrictions at the expense of the property owners of the development. The HOA shall maintain the common areas within the development. Prior to recordation of the first final plat, HOA documents shall be submitted to the Planning Department for review.

**SECTION 5.** THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 6.** THAT this Ordinance shall be in full force and effect from and after its passage and approval.