City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 22, 2020 | **6:30 PM** | **City Hall, Briefing Room**

Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held via videoconference. The members of the Commission will participate remotely via videoconference. No facility shall be available for the public to attend in person.

Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

Please click the link below to join the webinar:
https://gptx.zoom.us/j/99969563321?pwd=RHpDZWtWNkZBZ2lWOUtkR2FyZHVLQT09
Password: gdARBp467f

Or iPhone one-tap :
US: +13462487799,,99969563321#,,1#,974963# or +14086380968,,99969563321#,,1#,974963#
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Dial(for higher quality, dial a number based on your current location):
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Password: 974963
International numbers available: https://gptx.zoom.us/u/abSomI6fgY

All meeting participants will be automatically muted until it is their turn to speak. To be recognized to speak, use the "raise hand" feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6.

Any speaker wishing to visually display documents in connection with a presentation must submit them to sware@gptx.org and chartman@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, June 22nd.

Public Hearing
6:30 p.m. Council Chambers

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 20-10073 Approval of Minutes of the June 8, 2020 P&Z meeting.

Attachments: PZ Draft Minutes 06-08-2020.pdf

2 20-10074 P170105A - Amending Plat - QT 946 Addition, Lot 2, Block 1 (Commissioner Spare/City Council District 6). Amending Plat of Lot 2, Block 1, QT 946 Addition to adjust the location of the detention easement. Lot 2, Block 1, QT 946 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-342, within the IH-20 Corridor Overlay District, and addressed as 4043 Lake Ridge Pkwy. The agent is Doug Stewart, Texas Heritage Survey and the owner is Jay Patel, Fusion Lodging, LLC

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

3 20-10075 RP200402 - Replat - Mira Lagos No. H Addition, Lots 7R and 8R, Block D (Commissioner Spare/City Council District 6). Consider a request for a replat to move lot line between Lots 7R and 8R. Located at 2819 and 2823 Mariposa Dr. Legally described as Mira Lagos No. H Addition, Lots 7 and 8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned for Planned Development 271C. The owners are Robert Garcia, Grand Homes, and Donald Pitre.

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Replat.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 of 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.

4 20-10072 SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (Commissioner Hedin/City Council District 2). Specific Use Permit and Site Plan for Texas Trust Credit Union, a 4,280 sq. ft. building with three drive-through lanes. Lot 1R2, Block 1, Khol's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-21, within the IH-20 Corridor Overlay District, and addressed as 5850 W IH-20. The agent is Oculus Inc., the applicant is Amy Scherer, L. Keeley Construction, and the owner is Alan Barbee, Texas Trust Credit Union.
Tabled

Items for Individual Consideration

5 20-9994

S200203 - Site Plan - Molto Warehouses at Hwy 161 and Rock Island Rd (Commissioner Fisher/City Council District 1). Site Plan for a 205,000 SF warehouse & a 250,000 SF warehouse on one lot. 42.78 acres out of the John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, generally located southeast of SH 161 Service Road and W. Hardrock Road, and addressed as 3545 Hardrock Road, Grand Prairie, Texas. The applicant is Drew Hayes, Method Architecture, the consultant is Anna Medvedeva, Langan Engineering, and the owner is Chad Parrish, Molto Properties.

City Council Action: July 14, 2020

Attachments: S200203 Exhibit A-Location Map
S200203 Exhibit B-Site Plan
S200203 Exhibit C-Landscape Plan
S200203 Exhibit D Bldg A Elev
S200203 Exhibit D Bldg B Elev
S200203 Exhibit E Tree Preservation

6 20-10077

S200603 - Site Plan - Hunter Ferrell Logistics Park (Commissioner Fisher/City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood.

City Council Action: July 14, 2020

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Site Plan for Building A.pdf
Exhibit C - Site Plan for Building B.pdf
Exhibit D - Building Elevations for Building A.pdf
Exhibit E - Building Elevations for Building B.pdf
Exhibit F - Landscape Plan for Building A.pdf
Exhibit G - Landscape Plan for Building B.pdf

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.

7 20-10078 SU200603 - Specific Use Permit - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). Specific Use Permit for Beer/Wine Sales in a proposed Convenience Store with Gasoline Sales. A portion of Tracts 2C05 and 2C05A, John W Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, and generally located at the northwest corner of W Camp Wisdom Rd and Lynn Rd. The applicant is Houshang Jahuani, Jahani Consulting Engineers Inc., and the owner is Anil Pathak.

City Council Action: July 14, 2020

Attachments: Exhibit A - Property Boundary Description.pdf
Exhibit B - Site Plan.pdf
Attachment i - Citizen Comment.pdf

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 06/19/2020

Monica Espinoza
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.

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10073	**Version:**	1	**Name:**	Approval of Minutes of the June 8, 2020 P&Z meeting.
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	6/15/2020			**In control:**	Planning and Zoning Commission
On agenda:	6/22/2020			**Final action:**	
Title:	Approval of Minutes of the June 8, 2020 P&Z meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	PZ Draft Minutes 06-08-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
Approval of Minutes of the June 8, 2020 P&Z meeting.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

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REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 8, 2020

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:31 p.m. and gave the invocation, and Commissioner Smith 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 May 26, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP200602 - Replat - Grand Prairie Estates, Lot 8-AR, Block U (Commissioner Perez/City Council District 3). Replat of Lots 8-A and 9, Block U, Grand Prairie Estates, combining two lots into one lot on 0.343 acres. Lots 8-A and 9, Block U, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned SF-3, and addressed as 814 and 818 Sanders St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Dave Bentley.

Commissioner Connor made a motion to approve the minutes of May 26, 2020, approve consent agenda case RP200602.

Motion: Connor
Second: Moser
Ayes: Coleman, Connor, Fisher, Hedin Landrum, Moser, Perez, Smith, Spare
Nays: None

Approved: 9-0
Motion: **carried.**

PUBLIC HEARING AGENDA Item #3 – SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa (Commissioner Fisher/City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St. The agent is Andres Barragan, the applicant is Jose Artehga, and the owner is Triple B A/C Services.

Ms. Ware stated the applicant intends to operate a Car Wash out of an existing site. The site includes a 2,975 sq. ft. building, a drive that runs parallel along the building that connects a driveway at the north of the site and a driveway at the south of the site, and a parking area. The site includes six parking spaces. The applicant will be able to accommodate three cars inside the garage at a time. Customers will park their car in the designated space in front of the building. After the customer has checked in, an employee will drive the car to the rear of the site and park the vehicle in a designated space or drive it inside the building to begin the car wash. The applicant will have a small waiting area in the front office for customers. The Unified Development Code requires that auto-related businesses provide a minimum of six parking spaces and this site provides six. Two of the parking spaces are designated for employees, four spaces are for customers, and the building has space for three cars. This means that the site can reasonably accommodate seven customer cars at a time. The UDC requires that areas reserved for refuse storage be screened by a solid non-transparent masonry wall. The applicant is proposing to use a rollaway container instead.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. Using City right-of-way for the parking or queuing of vehicles is prohibited.
2. The front parking space shall be designated for customer car drop-off. An employee shall immediately move the car to the rear of the site so that this space is available for the next customer.
3. Operations must comply with the City of Grand Prairie's Auto Related Businesses ordinance.
4. Operations must comply with Environmental Services standards for commercial washing businesses, including installation of a grit trap.
5. The applicant shall paint arrows on the drive to indicate that it is one-way and install signage on the rear of the building to prevent drivers from driving the wrong way.

6. The applicant must obtain approval from Republic Waste Services for a rollaway garbage container.
7. The applicant shall continue commercial garbage collection service and provide evidence of continued service upon the City's request.

Chairperson Spare ask if the parking area was pave. Ms. Ware replied yes.

Commissioner Smith said she has never heard of a Car Spa before, and asked if there is a need for car wash at this location. Ms. Ware stated there is currently a similar type of car wash on Main Street.

Commissioner Moser notice the owner is Triple B A/C Services and asked if the owner was present to speak.

Commissioner Perez ask how does the car wash on Main Street handle the traffic. Ms. Ware stated the car wash on Main Street is an associated use to the convenience store/gas station, she is not aware of an issue at this location.

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

Andres Barrangan, 3639 Canada Drive, Dallas, TX was present representing the case and the property owner.

Chairperson Spare ask how many cars do they plan on washing. Mr. Barrangan said there would be no more than three vehicles at time.

Commissioner Fisher said he would like to make sure the applicant and owner understand the conditions set forth by staff, and the number of employees onsite, we do not want to see cars park along the street, and asked how many car washes does the owner of this property have. Mr. Barrangan stated they are aware of staff's recommendation and conditions, they would have two to three employees onsite and this would be their first car wash in the city, their concept comes from another car wash in New York.

Chairperson Spare said they are showing only two employee parking spaces, and asked if the owner would also be onsite at all times. Mr. Barrangan stated not all of the employee would be parking onsite some would be drop off or live within the neighborhood the owner would always be onsite to make sure the business is in compliance.

Commissioner Moser stated he would like to see more employee parking.

Commissioner Smith stated they could consider an RSVP or by appointment only in order to make sure, the parking does not become a problem. Mr. Barrangan stated they could work by appointments only.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and approve case SU200602/S200602 per staff's recommendations and conditions. The action and vote recorded as follows:

Motion: Fisher
Second: Connor
Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez, Smith, Spare
Nays: None
Approved: 9-0
Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:00 p.m.

_____
Joshua Spare, Chairperson

ATTEST:

_____
Max Coleman, Secretary

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

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10074	**Version:**	1	**Name:**	P170105A - Amending Plat - QT 946 Addition, Lot 2, Block 1
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	6/15/2020			**In control:**	Planning and Zoning Commission
On agenda:	6/22/2020			**Final action:**	
Title:	P170105A - Amending Plat - QT 946 Addition, Lot 2, Block 1 (Commissioner Spare/City Council District 6). Amending Plat of Lot 2, Block 1, QT 946 Addition to adjust the location of the detention easement. Lot 2, Block 1, QT 946 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-342, within the IH-20 Corridor Overlay District, and addressed as 4043 Lake Ridge Pkwy. The agent is Doug Stewart, Texas Heritage Survey and the owner is Jay Patel, Fusion Lodging, LLC				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Amending Plat				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
P170105A - Amending Plat - QT 946 Addition, Lot 2, Block 1 (Commissioner Spare/City Council District 6). Amending Plat of Lot 2, Block 1, QT 946 Addition to adjust the location of the detention easement. Lot 2, Block 1, QT 946 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-342, within the IH-20 Corridor Overlay District, and addressed as 4043 Lake Ridge Pkwy. The agent is Doug Stewart, Texas Heritage Survey and the owner is Jay Patel, Fusion Lodging, LLC

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

SUMMARY:

Amending Plat for Lot 2, Block 1, QT 946 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-342, within the IH-20 Corridor Overlay District, and addressed as 4043 Lake Ridge Pkwy.

PURPOSE OF REQUEST:

The purpose of the Amending Plat to adjust the location of the detention easement, abandon two detention pond

easements, and create a 15 foot wide water easement.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-342	Commerical
South	SF-1	Undeveloped
West	SF-1	Single-Family Residential
East	PD-400	Undeveloped

HISTORY:

- On January 9th, 2017, the Planning and Zoning Commission passed case number P170105, which was the Final Plat of the QT Addition, Lot 2, Block 1.

PLAT FEATURES:

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 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	148,296	Yes
Min. Lot Width (Ft.)	50	244	Yes
Min. Lot Depth (Ft.)	100	484	Yes
Front Setback (Ft.)	25	25	Yes

RECOMMENDATION:

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 revise access easement to accommodate the future multi-family gated entry to the east.

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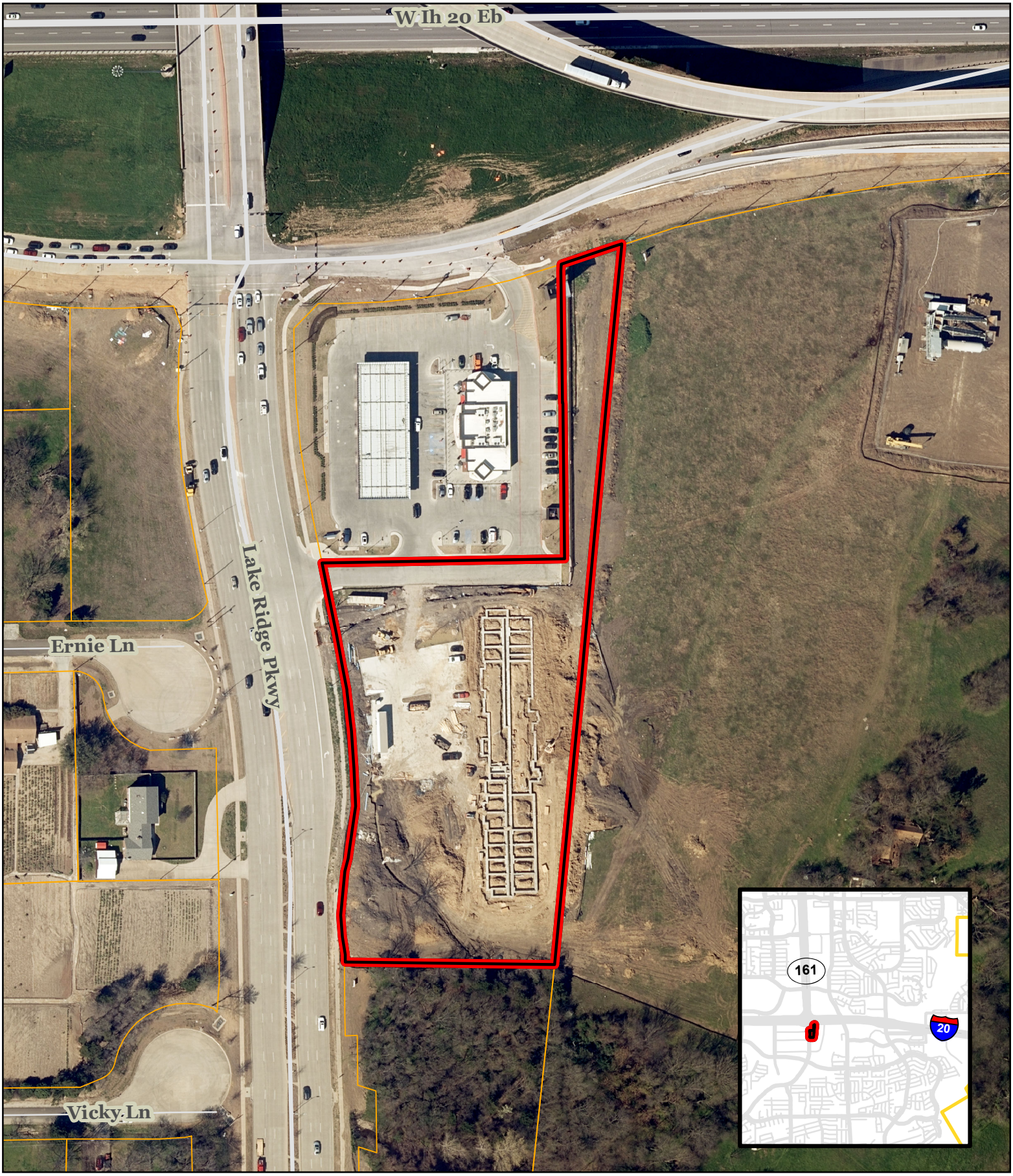


Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Case Number P170105A - Amending Plat

QT 946 Addition, Lot 2, Block 1

N

City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org

GENERAL NOTES:

1) The bearing basis for this survey is the Texas State Plane Grid Coordinate System, NAD 1983 (HARN), North Central Zone (4202), Geoid 2011.

2) The purpose of this plat is to abandon two detention pond easements and create a 15 foot wide water easement and a variable width detention easement.

3) The subject property is not located within the 100 year floodplain per FIRM Panel # 48113C0445 L, dated March 30, 2020. Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

4) Setbacks with disclaimer: existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.

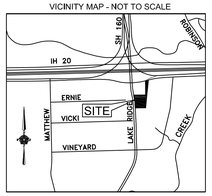
5) Zoning with disclaimer: zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

) A "PRO-RATA" must be in place for connections to the City of Grand Prairie water supply adjacent to the undeveloped property and East of the property for the extension of City of Grand Prairie water supply by Fusion Lodging, LLC. The City of Grand Prairie must collect the pro-rata monies and pay Fusion Lodging, LLC for the connections of the extension for the usage of the City of Grand Prairie water supply.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C .T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
IRS	1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT

VICINITY MAP - NOT TO SCALE

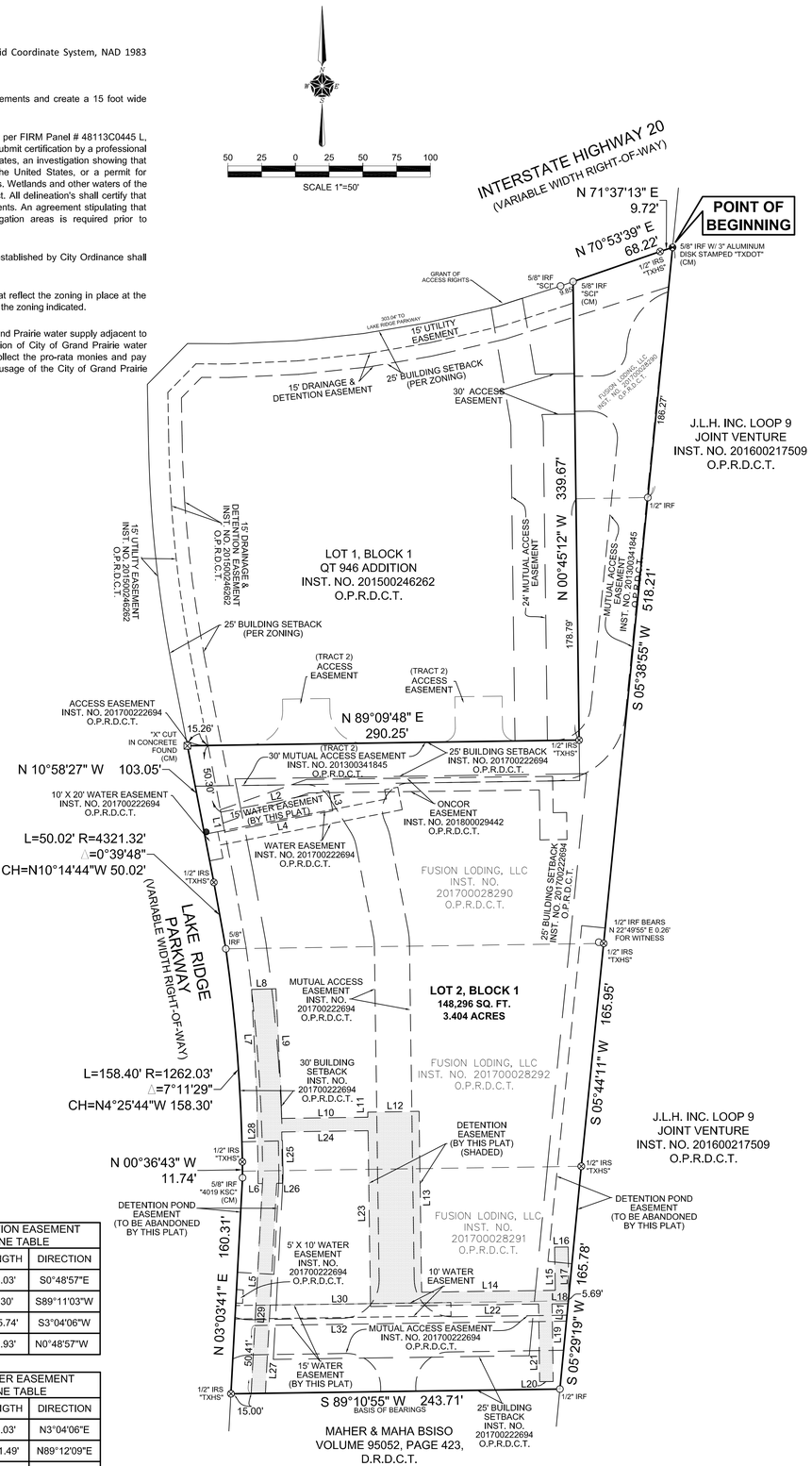


15' WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.37'	N10°58'02"W
L2	81.56'	N78°53'34"E
L3	15.00'	S11°06'26"E
L4	81.60'	S78°53'34"W

DETENTION EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	155.74'	N3°04'06"E
L6	3.17'	S89°11'03"W
L7	81.01'	N2°48'57"W
L8	18.00'	N88°17'03"E
L9	81.07'	S2°48'57"E
L10	63.94'	N89°11'03"E
L11	3.75'	N0°49'39"W
L12	38.00'	N89°11'03"E
L13	134.00'	S0°48'57"E
L14	99.00'	N89°11'03"E
L15	32.00'	N0°48'57"W
L16	10.00'	N89°11'03"E
L17	36.35'	S0°48'57"E
L18	11.84'	S89°10'21"W
L19	57.50'	S0°48'57"E
L20	10.00'	S89°11'03"W
L21	57.50'	N0°48'57"W
L22	124.50'	S89°11'03"W
L23	130.25'	N0°48'57"W
L24	63.94'	S89°11'03"W

DETENTION EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	38.03'	S0°48'57"E
L26	4.30'	S89°11'03"W
L27	155.74'	S3°04'06"W
L28	62.93'	N0°48'57"W

15' WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	15.03'	N3°04'06"E
L30	231.49'	N89°12'09"E
L31	15.09'	S5°29'19"W
L32	230.85'	S89°12'09"W



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS FUSION LODGING, LLC., a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain tract of land situated in the Stephen B. McCommas Survey, Abstract No. 888, in the City of Grand Prairie, Dallas County, Texas, and being a tract of land conveyed to FUSION LODGING, LLC by Special Warranty Deed as recorded in Instrument No. 201700028290, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to FUSION LODGING, LLC by Special Warranty Deed as recorded in Instrument No. 201700028291, Official Public Records, Dallas County, Texas and also being a tract of land conveyed to FUSION LODGING, LLC by Special Warranty Deed as recorded in Instrument No. 201700028292, Official Public Records, Dallas County, Texas, and being more particularly described as follow:

BEGINNING at a 5/8 inch iron rod with 3 inch aluminum TXDOT Monument found at the northeast corner of said FUSION tract, (201700028290), and being the southeasterly right-of-way line of Interstate Highway 20 (variable width right-of-way) and also lying in the westerly line of a tract of land described in Special Warranty Deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Instrument No. 201600217509, Official Public Records, Dallas County, Texas;

THENCE South 05 degrees 38 minutes 55 seconds West, along the easterly line of said FUSION tract (201700028290), passing at 186.27 feet to a 1/2 inch iron rod found and continuing along the easterly line of said FUSION tract, (201700028290), a total distance of 518.21 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" from which a 1/2 inch iron rod found bears North 22 degrees 49 minutes 55 minutes East, a distance of 0.26 feet and being the northeasterly corner of FUSION tract (201700028292);

THENCE South 05 degrees 44 minutes 11 seconds West, along the easterly line of said FUSION tract (201700028292), and along the westerly line of said J.L.H. Inc. Loop 9 tract, a distance of 165.95 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the northeasterly corner of said FUSION tract (201700028291);

THENCE South 05 degrees 29 minutes 19 seconds West, along the easterly line of said FUSION tract (201700028291), and along the westerly line of said J.L.H. Inc. Loop 9 tract, a distance of 165.78 feet to a 1/2 inch iron rod found for the northeasterly corner of a tract of land described in Warranty Deed with Vendor's Lien to Maher and Maha Bsiso, recorded in Volume 95052, Page 423, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 10 minutes 55 seconds West, along the southerly line of said FUSION tract (201700028291), and along the northerly line of said Bsiso tract, a distance of 243.71 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" and lying in the easterly line of Lake Ridge Parkway (variable width right-of-way);

THENCE North 03 degrees 03 minutes 41 seconds West, along the westerly line of said FUSION tract (201700028291), and along the easterly line of said Lake Ridge Parkway, a distance of 160.31 feet to a 5/8 inch iron rod with cap stamped "4019 KSC" an angle point;

THENCE North 00 degrees 36 minutes 43 seconds West, along the westerly line of said FUSION tract (201700028291), passing at 4.81 feet along the westerly line of said FUSION tract (201700028292), and also along the easterly line of said Lake Ridge Parkway, and continuing a total distance of 11.74 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the beginning of a non-tangent curve to the left having a radius of 1262.03 feet;

THENCE along the non-tangent curve to the left having a delta angle 7 degrees 11 minutes 29 seconds, a chord bears North 04 degrees 25 minutes 44 seconds West, a chord distance of 158.30 feet and an arc length of 158.40 feet to a 5/8 inch iron found and being the beginning of a non-tangent curve to the left having a radius of 4321.32 feet;

THENCE along the non-tangent curve to the left having a delta angle 00 degrees 39 minutes 48 seconds, a chord bears North 10 degrees 14 minutes 44 seconds West, a chord distance of 50.02 feet, and an arc length of 50.02 feet to 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the end of said curve;

THENCE North 10 degrees 58 minute 27 minutes West, along the westerly line of said FUSION tract, (201700028290), and along the northeasterly line of said Lake Ridge Parkway, a distance of 103.05 feet to a "X" cut in concrete found and also being the southwest corner of Lot 1, Block 1, QT 946 Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument No. 201500246262, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 09 minutes 48 seconds East, along the northerly line of said FUSION tract, (201700028290), and along the southerly line of said Lot 1, Block 1, a distance of 290.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for interior ell corner and being the southeast corner of said Lot 1, Block 1;

THENCE North 00 degrees 45 minutes 12 seconds West, along the easterly line of said Lot 1, Block 1, and along the westerly line of said FUSION tract, (201700028290), passing at 178.79 feet to a point for corner, a total distance of 339.67 feet to a 5/8 inch iron with cap stamped "SCI" found for corner and lying in the southwesterly line of said Interstate 20;

THENCE North 70 degrees 53 minutes 39 seconds East, along the northerly line of said FUSION tract, (201700028290), and along the southerly line of said Interstate 20, a distance of 68.22 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 71 degrees 37 minutes 13 seconds East, continuing along the northerly line of said FUSION tract, (201700028290), and along the southerly line of said Interstate 20, a distance of 9.72 feet to the POINT OF BEGINNING and containing 148,296 square feet or 3.404 acres of land.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FUSION LODGING, LLC., a Texas limited liability company does hereby adopt this plat designating the hereon described property as QT 946 ADDITION, an Addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purpose as indicated. The utility, access 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 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 the City Ordinance. 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 of 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.

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2020.

BY: _____
Jay Patel, Managing Member

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Jay Patel, 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 considerations therein expressed.

Given under my hand and seal of the office this the ____ day of _____, 2020.

_____
NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS

SURVEYOR CERTIFICATE

That I, Gary E. Johnson, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Grand Prairie, Texas.

STATE OF TEXAS REGISTERED GARY E. JOHNSON 5299 PROFESSIONAL LAND SURVEYOR

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Gary E. Johnson, 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 considerations therein expressed.

Given under my hand and seal of the office this the ____ day of _____, 2020.

_____
NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond or underground detention facility and associated drainage easements, hereinafter referred to as "Improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants upon all the lots of this plat abutting, adjacent, or served by the "Improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "Improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants running with the land.

ZONING INFORMATION
"PD with Commercial District as underlying zoning
Front Building Setback: 25 FEET
Rear Building Setback: 0 FEET
(20' adjacent to residential)
Side Building Setback: 10 feet
Maximum Building Height - 25 feet

ENGINEER
EXTOL ENGINEERING
YOGESH (YOGI) PATEL, P.E.
(972)890-8955

OWNER
JAY PATEL
MANAGING MEMBER
205 BAYOU COURT
COPPELL, TEXAS 75019
(214) 926-6034

TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

CASE NO. P170105A
FINAL PLAT
QT 946 ADDITION
LOT 2, BLOCK 1
ONE NON-RESIDENTIAL LOT
3.404 ACRES
STEPHEN B. MCCOMMAS SURVEY,
ABSTRACT NO. 888
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

DATE: 4/15/2020 / JOB # 1603740-8 / SCALE - 1" = 50' DRAWN BY: CN

Legislation Details (With Text)

File #:	20-10075	**Version:**	1	**Name:**	RP200402 - Replat - Mira Lagos No. H Addition, Lots 7R and 8R, Block D
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	6/15/2020			**In control:**	Planning and Zoning Commission
On agenda:	6/22/2020			**Final action:**	
Title:	RP200402 - Replat - Mira Lagos No. H Addition, Lots 7R and 8R, Block D (Commissioner Spare/City Council District 6). Consider a request for a replat to move lot line between Lots 7R and 8R. Located at 2819 and 2823 Mariposa Dr. Legally described as Mira Lagos No. H Addition, Lots 7 and 8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned for Planned Development 271C. The owners are Robert Garcia, Grand Homes, and Donald Pitre.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Replat.pdf				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
RP200402 - Replat - Mira Lagos No. H Addition, Lots 7R and 8R, Block D (Commissioner Spare/City Council District 6). Consider a request for a replat to move lot line between Lots 7R and 8R. Located at 2819 and 2823 Mariposa Dr. Legally described as Mira Lagos No. H Addition, Lots 7 and 8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned for Planned Development 271C. The owners are Robert Garcia, Grand Homes, and Donald Pitre.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

SUMMARY:

A Replat that is located at 2819 and 2823 Mariposa Dr. Legally described as Mira Lagos No. H, Lots 7 and 8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned for Planned Development 271C

PURPOSE OF REQUEST:

The purpose of the Final Plat is to move the property boundary between Lots 7 and 8, creating lots 7R and 8R.

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-271C	Single Family Residential
South	PD-271C	Single Family Residential
West	PD-271C	Single Family Residential
East	PD-271C	Single Family Residential

HISTORY:

- The property was previously platted as Mira Lagos No. H on October 6, 2014.

PLAT FEATURES:

The Replat depicts utility easements and building lot lines.

The property is zoned PD-271C for Single Family residential use. The following table summarizes the density and dimensional requirements. The Replat meets these requirements.

Table 2: Summary of Requirements

Standard	Required
Min. Lot Area (Sq. Ft.)	7,800
Min. Lot Width (Ft.)	65
Min. Lot Depth (Ft.)	120
Front Setback (Ft.)	25

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of this Replat.

CASE LOCATION MAP

Case Number RP200402

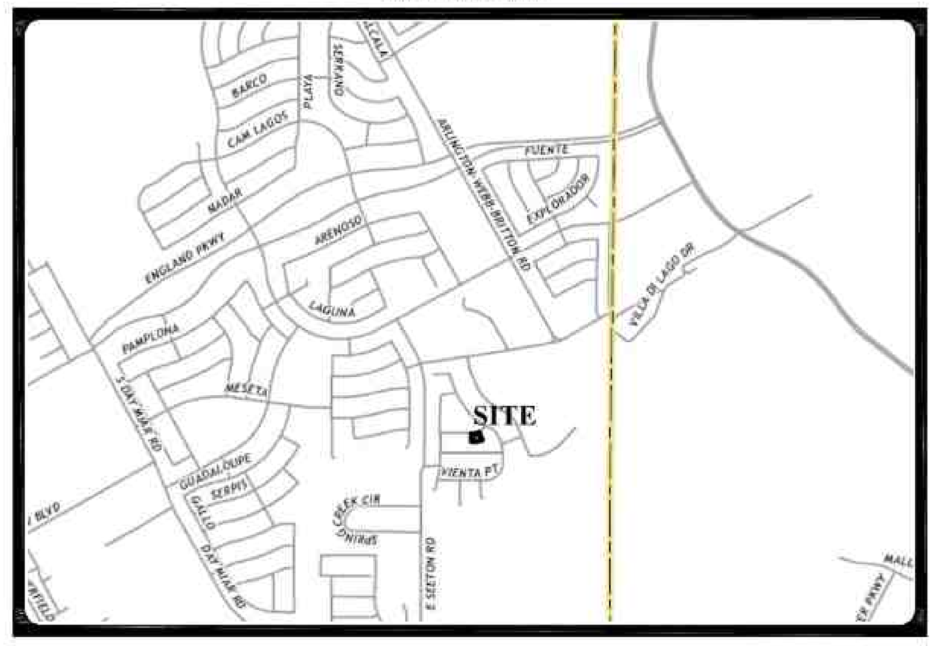
Mira Lagos

No. H Addition, Lots 7R and 8R, Block D

N

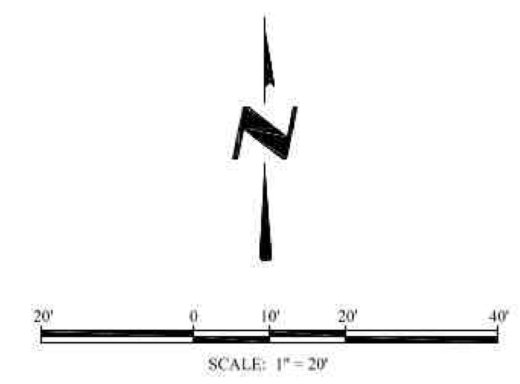
City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org

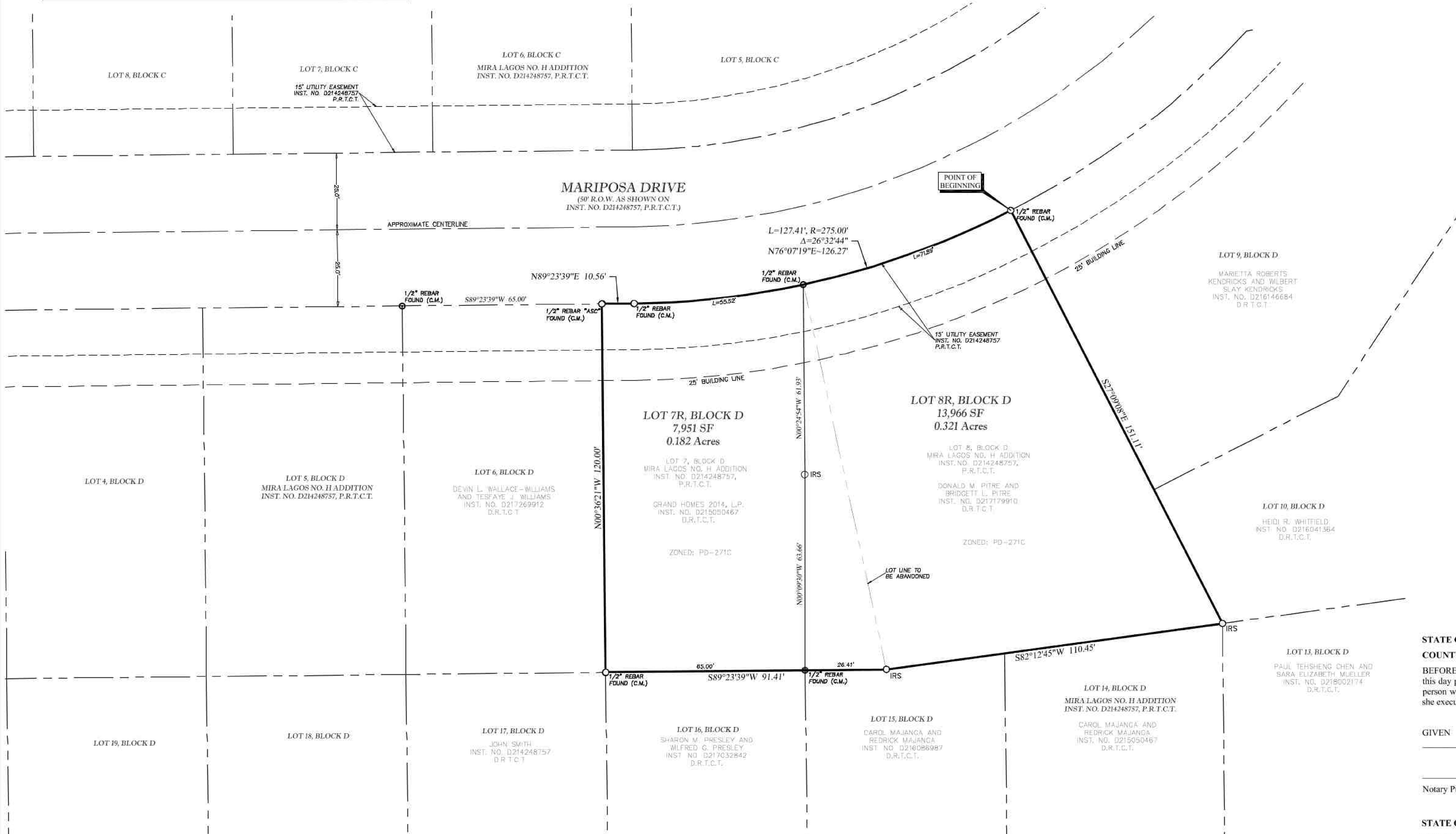
VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0485K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is reroute an existing lot line.
5. 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.
6. Existing or future minimum set-backs extablished by City Ordinance shall take precedence over building lines indicated on this plat.





STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS Grand Homes 2014, L.P. and Donald M. Pitre and Bridgett L. Pitre, Husband and Wife, are the owners of a 0.503 acre tract of land situated in the J.A. Curry Survey, Abstract Number 338, also being all of Lots 7 and 8, Block D, Mira Lagos No. H Addition, an addition to the City of Grand Prairie, as recorded in Instrument Number D214248757, Plat Records, Tarrant County, Texas also being conveyed to Grand Homes 2014, L.P. by deed recorded in Instrument Number D215050467, Deed Records, Tarrant County, Texas and conveyed to Donald M. Pitre and Bridgett L. Pitre by deed recorded in Instrument Number D217179910, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of said Lot 8, also being the northwest corner of Lot 9, Block D of said Mira Lagos No. H Addition, and lying on the south right of way line of Mariposa Drive (50 foot right of way as shown on Instrument Number D214248757, Plat Records, Tarrant County, Texas);

THENCE South 27 degrees 09 minutes 08 seconds East, departing the south right of way line of said Mariposa Drive, with the west line of said Lot 9, and continuing with the west line of Lot 10, Block D of said Mira Lagos No. H Addition, a total distance of 151.11 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of Lot 13, Block D of said Mira Lagos No. H Addition, also being the northeast corner of Lot 14, Block D of said Mira Lagos No. H Addition and being the southwest corner of said Lot 10;

THENCE South 82 degrees 12 minutes 45 seconds West, with the north line of said Lot 14, and continuing with the north line of Lot 15, Block D of said Mira Lagos No. H Addition, a total distance of 110.45 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 89 degrees 23 minutes 39 seconds West, with the north line of said Lot 15, passing a 1/2 inch rebar found for the northwest corner of said Lot 15, also being the northeast corner of Lot 16, Block D of said Mira Lagos No. H Addition, a distance of 26.41 feet, and continuing with the north line of said Lot 16, a total distance of 91.41 feet to a 1/2 inch rebar found for the northwest corner of said Lot 16, also being the southeast corner of Lot 6, Block D of said Mira Lagos No. H Addition, and being the northeast corner of Lot 17, Block D of said Mira Lagos No. H Addition;

THENCE North 00 degrees 36 minutes 21 seconds West, with the east line of said Lot 6, a distance of 120.00 feet to a 1/2 inch rebar capped "ASC" found for the northeast corner of said Lot 6, and lying on the south right of way line of said Mariposa Drive;

THENCE North 89 degrees 23 minutes 39 seconds East, with the south right of way line of said Mariposa Drive, a distance of 10.56 feet to a 1/2 inch rebar found for corner and being the beginning of a curve to the left, with a radius of 275.00 feet, a central angle of 26 degrees 32 minutes 44 seconds, and a chord bearing and distance of North 76 degrees 07 minutes 19 seconds East, a distance of 126.27 feet;

THENCE with said curve to the left, also being the south right of way line of said Mariposa Drive, passing a 1/2 inch rebar at an arc length of 55.52 feet and continuing with a total arc length of 127.41 feet to THE POINT OF BEGINNING and containing 21,917 square feet or 0.503 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Grand Homes 2014, LP do hereby adopt this plat designating the hereon designating the hereon-above described property as Lots 7R and 8R, Block D, Mira Lagos No. H Addition, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever 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, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving of the utility, access and fire lane easements is the responsibility of the property owner. 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 right of ingress and egress to or from and upon the said easements for the purposed 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

Grand Homes 2014, LP

By: ______________________________

Authorized Representative

____

Title

____

Date

____

Donald M. Pitre

____

Bridgett L. Pitre

STATE OF TEXAS §

COUNTY OF ____________ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared____________________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _______day of ____________________ 20____.

____

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF ____________ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bridgett L. Pitre, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _______day of ____________________ 20____.

____

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF ____________ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Donald M. Pitre, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _______day of ____________________ 20____.

____

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/6/2020

____

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §

COUNTY OF ____________ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _______day of ____________________ 20____.

____

Notary Public in and for the State of Texas

Recorded:
Instrument Number ______________________________, P.R.T.C.T.

APPROVAL STAMP

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

OWNER/DEVELOPER
Donald M. Pitre and
Bridgett L. Pitre
2819 Mariposa Drive
Grand Prairie, Texas 75054

OWNER/DEVELOPER
Grand Homes 2014, LP
15455 Dallas Parkway #1000
Addison, Texas 75001

SURVEYOR
ARTHUR LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 02/19/2020 CHECKED BY: T.M. JOB NO.: CML2002.2483-01

FINAL PLAT

MIRA LAGOS NO. H ADDITION
LOTS 7R AND 8R, BLOCK D

Being a Replat of Lots 7 and 8, Block D
Mira Lagos No. H Addition,
an addition to the City of Grand Prairie
as recorded in Inst. No. D214248757, P.R.T.C.T.
2 Lots
City of Grand Prairie, Tarrant County, Texas

CASE NO: RP200402
-- 2020 --

W:\Plotting\Grand Homes\2819 & 2823 Mariposa -- Grand Prairie\Drawings

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10072	**Version:**	1	**Name:**	SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union
Type:	Ordinance			**Status:**	Postponement
File created:	6/15/2020			**In control:**	Planning and Zoning Commission
On agenda:	6/22/2020			**Final action:**	
Title:	SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (Commissioner Hedin/City Council District 2). Specific Use Permit and Site Plan for Texas Trust Credit Union, a 4,280 sq. ft. building with three drive-through lanes. Lot 1R2, Block 1, Khol's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-21, within the IH-20 Corridor Overlay District, and addressed as 5850 W IH-20. The agent is Oculus Inc., the applicant is Amy Scherer, L. Keeley Construction, and the owner is Alan Barbee, Texas Trust Credit Union. Tabled				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (Commissioner Hedin/City Council District 2). Specific Use Permit and Site Plan for Texas Trust Credit Union, a 4,280 sq. ft. building with three drive-through lanes. Lot 1R2, Block 1, Khol's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-21, within the IH-20 Corridor Overlay District, and addressed as 5850 W IH-20. The agent is Oculus Inc., the applicant is Amy Scherer, L. Keeley Construction, and the owner is Alan Barbee, Texas Trust Credit Union.
Tabled

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Table

Analysis

Body

powered by Legistar™

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-9994	**Version:**	1	**Name:**	S200203 - Site Plan - Molto Warehouses at Hwy 161 and Rock Island Rd
Type:	Agenda Item			**Status:**	Items for Individual Consideration
File created:	5/15/2020			**In control:**	Planning and Zoning Commission
On agenda:	6/22/2020			**Final action:**	

Title: S200203 - Site Plan - Molto Warehouses at Hwy 161 and Rock Island Rd (Commissioner Fisher/City Council District 1). Site Plan for a 205,000 SF warehouse & a 250,000 SF warehouse on one lot. 42.78 acres out of the John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, generally located southeast of SH 161 Service Road and W. Hardrock Road, and addressed as 3545 Hardrock Road, Grand Prairie, Texas. The applicant is Drew Hayes, Method Architecture, the consultant is Anna Medvedeva, Langan Engineering, and the owner is Chad Parrish, Molto Properties.
City Council Action: July 14, 2020

Sponsors:

Indexes:

Code sections:

Attachments:
- S200203 Exhibit A-Location Map
- S200203 Exhibit B-Site Plan
- S200203 Exhibit C-Landscape Plan
- S200203 Exhibit D Bldg A Elev
- S200203 Exhibit D Bldg B Elev
- S200203 Exhibit E Tree Preservation

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
S200203 - Site Plan - Molto Warehouses at Hwy 161 and Rock Island Rd (Commissioner Fisher/City Council District 1). Site Plan for a 205,000 SF warehouse & a 250,000 SF warehouse on one lot. 42.78 acres out of the John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, generally located southeast of SH 161 Service Road and W. Hardrock Road, and addressed as 3545 Hardrock Road, Grand Prairie, Texas. The applicant is Drew Hayes, Method Architecture, the consultant is Anna Medvedeva, Langan Engineering, and the owner is Chad Parrish, Molto Properties.
City Council Action: July 14, 2020

Presenter
Charles H. Lee, AICP, Senior Planner

Recommended Action
Approve

Analysis

SUMMARY:

Site Plan for a 202,175 sq. ft. warehouse and a 252,555 sq. ft. warehouse on one lot. 42.78 acres out of the John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, generally located east of SH 161 and south of W Rock Island Rd.

PURPOSE OF REQUEST:

The applicant intends to construct two warehouse buildings on 42.78 acres. Site Plan approval by City Council is required for any project involving industrial use or that is located within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is intended for industrial uses with buildings exceeding 50,000 square feet.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large (50K-plus) warehouse, outside storage, distribution-logistical related developments exceeding 5 acres in size.

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	Undeveloped
South	LI	Industrial Uses
West	(SH 161) PD-389	Undeveloped
East	LI	Undeveloped (Bear Creek)

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes two rear-loaded office/warehouse-buildings along the State Highway 161 Corridor. The buildings are speculative and will be developed without specific tenants.

- Building A is 202,175 sq. ft. The site will be accessible from two commercial drives off northbound State Highway 161 Service Road and includes a south-facing truck dock with twenty-two overhead doors.
- Building B is 252,555 sq. ft. The site will be accessible from three commercial drives with two off of northbound State Highway 161 Service Road one from east bound Rock Island Road. Building B proposes a south-facing truck dock with fifty-one overhead doors.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to the LI and Appendix X Industrial Development Standards in the UDC. - Zoning Analysis Tables evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 1 Site Data Summary for Lot 1

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	42.78 acres	Yes
Min. Lot Width (Ft.)	100	1,800 s.f.	Yes
Min. Lot Depth (Ft.)	150	1,100 s.f.	Yes
Front Setback (Ft.)	25	50 +	Yes
Side Setback (Ft.)	30	30 +	Yes
Max. Height (Ft.)	50	42.5	Yes
Max. Floor Area Ratio	1:1	0.41:1	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Zoning Analysis Tables summarizes the requirements. The site exceeds the minimum landscape area, number of trees, and number of shrubs and screening requirements.

Table 2 Landscape & Screening Requirements for Lot 1

Standard	Required	Provided	Meets
Area (Sq. Ft.)	113,979 s.f. (10%)	148,554 s.f. (13%)	Yes
Trees	228 min. 3” cal	228 min. 3” cal	Yes
Shrubs	2,278 shrubs	2,646 shrubs	Yes
Foundation Plantings	Along Primary Facades	Provided Plantings	Yes
Entrance Plantings	At Building Entrance	Provided Plantings	Yes
Truck Screening	Wing Wall	Provided Wing Walls	Yes

Parking will be screened utilizing 36” height berm, living screen and masonry wall.

The site shall provide 1.5 acres of open space, with 1,452 linear s.f. of walking trails with 24 seats and 9,112 s.f of garden space.

Building Materials and Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. - Zoning Analysis Tables evaluates the design elements for each building. The proposed building elevations meet Appendix X requirements.

Both buildings A&B consists of 100% exterior masonry construction utilizing textured concrete tilt-wall panels of varying finishes and colors in compliance with required architectural articulation requirements. The construction styles consist of two accent materials along the vertical surface. 18” Cornice projection shall extend along the entire length of the primary facades. The primary facade shall provide accent lighting minimum 50% of its length.

Table 3-1 Building Design Elements for Building A

Facade Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total El	Meets

powered by Legistar™

North	SecondaY	Y				Yes
South	PrimaryY	Y	Y	Y		Yes
West	PrimaryY	Y	Y	Y		Yes
East	SecondaY	Y				Yes

Table 3-2 Bu

FIabcdef ghi.TN
NPY YYY
SSY Y
VPY YYY
ESY Y

VARIANCES:

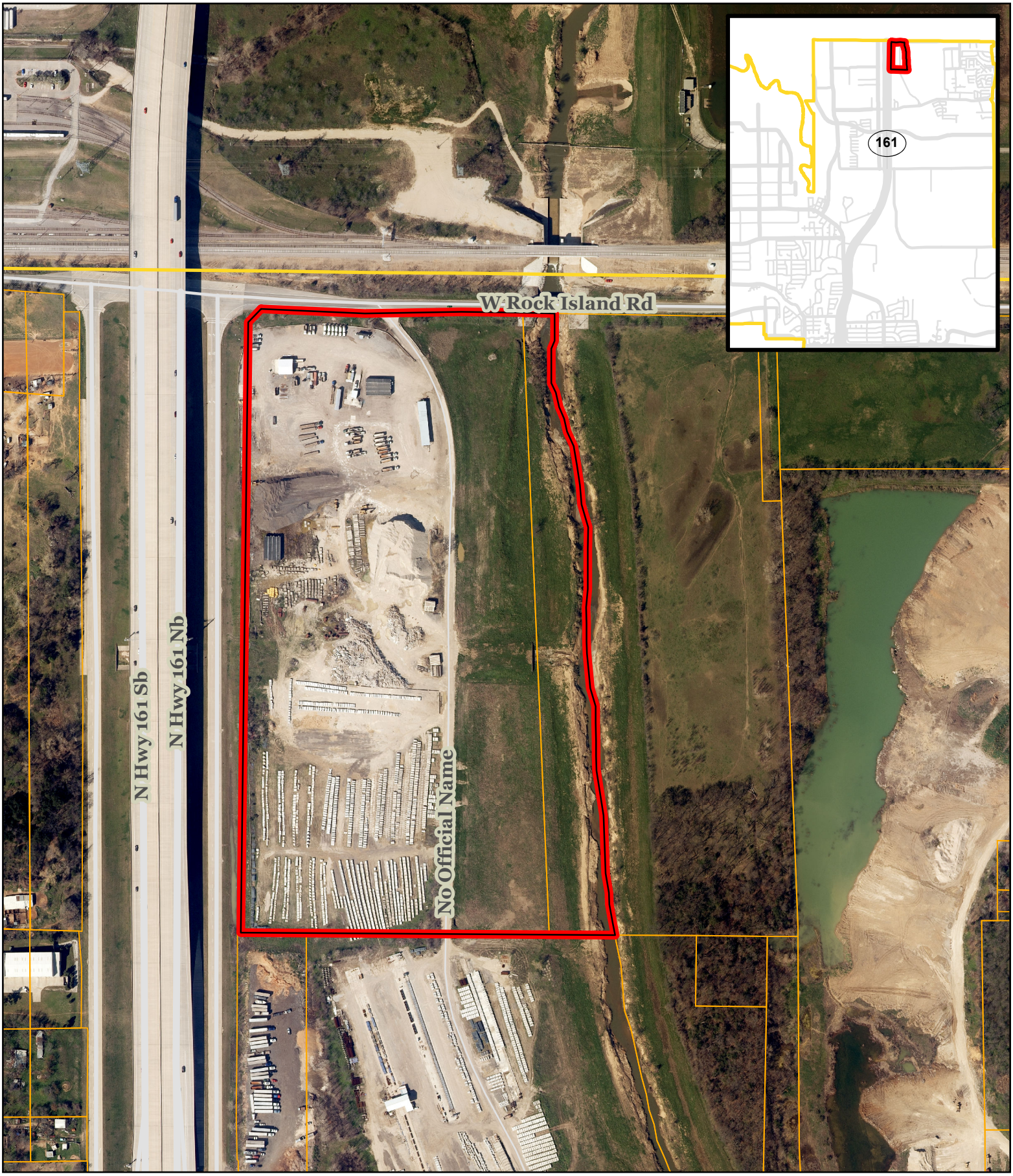
No variances requested

RECOMMENDATION:

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

1. Subject to Planning & Zoning Commission approval of Traffic Impact Analysis as submitted.

EXHIBIT A



Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Case Number S200203

Molto Warehouses at HWY 161 and Rock Island Rd

N

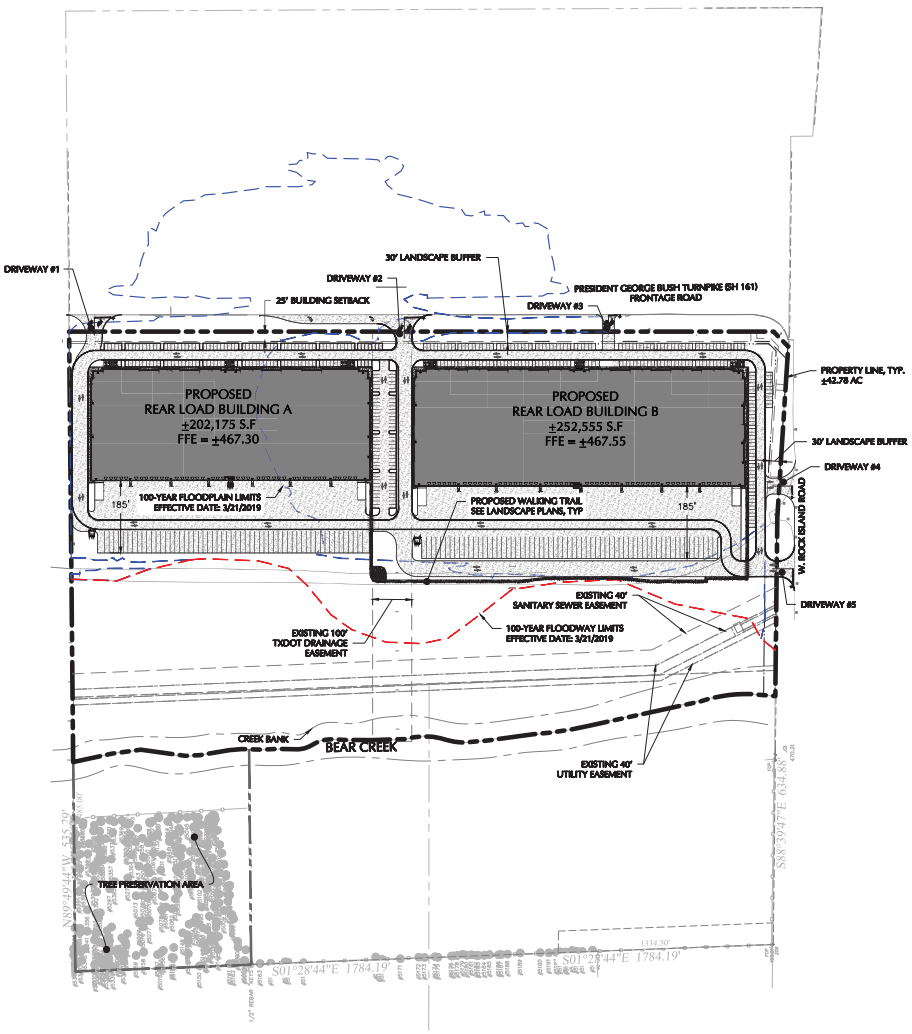
City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org

EXHIBIT B-SITE PLAN



ZONING DISTRICTS MAP

VICINITY MAP

Owner/Prepared for:

MOLTO PROPERTIES

832-710-3095
c/o Chad Parrish
Vice President
2101 CityWest Boulevard
Houston, TX 77042

150 0 75 150
SCALE: 1 INCH = 150 FEET

PARKING SUMMARY TABLE		
		PROVIDED
CAR PARKING	BUILDING A	203 SPACES
	BUILDING B	199 SPACES
ADA PARKING	BUILDING A	8 SPACES (3 VAN)
	BUILDING B	8 SPACES (3 VAN)
TOTAL CAR PARKING		418 SPACES
TRAILER PARKING	BUILDING A	57 SPACES
	BUILDING B	63 SPACES
TOTAL TRAILER PARKING		120 SPACES

SITE DEVELOPMENT DATA	
SITE ACREAGE	±42.78 ACRES
ZONING ACREAGE	±42.78 IN LIGHT INDUSTRIAL AREA
RESIDENTIAL DENSITY	N/A
PERCENTAGE OF SITE LANDSCAPING	47.45% [1]
NUMBER OF ACRES WITHIN 100 YR FLOODPLAIN	±25.10 ACRES [2]
NUMBER OF ACRES WITHIN FLOODWAY	±14.30 ACRES

NOTES:

1. SEE LANDSCAPE PLANS

2. BASED ON DISCUSSION WITH THE CITY OF GRAND PRAIRIE FLOODPLAIN ADMINISTRATOR, THE LIMITS OF THE FLOODPLAIN WILL BE ADDRESSED MORE SPECIFICALLY IN A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION. CITY'S FLOODPLAIN REQUIREMENTS AS STATED IN UDC ARTICLE 15 WILL BE ADDRESSED PRIOR TO DEVELOPMENT.

3. SITE IS LOCATED IN CITY OF GRAND PRAIRIE, AND INSIDE SHADED ZONES X AND AE. BFE IS APPROXIMATELY 460.9 FEET. FIRM PANEL NUMBER IS 48113C0285L EFFECTIVE 3/21/2019

4. DEVELOPMENT INCLUDES AN ADDITIONAL 5.66 ACRES NOTED ON THIS PLAN AS TREE PRESERVATION AREA. SEE LANDSCAPE PLANS FOR DETAILS ON TREES, ETC.

CASE NUMBER S200203

Date	Description	No.
06/11/20	RESPONSE TO ENVIRONMENTAL HEALTH COMMENTS	4
06/01/20	RESPONSE TO PLANNING COMMENTS	3
1/16/20	CITY OF GRAND PRAIRIE RESUBMISSION	2
12/9/19	CITY OF GRAND PRAIRIE SUBMISSION	1

SUBMISSIONS/REVISIONS

STATE OF TEXAS
WALTER K. BOGARDUS
119534
LICENSED
PROFESSIONAL ENGINEER

SIGNATURE WALTER K. BOGARDUS P.E. LANGAN ENGINEERING AND ENVIORNMENTAL SERVICES, INC. TBPE FIRM REG. #F-13709

DATE SIGNED

LANGAN
Langan Engineering and Environmental Services, Inc.
17220 Katy Freeway, First Floor, Suite 125
Houston, TX 77094
T: 281.675.7900 F: 281.675.7901 www.langan.com

Project: W. ROCK ISLAND
GRAND PRAIRIE
DALLAS TEXAS

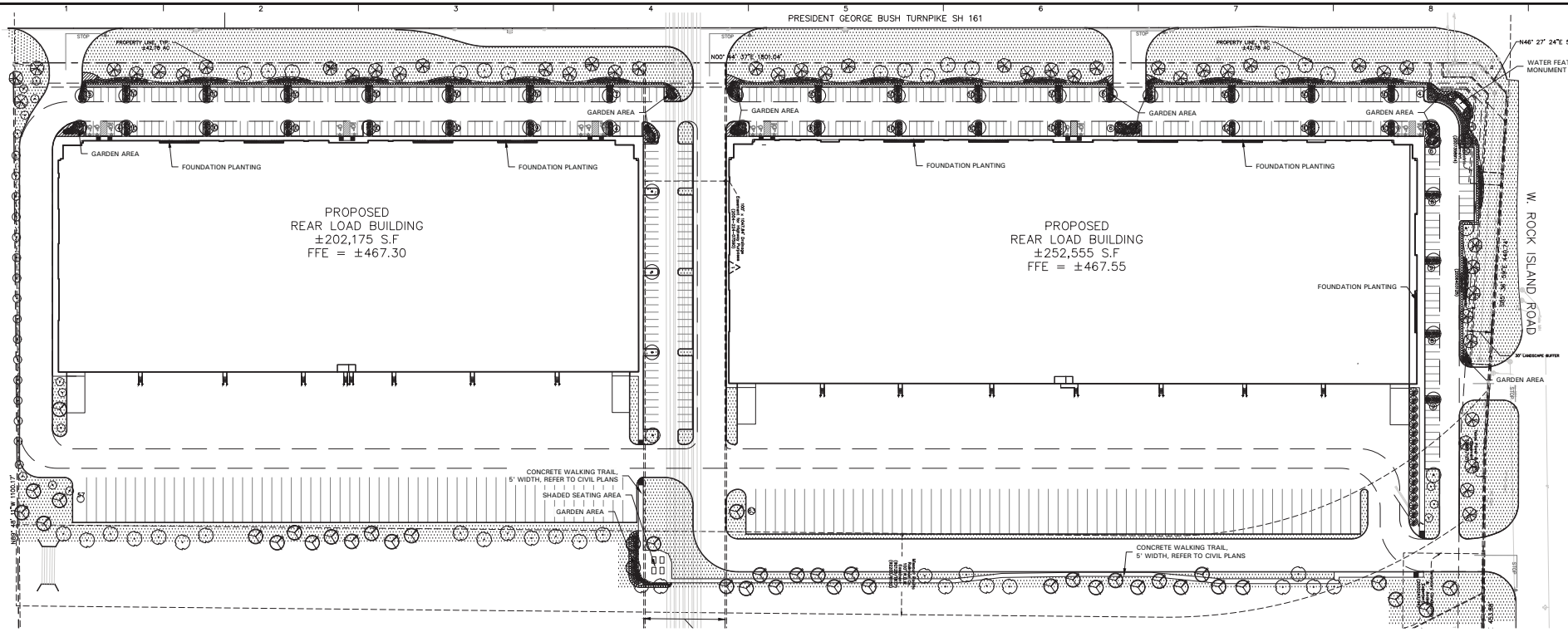
Drawing Title: OVERALL SITE PLAN

Project No. S10034001
Date 05/29/2020
Drawn By AVM
Checked By WKB

Drawing No. CS100

Filename: \\langan.com\data\HOU\data\S10034001\Project Data\CAD\01\Sheet\Files\Civil\S10034001-CS101-0101.dwg Date: 6/11/2020 Time: 16:44 User: amedvedeva Style Table: Langan.stb Layout: CS100

EXHIBIT C LANDSCAPE PLAN



LANDSCAPE TABULATIONS - INDUSTRIAL
THE CITY OF GRAND PRAIRIE, TEXAS

SITE LANDSCAPE REQUIREMENTS
1. 10% of the overall size of the platted lot shall be landscaped.
2. One (1) tree , 3" cal., per 500 s.f. of required landscape area.
3. One (1) shrub for each 50 s.f. of required landscape area.
4. 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
5. All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 1,139,789 s.f. (26.16 acres)
Overall Building Dimension: 454,730 s.f.

Required	Provided
113,979 s.f. (10%)	148,554 s.f. (13%)
(228) trees, 3" cal.	(228) trees, 3" cal.
(2,278) shrubs	(2,646) shrubs
4,547 s.f. (1%)	5,910 s.f. (1%)
Facade planting	Facade planting

PERIMETER PARKING LOT AND SCREENING REQUIREMENTS
1. Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a 36" ht. berm, living screen, masonry wall, or combination.
2. Perimeter parking lot screening shall be offset at least 6' for every 60 l.f. of screening length.

INTERNAL PARKING LOT REQUIREMENTS
1. No parking space shall be further than 100' from a tree.
2. No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.

LARGE OR MULTI-PHASE DEVELOPMENT REQUIREMENTS
1. At least one (1) acre of open common space for each twenty (20) acres to be developed at buildout.
2. For each acre of open space that is required, a min. 1,000' of paved walking trails shall be provided.
3. Seating with a shaded area shall be provided that are within 300' of the nearest public building entrance, with seating equivalent to 1 seat per 20,000 s.f. of proposed building area at ultimate buildout.
4. An active water feature such as a fountain, waterfall, or aerated pond.
5. One or more gardens measuring 1 s.f. for every 50 s.f. of proposed building area at ultimate buildout.

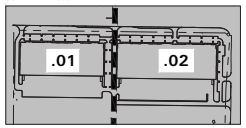
Required	Provided
1.307 acres of open space	1.50 acres of open space
1,307 l.f. of trail	1,452 l.f. of trail
23 seats	24 seats
9,095 s.f. of gardens	9,112 s.f. of gardens

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	39	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	*Lagerstroemia indica 'Natchez'*	Crape Myrtle 'Natchez'	36	3" cal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
ERC	*Juniperus virginiana*	Eastern Redcedar	17	3" cal.	B&B or container grown, full to base, 8' ht., 3' spread
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	49	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	41	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	*Quercus shumardii*	Shumard Red Oak	46	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Rose Creek'*	Dwarf Abelia 'Rose Creek'	249	5 gal.	container full, 20" spread, 36" o.c.
AN	*Juniperus sabina 'Andorra'*	Andorra Juniper	495	5 gal.	container full, 20" spread, 24" o.c.
BAR	*Berberis thunbergii 'Crimson Pigmy'*	Crimson Pigmy Barberry	135	5 gal.	container full, 20" spread, 24" o.c.
CH	*Ilex cornuta 'Carissa'*	Carissa Holly	386	5 gal.	container full, 20" spread, 24" o.c.
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	628	5 gal.	container full, 24" spread, 36" o.c.
GM	*Muhlenbergia capillaris*	Gulf Muhly	450	5 gal.	container full, 36" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	189	5 gal.	container full, 20" spread, 24" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	1,425	4" pots	container full top of container, 12" o.c.
LM	*Muhlenbergia lindheimeri*	Lindheimer's Muhly	38	5 gal.	container full, 36" o.c.
TS	*Leucophyllum frutescens 'Green Cloud'*	Texas Sage 'Green Cloud'	76	5 gal.	container full, 20" spread, 36" o.c.
WC	*Euonymus fortunei 'Coloratus'*	Wintercreeper	310	4" pots	container (3) 12" runners min., 12" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

KEY MAP
SCALE: 1" = 500'



01/17/20

CASE #: S200203

SCALE: 1" = 120'-0"
0 60 120 240

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

Date	Description	No.
01.17.20	City Comments	1

REVISIONS

LANGAN
Langan Engineering and Environmental Services, Inc.
17220 Katy Freeway, First Floor, Suite 125
Houston, TX 77094
T: 281.675.7900 F: 281.675.7901 www.langan.com

Project: W. ROCK ISLAND — GRAND PRAIRIE — DALLAS — TEXAS

Drawing Title: OVERALL LANDSCAPE PLAN

Project No. 510034001
Date
Drawn By NAY
Checked By KAH

Drawing No. L2.00
Sheet of

EXHIBIT D-BUILDING A-ELEVATION

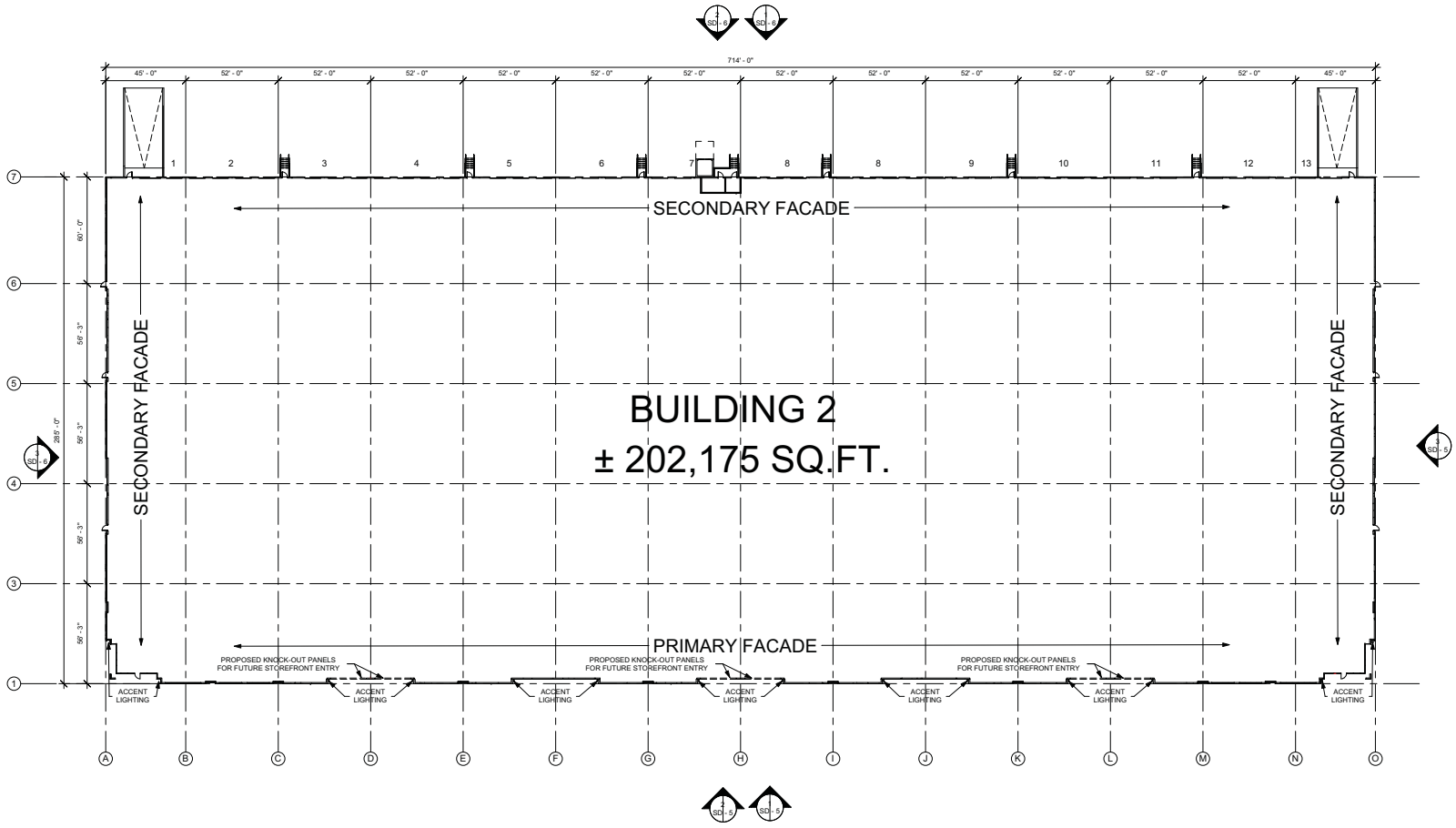
PRIMARY FACADE - HORIZONTAL ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

- MAXIMUM BUILDING HEIGHT: 42' - 6"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT):2' - 2"
- HORIZONTAL ARTICULATION PROVIDED: 2' - 6"

WEST ELEVATION:

- TOTAL FACADE LENGTH: 714' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 107'-0"
- HORIZONTAL ARTICULATION PROVIDED: 307' - 0"



BUILDING 2 - SCHEMATIC FLOOR PLAN 1

1" = 30'-0"

METHOD architecture

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TBAE

METHOD ARCHITECTURE, PLLC

MOLTO PROPERTIES

GRAND PRAIRIE BUSINESS PARK

DATE: 12.10.19

MB195004

SD - 4

EXHIBIT D-BUILDING A-ELEVATION

FINISH LEGEND

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	SITE APPLIED STONE/MASONRY FINISH OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD

PRIMARY FACADE - FINISH NOTES

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.a, INCLUDING THREE OTHER ELEMENTS AS DESGNATED BELOW:

- 4.2a: "TWO MASONRY ACCENT MATERIALS, WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FACADE."
- 4.2d: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FACADE"
- 4.2e: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."
- 4.2f: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FAÇADE."

PRIMARY FACADE - SURFACE AREA CALCULATIONS

SOUTH ELEVATION

- TOTAL VERTICAL SURFACE AREA OF MASONRY: 11,034 SQ. FT.
  - TILT-WALL WITH 2" REVEALS: 10,689 SQ. FT. (97%)
  - SITE APPLIED STONE: 345 SQ. FT. (3%)

WEST ELEVATION

- TOTAL VERTICAL SURFACE AREA OF MASONRY: 29,082 SQ. FT.
  - TILT-WALL WITH 2" REVEALS: 28,220 SQ. FT. (97%)
  - SITE APPLIED STONE/MASONRY: 862 SQ. FT. (3%)

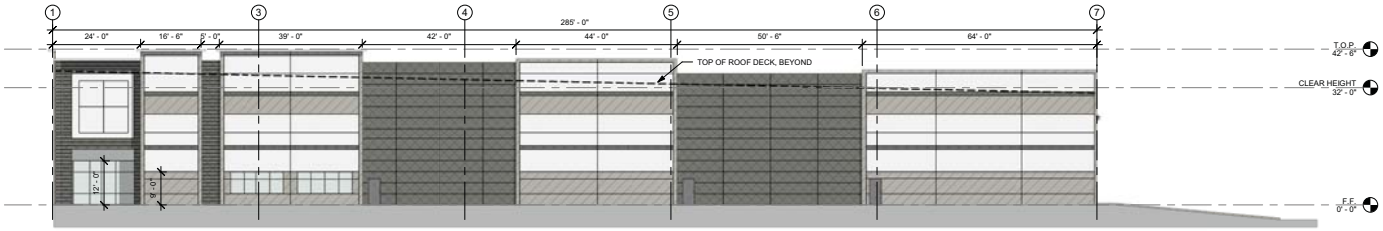
PRIMARY FACADE - ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

- MAXIMUM BUILDING HEIGHT: 42' - 6"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT):2' - 2"
- VERTICAL ARTICULATION PROVIDED: 2' - 6"

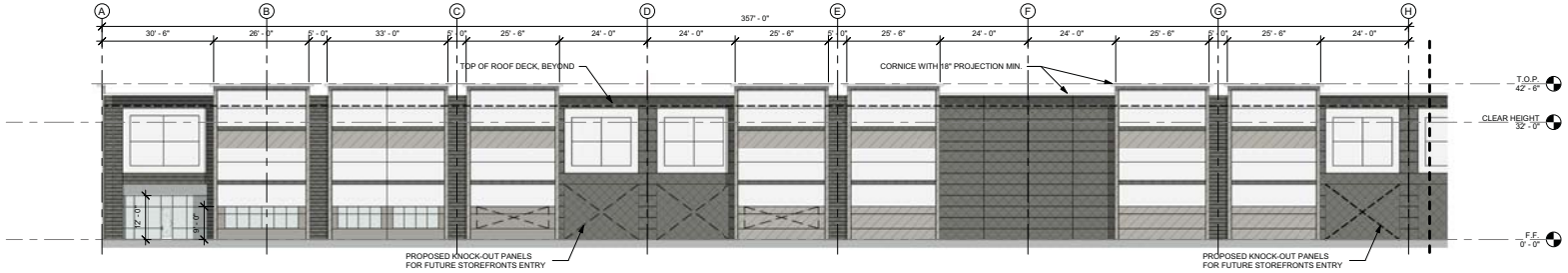
WEST ELEVATION:

- TOTAL FACADE LENGTH: 714' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 107'-0"
- VERTICAL ARTICULATION PROVIDED: 341' - 0"



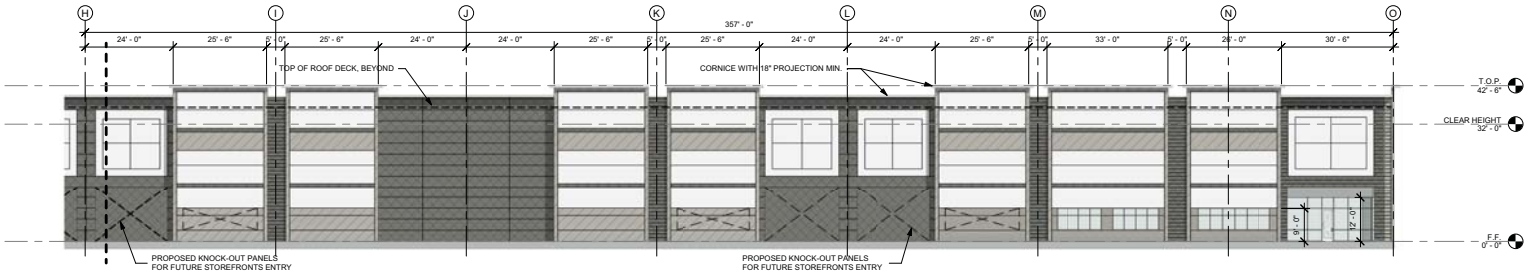
BUILDING 2 - SOUTH ELEVATION - SECONDARY (3)

1/16" = 1'-0"



BUILDING 2 - WEST ELEVATION - PRIMARY - 1 OF 2 (2)

1/16" = 1'-0"



BUILDING 2 - WEST ELEVATION - PRIMARY 2 OF 2 (1)

1/16" = 1'-0"

METHOD architecture
1919 MCKINNEY AVE, SUITE 2036, DALLAS, TEXAS 75201 - (469) 642 - 3429

TBAE
ALL PLANS PREPARED UNDER THE DIRECTION OF A REGISTERED ARCHITECT

METHOD ARCHITECTURE PLLC
TBAE FIRM REGISTRATION NO. F-10763

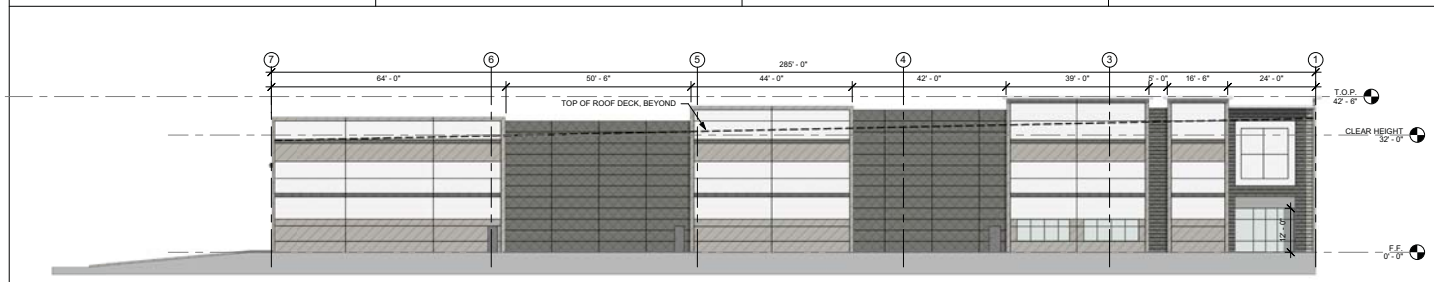
MOLTO PROPERTIES
GRAND PRAIRIE BUSINESS PARK

DATE: 12.10.19

MB195004

SD - 5

EXHIBIT D-BUILDING A-ELEVATION



BUILDING 2 - NORTH ELEVATION - SECONDARY (3)

1/16" = 1'-0"

SECONDARY FACADE - FINISH NOTES

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION, INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW:

- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 25% OF THE AREA OF THE FACADE"
- 4.4d: ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH.

SECONDARY FACADE - ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

- MAXIMUM BUILDING HEIGHT: 42' - 6"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT):2' - 2"
- VERTICAL ARTICULATION PROVIDED: 2' - 6"

NORTH/SOUTH ELEVATION:

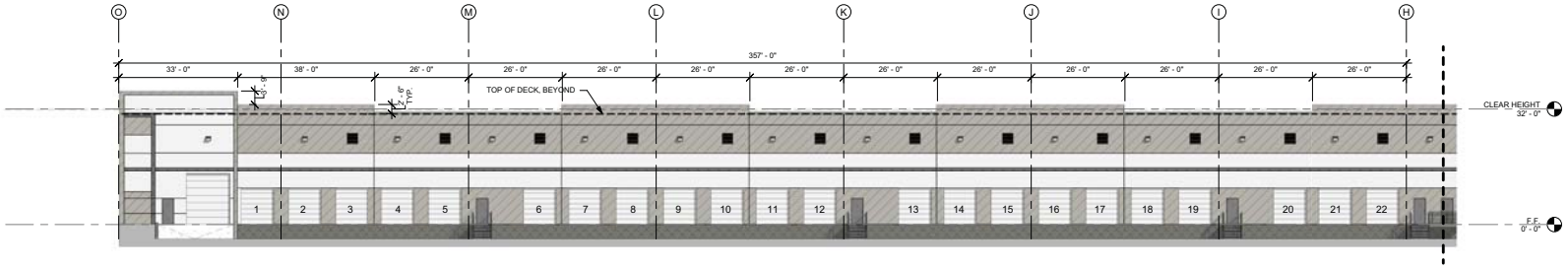
- TOTAL FACADE LENGTH: 285' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 43' - 0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 285' - 0"

EAST ELEVATION:

- TOTAL FACADE LENGTH: 714' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH):107'-0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 201' - 0"

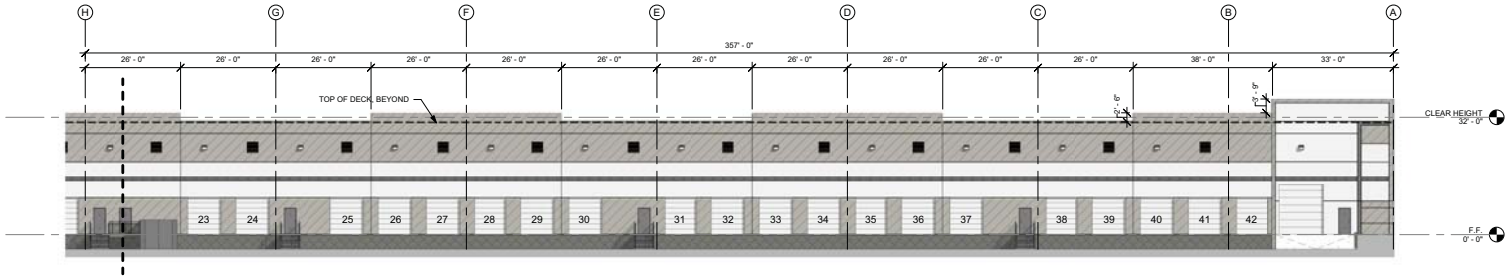
FINISH LEGEND

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	SITE APPLIED STONE/MASONRY FINISH OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD



BUILDING 2 - EAST ELEVATION - SECONDARY 1 OF 2 (1)

1/16" = 1'-0"



BUILDING 2 - EAST ELEVATION - SECONDARY 2 OF 2 (2)

1/16" = 1'-0"

METHOD architecture
1919 MCKINNEY AVE, SUITE 2036, DALLAS, TEXAS 75201 - (469) 642 - 3429

TBAE
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MOLTO PROPERTIES
GRAND PRAIRIE BUSINESS PARK

DATE: 12.10.19

MB195004

SD - 6

EXHIBIT D-BUILDING B-ELEVATION

PRIMARY FACADE - HORIZONTAL ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

