

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 30.04 ACRES OF LAND SITUATED IN THE BBB&C CO SURVEY, ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND AS MORE FULLY DESCRIBED BELOW, FROM PLANNED DEVELOPMENT 298A (PD-298A) DISTRICT FOR GENERAL RETAIL USES TO A PLANNED DEVELOPMENT DISTRICT FOR TOWNHOMES AND GENERAL RETAIL 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 change the zoning designation of said property from Planned Development-298A (PD-298A) District to a Planned Development District for Townhomes and General Retail Uses; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 7, 2017, 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 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of Planned Development-298A (PD-298A) District to a Planned Development District for Townhomes and General 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 15, 2017, 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 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, changing the zoning from its classification of Planned Development-298A (PD-298A) District to a Planned Development District for Townhomes and General 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 20<sup>TH</sup> 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 following described area from its classification of Planned Development-298A (PD-298A) District to a Planned Development District for Townhomes and General Retail Uses;

Description of Land:

30.04 ACRES OF LAND SITUATED IN THE BBB&C CO SURVEY, ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND, AS DESCRIBED IN THE ATTACHED EXHIBIT A - LEGAL DESCRIPTION AND DEPICTED IN THE ATTACHED EXHIBIT B - LOCATION MAP INCORPORATED HEREIN BY REFERENCE.

## II.

### PURPOSE AND INTENT

- A. The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community. Standards on infrastructure, landscaping, and construction are intended to provide for high quality residential development.
- B. The homeowners association (HOA) is intended to provide for the review, maintenance, and enforcement of HOA design and other internal development standards and to ensure resources are available for the care of the common elements and amenities of the community.
- C. The public improvement district (PID) is intended to ensure resources are available for the care of the public elements of the community, which are typically limited to the perimeter wall and landscaping between the perimeter wall and public street right-of-ways.

## III.

### RESIDENTIAL DESIGN GUIDELINES

- A. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C - Concept Plan incorporated herein by reference. The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout and amenity plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the development standards herein contained and/or site limitations at the time of final platting.
- B. The development shall include landscaping and open spaces that are planned and coordinated throughout the development. The development shall be in substantial conformance, as determined by the Planning Director or designee, with the attached Exhibit C - Concept Plan.

- C. All utilities shall be placed below ground, except for major high voltage transmission lines.
- D. All streets, driveways, and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be asphalt.

**IV.**

**DEVELOPMENT STANDARDS FOR RESIDENTIAL TOWNHOMES**

- A. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Single Family Townhouse (SF-T) District in the Unified Development Code (UDC), as amended.
- B. A planned development Site Plan shall be approved by the City of Grand Prairie City Council prior to the issuance of any building permits.
- C. A Preliminary Plat and Final Plat shall be reviewed and approved by the City of Grand Prairie Planning and Zoning Commission prior to the issuance of any building permits.
- D. Density and Dimensional Requirements

The Residential Active Adult (55+) Townhomes and Residential Townhomes shall be in conformance with density and dimensional standards as shown on the attached Exhibit D - Density and Dimensional Table, incorporated herein by reference, with said standards being more particularly described below.

1. The number of dwelling units shall not exceed a density of 12.5 units per acre.
2. Lot size shall be a minimum of 1,680 square feet.
3. Lot width shall be a minimum of 21-feet.
4. Lot depth shall be a minimum of 75-feet.
5. Lot coverage shall not exceed 80%. Covered and uncovered porches and patios shall not be included in the calculation of lot coverage.
6. No minimum front or side setback shall be required, except as provided below.
7. The rear yard setback shall be a minimum of 5-feet from the rear property line or 7-feet from alley pavement.
8. The side or rear yard setback of lots along S. Grand Peninsula Drive, England Parkway, or Lake Ridge Parkway shall be a minimum of 15-feet.
9. The side yard setback of lots that side onto S. Grand Peninsula Drive or England Parkway and contain a townhome with a front door facing S. Grand Peninsula or England Parkway may be treated as a front yard setback.
10. The side or rear building separation shall be a minimum of 10-feet, excluding covered patios and porches.
11. Minimum living area shall be 1,150 square feet.

