



AGENDA

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas, and the Chairman or presiding member will be physically present. Members may be participating remotely via video conference.

CALL TO ORDER

AGENDA ITEMS

Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

- [1.](#) Approval of Minutes of the April 19, 2022 City Council Development meeting
- [2.](#) Grand Prairie Municipal Utility Reclamation District Presentation
- [3.](#) Discussion/Update of the Entertainment District Planned Development Zoning Change and Concept Plan

EXECUTIVE SESSION

The City Council Development Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"
- (2) Section 551.072 "Deliberation Regarding Real Property"
- (3) Section 551.074 "Personnel Matters"
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8018 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council Development Committee agenda was prepared and posted May 13, 2022.



Gloria Colvin, Deputy City Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza

PRESENTER: Mike Del Bosque, Chairman

TITLE: Approval of Minutes of the April 19, 2022 City Council Development meeting

RECOMMENDED ACTION: Approve



**City Council Development Committee
Regular Meeting
April 19, 2022
City Hall, Council Chambers
300 West Main St
Grand Prairie, Texas**

Deputy Mayor Pro Tem Mike Del Bosque called a regular meeting of the City Council Development Committee to order at 2:31 p.m.

Committee Members Present

Chairman Mike Del Bosque
Board Member Dennis King
Board Member John Lopez

Committee Members Absent

Staff Members Present

Bill Hills, Deputy City Manager
Megan Mahan City Attorney
Tiffany Bull, Assistant City Attorney
Marty Wieder, Economic Development Director
Camryn Thompson, Graduate Intern
Rashad Jackson, Planning Director
Savannah Ware, Chief City Planner
Jonathan Tooley, Senior Planner
Monica Espinoza, Administrative Supervisor

AGENDA ITEMS

1. Approval of Minutes of the March 22, 2022, City Council Development meeting
Board Member King motioned to approve minutes, second by Board Member Lopez; 3-0

2. Historical Neighborhood Sign Policy

Camryn Thompson presented and gave a Power Point presentation. She stated the Grand Prairie Historical Neighborhood Sign Program has the goal of honoring historic neighborhoods to increase their visibility and highlight their rich history. Any neighborhood or subdivision that is 75 years or older is deemed historical and may apply to receive funding for the neighborhood sign markers. In order to be eligible for funding, these historical neighborhoods cannot be a part of a PID, HOA, or Neighborhood Association. If approved, the City of Grand Prairie will provide up to \$10,000 to fund the sign toppers. The neighborhood is required to match 25%, up

to \$2,500. If sign toppers for a neighborhood are requested by the Mayor or current Council member, then the match requirement can be waived. Historical Neighborhood Sign Markers would be placed on top of pre-existing signs at neighborhoods entrances and main intersections. The City is responsible for the design, creation, and installation on the signs. The City reserves the right to remove any signs that are in disrepair.

Board Member Del Bosque inquired about the number of historical neighborhoods within the city. Ms. Thompson stated the city has 47.

Board Member Lopez asked about the cost of the signs. Ms. Thompson stated it would be up to \$10,000 for each neighborhood. Mr. Hills stated the city is not recommending it for PID or HOA neighborhoods right now, but the neighborhood would pay one hundred percent of the cost for the signs and the city would prepare and place the sign toppers for continuity. For the neighborhoods that are supported by the mayor or current council member, fifty percent of the neighborhood would have to be in support of the sign toppers. City Council would still have to approve the signs and the signs would only go on main entrances and main crossroads.

Board Member Lopez requested for a list or map of qualifying neighborhoods for the sign toppers.

Board Member Del Bosque motioned to approve item two, second by Board Member King; 3-0

3. Loyd Park Glamping Development

Economic Development Director Marty Wieder presented and gave a Power Point presentation. He stated the proposed franchisee has two locations now, and plans to open another one in 2022. The developer is trying to tap into a \$38 billion RV industry and would benefit families, cross-country travelers, and remote workers. They anticipate having restaurants and outdoor facilities, like, grab-n-go meal options, counter service, coffee shops and alcoholic packaged beverages. The 129 units will include 43 park homes, 3 domes, 15 tree houses, 16 floating units, 2 yurts, 15 lodge rooms, 12 safari tents, and 10 glamping light. A few camp amenities would include resort pool, play area, upgraded and expanded beach, ropes course and dog park.

Board Member Del Bosque asked if this development will only be a Loyd Park or Lynn Park also. Mr. Wieder stated only at Loyd Park.

Board Member Lopez asked how close to Day Miar will this development be located. Mr. Wider indicated on the map provided.

4. Discussion regarding overall amendment to Article 4: Permissible Uses to update land use charts, which will include addressing food trucks and food courts

Senior Planner Jonathan Tooley presented the case report and gave a power point presentation. He stated that one of the staff's primary long-range planning objectives for 2022 was to complete a review of the current land use chart for any gaps in uses (those that might be new or uses not currently used anymore), and to address food truck uses within the City. Land Use Charts: Staff

is reviewing the land use charts for any gaps in uses. The review looks at uses that are not often used that could be consolidated into one category, creating new uses based on new to market uses or uses that are frequently requested and uses that are too restrictive. Staff is establishing proposed changes on the comprehensive plans that the City has passed within the last five years and looking at benchmark municipalities' land uses for ideas.

Example Uses Reviewed or Objectives:

- Food Trucks/Court
- Retail Store
- Live/Work Units 15 Item 4. Page 2 of 2
- Wedding Venue
- Clarifying Confusing Use Names

Food Trucks and Courts:

The Code of Ordinances currently has regulations for food trucks, but they are restrictive and not business friendly. A goal of this amendment is not to necessarily “loosen” regulations but to provide an understanding of what is allowed in the City and create a streamlined process for permitting. While Planning is proposing the addition of the use to the Land Use Chart, the administrative functions of food trucks would be completed by the Public Health Department.

Board Member Lopez asked if there is a way for staff to work with Parks and Recreation for food truck events. Planning and Development Director Rashad Jackson stated once the units are registered with the city, the process will include registration in some form, and it will be administered by Public Health and Parks and Recreation.

Board Member King inquired about the mobile unit rotation. Mr. Jackson stated that will be done by special event permits.

Board Member Del Bosque asked what cities staff looked into. Mr. Tooley stated Dallas.

5. Status update regarding staff’s work with Southgate Corridor Overlay District implementation

Senior Planner Jonathan Tooley presented gave a power point presentation. He stated that the purpose of this request is to update the City Council Development Committee on staff’s work with the creation of the Southgate Corridor Overlay District. Development in the South Sector of the City has rapidly increased over the last two years and establishing a Corridor Overlay District will help provide additional standards to govern the area. The proposed standards are collected from the study prepared by Freese and Nichols, and Council/City Management preferences for the area. Additionally, staff has analyzed similar developments in Texas, like Los Colinas, Legacy West, and Grandscape, to incorporate new ideas, market trends, and high-quality development into the Corridor Overlay District. 17 Item 5. Page 2 of 2 The City sees this area as a gateway to the southern tip of Grand Prairie. Phase 1 of the Corridor Overlay is to create the

boundaries and initial standards that should govern the area. As time passes, an additional amendment may be necessary to address any other concerns that present themselves as the area develops and the City potentially annexes new territory into the city limits. Staff will present a brief rundown on significant objectives for the Overlay and receive any additional feedback from the Committee on items to be incorporated into the plan.

Board Member Lopez asked how these standards would tie in to current developments and zoning. Mr. Jackson stated current developments will not be affected by this. Staff is just trying to get in line with what has been done in other parts of the city, like Belt Line Overlay, 161 Overlay to name a few, so when this infield of developments come in outside what is already being processed now, the city will have standards in place to steer developers to and they will be in line with Appendix F.

With no other business, the meeting was adjourned at 3:29 p.m.

Chairman Mike Del Bosque



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Bill Hills

PRESENTER: Gabe Johnson

TITLE: Grand Prairie Municipal Utility Reclamation District Presentation

RECOMMENDED ACTION: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/17/2022

REQUESTER: Monica Espinoza

PRESENTER: Rashad Jackson, AICP, Planning and Development Director
Jonathan Tooley, Senior Planner

TITLE: Discussion/Update of the Entertainment District Planned Development Zoning Change and Concept Plan

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Approve

SUMMARY:

Discussion/Update of the Entertainment District Planned Development Zoning Change and Concept Plan

PURPOSE OF REQUEST:

The purpose of the request is to rezone the Lone Star Park area into one cohesive zoning district suited for entertainment uses. The current zoning is fragmented into several zoning areas, primarily Planned Developments and Light Industrial Districts, that do not address the existing entertainment uses in the area nor prepares for future development of additional entertainment related uses. This rezoning would consolidate the fragmented zoning into one Planned Development zoning district. Certain uses would be allowed by right, some prohibited and others requiring a Specific Use Permit within the Planned Development district.

The goal is to have one Planned Development that can facilitate many entertainment and retail uses, centered around the track, cricket stadium, theater, and other future primary uses. This Planned Development contains high-quality design and parking standards yet provides maximum flexibility in density/dimensional standards to foster unique development.

The Concept Plan depicts three subareas that will further regulate land uses. The purpose of the subareas is to give zoning context, cohesiveness, synergies, and eventually transitions between use areas. The intensive retail uses would be focused along Belt Line Road (red area), whereas the entertainment uses are within the interior core of the property (yellow area). The green area provides maximum land use possibilities but is also restricted by the floodplain.

To complete all this, the City has hired Kendig Keast Collaborative to help draft the proposed Planned Development document. Furthermore, this area will be branded as the “Entertainment District”.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	City of Irving	Industrial, Vacant, and Residential
South	PD-217, LI	Undeveloped, Interstate Highway - 30
West	PD-217C	Industrial
East	LI	Undeveloped, Trinity River Floodplain, Industrial

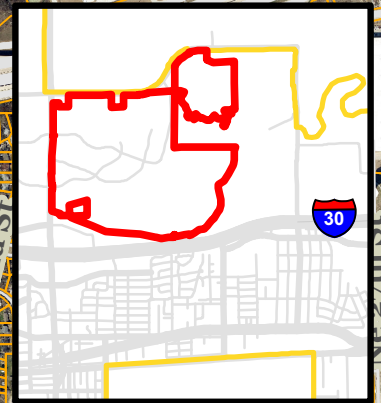
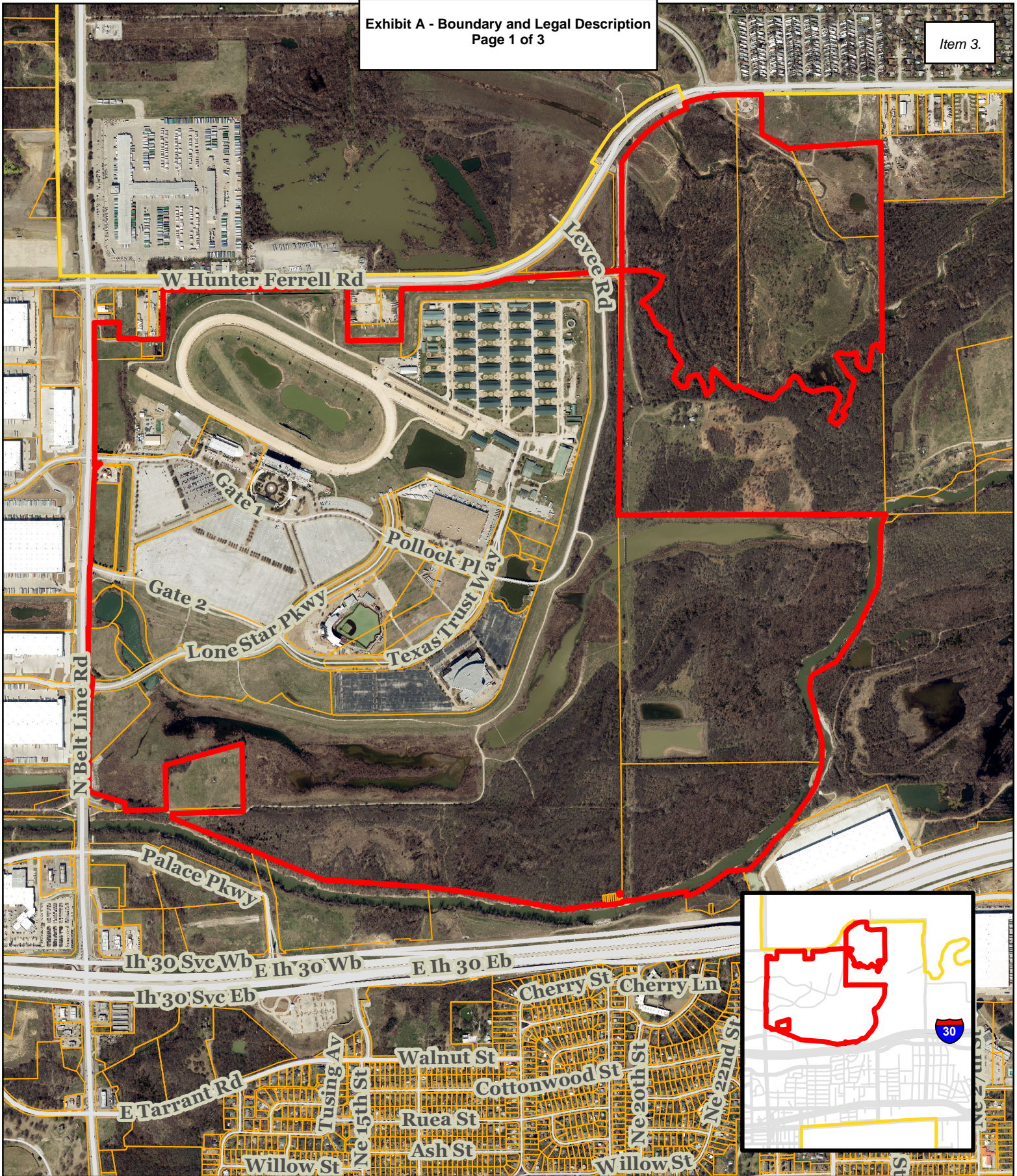
HISTORY:

