



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

Monday, March 9, 2020

5:30 PM

City Hall, Briefing Room

#### Call to Order - Commissioner Briefing

**It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.**

\* P&Z ByLaws

\* Agenda Review

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**Public Hearing  
6:30 p.m. Council Chambers**

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**Chairperson Joshua Spare Presiding**

#### Invocation

#### Pledge of Allegiance to the US Flags and to the Texas Flag

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

#### Public Hearing Consent Agenda

*Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.*

**1**      [20-9844](#)      Approval of Minutes of the February 24, 2020 P&Z meeting.

**Attachments:** [PZ Draft Minutes 02-24-20.pdf](#)

- 2**      [20-9845](#)      P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miard Rd and E Seeton Rd, and addressed as 1221 N Day Miard Rd, 1227 N Day Miard Rd, and 1231 S Day Miard Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Final Plat.pdf](#)
- 3**      [20-9848](#)      RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Replat.pdf](#)
- 4**      [20-9846](#)      S190602A - Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.
- City Council Action: March 17, 2020**
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan Comparison.pdf](#)

## Public Hearing Postponement, Recess, and Continuations

*In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.*

None

## Items for Individual Consideration

- 5      [20-9849](#)      S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation.

**City Council Action: March 17, 2020**

**Attachments:** [Exhibit A - Location Map](#)

[Exhibit B1 - Multi-Family Site Plan](#)

[Exhibit B2 - Office Site Plan](#)

[Exhibit C1 - Multi-Family Elevations](#)

[Exhibit C2 - Office Elevations](#)

[Exhibit D1 - Multi-Family Landscape Plan](#)

[Exhibit D2 - Office Landscape Plan](#)

## Public Hearing

*Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.*

- 6**      [19-9528](#)      CPA190604 - Comprehensive Plan Amendment- Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.  
**City Council Action: March 17, 2020**  
**Attachments:** [Exhibit A - Location Map](#)
- 7**      [19-9189](#)      Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.  
**City Council Action: March 17, 2020**  
**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Concept Plan](#)  
[Exhibit C - Elevations](#)

- 8      [20-9851](#)      SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.  
**City Council Action: March 17, 2020**  
**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Floor Plan](#)  
[Exhibit C- Operational Plan](#)  
[Exhibit D- Parking Analysis.pdf](#)
- 9      [20-9852](#)      SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester.  
**City Council Action: March 17, 2020**  
**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Proposed Canopy](#)  
[Exhibit i - Existing Elevation](#)  
[HOA Comments](#)
- 10     [20-9850](#)      SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.  
**City Council Action: March 17, 2020**  
**Attachments:** [Exhibit A -Location Map](#)  
[Exhibit B 3025 Hardrock - SUP Parking Exhibit](#)  
[Exhibit C SU180504B Operational Plan 2020](#)  
[Exhibit D Reason of Additional Parking.docx](#)

## **Adjournment**

**In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on March 6, 2020.**

**Chris Hartmann  
Planning Secretary**

**The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.**



Legislation Details (With Text)

**File #:** 20-9844      **Version:** 1      **Name:** Approval of Minutes of the February 24, 2020 P&Z meeting

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 2/28/2020      **In control:** Planning and Zoning Commission

**On agenda:** 3/9/2020      **Final action:**

**Title:** Approval of Minutes of the February 24, 2020 P&Z meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [PZ Draft Minutes 02-24-20.pdf](#)

Date	Ver.	Action By	Action	Result
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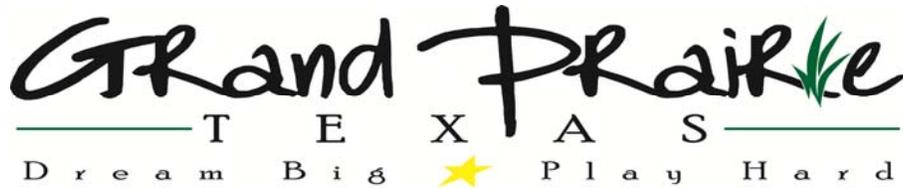
**From**  
Chris Hartmann

**Title**  
Approval of Minutes of the February 24, 2020 P&Z meeting.

**Presenter**  
David P. Jones, AICP, Chief City Planner

**Recommended Action**  
Approve

**Analysis**



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 24, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Clayton Fisher, Eric Hedin, Cheryl Smith, Bill Moser, Warren Landrum, Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Charles Lee, Senior Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Fisher led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 3, 2020.

PUBLIC HEARING CONSENT AGENDA: Item #2 – P200203 - Final Plat - Avilla Traditions, Lot 1, Block A (Commissioner Connor/City Council District 4). Final Plat for Avilla Traditions, Lot 1, Block A. Tracts 5 and 5A, E. Roland Survey, Abstract 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-391, and generally located at the northwest corner of S Great Southwest Pkwy and S Forum Dr. The consultant is Mike Martinie, Spiars and Engineering and the owner is Jason Flory, NexMetro Communities.

Item #3-RP200202 - Replat - Farmers Industrial Addition, Lot 6-R, Block 3 (Commissioner Fisher/City Council District 1). Replat of Lot 4-R and Lot 5-R, Block 3, Farmers Industrial Addition, to create one lot for industrial development. 4.7 acres out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas. Zoned LI, Light Industrial in the SH 161 Corridor Overlay and addressed as 1205 and 1207 Farmers Road, Grand Prairie, Texas.

## PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020

The agent is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial.

Item #4-S181009A - Site Plan - Creekside at Grand Prairie (Commissioner Connor/City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation for an amendment to Site Plan originally approved as Luxe at Grand Prairie consisting of 315 multi-family units for the purpose of increasing unit count to 318 units and expanding the overall building footprint by 25,153 square feet. 23.387 acres in the Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas (plat approved as Lot 1, Block 1, Creekside at Grand Prairie Addition). Zoned PD-378 in the IH-20 Corridor Overlay District, generally located south of Bardin Rd. approximately 700 feet east of the intersection of Bardin Rd. and S Great Southwest Pkwy. The consultant is Jason Pyka, Manhard Consulting and the owner is Igor Krivoruchko, Luxe at Grand Prairie.

Motion was made to approve the minutes of January 6, 2020, approve public hearing consent agenda items P200203, RP200202, and S181009A.

Motion: Connor

Second: Moser

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5 - Z200203 – Zoning Change – Civic Campus and Calvary Baptist Church (Commissioner Moser/City Council District 5). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a zoning change from Single Family-Four (SF-4), General Retail (GR), and Two Family (2F) to Central Area (CA) zoning district. Lots 1-14, Block B2, Lots 1-6, Block C3, Lots 8-14, Block E5, Lots 1-8, Block H8, Lots 1-4, Block J9, Lots 5-8, Block K10, W.H. Thomas' Second Addition; Lots 1-2, Block 229/A1, Thomas Second Revised; Lots 7-11, Block D, JD Duncans Chase; Lots 1-2, Block B, Chase; All of that tract of land described to the City of Grand Prairie in Volume 91135, Page 2216, situated in the McKinney and Williams Survey, Abstract No. 1003; City of Grand Prairie, Dallas County, Texas. Located at 406-526 W Church Street, 300 W Main Street, 310 College Street, and 400 College Street.

Ms. Ware stated the purpose of the request is to rezone properties to Central Area District. On November 6, 2007: City Council approved a text amendment creating a Central Business District Overlay with four sub-areas. The subject properties are within Central Business District No. 2, which is historically the cultural core of Grand Prairie and is projected as a Mixed Use area

## PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020

including residential units above retail and commercial uses. On January 14, 2020: The City of Grand Prairie initiated a development request to rezone the subject properties to Central Area District. On February 18, 2020: Staff met with Trustees of Calvary Baptist Church to review the proposed zoning change. On February 19, 2020: Trustees of Calvary Baptist Church submitted a letter of support for the proposed zoning change. The 2018 Comprehensive Plan's Future Land Use Map designates this area as Mixed Use. Mixed Use areas are intended for a mixture of non-residential and residential uses that are oriented around the pedestrian. The subject properties are also within the study area of the 2019 Downtown Master Plan. The purpose of the Downtown Master Plan is to create a unique and identifiable downtown that serves the local residents and community, supports economic vibrancy, and offers destination-oriented uses to create greater regional gravity. The proposed zoning change is consistent with the Comprehensive Plan and the Downtown Master Plan. The Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no one to speak on the case.

Chairperson Spare read the following letter into the record; Dear Mr. Chairman and Commission Members, Trustees of Calvary Baptist Church have reviewed the proposed re-zoning of our properties. We are supportive of the rezoning as presented to us by Ms. Ware. Let me emphasize that we do not currently have any plans for new development on our existing properties. We will be celebrating our 85th year of the founding of our church on March 15<sup>th</sup>. All of you are invited to attend our service. We request that this letter be read into the minutes of your Meeting. Sincerely, Lynn Motley, Deacon, Trustee and Chairman of the Board Calvary Baptist Church.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200203 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

**Approved: 9-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6 - Z060601A – Zoning Change – Planned Development Amendment – Greenway Trails (Commissioner Spare/City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation for 384.267 acres out of the J. Lawrence Survey, Abstract No. E616 and the S.M. Blair Survey, Abstract No. E135, City of Grand Prairie, Ellis County, Texas, zoned PD-322. The purpose of the request is to

## PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020

adjust requirements relating to garage orientation and building elevations and to align the PD with the approved Preliminary Plat. The property is generally located east of SH-360, north of US 287, west of F.M. 661 and south of Joe Pool Lake.

Mr. Jones stated the purpose of the request is to adjust requirements relating to garage orientation and building elevations and to align the PD with the approved Preliminary Plat. The amendment does not change the approved uses on the property, but removes the TND elements from Phase 5 in favor of contemporary homes on 62' and 72' lots. The developer further requests that since the TND homes required 100% non-front entry garages, that the homes within that phase be allowed the same percentage of front-entry garages as the other phases in the PD. The applicant is proposing that the over percentage of non-front entry garage units required go from 58% under the existing scheme, which included TND lots, to 39%, which will remove TND lots. The ability to develop the TND lots conceived in the original PD was severely hampered by two factors that occurred between 2006 and 2016: the construction of two gas wells and an associated fracking pond, and the extension of a water service line by TRWD. Since TND development relies on clustered blocks of homes in a predominantly grid-like street pattern to achieve walkability, the construction of the gas wells and water line had a devastating effect on the layouts that were achievable at the time these facilities were put in place. The subsequent approval of a preliminary plat showing lots arranged around the facilities altered the vision of the approved concept plan. While these modifications call into question the viability of a TND-style development in this lot configuration, staff believes that the subject of garage orientation in a separate matter from lot and street configuration. Under the PD, more than half of all lots were required to be non-front entry. Were the percentage of non-front entry garages kept the same for 60-69 and 70+ foot lots, the overall percentage of non-front entry garages would fall by nearly 20% due to the loss of the 330 TND lots. The applicant proposes to offset this reduction by increasing the percentage of non-front entry garages on 60-69 foot lots by 20%, bringing the total percentage across the PD to 50% non-front entry garages. The Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z060601A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None

**Approved: 9-0**

Motion: **carried.**

**PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020**

Deputy City Manager Bill Crolley noted several citizens present in regards to the Grand Oaks zoning case. Mr. Crolley stated the case was not on the agenda for discussion nor was it ready to move forward, but once the case is ready staff would re-notify the case.

Chairperson Moser moved to adjourn the meeting. The meeting adjourned at 6:42 p.m.

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Joshua Spare, Chairperson

ATTEST:

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Max Coleman, Secretary

An audio recording of this meeting is available on request at 972-237-8255.



Legislation Details (With Text)

File #: 20-9845 Version: 1 Name: P200301 - Final Plat - Cedar Ridge Estates
Type: Agenda Item Status: Consent Agenda
File created: 2/28/2020 In control: Planning and Zoning Commission
On agenda: 3/9/2020 Final action:

Title: P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Final Plat.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result

From

Chris Hartmann

Title

P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd.

Rd.

**PURPOSE OF REQUEST:**

The purpose of the Final Plat is to create a 52-lot subdivision with 44 residential lots and 7 HOA lots to facilitate the development of a single family subdivision on 14.747 acres.

**ADJACENT LAND USES AND ACCESS:**

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	PD-271A	Single Family Detached Residential
South	A	Undeveloped
West	City of Mansfield	School
East	PD-336	Single Family Detached Residential

**HISTORY:**

- November 21, 2017: City Council approved a Zoning Change and Concept Plan (Case Number Z171102) creating Planned Development District-370 for single family detached use.
- March 5, 2018: The Planning and Zoning Commission approved a Preliminary Plat (Case Number P180305) for Cedar Ridge Estates.

**PLAT FEATURES:**

The proposed subdivision will have point of access from Seeton Rd. A secondary point of access is gated and for emergency access only. The Final Plat depicts internal streets that will provide access to individual lots. The plat depicts the necessary utility easements and wall maintenance easements.

The Final Plat includes seven open space lots. Maintenance of these lots along with perimeter landscaping, screening walls, and entry features will be the responsibility of a mandatory homeowners association (HOA).

The property is zoned PD-370 for single family residential use. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

**Table 2: Summary of Requirements**

Standard	Required
Min. Lot Width (Ft.)	65
Min. Lot Depth (Ft.)	110
Front Setback (Ft.)	20
Rear Setback (Ft.)	10

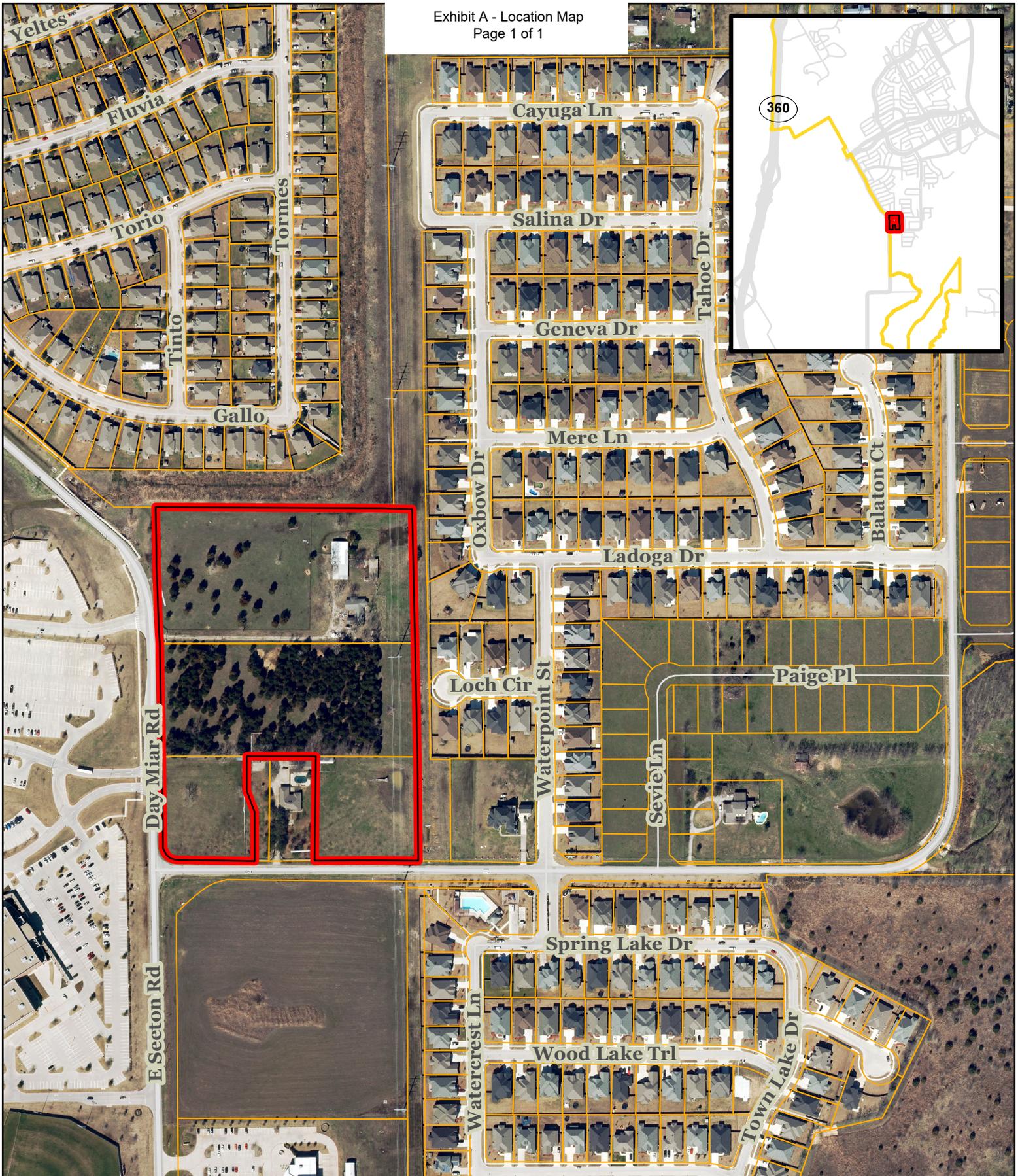
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the following condition:

- Prior to submitting the plat for final signatures and filing the plat with the county, the applicant shall submit a written statement from the City of Mansfield indicating acceptance of the right-of-way shown

on the final plat; and

- Prior to submitting the plat for final signatures and filing the plat with the county, the applicant shall submit a revised landscape plan depicting small trees and shrubs in the landscape buffer area adjacent to the City of Mansfield right-of-way.



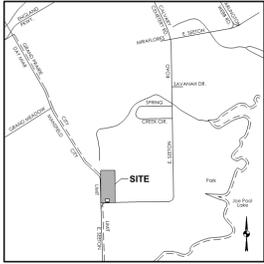
CASE LOCATION MAP  
Case Number P200301  
Cedar Ridge Estates



City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org

Exhibit B - Final Plat  
Page 1 of 2



VICINITY MAP

NOT TO SCALE  
MASSCO 1260

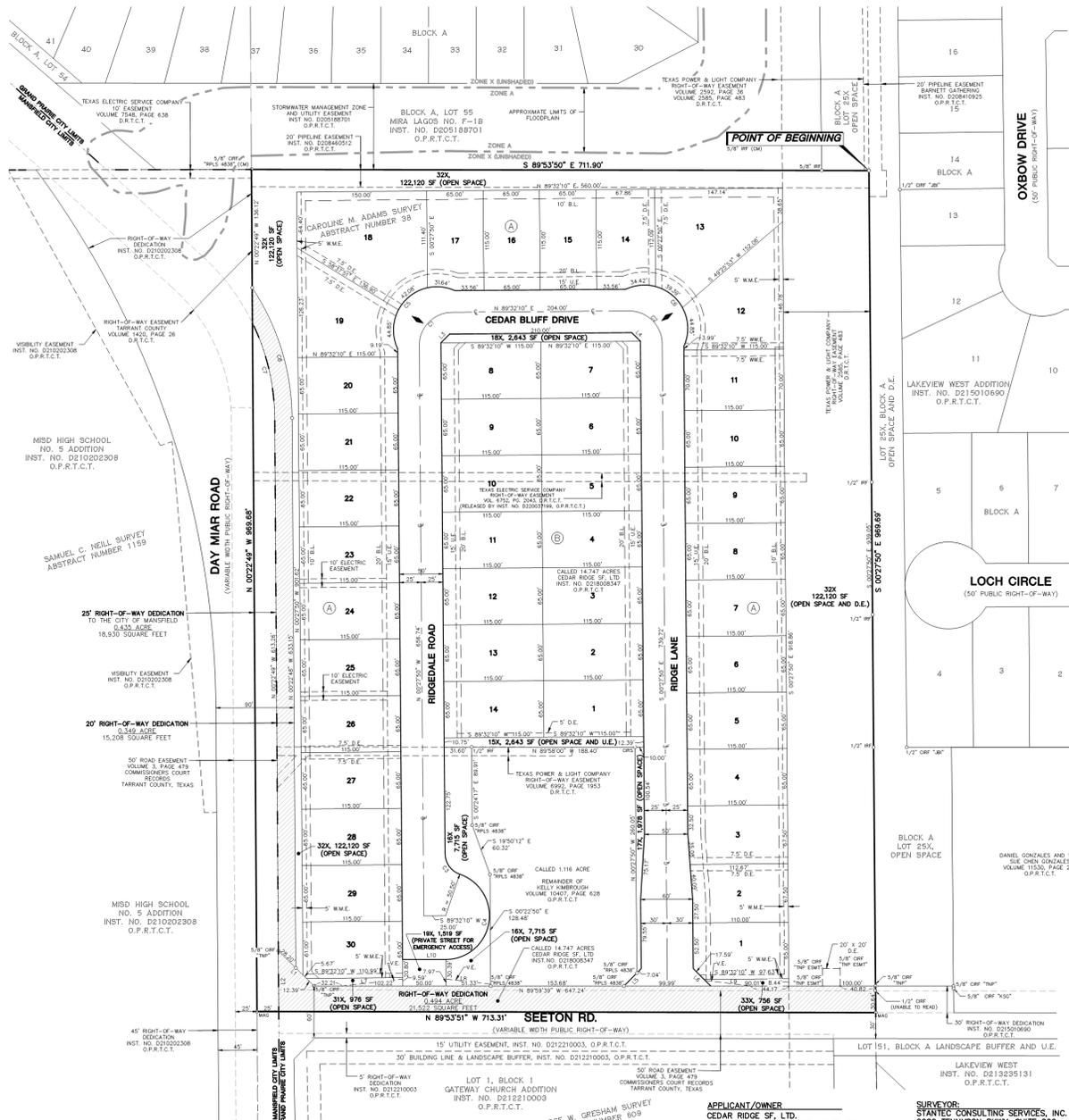
LEGEND

- IRF IRON ROD FOUND
- CRF CARVED IRON ROD FOUND
- GRS 5/8"-HIGH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- MAG "MAG" NAIL WITH WASHER STAMPED "STANTEC" SET
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- B.L. BUILDING LINE
- W.M.E. WALL MAINTENANCE EASEMENT
- V.E. VISIBILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- C CENTERLINE
- DNOTES STREET NAME CHANGE
- (A) BLOCK NUMBER

