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Single Family-Attached and Single Family-Detached

Planned Development district permitting single family attached dwelling units and single family-detached dwelling units subject to the approval of a site plan by the City Council after recommendation by the Planning and Zoning Commission. The site plan shall be drawn in accordance with Article XVI Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas. The development shall conform to all city codes except in the following respects; 1) structure exterior shall be a minimum of 60% masonry construction; 2) minimum front setback shall be 15 feet; 3) the maximum coverage shall not exceed 50%; 4) there shall be a two-car garage per unit; 5) the minimum rear yard shall be 10 feet, 6) there shall be a minimum of 1,050 square feet of living area for each home and the average square footage of living area for the complex shall be 1,200 square feet; 7) the developer will hold the City of Grand Prairie harmless from any and all drainage problems arising in the area; 8) that the surface drainage system be approved by the City Engineering Department prior to the issuance of any building permit.