

Appendix S

DEVELOPMENT
STANDARDS FOR
MULTI-FAMILY AND
MIXED-USE
RESIDENTIAL
DEVELOPMENTS
SUBJECT TO SB 840
ENACTED BY THE 89TH
TEXAS LEGISLATURE
AND CODIFIED IN
CHAPTER 218 OF THE
TEXAS LOCAL
GOVERNMENT CODE

LAST UPDATE: November 4, 2025

CASE NUMBER: TAM-25-09-0034

ORDINANCE NO. #-11810-2025

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SECTION 1 - PURPOSE

Senate Bills (SB) 840 and 2477, enacted by the 89th Texas Legislature, require cities with a population exceeding 150,000, like Grand Prairie, to allow multi-family developments in areas currently zoned for office, commercial, retail, warehouse, or mixed-use uses. The following regulations are intended to allow for an efficient, clear, and orderly development process for SB 840 and SB 2477 development. The noted regulations are in addition to those noted in Appendix W and other relevant UDC sections. Where there is a conflict between the relevant standards specified in the Unified Development Code and the Development Standards stated in Appendix S herein, the standards in Appendix S herein shall apply.

SECTION 2 - STANDARDS FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL DEVELOPMENTS SUBJECT TO SB 840

I. Applicability

The development standards in this ordinance shall apply to any multi-family or mixed-use residential developments subject to the provisions of SB 840 and SB 2477 as adopted by the 89th Texas Legislature and codified in Chapter 218 of the Texas Local Government Code, as amended. Where there is a conflict between the relevant standards specified in the Unified Development Code and the Development Standards stated in Appendix S herein, the standard in Appendix S herein shall apply.

II. Building Density and Dimensional Requirements

1. Each site may develop a maximum of thirty-six (36) dwelling units per acre.
2. All setback and buffer requirements shall be the lesser of:
 - a. A setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site; or
 - b. 25 feet.
3. A building site, parcel or tract may be comprised of a maximum of five (5) buildings including the lease office or clubhouse.
4. The maximum height of any structure shall be the greater of:
 - a. The highest height that would apply to an office, commercial, retail or warehouse development constructed on the site, or
 - b. 45 feet.
5. The minimum square footage for a one (1) bedroom unit shall be 1,000 square feet.
6. In order to emphasize and provide opportunities for affordable housing for families, each building with dwelling units shall be comprised of the following:
 - a. One (1) bedroom units: 10%

- b. Two (2) bedroom units: 30%
- c. Three (3) bedroom units: 60%

III. Screening Requirements

1. Masonry screening walls shall be provided on all exterior perimeters of the site that abut residential or commercially zoned properties. Walls shall be constructed at a minimum of 10 feet in height.
2. Masonry screening walls shall be provided on all exterior perimeters of the site that abut the right-of-way. Walls shall be constructed at a minimum of eight (8) feet in height. An exception may be requested for right-of-way screening walls to allow for an eight (8)-foot wrought iron fence with masonry columns. Said exception may be granted at the discretion of the Director of Planning and Development or his or her designee.

IV. Landscaping Requirements

Landscaping requirements for Multi-Family and Mixed-Use Residential Developments shall be 30% of the total square footage of the development site.

1. All new trees required to meet the landscaping requirement shall be a minimum four (4) inch caliper measured at a height of 6 inches above the ground. If a tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured:
 - a. Measure largest trunk circumference;
 - b. Remaining trunks, measure circumference divided by two; Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.
2. All new trees shall be a minimum of eight (8) feet tall at the time of planting
3. For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three-inch caliper or larger is required. Trees shall be located on the site in the following sequence:
 - a. Street trees shall be planted a minimum of 25 linear feet apart and a maximum of 50 linear feet apart along collectors and arterials (the Director of Planning and Development or his designee can permit the clustering of street trees);
 - b. Parking lot trees shall be located in the parking area (one tree for each 20 parking spaces);

- c. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement. Trees may NOT be planted beneath utility lines.
- 4. Up to 25% of the required number of parking lot trees may be replaced by five-gallon shrubs at the rate of one (1) tree to ten (10) shrubs. Shrubs shall not be substituted for street trees.
- 5. Protected Tree species can be used for tree credit according to Section 16: Tree Protection Standards. If existing trees are used for credit, the developer shall submit a tree protection plan according to Section 8.16.6.A and protect trees during construction according to Section 8.16.7

V. Amenities Required

- 1. In addition to the amenities required in [Appendix W](#) herein, each multi-family and mixed-use residential development shall have at least one (1) outdoor swimming pool at a minimum size of 13,448 square feet of surface area.
- 2. A pedestrian trail shall be constructed on site as an internal amenity that runs throughout the development area, connecting outdoor spaces and other common amenities. Connections to an abutting public sidewalk or a trail within the Grand Prairie Parks Master Plan shall be provided. The trail shall be a minimum of 6 feet wide when located on the development. For portions of the trail outside of the development, the width of the trail shall be the larger width noted in Article 12 of the UDC, the Parks Masterplan or the Bike Master Plan. The total linear feet of the trail shall be equal to or exceed 25% of the perimeter of the property.
- 3. Each development site shall include a playground designed, constructed and intended for use by children. The playground shall include a minimum of three (3) pieces of equipment.