BLOCK A LOT AREA			BLOCK B LOT AREA		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	7,073	0.1624	1	7,475	0.1716
2	7,478	0.1717	2	7,475	0.1716
3	7,322	0.1733	3	7,475	0.1716
4	7,475	0.1716	4	7,475	0.1716
5	7,475	0.1716	5	7,475	0.1716
6	7,475	0.1716	6	7,475	0.1716
7	7,475	0.1716	7	7,475	0.1716
8	7,475	0.1716	8	7,475	0.1716
9	7,475	0.1716	9	7,475	0.1716
10	7,475	0.1716	10	7,475	0.1716
11	8,050	0.1848	11	7,475	0.1716
12	11,180	0.2566	12	7,475	0.1716
13	13,919	0.3195	13	7,475	0.1716
14	7,684	0.1764	14	7,475	0.1716
15	7,475	0.1716	15	7,475	0.1716
16	7,475	0.1716	16	7,475	0.1716
17	7,364	0.1619	17	7,475	0.1716
18	15,736	0.3612	18	7,475	0.1716
19	10,280	0.2360	19	7,475	0.1716
20	7,475	0.1716	20	7,475	0.1716
21	7,475	0.1716	21	7,475	0.1716
22	7,475	0.1716	22	7,475	0.1716
23	7,475	0.1716	23	7,475	0.1716
24	7,475	0.1716	24	7,475	0.1716
25	7,475	0.1716	25	7,475	0.1716
26	7,475	0.1716	26	7,475	0.1716
27	7,475	0.1716	27	7,475	0.1716
28	7,475	0.1716	28	7,475	0.1716
29	7,475	0.1716	29	7,475	0.1716
30	7,487	0.1714	30	7,487	0.1714

HOA LOT AREA		
LOT #	SQUARE FEET	ACRES
15A, BLOCK B	2,643	0.0607
16A, BLOCK B	7,715	0.1771
17A, BLOCK B	1,978	0.0454
18A, BLOCK B	2,200	0.0505
31A, BLOCK A	976	0.0224
32A, BLOCK A	122,120	2.8035
33A, BLOCK A	756	0.0173

PRIVATE STREET		
LOT #	SQUARE FEET	ACRES
19A, BLOCK B	1,519	0.0349



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°32'17" E	11.60'
L2	S 00°22'49" E	70.00'
L3	N 44°32'10" E	14.14'
L4	S 45°27'50" E	14.14'
L5	N 44°46'15" E	21.12'
L6	S 45°10'13" E	28.42'
L7	N 83°28'31" E	70.30'
L8	N 83°30'23" W	51.72'
L9	S 82°54'02" E	52.80'
L10	N 89°58'39" W	50.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	58.69	38.00	90°00'00"	53.74	N 44°32'10" E
C2	58.69	38.00	90°00'00"	53.74	S 45°27'50" E
C3	30.83	25.00	70°39'46"	28.92	N 35°47'43" W
C4	14.61	50.00	160°39'46"	99.57	N 09°12'17" E
C5	122.14	50.00	139°57'44"	93.96	S 44°32'10" W
C6	122.14	50.00	139°57'44"	93.96	N 45°27'50" E
C7	113.68	254.20	25°37'26"	112.20	N 13°11'37" W
C8	159.32	274.20	33°17'30"	157.09	N 17°01'30" W

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99988004.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO. 4843904456K, DATED SEPTEMBER 25, 2009.
- BASED ON THE CITY OF GRAND PRAIRIE'S INTERACTIVE MAP, THE SUBJECT TRACT OF LAND IS CURRENTLY WITHIN THE PLANNED DEVELOPMENT DISTRICT (PD-370) FOR SINGLE FAMILY RESIDENTIAL USAGE PER ORDINANCE NUMBER 18400-2017. THIS ZONING STATEMENT SHALL NOT CREATE LIABILITY UPON THE SURVIVOR.
- ZONING CLASSIFICATION INDICATED ON THIS PLAT REFLECTS THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
- EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
- OPEN SPACE LOTS 15X, 16X, 17X, 18X, BLOCK B AND 31X, 32X, 33X, BLOCK A SHALL BE OWNED AND MAINTAINED BY THE MANDATORY HOA. THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE LOTS.
- STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION (HOA).
- THE PROPERTY OWNERS, AS OWNER OF THE PRIVATE STREETS AND APPURTENANCES, AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ANY GOVERNMENTAL ENTITY AND PUBLIC UTILITY FOR DAMAGES TO THE PRIVATE STREET OCCASIONED BY THE RESPONSIBLE USE OF THE PRIVATE STREET BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING FROM THE CONDITION OF SAID PRIVATE STREET, FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF THE USE BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY OF ANY RESTRICTED ACCESS GATE OR ENTRANCE, AND FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF ANY USE OF THE SUBDIVISION BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY. FURTHER, SUCH LANGUAGE SHALL PROVIDE THAT ALL THE OWNERS OF ALL LOTS SHALL RELEASE, THE CITY, GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES FOR SUCH DAMAGES AND INJURIES. THE INDEMNIFICATIONS CONTAINED IN THIS PARAGRAPH APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENCE ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICERS, EMPLOYEES OR AGENTS.
- THE TOTAL AREA DEVOTED TO RIGHT-OF-WAY IS 151,886 SQUARE FEET.
- NET SUBDIVISION DENSITY IS 0.335 RESIDENTIAL LOTS PER ACRE.

**FINAL PLAT**  
**CEDAR RIDGE ESTATES**  
**LOTS 1 - 30, 31X, 32X AND 33X, BLOCK A AND**  
**LOTS 1 - 14, 15X, 16X, 17X, 18X AND 19X, BLOCK B,**  
**(7 HOA LOTS AND 44 RESIDENTIAL LOTS)**  
**BEING A 14.747 ACRE TRACT OF LAND SITUATED IN THE**  
**CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38**  
**CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS**  
**52 LOTS - 14.747 ACRES**  
**CASE NUMBER P200301**  
**FEBRUARY 21, 2020**



STANTEC PROJECT NO. 222210736

APPLICANT/OWNER  
CEDAR RIDGE SF, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
PH: (214) 888-8859  
CONTACT: JOHN ARNOLD

SURVEYOR:  
STANTEC CONSULTING SERVICES, INC.  
6000 TENNYSON PKWY, SUITE 200  
PLANO, TEXAS 75024  
PH: (214) 473-2463  
CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
TBPELS # F-6324 & 10194488

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, CEDAR RIDGE SF, LTD IS THE OWNER OF A 14.747 ACRE TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 14.747 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEU TO CEDAR RIDGE SF, LTD, RECORDED IN INSTRUMENT NUMBER D21800347, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); SAID 14.747 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 14.747 ACRE TRACT OF LAND, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 25X, BLOCK A OF LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D21010990, O.P.R.T.C.T.; AND BEING IN THE EAST LINE OF LOT 10, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1;

THENCE, SOUTH 00°27'50" EAST ALONG THE COMMON LINE OF SAID 14.747 ACRE TRACT OF LAND AND SAID LOT 25X, BLOCK A, AT A DISTANCE OF 939.05 FEET PASSING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 25X, BLOCK A, SAME BEING AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SEETON ROAD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING ALONG THE EAST LINE OF SAID 14.747 ACRE TRACT OF LAND IN ALL FOR A TOTAL DISTANCE OF 969.69 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE SOUTHEAST CORNER OF SAID 14.747 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF SAID SEETON ROAD;

THENCE, NORTH 89°53'51" WEST, ALONG THE SOUTH LINE OF SAID 14.747 ACRE TRACT OF LAND AND THE APPROXIMATE CENTERLINE OF SAID SEETON ROAD, A DISTANCE OF 713.31 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE SOUTHWEST CORNER OF SAID 14.747 ACRE TRACT OF LAND AND BEING IN THE EAST LINE OF A CALLED 134,511 SQUARE FOOT TRACT OF LAND DEDICATED AS RIGHT-OF-WAY BY MISO, HIGH SCHOOL NO. 5, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D21002208, O.P.R.T.C.T.;

THENCE, NORTH 00°22'49" WEST, ALONG THE COMMON LINE OF SAID 14.747 ACRE TRACT OF LAND AND SAID 134,511 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 969.69 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "969.69" FOUND FOR THE NORTHWEST CORNER OF SAID 14.747 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 134,511 SQUARE FOOT TRACT OF LAND AND BEING IN THE SOUTH LINE OF LOT 56, BLOCK A OF MIRA LAGOON # 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D205188701, O.P.R.T.C.T.;

THENCE, SOUTH 89°53'50" EAST, ALONG THE COMMON LINE OF SAID 14.747 ACRE TRACT OF LAND AND SAID LOT 55, BLOCK A, A DISTANCE OF 711.90 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 15,860 ACRES OR 690,975 SQUARE FEET OF LAND.

LESS 1.116 ACRES OF LAND DESCRIBED IN INSTRUMENT NUMBER D21800347, O.P.R.T.C.T., LEAVING A NET AREA OF 14.747 ACRES

**OWNERS DEDICATION (CITY OF GRAND PRAIRIE)**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CEDAR RIDGE SF, LTD DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS CEDAR RIDGE ESTATES IN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS AND DOES HEREBY DEDICATE TO THE CITY OF GRAND PRAIRIE IN THE SIMPLE FOREMAN THE STREETS, ALLEYS AND STORM WATER MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY, ACCESS, OR EASEMENTS AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT. NO BUILDINGS OR OTHER IMPROVEMENTS OR GROWTHS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020

CEDAR RIDGE SF, LTD

BY: JOHN ARNOLD, MANAGER

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ARNOLD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNERS DEDICATION (CITY OF MANSFIELD)**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CEDAR RIDGE SF, LTD BEING THE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020

CEDAR RIDGE SF, LTD

BY: JOHN ARNOLD, MANAGER

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ARNOLD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S STATEMENT:**

I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MICHAEL J. MURPHY, R.P.L.S.  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
Michael J. Murphy, R.P.L.S.  
Registration No. 5724  
February 21, 2020

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**FINAL PLAT**  
**CEDAR RIDGE ESTATES**  
**LOTS 1 - 30, 31X, 32X AND 33X, BLOCK A AND**  
**LOTS 1 - 14, 15X, 16X, 17X, 18X AND 19X, BLOCK B,**  
**(7 HOA LOTS AND 44 RESIDENTIAL LOTS)**  
**BEING A 14.747 ACRE TRACT OF LAND SITUATED IN THE**  
**CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38**  
**CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS**  
**52 LOTS - 14.747 ACRES**  
**CASE NUMBER P200301**  
**FEBRUARY 21, 2020**

**APPLICANT/OWNER**  
CEDAR RIDGE SF, LTD.  
6080 TENNYSON DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
PH: (214) 888-8850  
CONTACT: JOHN ARNOLD

**SURVEYOR:**  
STANTEC CONSULTING SERVICES, INC.  
6080 TENNYSON PKWY, SUITE 200  
PLANO, TEXAS 75024  
PH: (214) 473-2463  
CONTACT: MICHAEL J. MURPHY, R.P.L.S.  
TBELS # F-6524 & 10194488



STANTEC PROJECT NO. 222210736

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Legislation Details (With Text)

**File #:** 20-9848      **Version:** 1      **Name:** RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 2/28/2020      **In control:** Planning and Zoning Commission

**On agenda:** 3/9/2020      **Final action:**

**Title:** RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Replat.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Chris Hartmann

**Title**

RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.

**Presenter**

Savannah Ware, AICP, Senior Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161.

**PURPOSE OF REQUEST:**

The purpose of the Replat is to create two lots out of one lot and create additional utility easements. Lot 7R is intended for Twin Peaks Restaurant.

**ADJACENT LAND USES AND ACCESS:**

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	PD-364; PD-390	Undeveloped
South	PD-364	Undeveloped
West	PD-364	Main Event, Undeveloped
East	PD-364	HWY 161, Undeveloped

**HISTORY:**

- July 18, 2017: City Council approved PD-364 (Case Number Z170401), a planned development for commercial and multi-family uses.
- August 7, 2017: The Planning and Zoning Commission approved a preliminary plat (Case Number P170805) for Epic West Towne Crossing Phase 1.
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat (Case Number P170904) for Epic West Towne Crossing Phase 1.
- December 3, 2018: The Planning and Zoning Commission approved an Amending Plat (Case Number P181204) for Epic West Towne Crossing Phase 1.

**PLAT FEATURES:**

The plat depicts the necessary utility easements and meets density and dimensional requirements.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



**CASE LOCATION MAP**  
Case Number RP200302  
**Epic West Towne Crossing Phase 1**  
Lots 7R, 8R, and 9, Block B



**City of Grand Prairie**  
Development Services

☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)





<p><b>PROPERTY DESCRIPTION</b></p> <p>STATE OF TEXAS § COUNTY OF DALLAS §</p> <p>WHEREAS, We, Epic West Towne Crossing, LP, and Epic North West Towne Crossing, LP, are the sole owners of a tract of land situated in the CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59, in the City of Grand Prairie, Dallas County, Texas, being all of Lots 7 &amp; 8, Block B, Epic West Towne Crossing Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20180033774, Official Public Records, Dallas County, Texas, and being more particularly described as follows:</p> <p><b>BEGINNING</b> at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the most Northeast corner of said Lot 7, and the Southeast corner of Lot 1, Block 5, Central Park Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in County Clerk's Instrument Number 200900263373, Official Public Records, Dallas County, Texas;</p> <p><b>THENCE</b> along the Westerly right-of-way of said State Highway 161 and the Easterly line of said Lot 7 the following:          South 47 deg 14 min 03 sec East, along the Northeastly line of said Lot 7, a distance of 38.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;          South 02 deg 29 min 05 sec East, a distance of 300.61 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;          South 08 deg 49 min 31 sec West, a distance of 305.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;          South 02 deg 29 min 05 sec East, passing at a distance of 108.45 feet a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southeast corner of said Lot 7 and the Northeast corner of said Lot 8, continuing along the Easterly line of said Lot 8, for a total distance of 231.17 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 8 and the Northeast corner of Lot 8R, Block B, said Epic West Towne Crossing Phase 1;</p> <p><b>THENCE</b> departing the Easterly right-of-way of said State Highway 161 and along the Southerly line of said Lot 8 and the Northerly line of said Lot 8R the following:          South 85 deg 03 min 26 sec West, a distance of 133.60 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;          South 74 deg 37 min 31 sec West, a distance of 80.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;          South 81 deg 32 min 40 sec West, a distance of 11.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;          North 90 deg 00 min 00 sec West, a distance of 6.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Easterly line of Lot 1, Block D (Esplanade), Epic West Towne Crossing Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas;</p> <p><b>THENCE</b> along the Easterly line of said Lot 1 (Esplanade), the West line of said Lots 7 &amp; 8 the following:          North 01 deg 27 min 19 sec West, passing at a distance of 153.43 feet a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 8 and the Southwest corner of said Lot 7, continuing along the Westerly line of said Lot 7 for a total distance of 308.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the beginning of a curve to the left, with a radius of 530.00 feet, a central angle of 25 deg 16 min 48 sec, a chord bearing of North 14 deg 05 min 13 sec West, and a chord length of 231.96 feet;          Along said curve to the left, an arc distance of 233.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;          North 26 deg 30 min 51 sec West, a distance of 136.87 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the beginning of a curve to the right, with a radius of 470.00 feet, a central angle of 25 deg 03 min 20 sec, a chord bearing of North 13 deg 14 min 17 sec West, and a chord length of 203.90 feet;          Along said curve to the right, an arc distance of 205.53 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;          North 00 deg 27 min 44 sec West, a distance of 37.36 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwesterly corner of said Lot 7 and the Northwesterly corner of said Lot 1 (Esplanade), and being situated in the Southerly line of said Lot 1, Block 5;</p> <p><b>THENCE</b> North 89 deg 29 min 08 sec East, along the Northerly line of said Lot 7 and the Southerly line of said Lot 1, Block 5, a distance of 396.63 feet to the POINT OF BEGINNING.</p> <p>CONTAINING within these metes and bounds 6.154 acres or 268,076 square feet of land, more or less.          Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 9th day of September, 2019, utilizing a bearing related to the west right-of-way line of State Highway 161 (South 02 deg 29 min 05 sec East), according to the plat of Epic West Towne Crossing Phase 1, recorded in Instrument No. 201800338144, O.P.R.D.C.T.</p>	<p><b>NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:</b></p> <p>THAT Epic West Towne Crossing, LP, and Epic Northwest Towne Crossing, LP, do hereby adopt this plat designating the herein-above described property as <b>EPIC WEST TOWNE CROSSING PHASE 1</b>, an addition to the City of Grand Prairie, Texas, and do hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.</p> <p>Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.</p> <p>This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.</p> <p>WITNESS MY HAND THIS _____ DAY OF _____, 2020.</p> <p>Epic West Towne Crossing, LP, a Texas limited partnership          By: Weber ENW GP, Inc.          a Texas corporation          its: authorized General Partner</p> <p>By: _____          Name: John P. Weber, President</p> <p><b>STATE OF TEXAS § COUNTY OF DALLAS §</b></p> <p>Before me, the undersigned authority, on this day personally appeared John P. Weber, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.</p> <p>Given under my hand and seal of office this _____ day of _____, 2020.</p> <p>_____          Notary Public in and for the State of Texas</p> <p>My Commission expires: _____</p> <p>WITNESS MY HAND THIS _____ DAY OF _____, 2020.</p> <p>Epic North West Towne Crossing, LP, a Texas limited partnership          By: Weber ENW GP, Inc.          a Texas corporation          its: authorized General Partner</p> <p>By: _____          Name: John P. Weber, President</p> <p><b>STATE OF TEXAS § COUNTY OF DALLAS §</b></p> <p>Before me, the undersigned authority, on this day personally appeared John P. Weber, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.</p> <p>Given under my hand and seal of office this _____ day of _____, 2020.</p> <p>_____          Notary Public in and for the State of Texas</p> <p>My Commission expires: _____</p>	<p><b>SURVEYORS CERTIFICATE</b></p> <p>I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the ordinances of the City of Grand Prairie, Texas.</p> <p><b>PRELIMINARY</b> – This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.</p> <p>_____          Leonard J. Lueker          Registered Professional Land Surveyor          Texas Registration No. 5714          Winkelmann &amp; Associates, Inc.          6750 Hillcrest Plaza Drive, Suite 215          Dallas, Texas 75230          (972) 490-7090</p> <p><b>STATE OF TEXAS § COUNTY OF DALLAS §</b></p> <p>BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.</p> <p>WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.</p> <p>_____          Notary Public in and for the State of Texas</p> <p>My Commission Expires on: _____</p>
<p style="text-align: center;">This Plat filed in Cabinet _____, Slide _____, Date _____.</p>		
<p><b>REPLAT</b>  <b>EPIC WEST TOWNE CROSSING PHASE 1</b>          LOTS 7R-9, BLOCK B</p>		
<p>DATE: 01/10/20          SCALE: N/A          FILE: 25848 DR-PLT          PLOT NO.: 25848 DR</p>	<p><b>SURVEYOR</b>          Winkelmann &amp; Assoc.          6750 Hillcrest Plaza Drive          Suite 215          Dallas, Texas 75230          ph 972-490-7090</p>	<p><b>OWNER/DEVELOPER</b>          Epic West Towne Crossing, L.P. &amp; Epic North West Towne Crossing, L.P.          16000 Dallas Parkway, Suite 300          Dallas, Texas 75248          Contact: Mark Davis          Phone: 972-739-8484</p>
<p>BEING A REPLAT OF LOTS 7 &amp; 8, BLOCK B, EPIC WEST TOWNE CROSSING PHASE 1, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20180033774, AND BEING 6.154 ACRES (268,076 SQ. FT.) OUT OF THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, CITY CASE NO. RP200302</p>		
<p><b>SHEET</b>  <b>3</b>  <b>of</b>  <b>3</b></p>		



CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59  
 DALLAS COUNTY, TEXAS  
 EPIC WEST TOWNE CROSSING, L.P.  
 16000 DALLAS PARKWAY,  
 DALLAS, TEXAS 75248



Legislation Details (With Text)

**File #:** 20-9846      **Version:** 1      **Name:** S190602A – Site Plan Amendment-Raising Cane’s at 3158 S Hwy 161

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 2/28/2020      **In control:** Planning and Zoning Commission

**On agenda:** 3/9/2020      **Final action:**

**Title:** S190602A - Site Plan Amendment - Raising Cane’s at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.  
City Council Action: March 17, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan Comparison.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Chris Hartmann

**Title**

S190602A - Site Plan Amendment - Raising Cane’s at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

**City Council Action: March 17, 2020**

**Presenter**

Savannah Ware, AICP, Senior Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

**PURPOSE OF REQUEST:**

The purpose of the request is to amend an approved Site Plan and request a variance to the required 30 ft.

landscape buffer along Mayfield Rd. City Council approved the Specific Use Permit/Site Plan on July 16, 2019. The building is constructed and will be completed in the next month.

Between the time of Site Plan approval and the beginning of construction, the survey benchmark was accidentally moved. As a result, the building is situated about five feet off of what City Council approved. The new location shifts the drive and parking spaces toward Mayfield Road which encroaches the required landscape buffer.

**EXCEPTIONS OR APPEALS:**

1. 30 Ft. Landscape Buffer: A variance to the required landscape buffer along Mayfield Road to allow parking spaces to encroach the buffer.

**RECOMMENDATION:**

Staff and the applicant considered decreasing the width of the drive and depth of parking spaces to avoid the variance request. While the drive and parking spaces would still meet City standards, the applicant is concerned that the decreased size would create circulation issues.

Staff does not believe that the decreased landscape buffer will be noticeable from Mayfield Road and does not object to this request.