12. At least seventy-five percent (75%) of all platted residential lots shall contain a minimum living area of 1,300 square feet or greater.
  13. The building height shall not exceed 35-feet at the top plate of wall framing.
- E. All townhouse units shall have two garage parking spaces directly accessible to the main housing unit.
- F. Exterior construction shall be predominately composed of masonry materials.
1. Residential Active Adult (55+) Townhomes: A minimum of eighty percent (80%) of all exterior wall surfaces shall be structurally designed for and constructed of masonry and/or stone.
    - a. This percentage shall be determined as the net square footage of wall excluding doors, windows, dormers, areas under porches one-story in height, and areas under other architectural projections. The wall is considered to be the area below the fascia board at the roof line.
    - b. Masonry shall be defined as stone or standard size, full-width brick.
    - c. A minimum of twenty percent (20%) of each residential cluster building shall be clad in stone. The stone material shall be of a size, shape, and proportion that is different from standard size, full-width brick.
  2. Residential Townhomes: A minimum of eighty percent (80%) of all exterior wall surfaces shall be structurally designed for and constructed of cementitious siding (as defined in the most recently adopted building code), masonry, and/or stone.
    - a. This percentage shall be determined as the net square footage of the wall excluding doors, windows, dormers, areas under porches one-story in height, and areas under other architectural projections. The wall is considered to be the area below the fascia board at the roof line.
- F. Repeat brick or cementitious siding color shall not be used on adjacent residential cluster buildings. Adjacent means directly next to and sharing an interior property line.
- G. Roof shingles shall be a 30-year warranty type.
- H. A unifying design theme shall be provided for amenities and streetscape elements with provision for centralized property management to be in place.
1. The developer shall provide a centralized mail delivery kiosk located on a common lot. The mail kiosk shall be maintained by the HOA.
  2. A mandatory property-owners association and/or a public improvement district ("PID") shall be created to enforce the restrictions contained in this ordinance at the expense of the property owners association and/or PID, and said association and/or PID shall also maintain required masonry screening walls, street landscaping, monument signage, common irrigation, and other common areas within the development. Documentation establishing such district and/or association shall be required at the time of final plat review.

### **LANDSCAPING AND SCREENING STANDARDS FOR RESIDENTIAL TOWNHOMES**

- A. The developer shall provide an ornamental wrought iron fence with decorative masonry or stone columns along England Parkway, Lake Ridge Parkway, and S. Grand Peninsula Drive.
  - 1. Decorative masonry or stone columns shall be spaced at a maximum of 50-feet.
  - 2. The ornamental wrought iron fence shall be a minimum of six-feet in height along England Parkway, Lake Ridge Parkway, and the north side of S. Grand Peninsula Drive.
  - 3. The ornamental wrought iron fence shall be four-feet in height along the south side of S. Grand Peninsula Drive.
- B. The developer shall provide a five-foot landscape buffer along the western boundary of each townhouse development. The landscape buffer shall contain a minimum of one evergreen ornamental tree every 35 feet.
- C. The developer shall provide a six-foot board on board wood fence and a five-foot landscape buffer along the eastern boundary of the Residential Active Adult (55+) Townhomes development. The landscape buffer shall contain a minimum of one evergreen ornamental tree every 35 feet.
- D. The developer shall provide a 15-foot landscape buffer along Lake Ridge Parkway, England Parkway, and Grand Peninsula Drive. The landscape buffer shall contain a minimum of one evergreen tree or one ornamental tree every 35 feet.
- E. Each residence at the time of occupancy shall have the following minimum landscaping:
  - 1. One minimum 15-gallon ornamental tree. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the UDC.
  - 2. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons.
  - 3. Residential lots shall be fully sodded in accordance with the requirements of the UDC.

### **VI.**

#### **DEVELOPMENT STANDARDS FOR GENERAL RETAIL USES**

- A. Development standards for all general retail uses shall conform to those requirements for the General Retail (GR) District and the Lakeridge Parkway Overlay District in the UDC. A planned development Site Plan shall be reviewed and approved by the City prior to issuance of any building permits.

### **VII.**

All appeals to the density, dimensional, architectural, and land use requirements of this Ordinance, as well as appeals to other applicable requirements of the Unified Development Code relating to this Ordinance, shall require an amendment to this Ordinance. Such amendment shall be considered by the Planning and Zoning Commission and the City Council at a public hearing.

### **VIII.**

**VIII.**

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

**IX.**

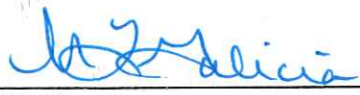
That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15<sup>th</sup> DAY OF AUGUST 2017.**

**APPROVED:**

  
\_\_\_\_\_  
Ron Jensen, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Deputy City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney

**ORDINANCE NO. 10323-2017  
PLANNED DEVELOPMENT NO. 365  
ZONING CASE NO. Z170802/CP170801**

**LEGAL DESCRIPTION FOR ZONING PURPOSES**

**OWNER: MIRA LAGOS EAST PARTNERS, LTD.**

**1.000 ACRES OF LAND**

**BEING** A 1.000 ACRE TRACT OF LAND IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 23.921 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7326, DRDCT, SAID 1.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A POINT FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF ENGLAND PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID COMMENCING POINT BEING THE NORTHEAST CORNER OF LOT 34, BLOCK F, MIRA LAGOS EAST, PHASE A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10448, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 9, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 10, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, BEARS SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.32 FEET;

**THENCE** ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 49 MINUTES 03 SECONDS, AN ARC LENGTH OF 335.84 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 74 DEGREES 47 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 335.43 FEET, TO THE **POINT OF BEGINNING**;

**THENCE** CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AND IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 00 SECONDS, AN ARC LENGTH OF 100.35 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 68 DEGREES 25 MINUTES 18 SECONDS EAST, A CHORD LENGTH OF 100.34 FEET, TO A POINT FOR CORNER;

**THENCE** NORTH 69 DEGREES 30 MINUTES 27 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.79 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE EASTERNMOST NORTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND;

Exhibit A - Legal Description

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General Retail Tract

**THENCE** SOUTH 29 DEGREES 16 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID CALLED 23.921 ACRE TRACT OF LAND, AT A DISTANCE OF 7.47 FEET, PASSING THE EASTERNMOST SOUTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND, SAME BEING THE WESTERNMOST CORNER OF A CALLED 0.989 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM BAYNARD CALHOUN AND BETTY JEAN CALHOUN, FILED FOR RECORD IN VOLUME 2004014, PAGE 7416, DRDCT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 178.24 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 60 DEGREES 41 MINUTES 16 SECONDS WEST, DEPARTING SAID SOUTHWEST LINE, AND OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, A DISTANCE OF 240.44 FEET, TO A POINT FOR CORNER;

**THENCE** NORTH 20 DEGREES 08 MINUTES 52 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, AT A DISTANCE OF 168.6 FEET, PASSING THE NORTHWEST LINE OF SAID CALLED 21.586 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 211.12 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.000 ACRES (43,560 SQUARE FEET) OF LAND, MORE OR LESS.



Exhibit A - Legal Description

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General Retail Tract

**LEGAL DESCRIPTION FOR ZONING PURPOSES**

**OWNER: MIRA LAGOS EAST PARTNERS, LTD.**

**3.545 ACRES OF LAND**

**BEING** A 3.545 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS, AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 10.579 ACRE TRACT OF LAND (IDENTIFIED IN DEED AS "FUTURE SHOPPING CENTER"), AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 200600057550, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 3.545 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A POINT FOR CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF ENGLAND PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID COMMENCING POINT BEING THE NORTHEAST CORNER OF LOT 34, BLOCK F, MIRA LAGOS EAST, PHASE A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10448, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 9, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 10, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, BEARS SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.32 FEET;

**THENCE** ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 45 MINUTES 03 SECONDS, AN ARC LENGTH OF 436.19 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 73 DEGREES 19 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 435.29 FEET, TO A POINT FOR CORNER;

**THENCE** NORTH 69 DEGREES 30 MINUTES 27 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.79 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE EASTERNMOST NORTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND;

**THENCE** SOUTH 29 DEGREES 16 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE OF SAID CALLED 23.921 ACRE TRACT OF LAND, AT A DISTANCE OF 7.47 FEET, PASSING THE EASTERNMOST SOUTHEAST CORNER OF SAID CALLED 23.921 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.989 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM BAYNARD CALHOUN AND BETTY JEAN CALHOUN, FILED FOR RECORD IN VOLUME 2004014, PAGE 7416, DRDCT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A TOTAL DISTANCE OF 178.24 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 29 DEGREES 06 MINUTES 53 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST LINE, A DISTANCE OF 29.23 FEET, TO THE **POINT OF BEGINNING**, SAID BEGINNING POINT BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.989 ACRE TRACT OF LAND, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 10.579 ACRE TRACT OF LAND;

Exhibit A - Legal Description

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General Retail Tract

**THENCE** NORTH 60 DEGREES 42 MINUTES 14 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A DISTANCE OF 215.00 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI", BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKERIDGE PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

**THENCE** SOUTH 29 DEGREES 17 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 324.01 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 24 DEGREES 42 MINUTES 29 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 29 DEGREES 17 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET, TO A POINT FOR CORNER, SAID POINT BEING AT THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LAKERIDGE PARKWAY, AND THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH GRAND PENINSULA DRIVE, A 110-FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT FOR MIRA LAGOS EAST, INFRASTRUCTURE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005162, PAGE 121, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), SAME BEING AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10446, PRTCT;

**THENCE** SOUTH 15 DEGREES 41 MINUTES 52 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.37 FEET, TO A POINT FOR CORNER ON SAID NORTHWEST RIGHT-OF-WAY LINE;

**THENCE** SOUTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 197.99 FEET, TO A POINT FOR CORNER;

**THENCE** NORTH 29 DEGREES 17 MINUTES 49 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, AT A DISTANCE OF 213.55 FEET, PASSING THE UPPER SOUTHEAST LINE OF SAID CALLED 10.579 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 647.28 FEET, TO A POINT FOR CORNER;

**THENCE** NORTH 07 DEGREES 59 MINUTES 23 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 10.579 ACRE TRACT OF LAND, A DISTANCE OF 33.01 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.545 ACRES (154,409 SQUARE FEET) OF LAND, MORE OR LESS.

Exhibit A - Legal Description  
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Residential Townhomes for Active Adults Tract

**LEGAL DESCRIPTION FOR ZONING PURPOSES  
OWNER: MIRA LAGOS EAST PARTNERS, LTD.  
16.183 ACRES OF LAND**

**BEING** A 16.183 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS, AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 92.705 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7311, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DRDCT, AND BEING A PORTION OF A CALLED 23.921 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7326, DRDCT, AND BEING A PORTION OF A CALLED 10.579 ACRE TRACT OF LAND (IDENTIFIED IN DEED AS "FUTURE SHOPPING CENTER") AND ALL OF A CALLED 2.486 ACRE TRACT OF LAND (IDENTIFIED IN DEED AS "PAD SITE F"), AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 200600057550, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 16.183 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF ENGLAND PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID BEGINNING POINT BEING THE NORTHEAST CORNER OF LOT 34, BLOCK F, MIRA LAGOS EAST, PHASE A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10448, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,960.00 FEET, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHEAST CORNER OF LOT 9, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, SAME BEING THE NORTHERNMOST CORNER OF LOT 10, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, BEARS SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.32 FEET;

**THENCE** ALONG SAID CURVE TO THE LEFT, AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 49 MINUTES 03 SECONDS, AN ARC LENGTH OF 335.84 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 74 DEGREES 47 MINUTES 49 SECONDS EAST, A CHORD LENGTH OF 335.43 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 20 DEGREES 08 MINUTES 52 SECONDS EAST, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID CALLED 23.921 ACRE TRACT OF LAND AND SAID CALLED 21.586 ACRE TRACT OF LAND, AT A DISTANCE OF 42.55 FEET, PASSING THE SOUTHEAST LINE OF SAID CALLED 23.921 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 211.12 FEET, TO A POINT FOR CORNER;

