

Planned Development District permitting single family attached dwellings as prescribed by the City of Grand Prairie Unified Development Code, subject to the approval of a site plan prior to the issuance of a building permit on the premises. Such requisite site plan to be prepared in accordance with Article XVI "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas. The single-family attached dwellings shall be built to all code requirements and in addition shall be governed by the following special restrictions: Each 2 bedroom unit shall contain a minimum 1,000 square feet of living area. Each 3-bedroom unit shall contain a minimum 1,250 square feet of living area. Each 4-bedroom unit shall contain a minimum 1,400 square feet of living area. In addition to the requisite number of parking spaces there shall be a minimum of 75 guest parking spaces so placed as to be convenient to all units in the proposed complex. The developer shall dedicate any necessary right-of-way for adjacent streets, and shall follow all regulations as applicable in **Article XII and XIII of the UDC**.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan