

ORDINANCE NO.6932
PLANNED DEVELOPMENT NO.294
CASE NO. Z030701

AN ORDINANCE AMENDING THE ZONING MAP AND ORDINANCE TO REZONE TWO TRACTS OF LAND COMPRISING 243.6 TOTAL ACRES OF LAND SITUATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1193, THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395, AND THE S. B. MCCOMMAS SURVEY, ABSTRACT NO. 888, DALLAS COUNTY, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED BETWEEN INTERSTATE HIGHWAY 20 AND MAYFIELD ROAD, AND BEING BISECTED BY THE RIGHT-OF-WAY OF FUTURE STATE HIGHWAY 161, **FROM PLANNED DEVELOPMENT NO'S. 28 AND 29 (PD-28 & PD-29) FOR GENERAL RETAIL USES AND SINGLE FAMILY - TWO (SF-2) RESIDENTIAL USES, TO A MIXED USE PLANNED DEVELOPMENT FOR MULTI-FAMILY USES, GENERAL RETAIL USES AND INTEGRATED RESIDENTIAL AND RETAIL USES;** SAID ZONING MAP AND ORDINANCE BEING NUMBERED 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 (the zoning area) from its classification as follows:

From Planned Development No's. 28 and 29 (PD-28 & PD-29) for General Retail Uses and Single Family - Two (SF-2) Residential Uses, to a Mixed Use Planned Development for Multi-Family Uses, General Retail Uses and Integrated Residential and Retail Uses, and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 28, 2003 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 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property (the zoning area) be rezoned from its classification as follows:

From Planned Development No's. 28 and 29 (PD-28 & PD-29) for General Retail Uses and Single Family - Two (SF-2) Residential Uses, to a Mixed Use Planned Development for Multi-Family Uses, General Retail Uses and Integrated Residential and Retail 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 August 4,

2003 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 Grand Prairie Morning News addition of the Dallas Morning News, Dallas, 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 as follows:

From Planned Development No's. 28 and 29 (PD-28 & PD-29) for General Retail Uses and Single Family - Two (SF-2) Residential Uses, to a Mixed Use Planned Development For Multi-Family Uses, General Retail Uses and Integrated Residential and Retail 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:

I.

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..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the above described area all within the zoning area as described as shown on the attached Exhibit "A" incorporated herein by reference.

II.

That it is hereby further amended that land use standards are prescribed for a portion of the zoning area situated to the east of the State Highway 161 right-of-way as described on the attached Exhibit

“B” incorporated herein by reference.

III.

That it is hereby further amended that land use standards are prescribed for a portion of the zoning area situated to the west of the State Highway 161 right-of-way as described on the attached Exhibit “C” incorporated herein by reference.

IV.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

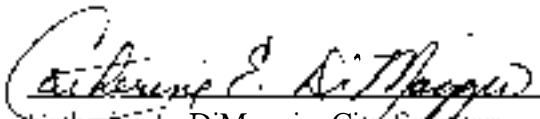
V.

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 7th day of October, 2003.


Mayor, Grand Prairie, Texas

ATTEST:


Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:


Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z030701

Exhibit "A"**Page 1 of 18**

Zoning Exhibit
 74.7464 Acres of Land
 William Reed Survey, A-1193
 Frederick Dohme Survey, A-395
 City of Grand Prairie
 Dallas County, Texas

Tract A-1 (GR)

BEING all that certain tract or parcel of land situated in the William Reed Survey, Abstract No. 1193 and the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas, and being a portion of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod set in an easterly north line of said Campbell-Mayfield (134.395 acre) tract, same being in the south line of that certain (called 1.00 acre) tract conveyed to C. L. Holveck by deed dated May 11, 1942 and recorded in Volume 2355, Page 111 of the Deed Records of Dallas County, Texas, same being in the west line of Robinson Road (100 foot right-of-way) formerly Beltline Road as conveyed to the City of Grand Prairie by instrument recorded in Volume 94236, Page 95, Deed Records, Dallas County, Texas, and from which the intersection of said Robinson Road, with the south line of Mayfield Road (100 foot right-of-way) bears North 00° 14' 44" West, a distance of 174.55 feet;

THENCE departing said Robinson Road, South 89° 49' 52" West, a distance of 163.62 feet to a 1/2" iron rod found at the southwest corner of said Holveck (1.00 acre) tract and a common interior corner of said Campbell-Mayfield (134.395 acre) tract;

THENCE North 00° 16' 33" East, a distance of 174.27 feet to a 5/8" iron rod set in the east line of said Holveck (1.00 acre) tract at the southeast corner of that certain (called 0.096 acre) tract of land conveyed to the City of Grand Prairie by William E. Campbell, Jr. for street purposes by instrument recorded in Volume 2000150, Page 4988 of the Deed Records of Dallas County, Texas, and being in the south line of Mayfield Road as dedicated to the City of Grand Prairie by instrument dated February 21, 2003

THENCE South 89° 43' 49" West, along the south line of said Mayfield Road and along a line 50 feet south of and parallel to north line of said Campbell-Mayfield (134.395 acre) tract and the north line of said William Reed Survey and the centerline of said Mayfield Road, a distance of 381.00 feet to the POINT OF BEGINNING and a corner of the tract of land herein described;

THENCE departing said Mayfield Road, South 01° 56' 55" East, a distance of 1783.35 feet to a corner at the beginning of an arc of a curve to the right;

Exhibit "A"

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~~THENCE~~ Southwesterly, a distance of 499.14 feet along the arc of said curve to the right, having a radius of 3482.19 feet, a delta angle of $08^{\circ} 12' 46''$ and a chord which bears South $02^{\circ} 09' 29''$ West, a distance of 498.72 feet to a corner at the beginning of an arc of a reverse curve to the left, same being in the south line of said ~~William Reed Survey~~ and the common north line of the above-mentioned Frederick Dohme Survey, and being in the south line of said Campbell-Mayfield (134.395 acre) tract and the common north line of said Campbell-Belt Line (159.023 acre) tract;

~~THENCE~~ Southwesterly, a distance of 499.14 feet along the arc of said curve to the left, having a radius of 3482.19 feet, a delta angle of $08^{\circ} 12' 46''$ and a chord which bears South $02^{\circ} 09' 29''$ West, a distance of 498.72 feet to a corner;

~~THENCE~~ South $01^{\circ} 56' 55''$ East, a distance of 900.67 feet to a corner in the north line of a proposed 80 foot right-of-way, same being in the arc of a curve to the right;

~~THENCE~~ along the north line of said proposed 80 foot right-of-way, the following courses and distances numbered (5) through (7):

~~(5)~~ Northwesterly, a distance of 50.78 feet along the arc of said curve to the right, having a radius of 1469.72 feet, a delta angle of $01^{\circ} 58' 46''$ and a chord which bears North $76^{\circ} 38' 25''$ West, a distance of 50.77 feet to a corner;

(6) North $75^{\circ} 39' 02''$ West, a distance of 436.49 feet to a corner at the beginning of the arc of a curve to the left, having a radius 734.38 feet, a delta angle of $16^{\circ} 17' 52''$ and a chord which bears North $83^{\circ} 47' 58''$ West, a distance of 208.19 feet to a corner in a northerly line of State Highway No. 161, a variable;

~~THENCE~~ continuing along the north line of said proposed right-of-way and the common lines of said State Highway No. 161, the following courses and distances numbered (7) through (9):

(7) South $88^{\circ} 03' 05''$ West, a distance of 46.64 feet to a corner;

(8) North $87^{\circ} 42' 06''$ West, a distance of 102.86 feet to a corner at a corner clip;

(9) North $44^{\circ} 39' 52''$ West, along said corner clip, a distance of 61.11 feet to a corner in an east line of said State Highway No. 161, a 400 feet right-of-way at this point;