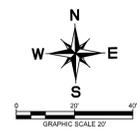
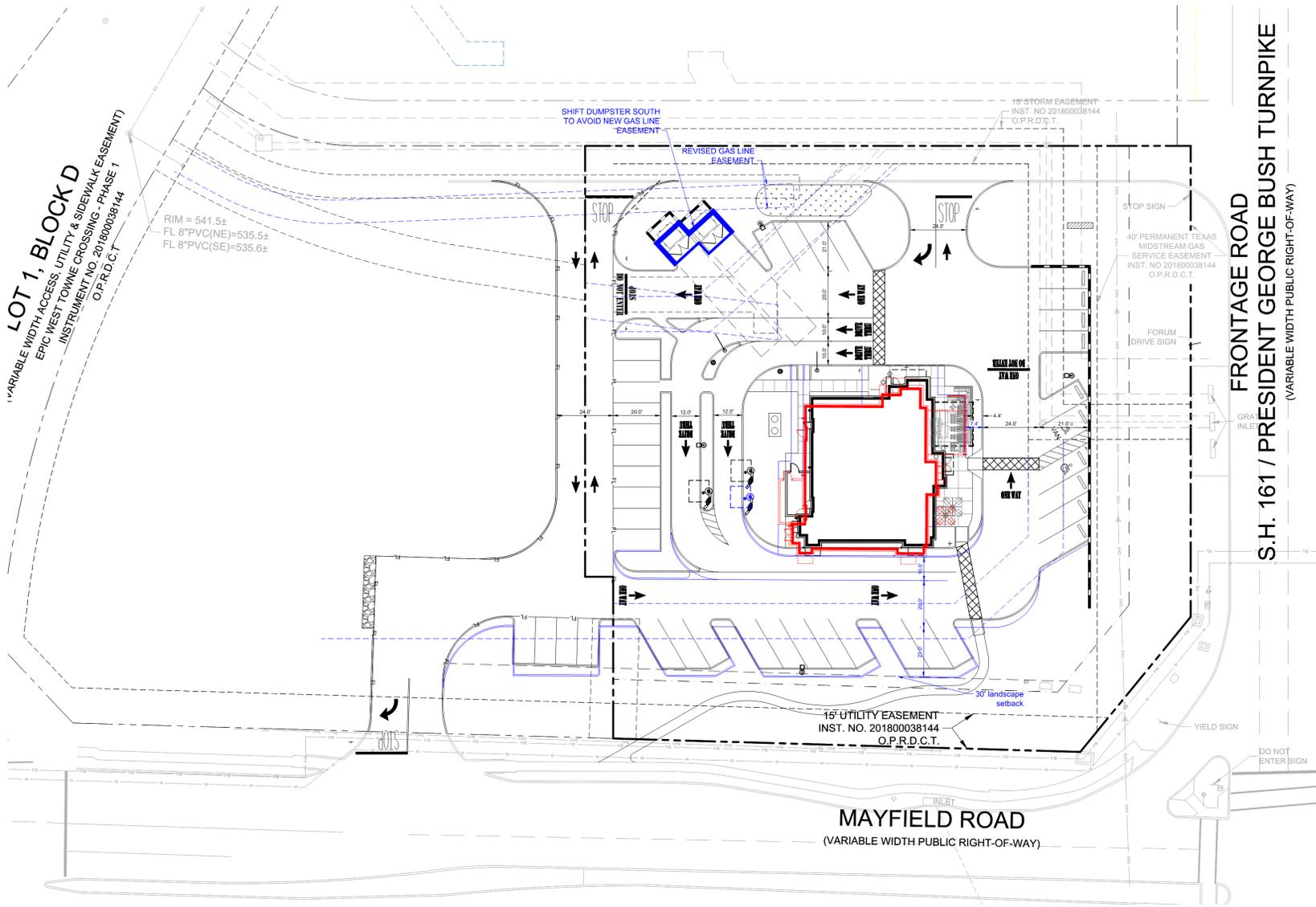


CASE LOCATION MAP  
Case Number S190602A  
Raising Cane's



City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org



- APPROVED SITE PLAN
- AS-BUILT SURVEY BUILDING
- PROPOSED REVISED SITE PLAN

**RC 493 - SITE PLAN**  
**S.H. 161 & MAYFIELD**  
**GRAND PRAIRIE, TX**  
**DATE: 2/20/2020**



13455 Noel Road  
 Suite 700  
 Dallas, Texas 75240  
 972-770-1300  
 State of Texas Registration No. F-928



Legislation Details (With Text)

**File #:** 20-9849      **Version:** 1      **Name:** S200302 - Site Plan - Prairie Gate Phase 2  
**Type:** Agenda Item      **Status:** Items for Individual Consideration  
**File created:** 2/28/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 3/9/2020      **Final action:**  
**Title:** S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation.  
City Council Action: March 17, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B1 - Multi-Family Site Plan](#)  
[Exhibit B2 - Office Site Plan](#)  
[Exhibit C1 - Multi-Family Elevations](#)  
[Exhibit C2 - Office Elevations](#)  
[Exhibit D1 - Multi-Family Landscape Plan](#)  
[Exhibit D2 - Office Landscape Plan](#)

Date	Ver.	Action By	Action	Result
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**From**

Chris Hartmann

**Title**

S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation.

**City Council Action: March 17, 2020**

**Presenter**

David Jones, AICP, Chief City Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd.

**PURPOSE OF REQUEST:**

The applicant intends to construct a three-story, 205-unit multi-family complex on approximately 8.5 acres and an 8,000 square foot office building with two metal storage buildings on approximately 2 acres. Any multi-family development as well as any development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is zoned PD-19 and is within the ID-20 Overlay District.

**ADJACENT LAND USES AND ACCESS:**

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	PD-305	Single-Family Residential
South	PD-23	IH-20; Church
West	PD-20	Fish Creek Forest Preserve
East	PD-18	Former Fun City; Single-Family Reside

**HISTORY:**

- S170606, 2017: City Council approved Prairie Gate Apartments, Phase 1 consisting of 264 units.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

There are two proposed uses on the property, multi-family residential and general office with accessory indoor storage. The multi-family will have access from Fish Creek Road and also from Phase 1. The offices will have access from Westcliff Road. No access is allowed from the IH-20 Frontage Road. While the primary uses are allowed within PD-19, the applicant is requesting several variances from the requirements of the *Unified Development Code*.

**ZONING REQUIREMENTS:**

*Density and Dimensional Requirements*

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

**Table 2a: Site Data Summary (Multi-Family)**

Standard	Required MF-3	Provided	Meets
Min. Lot Area (Sq. Ft.)	12,000	387,390	Yes
Min. Lot Width (Ft.)	100	833	Yes

Min. Lot Depth (Ft.)	120	400	Yes
Front Setback (Ft.)	30	80	Yes
Rear Setback (Ft.)	45+1 over 30 in ht.	70	Yes
Max. Height (Ft.)	60	40	Yes
Parking (1.25 per 1 bed + 310 (150 + 160)		350	Yes
Garage Parking/Covered P93 (30%) / 62 (20%)		85 (27%) /131 (42%)	No/Yes

**Table 2b: Site Data Summary (Office)**

Standard	Required GR	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	52,000	Yes
Min. Lot Width (Ft.)	50	358	Yes
Min. Lot Depth (Ft.)	100	223	Yes
Front Setback (Ft.)	25	100	Yes
Rear Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	25	20	Yes
Parking (Office 1 per 325 25		30	No

*Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees.

**Table 3a: Landscape & Screening Requirements (Multi-Family)**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	58,190	99,086	Yes
Site Trees	117	117	Yes
Street Trees	41	41	Yes
Parking Lot Trees	14	14	Yes
Shrubs	1,164	1,164	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

**Table 3b: Landscape & Screening Requirements (Office)**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	10,872	26,459	Yes
Site Trees	21	39	Yes
Street Trees	16	16	Yes
Parking Lot Trees	3	3	Yes
Shrubs	218	218	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

*Building Design*

The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The following tables address Appendix F building requirements:

**Table 4a: Material Percentages (Multi-Family)**

Facade	Percentage
North	

South  
West  
East

---

**Table 4b: Amenities (Multi-Family)**

---

**Environmentally-Friendly (Tier 1)**

High-Efficiency Windows  
Native Drought-Resistant Plants  
Smart Technology

**Environmentally-Friendly (Tier 2)**

Walking Trail

**Environmentally-Friendly (Tier 3)**

LED Lighting  
Outdoor Recreation Features  
Dog Park

**High-Quality Features (Tier 1)**

Granite Countertops  
Upgraded Flooring  
Upgraded Cabinetry

**High-Quality Features (Tier 2)**

Upgraded Light Fixtures  
Full-Size Appliances  
Walk-in Closets

**Technology**

USB ports in all units  
App-Enabled Functionality  
App-Enabled Communication  
WiFi in Common Areas

---

**Table 5a: Windows Percentages (min. 50% length)**

---

Facade	Windows
North	162/686 (24%)
South	90/686 (13%)
West	114/690 (17%)
East (Primary)	121/838 (14%)
Total	487/2,900 (17%)

---

**Table 5b: Covered Walkways (min. 25%)**

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Facade	Covered Walkways
North	0
South	0
West	0
East	0

---

**Table 6a: Site Design Menu Items (min. 2 required)**

---

None provided

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**Table 6b: Building Menu Items (min. 6 required)**

---

Stone Accent (17%)  
Color Contrast  
Articulated Public Entrance  
Articulation Elements  
Enhanced Windows

---

**Table 6c: Sustainability Menu Items (min. 2 required)**

---

Native and Drought-Tolerant Species  
Wi-Fi (.5)  
Pollinator Friendly Flowers (.5)

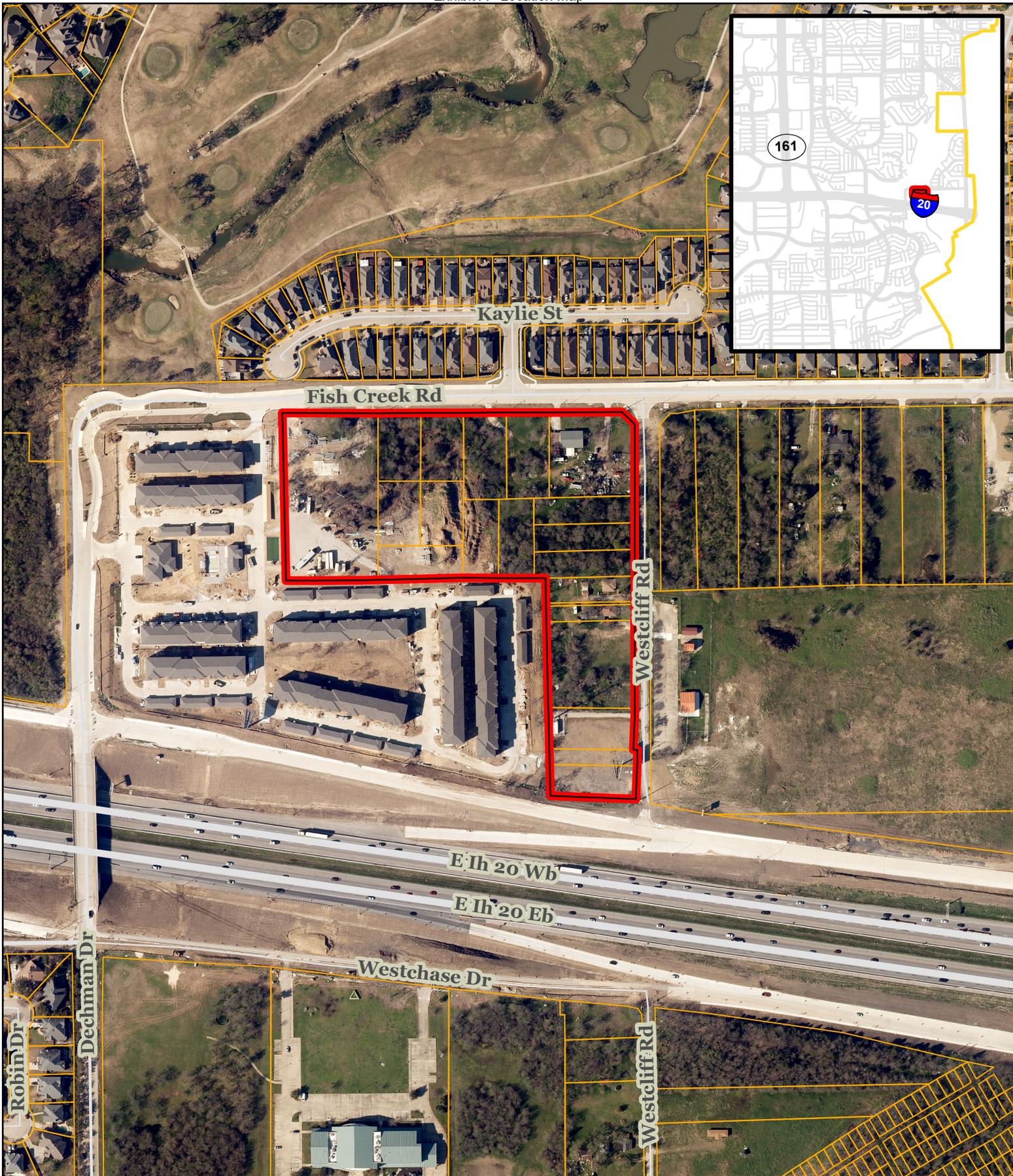
**VARIANCES:**

1. Metal Buildings: The applicant proposes to construct two 16 foot tall metal storage buildings measuring approximately 2,400 square feet and 900 square feet.
2. Gravel Surface: All surfaces on which vehicles are to be driven are required to have concrete paving. The applicant requests a gravel surface for the yard in front of the storage buildings.
3. Windows Percentages: Appendix F requires windows along 50% of the total building length. Windows are shown along 17% of the length of the building. Windows are required equaling 30% of street facing façades. Only the east facade is street facing and shows windows on 14% of the overall square footage.
4. Covered Walkways: The applicant is not providing covered walkways along the sides of the office building.
5. Excess Parking Spaces: The applicant requests to exceed the required parking by 5 spaces for the office building.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval with the following conditions:

- Pave all access drives per city specifications;
- Provide masonry on all building facades that are visible from IH-20 mainlanes or frontage road or screen with vegetation that metal facades are not visible.



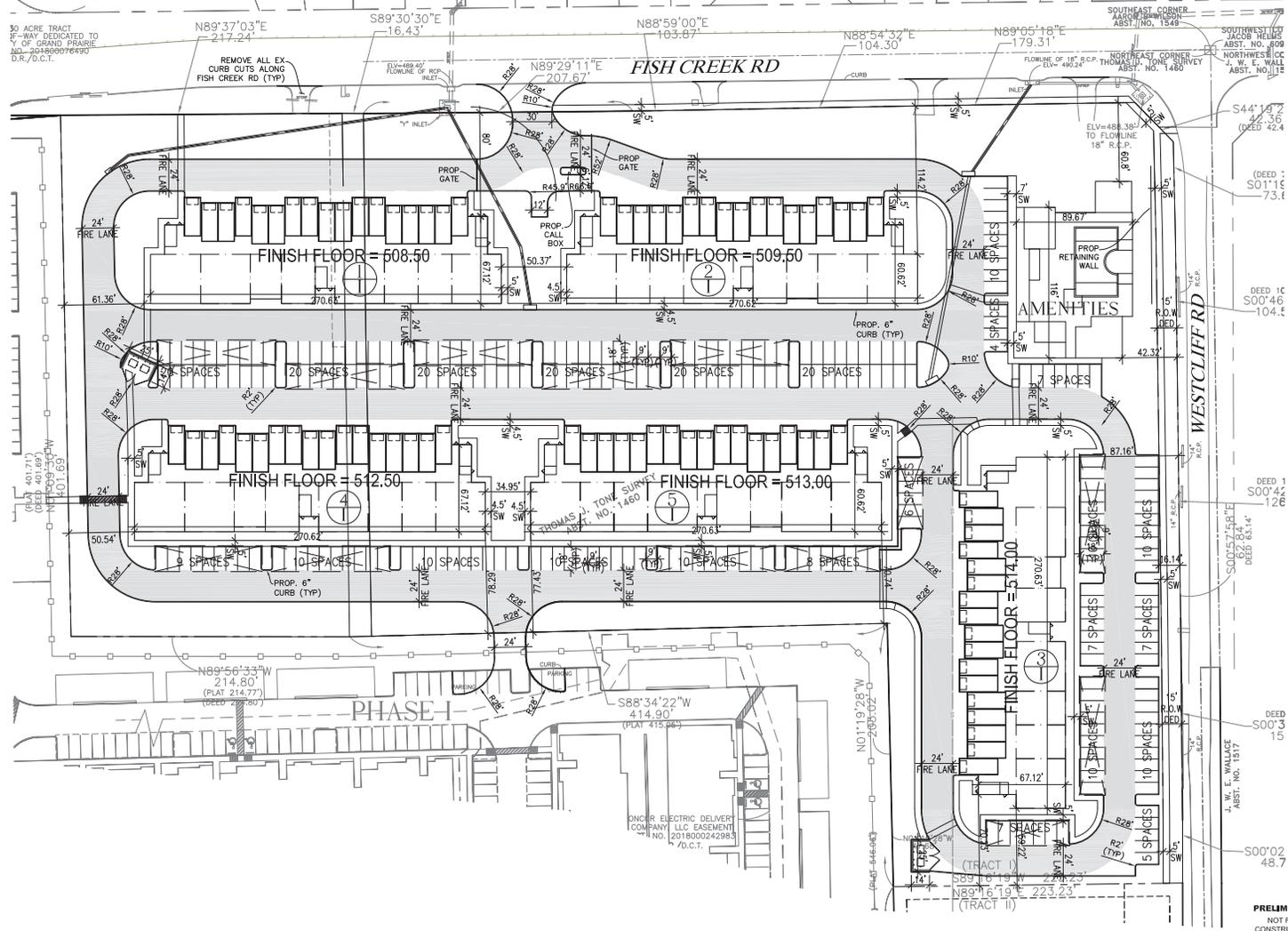
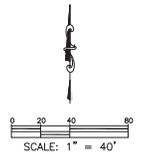
**CASE LOCATION MAP**  
Case Number S200302  
**Prairie Gate Phase 2 and Aerofirma Office**



**City of Grand Prairie**  
Development Services

📞 (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)

Exhibit B1 - Multi-Family Site Plan



**BENCHMARKS:**

18. CITY OF GRAND PRAIRIE GPS MONUMENT #18 AT THE SOUTHEAST CORNER OF THE INTERSECTION OF VINEYARD ROAD AND THE EASTBOUND FRONTAGE ROAD OF I.H. 20.  
 N = 6,931,829.79, E = 2,423,791.52 (GRID).  
 ELEVATION = 520.49'.

19. CITY OF GRAND PRAIRIE GPS MONUMENT #19 FROM THE INTERSECTION OF F.M. 1392 AND THE SOUTH CONNECTOR ROAD OF I.H. 20. GO WEST ALONG THE SOUTH R.O.W. LINE FOR I.H. 20 0.3 MILES TO THE STATION.  
 N = 6,930,915.41, E = 2,433,070.21 (GRID).  
 ELEVATION = 508.63'.

**SITE PLAN /  
 DIMENSION CONTROL  
 PLAN**

**PRAIRIE GATE  
 COMMUNITY PHASE II  
 CASE NO. S200302  
 LOT 1, BLOCK A  
 GRAND PRAIRIE, DALLAS COUNTY,  
 TEXAS**

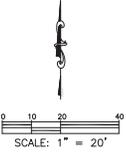
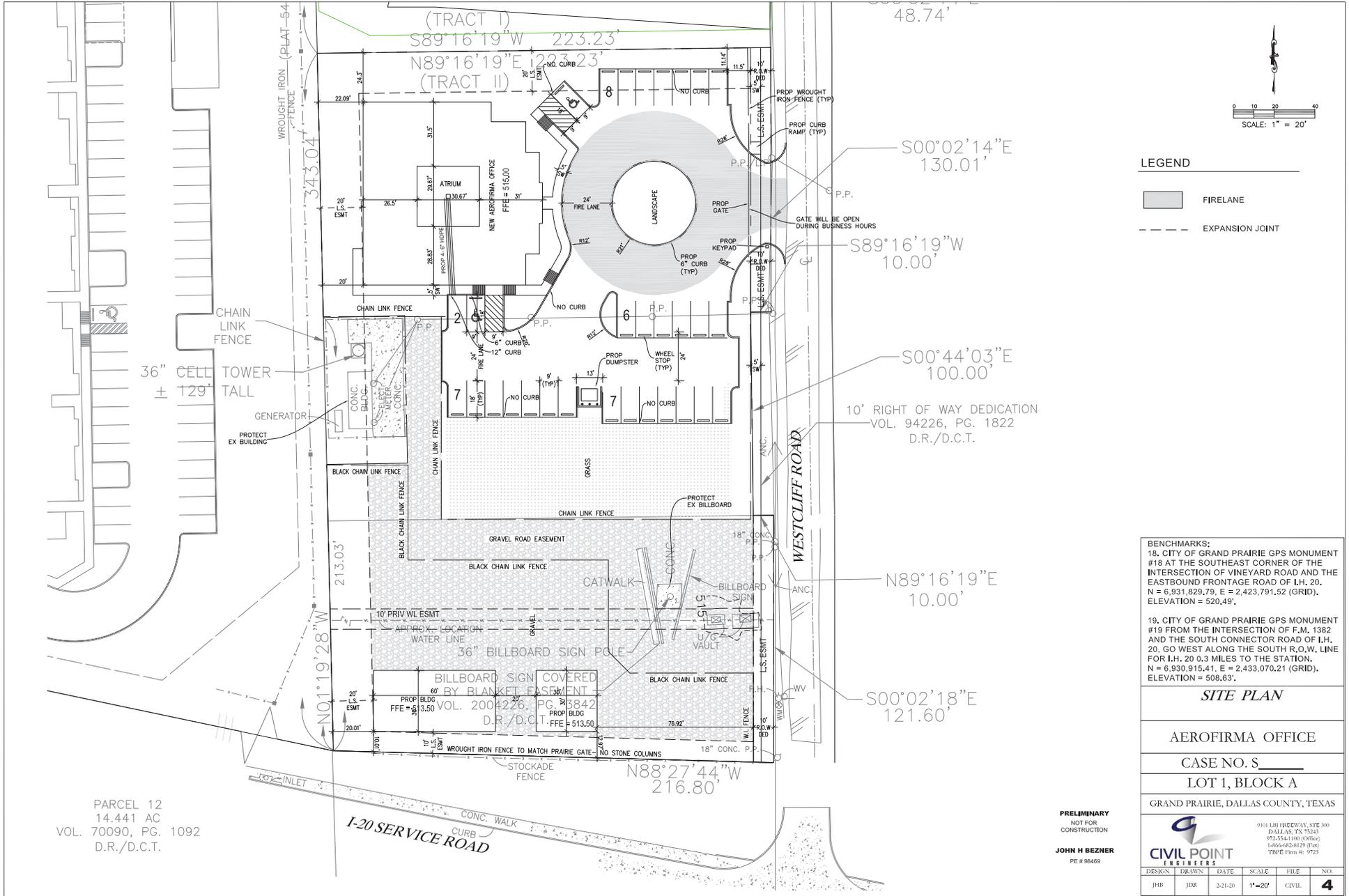
<b>CIVIL POINT ENGINEERS</b>				
DESIGN	DRAWN	DATE	SCALE	FILE NO.
JHB	KMK	2-21-20	1" = 40'	CIVIL 5

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**JOHN H BEZNER**  
 PE # 98469

City File No: P-----

Exhibit B2 - Office Site Plan



- LEGEND**
- FIRELANE
  - EXPANSION JOINT

- BENCHMARKS:**
- 18. CITY OF GRAND PRAIRIE GPS MONUMENT #18 AT THE SOUTHEAST CORNER OF THE INTERSECTION OF VINEYARD ROAD AND THE EASTBOUND FRONTAGE ROAD OF I.H. 20. N = 6,931,829.79, E = 2,423,791.52 (GRID), ELEVATION = 520.49'.
  - 19. CITY OF GRAND PRAIRIE GPS MONUMENT #19 FROM THE INTERSECTION OF F.M. 1382 AND THE SOUTH CONNECTOR ROAD OF I.H. 20. GO WEST ALONG THE SOUTH R.O.W. LINE FOR I.H. 20 0.3 MILES TO THE STATION. N = 6,930,915.41, E = 2,433,070.21 (GRID), ELEVATION = 508.63'.