**THENCE** NORTH 60 DEGREES 41 MINUTES 16 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 21.586 ACRE TRACT OF LAND, A DISTANCE OF 240.44 FEET, TO A POINT FOR CORNER, BEING ON THE SOUTHWEST LINE OF A CALLED 0.989 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILLIAM BAYNARD CALHOUN AND BETTY JEAN CALHOUN, FILED FOR RECORD IN VOLUME 2004014, PAGE 7416, DRDCT;

Exhibit A - Legal Description  
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Residential Townhomes for Active Adults Tract

**THENCE** SOUTH 29 DEGREES 06 MINUTES 53 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 0.989 ACRE TRACT OF LAND, A DISTANCE OF 29.23 FEET, TO A POINT FOR CORNER, BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.989 ACRE TRACT OF LAND, SAME BEING THE NORTHERNMOST CORNER OF SAID CALLED 10.579 ACRE TRACT;

**THENCE** SOUTH 07 DEGREES 59 MINUTES 23 SECONDS WEST, OVER AND ACROSS SAID CALLED 10.579 ACRE TRACT OF LAND, A DISTANCE OF 33.01 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 29 DEGREES 17 MINUTES 49 SECONDS EAST, CONTINUING OVER AND ACROSS SAID CALLED 10.579 ACRE TRACT OF LAND, AT A DISTANCE OF 433.73 FEET, PASSING THE UPPER SOUTHEAST LINE OF SAID CALLED 10.579 ACRE TRACT OF LAND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 647.28 FEET, TO A POINT FOR CORNER, BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH GRAND PENINSULA DRIVE, A 110-FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT FOR MIRA LAGOS EAST, INFRASTRUCTURE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005162, PAGE 121, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), SAME BEING AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10446, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT);

**THENCE** SOUTH 60 DEGREES 42 MINUTES 12 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 691.61 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 995.00 FEET;

**THENCE** ALONG SAID CURVE TO THE RIGHT, AND IN A WESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 20 DEGREES 08 MINUTES 43 SECONDS, AN ARC LENGTH OF 349.84 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 70 SECONDS 49 MINUTES 07 SECONDS WEST, A CHORD LENGTH OF 348.04 FEET, TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID CALLED 2.486 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF LOT 33, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A;

**THENCE** NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID MIRA LAGOS EAST, PHASE A, AT A DISTANCE OF 20.26 FEET, PASSING A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE SOUTHEAST CORNER OF LOT 22, BLOCK F, OF SAID MIRA LAGOS EAST, PHASE A, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,068.02 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 16.183 ACRES (704,948 SQUARE FEET) OF LAND, MORE OR LESS.

Exhibit A - Legal Description  
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Residential Townhomes Tract

**LEGAL DESCRIPTION FOR ZONING PURPOSES**  
**OWNER: MIRA LAGOS EAST PARTNERS, LTD.**  
**9.296 ACRES OF LAND**

**BEING** A 9.296 ACRE TRACT OF LAND LOCATED IN THE BBB&C RR CO SURVEY (BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY), ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING A PORTION OF A CALLED 21.586 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN VOLUME 2004014, PAGE 7319, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), AND BEING A PORTION OF A CALLED 9.276 ACRE TRACT OF LAND (FUTURE COMMERCIAL SITE), AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO MIRA LAGOS EAST PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 200600057550, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 9.296 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN "X" CUT FOUND FOR THE NORTHERNMOST CORNER OF LOT 1, BLOCK A, MIRA LAGOS EAST MULTIFAMILY ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D201400100515, OPRDCT, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SOUTH GRAND PENINSULA DRIVE, A 110-FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT FOR MIRA LAGOS EAST, INFRASTRUCTURE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005162, PAGE 121, PLAT RECORDS, DALLAS COUNTY, TEXAS (PRDCT), SAME BEING AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10446, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRTCT);

**THENCE** NORTH 60 DEGREES 43 MINUTES 02 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 521.41 FEET, TO A POINT FOR CORNER, BEING AT THE NORTHWEST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH GRAND PENINSULA DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKERIDGE PARKWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