- June 19, 2007: City Council approved a zoning change amendment, creating PD-236B, amending the land use requirements of PD-236A on approximately 37 acres (Case Number Z070103B).
- March 31, 2007: City Council approved a site plan request for a theater on 25.5 acres (Case Number S070401).
- March 6, 2007: City Council approved a zoning change amendment, creating PD-236A, amending the boundary description, land use requirements, and landscaping requirements on approximately 37 acres (Case Number Z070103).
- September 17, 1996: City Council approved a zoning change and concept plan creating PD-217, a mixed-use planned development district for entertainment, retail, and office uses on 1,700 acres.
- December 14, 1993: City Council approved a site plan request for a horse racetrack facility on 15.8 acres.
- December 14, 1993: City Council approved a zoning change creating PD-207, a planned development for light industrial and horse racetrack facility uses, on 15.8 acres (Case Number Z931202).

RECOMMENDATION:

On May 9, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0.

The Development Review Committee (DRC) recommends approval.



Entertainment District Planned Development

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SECTION 1 – General Provisions

A. Title

1. *Official Title.* This document is known, and may be cited as, the “Entertainment Planned Development”.
2. *Short Title.* References to the “Entertainment PD,” “this PD,” or “PD-XXX” are interpreted as references to this Entertainment Planned District.

B. Enactment, Effective Date, and Repeal

1. *Enactment.* Adopting ordinance number [insert adopting ordinance number] enacts this PD.
2. *Effective Date.* The effective date of this PD is [insert effective date].
3. *Repeal.* Except for those provisions of the City of Grand Prairie’s UDC explicitly repealed upon the adoption of this PD, if any, this PD is not intended to repeal or replace any existing public or private laws, easements, covenants, or deed restrictions.

C. Applicability

All development on land located within the boundaries of this PD shall adhere to the rules and regulations set forth in these PD standards. Any zoning, land use requirements, and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Office (O) District in the Unified Development Code (UDC) and Appendix F, as amended.

D. Conflicting Provisions

1. *Public Restrictions.* The following provisions apply to laws adopted by a federal, state, or local legislative body:
 - a. Where this PD conflicts with another local, state, or federal law, whichever provision the Planning and Development Director or designee finds imposes the more stringent restrictions controls.
 - b. Where the text of this PD conflicts with tables or illustrative material, whether within this PD, in the UDC, or in Exhibit C, *Concept Plan and Conceptual Images*, the text controls.
 - c. Where a table of this PD conflicts with illustrative material, whether within this PD, in the UDC, or in Exhibit C, *Concept Plan and Conceptual Images*, the table controls.
2. *Private Restrictions.* The City does not interpret or enforce private restrictions, including, but not limited to, deed restrictions, covenants, or easements, unless it is a party to them. If the City is a party to private restrictions, and such restrictions conflict with this PD, then the more stringent restrictions control.

E. Severability

1. *Generally.* If a court of competent jurisdiction holds any provision of this PD to be illegal or invalid, the remainder of this PD shall remain in full force without being affected by the judgment.
2. *As-Applied.* If a court of competent jurisdiction holds any application of a provision of this PD to a particular structure, land, or water to be illegal or invalid "as-applied", such judgment shall not be applicable to any other structure, land, or water not specifically included in the judgment.

F. References to External Documents. A reference to an external documents such as the Unified Development Code (UDC) or the City's Code of Ordinances shall be interpreted to be a reference to the most recent version of that document, as amended, unless stated otherwise.

G. References to Director. A reference to the Planning and Development Director shall be interpreted to be a reference to the Director or to his or her duly authorized representatives.

H. Concept Plan Required.

1. *Generally.* A Concept Plan complying with Article 17 of the UDC, shall be submitted for all development of sites that meet the applicability standards of Section 17.2.2 of the UDC .

I. Site Plan Required.

1. *Generally.* A Site Plan complying with Article 16, Site Plan Approval of the UDC, shall be submitted for all development of individual sites within this PD.
2. *Phased Developments.* For phased developments, approval of a detailed Site Plan in compliance with Article 16, Site Plan Approval of the UDC, shall be submitted with the final plat for each phase to ensure compliance with the standards of this PD.
3. *Non-Discretionary Approval.* If the Planning and Development Director finds the Site Plan complies with the standards and requirements of this PD, the site plan may be placed on the consent agenda of the Planning and Zoning Commission and the City Council.

SECTION 2 – District Establishment

A. Purpose

The purpose the Entertainment PD is to create standards and conditions for the development and operation of entertainment and commercial establishments, corporate offices, and other primary and accessory uses which may accompany them while protecting the public health, safety, and general welfare, and minimizing the secondary negative effects of such uses by ensuring they are compatible with existing and anticipated land uses. Priority is placed on optimizing the physical characteristics of the built environment for increased walkability and the creation of a vibrant area for amusement and business activities.

B. Boundaries

1. *Entire PD.* The boundaries of this PD are reflected on Exhibit A, *District Boundaries* , and Exhibit B, *Legal Description*.

2. *Area Boundaries.* Exhibit C, *Concept Plan and Conceptual Images*, shows three different development areas on the Concept Plan. These areas, and their associated colors are:
 - a. Commercial Corridor, Red;
 - b. Entertainment/Retail and Office, Yellow; and
 - c. Perimeter, Green.

C. Concept Plan

A Conceptual Area Plan has been included as Exhibit C, *Concept Plan and Conceptual Images*, of this PD to delineate a potential development for the subject property. The Plan is conceptual in nature and intended to be illustrative of the development areas in this PD. The applicant shall submit Concept and Detailed Site Plans as required in this PD, in subsequent applications as parcels are developed.

SECTION 3 – Base Zoning District and Land Uses

A. Base Zoning Districts

1. *Repeal of Existing PDs.* Upon adoption of this PD, the former zoning district designations within the boundaries of this PD shall be repealed and replaced with this PD-XXX, specifically, part of PD-217, and all of PD-207 and PD-236A.
2. *Base District.* The Office (O) zoning district shall be the base district for this PD. All standards related to the Office (O) zoning district shall apply to the property that is subject to this PD unless this PD indicates otherwise.

B. Land Uses

1. *Permitted Uses.* Table 3-1, *Permitted Uses*, denotes the uses, as defined by the UDC, that are permitted within this PD. Refer to Exhibit C, *Concept Plan and Conceptual Images*, for areas delineated as Corridor Commercial, Entertainment / Retail & Office, and Perimeter.

Table 3-1 Permitted Uses			
X = Use Permitted		Blank = Use Not Permitted	S=Specific Use Permit
Use ¹	Corridor Commercial Area (Red Boundaries)	Entertainment / Retail & Office Area (Yellow Boundaries)	Perimeter Area (Green Boundaries)
All uses allowed in the Office (O) zoning district except those prohibited in Section 3.B.2. of this PD	X	X	X
Residential Uses			
SF-Detached			X
SF-Zero Lot Line			X
SF-Townhouse		S	S
Mixed Retail & Residential (Mixed Use)		S	S
MF-Apartments			S
Entertainment Uses			
Amusement Services		X	X
Amusement Services (Outdoors)		S	S
Amusement Services (Arcade)		X	X
Artist Studio		X	X
Billiard Parlor		X	
Bowling Center		X	
Dinner Theater		X	
Golf Course		X	
Health Club		X	
Horse Track		X	
Kayak or Canoe Dock/Launch			S
Marina			S
Member Sports		X	
Motion Picture (Indoor)		X	
Museum		X	
Multi-Purpose Special Event Center		X	S
Performing Arts including Theater		X	S
Rent Horses		X	X
Stadium		X	S
Smoking Lounge (Cigar)	S	S	

Use ¹	Corridor Commercial Area (Red Boundaries)	Entertainment / Retail & Office Area (Yellow Boundaries)	Perimeter Area (Green Boundaries)
X = Use Permitted Blank = Use Not Permitted S=Specific Use Permit			
Retail & Commercial Uses			
(Alcohol) Packaged Beer & Wine Sales for Off Premise	X	X	X
Art Dealer		X	X
Bakery (Retail)		X	X
Brewpub	S	S	S
Convenience Store		S	
Drive Thru Retail Sales	S	S	S
Drive Thru Restaurant	S <i>(limited to two within the corridor)</i>	S	
Drug Store		S	S
Flea Market	S	S	S
Florist		S	X
Grocery Store	S	X	X
Hardware Store	X	X	X
Laundry / Dry Cleaner (drop off /pick-up)		S	S
Lodging Facilities (Hotel)		X	X
Private Club (with Alcohol)		X	
Winery with Tasting Room	X	X	S
TABLE NOTES:			
¹ Uses as defined by the UDC and shown in Article 4: Permissible Uses of the UDC.			
² Unless otherwise noted in this PD, noted uses shall adhere to the performance standards set forth in the UDC.			

2. *Prohibited Uses.* In addition to the uses that are prohibited in the Office (O) zoning district, the following uses, as defined by the UDC, are prohibited within this PD, except for in the Perimeter Area, where such uses are permitted on a case-by-case basis subject to site-specific SUP Site Plan review:
- a. General Education, Health, and Institutional Uses, listed in the use table in Section 18, *Use Charts*, of the UDC;
 - b. Bank Drive-Thru;
 - c. Adult Day Health Care Center
 - d. Adult Day Care Center
 - e. Apparel Manufacturing
 - f. Auto Sales and related uses

- g. Auto Repair and related uses
 - h. Auto Parking (Primary Use)
 - i. Community Food Services
 - j. Convenience Store with Gas;
 - k. Drive Through / In Retail Sales (see Article 4, Section 4.8.5 of the UDC for description);
 - l. Exterminator (Storage);
 - m. Emergency Care Clinic
 - n. Farm Products Food (Wholesale);
 - o. Firewood (Wholesale);
 - p. Heavy Machine Sales (Outside)
 - q. Hospice
 - r. Large Retail (With Gas Sales);
 - s. Library
 - t. Livestock (Wholesale)
 - u. Lumber Sales (Wholesale)
 - v. Medical and Dental Offices
 - w. Mini-Storage;
 - x. Mobile Home Dealer;
 - y. Outdoor Storage;
 - z. Paper Products (Wholesale);
 - aa. Parole / Probation Office
 - bb. Portable Buildings;
 - cc. Portable (Chemical Toilet);
 - dd. Radio Station with Tower;
 - ee. Residential Waste Recycling Receptacle; and
 - ff. RV Park
 - gg. Tool Rental (Outdoors).
 - hh. TV Station with Tower;
 - ii. Sewage Station;
 - jj. Vocational School
 - kk. Veterinary Clinic
 - ll. Veterinarian w/ Indoor Kennel
 - mm. Wind Turbines (Ground Mounted)
3. *Specific Use Permit.* Except for Lodging Facilities, which are permitted by right in this PD, uses that require a Specific Use Permit in the Office (O) district require a Specific Use Permit in this PD.
4. *Accessory Uses.* The following accessory uses are permitted, along with other accessory uses, as the need arises, on a site-specific basis.
- a. ATM;

- b. Refuse / Recycling Bin, Drop-Off;
 - c. Outdoor Display of Merchandise; and
5. *Temporary Uses*. Uses that are temporary or special events are permitted within this PD when in compliance with all standards and procedures of Chapter 7.5, *Special Events of the City's Code of Ordinances*, and other provisions required by the Office of Emergency Management.

SECTION 4 – Dimensional Requirements

A. Density and Dimensional Requirements.

1. Unless otherwise proposed by the applicant, all developments in this PD shall be in accordance with Table 4-1, *Dimensional Requirements*, below. Refer to Exhibit B, *Concept Plan and Conceptual Images*, for the boundaries of the three areas of the PD shown in the table. The applicant may propose site-specific dimensional requirements that differ from the requirements of Table 4-1 as part of the Site Plan for a given property.

Table 4-1 Dimensional Requirements⁷			
	Corridor Commercial Area (Red Boundaries)⁴	Entertainment / Retail & Office Area (Yellow Boundaries)⁴	Perimeter Area (Green Boundaries)⁴
Lot and Intensity⁷			
Minimum Lot Area	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Minimum Lot Width	50 ft.	50 ft.	50 ft.
Maximum Floor Area Ratio ³	N/A	N/A	Site-Specific
Building Placement⁷			
Min./Max. Street Setback	20 ft. / N/A	0 ft. / 10 ft.	Site-Specific
Min. Side Setback	20 ft.	10 ft.	Site-Specific
Min. Rear Setback	N/A	10 ft.	Site-Specific
Frontage and Height⁷			
Min. Building Frontage ⁶	N/A	75%	Site-Specific
Min. / Max. Building Height	0 ft. / 150 ft.	0 ft. / 150 ft.	Site-Specific
Minimum Landscaping Area¹	Site-Specific	Site-Specific	Site-Specific
Minimum Common Open Space²	N/A	Site-Specific	Site-Specific
TABLE NOTES:			
¹ See Section 7, <i>Landscaping</i> , for landscaping requirements.			
² See subsection 5.E, <i>Open Space and Pedestrian Linkages</i> . for common open space requirements.			
³ Does not apply to parking structures. Floor Area Ratio may be increased with the approval of a site-specific Site Plan by the City Council.			
⁴ “Site-Specific” in the Perimeter Area column indicates that the specific dimensional requirement is set on a case-by-case basis subject to site-specific Site Plan review for the proposed use. Base UDC standards should be used and/or varied from.			
⁵ Variations from the noted dimensional requirements may be requested for specific developments during the site plan review process.			
⁶ See Building Frontage definition for explanation.			
⁷ Residential development, SF-Detached, SF-Zero Lot Line, SF-Townhouse and MF-Apartments shall adhere to the density and dimensional requirements noted in Article 6 of the UDC.			
⁸ The residential component of a Mixed Retail & Residential (Mixed Use) development shall adhere to the minimum living area and max density noted in Article 6 of the UDC.			

SECTION 5 – Building Orientation and Design

A. Guiding Principles.

The guiding principles of the building design standards of this PD are to create a lively entertainment and shopping environment. In the Corridor Commercial Area, buildings are well-designed with the majority of parking to the side and rear. In the Entertainment/Retail and Office Area, there is an active public realm and buildings are close to the street to define the street edge with shading devices and street furniture to encourage pedestrian activity. In the Perimeter Area, buildings are developed in a way that considers challenges of the land such as being located within a floodplain.

B. Corridor Commercial.

In lieu of the standards of this Section, the standards of Section 7, *Building Design*, of UDC Appendix F, *Corridor Overlay District Standards*, shall apply to the buildings in the Corridor Commercial Area.

C. Building Orientation.

The standards related to building orientation and entrances in Section 6, *Site Design & Building Design*, of UDC Appendix F, *Corridor Overlay District Standards*, shall apply to the site and buildings in this PD.

D. Building Design.

1. Generally.

- a. Except as modified by this Subsection, *Building Design*, the standards related to building design in Section 7, *Building Design*, of UDC Appendix F, *Corridor Overlay District Standards*, shall apply to the site and buildings in this PD.
- b. Building design techniques shall be used in proportion to a building's overall mass. For example, building articulation is needed as a building's length increases. A single method is insufficient to achieve a reduced scale and provide visual interest.

2. Building Materials.

a. Generally.

- i. Building materials should be detailed to convey a sense of authenticity in construction.
- ii. Where differing materials are used on a single building, the materials shall transition to accentuate building forms, design elements, and edges so as not to appear as a superficial application to a wall plane.
- iii. The images in Tables 5-1 through 5-3, below, serve to provide examples of the building materials requirements of Appendix F of the UDC.

b. Alternative Materials.

- i. The applicant may propose other building materials and demonstrate by specifications that the material has comparable durability, impact resistance, and aesthetic quality as the approved materials. These materials may also include those that are:
 - A. *LEED Standard.* Designed for bronze (or higher) certification in Leadership in Energy and Environmental Design ("LEED"), and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or
 - B. *Energy Star Standard.* EPA certified and designed to earn ENERGY STAR, and the materials substantially improve the energy efficiency of the building compared to approved materials.
- ii. Achievement of, at minimum, LEED Certification (a performance score of 40 to 49 points) shall result in the following permitted modifications to the requirements of this PD:
 - A. The Maximum building height may increase two additional stories beyond what is allowed in Table 4-1, *Dimensional Requirements*;
 - B. The minimum landscape area or the minimum common open space area required in Table 4-1, *Dimensional Requirements*, may be reduced to 10 percent; and









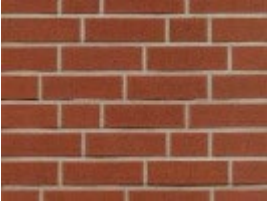



Table 5-1 Principal Masonry Building Materials				
Masonry Materials		Photo Examples		
A	Modular Brick	<p>A</p> 	<p>B</p> 	<p>C</p> 
B	Modular Stone			
C	Architectural cast or precast concrete (detailed)			
D	Architectural reinforced concrete (glass fiber, fiber)	<p>D</p> 	<p>E</p> 	<p>F</p> 
E	Cement Board Siding			
F	Terra cotta			
G	Cast stone	<p>G</p> 	<p>H</p> 	<p>I</p> 
H	Architectural concrete masonry unit			
I	Prefabricated brick			

Table 5-2 Accent Building Materials				
Metal Materials		Photo Examples		
A	Metal panels			
B	Metal accents			
C	Composite wall panel			
Siding		Photo Example		
D	Wood lap (natural or cement)			
E	Wood (natural or cement)			
F	Cement board siding			
Stucco		Photo Example		
G	Authentic (detailed)			
H	Synthetic (scored)			
I	Synthetic (not scored)			
Glass		Photo Example		
J	Curtain wall			
K	Glass accent			

Table 5-3 Permitted Roofing Materials				
Roofing Materials		Photo Examples		
A	Asphalt Shingle	A 	B 	C 
B	Concrete or clay tile			
C	Standing seam tile			
D	Metal shingles	D 	E 	
E	Solar shingles			

3. *Wall Articulation.*

- a. In the Entertainment / Retail and Office Area, In lieu of the requirement in Appendix F of the UDC that facades shall include covered walkways, awnings, canopies, or porticos along at least 25 percent of the length of all four facades, this PD requires that such devices be provided along a minimum of 50 percent of the length of all four faces in the Entertainment / Retail and Office Area. The 25 percent requirement shall apply in all other areas of this PD.
- b. The images in Table 5-4, below, serve to elaborate upon the building articulation requirements of Appendix F of the UDC. Increased wall articulation is needed as a building's length increases.

**Table 5-4
Wall Articulation Features**

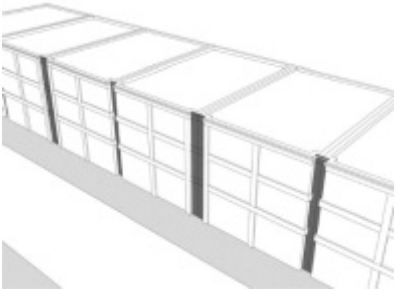
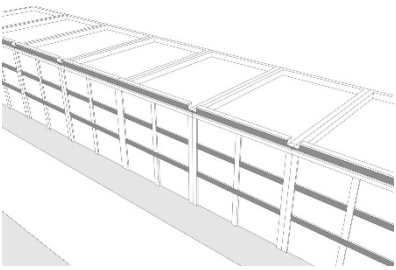
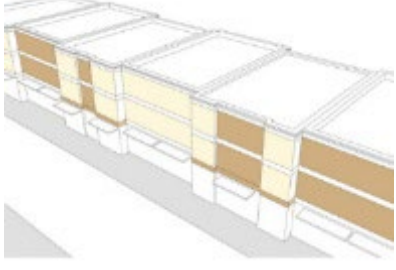
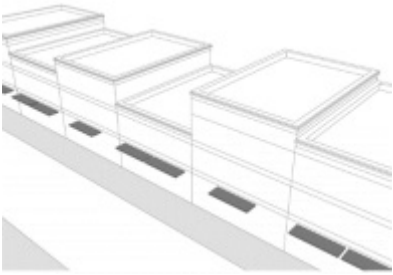
Description	Image	Standards
Wall Plane Offsets		
<p>Wall plane offsets are modest changes in wall planes that divide a façade into smaller modules to reduce scale.</p>		<ul style="list-style-type: none"> • Minimum depth of wall offset: 1 foot • Minimum width of offset: 3 feet
Accent Lines		
<p>Accent lines are vertical elements, such as an attached column, or a horizontal element, such as a cornice or molding that creates rhythm and sense of scale on a façade.</p>		<ul style="list-style-type: none"> • Minimum projection from the primary wall plane: 4 inches • Minimum width: 4 inches
Material and Color Variations		
<p>Material and color variations help to express a traditional façade dimension in height and width. When applied in units, panels, or modules, materials can help convey a sense of scale.</p>		<ul style="list-style-type: none"> • A change in material or color may only count as an articulation technique when used in combination with another articulation technique.
Canopies, Marquee Signs, and Awnings		

Table 5-4 Wall Articulation Features		
Description	Image	Standards
<p>Canopies, marquee signs, awnings, or other projecting features help define the ground floor of a building and frame the pedestrian environment. They also provide shelter from the elements.</p>		<ul style="list-style-type: none"> Awnings and canopies shall be arranged to express individual building spaces in order to count as an articulation technique. The applicant shall provide specifications for a marquee sign together with the Site Plan for a given property.

4. *Blank Walls.*

In some cases, a building may have windowless areas in response to internal functions. However, if a blank wall is larger than 15 feet tall by 25 feet wide, it shall include one or more of the elements listed in Table 5-5, *Blank Walls Options*.

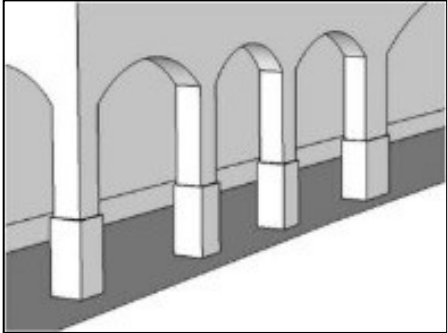
Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
<p>Arcades</p>	

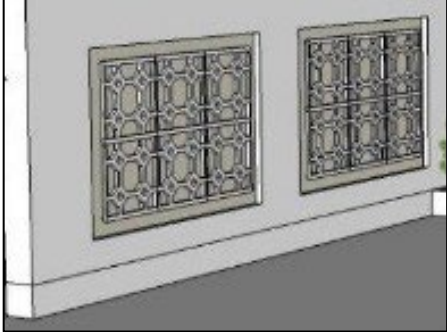

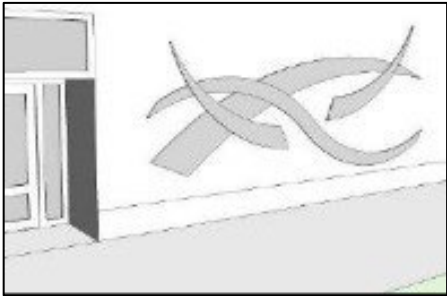

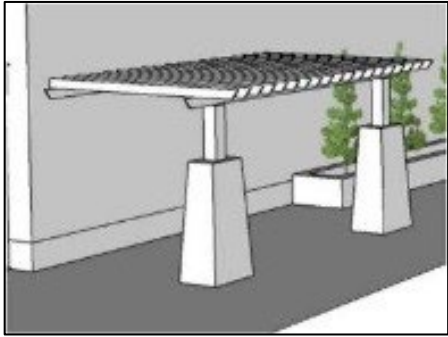

Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
Architectural Details or Screening	
Display Cases or Boxes	
Murals	

Table 5-5 Blank Wall Options	
Element Type	Illustrated Example
Outdoor Dining Areas (Subsection F.5)	
Pergolas or Other Landscaping Structures	
Vertical Trellis (can be done in combination with a planter box)	

E. Open Space and Pedestrian Linkages.

1. *Applicability.* The following open space and pedestrian linkage standards apply only in the Entertainment / Retail and Office Area and are encouraged to be incorporated into the design of developments in the Corridor Commercial and Perimeter Areas.
2. *Open Space.*
 - a. Development on sites greater than five acres in area shall provide usable open space.

- b. Usable open spaces shall include at least two of the following active amenities:
 - i. Active water feature such as a fountain, waterfall, or children's water-spray area;
 - ii. Furnished play area;
 - iii. Sculpture or artwork;
 - iv. Furnished outdoor game area; or
 - v. A comparable amenity proposed by the developer.
 - c. Useable open spaces shall include at least three of the following passive amenities:
 - i. Seasonal plantings in decorative planters;
 - ii. Textured paving;
 - iii. Living wall;
 - iv. Mural;
 - v. Decorative lighting;
 - vi. USB charging station;
 - vii. Electrical hook-up to allow programming; or
 - viii. A comparable amenity proposed by the developer
 - d. Any usable open space shall include lighting meet the standards of Section 7, *Outdoor Lighting*, to create a safe nighttime environment.
3. *Pedestrian Access.*
- a. *External Access.* Walkways shall connect from public sidewalks on the perimeter of the site to all buildings and between buildings on the same or adjoining development sites. Pedestrian walkways shall be distinguished from vehicular areas by a change in pavement material, pattern, color, or striping and signage.
 - b. *Internal Access.* Sidewalks shall be provided and shall be at least six feet wide. Additional shall be required where streetscape amenities or outdoor dining may be incorporated.
4. *Streetscape Amenities.* Where possible, streetscape amenities shall be provided. When provided, they shall comply with the following standards. Figure 5-1, *Examples of Appropriate Streetscape Amenities*, shows examples of appropriate streetscape amenities.
- a. *Benches.* Benches contribute to a comfortable, useable, and active pedestrian environment. Specific bench designs shall be subject to approval by the Planning and Development Director.
 - b. *Trash Receptacles.* Trash receptacles shall be easily accessible for pedestrians and trash collection, and shall be located to be unobtrusive. They shall abide by the following standards:
 - i. Receptacles shall be installed at all primary street intersections, and shall be conveniently placed near bus stops, benches, and other activity nodes. They shall be arranged with other streetscape elements to be functional and reduce the amount of sidewalk obstruction.
 - ii. Trash receptacles shall be a minimum of 36 gallons in size.
 - iii. Trash receptacles shall be powder-coated black.

- iv. Receptacles shall be firmly attached to the pavement.
- v. The design of a receptacle shall include an inner container that is easily removed for pickup and an outer shell. The top shall be mostly covered and bottom shall be sealed to keep the contents out of sight.
- vi. The trash receptacle(s) shall be subject to approval by the Planning and Development Director or designee.
- c. *Bicycle Racks*. If bicycle racks are provided, they shall meet all of the standards below.
 - i. Bicycle parking racks shall support the frame of the bicycle and at least one wheel. Racks shall allow the frame and one wheel to be locked to the rack. Racks shall be securely anchored. Racks shall accommodate a wide variety of sizes and types of bicycles.
 - ii. Bicycle parking racks shall support the bikes in a stable, upright position, without damage to wheels, frame, or other components.
 - iii. Bicycle parking racks shall be permanently mounted/installed within private property or in approved locations in the public right-of-way on solid surfaces. Racks placed adjacent to sidewalks shall not encroach upon required pedestrian accessways, accessible routes, or accessible passing space areas.

Figure 5-1
Examples of Appropriate Streetscape Amenities



F. Outdoor Dining.

When provided, either as required in Subsection D.4, Blank Walls, above, or at the option of the applicant, areas for outdoor dining shall comply with the following standards:

1. *Barrier.* Where abutting a public right-of-way, outdoor dining areas shall use one of the following methods to separate the dining area from the ROW:
 - a. Fencing that is three feet in height and compatible with the quality and appearance of the associated building; or
 - b. Implementing large planters between the street and outdoor dining area. With the City's permission, these planters may be permitted in the ROW.
2. *Pedestrian Pathway.* An unobstructed pedestrian pathway of at least 4 feet shall be provided. If there is more than a four-foot-wide pathway provided, outdoor dining may be located outside of the required four feet.
3. *Waste Receptacles.* Outdoor waste receptacles for customers shall be provided, conveniently located, regularly serviced, and maintained.
4. *Maintenance.* Outdoor dining and seating areas shall always remain clear of litter.

G. Mechanical Equipment and Utilities.

1. *Mechanical Equipment.* Rooftop mechanical or other equipment more than three feet in height shall be screened from public view utilizing screening techniques that either blend with the building or complement its design. Screening materials shall be architecturally compatible with materials used elsewhere on the structure.
2. *Utilities.* With the exception of fire hydrants, utilities shall run underground and above-ground projections of utilities shall be placed in or along rights-of-way of streets of lower street hierarchy, wherever practicable.

SECTION 6 - Parking and Loading

A. Guiding Principles

The guiding principles of the parking and loading standards of this PD are to create parking areas that provide a sufficient number of spaces and are located and designed to encourage pedestrian movement throughout this PD. In the Corridor Commercial areas the majority of parking is located to the side and rear. In the Entertainment / Retail and Office area, the majority of the parking is located within parking structures.

B. General Parking Requirements

1. *Pedestrian Walkway.* A pedestrian walkway of at least six feet wide shall be installed to connect public sidewalks to building entrances, parking structures or areas, open spaces, and any other destinations warranting pedestrian access.
2. *Parking Space Dimensions.* Individual surface parking spaces and drive aisles shall comply with Appendix D, *Parking Layout and Design Standards*, of the UDC.

3. *Accessible Parking Spaces.* Parking spaces that are accessible to disabled persons (“accessible parking spaces”) shall be provided as required by federal and in compliance with Appendix D, *Parking Layout and Design Standards*, of the UDC.
4. *Parking Area Lighting.* All parking area lighting shall comply with Article 10, Section 15, *Glare and Lighting Standards*, of the UDC

C. Required Parking

1. *Commercial, Entertainment / Retail and Office Area and Perimeter Area.*
 - a. *Generally.* Generally, uses within the Commercial, Entertainment / Retail and Office and Perimeter Areas of this PD will have nonlinear or widely varying traffic and parking and loading demand characteristics.
 - b. *Parking Study Required.* A parking study meeting the requirements outlined in paragraph C.5, below, shall be submitted to establish the minimum and maximum parking requirements for uses within the Entertainment and Perimeter Areas of this PD.
 - c. *Requirements of Parking Study.*
 - i. A special study shall be conducted by a qualified, certified traffic engineer at the applicant's and/or owner's expense.
 - ii. The special study shall provide:
 - A. A peak parking analysis of at least five functionally comparable uses; and
 - B. Documentation regarding the comparability of the referenced uses, including: name, function, location, gross floor area, parking availability, access to transportation networks (including vehicular, bicycle, pedestrian, and transit, as applicable), use restrictions, and other factors that could affect the parking demand.
 - d. *Approval of Special Study.*
 - i. The Planning and Development Director and/or Transportation Director may rely upon the special study or may request additional information or analysis, including, but not limited to: alternative or new data points, or consideration of additional or alternative factors related to comparability or peak demand, as supported by sound engineering principles.
 - ii. In conjunction with the review of the submitted parking study, the Planning and Development Department may consider any other materials relating to the parking and loading requirements of entertainment uses and their ancillary land uses that the Planning and Development or Transportation Director deems useful and necessary.
 - iii. As a condition of approval of a special study, the Planning and Development or Transportation Director may require that land be reserved or land-banked for additional parking if:

- A. There is a demonstrably high probability the land use could change, resulting in a higher demand for parking; or
- B. The variability in the special study justifies the reservation of additional land to mitigate a material risk that the land use may be insufficiently parked.
- C. Areas that are reserved or land-banked shall be of an appropriate location and dimension to provide for the additional parking by connection to existing parking lots.
- e. *Traffic Impact Analysis.* A Traffic Impact Assessment (TIA) and resulting proposals for specific improvements may be required by the Transportation Director in accordance with Article 23, *Master Transpiration Plan*, of the UDC.
- 2. *Commercial Corridor Area and Entertainment / Retail and Office Area.*
 - a. *Minimum Require Parking.* The minimum parking ratios listed in Article 10, Section 7, *Off-Street Parking Requirements*, shall apply with the following modifications:
 - i. *Office uses.* One space shall be required per 300 square feet of gross leasable area.
 - ii. *Retail Sales and Service uses.* One space shall be required per 500 square feet of gross floor area.
 - iii. *Restaurants.* One space shall be required per 150 square feet of gross floor area.
 - b. *Maximum Parking.* The maximum allowable parking spaces for a development shall not exceed 115 percent of the number of required minimum parking spaces.

D. Parking Layout and Design

- 1. *Commercial Corridor Area.*
 - a. One row of parking may be located in front of structure. All other parking areas shall be located to the side or rear of structure.
 - b. Parking areas may include surface parking lots or parking structures.
- 2. *Entertainment / Retail and Office Area.*
 - a. *Location.*
 - i. All surface parking lot areas shall be located behind the structure.
 - ii. Parking is encouraged to be located in shared parking structures.
 - b. *Parking Area Screening.* Where an allowed parking lot adjoins a street, screening shall occur by providing:
 - i. A minimum five-foot wide buffer with a solid row of hedges across 100 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way;
 - ii. A masonry wall that is a minimum of 30 inches and a maximum of four feet in height; or
 - iii. A decorative fence and shrubbery across 50 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way.

E. Structured Parking

1. *Configuration of Structured Parking Spaces.* Individual parking spaces for structured parking facilities shall comply with Appendix D, *Parking Layout and Design Standards, of the UDC.*
2. *General Standards.* When provided, all parking structures shall meet the following standards:
 - a. *Height.* The height of the parking structure shall not exceed the height of the structure it serves.
 - b. *Rooftop Parking.* Rooftop open-air parking shall be screened with a [parapet](#) of at least four feet in height.
 - c. *Safety Mirrors.* Pedestrian safety devices such as convex mirrors or other warning devices are required where it would be a significant risk to public health or safety without the installation of those devices.
 - d. *Gates and Booths.* Any vehicle exit barrier, including but not limited to a gate or payment booth, shall be located at least 20 feet inside the exterior wall of the parking structure.
 - e. *Lighting.* Parking structures shall contain lighting sufficient for security purposes.
3. *Parking Structure Types and Standards.* Table 6-1, *Parking Structure Type Descriptions and Standards* details the different types of parking structures and their corresponding standards.