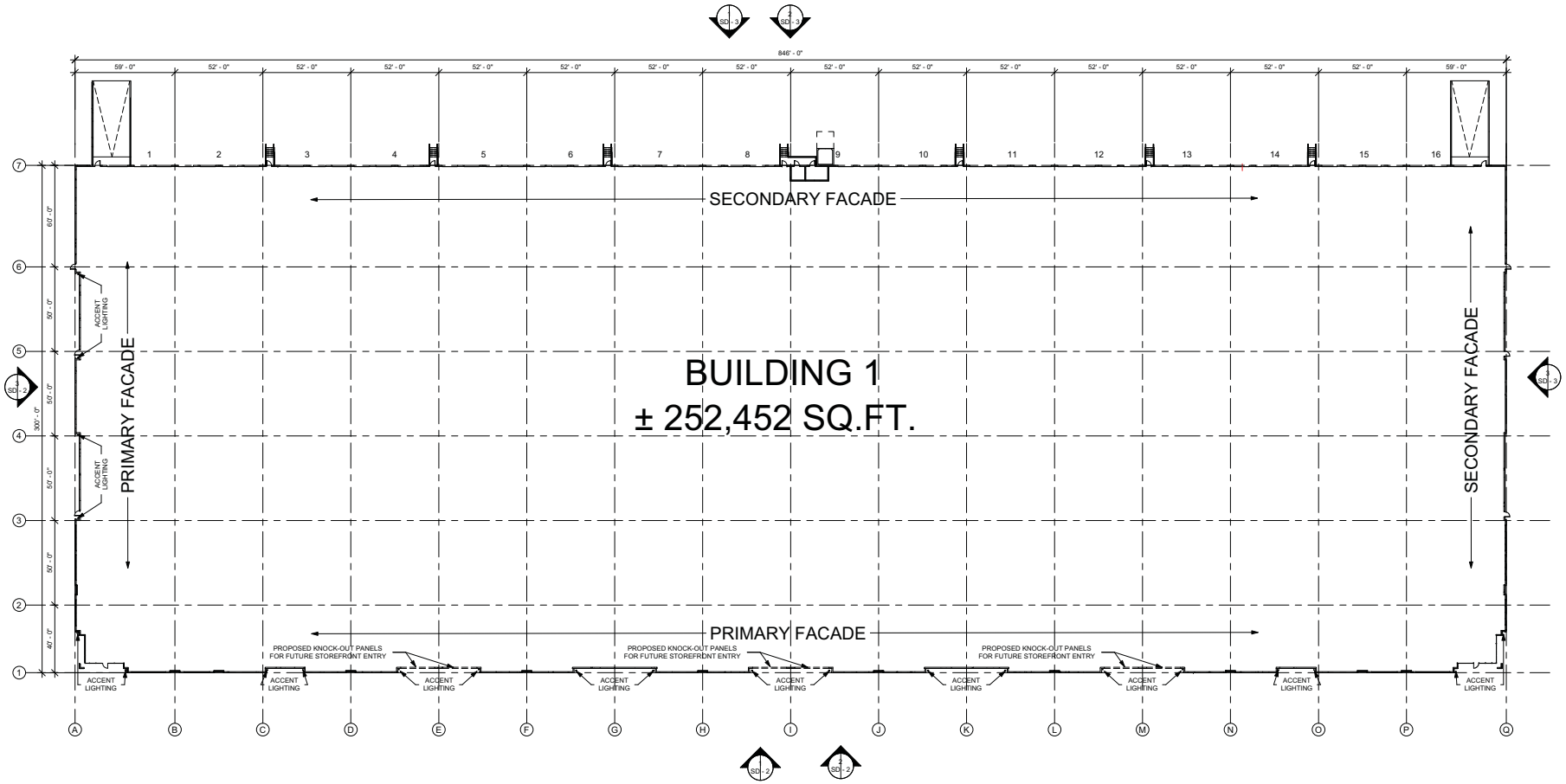
- MAXIMUM BUILDING HEIGHT: 42' - 6"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT):2' - 2"
- HORIZONTAL ARTICULATION PROVIDED: 2' - 6"

NORTH ELEVATION:

- TOTAL FACADE LENGTH: 359' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 54' - 0"
- TOTAL LENGTH OF HORIZONTAL ARTICULATION: 124'-0"

WEST ELEVATION:

- TOTAL FACADE LENGTH: 846' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH):127-0"
- TOTAL LENGTH OF HORIZONTAL ARTICULATION: 301' - 0"



BUILDING 1 - SCHEMATIC FLOOR PLAN (1)

1" = 30'-0"

METHOD architecture
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MOLTO PROPERTIES
GRAND PRAIRIE BUSINESS PARK

DATE: 12.10.19

MB195004

SD - 1

EXHIBIT D-BUILDING B-ELEVATION

FINISH LEGEND	
	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	STONE MASONRY FINISH OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD

PRIMARY FACADE - FINISH NOTES

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.2: "ELEMENTS OF THE PRIMARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION AS DEFINED IN 2.a, INCLUDING THREE OTHER ELEMENTS AS DESIGNATED BELOW:

- 4.2a: "TWO MASONRY ACCENT MATERIALS, WHICH TOGETHER COMPRISE AT LEAST 50% OF THE VERTICAL SURFACE AREA OF THE FACADE."
- 4.2d: "A CORNICE PROJECTION WITH A MINIMUM DEPTH OF 18 INCHES ALONG THE ENTIRE LENGTH OF THE FACADE"
- 4.2e: "ARTICULATION WITH AT LEAST TWO DISTINCT AREAS OF VERTICAL OFFSET AND TWO DISTINCT AREAS OF HORIZONTAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH."
- 4.2f: "ACCENT LIGHTING ALONG A DIMENSION TOTALING AT LEAST 50% OF THE LENGTH OF EACH FAÇADE."

PRIMARY FACADE - SURFACE AREA CALCULATIONS

NORTH ELEVATION

- TOTAL VERTICAL SURFACE AREA OF MASONRY: 11,596 SQ. FT.
  - TILT-WALL WITH 2" REVEALS: 11,295 SQ. FT. (97%)
  - SITE APPLIED STONE: 301 SQ. FT. (3%)

WEST ELEVATION

- TOTAL VERTICAL SURFACE AREA OF MASONRY: 34,552 SQ. FT.
  - TILT-WALL WITH 2" REVEALS: 34,204 SQ. FT. (98%)
  - SITE APPLIED STONE/MASONRY FINISH: 348 SQ. FT. (2%)

PRIMARY FACADE - ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

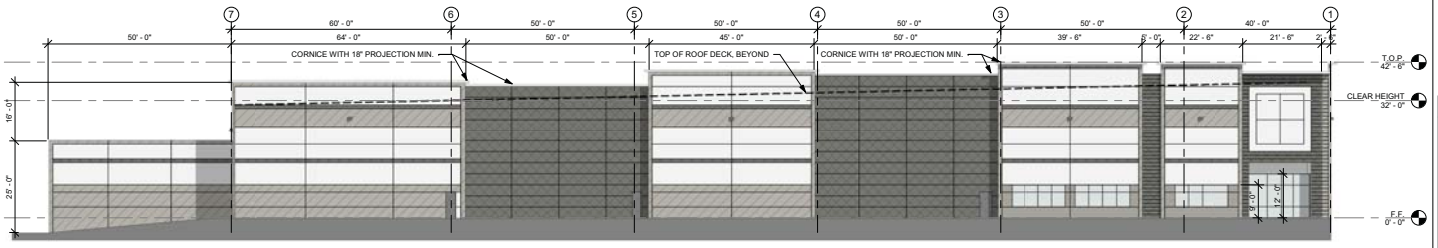
- MAXIMUM BUILDING HEIGHT: 42' - 6"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT):2' - 2"
- VERTICAL ARTICULATION PROVIDED: 2' - 6"

NORTH ELEVATION:

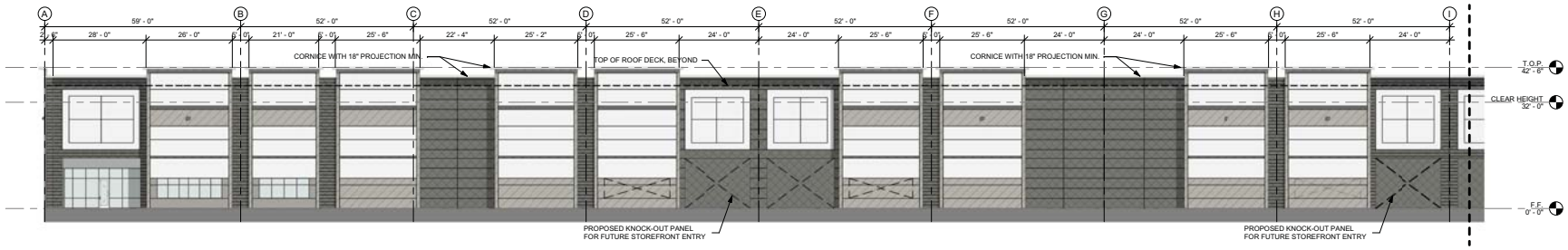
- TOTAL FACADE LENGTH: 359' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 54' - 0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 185' - 6"

WEST ELEVATION:

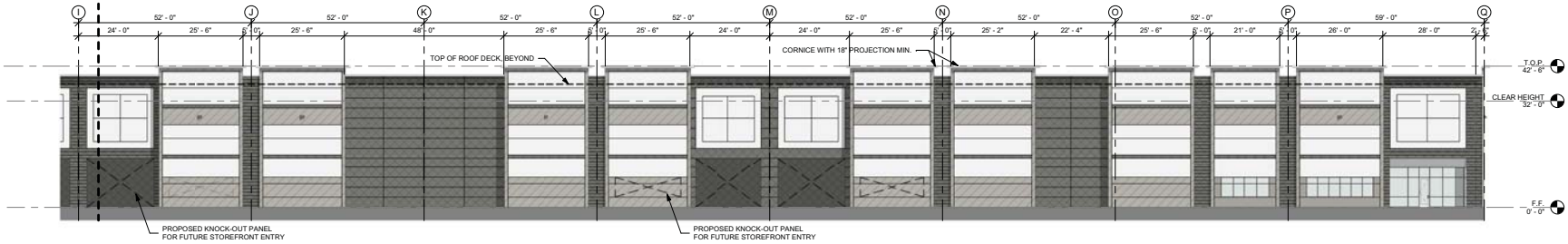
- TOTAL FACADE LENGTH: 846' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH):127'-0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 371' - 0"



BUILDING 1 - NORTH ELEVATION - PRIMARY (3)
1/16" = 1'-0"



BUILDING 1 - WEST ELEVATION - PRIMARY 1 OF 2 (2)
1/16" = 1'-0"



BUILDING 1 - WEST ELEVATION - PRIMARY 2 OF 2 (1)
1/16" = 1'-0"

METHOD architecture
1919 MCKINNEY AVE, SUITE 2036, DALLAS, TEXAS 75201 - (469) 642 - 3429

TBAE
KYLE STEVENSON
LICENSED ARCHITECT
REGISTERED ARCHITECT

METHOD ARCHITECTURE, PLLC
TBAE REGISTRATION NO. 22891

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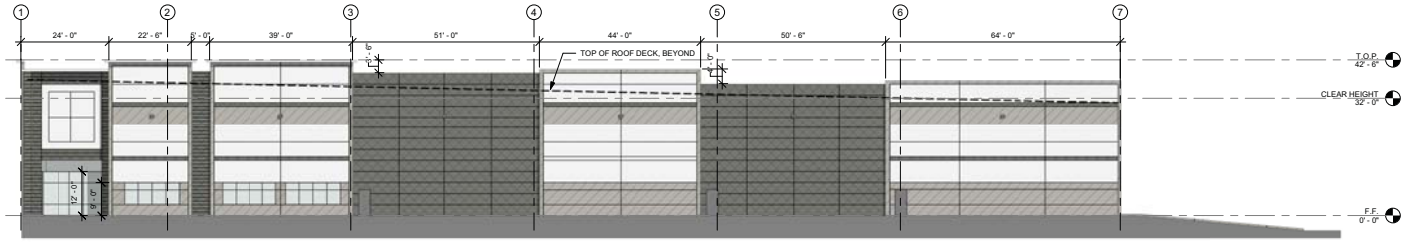
MOLTO PROPERTIES
GRAND PRAIRIE BUSINESS PARK

DATE: 12.10.19

MB195004

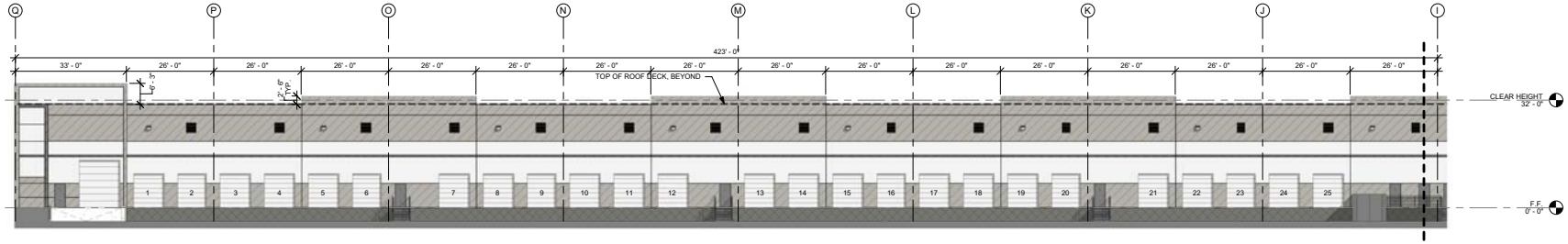
SD - 2

EXHIBIT D-BUILDING B-ELEVATION



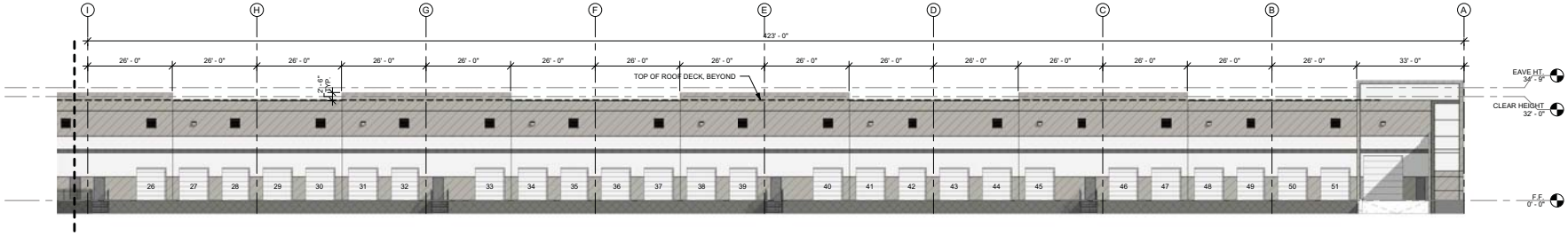
BUILDING 1 - SOUTH ELEVATION - SECONDARY (3)

1/16" = 1'-0"



BUILDING 1 - EAST ELEVATION - SECONDARY 1 OF 2 (2)

1/16" = 1'-0"



BUILDING 1 - EAST ELEVATION - SECONDARY 2 OF 2 (1)

1/16" = 1'-0"

SECONDARY FACADE - FINISH NOTES

PER CITY OF GRAND PRAIRIE UDC APPENDIX X, SECTION 4.4: "ELEMENTS OF THE SECONDARY FACADE SHALL INCLUDE 100% MASONRY CONSTRUCTION, INCLUDING TWO OTHER ELEMENTS AS DESIGNATED BELOW:

- 4.4a: "MASONRY ACCENT MATERIAL OR ACCENT COLOR WITHIN AN AREA COMPRISING 10% TO 25% OF THE AREA OF THE FACADE"
- 4.4d: ARTICULATION WITH AT LEAST TWO AREAS OF VERTICAL OFFSET AT A DIMENSION OF AT LEAST 5% OF THE BUILDING HEIGHT, EACH SPANNING AT LEAST 15% OF THE BUILDING LENGTH.