<b>SITE PLAN</b>					
AEROFIRMA OFFICE					
CASE NO. S _____					
LOT 1, BLOCK A					
GRAND PRAIRIE, DALLAS COUNTY, TEXAS					
		9101 I30 FREEWAY, STE 300 DALLAS, TX 75243 972.534.100 (Office) 18664858129 (Fax) TBE Firm #: 9723			
DESIGN	DRAWN	DATE	SCALE	FILE	No.
JHB	JDR	2-21-20	1"=20'	CIVIL	<b>4</b>

PARCEL 12  
14.441 AC  
VOL. 70090, PG. 1092  
D.R./D.C.T.

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION  
  
**JOHN H BEZNER**  
PE # 96469



Exhibit C2- Office Elevations  
Page 1 of 2

STONE CALCULATION				
All measurements are in feet unless otherwise noted in square or cubic feet.				
All measurements shall be from foundation to top of stone if noted.				
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION
1. Gross Area of Stone	632	632	830	840
2. Gross Area of Sillings	25	10	25	0
3. Area of Stone Coverage	607	622	805	840
4. Net Stone Area	45	10	25	0
5. Gross Area of Sillings	818	810	814	810
6. Area of Stone Coverage	140	80	21	114
7. Net Stone Area	425	800	793	696
8. Total Net Area	524	876	771	876
9. Stone %	78%	138%	100%	128%



143375

AEROFIRMA  
OFFICE

WESTCLIFF ROAD  
GRAND PRAIRIE, TEXAS  
LOFT 1 BLOCK A  
THOMAS J TONE SURVEY  
DALLAS COUNTY

DATE: 12-11-18 PSD1  
01-8-20 PSD2  
1-22-20 P/R

SHEET Title:

EXTERIOR  
ELEVATIONS  
SCALE: 1/4" = 10'



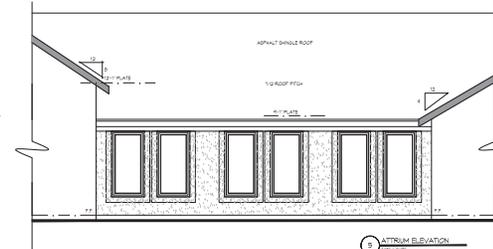
2125 W. PARKWAY DRIVE, SUITE 1000 GRAND PRAIRIE, TEXAS 75050  
972.415.0884

ARCHITECTS

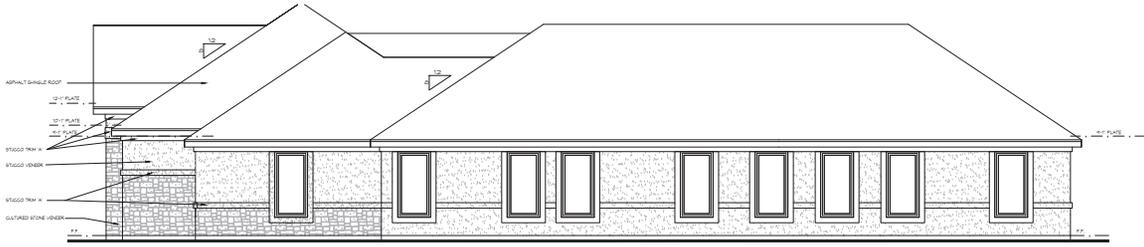
SHEET No: A2-1



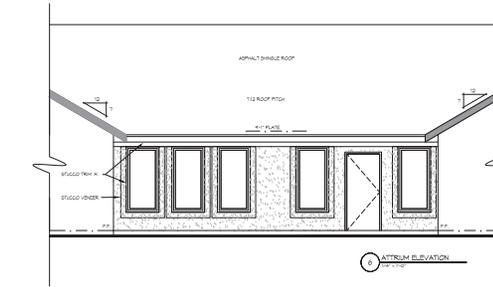
1 EAST ELEVATION



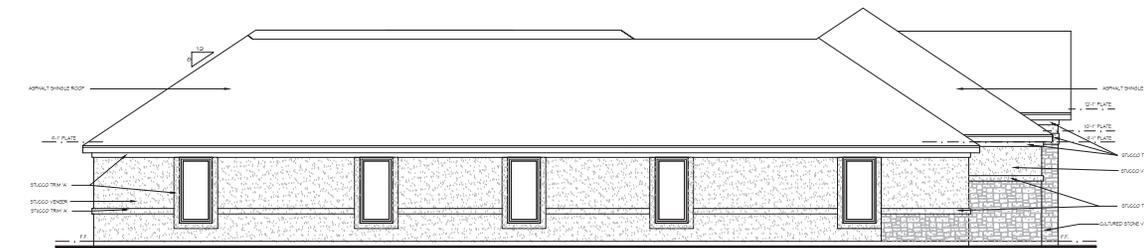
2 ATRIUM ELEVATION (EAST)



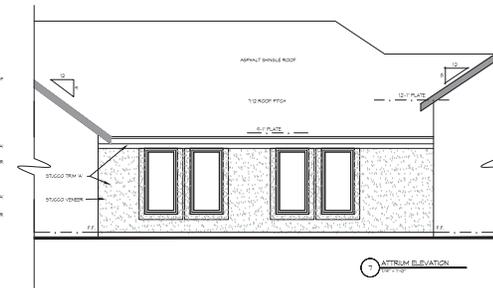
3 NORTH ELEVATION



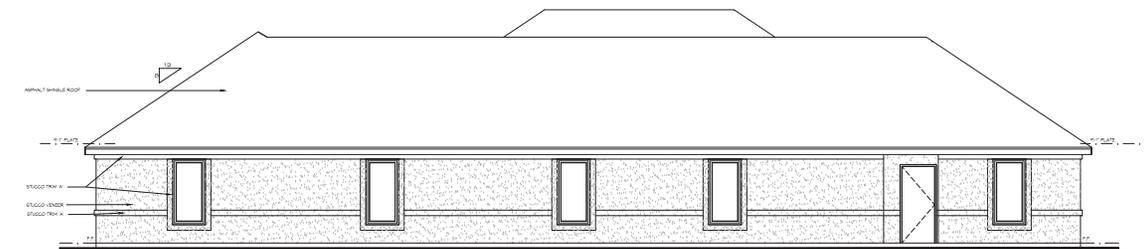
4 ATRIUM ELEVATION (NORTH)



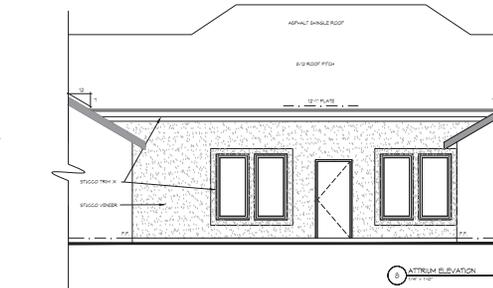
5 SOUTH ELEVATION



6 ATRIUM ELEVATION (SOUTH)



7 WEST ELEVATION



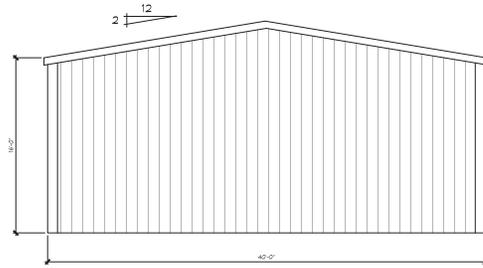
8 ATRIUM ELEVATION (WEST)



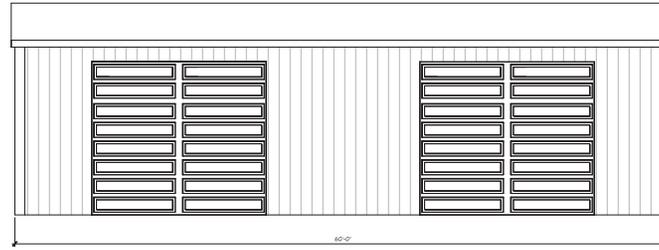
143375

METAL BUILDINGS

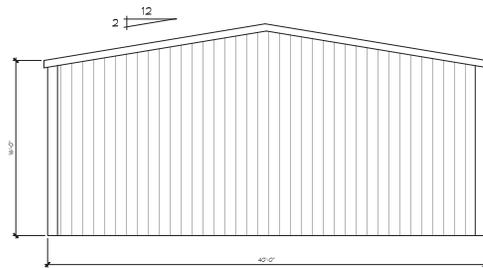
NOTE:  
100% METAL SIDING



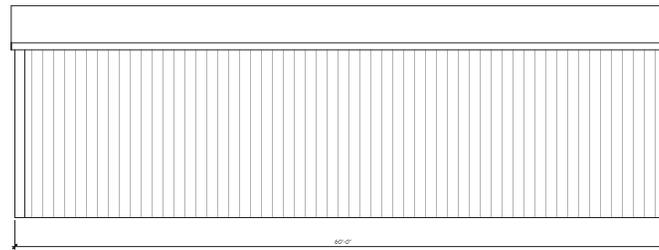
FRONT ELEVATION  
1/4" = 1'-0" (25/32" PRINT SIZE)  
1/8" = 1'-0" (1/16" PRINT SIZE)



LEFT ELEVATION  
1/2" = 1'-0" (25/32" PRINT SIZE)  
1/8" = 1'-0" (1/16" PRINT SIZE)



REAR ELEVATION  
1/2" = 1'-0" (25/32" PRINT SIZE)  
1/8" = 1'-0" (1/16" PRINT SIZE)



RIGHT ELEVATION  
1/2" = 1'-0" (25/32" PRINT SIZE)  
1/8" = 1'-0" (1/16" PRINT SIZE)

WESTCLIFF ROAD  
GRAND PRAIRIE, TEXAS  
LOFT 1 BLOCK A  
THOMAS J TONE SURVEY  
DALLAS COUNTY

DATE: 12-11-14 PD1  
01-8-20 PD2  
1-22-20 P/R  
.....  
.....

SHEET Title:

METAL BUILDING ELEVATIONS

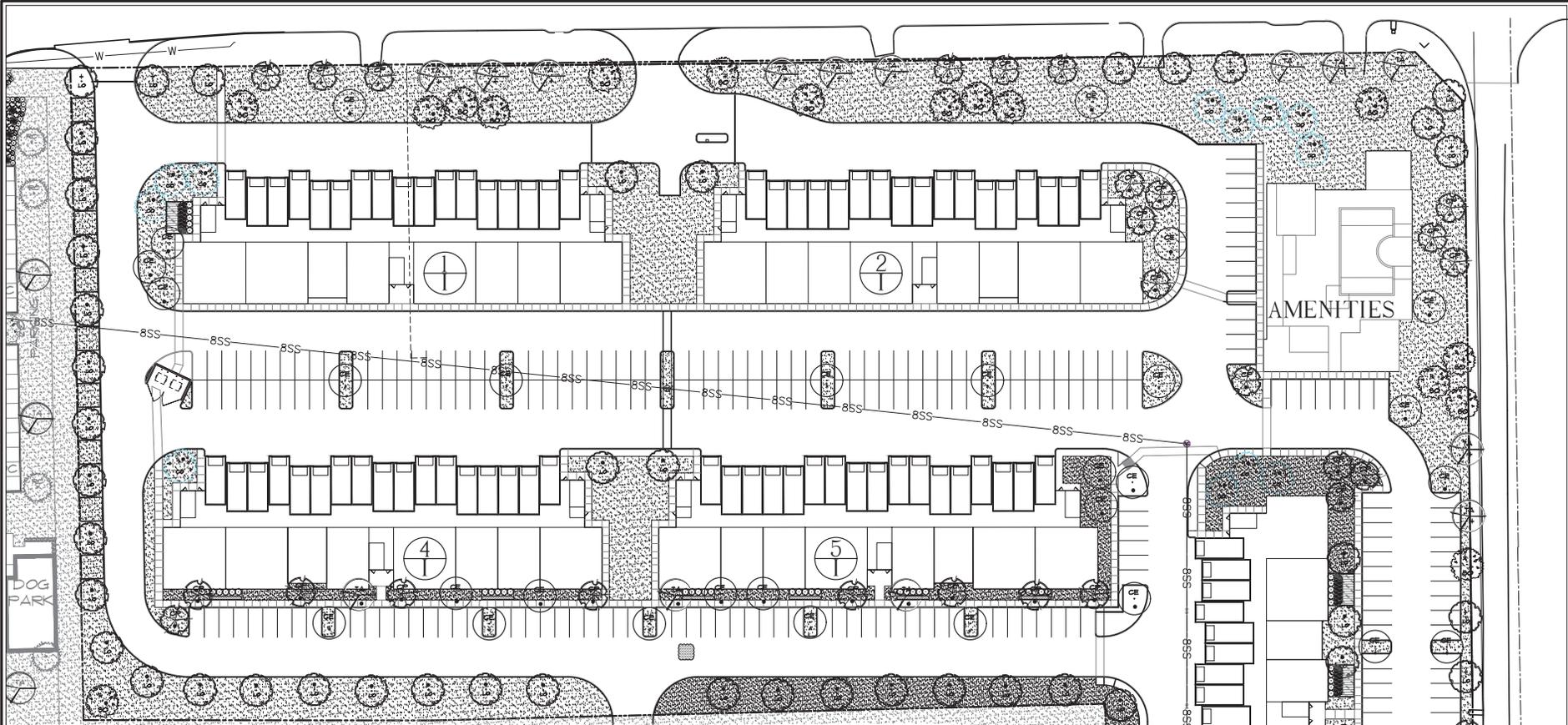


2125 W. PALM DRIVE, DALLAS, TEXAS 75241  
PH: 415.389.4500 FAX: 415.389.4501

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SHEET No: A2.2

Drawing: W:\Shared With Me\Shared\Projects\CPT033 - Profile Gate 2\DWG\CPT033.LWG Saved By: Leonard Sawe Time: 1/28/2020 11:26 AM  
 Plotted by: ##### Plot Date: 1/28/2020 12:39 PM



**6.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING**  
**8.1.2 PLANTING MATERIALS**  
 8.1.2.1 TREES  
 FOR EVERY 5000 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3" CALIPER OR LARGER IS REQUIRED.  
 SITE = 381,930 SF, 5% REQUIRED LANDSCAPE AREA = 58,789 SF / 500 = 117 TREES  
 PROVIDED LANDSCAPE AREA = 99,286 SF / = 25.5%

TREES SHALL BE LOCATED ON THE SITE IN THE FOLLOWING SEQUENCE:  
 1. STREET TREE SHALL BE PLANTED A MINIMUM 25' LINEAR FEET APART AND A MAXIMUM OF 50' LINEAR FEET APART ALONG COLLECTORS AND ARTERIALS.  
 PROVIDED: TREES ALONG FISH CREEK AT 35' LINEAR FEET APART, (24 TOTAL)  
 TREES ALONG WEST CLIFF AT 35' LINEAR FEET APART, (11 TOTAL)

2. PARKING LOT TREES SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20' PARKING SPACES) 265 / 20 = 14 TREES REQUIRED  
 PROVIDED: 14 TREES LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.

3. THE REMAINING 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.

TOTAL TREES: 41 STREET TREES  
 14 PARKING LOT TREES  
 117 SITE TREES  
 172 REQUIRED TREES  
 172 PROVIDED TREES

**8.1.3 D. SHRUBS**  
 IN ORDER TO MEET THE LANDSCAPING REQUIREMENTS, SHRUBS SHALL BE A MINIMUM OF 5 GALLON CONTAINER SIZE AND MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN FOR EVERY 500 SQUARE FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE SHRUB MINIMUM OF 5 GALLON IN SIZE IS REQUIRED, UP TO 50% OF THE REQUIRED SHRUBS MAY BE REPLACED BY THREE INCH CALIPER TREES AT A RATE OF 10 SHRUBS EQUALS ONE TREE.  
 PROVIDED: 58,789 SF / 50 = 1,164 SHRUBS

PROVIDED: 1,164 = 5 GALLON SHRUBS AND GRASSES  
 10 = 3" CALIPER TREES AT A RATE OF 10 SHRUBS EQUALS 1 TREE

- |  |   |
|--|---|
| LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)         | JAPANESE HOLLY / ILEX CRENATA (3 GALLON)  |
| RED OAK / QUERCUS RUBRA (3" CALIPER)               | PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSE (5 GALLON)                                |
| TEXAS ASH / FRAXINUS TEXENSIS (3" CALIPER)         | TEXAS SAGE / LEUCOPHYLLUM PR (5 GALLON)   |
| CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)         | INDIAN HAWTHORN 'SNOW' / FRAXINUS X DELACOURII CORLEYSCOURII (5 GALLON)                   |
| CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIPER) | LITTLE BUNNY DWARF FOUNTAIN GR FERNISELUM ALCORCOURIDES 1.1T (5 GALLON, PLANTS SPACED 36" |
| CHINGJAPIN OAK / QUERCUS MUEHLBERGII (3" CALIPER)  | MEXICAN FEATHER GRASS / NASSELLA TENNISIENSIS (1 GALLON, PLANTS SPACED 12" O)             |
| RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)      | GULF MUHLY GRASS / MUNIBERBERIA CAPILLARIS REG (5 GALLON, PLANTS SPACED 36"               |
|  | TFF 418 BERMUDA SOLID 600   |
|  | DECOMPOSED CRUSHED GRANITE  |

- + DENOTES STREET TREES (41)
- \* DENOTES PARKING LOT TREES
- DENOTES SITE TREES (117)

**STUDIO 13 DESIGN GROUP**  
 Studio 13 Design Group, PLLC  
 306 W. Main Street  
 Lewisville, Texas 75077  
 469-653-1900  
 TRAC Firm #08663

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submitted: 11-3-2020

NORTH  
  
 1" = 30' - 0"  
 One Inch

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

**LANDSCAPE AND SCREENING**  
 Landscape Plans  
 Prairie Gate

City of Grand Prairie, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT: **CPT033**

SHEET: **L1 of 2**

**LANDSCAPE NOTES:**

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF CELINA APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF CELINA.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF CELINA HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREES WITH SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE 'TRUNK FLARE'.
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP TIE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNUSUAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKSIC, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOULD, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CELINA.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPAIRED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE OF OCCUPANCY.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF CELINA'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF CELINA AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF CELINA'S PUBLIC WORKS DEPARTMENT INSPECTION.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

**PLANT LIST**

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BO	SHUARD OAK / QUERCUS SHUARDII	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	8" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
RS	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL; FULL HEAD NURSERY GROWN
PH	POSSUMHAW HOLLY / ILEX DECIDUA	2" CALIPER	AS SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL; FULL HEAD NURSERY GROWN
PH	FOSTER'S HOLLY / ILEX X ATTENATA 'FOSTER'	9-10' HT.	AS SHOWN	X	5" MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
LC	LITLLELAND CYPRRESS / CUPRESSOCYPERUS LITLLELANDI	2" CALIPER	AS SHOWN	X	4" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 4" MINIMUM BRANCHING HEIGHT; NURSERY GROWN, FULL PLANTS
	'PURPLE DIAMOND' LOROPETALUM / LOROPETALUM CHINESE 'PURPLE DIAMOND'	1 GALLON	AS SHOWN	X	FULL PLANTS
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	1 GALLON	AS SHOWN	X	FULL PLANTS
	BLACK KNOT BUTTERFLY BUSH / BUDDLEIA DAVIDII 'BLACK KNIGHT'	3 GALLON	AS SHOWN	X	FULL PLANTS
	LITTLE PRINCESS SPIREA / SPIREA JAPONICA 'LITTLE PRINCESS'	3 GALLON	AS SHOWN	X	FULL PLANTS
	GOLDMOUND SPIREA / SPIREA JAPONICA 'GOLDMOUND'	3 GALLON	AS SHOWN	X	FULL PLANTS
	MORNING LIGHT MISCANTHUS / MISCANTHUS SHENBIS 'MORNING LIGHT'	3 GALLON	AS SHOWN	X	FULL PLANTS
	INDIAN HAWTHORN / RHAPHIOLEPIS INDICA	3 GALLON	AS SHOWN	X	FULL PLANTS
	DWARF JAPANESE BOXWOOD / BUXUS MICROPHYLLA JAPONICA	1 GALLON	AS SHOWN	X	FULL PLANTS
	DWARF MAIDEN GRASS / MISCANTHUS SHENBIS 'ADAGIO'	3 GALLON	AS SHOWN	X	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNISSEMA	1 GALLON	1" OC.	X	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRUM SCOPARIUM	1 GALLON	1" OC.	X	FULL PLANTS
	WEeping LOVE GRASS / ERAGROSTIS CURVILA	1 GALLON	24" OC.	X	FULL PLANTS
	BAR HARBOR JUNIPER / JUNIPER HORIZONTALIS 'BAR HARBOR'	1 GALLON	36" OC.	X	FULL PLANTS
	TIFF 419 BERMUDA SOLID 500	SOLID 500	SQUARE FEET	X	MINIMUM 100% COVERAGE
	BENDBOARD EDGING	4" HEIGHT	LINEAR FEET	X	REFER TO DETAIL 3/16



Studio 183 Design Group, PLLC  
306 W. Main Street  
Lewisville, Texas 75057  
469-653-1900  
TRAC File #08663

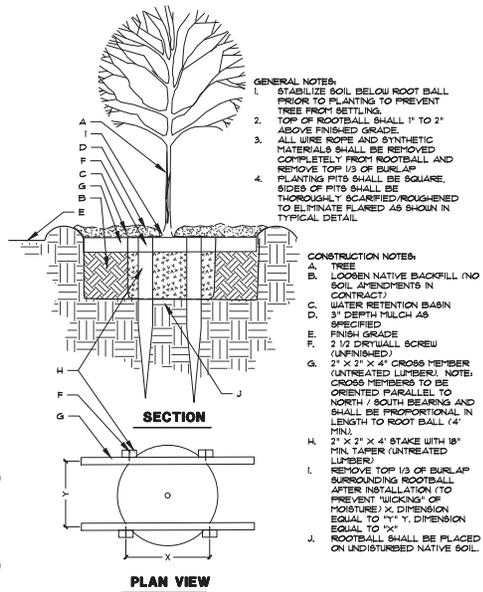
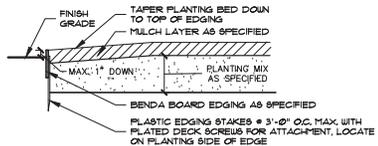
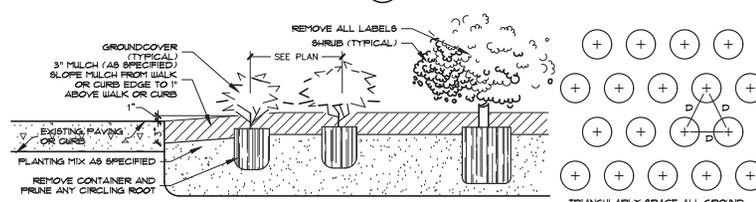
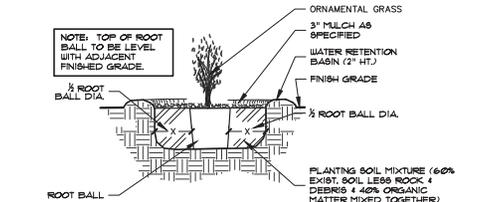
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Submittal 11-2-2020