Table 6-1 Parking Structure Types and Standards		
Parking Structure Type Description	Image	Standards
<p>Stand-alone parking structures are freestanding structures located in the center of a larger block.</p>		<ul style="list-style-type: none"> Stand-alone structures shall be separated from adjacent buildings by a minimum of 20 feet to provide sufficient light and privacy for adjacent structures. This separation may accommodate an alley and/or rear yards. Stand-alone parking structures shall have foundation plantings as required in Section 7, <i>Landscaping.</i> Stand-alone parking structures shall comply with standards for exterior design and vehicle entry/exist design as set forth in Subsections E.5, <i>Exterior</i>

Table 6-1 Parking Structure Types and Standards		
Parking Structure Type Description	Image	Standards
		<p><i>Design</i>, and E.6, <i>Vehicle Entry/Exit</i> .</p> <ul style="list-style-type: none"> • Only permitted in the Entertainment and Commercial Corridor Areas
<p>Activated parking structures consist of retail uses at the base that are oriented solely toward the street.</p>		<ul style="list-style-type: none"> • Liner buildings associated with activated structures may be directly attached or detached by a minimal fire separation distance. Liner buildings shall comply with standards set forth in Subsection E.4, <i>Liner Buildings for Parking Structures</i>. • Permitted in the Entertainment / Retail and Office, and Commercial Corridor Areas.
<p>Integrated parking structures are located within an occupied building or surrounded by liner buildings</p>		<ul style="list-style-type: none"> • Integrated structures may be fully or partially integrated with the surrounding building. Liner buildings shall comply with standards set forth in Subsection E.4, <i>Liner Buildings for Parking Structures</i>. • Permitted in the Entertainment / Retail and Office, and Commercial Corridor Areas.

4. *Liner Buildings for Parking Structures*. Liner buildings that are part of activated or integrated parking structures shall comply with the following standards:
 - a. Liner buildings shall be at least two stories in height with no less than 15 feet in depth.
 - b. Liner buildings may be detached from or attached to the principal building
 - c. Liner buildings may be used for any purpose allowed on the lot on which they are located except for parking.
5. *Exterior Design*. Facades on the ground floor of stand-alone parking structures shall meet one of the following standards:

- a. Be constructed of materials of similar quality and shall be compatible in appearance with adjacent buildings; or
 - b. Be articulated using three or more of the following architectural features:
 - i. Windows or window-shaped openings with decorative mesh or similar features as approved by the Planning and Development Director;
 - ii. Masonry columns;
 - iii. Decorative wall insets or projections;
 - iv. Awnings;
 - v. Changes in color or texture of materials;
 - vi. Public art;
 - vii. Integrated landscape planters; or
 - viii. Other similar features approved by the Planning and Development Director.
6. *Vehicle Entry/Exit Design.*
- a. Vehicle entries and exits of stand-alone parking structures shall be oriented away from the primary street frontage and shall minimize conflicts with pedestrian circulation.
 - b. Street front openings in stand-alone parking structures shall not exceed 55 percent of facade area.

F. Off-Street Loading

1. *Dimensions and Maneuvering Space.* All loading areas shall comply with Appendix E, *Parking and Loading Areas*, of the UDC.
2. *Location.* All loading areas are required to be located on the same lot as the building or lot served by the loading area. Semi-trailer loading spaces and loading docks shall be located behind buildings and screened from view from adjacent properties and public rights-of-way.
3. *Fire Exit or Emergency Access.* Off-street loading facilities shall be designed so as not to interfere with any fire exits or emergency access facilities to either a building or site.

SECTION 7 – Landscaping

A. Applicability.

The following landscaping standards apply in the Entertainment and Commercial Corridor Areas.

B. General Standards

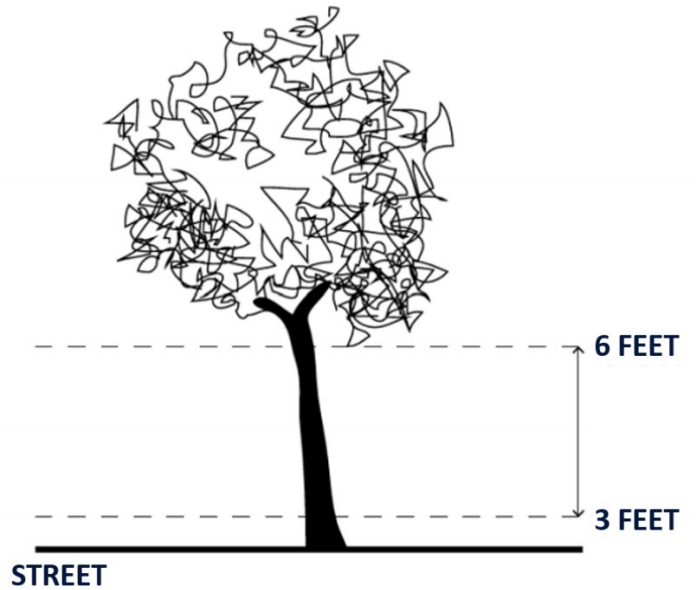
1. *Sight Visibility.* A sight visibility triangle is formed by a diagonal line connecting two points located on intersecting street right-of-way lines, or a right-of-way line, and the curb or edge of a driveway. Trees and shrubs shall not be installed in locations where there is a substantial likelihood that the mature form of the tree would have to be materially compromised to maintain sight visibility in conformance with Table 7-1, *Sight Visibility*.

Figure 7-1 Sight Visibility

Horizontal Sight Visibility



Vertical Sight Visibility



2. *Timing of Installation.* Required trees, shrubs, and sod shall be installed on each lot prior to the issuance of a certificate of occupancy for that lot.
3. *Biodiversity.* Biodiversity of the genus and species of trees and shrubs is required in order to prevent monocultures which could result in large-scale losses in the event of disease or blight. Recommended varieties are listed as Exhibit 5 of Article 8, *Landscaping and Screening* in the UDC.
4. *Healthy Nursery Stock.* Trees and shrubs planted pursuant to this Section shall be good, healthy nursery stock.
5. *Minimum Size of Plants at Installation.* Plant material that is installed to comply with the requirements of this Section shall be of the sizes set out as follows:

Table 7-1 Minimum Planting Size at Installation	
Type of Plant Material	Minimum Size at Installation
Tree	3" caliper
Evergreen Tree	8' in height
Shrub	5 gal. container

C. Minimum Plantings.

The required number of plantings are outlined in Table 7-2, *Minimum Landscaping Planting Requirements*.

Table 7-2 Minimum Landscape Planting Requirements					
Area within PD	Street Trees ¹	Pedestrian Walkway Trees ¹	Foundation Plantings ²	Parking Lot Plantings ³	Landscaping Area Plantings ⁴
All Areas	1 per 40 linear feet of street frontage	1 tree per 20 linear feet	50% of linear footage of facade	1 tree per 20 parking spaces in a surface lot	1 tree per 500 square feet of site landscaping area 1 shrub for every 50 square feet of site landscaping area

TABLE NOTES:

¹ See subsection 7.D for standards for street trees and pedestrian walkway trees.

² See subsection 7.E for standards for foundation plantings.

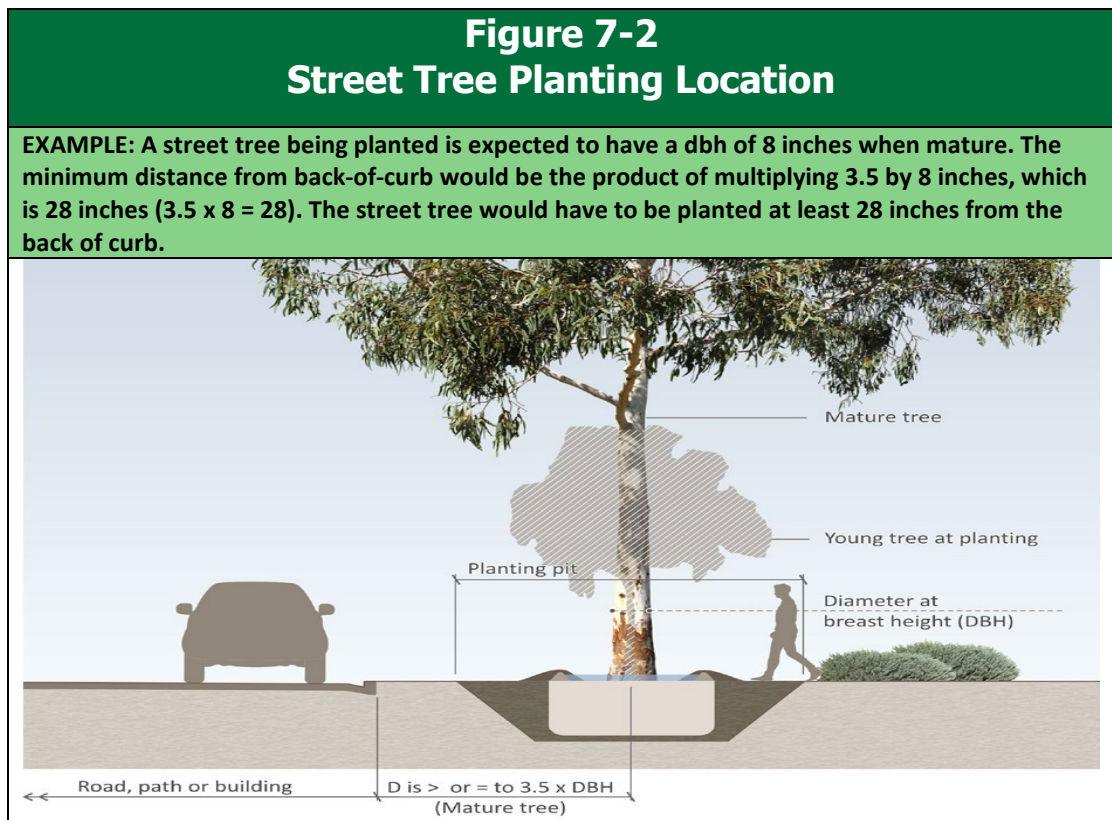
³ See subsection 7.F for standards for parking lot plantings.

⁴ See subsection 7.G for standards for landscaping area plantings.

D. Street Trees and Pedestrian Walkway Trees.

1. Location.

- a. Street trees are those trees that are planted at regular intervals in the street right-of-way. To avoid damage from the roots, street trees shall be planted at a distance from the back of the curb that is at least equal to the result of multiplying three and one half by the expected DPH of the tree when matured ($D = 3.5 \times \text{DBH}$), as illustrated in Figure 7-2, *Street Tree Planting Location*.



- b. Pedestrian walkway trees are those trees that are planted at regular intervals are planted along pedestrian walkways in, for example, parking lots or in pedestrian-oriented areas of larger developments.
2. *Species*. To maintain a consistent appearance along individual street and walkway segments, the species of trees that are planted shall be the same on both sides of the street. The trees planted in a landscaped median may be different in species from those which are planted adjacent to the sidewalk.

E. Foundation Planting

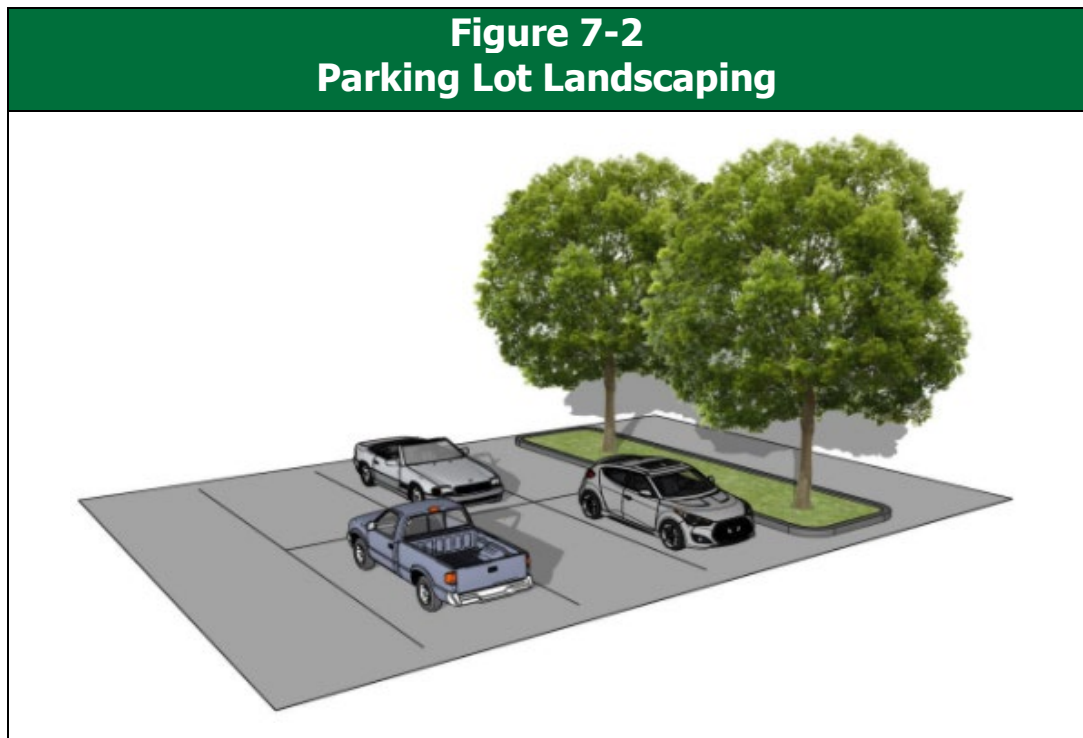
1. *Location.* Applicable buildings shall have foundation planting areas adjacent to the base of the building, with a minimum percentage of linear feet along the street, side, and rear as set out in Table 7-3, Minimum Landscaping Planting Requirements. Where planting areas are required, they may be crossed with walkways to provide access to the building.
2. *Width.* Required foundation plantings shall be a minimum of six feet wide on the façade of the building adjacent to the street and side setbacks and a minimum of four feet wide on the façade of the building adjacent to the rear setback.
3. *Rear Setback Exception.* Foundation plantings are not required along rear facades that do not have adjacent drive aisles for personal vehicles or that are not visible to the general public.
4. *Groundcover and Public Art.* Remaining portions of the planting area shall be planted with groundcover or consist of xeriscape groundcover, rocks, decorative pavers, or public art.