SECONDARY FACADE - ARTICULATION CALCULATIONS

PRELIMINARY CALCULATIONS:

- MAXIMUM BUILDING HEIGHT: 42' - 6"
- ARTICULATION REQ'D (5% OF BUILDING HEIGHT):2' - 2"
- VERTICAL ARTICULATION PROVIDED: 2' - 6"

SOUTH ELEVATION:

- TOTAL FACADE LENGTH: 359' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH): 54' - 0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 185' - 6"

EAST ELEVATION:

- TOTAL FACADE LENGTH: 846' - 0"
- ARTICULATION REQ'D (15% OF TOTAL LENGTH):127'-0"
- TOTAL LENGTH OF VERTICAL ARTICULATION: 371' - 0"

FINISH LEGEND

	LIGHT PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	MEDIUM PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	DARK PAINT COLOR OVER TEXTURED TILT-WALL PANEL. FINAL COLOR: TBD
	STONE MASONRY FINISH OVER CONCRETE TILT-WALL PANEL. FINAL MATERIAL SPEC: TBD

METHOD architecture
1919 MCKINNEY AVE, SUITE 2036, DALLAS, TEXAS 75201 - (469) 642 - 3429

TBAE
ALL PLANS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER DOCUMENTS PREPARED BY THE REGISTERED ARCHITECT

METHOD ARCHITECTURE, PLLC
TBAE REGISTRATION NO. F-10777
SUITE 2036 DALLAS, TEXAS 75201

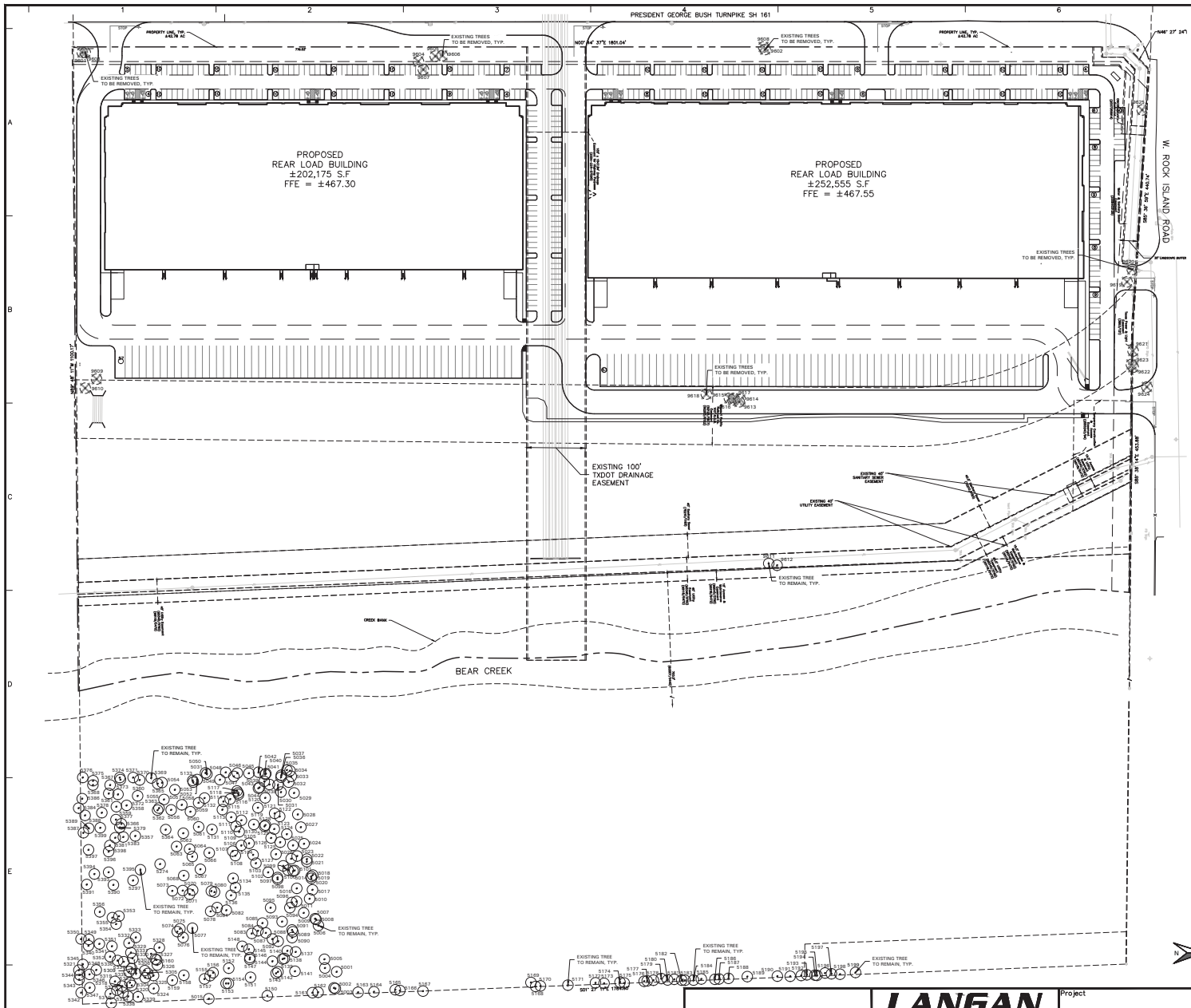
MOLTO PROPERTIES
GRAND PRAIRIE BUSINESS PARK

DATE: 12.10.19

MB195004

SD - 3

EXHIBIT E-TREE PRESERVATION PLAN

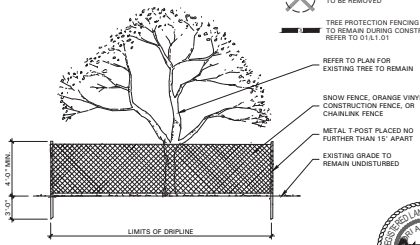


TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO O1.L1.01



01 TREE PROTECTIVE FENCING
NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
BRENT ANN KAH
STATE OF TEXAS
01/17/20

CASE #: S200203

SCALE: 1" = 80'-0"
0 40 80 160

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.855.7192

PROJECT NO. 510034001

Date	Description	No.
01.17.20	City Comments	1

REVISIONS

LANGAN
Langan Engineering and Environmental Services, Inc.
17220 Katy Freeway, First Floor, Suite 125
Houston, TX 77094
T: 281.675.7900 F: 281.675.7901 www.langan.com

Project	Drawing Title	Project No.	Drawing No.
W. ROCK ISLAND GRAND PRAIRIE DALLAS TEXAS	TREE PRESERVATION PLAN	510034001	L1.01
		Date	
		Drawn By: NAY	
		Checked By: KAH	Sheet of

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10077	**Version:**	1	**Name:**	S200603 - Site Plan - Hunter Ferrell Logistics Park
Type:	Agenda Item			**Status:**	Items for Individual Consideration
File created:	6/15/2020			**In control:**	Planning and Zoning Commission
On agenda:	6/22/2020			**Final action:**	

Title: S200603 - Site Plan - Hunter Ferrell Logistics Park (Commissioner Fisher/City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood.
City Council Action: July 14, 2020

Sponsors:

Indexes:

Code sections:

Attachments:
- Exhibit A - Location Map.pdf
- Exhibit B - Site Plan for Building A.pdf
- Exhibit C - Site Plan for Building B.pdf
- Exhibit D - Building Elevations for Building A.pdf
- Exhibit E - Building Elevations for Building B.pdf
- Exhibit F - Landscape Plan for Building A.pdf
- Exhibit G - Landscape Plan for Building B.pdf

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
S200603 - Site Plan - Hunter Ferrell Logistics Park (Commissioner Fisher/City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood.
City Council Action: July 14, 2020

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd.

PURPOSE OF REQUEST:

The applicant intends to construct two warehouse buildings on 33 acres. Site Plan approval by City Council is required for any project involving industrial use. Development at this location requires City Council approval of a Site Plan because the property is intended for industrial use.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

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 (Site A)	City of Irving	Mobile Home Park
North (Site B)	Light Industrial; PD-9	Truck Parking, Auto Related Use
South	Light Industrial	Undeveloped, Floodway
West	Light Industrial	Lone Star Park Trailhead, Undevelop
East	Light Industrial	Auto Related Use, Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing two development scenarios: the construction of Building A on 13.2 acres or the construction of Building A and Building B on 33 acres.

Building A Site Plan

The 13.2-acre site is accessible by two points on W Hunter Ferrell Rd. The proposed warehouse building is 252,919 sq. ft. and has a loading dock on the south side of the building with 54 dock doors. The site includes 160 parking spaces and 60 trailer parking spaces.

Building B Site Plan

The 19.82-acre site is accessible from W Hunter Ferrell Rd via a shared drive. The proposed warehouse building is 166,642 sq. ft. and has a loading dock on the north side of the building with 31 dock doors. The site includes 159 parking spaces and 50 trailer parking spaces.

Site Access and Traffic Impact

The right-of-way for Hunter Ferrell Rd is within the City of Irving. This means that driveway widths and spacing, median openings, deceleration lanes, and pedestrian/bicycle facilities must be approved by the City of Irving. The proposed access points do not align with existing median openings; any median modifications must also be approved by the City of Irving.

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ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to the LI standards in the UDC. The tables below evaluate the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements with the exception of minimum lot width for Site B.

Table 2A: Site Data Summary for Site A

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	593,127	Yes
Min. Lot Width (Ft.)	100	1,253	Yes
Min. Lot Depth (Ft.)	150	508.97	Yes
Front Setback (Ft.)	25	30	Yes
Side Setback (Ft.)	30	30	Yes
Max. Height (Ft.)	50	46.5	Yes
Max. Floor Area Ratio	1:1	0.44:1	Yes

Table 2B: Site Data Summary for Site B

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	863,184	Yes
Min. Lot Width (Ft.)	100	82.16	No
Min. Lot Depth (Ft.)	150	568.83	Yes
Front Setback (Ft.)	25	30	Yes
Side Setback (Ft.)	30	89.5	Yes
Max. Height (Ft.)	50	49	Yes
Max. Floor Area Ratio	1:1	0.44:1	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The proposal substantially complies with landscape and screening requirements.

Table 3A: Landscape & Screening Requirements for Site A

Standard	Required	Provided	Meets
Area (Sq. Ft.)	59,312	98,969	Yes
Trees	131	116	No
Shrubs	1,186	2,241	Yes
Foundation Plantings	Along Primary Facades	Along Primary Facades	Yes
Entrance Plantings	At Building Entrance	At Building Entrance	Yes

Table 3B: Landscape & Screening Requirements for Site B

Standard	Required	Provided	Meets
Area (Sq. Ft.)	86,318	450,319	Yes
Trees	183	170	No
Shrubs	1,726	1,775	Yes

Entrance Plantings	At Building Entrance	At Building Entrance	Yes

Building Materials and Design

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The proposed building elevations meet the design requirements.

Table 4A: Building Design Elements for Building A

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total El	Meets
North	Primary	x				x	x				3	Yes
South	Secondary	x			x						2	Yes
West	Primary	x				x	x				3	Yes
East	Primary	x				x	x				3	Yes

Table 4B: Building Design Elements for Building B

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total El	Meets
North	Primary	x				x	x				3	Yes
South	Secondary	x			x						2	Yes
West	Primary	x				x	x				3	Yes
East	Primary	x				x	x				3	Yes

Table 4C: Summary of Building Design Elements

Letter	Primary Facades Element	Secondary Facades Element
a.	Masonry Accents	Masonry Accent
b.	Glass - 15%	Cornice Projection
c.	Awning	Windows - 30%
d.	Cornice Projection	Articulation
e.	Articulation	
f.	Accent Lighting	
g.	Colonnade	
h.	Wing Wall	
i.	Windows - 30%	

VARIANCES:

City Council may approve variances to Appendix X if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

1. Truck Docks Location for Building B - Truck docks are prohibited along any primary facade.
2. Tree Preservation Requirements - Appendix X requires that developers submit a tree survey and preserves a minimum of 30% of the total existing caliper inches. The applicant has not submitted a tree survey.

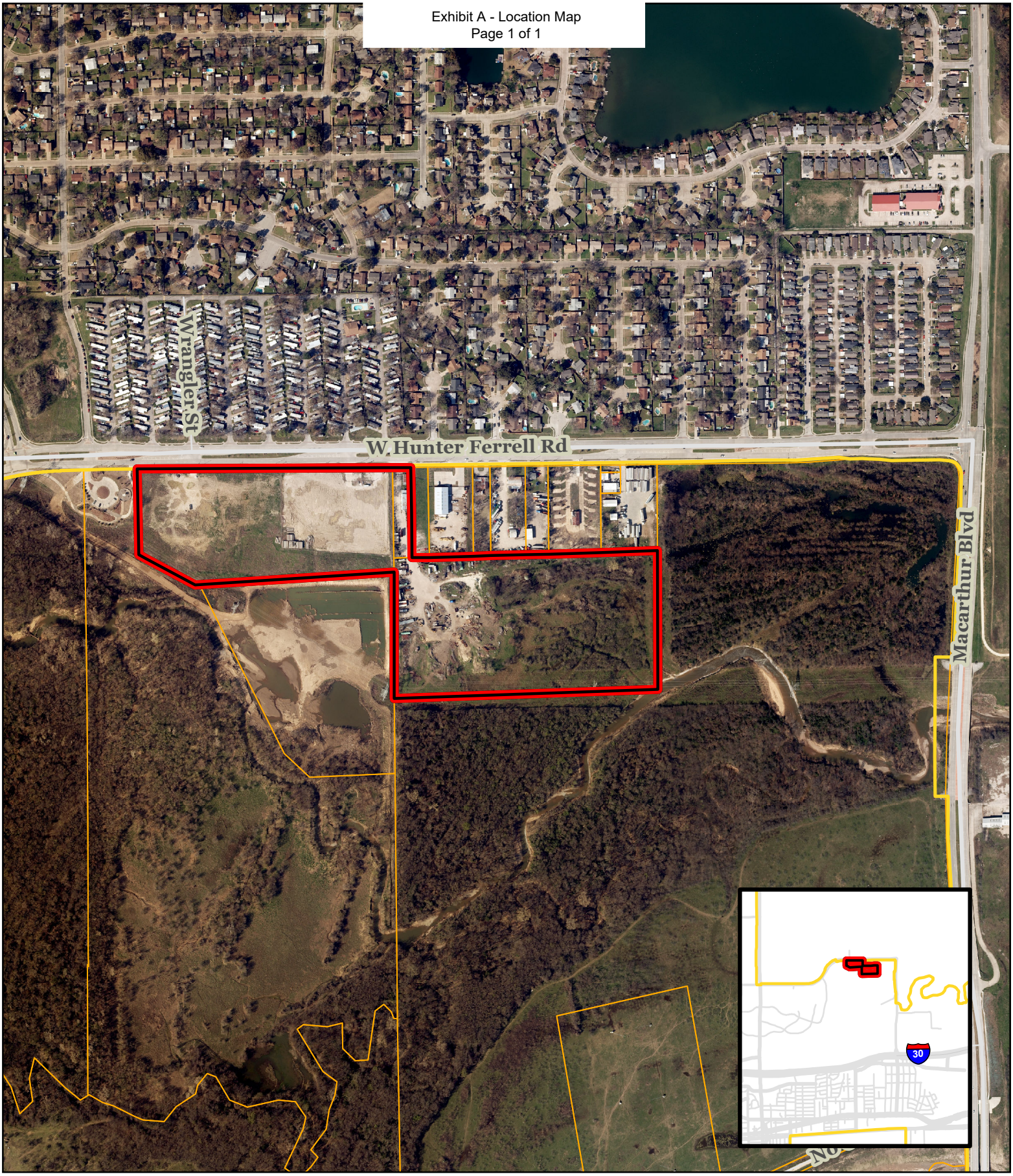
3. Minimum Lot Width for Site B - Site B does not meet the minimum required lot width.

RECOMMENDATION:

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

1. The applicant shall coordinate with the Parks Department to connect the proposed walking trails to the existing trail west of the property. The applicant shall construct this connection in conjunction with the proposed trail and activation feature.

2. The applicant shall provide an additional row of street trees closer to Hunter Ferrell Rd to create shade along the existing trail. These trees will count towards the required number of trees. The proposed number of trees is 28 less than what is required. The applicant shall coordinate with the Parks Department and City of Irving on the placement of trees along the trail.



Grand Prairie TEXAS PLANNING

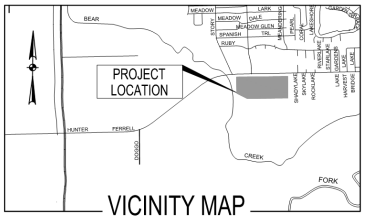
CASE LOCATION MAP

Case Number S200603

Hunter Ferrell Logistics Park

N

City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



BUILDING A PARKING ANALYSIS

DIMENSIONS = 9' x 18'
7,715 SF OFFICE (3%) 1,000 = 8 SPACES
254,584 SF/ 5000 = 51 SPACES + 20 SPACES = 71 SPACES
TOTAL PARKING REQUIRED = 79 SPACES
TOTAL PARKING PROVIDED = 160 SPACES
INCLUDING 5 HC (ALL VAN ACCESSIBLE)
TOTAL # OF DOCK DOORS = 54

HUNTER FERRELL DEVELOPMENT SITE ANALYSIS

PROPOSED USE: OFFICE & WAREHOUSE
EXISTING ZONING: LI LIGHT INDUSTRIAL
SITE AREA: 13.62
BUILDING AREA: 262,295 SF
PROPOSED LOT COVERAGE: 43.7%
FLOOR AREA RATIO: 0.437 to 1

ARCHITECT

AZIMUTH ARCHITECTURE, INC
JOHN TAYLOR
10228 E NORTHWEST HWY, BOX 66
DALLAS, TEXAS 75226
(214) 261-9060 BUSINESS
jtaylor@azimutharc.com

DEVELOPER

CHI / ACQUISITIONS, L.P.
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WILL MUNDINGER
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DALLAS, TEXAS 75219
(214) 661-8000 BUSINESS
(214) 445-0903 BUSINESS FAX
wmundinger@crowholdingsindustrial.com