~~THENCE~~ North $01^{\circ} 56' 55''$ West, along the east line of said State Highway No. 161, at a distance of 1207.05 feet passing the north line of said Campbell-Belt Line (159.023 acre) tract, the south line of aforesaid Campbell-Mayfield (134.395 acre) tract and the aforesaid Fredrick Dohme – William Reed Survey line, and continuing on a total distance of ~~3410.62~~ feet to a corner at a corner clip at the intersection of said State Highway and aforesaid Mayfield Road:

~~THENCE~~ North $37^{\circ} 05' 30''$ East, along said corner clip and along a south line of said State Highway No. 161, a distance of 79.26 feet to a corner;

~~THENCE~~ North $89^{\circ} 43' 09''$ East, continuing along the south line of said State Highway No. 161, a distance of 117.44 feet to a corner;

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~~THENCE North~~ 56° 55' 00" West, along an east line of said State Highway No. 161, a distance of 14.74 feet to a corner in the south line of said ~~Mayfield~~ Road;

~~THENCE~~ departing said State Highway No. 161, along the south line of said Mayfield Road and along a line 50 feet ~~south~~ of and parallel to ~~north~~ line of said ~~Carr~~bell-Mayfield (134.395 acre) tract and the ~~north~~ line of said ~~William~~ Reed Survey and the centerline of said ~~Mayfield~~ Road, North 89° 43' 49" East, a distance of 768.13 feet to the ~~POINT OF BEGINNING~~ and ~~CONTAINING 74.7464 ACRES OF LAND~~, more or less.

Exhibit "A"**Page 4 of 18**

Zoning Exhibit
 47.0145 Acres of Land
 William Reed Survey, A-1193
 Frederick Dohme Survey, A-335
 City of Grand Prairie
 Dallas County, Texas

Tract A-2 (CR+)

BEING all that certain tract or parcel of land situated in the William Reed Survey, Abstract No. 1193 and the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas, and being a portion of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set in an easterly north line of said Campbell- Mayfield (134.395 acre) tract, same being in the south line of that certain (called 1.00 acre) tract conveyed to C. L. Holveck by deed dated May 11, 1942 and recorded in Volume 2355, Page 111 of the Deed Records of Dallas County, Texas, same being in the west line of Robinson Road (100 foot right-of-way) formerly Beltline Road as conveyed to the City of Grand Prairie by instrument recorded in Volume 94236, Page 95, Deed Records, Dallas County, Texas, and from which the intersection of said Robinson Road, with the south line of Mayfield Road (100 foot right-of-way) bears North 00° 14' 44" West, a distance of 174.55 feet;

THENCE departing said Holveck called 1.00 acre tract, along the west right-of-way line of said Robinson Road as conveyed to the City of Grand Prairie by the said instrument recorded in Volume 94236, Page 95 and by instruments recorded in Volume 89236, Page 1942 and Volume 89236, Page 1937, Deed Records, Dallas County, Texas, the following courses and distances numbered (1) through (12):

(1) South 00° 14' 44" East, a distance of 768.54 feet to a 5/8" iron rod set for corner at the beginning of the arc of a curve to the right;

(2) Southwesterly, a distance of 147.49 feet along the arc of said curve to the right, having a radius of 5900.41 feet, a delta angle of 01° 25' 56" and a chord which bears South 00° 28' 14" West, a distance of 147.49 feet to a 5/8" iron rod set for corner at the end of said curve;

(3) South 01° 11' 12" West, a distance of 49.27' feet to a 5/8" iron rod set for corner at the beginning of the arc of curve to the left;

(4) Southwesterly, a distance of 152.47 feet along the arc of said curve to the left, having a radius of 6147.33 feet, a delta angle of 01° 25' 16" and a chord which bears South 00°

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28' 34" West, a distance of 152.47 feet to a 5/8" iron rod set for corner at the end of said curve;

(5) South 00° 14' 04" East, a distance of 433.93 feet to a 5/8" iron rod set for corner at the beginning of the arc of a curve to the right;

(6) Southwesterly, a distance of 530.98 feet along the arc of said curve to the right, having a radius of 1332.12 feet, a delta angle of 22° 50' 17" and a chord which bears South 11° 11' 04" West, a distance of 527.47 feet to a 5/8" iron rod set for corner at the end of said curve;

(7) South 22° 36' 13" West, a distance of 41.18 feet to a 5/8" iron rod set for corner in the South line of said Campbell-Mayfield (134.395 acre) tract, the south line of said William Reed Survey, the north of the Frederick Dohme Survey;

(8) South 89° 45' 40" West, along said common lines, a distance of 45.62 feet to a 5/8" iron rod set for corner at the northerly northeast corner of said Campbell-Belt Line (159.023 acre) tract,

(9) South 00° 34' 45" East, along a west line of said Campbell-Belt Line (159.023 acre) tract and continuing along the west right-of-way line of said Robinson Road, a distance of 111.20 feet to a 5/8" iron rod set for corner at the beginning of the arc of a non-tangent curve to the left;

(10) Southwesterly, a distance of 409.23 feet along the arc of said curve to the left, having a radius of 1198.54 feet, a delta angle of 19° 33' 47" and a chord which bears South 09° 30' 11" West, a distance of 407.24 feet to a 5/8" iron rod set for corner at the end of said curve;

(11) South 00° 16' 43" East, a distance of 870.52 feet to a 5/8" iron rod set for corner at the beginning of the arc of a tangent curve to the left;

(12) Southeasterly, a distance of 25.22 feet along the arc of said curve to the left, having a radius of 1509.49 feet, a delta angle of 00° 57' 26" and a chord which bears South 00° 45' 26" East, a distance of 25.22 feet to a corner at a corner clip at the intersection of the west line of said Robinson Road, with the north line of proposed 80 foot right-of-way;

THENCE departing said Robinson Road, along the north line of said proposed 80 foot right-of-way, the following courses and distances numbered (13) through (15):

(13) South 43° 46' 24" West, along said corner clip, a distance of 35.06 feet to a corner;

(14) South 89° 15' 24" West, a distance of 49.48 feet to a corner at the beginning of the arc of a curve to the right;

(15) Northwesterly, a distance of 336.37 feet along the arc of said curve to the right, having a radius of 1469.72 feet, a delta angle of 13° 46' 07" and a chord which bears North 84° 11' 12" West, a distance of 335.64 feet to a corner;

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THENCE departing said proposed 80 foot right-of-way, North 01° 56' 55" West, a distance of 900.67 feet to a corner at the beginning of an arc of a curve to the right;

THENCE Northeasterly, a distance of 499.14 feet along the arc of said curve to the right, having a radius of 3482.19 feet, a delta angle of 08° 12' 46" and a chord which bears North 02° 09' 29" East, a distance of 498.72 feet to a corner at the beginning of an arc of a reverse curve to the left, same being in the north line of the said Frederick Dohme Survey and the common south line of aforesaid William Reed Survey, and being in the north line of said Campbell-Belt Line (159.023 acre) tract and the common south line of aforesaid Campbell-Mayfield (134.395 acre) tract;

THENCE Northeasterly, a distance of 499.14 feet along the arc of said reverse curve to the left, having a radius of 3482.19 feet, a delta angle of 08° 12' 46" and a chord which bears North 02° 09' 29" East, a distance of 498.72 feet to a corner;

THENCE North 01° 56' 55" West, a distance of 1783.35 feet to a corner in the south line of Mayfield Road as dedicated to the City of Grand Prairie by instrument dated February 21, 2003;

THENCE departing said State Highway No. 161, along the south line of said Mayfield Road and along a line 50 feet south of and parallel to north line of said Campbell-Mayfield (134.395 acre) tract and the north line of said William Reed Survey and the centerline of said Mayfield Road, North 89° 43' 49" East, a distance of 381.00 feet to a 5/8" iron rod set for the southwest corner of that certain (called 0.096 acre) tract of land conveyed to the City of Grand Prairie by William E. Campbell, Jr. for street purposes by instrument recorded in Volume 2000150, Page 4988 of the Deed Records of Dallas County, Texas;

THENCE North 89° 44' 00" East, continuing along the south line of said Mayfield Road a distance of 140.00 feet to a 5/8" iron rod set for corner at the southeast corner of said City of Grand Prairie (0.096 acre) tract, same being in an east line of said Campbell-Mayfield (134.395 acre) tract, and being in the west line of aforesaid Holveck (1.00 acre) tract;

THENCE departing said City of Grand Prairie (0.096 acre) tract, South 00° 16' 33" West, a distance of 174.27 feet to a 1/2" iron rod found for corner at the southwest corner of said Holveck (1.00 acre) tract and a common interior corner of said Campbell-Mayfield (134.395 acre) tract;

THENCE North 89° 49' 52" East, along the south line of said Holveck (1.00 acre) tract, a distance of 163.62 feet to the POINT OF BEGINNING and CONTAINING 47.0145 ACRES OF LAND, more or less.