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

**LANDSCAPE AND SCREENING**  
Landscape Details  
Sutton Fields North Ph. 2C  
City of Celina, Denton County, Texas



Drawing: W:\Shared\Wb\_M\Shared\Projects\CPT033 - Profile Gate 2\DWG\CPT033.LS.dwg Saved By: Leonard Sore Time: 1/28/2020 11:26 Plo Date: 1/28/2020 12:39 PM Plo Date: #####

DATE	BY	REVISIONS

PROJECT  
**CAD090**  
SHEET  
L2 of 2

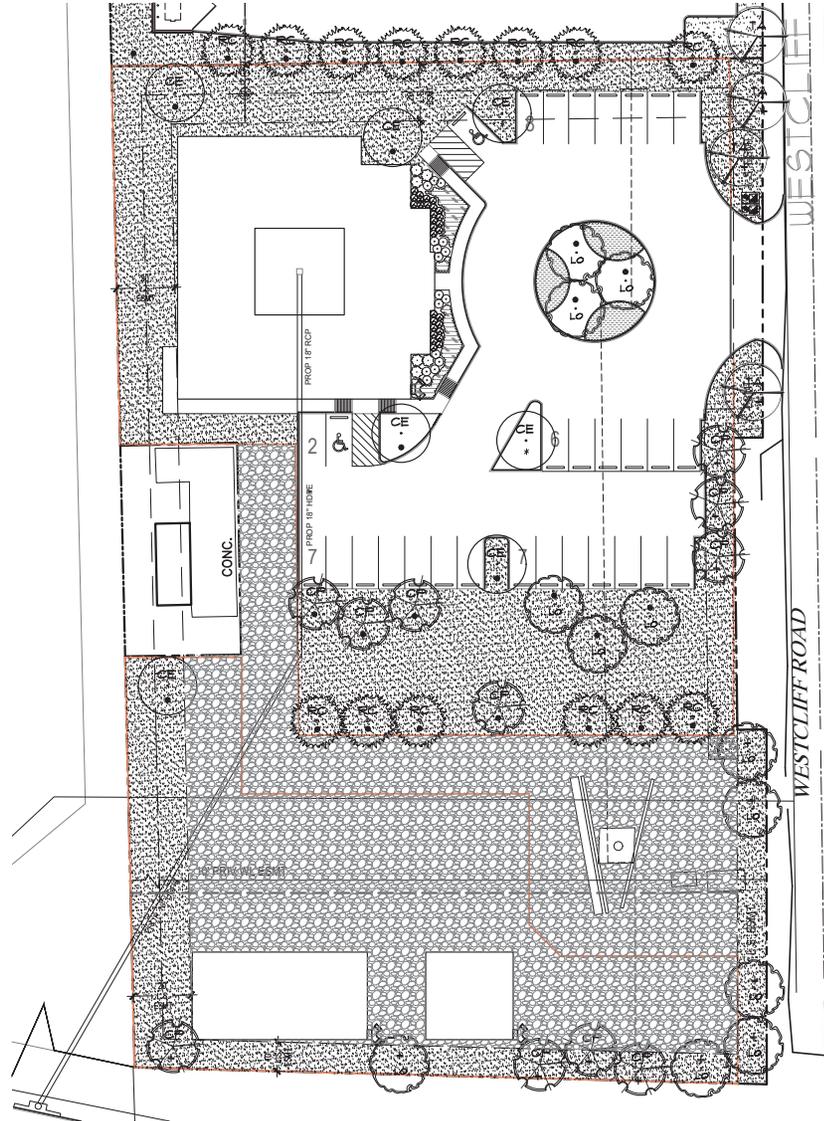
6.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING  
 6.7.2 PLANTING MATERIALS  
 6.4.1.9 TREES  
 FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR FRACTION THEREOF OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3" CALIBER OR LARGER IS REQUIRED.  
 SITE = 12,486 SF, 15% REQUIRED LANDSCAPE AREA = 1872 SF / 500 = 21 TREES  
 PROVIDED LANDSCAPE AREA = 26,459 SF / = 36.5%

- TREES SHALL BE LOCATED ON THE SITE IN THE FOLLOWING SEQUENCE:  
 1. STREET TREE SHALL BE PLANTED A MINIMUM 25' LINEAR FEET APART AND A MAXIMUM OF 50' LINEAR FEET APART ALONG COLLECTORS AND ARTERIALS  
 PROVIDED: 1 TREE ALONG WESTCLIFF ROAD AT 35' LINEAR FEET APART, (10 TOTAL)  
 TREES ALONG I-70 AT 35' LINEAR FEET APART, (6 TOTAL)
- PARKING LOT TREES SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20' PARKING SPACES) 20' / 20' = 2 TREES REQUIRED  
 2.1 PROVIDED: 2 TREE LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.
- 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.

TOTAL TREES: 16 STREET TREES  
 2 PARKING LOT TREES  
 21 SITE TREES  
 39 REQUIRED TREES  
 39 PROVIDED TREES

6.7.3 D. SHRUBS  
 IN ORDER TO MEET THE LANDSCAPING REQUIREMENTS, SHRUBS SHALL BE A MINIMUM OF 5 GALLON CONTAINER SIZE AND MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN. FOR EVERY 500 SQUARE FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE SHRUB MINIMUM OF 5 GALLON IN SIZE IS REQUIRED. UP TO 50% OF THE REQUIRED SHRUBS MAY BE REPLACED BY THREE INCH CALIBER TREES AT A RATE OF 10 SHRUBS EQUALS ONE TREE.  
 REQUIRED: 10,872 SF / 50 = 218 SHRUBS  
 PROVIDED: 218 - 5 GALLON SHRUBS AND GRASSES

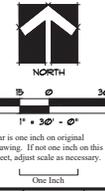
- |  |  |  |   |
|--|--|--|---|
|  | LIVE OAK / QUERCUS VIRGINIANA (3" CALIBER)         |  | JAPANESE HOLLY / ILEX CRENATA (5 GALLON)  |
|  | RED OAK / QUERCUS RUBRA (3" CALIBER)               |  | PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSE (5 GALLON)                              |
|  | TEXAS ASH / FRAXINUS TEXENSIS (3" CALIBER)         |  | TEXAS SAGE / LEUCOPHYLLUM FR (5 GALLON)   |
|  | CEDAR ELM / ULMUS CRASSIFOLIUS (3" CALIBER)        |  | INDIAN HAWTHORN 'SNOW' / FRAXINUS DELACOURII CORLEYSCOURII (5 GALLON)                   |
|  | CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIBER) |  | LITTLE BUNNY DWARF FOUNTAIN OF PENINSULA ALONE QUERCUS LIT (5 GALLON PLANTS SPACED 36") |
|  | CHINOQUAPIN OAK / QUERCUS MUEHLBERGII (3" CALIBER) |  | MEXICAN FEATHER GRASS / NASSELLA TENNISSEMA (1 GALLON PLANTS SPACED 12" O)              |
|  | RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIBER)      |  | GULF PURLY GRASS / MUEHLBERGIA CAPILLARIS REGA (5 GALLON PLANTS SPACED 36")             |
|  |  |  | TIFF 419 BERMUDA SOLID 60D  |
|  |  |  | DECOMPOSED CRUSHED GRANITE  |
- + DENOTES STREET TREES (41)  
 \* DENOTES PARKING LOT TREES  
 • DENOTES SITE TREES (17)



STUDIO 13 DESIGN GROUP  
 Studio 13 Design Group, PLLC  
 386 W. Adams Street  
 Lewisville, Texas 75077  
 469-653-1900  
 TRAC File #080647

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020



LANDSCAPE AND SCREENING  
 Landscape Plans  
 Prairie Gate  
 City of Grand Prairie, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT  
 CPT033  
 SHEET  
 L1A of 2

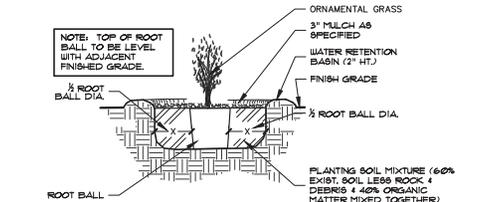
Drawing: W:\Shared With Me\sharea\Projects\CPT033 - Profile Gate 2\DWG\CPT033.LWG Saved By: Leonard Saw Time: 1/28/2020 11:26 AM  
 Plotted by: ##### Plot Date: 1/28/2020 12:39 PM

**LANDSCAPE NOTES:**

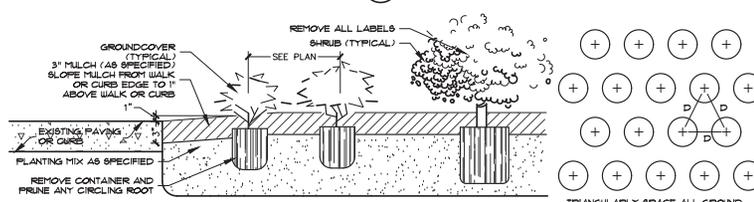
- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF CELINA APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF CELINA.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF CELINA HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREES WITH SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE 'TRUNK FLARE'.
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNUSUAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKSIC, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOULD, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CELINA.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE OF OCCUPANCY.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF CELINA'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF CELINA AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF CELINA'S PUBLIC WORKS DEPARTMENT INSPECTION.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

**PLANT LIST**

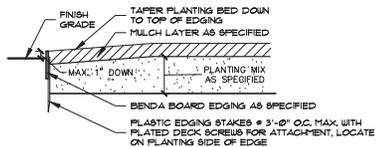
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BO	SHARD OAK / QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	8" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN
RS	FOREST PANSY REDBUD / CERIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL; FULL HEAD NURSERY GROWN
PH	POSSUMHAW HOLLY / ILEX DECIDUA	2" CALIPER	AS SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL; FULL HEAD NURSERY GROWN
PH	FOSTER'S HOLLY / ILEX X ATTENUATA 'FOSTER'	9-10' HT.	AS SHOWN	X	5" MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
LC	LITLLELAND CYPRRESS / CUPRESSOCYPERUS LITLLELANDI	2" CALIPER	AS SHOWN	X	4" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 4" MINIMUM BRANCHING HEIGHT; NURSERY GROWN, FULL PLANTS
	'PURPLE DIAMOND' LOROPETALUM / LOROPETALUM CHINENSE 'PURPLE DIAMOND'	1 GALLON	AS SHOWN	X	FULL PLANTS
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	1 GALLON	AS SHOWN	X	FULL PLANTS
	BLACK KNOT BUTTERFLY BUSH / BUDDLEIA DAVIDII 'BLACK KNIGHT'	3 GALLON	AS SHOWN	X	FULL PLANTS
	LITTLE PRINCESS SPIREA / SPIREA JAPONICA 'LITTLE PRINCESS'	3 GALLON	AS SHOWN	X	FULL PLANTS
	GOLDMOUND SPIREA / SPIREA JAPONICA 'GOLDMOUND'	3 GALLON	AS SHOWN	X	FULL PLANTS
	MORNING LIGHT MISCANTHUS / MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	AS SHOWN	X	FULL PLANTS
	INDIAN HAWTHORN / RHAPHIOLEPIS INDICA	3 GALLON	AS SHOWN	X	FULL PLANTS
	DWARF JAPANESE BOXWOOD / BUXUS MICROPHYLLA JAPONICA	1 GALLON	AS SHOWN	X	FULL PLANTS
	DWARF MAIDEN GRASS / MISCANTHUS SINENSIS 'ADAGIO'	3 GALLON	AS SHOWN	X	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNISSEMA	1 GALLON	1" OC.	X	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRUM SCOPARIUM	1 GALLON	2" OC.	X	FULL PLANTS
	WEeping LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	24" OC.	X	FULL PLANTS
	BAR HARBOR JUNIPER / JUNIPER HORIZONTALIS 'BAR HARBOR'	1 GALLON	36" OC.	X	FULL PLANTS
	TIFF 419 BERMUDA SOLID 500	SOLID 500	SQUARE FEET	X	MINIMUM 100% COVERAGE
	BENDBOARD EDGING	4" HEIGHT	LINEAR FEET	X	REFER TO DETAIL 3/16



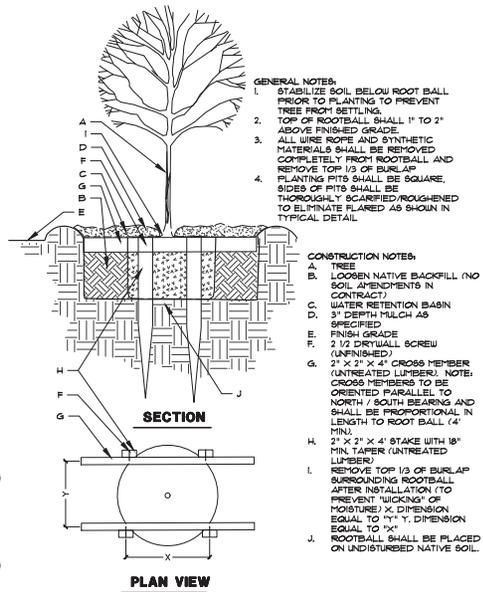
**1 POCKET PLANTING ORNAMENTAL GRASS DETAIL**  
NOT TO SCALE



**2 SHRUB AND GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE



**3 TYPICAL BED EDGING DETAIL**  
NOT TO SCALE



**4 TREE PLANTING**  
NOT TO SCALE



Studio 13 Design Group, PLLC  
306 W. Main Street  
Lewisville, Texas 76047  
469-653-1900  
TRAE Firm #06667

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Submittal 11-2-2020

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING  
Landscape Details  
Sutton Fields North Ph. 2C  
City of Celina, Denton County, Texas

DATE	BY	PLAN REVIEW REVISIONS

PROJECT  
CAD090  
SHEET  
L2A of 2

Drawing: W:\Shared With Me\sharon\Projects\CPT033 - Profile Gate 2\DWG\CPT033.L2.dwg Saved By: Leonard Sore Time: 1/28/2020 11:26 PM Potted by: ##### Plot Date: 1/28/2020 12:39 PM



Legislation Details (With Text)

**File #:** 19-9528      **Version:** 1      **Name:** CPA190604 – Grand Oaks  
**Type:** Ordinance      **Status:** Public Hearing  
**File created:** 10/28/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 3/9/2020      **Final action:**  
**Title:** CPA190604 - Comprehensive Plan Amendment- Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. City Council Action: March 17, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit A - Location Map](#)

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council		Tabled
2/3/2020	1	Planning and Zoning Commission		

**From**

Chris Hartmann

**Title**

CPA190604 - Comprehensive Plan Amendment- Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

**City Council Action: March 17, 2020**

**Presenter**

David P. Jones, AICP, Chief City Planner

**Recommended Acti**

Approve

**Analysis**

**SUMMARY:**

Comprehensive Plan Amendment for a 9.397 acre portion of the existing Grand Oaks Golf Club in the vicinity of the former clubhouse in the Aaron Wilson Survey, Abstract No. 1549, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

**PURPOSE OF REQUEST:**

The purpose of the request is to amend the Future Land Use Map (FLUM) from Open Space/Drainage to Medium-Density Residential so that the FLUM is consistent with a development proposed at this location.

**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	SF-A; PD-96	Single-Family attached and detached h
South	PD-198	Golf Course; FEMA floodplain
West	SF-A; SF-1	Multi-Family Residential
East	PD-198; City of Dallas	Golf Course; FEMA floodplain

**HISTORY:**

- According to Dallas Central Appraisal District, the existing Park Valley Country Club clubhouse was constructed in 1973. At the time, the property was zoned SF-A, SF-3, MF-1, and PD-96 (SF-A). The property was never platted. The adjacent subdivisions were platted in 1972 (Park Valley No. 3), 1974 (Country Club Square No. 1), 1977 (Country Club Park, Section 1), 1978 (Country Club Park, Section 3), and 1981 (Woodcrest Townhome Addition).
- November 1973: Specific Use Permit approved (case 731101) for private bottle club to authorize on-premises use of alcohol at the Country Club.
- In 1985, the City amended its use charts to remove golf course and country club from residential districts, making the use non-conforming.
- March 7, 1989: Zoning Change approved (case Z890201) for Wood Crest Country Club, rezoning 169.465 acres from SF-A, SF-3, MF-1, and PD-96 (SF-A) to PD-198 for a Country Club and Associated Uses with existing Specific Use Permit for a Bottle Club.
- June 7, 2005: Council took no action on appeal of P&Z denial of a request for 44 townhome lots on a 5.02 acre tract known as Country Club Townhomes (Z050302).

**ANALYSIS:**

The Open Space/Drainage Land Use category primarily consists of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood-oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state. Impacts on these areas should be closely considered when intense uses are proposed within close proximity.

The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including:

- Encourage targeted revitalization efforts in mature neighborhoods;
- Encourage infill development in areas with existing infrastructure;
- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives.

The designation of Open Space/Drainage for this property does not currently match the definition of OS/D in the Comprehensive Plan. While most of the golf course does sit within a floodplain, it is not in a natural state. Amending the designation to Medium-Density Residential would facilitate the reuse of an underdeveloped site on into alignment with its potential, as well as alignment with neighboring development consisting of varying densities of residential uses.

**RECOMMENDATION:**

Should Council determine that the change is warranted, DRC recommends that it be subject to the following condition:

1. Construction within the current floodplain shall be permitted consistent with requirements for development within the floodplain.

**Body**





Legislation Details (With Text)

**File #:** 19-9189      **Version:** 1      **Name:** Z190604/CP190604 - Grand Oaks Single Family Residences

**Type:** Ordinance      **Status:** Public Hearing

**File created:** 7/26/2019      **In control:** Planning and Zoning Commission

**On agenda:** 3/9/2020      **Final action:**

**Title:** Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.  
City Council Action: March 17, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Concept Plan](#)  
[Exhibit C - Elevations](#)

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council		Tabled
2/3/2020	1	Planning and Zoning Commission		
11/19/2019	1	City Council		Tabled
11/4/2019	1	Planning and Zoning Commission		
8/20/2019	1	City Council		Tabled
8/5/2019	1	Planning and Zoning Commission		

**From**

Chris Hartmann

**Title**

Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.

**City Council Action: March 17, 2020**

**Presenter**

David P. Jones, AICP, Chief City Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Planned Development Request and Concept Plan for single-family detached and townhomes on a 9.397 acre portion of the existing Grand Oaks Golf Club in the vicinity of the former clubhouse in the Aaron Wilson Survey, Abstract No. 1549, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

**PURPOSE OF REQUEST:**

The purpose of the request is to create a planned development district to facilitate the development of for-sale residential units on the site of the former Grand Oaks clubhouse and tennis courts.

**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	SF-A; PD-96	Single-Family attached and detached ho
South	PD-198	Golf Course; FEMA floodplain
West	SF-A; SF-1	Multi-Family Residential
East	PD-198; City of Dallas	Golf Course; FEMA floodplain

**HISTORY:**

- According to Dallas Central Appraisal District, the existing Park Valley Country Club clubhouse was constructed in 1973. At the time, the property was zoned SF-A, SF-3, MF-1, and PD-96 (SF-A). The property was never platted. The adjacent subdivisions were platted in 1972 (Park Valley No. 3), 1974 (Country Club Square No. 1), 1977 (Country Club Park, Section 1), 1978 (Country Club Park, Section 3), and 1981 (Woodcrest Townhome Addition).
- November 1973: Specific Use Permit approved (case 731101) for private bottle club to authorize on-premises use of alcohol at the Country Club.
- In 1985, the City amended its use charts to remove golf course and country club from residential districts, making the use non-conforming.
- March 7, 1989: Zoning Change approved (case Z890201) for Wood Crest Country Club, rezoning 169.465 acres from SF-A, SF-3, MF-1, and PD-96 (SF-A) to PD-198 for a Country Club and Associated Uses with existing Specific Use Permit for a Bottle Club.
- June 7, 2005: Council took no action on appeal of P&Z denial of a request for 44 townhome lots on a 5.02 acre tract known as Country Club Townhomes (Z050302).

**GOLF COURSE REDEVELOPMENT:**

Legal counsel for the applicant have submitted a written statement taking the position that the golf course does not qualify as a subdivision golf course under Sec. 212.0155 of the Texas Local Government Code.

### **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

#### *Site Layout*

The applicant intends to construct 29 detached single-family homes and 30 townhomes on approximately 9.4 acres. Per SF-T standards, the unit minimum sizes would range from 1,150 square feet (up to 30% of units) to 1,300 square feet (minimum 70% of units). The Concept Plan depicts units ranging from 1,800 to 3,000 square feet.

The Concept Plan depicts 13 open space lots and the private street. The Concept Plan depicts a single point of entry from Country Club Drive. This is acceptable so long as no more than 30 of the units are unsprinklered. This entrance will continue to be utilized for the golf course, which will remain open.

#### *Parking*

A portion of the existing parking accommodated by the lot in front of the former clubhouse will be shifted to the east near the existing maintenance barn. The number of spaces shown (98) for the golf course is double what is required for the club house (46) but is roughly half of the requirement for an 18 hole golf course (200). The existing parking area contains approximately 196 parking spaces.

The Concept Plan also depicts guest parking for the townhomes, and each home will have a two car garage with tandem parking in the driveway. As the circulator street doubles as a fire lane, a condition of approval is that tandem parking be adequate for a standard sized vehicle.

#### *Traffic Impact*

The property is currently zoned PD for a Golf Course/Country Club but was originally zoned for residential. The former clubhouse is roughly 11,500 square feet with a restaurant, and was in the past used to host large events. The applicant submitted a Traffic Assessment in April that found there would be no significant traffic impacts from the development and that the Level of Service of existing roadways would stay roughly the same as current conditions. The proposed development does not meet the traffic generation threshold for a full Traffic Impact Analysis.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designation for this location is Open Space/Drainage. A request to change the FLUM to Medium Density Residential is under concurrent review (CPA190604).

The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including:

- Encourage targeted revitalization efforts in mature neighborhoods;
- Encourage infill development in areas with existing infrastructure;
- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives.

**DEVELOPMENT STANDARDS:**

The current PD authorizes only the golf course and country club uses. The proposal would add a base zoning district of Single-Family Townhome (SF-T) which would allow for single-family detached and townhome uses only for the area depicted on Exhibit A. The following table evaluates the proposed standards.

**Table 2: Proposed PD Standards**

Standard	Appendix W	Proposed	Meets?
Max. Density (Units/F3.2		6.6	Y
Min. Living Area (Sq. Ft.)	1,150-1,299 (30%)	1,150-1,299 (30%)	Y
	1,300 (70%)	1,300 (70%)	
Area (Sq. Ft.)	1,300-1,679 (70%)	2,900 (per plat)	Y
	1,680-3,299 (30%)		
Width (Ft.)	21-29 (30%)	30 (per plat)	Y
	30 (70%)		
Depth (Ft.)	80-99 (30%)	85-99 (29%)	Y
	100 (70%)	100 (71%)	
Front Setback (Ft.)	17	17	Y
Rear Setback (Ft.)	10	10	Y
Interior Side (Ft.)	5	6	Y
Side on Street (Ft.)	15	15	Y
Max. Height (Ft.)	35 (3 stories)	2 stories	Y
Max. Lot Coverage (%)	60	60	Y

**OPPOSITION:**

As of March 6<sup>th</sup>, five property owners (four on Racquet Club Dr. and one on Green Hollow Dr.) have submitted written opposition to the request (attached). Staff has also received several phone calls from surrounding residents expressing verbal opposition.