F. Parking Lot Plantings

1. *Planting Islands.*
 - a. One planting island, as depicted in Figure 7-2, *Parking Lot Landscaping*, of at least 324 square feet in area shall be provided for each 20 spaces in the parking lot. No planting island shall be less than 18 feet in any dimension, measured from the outside of the curb to the outside of the opposite curb.

- b. Each island shall have a minimum of two canopy trees, three ornamental trees, or 30 shrubs.
 - c. Parking lot landscaping shall be evenly distributed within interior parking lot islands or within islands in entrance and circulation drives. Such landscaping may also be located in the perimeter or corners of the lot, as provided in paragraph 2, *Small Parking Lots*, below. Trees shall be given adequate room to for healthy growth and stability.
2. *Small Parking Lots*. For interior parking lots with fewer than 15 spaces, the island(s) may be the lot's corners. For parking lots requiring less than six canopy trees, the landscaping may be on the perimeter of the parking lot.



G. Landscaping Area Plantings

All areas not designated as street trees, pedestrian walkway trees, foundation plantings, parking lot plantings, or utilized for pedestrian and vehicular access to the building (for example, sidewalks, parking spaces, loading spaces, or service areas) shall be landscaped with groundcover or consist of xeriscape groundcover, rocks, or decorative pavers and designated as site landscaping area in order to meet the minimum required landscaping area per lot as stated in Table 4-1, *Dimensional Requirements*.

H. Tree Mitigation

The preservation and protection of mature, existing trees located within the PD is encouraged. In order to mitigate effects of removal of protected trees and to receive credit for existing trees, the standards of Article 8, Section 16, Tree Protection Standards, in the UDC shall apply to development within this PD.

SECTION 8 – Outdoor Lighting

A. Guiding Principles.

The guiding principles of the outdoor light standards of this PD are to minimize the glare aspects of excessive outdoor lights while maximizing a property's visual interest and safe nighttime use.

B. Exempted Lighting.

The following types of outdoor lighting are exempt from the requirements of this Section:

1. *Emergencies*. Lighting used only under emergency conditions;
2. *Street Lights*. Lighting used for the principal purpose of illuminating streets and sidewalks;
3. *Signs*. Lighting solely used for signs;
4. *Temporary Uses*. Lighting associated with an approved temporary use;
5. *Temporary Lighting*. Temporary lighting associated with a development site;
6. *Monuments and Statutes*. Lighting for public monuments and statues;
7. *Water Features*. Underwater lighting in fountains, swimming pools, and other water features;
8. *State and Federal Mandates*. Lighting required pursuant to state and federal laws (e.g., FAA);
9. *Building Code*. Lighting required by the City's adopted building code;
10. *Ornamental Lighting*. Ornamental Lighting with a rated initial luminaire lumen output of 525 lumens or less;
11. *Seasonal Lighting*. Seasonal Lighting, provided the lighting does not create unsafe glare on street rights-of-way and is in compliance with the adopted electrical code; and
12. *Historic or Antique Lighting*. Historic or antique-style pedestrian light fixtures approved by the City.

C. Prohibited Lighting

The following types of outdoor lighting are prohibited in the City.

1. *Outdoor Lighting Resembling Emergency Signals*. Outdoor lighting that contains reflectors or glaring, strobe, or rotating lights, beacons, beams or flashing illumination resembling an emergency signal; and

2. *Searchlights, Aerial Lasers, and Beacons.* Searchlights, aerial lasers, or any type of beacon used to attract attention to a property, without prohibiting the use of a searchlight by authorized personnel for emergency purposes.

D. Outdoor Lighting Standards

1. *Compliance with UDC.* Lighting within this PD shall comply with Article 10, Section 15, *Glare and Lighting Standards*, of the UDC.
2. *Design Standards.*
 - a. *Scale and Context.* All lighting shall be designed and installed in scale and context with the architecture of the building. Standard security lighting shall not be used in lieu of architectural lighting. In general, actual light bulbs should not be visible.
 - b. *Accent Lighting.* Accent lighting shall be used to highlight architectural fenestration, entry and access points, landscaping elements, and artwork.
 - c. *Rope Lighting.* Holiday and other styles of temporary rope lighting may not be used on a permanent basis. Light fixtures shall be in compliance with the adopted electrical code.

SECTION 9 – Signs

A. Guiding Principles

The guiding principles of the signage standards of this PD are to ensure quality signage that is compatible with development within this PD, while maintaining content neutrality and accommodating the expression rights of the First Amendment to the U.S. Constitution.

B. Unified Signage Plans

Signage may be required to be submitted as part of a Unified Signage Plan as described in Article 9, *Sign Standards*, of the UDC for master planned developments. Individual tenant signs may be approved administratively on a case by case basis.

C. Design Guidelines

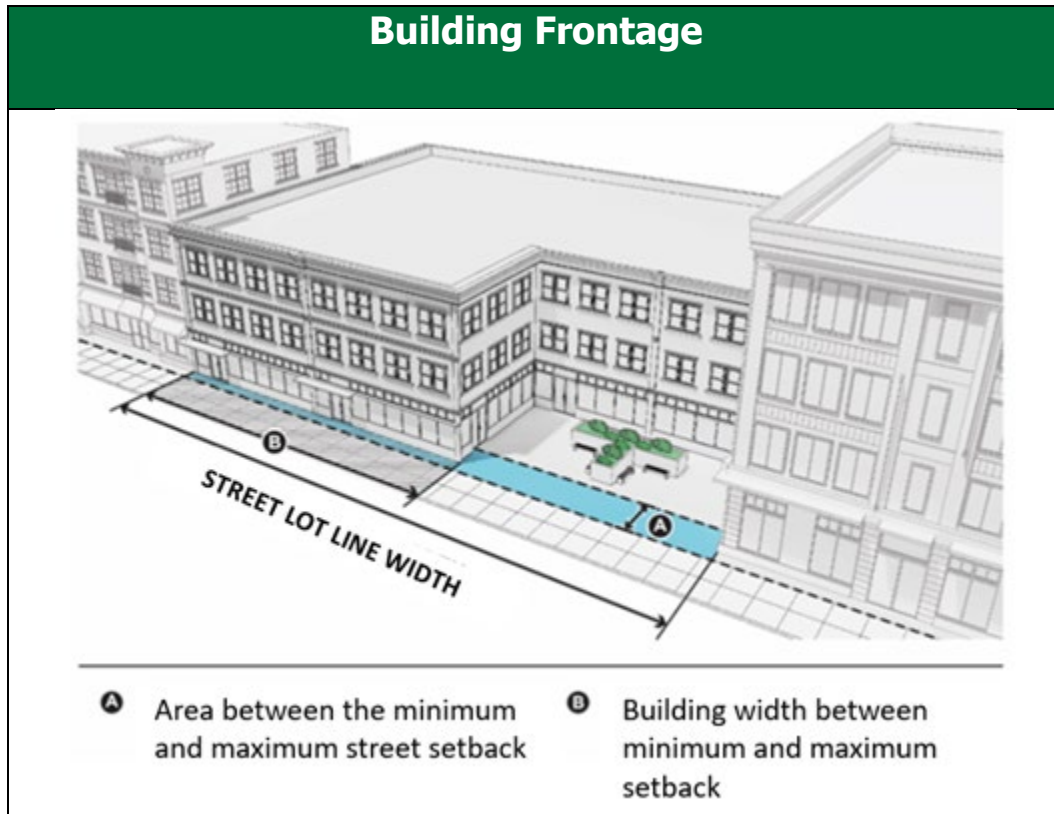
All signage within this PD should fulfill the spirit and intent of Appendix G, *Design Guidelines for Signage* of the UDC.

SECTION 10 – Definitions

Words defined within this Section are in addition to the ones found in Article 30, *Definitions*, of the UDC.

Director means Grand Prairie’s Planning and Development Director or designee.

Building Frontage means the widest measurement of the building ("B" in the illustration below) that is within the minimum and maximum street setback or side setback ("A" in the illustration below), as measured parallel to the specified lot line, represented as a percentage of the total width of the parallel lot line.



Primary Building Entrance means a building entrance that serves the public and is not meant solely for employee or service use. A building may have more than one primary building entrance.

DBH (Diameter at Breast Height) means the standard method of measuring the size of the trunk of a matured tree at 4.5 feet above the ground.