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Zoning Exhibit
30.1682 Acres of Land
S. B. McCommas Survey, A-888
Frederick Dohme Survey, A-395
City of Grand Prairie
Dallas County, Texas

Tract A-3 (MF-3)

BEING all that certain tract or parcel of land situated in the S. B. McCommas Survey, Abstract No. 888 and the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. – Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of an east line of said Campbell-Belt Line (159.023 acre) tract and a common west line of that certain (called 24.65 acre) tract of land conveyed to Wright Asphalt Products Company by deed recorded in Volume 9215, Page 263, Dallas County Deed Records, as established by Boundary Line Agreement by and between William Campbell, Jr. and Wright Asphalt Products Company by instrument dated April 4, 1984 and recorded in Volume 84087, Page 311, Deed Records, Dallas County, Texas, with the east line of State Highway No. 161, a variable width right-of-way at this point, and from which a 5/8" iron rod set at the most southerly southeast corner of said Campbell-Belt Line (159.023 acre) tract, same being in the north right-of-way line of Interstate Highway No. 20, as established by an instrument to the State of Texas of record in Volume 70003, Page 1656 of the Deed Records of Dallas County, Texas, bears South 00° 13' 41" West, a distance of 65.88 feet;

THENCE departing said State Highway No. 161, North 00° 13' 41" East, along the common line of said

Campbell-Belt Line (159.023 acre) tract and Wright Asphalt Products Company (called 24.65 acre) tract, a distance of 220.78 feet to the centerline of the North Fork of Fish Creek for the POINT OF BEGINNING and a corner of the tract of land herein described;

THENCE departing said Wright Asphalt Products Company (24.65 acre) tract, along the meanders of the centerline of said North Fork of Fish Creek, the following courses and distances numbered (1) through (31):

- (1) South 75° 15' 00" West, a distance of 18.15 feet to a corner;
- (2) South 51° 39' 39" West, a distance of 24.11 feet to a corner;
- (3) South 07° 21' 13" West, a distance of 35.83 feet to a corner;
- (4) South 51° 43' 43" West, a distance of 74.11 feet to a corner;
- (5) South 34° 22' 48" West, a distance of 65.75 feet to a corner;

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- (6) South 50° 55' 06" West, a distance of 64.25 feet to a corner;
- (7) South 67° 45' 46" West, a distance of 57.16 feet to a corner;
- (8) South 89° 36' 39" West, a distance of 28.67 feet to a corner;
- (9) North 69° 12' 49" West, a distance of 35.77 feet to a corner;
- (10) North 47° 08' 29" West, a distance of 30.87 feet to a corner;
- (11) North 09° 29' 07" West, a distance of 36.45 feet to a corner;
- (12) North 12° 10' 43" East, a distance of 36.25 feet to a corner;
- (13) North 03° 09' 29" East, a distance of 57.03 feet to a corner;
- (14) North 03° 13' 56" West, a distance of 80.45 feet to a corner;
- (15) North 23° 07' 31" West, a distance of 42.27 feet to a corner;
- (16) North 12° 28' 12" East, a distance of 49.16 feet to a corner;
- (17) North 00° 49' 31" East, a distance of 44.69 feet to a corner;
- (18) North 08° 30' 04" West, a distance of 31.61 feet to a corner;
- (19) North 70° 43' 13" West, a distance of 37.18 feet to a corner;
- (20) North 88° 43' 26" West, a distance of 66.69 feet to a corner;
- (21) South 80° 49' 45" West, a distance of 41.62 feet to a corner;
- (22) South 64° 09' 23" West, a distance of 137.67 feet to a corner;
- (23) North 89° 30' 59" West, a distance of 21.68 feet to a corner;
- (24) North 57° 48' 55" West, a distance of 44.90 feet to a corner;
- (25) North 85° 32' 35" West, a distance of 29.05 feet to a corner;
- (26) South 47° 15' 59" West, a distance of 18.67 feet to a corner;
- (27) South 31° 09' 09" West, a distance of 116.53 feet to a corner;
- (28) South 25° 41' 22" East, a distance of 35.38 feet to a corner;
- (29) South 14° 38' 36" East, a distance of 27.07 feet to a corner;
- (30) South 39° 45' 56" East, a distance of 40.57 feet to a corner;

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(31) South 22° 58' 53" East, a distance of 16.39 feet to a corner in the east line of State Highway No. 161, a variable width right-of-way at this point;

THENCE departing said North Fork of Fish Creek, along the east line of said State Highway No. 161, the following courses and distances numbered (32) through (66):

(32) North 45° 04' 24" West, a distance of 14.36 feet to a corner;

(33) North 40° 20' 28" West, a distance of 45.00 feet to a corner;

(34) North 35° 36' 32" West, a distance of 45.00 feet to a corner;

(35) North 30° 52' 36" West, a distance of 45.00 feet to a corner;

(36) North 26° 07' 46" West, a distance of 45.00 feet to a corner;

(37) North 21° 25' 39" West, a distance of 45.00 feet to a corner;

(38) North 18° 46' 16" West, a distance of 48.74 feet to a corner of said right-of-way, being 370 feet wide at this point;

(39) North 01° 56' 55" West, passing the north line of said S.B. McCommas Survey and a common south line of the above-mentioned Frederick Dohme Survey, and continuing a total distance of 1341.77 feet to a corner at a corner clip at the intersection of the south line of a proposed 80 foot right-of-way;

THENCE continuing along a southerly line of said State Highway No. 161 and the common south line of said proposed 80 foot right-of-way, the following courses and distances numbered (40) through (42):

(40) North 43° 03' 43" East, a distance of 71.46 feet to a corner;

(41) North 83° 57' 42" East, a distance of 108.18 feet to a corner;

(42) North 88° 03' 05" East, a distance of 47.22 feet to a corner at the beginning of an arc of a curve to the right;

THENCE departing said State Highway No. 161, and continuing along the south line of said proposed 80 foot right-of-way, the following courses and distances numbered (43) through (45):

(43) Southeasterly, a distance of 186.14 feet along the arc of said curve to the right, having a radius of 654.38 feet, a delta angle of 16° 17' 52" and a chord which bears South 83° 47' 58" West, a distance of 185.51 feet to a corner;

(44) South 75° 39' 02" East, a distance of 436.49 feet to a corner at the beginning of an arc of a curve to the left;

Exhibit "A"

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(45) Southeasterly, a distance of 73.93 feet along the arc of said curve to the left, having a radius of 1549.72 feet, a delta angle of 02° 43' 59" and a chord which bears South 77° 01' 02" East, a distance of 73.92 feet to a corner;

THENCE departing said proposed 80 foot right-of-way, South 01° 56' 55" East, passing the aforesaid Frederick Dohme – S.B. McCommas Survey line and continuing on a total distance of 462.40 feet to a 1/2" iron rod found for corner at an interior corner of said Campbell-Belt Line (159.023 acre) tract and the common northwest corner of aforesaid Wright Asphalt Products Company (24.65 acre) tract, per Boundary Line Agreement;

THENCE South 00° 13' 41" West, along the common line of said Campbell-Belt Line (159.023 acre) tract and said Wright Asphalt Products Company (24.65 acre) tract, per Boundary Line Agreement, a distance of 991.62 feet to the ;

the POINT OF BEGINNING and CONTAINING A GROSS AREA OF 30.1682 ACRES OF LAND, with 5.0229 Acres of Land lying within the approximate limits of the 100 year flood as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map for the City of Grand Prairie, for a Net Area of 25.1453 Acres of Land, more or less.