**NEXT STEPS:**

If the zoning is approved, the applicant will need to have the following approved prior to beginning development:

- Preliminary Plat showing final lot configuration and proposed drainage, detention, and flood plain.
- Final Plat showing proposed easements based upon final engineering design, lowest floor elevations of all residential lots, and flood plain boundaries after reclamation. Coordination with FEMA and neighboring jurisdictions is required to receive a floodplain development permit.

**RECOMMENDATION:**

If Council wishes to consider additional uses in this PD, the Development Review Committee (DRC) recommends that the following conditions be included:

1. Common areas shall be maintained by an HOA established at the time a final plat is filed;
2. That no attached single family dwellings shall be permitted in any portions of the site bordering existing single-family homes;

3. That in portions of the site bordering properties with existing single-family homes, there shall be a minimum lot size of 5,000 square feet;
4. Construction of future parking areas within the current floodplain shall be 1 foot above the base flood elevation, and must be permitted consistent with requirements for development within the floodplain;
5. Adequate parking shall be maintained for clubhouse throughout the construction of the townhomes to prevent cars from using Racquet Club Drive for parking.
6. Back yard fences that are parallel to open space areas or sidewalks should be constructed of wrought iron;
7. Parking, landscaping, and appearance of townhomes must conform to Section 3.IV “Amenity and Design Standards for Townhouse Development” found in Appendix W;
8. No more than 30 units shall be constructed without in-unit sprinkler systems for fire suppression;
9. To prevent parking in the fire lane or on a public street, each townhome unit shall provide tandem parking equal to 20 feet of depth between the face of the garage and the fire lane.

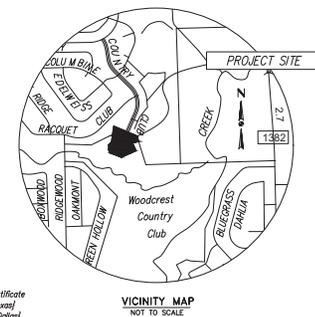
**Body**



Exhibit B - Concept Plan

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	14.88	16.00	082°44'11"	S 25°30'20" W	58.48
C2	12.80	166.83	084°17'31"	S 7°58'26" W	12.80
C3	37.51	48.36	032°25'41"	N 89°20'54" W	37.51
C4	8.33	30.00	025°54'30"	N 65°10'53" W	8.33
C5	33.82	30.00	064°14'05"	N 244°23'24" W	33.14
C6	28.79	500.00	002°24'48"	N 05°58'47" E	28.78
C7	48.08	500.00	005°02'36"	N 07°19'28" E	48.07
C8	48.11	407.67	008°45'41"	N 13°06'34" E	48.08
C9	38.16	394.83	005°32'14"	N 17°28'10" E	38.14
C10	27.12	60.00	025°54'30"	N 39°54'51" E	26.89
C11	26.28	60.00	025°54'30"	N 65°24'54" E	26.08
C12	32.47	60.00	031°00'50"	S 86°32'01" E	32.07
C13	11.27	24.00	026°54'53"	S 84°29'23" E	11.17
C14	28.59	24.00	068°14'48"	N 47°55'46" E	28.83
C15	75.07	270.89	015°01'58"	N 2144'47" E	74.79
C16	59.88	400.00	009°34'21"	S 04°49'23" W	59.82
C17	63.29	400.00	007°33'51"	S 03°49'30" E	63.18
C18	68.24	400.00	002°02'31"	S 11°52'38" E	68.19
C19	15.48	30.00	042°02'23"	S 42°00'27" E	15.10
C20	1.69	30.00	024°05'48"	S 64°48'23" E	1.68
C21	18.12	45.00	023°04'38"	S 52°29'21" E	18.00
C22	22.06	44.89	028°10'56"	S 29°54'24" E	21.84
C23	30.75	20.00	088°06'10"	S 28°11'17" W	27.81
C24	31.67	20.00	092°42'34"	N 62°24'22" E	28.46
C25	5.05	20.00	014°28'30"	N 09°48'25" E	5.04
C26	26.36	20.00	070°31'21"	N 35°12'35" E	24.49
C27	26.36	20.00	070°31'21"	S 69°17'41" E	24.49
C28	5.47	20.35	052°22'27"	S 23°41'41" E	5.43

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C29	31.77	20.00	089°17'58"	S 27°25'38" W	28.71
C30	14.57	24.00	034°47'21"	S 89°57'41" W	14.26
C31	21.12	15.00	088°14'34"	S 27°50'21" W	19.42
C32	31.22	524.00	00252'44"	N 02°58'44" E	31.21
C33	33.10	20.00	094°49'47"	N 57°41'44" E	29.45
C34	22.29	20.00	065°52'42"	S 48°58'15" E	21.15
C35	28.10	18.79	085°14'06"	N 57°41'44" E	25.55
C36	2.19	20.00	008°16'30"	S 84°01'30" W	2.19
C37	37.86	36.00	060°14'35"	S 51°38'39" W	36.14
C38	6.83	20.00	019°51'18"	S 70°57'58" E	6.80
C39	23.27	20.00	068°39'28"	S 27°42'38" E	21.98
C40	119.19	478.00	01420'47"	S 12°47'31" W	118.88
C41	37.86	36.00	060°14'35"	S 51°38'39" W	36.14
C42	17.09	36.00	027°11'37"	N 84°37'45" W	16.83
C43	36.92	20.00	103°46'33"	N 25°50'35" W	31.90
C44	125.34	633.15	021°45'07"	N 19°51'30" E	125.09
C45	125.51	610.87	01746'21"	S 19°28'35" W	125.27
C46	53.81	400.00	0670'23"	S 07°54'45" E	50.79
C47	53.82	16.57	184°07'28"	S 375°49'41" W	53.13
C48	61.74	424.00	00920'24"	N 11°52'38" E	61.68
C49	17.18	43.89	02222'27"	N 28°44'46" W	17.08
C50	25.61	13.00	1125°34"	N 16°20'36" E	21.68
C51	7.85	5.00	109070'07"	S 62°02'50" E	7.07
C52	8.82	5.00	11338'35"	N 39°48'21" E	8.37
C53	32.48	20.00	08332'22"	S 3732'40" E	29.03



Owner's Certificate  
State of Texas  
County of Dallas

WHEREAS Rowcco, Inc. is the owner of a 409,323 square feet or 9.397 acre tract of land situated in the Aaron B. Wilson Survey, Abstract No. 1549, in the City of Grand Prairie, Dallas County, Texas, and being part of a tract of land conveyed to Rowcco, Inc. by deed recorded in Volume 2001179, Page 2194 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod set at the intersection of the south line of a Replat of Country Club Square #1, recorded in Volume 77245, Page 853 of the Deed Records of Dallas County, Texas, and the east line of Country Club Park Section No. 1, recorded in Volume 77060, Page 2025 of the Deed Records of Dallas County, Texas, and being the northwest corner of said 9.397 acre tract;

THENCE South 18°45'06" West, a distance of 275.90 feet, along the east line of said Country Club Park Section No. 1, same being the west line of said 9.397 acre tract, to a 3/8" iron rod set for corner;

THENCE over and across a portion of said Rowcco, Inc. tract, the following courses and distances:

South 04°16'24" West, a distance of 248.85 feet, to a 3/8" iron rod set for corner;  
 South 41°23'45" West, a distance of 73.25 feet, to a 3/8" iron rod set for corner;  
 South 06°43'12" East, a distance of 86.01 feet, to a 3/8" iron rod set for corner;  
 South 25°43'27" East, a distance of 83.16 feet, to a 3/8" iron rod set for corner;  
 South 70°30'47" East, a distance of 305.73 feet, to a 3/8" iron rod set for corner;  
 North 12°27'11" East, a distance of 14.38 feet, to a 3/8" iron rod set for corner;  
 North 12°15'23" East, a distance of 345.40 feet, to a 3/8" iron rod set for corner;  
 North 15°51'49" West, a distance of 385.78 feet, to a 3/8" iron rod set for corner;  
 North 76°13'59" East, a distance of 106.38 feet, to a 3/8" iron rod set for corner;  
 North 13°46'24" West, a distance of 172.06 feet, to a 3/8" iron rod set in the south line of Woodcrest Townhome Addition Replat, recorded in Volume 81094, Page 2015 of the Deed Records of Dallas County, Texas, and being the northeast corner of said 9.397 acre tract;

THENCE North 71°01'56" West, a distance of 502.03 feet, along the south line of said Woodcrest Townhome Addition Replat, and the south line of Country Club Square No. 1, recorded in Volume 74073, Page 833, of the Deed Records of Dallas County, Texas, and the south line of said Replat of Country Club Square #1, to the POINT OF BEGINNING, and containing 409,323 square feet or 9.397 acres of land, more or less.

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE 60 LOTS FROM 1 LOT.
  2. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
  3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
  4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  5. EXISTING OF FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.

**GRAND OAKS ADDITION**  
 LOTS 1-27, BLOCK A; LOTS 1-8, BLOCK B  
 LOTS 1-14, BLOCK C; LOTS 1-6, BLOCK D  
 LOTS 1-4, BLOCK E; LOT 1, BLOCK F (PRIVATE STREET)

409,323 S.F. or 9.397 Ac.

AND BEING PART OF  
 VOL. 2001179, PG. 2194, D.R.D.C.T.  
 AARON B. WILSON SURVEY, ABSTRACT #1549  
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DALLAS COUNTY:  
 FLOOD STATEMENT: According to Community Panel No. 481130245M & 481130246LS, dated March 21, 2010 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "A2", which is a flood prone area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

**CAUTION!**  
 CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
 TEXAS811.ORG

811 Know what's below. Call before you dig.



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"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"  
 MICHAEL A. SALCEDO  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715

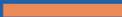
SURVEYOR  
 SALCEDO GROUP, INC.  
 401 COLLEGE STREET  
 GRAND PRAIRIE, TX 75050  
 (214) 412-3122

OWNERS  
 ROWSCO, INC.  
 3502 COUNTRY CLUB DRIVE  
 GRAND PRAIRIE, TEXAS 75051  
 (214) 288-1945

**SGI** SALCEDO GROUP, INC.  
 401 COLLEGE STREET  
 GRAND PRAIRIE, TEXAS 75050  
 PHONE: (214)-412-3122

SGI Project No. 16698

Exhibit C - Elevations

-  MASONRY #1 25-40% OF FACADE.
-  MASONRY #2 25-40% OF FACADE.
-  MASONRY #3 25-40% OF FACADE.
-  MASONRY #4 25-40% OF FACADE.
-  MASONRY #5 25-40% OF FACADE.
-  MASONRY #6 25-40% OF FACADE.
-  COMPOSITE SHINGLE #1.
-  COMPOSITE SHINGLE #2.
-  STANDING SEAM METAL.

- \*PAINTED WOOD BUILDING ACCENTS, VINYL INSULATED WINDOWS, CEMENT BOARD FASCIA AND SOFFIT, <10% OF FACASE TO BE FINISHED WITH CEMENT BOARD (HARDI OR OTHER).
- \*BUILDING HEIGHT TO NOT EXCEED 40'.
- \*HORIZONTAL ARTICULATION OF ELEVATION TO MEET CITY REQUIREMENTS.
- \*VERTICAL ROOFLINE ARTICULATION TO MEET CITY REQUIREMENTS.
- \*ROOF SLOPE TO BE 12:12.
- \*25% OF FRONT ELEVATION TO BE STONE TYP.





Legislation Details (With Text)

**File #:** 20-9851      **Version:** 1      **Name:** SU200301 - Specific Use Permit - 2045 N HWY 360 STE 250A

**Type:** Ordinance      **Status:** Public Hearing

**File created:** 2/28/2020      **In control:** Planning and Zoning Commission

**On agenda:** 3/9/2020      **Final action:**

**Title:** SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.  
City Council Action: March 17, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Floor Plan](#)  
[Exhibit C- Operational Plan](#)  
[Exhibit D- Parking Analysis.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**From**

Chris Hartmann

**Title**

SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.  
**City Council Action: March 17, 2020**

**Presenter**

Nyliah Acosta, Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Specific Use Permit to operate an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial.

**PURPOSE OF REQUEST:**

The applicant intends to use a vacant tenant space on the second floor of an existing strip mall, and in the IH-360 Corridor. Event Centers require Specific Use Permit (SUP) oversight in allowing City Council’s determination as to the appropriateness of its setting in conjunction with neighboring properties and surrounding land uses.

**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	LI	Gas Station, Quick Serv
South	PD-27, MF-2	Apartments
East	LI	Office, Restaurant, Hotel
West	MF-3	Apartments

**HISTORY:**

- March 8, 1987: City Council approved a site plan for the shopping center.

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

The subject property is designated as Commercial, Retail, Office on the Future Land Use Map (FLUM). An Event Center use is consistent with the FLUM.

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

Building & Site: The tenant space is 6,874 sqft located on the second floor of the shopping center on 4.01 acres, and zoned LI Light Industrial.

The building and property complies with Unified Development Code (UDC) standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via three existing ingress/egress drives from the access road of Hwy 360, a shared access drive via neighboring property to the east, and two additional direct access drives from Heather Ridge Lane.

Use:

In accordance with the operational plan, the business will host weddings and birthday parties. The Victoria Grace Event Center will operate with the following hours of operation:

- (Office Hours) Tuesday- Friday 11 AM to 5 PM
- (Event Hours) Saturday- Sunday 5 PM to 1 AM
- (Event Hours) Sunday 3 PM to 9 PM

Food & Beverage:

The event center will allow food warming, and licensed caterers to serve events. The center may have BYOB, so long as they are in compliance with TABC licenses and regulations.

Parking:

	<b>Shopping Center</b>	<b>Victoria Grace Events</b>
Required Spaces	274	88
Total Provided	227	69
<b>Shortage</b>	<b>47</b>	<b>19</b>

The shopping center has 227 parking spaces for 13 tenants. The event center will require 1 space per 4 seats, requiring 88 spaces, however, 69 are being provided. It should be noted, that the shopping center is already short parking, and the event center will be short 19 spaces.

**EXCEPTIONS OR APPEALS:**

The applicant is requesting a parking variance to reduce the minimum parking requirement of 88 to 69, and a variance to hold events until 1 am.

**RECOMMENDATION:**

The Development Review Committee recommends approval with the following conditions:

1. Hours of Operation limited to 12:00 AM.
2. For any event at which alcohol is present, at least one (1) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be physically present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. For any event at which more than 150 persons are to attend, at least two (2) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. It shall be the responsibility of the permit holder to provide state-licensed security guard when required.

**Body**



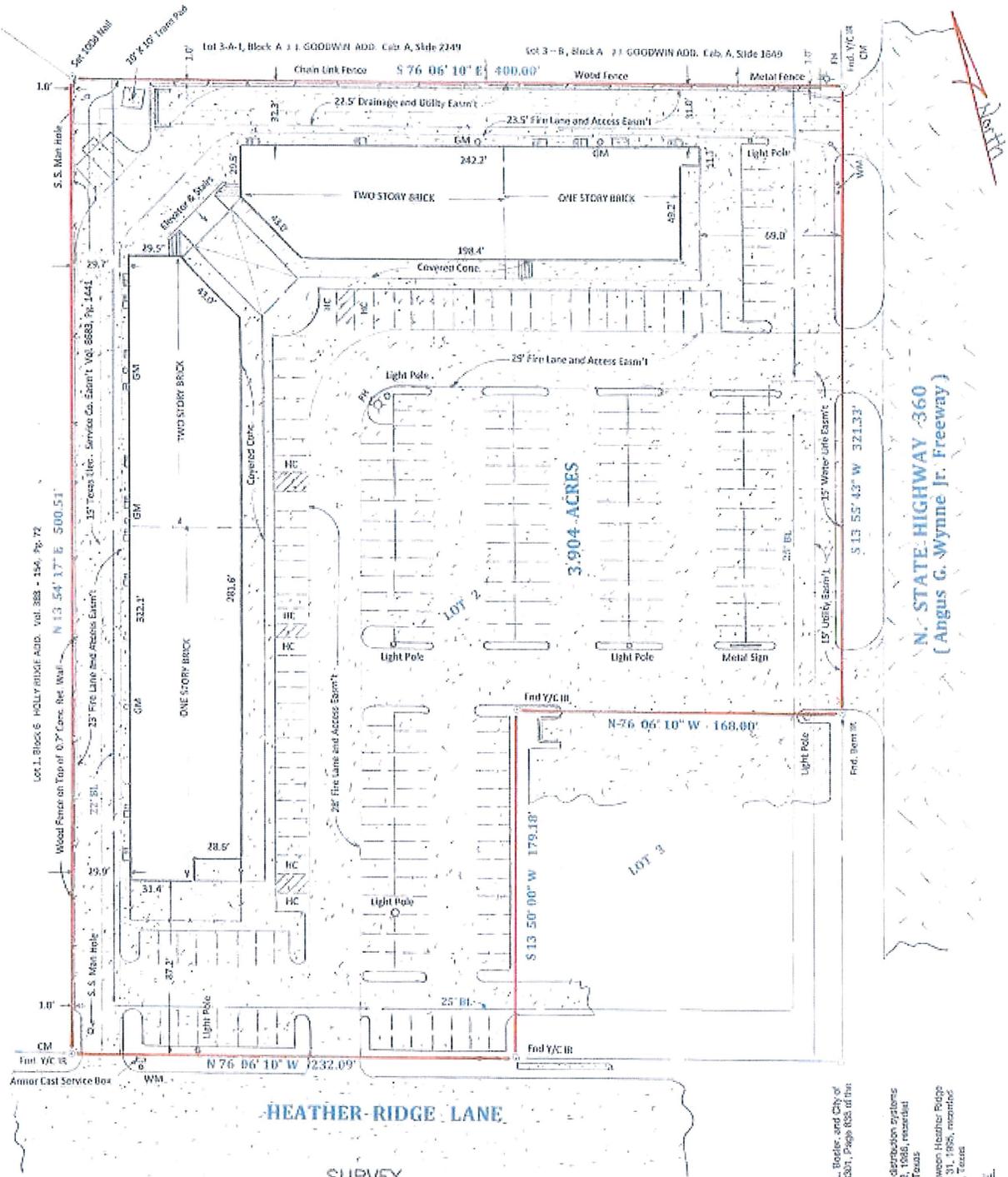
**CASE LOCATION MAP**  
**Case Number SU200301**  
**Event Center**  
**2045 N HWY 360, Suite 250A**



**City of Grand Prairie**  
**Development Services**

☎ (972) 237-8255  
 🌐 [www.gptx.org](http://www.gptx.org)

Exhibit A- Site Plan



**HEATHER RIDGE LANE**  
**SURVEY**

**BARRY S. RHODES** Registered Professional Land Surveyor (972) 475-8940  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2045 N. STATE HIGHWAY 360 in the city of GRAND PRAIRIE, Texas.

Tract 1:  
Lot 2, Block 6, Heather Ridge, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 07, of the Plat Records of Tarrant County, Texas.

Tract 2: (EASEMENT)  
An easement agreement to and for the benefit of Tract 1 for traffic and for ingress and egress, created by that certain Declaration of Access and Maintenance Easement Agreement by and between Heather Ridge Village Shopping Center, Ltd. and David R. Brown and Linda S. Brown, dated August 31, 1995, filed August 31, 1995, and recorded in Volume 12085, Page 1357 of the Real Property Records of TARRANT County, Texas, over Lot 3, Block 6 of Heather Ridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 07, Plat Records of Tarrant County, Texas.

This plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plan; the size, location and type of buildings and improvements are shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN, AND THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Scale: 1" = 50'  
Date: 07/05/2015  
G. F. No.: 240700210  
Job no.: 9347501  
Drawn by: BR

TEXAS HOLDINGS MANAGEMENT LLC AND IT'S SUCCESSOR AND ASSIGNS, AND HERETBY NATIONAL TITLE CO. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



232 TOTAL PERSONS SPACES - 7 HANDICAP - 4 LOADING

PROPERTY SUBJECT TO:

Master Covenant to Maintain Private Water Lines executed by and between James L. Bogle, and City of Arlington, dated July 29, 1995, filed September 6, 1995, recorded in Volume 8201, Page 055 of the Real Property Records of Tarrant County, Texas.

Agreement for the installation, operation and maintenance of underground electrical distribution systems granted to Texas Electric Service Company, dated July 14, 1988, filed September 12, 1988, recorded in Volume 8533, Page 1441 of the Real Property Records of Tarrant County, Texas.

Declaration of Access Easement and Maintenance Agreement, executed by and between Heather Ridge Village Shopping Center, Ltd. and David R. Brown and Linda S. Brown, filed August 31, 1995, recorded in Volume 12085, Page 1357 of the Real Property Records of Tarrant County, Texas.