**THENCE** SOUTH 74 DEGREES 20 MINUTES 58 SECONDS EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.33 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1969.86 FEET;

**THENCE** ALONG SAID CURVE TO THE LEFT AND SAID SOUTHWEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 33 MINUTES 49 SECONDS, AN ARC LENGTH OF 225.66 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 33 DEGREES 01 MINUTES 56 SECONDS EAST, A CHORD LENGTH OF 225.54 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 37 DEGREES 05 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 53.25 FEET, TO A 1/2 INCH IRON ROD FOUND;

**THENCE** SOUTH 32 DEGREES 09 MINUTES 08 SECONDS EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.25 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,728.01 FEET;

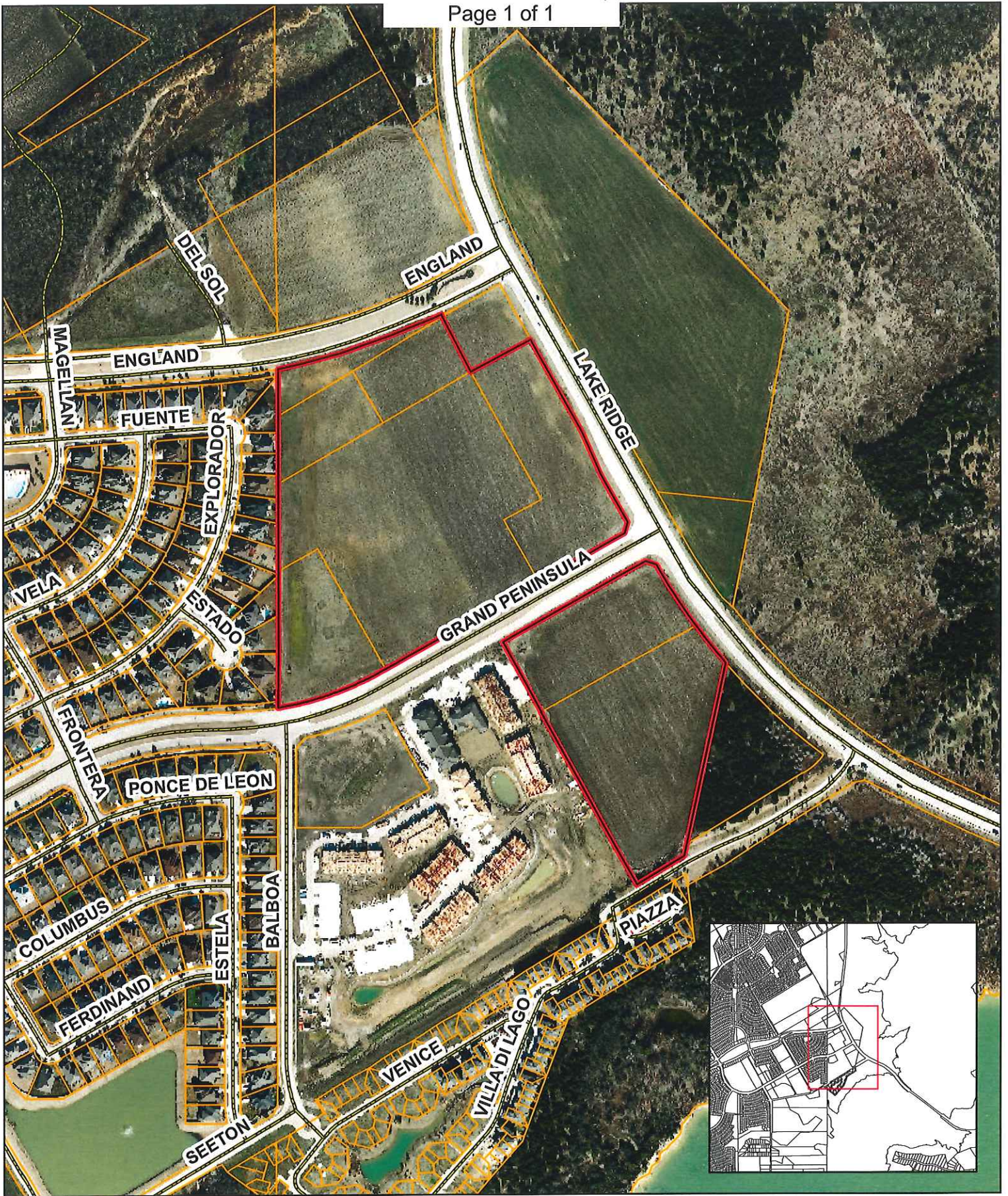
Exhibit A - Legal Description  
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Residential Townhomes Tract