Exhibit "A"**Page 11 of 18**

Zoning Exhibit
 4.2289 Acres of Land
 S. B. McCommas Survey, A-888
 Frederick Dohme Survey, A-395
 City of Grand Prairie
 Dallas County, Texas

Tract A-4 (GR)

BEING all that certain tract or parcel of land situated in the S. B. McCommas Survey, Abstract No. 888 and the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron rod set for corner in the west right-of-way line of Robinson Road (formerly Beltline Road) as conveyed to the City of Grand Prairie by instrument recorded in Volume 89236, Page 1937, Deed Records, Dallas County, Texas, same being at an easterly southeast corner of said Campbell-Belt Line (159.023 acre) tract and a common northeast corner of that certain (called 24.65 acre) tract of land conveyed to Wright Asphalt Products Company by deed recorded in Volume 9215, Page 263, Dallas County Deed Records, as established by Boundary Line Agreement by and between William Campbell, Jr. and Wright Asphalt Products Company by instrument dated April 4, 1984 and recorded in Volume 84087, Page 311, Deed Records, Dallas County, Texas;

THENCE departing said Robinson Road, South 87° 30' 51" West, along the common line of said Campbell-Belt Line (159.023 acre) tract and said Wright Asphalt Products Company (24.65 acre) tract, per Boundary Line Agreement, a distance of 457.07 feet to a 1/2" Iron rod found for corner;

THENCE departing said Wright Asphalt Products Company (24.65 acre) tract, North 01° 56' 55" West, passing the north line of the S.B. McCommas Survey and the common south line of the above-mentioned Frederick Dohme Survey, and continuing on a total distance of 462.40 feet to a corner in the south line of a proposed 80 foot right-of-way, same being in the arc of curve to the left;

THENCE along the south line of said proposed 80 foot right-of-way, the following courses and distances numbered (3) through (5):

(3) Southeasterly, a distance of 334.29 feet along the arc of said curve to the left, having a radius of 1549.72 feet, a delta angle of 12° 21' 34" and a chord which bears South 84° 33' 49" East, a distance of 33.65 feet to a corner;

(4) North 89° 15' 24" East, a distance of 52.32 feet to a corner at a corner clip at the intersection of the south line of said proposed 80 foot right-of-way, with aforesaid Robinson Road;

Exhibit "A"

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(5) South 48° 13' 18" East, along said ~~corner clip.~~ a distance of 36.85 feet to a corner in the west line of said Robinson Road, same being in the arc of a curve to the left;

THENCE departing said proposed 80 foot right-of-way, along the west line of said Robinson Road, the following courses and distances numbered (6) through (8):

(6) Southeasterly, a distance of 196.25 feet along the arc of said curve to the left, having a radius of 1509.49 feet, a delta angle of 07° 26' 56" and a chord which bears South 09° 53' 57" East, a distance of 196.11 feet to a 5/8" iron rod set for corner;

(7) South 00° 21' 00" East, a distance of 27.96 feet to a 5/8" iron rod set for corner at the beginning of an arc of a curve to the left;

(8) Southeasterly, passing the aforesaid Frederick Dohme – S.B. McCommas Survey line and continuing on a total distance of 168.44 feet along the arc of said curve to the left, having a radius of 551.67 feet, a delta angle of 00° 57' 26" and a chord which bears South 09° 05' 48" East, a distance of 167.78 feet to the POINT OF BEGINNING and CONTAINING 4.2289 ACRES OF LAND, more or less.

Exhibit "A"**Page 13 of 18**

Zoning Exhibit
28.2216 Acres of Land
William Reed Survey, A-1193
City of Grand Prairie
Dallas County, Texas

Tract B-1 (MF-3)

BEING all that certain tract or parcel of land situated in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found for corner at a westerly northwest corner of said Campbell-Mayfield (134.395 acre) tract, same being at the southwest corner of that certain (called 17.5 acre) tract of land described in a Quit Claim deed from Service Broadcasting Corporation to Childs-Kelly Venture, dated December 21, 1984 and recorded in Volume 85222, Page 1830, Dallas County, Deed Records, and being in the east line of that certain (called 161.5 acre) tract of land conveyed to Dr. John Q. Baker and Dr. Bryant Q. Baker by deed dated January 25, 1952 and recorded in the Dallas County, Deed Records, and also being in fence in the centerline line of Old Matthew Road, an abandoned 30 foot road closed by Order recorded in Volume 45, Page 258 of the Dallas County Commissioner's Court Minutes, same being the west line of said William Reed Survey and the common east line of the G.W. Long Survey, Abstract No. 1726;

THENCE departing said Long Survey and said Baker (161.5 acre) tract, North 89° 45' 25" East, passing the east line of said abandoned Old Matthew Road, at a distance of 824.90 feet passing a 1/2" iron rod found at an interior corner of said Campbell-Mayfield (134.395 acre) tract and the common southeast corner of said Childs-Kelly Venture (17.5 acre) tract, and continuing on a total distance of 851.46 feet to a corner in the west line of State Highway No. 161, a 400 foot right-of-way at this point;

THENCE South 01° 56' 55" East, along the west line of said State Highway No. 161, a distance of 1405.85 feet to a corner in the south line of said Campbell-Mayfield (134.395 acre) tract, same being in the common north line of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being in the south line of said William Reed Survey and the common north line of the Frederick Dohme Survey, Abstract No. 395;

THENCE departing said State Highway No. 161, South 89° 45' 40" West, along the south line of said Campbell-Mayfield (134.395 acre) tract and the common north line of said Campbell-Belt Line (159.023 acre) tract and the said William Reed - Frederick Dohme Survey line, at a distance of 883.23 feet passing a 5/8" iron rod set at the northwest corner of said Campbell-Belt Line (159.023 acre) tract and the east line of aforesaid abandoned Old Matthew Road, and continuing on a total distance of 898.23 feet to a 1/2" iron rod found for corner at the Southwest corner of said Campbell-Mayfield (134.395

Exhibit "A"

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acre) tract, same being at the southwest corner of said William Reed Survey, and being in the east line of aforesaid Baker (161.5 acre) tract, the east line of aforesaid G.W. Long Survey and a fence in the centerline of said abandoned Old Matthew Road;

THENCE North 00° 02' 32" West, along the Reed-Long Survey line, the center of said abandoned Old Matthew Road and the meanders of a wire fence, a distance of 1405.18 feet to the POINT OF BEGINNING and CONTAINING 28.2216 ACRES OF LAND, more or less.