Exhibit A, District Boundary

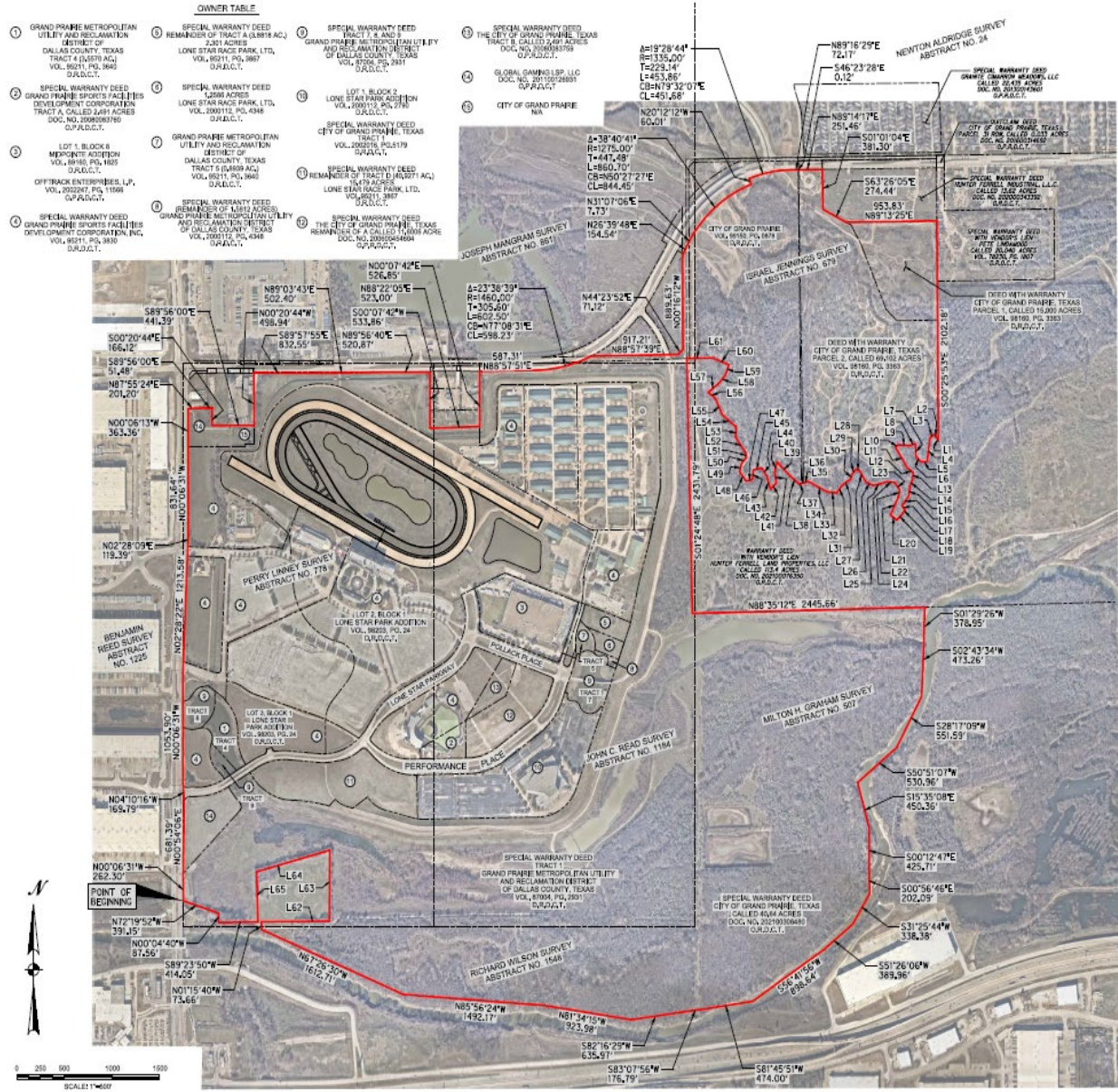


Exhibit B, Legal Description

Being a part of the Israel Jennings Survey, Abstract No. 679, the John C. Read Survey, Abstract No. 1184, the Richard Wilson Survey, Abstract No. 1548, the Milton H. Graham Survey, Abstract No. 507, the Joseph Mangram Survey, Abstract No. 861, and the Perry Linney Survey, Abstract No. 778 in the City of Grand Prairie, Dallas County, Texas, being all of that called 15.000 acre tract of land described as Parcel 1 and all of that called 69.102 acre tract of land described as Parcel 2 in Deed With Warranty to the City of Grand Prairie, Texas as recorded in Volume 98160, Page 3363 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), being all of that called 384.7458 acre tract of land described as Tract 1, being all of that called 4.8786 acre tract of land described as Tract 7, being all of that called 2.4662 acre tract of land described as Tract 8, being all of that called 0.9848 acre tract of land described as Tract 9, all in Special Warranty Deed to Grand Prairie Metropolitan Utility and Reclamation District as recorded in Volume 87004, Page 2931 D.R.D.C.T., being all of that called 3.5570 acre tract of land described as Tract 4 in Special Warranty Deed to Grand Prairie Metropolitan Utility and Reclamation District as recorded in Volume 95211, Page 3640 D.R.D.C.T., being the remainder of that tract of land described in Special Warranty Deed to the City of Grand Prairie, Texas as recorded in Volume 99150, Page 878 D.R.D.C.T., being those tracts of land described in Warranty Deed to Global Gaming LSP, LLC as recorded in Document No. 201100126931 in the Official Public Records of Dallas County, Texas, being that called 2.491 acre tract of land described as Tract B to the City of Grand Prairie as recorded in Document No. 20080083759 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being the remainder of a called 11.6006 acre tract of land described in Special Warranty Deed to the City of Grand Prairie, Texas as recorded in Document No. 200600454604 O.P.R.D.C.T., being all of that called 2.491 acre tract of land described as Tract A in Special Warranty Deed to Grand Prairie Sports Facilities Development as recorded in Document No. 20080083760 O.P.R.D.C.T., being all of that called 40.64 acre tract of land described in Special Warranty Deed to the City of Grand Prairie, Texas as recorded in Document No. 202100308480 in the Official Records of Dallas County, Texas, being all of Block 1, Lots 2 and 3, Lone Star Park Addition, an addition to the City Of Grand Prairie, Dallas County Texas as recorded in Volume 98203, Page 24 in the Plat Records of Dallas County, Texas (P.R.D.C.T.), being all of Lot 1, Block 8, Midpointe Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 89160, Page 1825 P.R.D.C.T., same being described in General Warranty Deed to Offtrack Enterprises, L.P. recorded in Volume 2002247, Page 11566 D.R.D.C.T., being all of Midpointe Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 87040, Page 6182 P.R.D.C.T., being all of Lot 1, Block 2, Lone Star Park Addition, an addition to the City of Grand Prairie, Texas as recorded in Volume 2000112, Page 2790 P.R.D.C.T., same being described as that called 25.5071 acre tract of land described in Special Warranty Deed to the City of Grand Prairie, as recorded in Volume 2002016, Page 5179 D.R.D.C.T., and being more particularly described as follows:

BEGINNING at the most westerly southwest corner of said 384.7458 tract of land and being on the east right-of-way line of Beltline Road (variable width right-of-way);

THENCE North 00 degrees 06 minutes 31 seconds West, along said east right-of-way line, a distance of 262.30 feet, more or less to a point for corner;

THENCE North 00 degrees 54 minutes 06 seconds East, continuing along said east right-of-way line, a distance of 681.39 feet, more or less to a point for corner;

THENCE North 04 degrees 10 minutes 16 seconds West, continuing along said east right-of-way line, a distance of 169.79 feet, more or less to a point for corner;

THENCE North 00 degrees 06 minutes 31 seconds West, continuing along said east right-of-way line, a distance of 1,053.90 feet, more or less to a point for corner;

THENCE North 02 degrees 28 minutes 22 seconds East, continuing along said east right-of-way line, a distance of 1,213.58 feet, more or less to a point for corner;

THENCE North 02 degrees 28 minutes 09 seconds East, continuing along said east right-of-way line, a distance of 119.39 feet, more or less to a point for corner;

THENCE North 00 degrees 06 minutes 31 seconds West, continuing along said east right-of-way line, a distance of 831.64 feet, more or less to a point for corner;

THENCE North 00 degrees 06 minutes 13 seconds West, continuing along said east right-of-way line, a distance of 363.36 feet, more or less to a point for corner;

THENCE North 87 degrees 55 minutes 24 seconds East, departing said east right-of-way line, a distance of 201.20 feet, more or less to a point for corner;

THENCE South 89 degrees 56 minutes 00 seconds East, a distance of 51.48 feet, more or less to a point for corner;

THENCE South 00 degrees 20 minutes 44 seconds East, a distance of 166.12 feet, more or less to a point for corner;

THENCE South 89 degrees 56 minutes 00 seconds East, a distance of 441.39 feet, more or less to a point for corner;

THENCE North 00 degrees 20 minutes 44 seconds West, a distance of 498.94 feet, more or less to a point for corner on the south right-of-way line of Hunter Ferrell Road (variable width right-of-way);

THENCE South 89 degrees 57 minutes 55 seconds East, along said south right-of-way line, a distance of 832.55 feet, more or less to a point for corner;

THENCE North 89 degrees 03 minutes 43 seconds East, continuing along said south right-of-way line, a distance of 502.40 feet, more or less to a point for corner;

THENCE North 89 degrees 56 minutes 40 seconds East, continuing along said south right-of-way line, a distance of 520.87 feet, more or less to a point for corner;

THENCE South 00 degrees 07 minutes 42 seconds West, departing said south right-of-way line, a distance of 533.86 feet, more or less to a point for corner;

THENCE North 88 degrees 22 minutes 05 seconds East, a distance of 523.00 feet, more or less to a point for corner;

THENCE North 00 degrees 07 minutes 42 seconds East, a distance of 526.85 feet, more or less to a point for corner on said south right-of-way line;

THENCE North 88 degrees 57 minutes 51 seconds East, along said south right-of-way line, a distance of 587.31 feet, more or less to the point of curvature of a circular curve to the left, having a radius of 1,460.00 feet, whose chord bears North 77 degrees 08 minutes 31 seconds East, a distance of 598.23 feet, more or less;

THENCE Northeasterly, continuing along said south right-of-way line and along said circular curve to the left, through a central angle of 23 degrees 38 minutes 39 seconds, an arc length of 602.50 feet, more or less to a point for corner;

THENCE North 88 degrees 57 minutes 39 seconds East, departing said south right-of-way line, a distance of 917.21 feet, more or less to a point for corner;

THENCE North 44 degrees 23 minutes 52 seconds East, a distance of 71.12 feet, more or less to a point for corner;

THENCE North 00 degrees 16 minutes 12 seconds West, a distance of 889.63 feet, more or less to a point for corner on said south right-of-way line;

THENCE North 26 degrees 39 minutes 48 seconds East, along said south right-of-way line, a distance of 154.54 feet, more or less to a point for corner;

THENCE North 31 degrees 07 minutes 06 seconds East, continuing along said south right-of-way line, a distance of 7.73 feet, more or less to the point of curvature of a circular curve to the right, having a radius of 1,275.00 feet, whose chord bears North 50 degrees 27 minutes 27 seconds East, a distance of 844.45 feet, more or less;

THENCE Northeasterly, continuing along said south right-of-way line and along said circular curve to the right, through a central angle of 38 degrees 40 minutes 41 seconds, an arc length of 860.70 feet, more or less to a point for corner;

THENCE North 20 degrees 12 minutes 12 seconds West, continuing along said south right-of-way line, a distance of 60.01 feet, more or less to the point of curvature of a non-tangent circular curve to the right, having a radius of 1,335.00 feet, whose chord bears North 79 degrees 32 minutes 07 seconds East, a distance of 451.68 feet, more or less;

THENCE Northeasterly, continuing along said south right-of-way line and along said circular curve to the right, through a central angle of 19 degrees 28 minutes 44 seconds, an arc length of 453.86 feet, more or less to a point for corner;

THENCE North 89 degrees 16 minutes 29 seconds East, continuing along said south right-of-way line, a distance of 72.17 feet, more or less to a point for corner;

THENCE South 46 degrees 23 minutes 28 seconds East, continuing along said south right-of-way line, a distance of 0.12 feet, more or less to a point for corner;

THENCE North 89 degrees 14 minutes 17 seconds East, continuing along said south right-of-way line, a distance of 251.46 feet, more or less to a point for corner on the common line between said called 69.102 acre tract and that called 13.62 acre tract of land described in Special Warranty Deed to Hunter Ferrell Industrial, L.L.C. as recorded in Document No. 202000343392 in the Official Records of Dallas County, Texas (O.R.D.C.T.);

THENCE South 01 degree 01 minute 04 seconds East, along said common line, a distance of 381.30 feet, more or less to a point for corner;

THENCE South 63 degrees 26 minutes 05 seconds East, continuing along said common line, a distance of 274.44 feet, more or less to a point for corner;

THENCE North 89 degrees 13 minutes 25 seconds East, departing said common line and along the common line between said 15.000 acre tract and said 13.62 acre tract, a distance of 953.83 feet, more or less to a point for corner on the west line of that called 20.040 acre tract of land described in Special Warranty Deed with Vendor's Lien to Pete Lindamood as recorded in Volume 78230, Page 1807 D.R.D.C.T.;

THENCE South 00 degrees 25 minutes 53 seconds East, departing said common line, a distance of 2,102.18 feet, more or less to a point for corner on the north line of that called 113.4 acre tract of land described in Warranty Deed with Vendor's Lien to Hunter Ferrell Land Properties, LLC as recorded in Document No. 202100076350 O.R.D.C.T., and being in the center of Bear Creek;

THENCE North 22 degrees 05 minutes 45 seconds West, along said Bear Creek, a distance of 33.84 feet, more or less to a point for corner;

THENCE North 44 degrees 56 minutes 53 seconds West, continuing along said Bear Creek, a distance of 47.81 feet, more or less to a point for corner;

THENCE South 53 degrees 02 minutes 38 seconds West, continuing along said Bear Creek, a distance of 51.03 feet, more or less to a point for corner;

THENCE South 07 degrees 47 minutes 32 seconds West, continuing along said Bear Creek, a distance of 231.99 feet, more or less to a point for corner;

THENCE South 86 degrees 58 minutes 22 seconds West, continuing along said Bear Creek, a distance of 59.80 feet, more or less to a point for corner;

THENCE North 46 degrees 29 minutes 29 seconds West, continuing along said Bear Creek, a distance of 79.95 feet, more or less to a point for corner;

THENCE North 01 degree 49 minutes 14 seconds West, continuing along said Bear Creek, a distance of 119.83 feet, more or less to a point for corner;