**THENCE** ALONG SAID CURVE TO THE LEFT, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, AND IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 20 SECONDS, AN ARC LENGTH OF 48.68 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 40 DEGREES 15 MINUTES 31 SECONDS EAST, A CHORD LENGTH OF 48.68 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING THE EASTERNMOST CORNER OF SAID CALLED 9.276 ACRE TRACT OF LAND;

**THENCE** SOUTH 10 DEGREES 52 MINUTES 47 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTHEAST LINE OF SAID CALLED 9.276 ACRE TRACT OF LAND, A DISTANCE OF 621.60 FEET, TO A 1/2 INCH IRON ROD FOUND;

**THENCE** SOUTH 58 DEGREES 54 MINUTES 53 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID CALLED 9.276 ACRE TRACT OF LAND, A DISTANCE OF 180.89 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI", BEING THE SOUTHERNMOST CORNER OF SAID CALLED 9.276 ACRE TRACT OF LAND, SAME BEING THE EASTERNMOST CORNER OF LOT 2, BLOCK A, OF SAID MIRA LAGOS EAST MULTIFAMILY ADDITION;

**THENCE** NORTH 29 DEGREES 11 MINUTES 01 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID MIRA LAGOS EAST MULTIFAMILY ADDITION, AT A DISTANCE OF 360.25 FEET PASSING A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "JBI" FOR THE NORTHERNMOST CORNER OF SAID LOT 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 881.47 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 9.296 ACRES (404,923 SQUARE FEET) OF LAND, MORE OR LESS.



CASE LOCATION MAP  
Case Number: Z170804, CP170802  
Lake Ridge Townhomes



City of Grand Prairie

Planning and Development

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Exhibit C - Concept Plan  
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The Concept Plan is intended to be a graphic depiction of the likely lot and block configuration, street layout, and utility plan of the development. It is not intended to constitute a final design or approval, implied or otherwise, of the development. The ultimate development design will be based on the approved development standards and form site limitations at the time of final planning. CASE NUMBER: Z170802/CP178801

CONCEPT PLAN  
ZONING SUBMITTAL  
MIRA LAGOS  
GRAND PRAIRIE, TX

CASE NUMBER: Z170802/CP178801

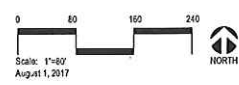




Exhibit D - Density and Dimensional Table

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MAXIMUM DENSITY (DWELLING UNITS PER ACRE)		12.5
MINIMUM LIVING AREA (SQ. FT.)		1,150 75% – 1,300
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	1,680
	WIDTH	21
	DEPTH	75
MINIMUM YARD SETBACKS (FEET)	FRONT	0 5 FOR TOWNHOMES FRONTING GRAND PENINSULA AND ENGLAND PKWY
	REAR	5 FROM PROPERTY LINE OR 7 FROM ALLEY PAVEMENT
	INTERIOR SIDE OR REAR BUILDING SEPARATION	10 EXCLUDES COVERED PATIOS AND PORCHES
	SIDE & REAR ON EXTERNAL STREET	15*
MAXIMUM HEIGHT		35
MAXIMUM LOT COVERAGE (IN %)		80
MINIMUM MASONRY CONTENT (IN %)		80%

\*The side yard setback of lots that side onto S. Grand Peninsula or England Parkway and contain a townhome with a front door facing S. Grand Peninsula or England Parkway may be treated as a front yard setback to maintain a uniform streetscape with lots that front S. Grand Peninsula or England Parkway.