Exhibit "A"

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Zoning Exhibit
49.6697 Acres of Land
Frederick Dohme Survey, A-395
City of Grand Prairie
Dallas County, Texas

Tract B-2 (GR)

BEING all that certain tract or parcel of land situated in the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, same being a portion of that certain (called 159.023 acre) tract of land conveyed to William E. Campbell, Jr. - Belt Line Limited Partnership by deed dated May 13, 1970 and recorded in Volume 70099, Page 990 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the most westerly southwest corner of said Campbell-Belt Line (159.023 acre) tract, same being an interior corner of that certain (called 133.861 acre) tract of land conveyed to Tommy Joe Winn, et al by instrument recorded in Volume 94053, Page 3054 of the Deed Records of Dallas County, Texas, and being at the southwest corner of said Frederick Dohme Survey and the common southeast corner of the C. D. Ball Survey, Abstract No. 1699, and also being in the north line of the W. H. Beeman Survey, Abstract No. 126;

THENCE departing said Beeman Survey, North 00° 01' 34" East, along the west line of said Frederick Dohme Survey and the meanders of a wire fence, passing the northeast corner of said Tommy Joe Winn (133.861 acre) tract, the northeast corner of said Ball Survey, the common southeast corner of the G. W. Long Survey, Abstract No. 1728 and a common corner of that certain (called 161.5 acre) tract of land conveyed to Dr. John O. Baker and Dr. Bryant O. Baker by deed dated January 25, 1952 and recorded in the Dallas County, Deed Records, leaving fence and joining the east line of Old Matthew Road, an abandoned 30 foot road closed by Order recorded in Volume 45, Page 258 of the Dallas County Commissioner's Court Minutes, and continuing on a total distance of 2337.09 feet to a 5/8" iron rod set for corner at the northwest corner of said Frederick Dohme Survey and the northwest corner of said Campbell-Belt Line (159.023 acre) tract, same being a common corner of said Long Survey, and being in the south line of the William Reed Survey, Abstract No. 1193, and also being in the south line of that certain (called 134.395 acre) tract of land described as "First Tract" in a deed to William E. Campbell, Jr. - Mayfield Road Limited Partnership, dated March 12, 1975 and recorded in Volume 75066, Page 1891 of the Deed Records of Dallas County, Texas,

THENCE North 89° 45' 40" East, along the north line of said Campbell-Belt Line (159.023 acre) tract, the common south line of said Campbell-Mayfield (134.395 acre) tract and the said Frederick Dohme - William Reed Survey line, a distance of 883.23 feet to a corner in the west line of State Highway No. 161, a 400 foot right-of-way at this point;

THENCE departing said Campbell-Mayfield (134.395 acre) tract and said Frederick Dohme Survey, along the west line of said State Highway No. 161, the following courses and distances numbered (3)

(3) South 01° 56' 55" East, a distance of 1216.25 feet to a corner;

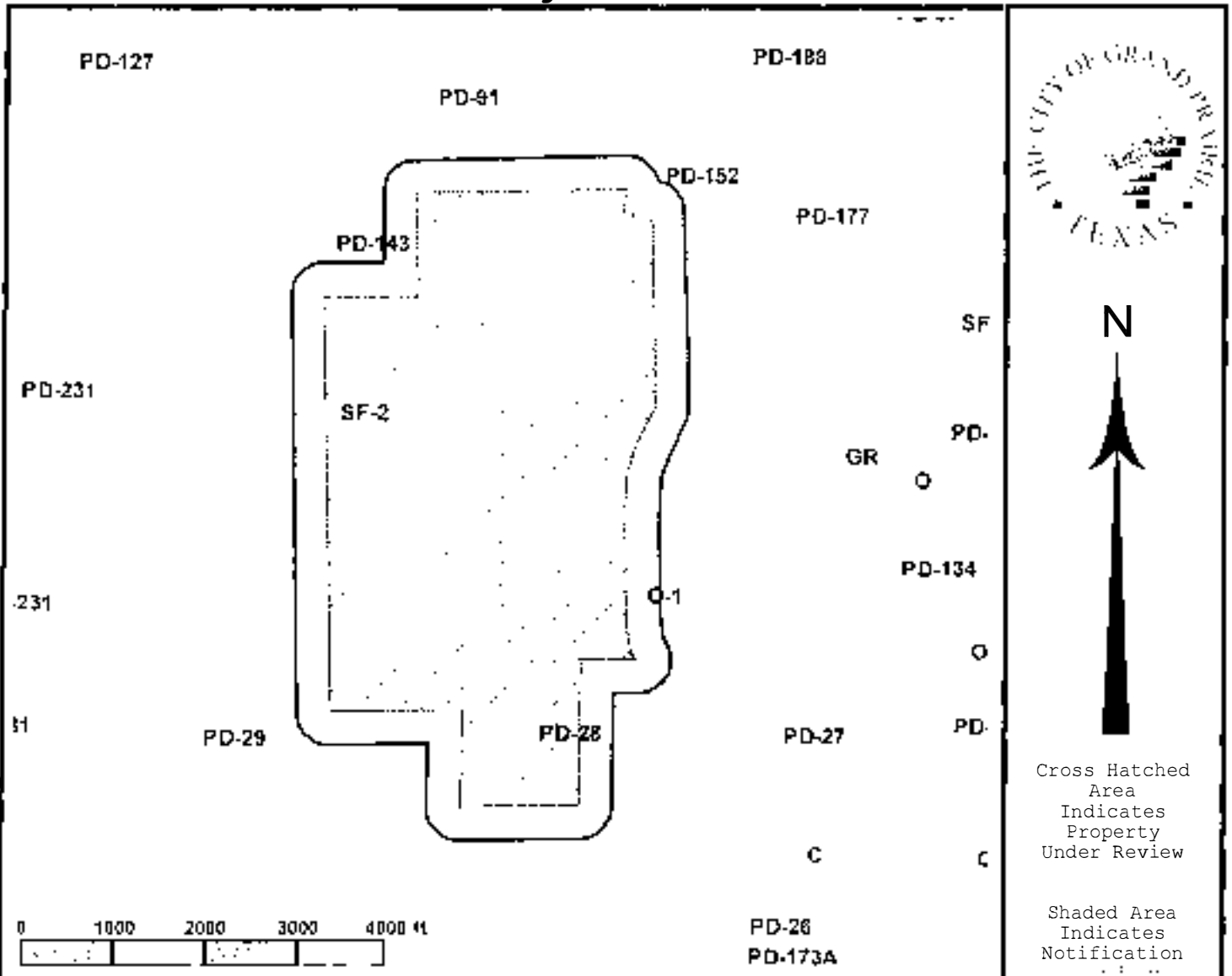
Exhibit "A"

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- (4) South 43° 03' 16" West, a distance of 67.84 feet to a corner;
 - (5) South 83° 43' 14" West, a distance of 96.61 feet to a corner;
 - (6) South 88° 03' 05" West, a distance of 82.04 feet to a corner;
 - (7) South 01° 56' 55" East, a distance of 80.00 feet to a corner;
 - (8) North 88° 03' 05" East, a distance of 82.29 feet to a corner;
 - (9) South 87° 37' 11" East, a distance of 110.88 feet to a corner;
 - (10) South 46° 56' 23" East, a distance of 68.58 feet to a corner of said right-of-way, 370 feet wide at this point;
 - (11) South 01° 56' 55" East, and continuing along the west line of said State Highway No. 161, a distance of 955.77 feet to a corner in a south line of said Campbell-Belt Line (159.023 acre) tract and the common north line of aforesaid Tommy Joe Winn (133.861 acre) tract, same being in the south line of said Frederick Dohme Survey and the common north line of aforesaid W.H. Beeman Survey, and from which a 60d nail found and replaced with a 5/8" iron rod at an interior corner of said Campbell-Belt Line (159.023 acre) tract, bears South 88° 44' 43" East, a distance of 204.39 feet;
- THENCE departing said State Highway No. 161, North 88° 44' 33" West, along said Dohme – Beeman Survey line and the meanders of a wire fence, a distance of 979.89 feet to the POINT OF BEGINNING and CONTAINING 49.6697 ACRES OF LAND, more or less

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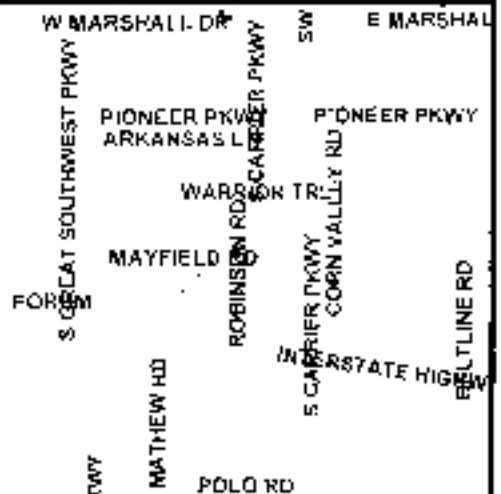


CASE NUMBER : Z030701
ZONING CHANGE - PRAIRIE CREEK

CURRENT ZONING: PD-28, 29 & SF-2

PROPOSED USE:

Mixed uses including; Multi-Family, General Retail, and other mixed uses as proposed by the Planned Development.