VI. Off-Street Parking Standards

- 1. All off-street parking for developments subject to this Appendix S shall conform to all specific definitions, standards, and requirements set forth in Article 10 – Parking and Loading Standards with the following additional requirements:
 - a. All parking stall dimensions shall be a minimum of 10 ft. in width and 20 ft. in length, with the exception of accessible parking stalls, which shall follow the specific requirements set forth in Appendix D of the UDC.
 - b. Compact parking spaces shall not be allowed.

2. One tree shall be provided for each ten (10) parking spaces in all developments subject to this Appendix; however, no car parking space shall be located greater than 100 feet from the center of a tree.

VII. Stormwater Requirements

If stormwater management is required for a development subject to Appendix S, as defined by the criteria in [Article 14 “Drainage,”](#) and [Article 15, “Floodplain Management,”](#) the developer shall be required to provide a retention basin as set forth in Article 14.4.5 of the UDC. The retention basin area shall have bench seating, an aeration system fountain and trail around the basin that connects to abutting development trails or sidewalk.

VIII. Utilities

Proposed multi-family or mixed-use residential developments subject to this Appendix S must be adequately served by essential public facilities and services, including water, wastewater, drainage, roadway, and pedestrian facilities. A building permit shall not be issued for the development until it is determined that adequate facilities have been planned and will be provided to service the proposed development in accordance with Grand Prairie development codes, transportation, floodplain, and engineering design standards.

IX. Public Art

1. Purpose. The City recognizes that the development of artistic resources in the community preserves and improves the quality of the urban environment, encourages civic engagement, enhances social well-being, beautifies the City, and fosters the economic vitality of communities.
2. Definitions.
 - a. **Art or Artwork** shall mean visual works in any permanent physical medium or combination of media produced by an Artist. The terms Art and Artwork do not include environmental landscaping or the performing or literary arts.
 - b. **Artist** shall mean an individual, or team of individuals who create Art, as defined herein, and whose body of work and professional activities are generally recognized by peers and critics for possessing artistic ability and a serious ongoing commitment to the arts.
3. Provision of Art. All Multi-family and Mixed-Use Residential developments subject to this Appendix shall provide one piece of Art on the development site that is located in a landscape buffer area, clubhouse area, or another site location that is visible from an abutting right-of-way. The Artwork shall be equal or greater in value to \$4 per sq. ft of the

building structures containing dwelling units. Proof of valuation of the Artwork shall be provided to the City with the application for building permit.

4. Art Cost Remainders. In some instances, the cost of Artwork may not equate precisely to \$4 per sq. ft of the building structures containing dwelling units. If the developer does not spend the entire required amount on the required Artwork, then the remaining amount shall be contributed to the City's Public Arts Fund.
5. Alternative to Provision of Art. Developers may choose to make a contribution to the City's Public Arts Fund in-lieu of placing art on their project site. Developers making an in-lieu contribution shall provide an amount equal to \$2 per sq. ft of the building structures containing dwelling units. The in-lieu fee shall be paid prior to issuance of the building permit.
6. Standards for Art. Art in Multi-family and Mixed-Use Residential developments subject to this Appendix shall meet the criteria in this section. The Director of Planning and Development or his/her designee may allow modifications that are consistent with the intent of this Appendix. Artworks shall meet the following requirements:
 - a. The piece(s) must be resistant to outdoor elements, including rain and wind;
 - b. The piece(s) must have the ability to be permanently affixed;
 - c. The piece(s) must be resistant to theft, vandalism and weathering;
 - d. Any moving parts must be a minimum of ten (10) feet above ground level;
 - e. Any water features must be out of the reach of the public;
 - f. Art that incorporates the history of the City is encouraged; and
 - g. Incorporation of environmentally sustainable materials in all or a portion of the Art is encouraged.
7. Maintenance of Art. The owner of the Multi-family and Mixed-Use Residential development subject to this Appendix shall be responsible for maintaining the Artwork after installation. Routine maintenance shall be understood to include such things as the periodic cleaning, repainting and minor repairs as needed.
8. Public Art Fund. All monies appropriated for Art purposes under this Section shall be transferred into the City Public Art Fund and shall be maintained in accordance with the City's financial management policies. The City Public Art Fund shall be used for the commission and maintenance of public Art within the City at the discretion of the City Council.