THENCE South 75 degrees 54 minutes 21 seconds West, continuing along said Bear Creek, a distance of 70.74 feet, more or less to a point for corner;

THENCE North 85 degrees 30 minutes 10 seconds West, continuing along said Bear Creek, a distance of 112.52 feet, more or less to a point for corner;

THENCE South 52 degrees 44 minutes 04 seconds West, continuing along said Bear Creek, a distance of 37.80 feet, more or less to a point for corner;

THENCE South 32 degrees 00 minutes 46 seconds East, continuing along said Bear Creek, a distance of 230.77 feet, more or less to a point for corner;

THENCE South 53 degrees 24 minutes 28 seconds East, continuing along said Bear Creek, a distance of 81.44 feet, more or less to a point for corner;

THENCE South 07 degrees 44 minutes 12 seconds West, continuing along said Bear Creek, a distance of 61.23 feet, more or less to a point for corner;

THENCE South 20 degrees 59 minutes 13 seconds West, continuing along said Bear Creek, a distance of 75.28 feet, more or less to a point for corner;

THENCE South 08 degrees 07 minutes 43 seconds West, continuing along said Bear Creek, a distance of 90.10 feet, more or less to a point for corner;

THENCE South 35 degrees 54 minutes 51 seconds West, continuing along said Bear Creek, a distance of 120.24 feet, more or less to a point for corner;

THENCE South 44 degrees 04 minutes 09 seconds East, continuing along said Bear Creek, a distance of 47.68 feet, more or less to a point for corner;

THENCE South 35 degrees 19 minutes 36 seconds West, continuing along said Bear Creek, a distance of 52.45 feet, more or less to a point for corner;

THENCE South 46 degrees 14 minutes 42 seconds West, continuing along said Bear Creek, a distance of 80.02 feet, more or less to a point for corner;

THENCE North 55 degrees 31 minutes 39 seconds West, continuing along said Bear Creek, a distance of 80.94 feet, more or less to a point for corner;

THENCE North 25 degrees 06 minutes 00 seconds East, continuing along said Bear Creek, a distance of 199.68 feet, more or less to a point for corner;

THENCE North 11 degrees 49 minutes 16 seconds East, continuing along said Bear Creek, a distance of 60.51 feet, more or less to a point for corner;

THENCE North 34 degrees 48 minutes 56 seconds West, continuing along said Bear Creek, a distance of 85.98 feet, more or less to a point for corner;

THENCE North 84 degrees 50 minutes 00 seconds West, continuing along said Bear Creek, a distance of 79.96 feet, more or less to a point for corner;

THENCE South 76 degrees 24 minutes 37 seconds West, continuing along said Bear Creek, a distance of 153.46 feet, more or less to a point for corner;

THENCE North 66 degrees 50 minutes 13 seconds West, continuing along said Bear Creek, a distance of 86.64 feet, more or less to a point for corner;

THENCE North 30 degrees 55 minutes 07 seconds West, continuing along said Bear Creek, a distance of 126.43 feet, more or less to a point for corner;

THENCE North 70 degrees 50 minutes 46 seconds West, continuing along said Bear Creek, a distance of 42.47 feet, more or less to a point for corner;

THENCE South 38 degrees 30 minutes 40 seconds West, continuing along said Bear Creek, a distance of 69.24 feet, more or less to a point for corner;

THENCE South 13 degrees 20 minutes 26 seconds West, continuing along said Bear Creek, a distance of 40.86 feet, more or less to a point for corner;

THENCE South 56 degrees 27 minutes 39 seconds West, continuing along said Bear Creek, a distance of 110.26 feet, more or less to a point for corner;

THENCE South 37 degrees 22 minutes 48 seconds West, continuing along said Bear Creek, a distance of 89.90 feet, more or less to a point for corner;

THENCE North 85 degrees 44 minutes 18 seconds West, continuing along said Bear Creek, a distance of 99.06 feet, more or less to a point for corner;

THENCE North 63 degrees 17 minutes 45 seconds West, continuing along said Bear Creek, a distance of 228.03 feet, more or less to a point for corner;

THENCE South 69 degrees 44 minutes 49 seconds West, continuing along said Bear Creek, a distance of 51.84 feet, more or less to a point for corner;

THENCE South 89 degrees 14 minutes 23 seconds West, continuing along said Bear Creek, a distance of 23.36 feet, more or less to a point for corner;

THENCE South 70 degrees 10 minutes 32 seconds West, continuing along said Bear Creek, a distance of 23.97 feet, more or less to a point for corner;

THENCE North 51 degrees 14 minutes 11 seconds West, continuing along said Bear Creek, a distance of 117.65 feet, more or less to a point for corner;

THENCE North 45 degrees 42 minutes 13 seconds West, continuing along said Bear Creek, a distance of 197.52 feet, more or less to a point for corner;

THENCE South 12 degrees 59 minutes 19 seconds West, continuing along said Bear Creek, a distance of 99.71 feet, more or less to a point for corner;

THENCE South 08 degrees 19 minutes 07 seconds East, a distance of 105.34 feet, more or less to a point for corner;

THENCE South 45 degrees 28 minutes 22 seconds West, continuing along said Bear Creek, a distance of 84.34 feet, more or less to a point for corner;

THENCE North 18 degrees 27 minutes 39 seconds West, continuing along said Bear Creek, a distance of 130.08 feet, more or less to a point for corner;

THENCE North 32 degrees 38 minutes 49 seconds West, continuing along said Bear Creek, a distance of 93.91 feet, more or less to a point for corner;

THENCE South 77 degrees 07 minutes 23 seconds West, continuing along said Bear Creek, a distance of 92.24 feet, more or less to a point for corner;

THENCE South 06 degrees 25 minutes 04 seconds West, continuing along said Bear Creek, a distance of 91.28 feet, more or less to a point for corner;

THENCE South 79 degrees 01 minute 55 seconds West, continuing along said Bear Creek, a distance of 65.58 feet, more or less to a point for corner;

THENCE North 39 degrees 50 minutes 49 seconds West, continuing along said Bear Creek, a distance of 111.39 feet, more or less to a point for corner;

THENCE North 16 degrees 01 minute 55 seconds East, continuing along said Bear Creek, a distance of 87.68 feet, more or less to a point for corner;

THENCE North 40 degrees 44 minutes 13 seconds East, continuing along said Bear Creek, a distance of 72.79 feet, more or less to a point for corner;

THENCE North 07 degrees 12 minutes 59 seconds West, continuing along said Bear Creek, a distance of 42.60 feet, more or less to a point for corner;

THENCE North 35 degrees 41 minutes 26 seconds West, continuing along said Bear Creek, a distance of 182.45 feet, more or less to a point for corner;

THENCE North 01 degree 33 minutes 31 seconds East, continuing along said Bear Creek, a distance of 101.94 feet, more or less to a point for corner;

THENCE North 51 degrees 19 minutes 07 seconds West, continuing along said Bear Creek, a distance of 185.41 feet, more or less to a point for corner;

THENCE North 24 degrees 34 minutes 03 seconds West, continuing along said Bear Creek, a distance of 169.76 feet, more or less to a point for corner;

THENCE North 53 degrees 40 minutes 16 seconds West, continuing along said Bear Creek, a distance of 95.10 feet, more or less to a point for corner;

THENCE North 51 degrees 32 minutes 25 seconds East, continuing along said Bear Creek, a distance of 159.23 feet, more or less to a point for corner;

THENCE North 41 degrees 06 minutes 03 seconds East, continuing along said Bear Creek, a distance of 84.33 feet, more or less to a point for corner;

THENCE North 20 degrees 54 minutes 07 seconds East, continuing along said Bear Creek, a distance of 106.98 feet, more or less to a point for corner;

THENCE North 68 degrees 27 minutes 55 seconds West, continuing along said Bear Creek, a distance of 178.58 feet, more or less to a point for corner;

THENCE South 89 degrees 03 minutes 55 seconds West, departing said Bear Creek, a distance of 278.57 feet, more or less to a point for the northwest corner of said called 113.4 acre tract corner;

THENCE South 01 degree 24 minutes 48 seconds East, along the common line between said Tract 1 and said 113.4 acre tract, a distance of 2,431.79 feet, more or less to a point for corner;

THENCE North 88 degrees 35 minutes 12 seconds East, continuing along said common line, a distance of 2,445.66 feet, more or less to a point for the most easterly northeast corner of said called 384.7458 tract of land;

THENCE South 01 degree 29 minutes 26 seconds West, departing said common line and along the meanders of the west bank of the Trinity River, a distance of 378.95 feet, more or less to a point for corner;

THENCE South 02 degrees 43 minutes 34 seconds, continuing along said meanders, West a distance of 473.26 feet, more or less to a point for corner;

THENCE South 28 degrees 17 minutes 09 seconds West, continuing along said meanders, a distance of 551.59 feet, more or less to a point for corner;

THENCE South 50 degrees 51 minutes 07 seconds West, continuing along said meanders, a distance of 530.96 feet, more or less to a point for corner;

THENCE South 15 degrees 35 minutes 08 seconds East, continuing along said meanders, a distance of 450.36 feet, more or less to a point for corner;

THENCE South 00 degrees 12 minutes 47 seconds East, continuing along said meanders, a distance of 425.71 feet, more or less to a point for corner;

THENCE South 00 degrees 56 minutes 46 seconds East, continuing along said meanders, a distance of 202.09 feet to a point for corner;

THENCE South 31 degrees 25 minutes 44 seconds West, continuing along said meanders, a distance of 338.38 feet to a point for corner;

THENCE South 51 degrees 26 minutes 06 seconds West, continuing along said meanders, a distance of 389.96 feet to a point for corner;

THENCE South 56 degrees 41 minutes 56 seconds West, continuing along said meanders, a distance of 898.64 feet to a point for the east corner of a perpetual easement described in Warranty Deed to Texas Turnpike Authority as recorded in Volume 4426, Page 48 D.R.D.C.T.;

THENCE South 81 degrees 45 minutes 51 seconds West, departing said meanders, a distance of 474.00 feet to a point for corner;

THENCE South 83 degrees 07 minutes 56 seconds West, a distance of 176.79 feet to a point for the southeast corner of said Tract 1;

THENCE South 82 degrees 16 minutes 29 seconds West, along the south line of said Tract 1, a distance of 635.97 feet, more or less to a point for corner;

THENCE North 81 degrees 34 minutes 15 seconds West, continuing along the south line of said Tract 1, a distance of 923.98 feet, more or less to a point for corner;

THENCE North 85 degrees 56 minutes 24 seconds West, continuing along the south line of said Tract 1, a distance of 1,492.17 feet, more or less to a point for corner;

THENCE North 67 degrees 26 minutes 30 seconds West, continuing along the south line of said Tract 1, a distance of 1,612.71 feet, more or less to a point for corner;

THENCE North 01 degree 15 minutes 40 seconds West, continuing along the south line of said Tract 1, a distance of 73.66 feet, more or less to a point for corner;

THENCE North 89 degrees 30 minutes 50 seconds East, continuing along the south line of said Tract 1, a distance of 713.87 feet, more or less to a point for corner;

THENCE North 00 degrees 15 minutes 53 seconds East, continuing along the south line of said Tract 1, a distance of 676.67 feet, more or less to a point for corner;

THENCE South 75 degrees 00 minutes 12 seconds West, continuing along the south line of said Tract 1, a distance of 795.94 feet, more or less to a point for corner;

THENCE South 01 degrees 45 minutes 55 seconds East, continuing along the south line of said Tract 1, a distance of 478.85 feet, more or less to a point for corner;

THENCE South 89 degrees 23 minutes 50 seconds West, continuing along the south line of said Tract 1, a distance of 414.05 feet, more or less to a point for corner;

THENCE North 00 degrees 04 minutes 40 seconds West, continuing along the south line of said Tract 1, a distance of 87.56 feet, more or less to a point for corner;

THENCE North 72 degrees 19 minutes 52 seconds West, continuing along the south line of said Tract 1, a distance of 391.15 feet, more or less to the POINT OF BEGINNING AND CONTAINING 43,632,392 square feet or 1001.7 acres of land, more or less.

Exhibit C, Concept Plan and Conceptual Images



Concept Plan Areas
Red = Corridor Commercial; Yellow = Entertainment / Retail and Office;
Green = Perimeter Area





Exhibit C - Concept Area Plan
Page 1 of 1