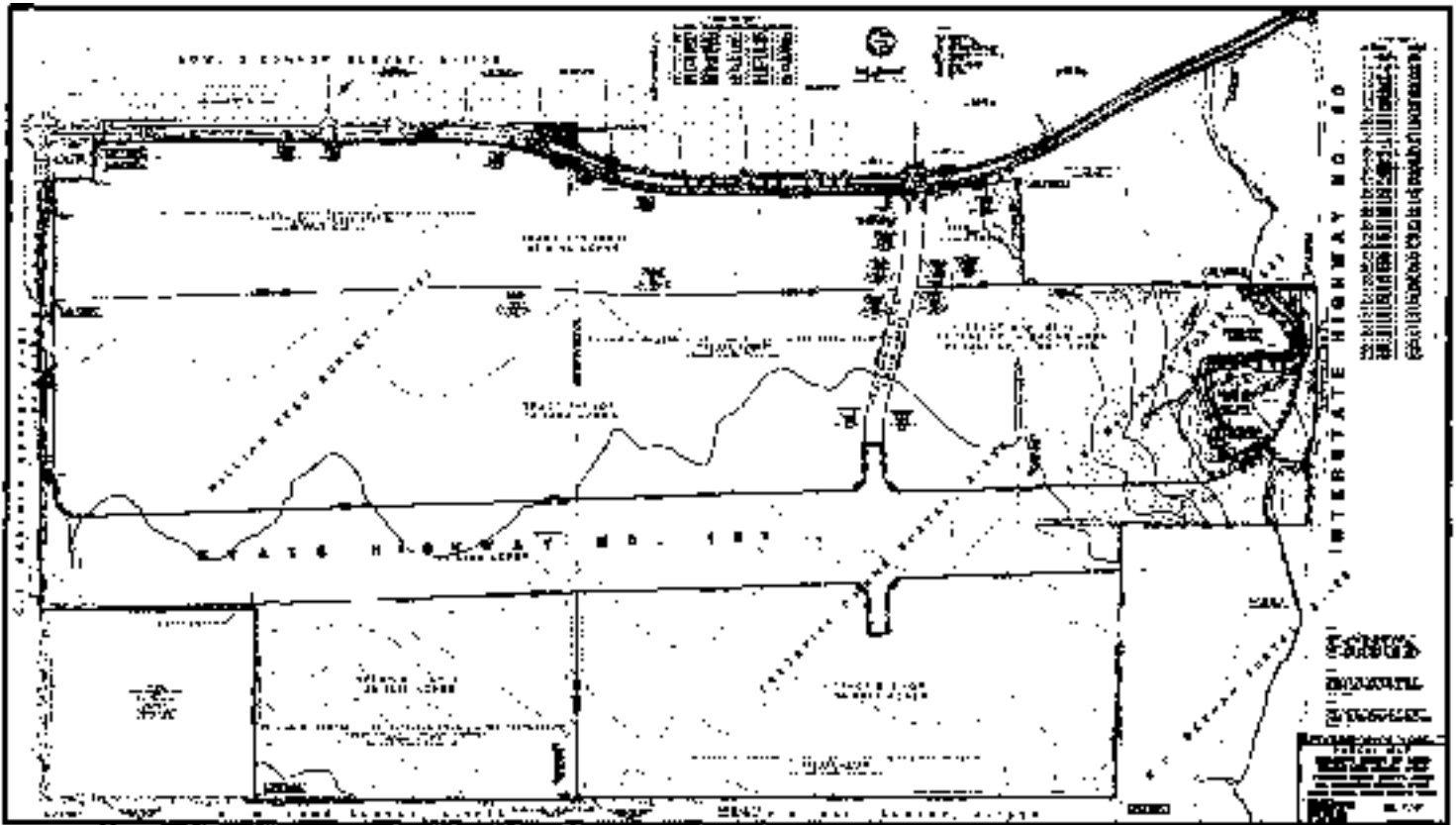


EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT NO. ____
DEVELOPMENT STANDARDS

TRACT A-1 – EAST HIGHWAY RETAIL DISTRICT

Development shall take place in accordance with the use and development standards established for the "GR" General Retail zoning district in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district. Site and building design will be subject to all applicable requirements prescribed in the IH-20 Overlay District (Ordinance 6811).

1. Use Restrictions:

Uses permitted in the "GR" General Retail zoning district, with the following additional uses allowed.

- Financial Services
- Tool Rental (Indoor Storage)
- Bowling Center (as part of a multi-purpose use facility)
- Skating Rink (as part of a multi-purpose use facility)

2. Minimum Lot Size: 20,000 square feet

3. Minimum Lot Width/Depth: 100' x 150'

4. Maximum Height: 50'

5. Minimum Landscaping: 10% of the lot

TRACT A-2 – TRANSITIONAL RETAIL DISTRICT

Development shall take place in accordance with the use and development standards established for the "GR" General Retail zoning district in the Grand Prairie UDC except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district. Site and building design will be subject to all applicable requirements prescribed in the IH-20 Overlay District (Ordinance 6811).

The developer will be responsible for escrowing funds for diverter median improvements for the intersection of Crossland Boulevard and Robinson Road in accordance with requirements stipulated by the Transportation Services Department. The design of said median improvements

shall substantially conform to the conceptual layout depicted in the attached Exhibit E.

1. Use Restrictions:

Uses permitted in the “GR” General Retail zoning district, with the following additional uses allowed.

- Financial Services
- Tool Rental (Indoor Storage)
- Bowling Center (as part of a multi-purpose use facility)
- Skating Rink (as part of a multi-purpose use facility)
- Local Warehouse Storage (Inside) (SUP required)
- Research Laboratory (involving Non-Hazardous materials as determined by Environmental Services Dept.)
- Fabrication/Assembly, Metal Products
- Fabrication/Assembly, Plastic Products

The following uses shall be prohibited.

- Auto Wrecker Service/Service Station
- Commercial Parking Lot (Cars)
- Tire Sales (Indoors) adjacent to residential zoning district
- Auto Glass (repair/tint)
- Auto Repair (general)
- Car Wash (self-service)
- Plant Nursery (outside storage)
- Auto Dealer (new/used)
- Boat Dealer (new/used)
- Recreational Vehicle Sales
- Motorcycle Dealer
- Used Merchandise (furniture/pawn shop/rummage)
- Bait and/or Tackle Shop
- Regional trucking and logistical distribution facility

2. Minimum Lot Size: 20,000 square feet

3. Minimum Lot Width/Depth: 100' x 150'

4. Maximum Height: 50'

5. Minimum Landscaping: 10% of the lot

6. Maximum Building Depth: 200'

7. Loading areas or freight dock areas, or any other similar facility shall not be located within the front yard of any structure. Loading and service areas shall be located only at the rear of a building or on the sides of the building if the loading/service doors are at least 65 feet back from the building setback line and are screened from the street by a screening wall in conjunction with landscaping. The screening wall shall be at least 15' in height or extend to the top of the loading/service door whichever is greater. Landscaping shall be evergreen shrubs and trees.

TRACT A-3 – STANDARD MULTI FAMILY DISTRICT

Development shall take place in accordance with the use and development standards established for the “MF-3” Multi-Family-3 zoning district in the Grand Prairie UDC as amended. A multi-family development density of 16 units per acre shall be permitted between Crossland Boulevard and a zoning boundary line that extends westward from the southern boundary of the adjacent Tract A-4 to the Hwy.161 right-of-way. The multi-family development density for the southern balance of Tract A-4 shall be 20 units per acre.