TITLE AND ABSTRACTING WORK FURNISHED BY: FIDELITY NATIONAL TITLE

Existing Floor Plan



SUITE 250A  
1/2 PLANS  
FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
DRAWN BY: JOHN THORNTON

HEATHER RIDGE		
2045 NORTH HIGHWAY 280 GRAND PRairie, TX 75950		
OFFICE AREA: 6,874 SQFT	WAREHOUSE AREA: N/A	TOTAL AREA: 6,874 SQFT

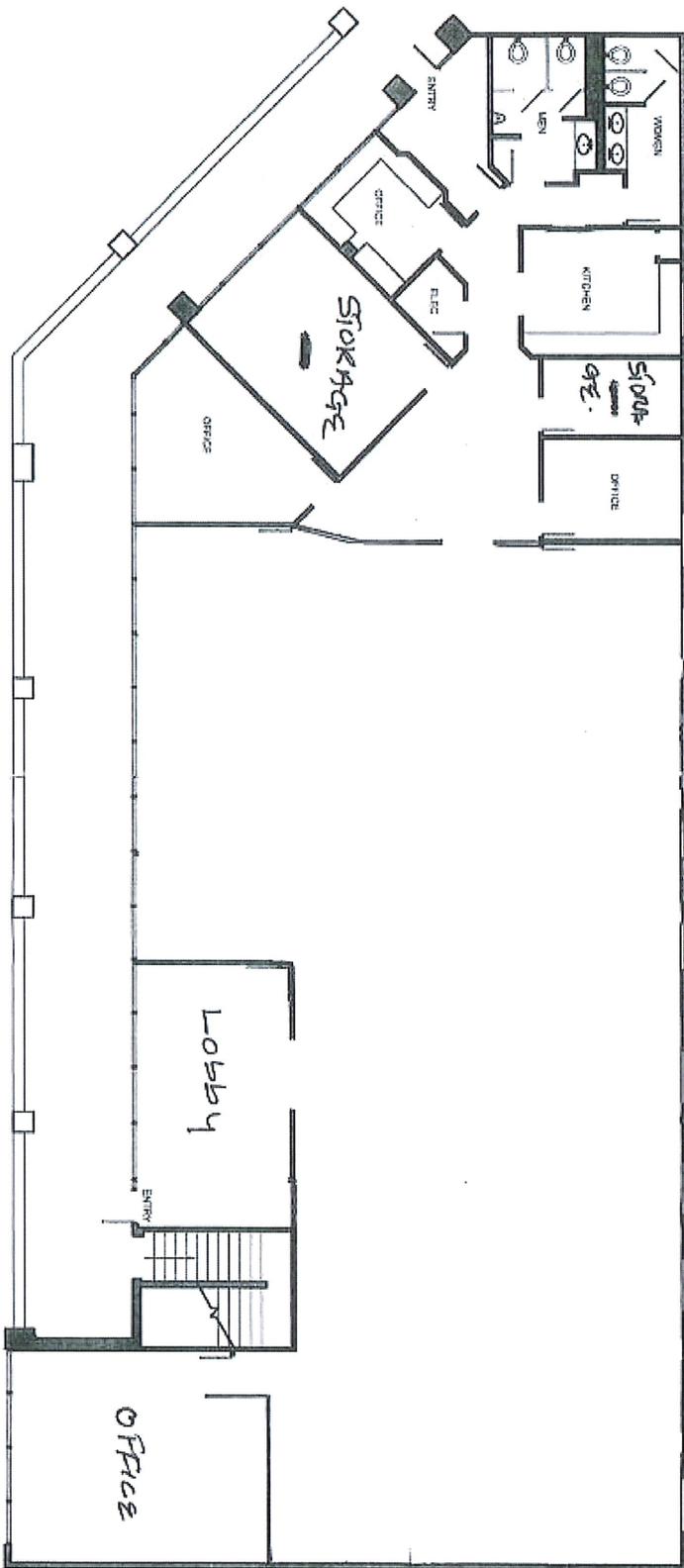


SUITE 250A  
2/2 PLANS  
FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
DRAWN BY: JOHN THORNTON

HEATHER RIDGE		
2045 NORTH HIGHWAY 280 GRAND PRairie, TX 75950		
OFFICE AREA: 6,874 SQFT	WAREHOUSE AREA: N/A	TOTAL AREA: 6,874 SQFT



Proposed Floor Plan




**SUITE 250A**  
 1/2 PLANS  
**FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 HEATHER RIDGE  
 2045 NORTH HIGHWAY 300 GRAND PRairie, TX 75050  
 OFFICE AREA: 6,814 SQFT  
 WAREHOUSE AREA: N/A


**SUITE 250A**  
 2/2 PLANS  
**FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 HEATHER RIDGE  
 2045 NORTH HIGHWAY 300 GRAND PRairie, TX 75050  
 OFFICE AREA: 6,814 SQFT  
 WAREHOUSE AREA: N/A


**SUITE 250A**  
 1/2 PLANS  
**FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 HEATHER RIDGE  
 2045 NORTH HIGHWAY 300 GRAND PRairie, TX 75050  
 OFFICE AREA: 6,814 SQFT  
 WAREHOUSE AREA: N/A

\*Occupancy: 350  
 Parking: 232

Victoria Grace Event Center  
4415 Hanover Street  
Grand Prairie, Texas 75052

January 9<sup>th</sup> 2020

To: The Grand Prairie Development Review Committee  
Attn: Charles H. Lee, AICP, CBO, Senior Planner  
P.O.Box 534045  
Grand Prairie, Texas 75050

Operational Plan for Property at 2045 N. HWY 360 Suite 250A Grand Prairie, Tx. 75050

I hereby apply for a Specific Use Permit (SUP) in respect of the above property and I am providing below, the Operational Plan for this proposed Event Center.

This Event Center will serve as a venue for Social Events like Weddings and Birthday Parties.

The Event Center Open Floor will hold a total of 350 people sitting. The total number of Parking Spaces provided is 232. There is an Elevator and 3 Stairways. There will be provision for a Kitchen (for warming food only), Male and Female Toilets Stalls (2 each), Storage room Office and a Lobby. Our Staff will make sure that the parking lot is kept clean and presentable.

The Event Center will be fully renovated into a very beautiful property with High Ceilings, Modern Chandeliers, Beautiful Lightings, Beautiful floor, updated restrooms, Elevator cleaned and serviced, stairways cleaned and painted. Brand New Fire Sprinkler will be installed.

We will allow Licensed Caterers to serve at Events. A Grand Prairie Police Officer will be provided each night of an Event. Video Surveillance system will also be installed on property.

The City of Grand Prairie has been losing Revenue from Sales and Property Taxes because this building has been vacant for some time. This proposed Event Center will bring an increase in revenue to the City as we plan to work with most of the Hotels around Hwy 360 with regards to providing accommodation for our intending guests. I have lived in Grand Prairie for over 24 years and with Victoria Grace Events, I will be bringing job opportunities to our residents.

Proposed Hours of Operation: Office – Tuesday – Friday – 11:00 am – 5:pm  
Events – Fridays & Saturdays 5:00 pm – 1:00 am; Sundays 3:00 pm – 9:pm

Yours faithfully,

  
Amadyn Nwabuisi  
Applicant – 469-877-0644

ISSUE FOR SPECIFIC  
USE PERMIT REVIEW

# VICTORIA GRACE EVENTS

2045 N HWY 360 - SUITE 250A  
GRAND PRAIRIE, TX

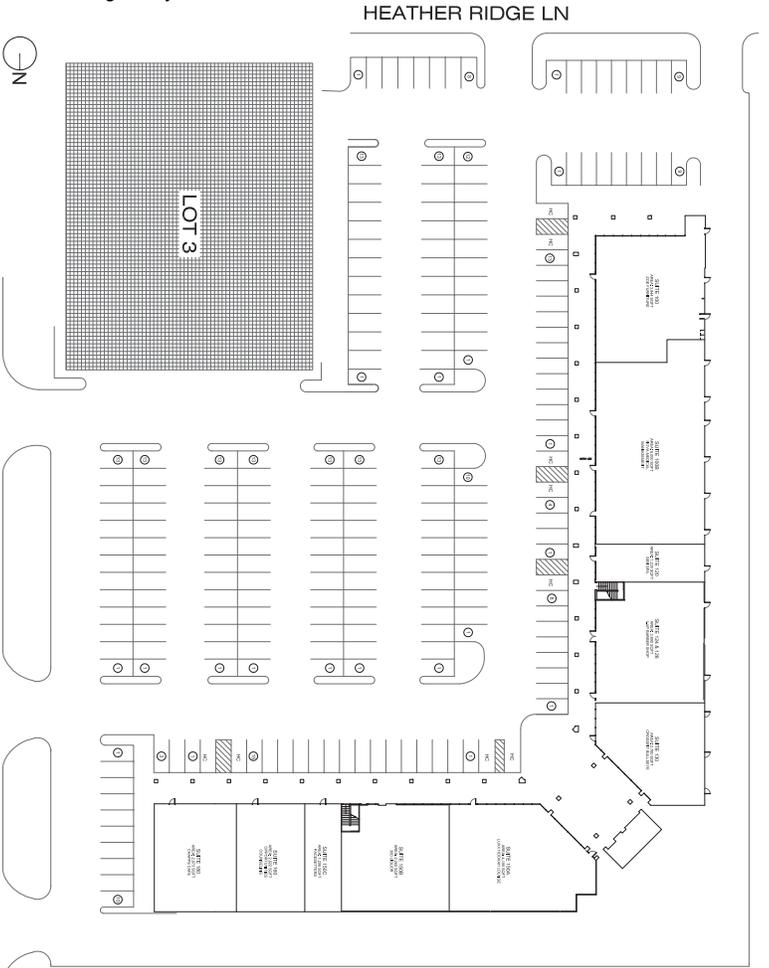
ISSUE DATE: 2/19/20

NO.	REVISION	DATE

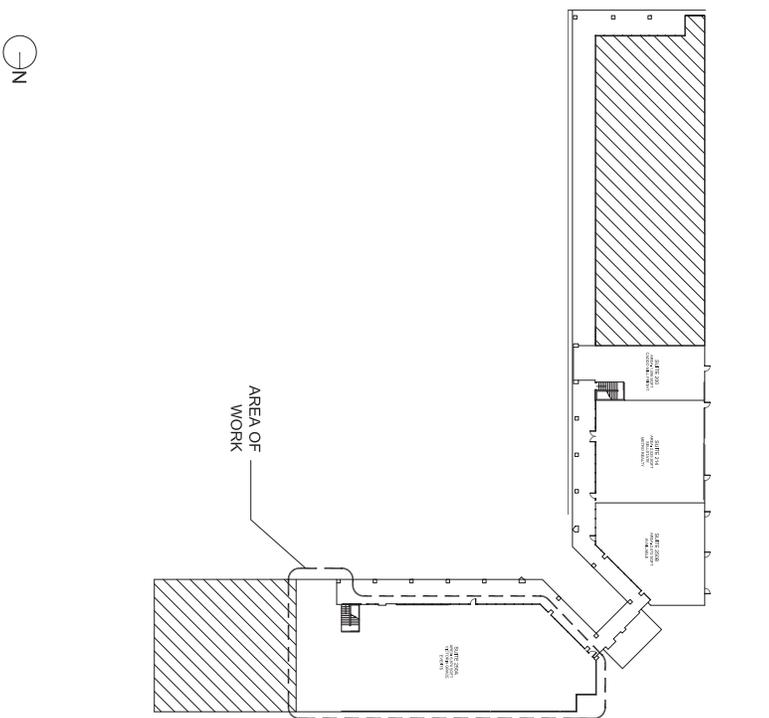
## SITE PLAN

# C-1.0

SPECIFIC USE PERMIT:  
VICTORIA GRACE EVENTS  
CASE NUMBER: SU200301



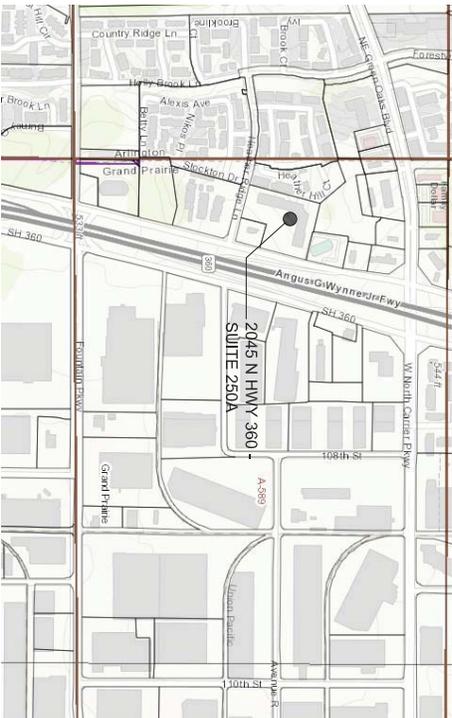
1 SITE PLAN - FIRST LEVEL  
1/2" = 1'-0"



2 SITE PLAN - SECOND LEVEL  
1/2" = 1'-0"

SUITE #	TENANT NAME	CO USE	AREA	REQUIRED PARKING
100	ZENITH OFFICES	OFFICE	2,044 SQ. FT.	7
100A	WVA MEDICAL	OFFICE	6,000 SQ. FT.	30
101	808 PWA	OFFICE	1,200 SQ. FT.	13
101A-101B	WVA MEDICAL SUITE	OFFICE	3,000 SQ. FT.	30
103	CONCEPT BUILDERS	OFFICE/STORAGE	2,200 SQ. FT.	10
103A	ULCO OFFICE	OFFICE	4,100 SQ. FT.	21
106A	2010 BLOOMERS	OFFICE	2,200 SQ. FT.	9
106C	INVESTMENTS CONSULTING	OFFICE	1,200 SQ. FT.	4
106	ORION OFFICES CONSULTING	OFFICE	2,200 SQ. FT.	10
106B	CONTRACTORS	OFFICE	1,000 SQ. FT.	14
200	CADILLAC FINANCIAL	OFFICE	1,000 SQ. FT.	5
211	RELIANT FINANCIAL	OFFICE	1,200 SQ. FT.	7
200A	WVA MEDICAL SUITE	OFFICE/STORAGE	4,000 SQ. FT.	40
TOTAL OFFICE				150
TOTAL STORAGE				207
TOTAL REQUIRED NUMBER OF SPACES				257

3 PARKING ANALYSIS  
1/4" = 1'-0"



4 LOCATION / VICINITY MAP  
1/4" = 1'-0"



Legislation Details (With Text)

**File #:** 20-9852      **Version:** 1      **Name:** SU200302 - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580

**Type:** Ordinance      **Status:** Public Hearing

**File created:** 2/28/2020      **In control:** Planning and Zoning Commission

**On agenda:** 3/9/2020      **Final action:**

**Title:** SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester. City Council Action: March 17, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Site Plan](#)  
[Exhibit C - Proposed Canopy](#)  
[Exhibit i - Existing Elevation](#)  
[HOA Comments](#)

Date	Ver.	Action By	Action	Result
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**From**

Chris Hartmann

**Title**

SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester.  
**City Council Action: March 17, 2020**

**Presenter**

Charles Lee, AICP, CBO, Senior Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

SU200302 -Specific Use Permit -Enterprise Rent-A-Car (City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway -20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway, specifically addressed at 4136 S. Carrier Parkway, Suite 580. The existing lot is platted as Westchester Commercial Phase One.

**ADJACENT LAND USES AND ACCESS:**

Direction	Zoning	Existing Land Use
North	Planned Development-173 (PD-173) District	Developed for Commercial Uses
East	Planned Development-173 (PD-173) District	Developed for Commercial Uses
West	Planned Development-173 (PD-173) District	Child Day Care Center Uses
South	Planned Development-173 (PD-173) District	Developed Medical Office Uses

**HISTORY & PURPOSE OF REQUEST:**

Ordinance 3817 adopted in July 1985; established Planned Development -173 (PD-173) District on approximately 178-acre property generally located south of Interstate 20 east and west of Carrier Parkway, generally north of W. Westchester Pkwy. The property is also within the I-20 Overlay Corridor District.

PD-173 allows for a wide variety of land uses, ranging from multifamily, retail, commercial and service-related uses. The original land use designation for Tract 1 (location of request) allows for Commercial/Office uses, further UDC, Article 4: Permissible Uses requires Specific Use Permit (SUP) oversight for Auto Rental Uses. The referenced property of this request was developed in 1987, Westchester Commercial, Phase One, Block 5, Lot 1RA. Westchester Phase One consists of single story commercial lease spaces. The referenced location for this request is 1,256 square foot lease space located along the southern end of a 24,150 sq. ft. building.

**ACCESS, PARKING & LAND USES:**

The development has two existing commercial driveway access points along Westchester Parkway. In addition, mutual access easements serve the center providing for adequate and safe vehicular circulation to and from S. Carrier Parkway to the east and W. Westchester Parkway to the south. An updated parking study and analysis is provided to demonstrate minimum on-site parking to accommodate current and proposed uses.

<u>BUILDING TENANT SUMMARY</u>	
Baskin-Robbins	1,300 SF
Retail - Available	2,018 SF
Retail - Available	1,579 SF
Church	5,187 SF
Mongolian Grill	4,340 SF
Caribbean Tan	1,855 SF
Century 21 Real Estate	3,593 SF
Proposed Enterprise	1,265 SF
<b>TOTAL BUILDING AREA</b>	<b>24,150 SF</b>

Based on the combination of retail, commercial, assembly and service uses 160 parking spaces are required. The site provides for 184 regular parking spaces including five accessible spaces dispersed within the site. Customer and vehicle inventory spaces for the auto rental business shall be located near the business with approximately 20 maximum spaces designated for over-night parking.

Directly to the rear employee entry of the business shall be a designated 'bucket-wash' make ready area for returning vehicles. This area shall consist of a new 430 sq. ft. canopy with brick columns and materials to match the existing building. All run-off shall comply with Environmental Department standards as well as the Westchester Homeowners Review Committee and approval provided conditions be met.

Westchester conditions include:

- Vehicle Inventory Location
- Signage Standards consistent with Westchester Commercial area.
- Canopy design (materials, height and type)
- Limit no more than 20 spaces for overnight parking.

**Landscaping and Screening:**

The existing onsite landscaping complies with minimum requirement for parking lot trees, street trees and landscape buffers along Westchester Parkway.

- 4 Parking lot trees in vicinity
- 6 Street Trees
- 10' front yard buffer/edge with shrubbery headlight screening provided.

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

The subject property is designated as Commercial, Retail, Office on the Future Land Use Map (FLUM). An auto-rental business use is consistent with the FLUM.

**Dumpster Enclosure:**

The site has an existing 15' X 24' (inside dimension) masonry dumpster enclosure cladded in the same masonry materials as the building. The dumpster enclosure is located at the mid-rear (western) portion of the building. The enclosure conforms to city standards.

**EXCEPTIONS REQUESTED:**

No exceptions requested

**RECOMMENDATION:**

Development Review Committee recommends approval of the request subject to:

- Compliance with Auto-Related Business (ARB) Standards including registration.
- Environmental Standards
- Westchester HOA Review Committee conditions
- Compliance with Building Codes and necessary permits for canopy addition.

**Body**



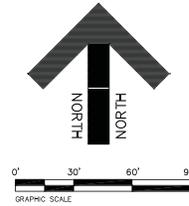
**CASE LOCATION MAP**  
Case Number SU200302  
Enterprise Rent-A-Car  
4136 S Carrier Pkwy



**City of Grand Prairie**  
Development Services

☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)

Exhibit B - Site Plan



LOCATION MAP  
NOT TO SCALE



CURRENT SOUTH ELEVATION OF LEASE SPACE  
NOT TO SCALE



CURRENT EAST ELEVATION OF LEASE SPACE  
NOT TO SCALE

**BUILDING TENANT SUMMARY**

Boskin-Robbins	1,300 SF
Retail - Available	2,018 SF
Retail - Available	1,579 SF
Church	5,187 SF
Mongolian Grill	4,340 SF
Caribbean Tan	1,855 SF
Century 21 Real Estate	3,593 SF
Proposed Enterprise	1,265 SF
<b>TOTAL BUILDING AREA</b>	<b>24,150 SF</b>

**NOTES:**

- ENTERPRISE RENT-A-CAR WILL HAVE THE RIGHT TO PARK IN THE AREAS SHOWN AS OVERNIGHT PARKING AREA. THESE SPACES ARE NOT ASSIGNED. ENTERPRISE RENT-A-CAR WILL NOT PARK MORE THAN 20 CARS OVERNIGHT. THE DESIGNATED LOCATIONS AND MAXIMUM NUMBER OF OVERNIGHT PARKING APPROVED BY THE WESTCHESTER ARCHITECTURAL AND DESIGN COMMITTEE.
- THERE ARE NO PROPOSED FENCES OR GATES.

**SITE SUMMARY**

ZONING	PD173A
PROPOSED USE	RETAIL
<b>PARKING REQUIRED</b>	
RETAIL: 1/275	8,455 SF = 30.75 SPACES
RESTAURANT: 1/100	5,640 SF = 56.4 SPACES
TANNING SALON: 1/EMP & 2/BED	1 EMP & 10 BEDS = 22 SPACES
CHURCH: 1/3 SEATS	150 SEATS = 50 SPACES
<b>TOTAL REQUIRED</b>	<b>160 SPACES</b>
<b>PARKING PROVIDED</b>	<b>184 SPACES</b>

**REVISIONS:**

2/20/20	PER DCR COMMENTS

CASE NO. SU200302

SHEET TITLE:  
**SITE PLAN FOR SUP**  
ENTERPRISE RENT-A-CAR  
LOT 1A, BLOCK 5  
WESTCHESTER COMMERCIAL PHASE ONE  
488 S. CARVER PARKWAY, SUITE 680  
AT WESTCHESTER PARKWAY  
GRAND PRairie, TEXAS

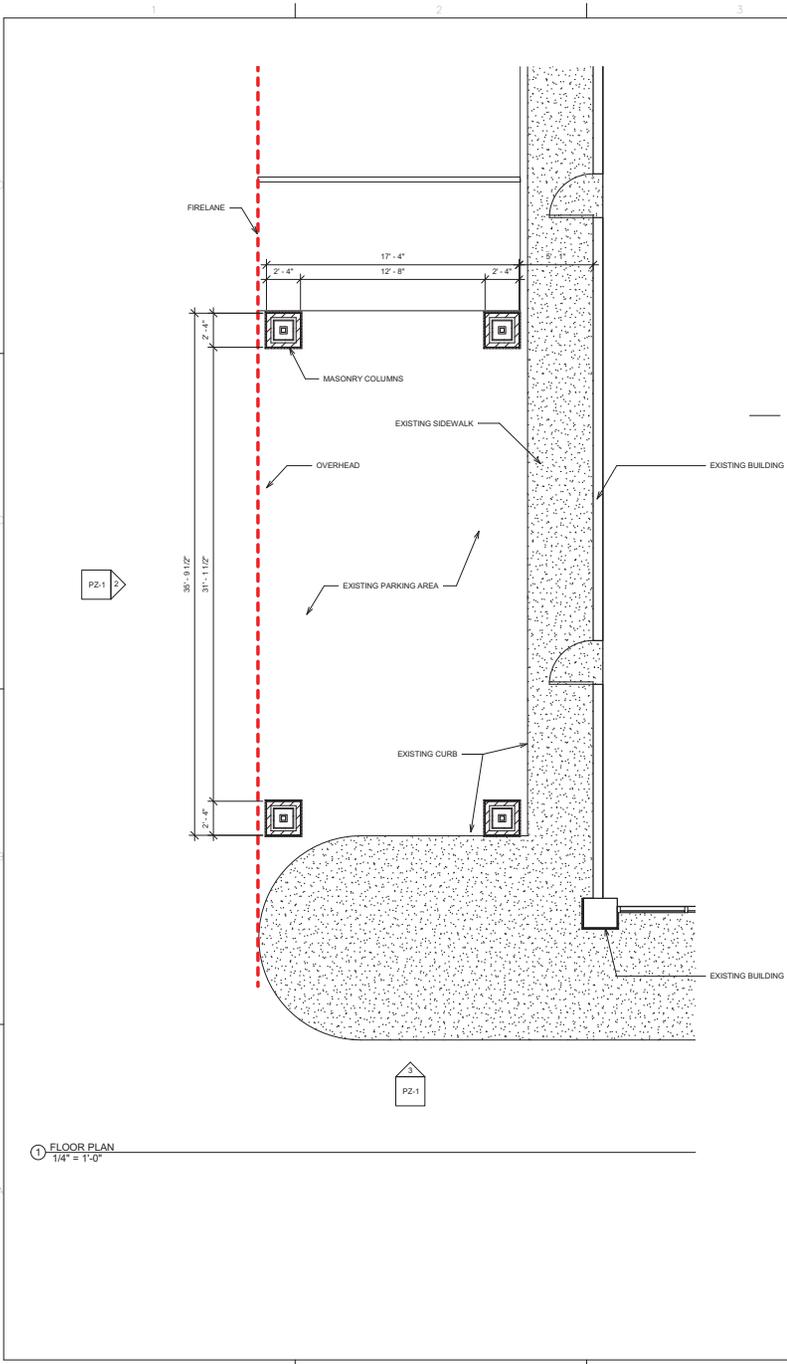
**OWNER:**  
WESTCHESTER 4126, LLC  
10300 N. CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75231-8607  
CONTACT: WILL GRAVLEE  
TEL: 214-695-6070  
EMAIL:  
wgravlee@gravleecommercial.com