TRACT A-4 –RETAIL/MINI STORAGE DISTRICT

Development shall take place in accordance with the use and development standards established for either the “MF-3” Multi-Family-3 or the “GR” General Retail zoning district(s) in the Grand Prairie UDC. Site Plan approval will be required for all development within the proposed planned development district. Site and building design will be subject to all applicable requirements prescribed in the IH-20 Overlay District (Ordinance 6811).

If the property is developed in accordance with the MF-3 uses and development standards, it shall only be in conjunction with the development of Tract A-3.

The developer will be responsible for escrowing funds for diverter median improvements for the intersection of Crossland Boulevard and Robinson Road in accordance with requirements stipulated by the Transportation Services Department. The design of said median improvements shall substantially conform to the conceptual layout depicted in the attached Exhibit E. Said diverter median improvements shall be constructed at the time when Crossland Boulevard is improved and extended to the west of Robinson Road.

If the property is developed as nonresidential development, it shall be in accordance with the GR zoning district in the Grand Prairie UDC and with the Interstate Highway 20 corridor Overlay District, except as otherwise listed below.

1. Use Restrictions:

Uses permitted in the “GR” General Retail zoning district, with the following additional uses allowed.

- Mini-warehouse (SUP required)

The following uses shall be prohibited.

- Auto Wrecker Service/Service Station
- Commercial Parking Lot (Cars)
- Tire Sales (Indoors) adjacent to residential zoning district
- Auto Glass (repair/tint)
- Auto Repair (general)
- Car Wash (self-service)
- Plant Nursery (outside storage)
- Auto Dealer (new/used)
- Boat Dealer (new/used)
- Recreational Vehicle Sales
- Motorcycle Dealer
- Used Merchandise (furniture/pawn shop/rummage)
- Bait and/or Tackle Shop

2. Minimum Lot Size: 20,000 square feet
3. Minimum Lot Width/Depth: 100' x 150'
4. Maximum Height: 50'
5. Minimum Landscaping: 10% of the lot
6. The following additional requirements shall be applicable if the property is developed for mini-warehouses.
 - A. A watchman's or manager's quarters is permitted subject to compliance with residential building code requirements and may be located along the frontage of a public street right-of-way. Manager's quarters shall be set back a minimum of 65' from a public street right-of-way.
 - B. Door openings for all storage buildings shall not directly front along or be directly visible from a public street. All perimeter building facades for storage units fronting and/or being visible from adjacent properties or a public street shall be constructed of a solid masonry material.
 - C. Storage buildings are to be located behind the watchman's or manager's quarters and shall extend along the rear facing façade of adjacent retail and/or commercial property. Only the watchman's or manager's quarters may be visible from a public street right-of-way. Mini storage structures shall be situated behind adjacent retail and commercial buildings

in such a manner that causes the storage building structures to be screened from eye level public view of a public street right-of-way and adjacent single family residential areas.

- D. The storage unit complex shall be enclosed with a wrought iron type fence and gate(s). A wrought iron type fence shall not be required however, at those locations where a storage building is adjacent to the property line. In such an instance, the masonry wall of the storage building shall serve as the fence enclosure for the development.
- E. All gates shall be equipped with an opticom device or similar device approved by the Fire Department to facilitate emergency access.
- F. Storage of recreational vehicles, boats, or trailers shall occur inside an enclosed building. No outside storage of vehicles or materials shall be permitted in conjunction with the mini-storage use. Building placement and screening shall be verified at the time of planned development site plan approval.

EXHIBIT “C”

PLANNED DEVELOPMENT DISTRICT NO. ____
DEVELOPMENT STANDARDS

TRACT B-1 – MIXED URBAN CENTER MULTI FAMILY AND NEIGHBORHOOD RETAIL DISTRICT

Development shall take place in accordance with the use and development standards established for the “MF-3” Multi-Family-3 and “NS” Neighborhood Service zoning district in the Grand Prairie Unified Development Code except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district. Site and building design will be subject to all applicable requirements prescribed in the IH-20 Overlay District (Ordinance 6811).

1. Use Restrictions:

Uses permitted in the “MF-3” Multi-Family 3 zoning district and the “NS” Neighborhood Service zoning district, with the following additional uses allowed.

- Used Merchandise (Antiques) – Retail
- Consignment Shop
- Bike Sales or Repair

Where residential and nonresidential uses are included in the development of Tract B-1 the nonresidential use shall not be developed as a free standing, detached use. Both residential and nonresidential uses shall be integrated into the same structure where such mixed uses are proposed. Although not all residential structures will contain nonresidential uses, the entire tract shall be developed under a unified design and development scheme reflecting an integrated mixed use development pattern. The ratio of mixed to non-mixed use structures for Tract B-1 shall be determined at the time of planned development site plan approval.

2. Maximum Density:

- Within 300’ of property zoned for one or two-family development: 16 units per net acre
- Greater than 300’ from property zoned for one or two-family development: 24 units per net acre

3. Maximum Number of Units per Building: 24

4. Front Setback:

- Adjacent to SH 161: 60'
- Adjacent to all other streets: 30'

5. Rear/Side Setback:

- 1 Story Building: 25' or 2x roof height, measured at the highest peak of the roof structure
- 2 Story Building: 50' or 2x roof height, measured at the highest peak of the roof structure
- 3 Story Building: 70' or 2x roof height, measured at the highest peak of the roof structure

When a 2 or 3 story building is located less than 100' from one or two family residentially zoned land, additional landscaping shall be provided that adjoins the one or two family zoning district. Said landscaping shall be located within a minimum 15' landscape setback located inside the required screening wall. Said landscaping shall consist of non-deciduous native shade trees provided every 15-feet on center, be a minimum of three-inch caliper in size, and be of a species included in Article 8 of the City's Unified Development Code (UDC) approved tree list. Said trees shall be of a species capable of achieving a minimum mature growth height of between 10 to 12 feet. Said landscaping setback shall be fully irrigated and maintained in a healthy state in accordance with Article 8 of the City's Unified Development Code.

6. Side Setback Adjacent to a Street:

- Adjacent to SH 161: 60'
- Adjacent to all other streets: 30'

7. Maximum Height:

35' measured to top plate of framing.

8. Parking Lot Locations:

- Parking or drive areas adjacent to SH 161 and Crossland Boulevard: All parking or drive areas shall be located a minimum thirty (30) feet from the right-of-way line. The area inside the 30 foot parking setback shall be credited towards the landscaping requirement prescribed by Article 8 of the Grand Prairie UDC.
- Parking or drive areas adjacent to all other streets: All parking or drive areas shall not be located at a distance closer than 20% of the front setback from the adjacent right-of-way line. The area inside the 20% parking setback shall be credited towards the landscaping requirement prescribed by Article 8 of the Grand Prairie UDC.

9. Parking Lot Screening Requirements:

- Parking or drive areas adjacent to SH 161 and Crossland Boulevard: In accordance with Section F.2.b of Appendix S (Interstate Highway-20 Overlay District) of the Grand Prairie UDC.
- Parking adjacent to all other streets: Parking spaces that are adjacent and parallel to any other street shall not be required to be screened from the street. Parking spaces that are adjacent to and not parallel to any other street shall be screened in accordance with Section F.2.b of Appendix S (Interstate Highway-20 Overlay District) of the Grand Prairie UDC.

10. Screening Requirements:

- Adjacent to property zoned for single family detached, single family attached, or two-family residential uses: A “Type 1” (brick or precast concrete) fence shall be required.
- Adjacent to all other properties exclusive of those listed above: A “Type 3” (brick, precast concrete, or wood) fence shall be required adjacent to all common property lines.
- Adjacent to SH 161: A “Type 2” (brick columns and wrought iron) fence shall be required.
- Adjacent to all other streets: A screening fence shall not be required.

11. Amenity and Design Standards: These standards apply to residential uses developed under the Mixed Urban Center Multi Family concept graphically depicted in the attached Exhibit “D” and integrated with nonresidential uses under a unified design and development scheme.

- Security gates shall not be required at entrances to the complex.
- A main entrance feature shall not be required for the complex.
- Flat roof designs shall be allowed for up to 1/3 of the total number of buildings in a complex.
- Windows, balconies, or similar openings above the first floor shall not be prohibited from being oriented in such a manner so as to have direct line-of-sight into adjacent units within the project.
- Units above the first story shall not be prohibited from being oriented towards adjacent single family or two family zoned land as long as additional landscaping is provided along the common property line. Said landscaping shall consist of large trees, as identified on Exhibit 2, Article 8 of the Grand Prairie UDC, planted at a minimum 25’ on center.
- Standard multi-family development not developed under the Mixed Urban Center concept graphically depicted in the attached Exhibit “D” shall be subject to all multi family development requirements of the Grand Prairie UDC.

TRACT B-2 – WEST HIGHWAY RETAIL DISTRICT

Development shall take place in accordance with the use and development standards established for the “GR” General Retail zoning district in the Grand Prairie Unified Development Code except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district. Site and building design will be subject to all applicable requirements prescribed in the IH-20 Overlay District (Ordinance 6811).

1. Use Restrictions:

Uses permitted in the “GR” General Retail zoning district, with the following additional uses allowed.

- Financial Services
- Tool Rental (Indoor Storage)
- Bowling Center (as part of a multi-purpose use facility)
- Skating Rink (as part of a multi-purpose use facility)

2. Minimum Lot Size: 20,000 square feet

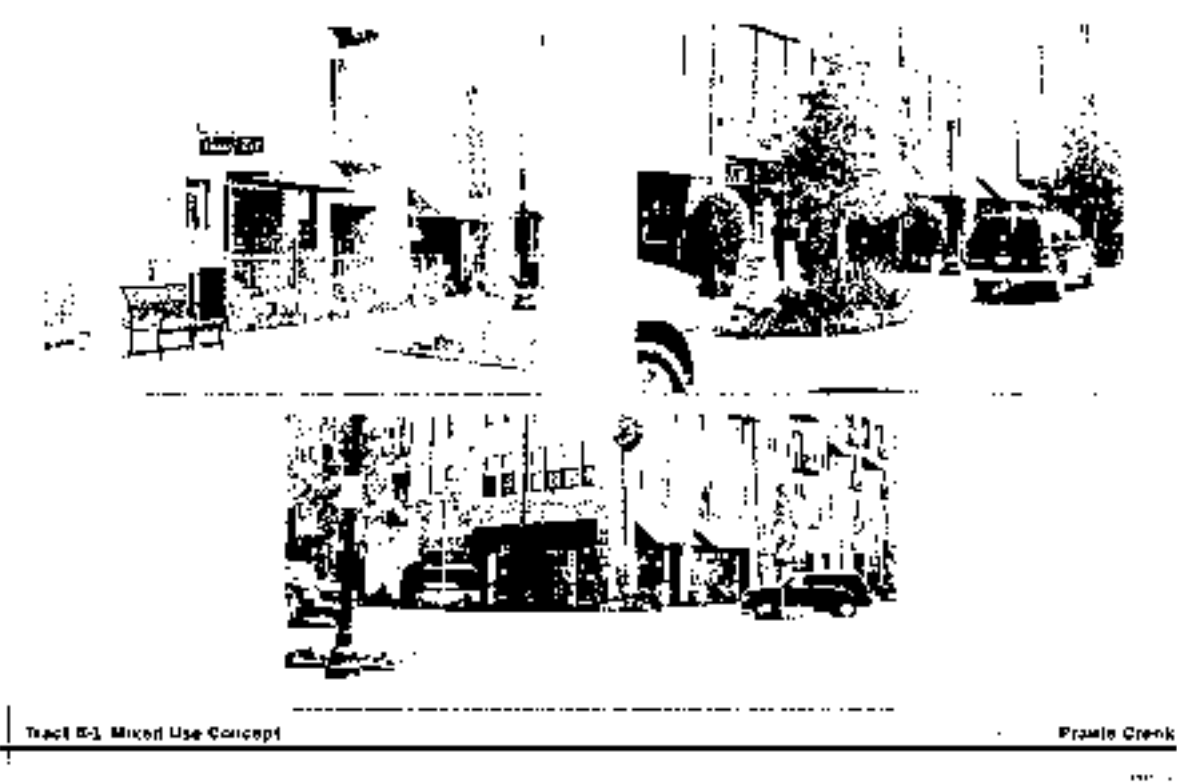
3. Minimum Lot Width/Depth: 100’ x 150’

4. Maximum Height: 50’

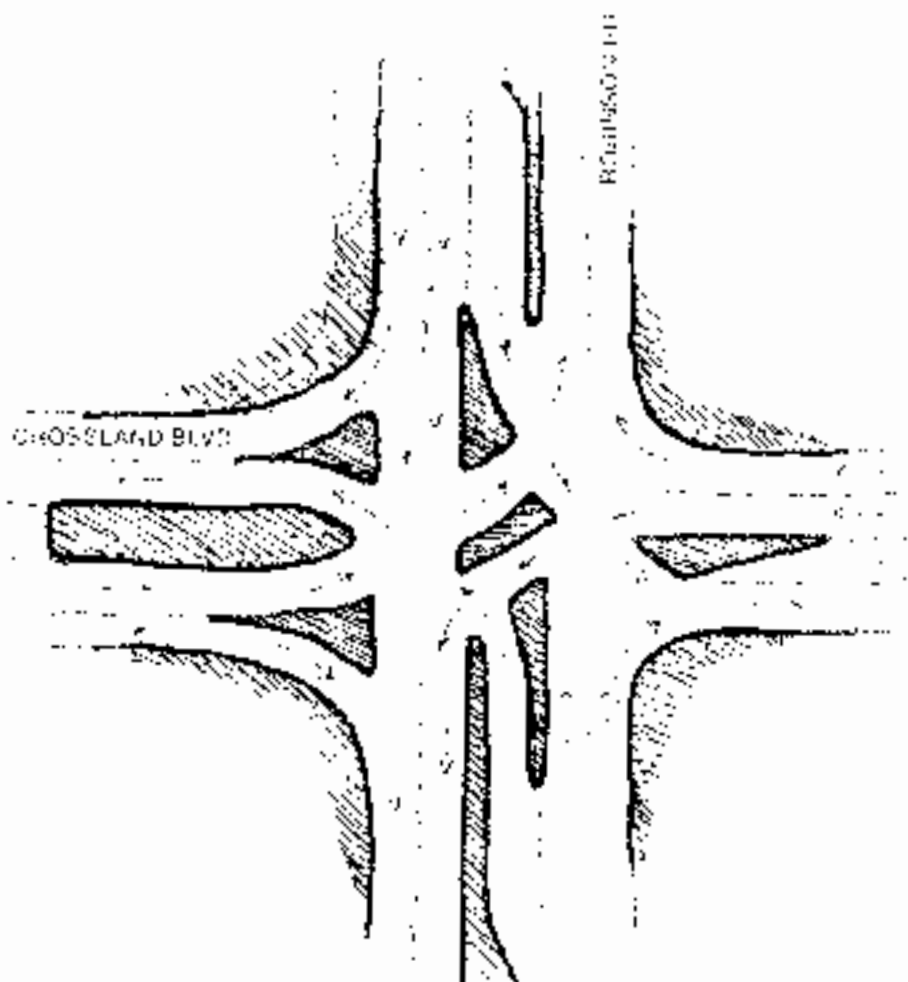
5. Minimum Landscaping: 10% of the lot

Exhibit D

MIXED URBAN CENTER MULTI FAMILY DEPICTION



MEDIAN DIVERTER AT THE INTERSECTION OF CROSSLAND BOULEVARD AND
ROBINSON ROAD



**Crossland Blvd/Robinson Rd
Intersection Design Schematic**

Gen. Jdr