**APPLICANT:**  
ENTERPRISE CAR RENT-A-CAR  
C/O CONIFER REAL ESTATE, INC  
280 MIRON DRIVE, SUITE 108  
SOUTHLAKE, TEXAS 76092  
CONTACT: JORDAN WOOLF  
TEL: 817-343-7752  
EMAIL: jordane@conifere.com

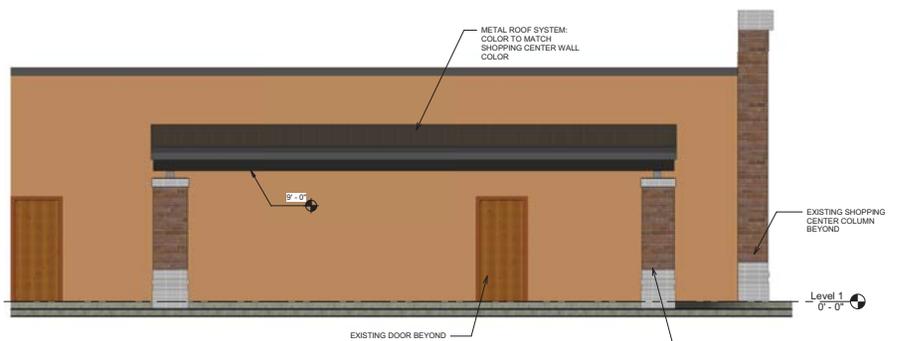
PREPARED BY:  
**JDJR ENGINEERS & CONSULTANTS, INC.**  
TSBPE REGISTRATION NUMBER F-6827  
ENGINEERS • SURVEYORS • LAND PLANNERS  
2900 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-952-3337 Fax 972-952-9889

DATE: JAN. 27, 2020 DRAWN BY: JDJR SHEET NO.  
SCALE: 1" = 30' CHECKED BY: JDJR 1 of 1

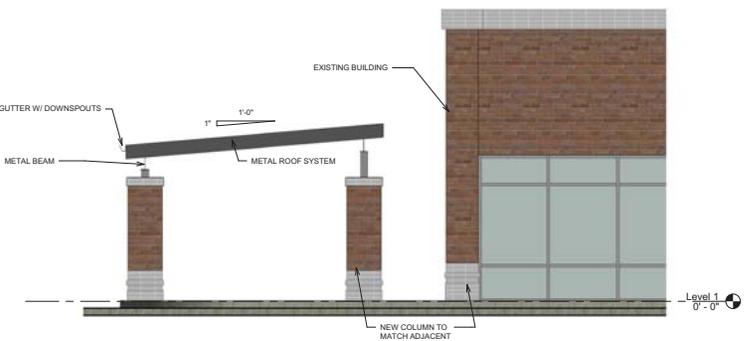
Exhibit C - Proposed Canopy



1 FLOOR PLAN  
1/4" = 1'-0"



2 SIDE ELEVATION  
1/4" = 1'-0"



3 STREET ELEVATION  
1/4" = 1'-0"



4 3D View 1



260 MIRON DRIVE, SUITE 108  
SOUTH LAKE, TX 76092  
817-552-7778



02/06/20



REVISIONS:

NO.	DESCRIPTION

BUCKET WASH BAY  
GRAND PRAIRIE, TX.

SU200302

PROJECT NUMBER:	Project Number
ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	© Prizm Architects, Inc. All Rights Reserved. 02/06/2020

PLAN AND ELEVATIONS

PZ-1

# EXISTING EXTERIOR ELEVATIONS

**CASE NO. SU200302**



## CURRENT SOUTH ELEVATION OF LEASE SPACE

NOT TO SCALE



## CURRENT EAST ELEVATION OF LEASE SPACE

NOT TO SCALE

May 7, 2019

The Westchester Architectural & Design Committee have some things we will require to protect the other businesses nearby and the cohesiveness to our community and a condition to the approval of the SUP.

1. Drainage of the water per City Code
2. Specific area to park the rental cars. The parking slots behind the building and the parking slots in the south lot along Westchester Parkway/shrubbery.
3. A limit on how many cars they can have at one time. Limit 20. No overnight parking at all in the front parking lot.
4. Signage size the same as the rest of the tenants and only on the building.
5. They want a pop-up tent to protect them from the sun while washing the cars and vacuuming them out. We would require something more professional and made of a lasting material that will not fade or fray. Like a wood Arbor type, Professional awning attached to the building, etc... This protection would have to be approved by the HOA Architectural & Design Committee before the approval of the SUP.

These would all be conditions set attached to the SUP to keep operating in the Westchester Community.

Thank you,  
Rosemary Reed  
469-600-9075

cc: David P. Jones  
dpjones@GPTX.or



Legislation Details (With Text)

**File #:** 20-9850      **Version:** 1      **Name:** SU180504B – Specific Use Permit Renewal - 3025 Hardrock Road

**Type:** Ordinance      **Status:** Public Hearing

**File created:** 2/28/2020      **In control:** Planning and Zoning Commission

**On agenda:** 3/9/2020      **Final action:**

**Title:** SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.  
City Council Action: March 17, 2020

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [Exhibit A -Location Map](#)  
[Exhibit B 3025 Hardrock - SUP Parking Exhibit](#)  
[Exhibit C SU180504B Operational Plan 2020](#)  
[Exhibit D Reason of Additional Parking.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Chris Hartmann

**Title**

SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.

**City Council Action: March 17, 2020**

**Presenter**

Charles Lee, AICP, CBO, Senior Planner

**Recommended Action**

Approve

**Analysis**

**SUMMARY:**

Consider request for the annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd and addressed as 3025 Hardrock Rd (Council District 1). The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.

**ADJACENT LAND USES AND ACCESS:**

Direction	Zoning	Existing Land Use
North	Light Industrial (LI) District	Undeveloped
South	Light Industrial (LI) District	Industrial Uses-Trinity Hearth
East	Light Industrial (LI) District	SB SH 161 Service Rd
West	Light Industrial (LI) District	Grand Prairie Auto Pound

Ordinance 10066-2018 was approved May 15, 2018

**Annual inspection August 14, 2019 VIOLATIONS CITED**

1. Excessive truck and trailer storage on-site.
2. Outside storage of batteries.
3. Outside storage of tires without rims.
4. Inoperable Holding yard (5) vehicles / salvaging.
5. Display vehicle for sale on property.
6. Parking on non-improved surface.
7. Emergency exits barred.
8. Small amount of debris outside (pallets) outside.
9. Electrical plug damaged and needs repaired.
10. Sewer cleanout missing cap (combined sewer).
11. Front gates made of corrugated tin (not sure if this was an approved material).

**6-Month Inspection; March 2020:**

- Environmental Services found no violations with the exceptions of parking of vehicles and trailers on unimproved surfaces.
- Code Enforcement has since visited the site and found no violations.

**PURPOSE OF REQUEST:**

As required by Ordinance No. 10466-2018 for Specific Use Permit 1044 the City Council shall conduct a public hearing six-month (6) months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government.

The applicant is requesting an expansion of their truck and trailer parking operation to exceed the minimum trucking and storage from no more than (5) five to maximum of fifteen (15) trucks and trailers. Compliance with current standard has been sporadic at best.

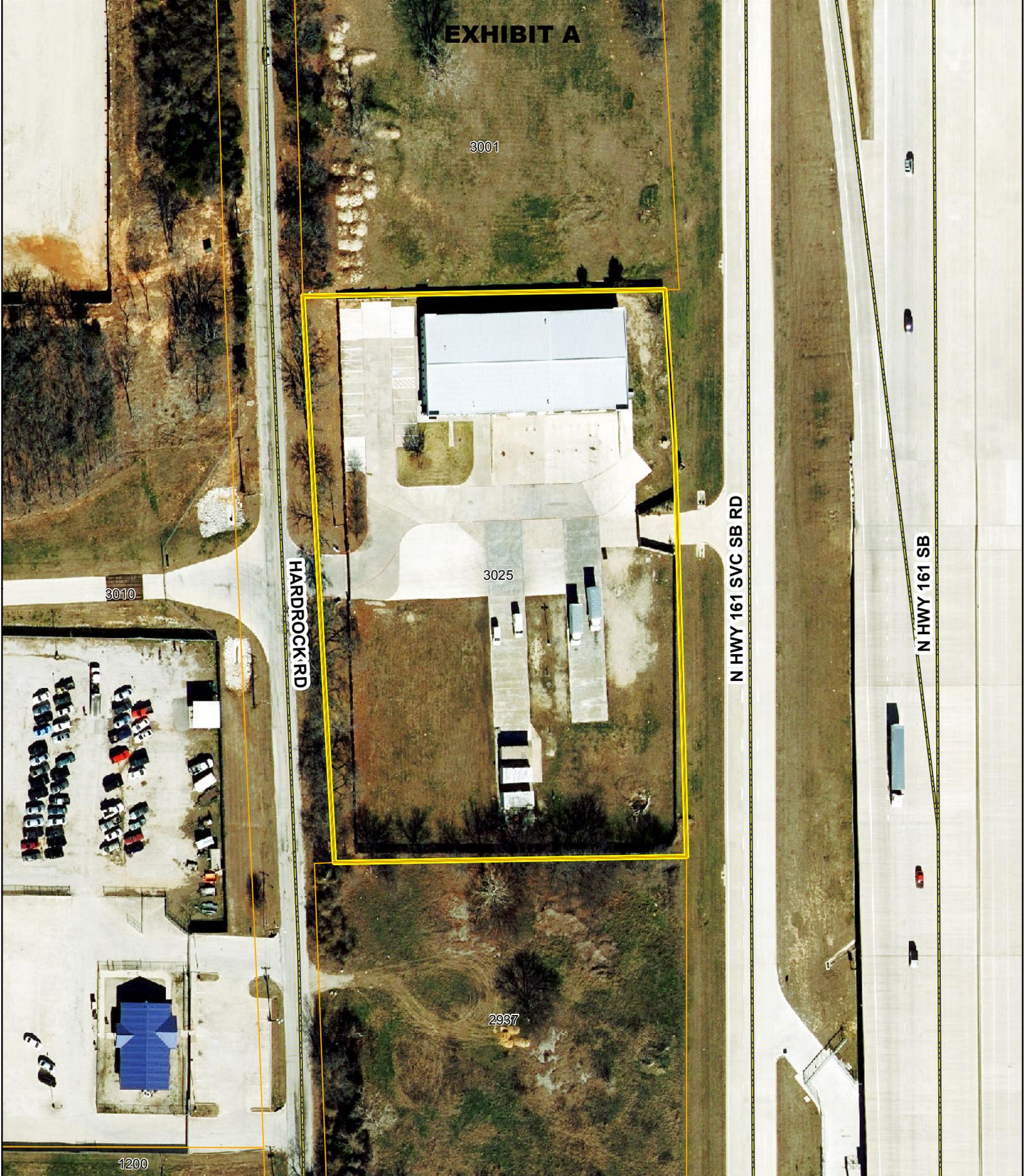
**RECOMMENDATION:**

DRC recommends Planning & Zoning Commission extending the SUP with current condition including a six-month review for compliance. Staff recommends the Commission not grant the expansion as requested by the

applicant.

**Body**

**EXHIBIT A**



**CASE LOCATION MAP**

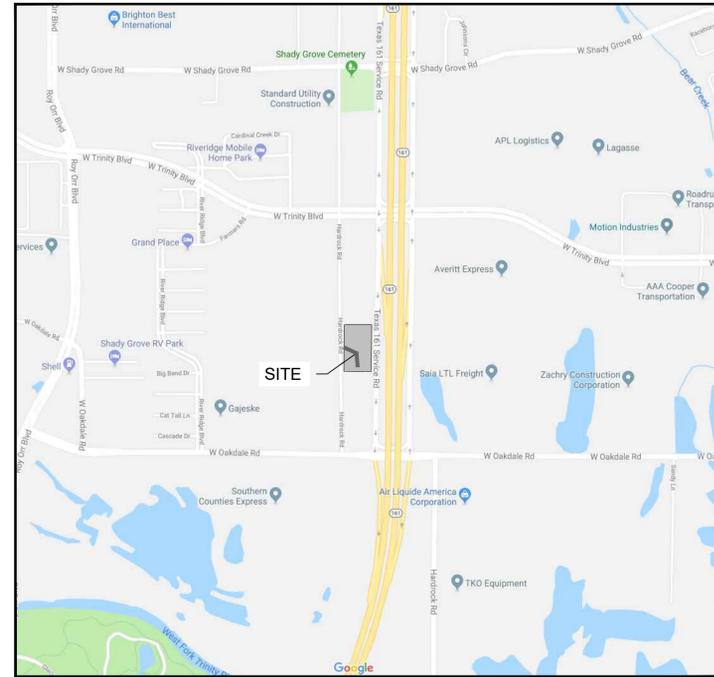
Case Number: SU180504  
Trucking & Storage Terminal



City of Grand Prairie  
Planning and Development

(972) 237-8257  
www.gptx.org

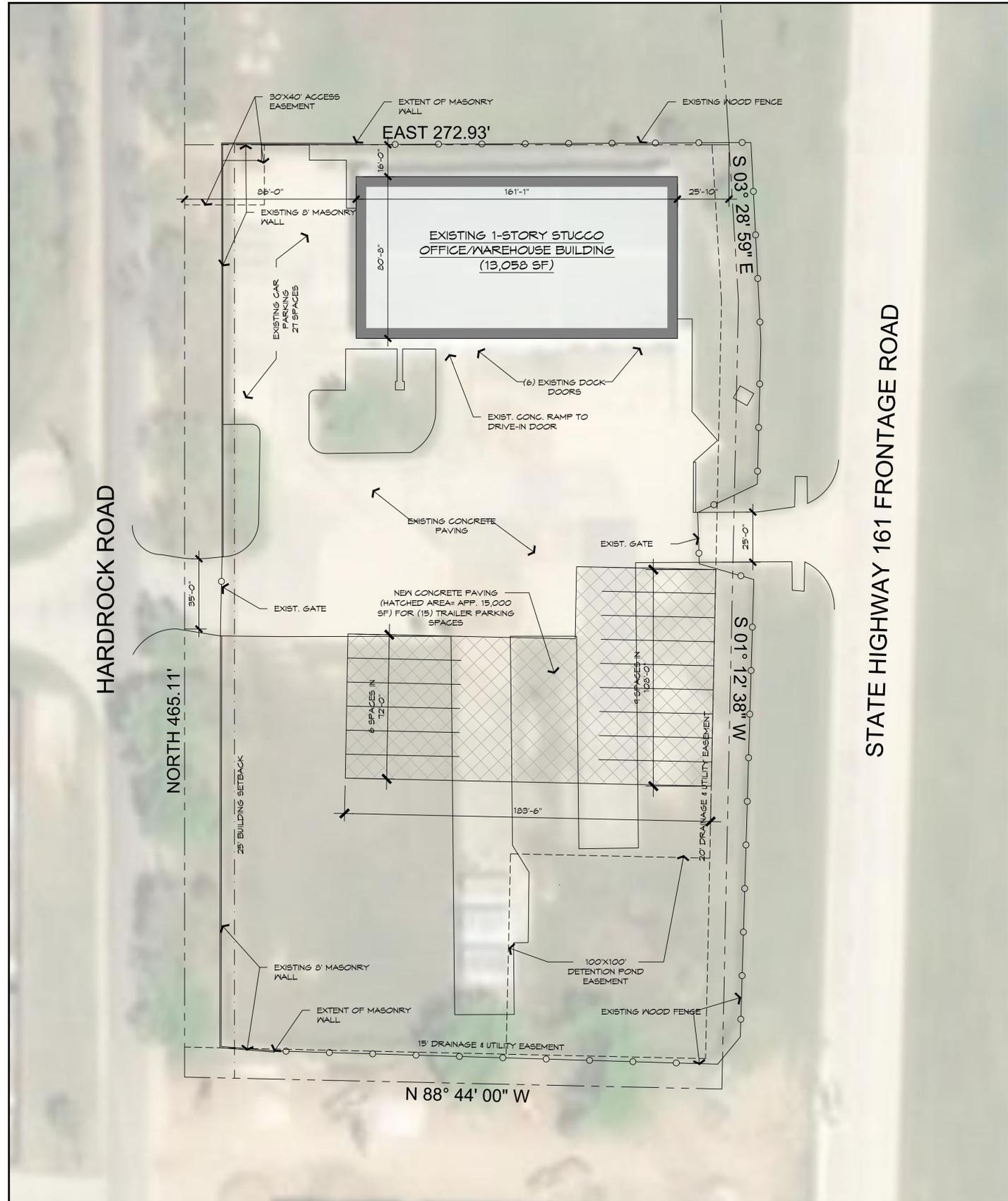
VICINITY MAP



PROJECT DATA

<b>GENERAL SITE INFORMATION:</b>	
SITE ADDRESS:	3025 HARDROCK ROAD GRAND PRAIRIE, TX 75050
LEGAL DESCRIPTION:	MATT M LAVAIL BLK A LT 3 LESS ROW ACS 2.9435 INT201600071960 DD03162016 CO-DC 124000A00300 5CP1247000A
ZONING:	LI - LIGHT INDUSTRIAL
ADJACENT ZONING:	LI - LIGHT INDUSTRIAL
SITE AREA:	2.9425 ACRES (APP. 128,175 SF)
EXISTING BUILDING AREA (MAIN BUILDING):	13,058 SF
EXISTING PARKING/PAVING AREA:	45,362 SF
NEW PAVING AREA (NET):	8,750 SF
TOTAL IMPERVIOUS:	67,170 SF (52.40%)
PROPOSED USE:	WAREHOUSE/OFFICE
PARKING REQUIRED:	19 SPACES
(OFFICE = 1:325 SF X 2,400 SF = 8 SPACES)	
(WAREHOUSE = 1:1,000 SF X 10,658 SF = 11 SPACES)	
EXISTING PARKING PROVIDED:	27 SPACES
<b>LANDSCAPE INFORMATION:</b>	
LOT AREA:	2.9425 ACRES
IMPERVIOUS AREA:	67,170 SF (52.40%)
LANDSCAPED AREA:	61,005 SF (47.60%)
*BUILDING, PARKING, AND LOADING AREAS ARE EXISTING TO REMAIN, U.N.O.	

EXIST. BUILDING-SOUTH (TRUCK DOCK)



NOTE: ALL SITE PLAN ELEMENTS ARE EXISTING UNLESS NOTED OTHERWISE AND ARE DEPICTED AS SHOWN IN INFORMATION PROVIDED BY THE OWNER. NO CHANGES OR MODIFICATIONS TO THE SITE PLAN OR EXISTING STRUCTURES ARE PROPOSED AS PART OF THIS PLAN.

**1 SITE PLAN**  
Scale: 1" = 30'-0"

301 S. OAK STREET, STE 100  
ROANOKE, TX 76262  
PH: 817-430-3382  
RGAARCHITECTS.COM

**RGA ARCHITECTS**

PRELIMINARY  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.  
THIS PLAN IS THE PROPERTY OF  
RGA ARCHITECTS, P.C.  
DESIGNED BY: JAMES R. GILLILAND  
TEXAS REGISTRATION NO. 8962  
ON DATE INDICATED BELOW.

Site Plan for  
**Himal Logistics**  
3025 Hardrock Road  
Grand Prairie, TX 75050

#SU180504  
HIMAL LOGISTICS

RGA PROJECT NUMBER: 18052

DATE: 2.25.2020

REVISIONS:  
▲ 2.25.2020 NEW TRAILER PARKING  
▲  
▲  
▲  
▲

SHEET: **A1.01**

# HIMAL LOGISTICS INC

(A Texas Corporation for Trucking)

Dated: 02/21/2020

## Revised Operation Plan

(To be effective only after City approves)

**Name of the Business:** Himal Logistics Inc

**Physical Address:** 3025 Hardrock Road, Grand Prairie, TX 75050

**Texas Entity Number:** 802798003, **EIN:** 82-2593907, **US Dot:** 3046712

**Hours of Operation:** Office & Warehousing Hours 8 AM to 10 PM

**Trucks Per day:** 8 Approx. (Tuesday to Thursday), 12 Approx. (Friday & Monday)

**Equipment Used in Facility:** 3 Forklifts, 1 Yard Truck (Yard Goat)

**Parking:** Office Car 10, Trucks with Combination of Trailers (52 FT) 15.

**Proposed Circulation of Truck Per Day:** 8 Approx. (Tuesday to Thursday), 12 Approx. (Friday & Monday)

**Proposed Improvements at the facility:** Once we get the approval, we will pave the parking place as shown on Drawings.

Please Contact: Mr. Surendra Bagchan (Cell: 469-586-8033) for City Works

Regards,

Sushil Chaugai  
Secretary

**Reason of Additional Parking at 3025 Hardrock Road, Grand Prairie, TX 75050**

Present Parking: 5, Proposed Parking Request for 15 Trucks & Trailers (additional 10 Trucks & Trailers)

1. We have started the business in 2017 with 3 trucks and 5 trailers. Later, as time progresses, we added 7 trucks and 10 trailers more by now.
2. At the time of buying the property for Trucking Business, considering its Area and Warehouse, it has a capacity to park 45 to 60 Trailers and has a capacity to move 25 trucks Daily. But right now, we have 10 trucks and 15 trailers for the year 2020-2021 and daily movement on an average 6 trucks.
3. To maintain break even for the business we must move 10 to 15 trucks. For 10 trucks we need 15 trailers. 10 on transit with the trucks and 5 trailers at warehouse for loading and unloading of the non-hazardous commercial and industrial good (Freight). At present we have been incurring Loss in Business mainly because of moving less trucks than required.
4. Because of less parking permit we failed to meet the compliance of the city planning in Sept 2019. We have tried our best to maintain the compliance till date by reducing the movement of trucks and using other facility to park excess trailers.
5. We have contracted to pave the parking area as shown in the drawings attached herewith to park additional Trailers, if we get the Parking Permit.