OWNER

LINCOLN PROPERTY COMPANY
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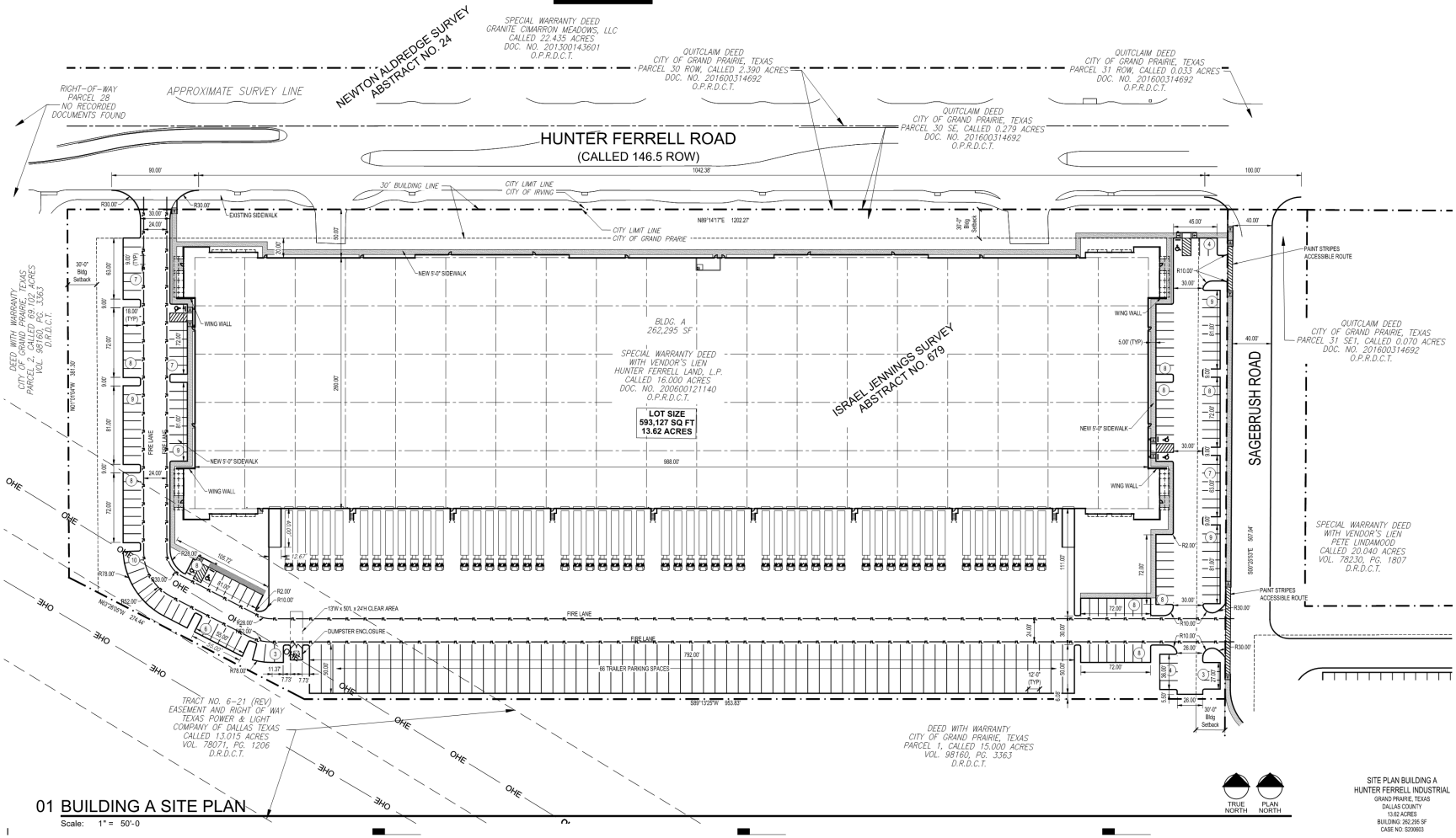
DALLAS, TEXAS 75201
(214) 740-3356 BUSINESS
(214) 740-3313 BUSINESS FAX
mpeinado@lpc.com
LIC# 413049



01 BUILDING A SITE PLAN
Scale: 1" = 50'-0

SITE PLAN BUILDING A
HUNTER FERRELL INDUSTRIAL
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
13.62 ACRES
BUILDING 262,295 SF
CASE NO: S200603

AZIMUTH: architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060
www.azimutharc.com

CLIENT: HUNTER FERRELL

JOB #: 2609

REVISIONS:
1 05.12.20 DRC Submittal
2 06.05.20 DRC Response
3
4
5
6
7
8
9

SEAL: REGISTERED ARCHITECT MICHAEL L. WILLIAMS 19915 STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #19915
May 12, 2020 Construction Documents
ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

SHEET CONTENTS:
BUILDING A SITE PLAN

DATE: June 05, 2020

SHEET: A1.10

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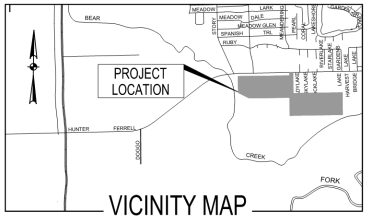
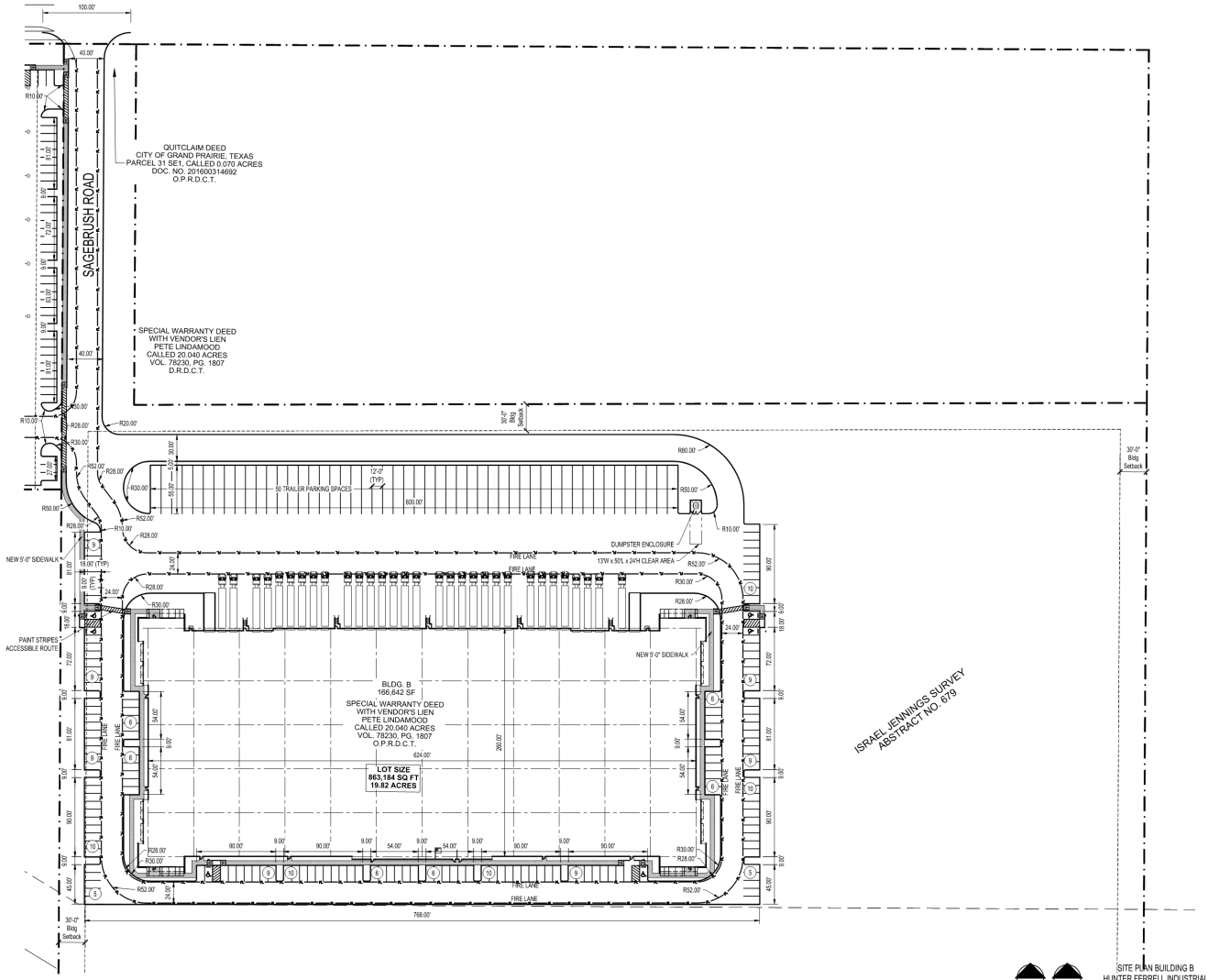


VICINITY MAP



01 BUILDING B SITE PLAN

Scale: 1" = 60'-0

SITE PLAN BUILDING B
HUNTER FERRELL INDUSTRIAL
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
19.82 ACRES
BUILDING: 166,642 SF
CASE NO: S200603

ARCHITECT

AZIMUTH ARCHITECTURE, INC
JOHN TAYLOR
10228 E NORTHWEST HWY, BOX 66
DALLAS, TEXAS 75226
(214) 261-9060 BUSINESS
jtaylor@azimutharc.com

DEVELOPER

CHI / ACQUISITIONS, L.P.
CROW HOLDINGS INDUSTRIAL
WILL MUNDINGER
3819 MAPLE AVE
DALLAS, TEXAS 75219
(214) 661-8000 BUSINESS
(214) 445-0903 BUSINESS FAX
wmundinger@crowholdingsindustrial.com

OWNER

LINCOLN PROPERTY COMPANY
MICHAEL A. PEINADO, SIOR
2000 MCKINNEY AVE, SUITE 1000
DALLAS, TEXAS 75201
(214) 740-3356 BUSINESS
(214) 740-3313 BUSINESS FAX
mpeinado@lpc.com
LIC# 413049

BUILDING B PARKING ANALYSIS

DIMENSIONS = 9' x 18'
8,948 SF OFFICE (5%) 1:1,000 = 9 SPACES
157,701 SF 5000 = 32 SPACES + 20 SPACES + 52 SPACES
TOTAL PARKING REQUIRED = 61 SPACES
TOTAL PARKING PROVIDED = 159 SPACES
INCLUDING 6 HC (ALL VAN ACCESSIBLE)
TOTAL # OF DOCK DOORS = 31

HUNTER FERRELL DEVELOPMENT SITE ANALYSIS

PROPOSED USE: OFFICE & WAREHOUSE
EXISTING ZONING: LI LIGHT INDUSTRIAL
SITE AREA: 19.82
BUILDING AREA: 166,642 SF
PROPOSED LOT COVERAGE: 43.7%
FLOOR AREA RATIO: 0.437 to 1

AZIMUTH: architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060
www.azimutharc.com

CLIENT: HUNTER FERRELL

JOB #: 2609

REVISIONS:

1	05.12.20	DRC Submittal
2	06.05.20	DRC Response
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BUILDING B SITE PLAN

DATE: June 05, 2020

SHEET: A1.30

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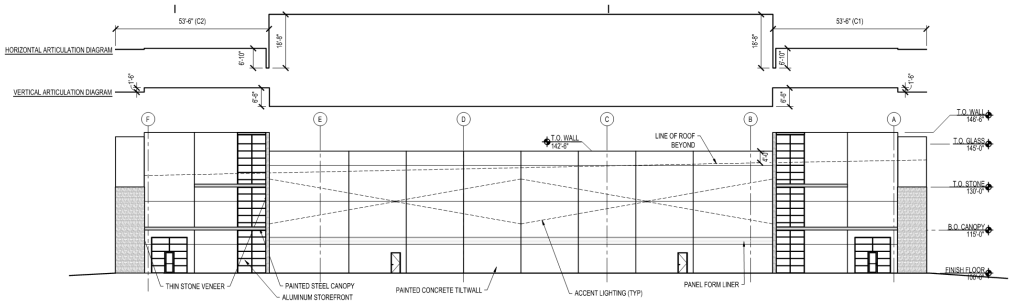
Exhibit D - Building Elevations for Building A
Page 1 of 1

BUILDING DETAIL ELEMENTS FOR BUILDING A												
Façade	Type	a	b	c	d	e	f	g	h	i	Total Elements	Meets
North	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES
South	Secondary	Y	N	N	Y						2	YES
West	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES
East	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES

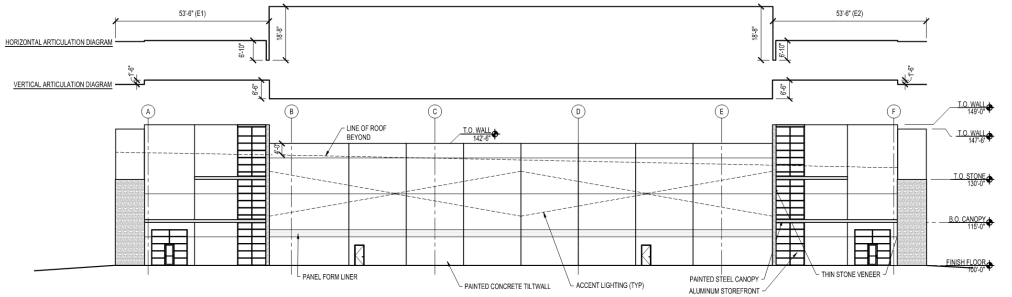
BUILDING A MATERIALS TABLE											
Direction	Total Area	Total Openings	Total Canopy	Canopy %	Total Glass	Glass %	Stone Veneer	Stone %	Tiltwall w/ 2" Reveals	Principal Masonry	Meets
North	48,529	263	67	0.1%	2,152	4.4%	1,715	3.5%	44,332	100.00%	YES
South	45,874	5,411	67	0.1%	1,550	3.4%	1,715	3.7%	37,131	100.00%	YES
East	15,255	48	162	1.1%	1,280	8.4%	3,254	21.3%	10,511	100.00%	YES
West	15,255	48	162	1.1%	1,280	8.4%	3,254	21.3%	10,511	100.00%	YES



04 EXTERIOR BUILDING ELEVATION - EAST

Scale: 1" = 20'-0"

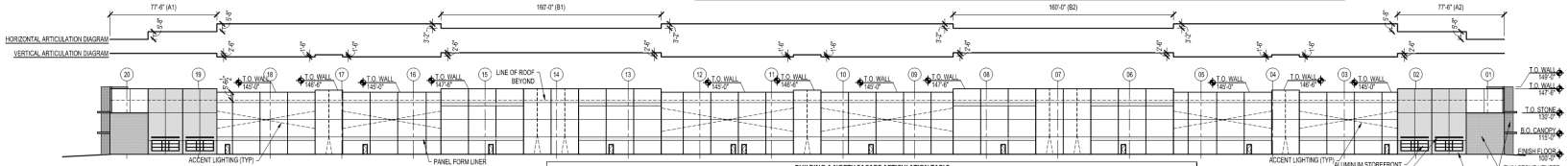
BUILDING A EAST FACADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
East C1	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67	YES
East C2	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67	YES



03 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1" = 20'-0"

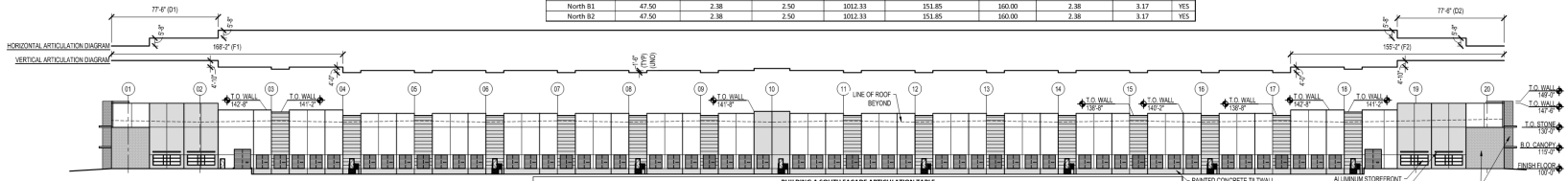
BUILDING A WEST FACADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
West E1	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67	YES
West E2	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67	YES



02 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1" = 40'-0"

BUILDING A NORTH FACADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
North A1	47.50	2.38	2.50	1012.33	151.85	77.50	2.38	5.67	NO
North A2	47.50	2.38	2.50	1012.33	151.85	77.50	2.38	5.67	NO
North B1	47.50	2.38	2.50	1012.33	151.85	160.00	2.38	3.17	YES
North B2	47.50	2.38	2.50	1012.33	151.85	160.00	2.38	3.17	YES



01 EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 1" = 40'-0"

BUILDING A SOUTH FACADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
South D1	47.50	2.38	4.83	1012.33	151.85	77.50	2.38	5.67	NO
South D2	47.50	2.38	4.83	1012.33	151.85	77.50	2.38	5.67	NO
South F1	47.50	2.38	4.00	1012.33	151.85	168.17	N/A	N/A	YES
South F2	47.50	2.38	4.00	1012.33	151.85	168.17	N/A	N/A	YES

SITE PLAN BUILDING A
HUNTER FERRELL INDUSTRIAL
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
13.62 ACRES
BUILDING: 262,295 SF
CASE NO. SD20603

AZIMUTH: architecture
10228 E Northwest Hwy
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www.azimutharc.com

CLIENT: HUNTER FERRELL

JOB #: 2609

REVISIONS:

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REGISTERED ARCHITECT MICHAEL L. WILLIAMS 18915 STATE OF TEXAS

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EXTERIOR ELEVATIONS BLDG A

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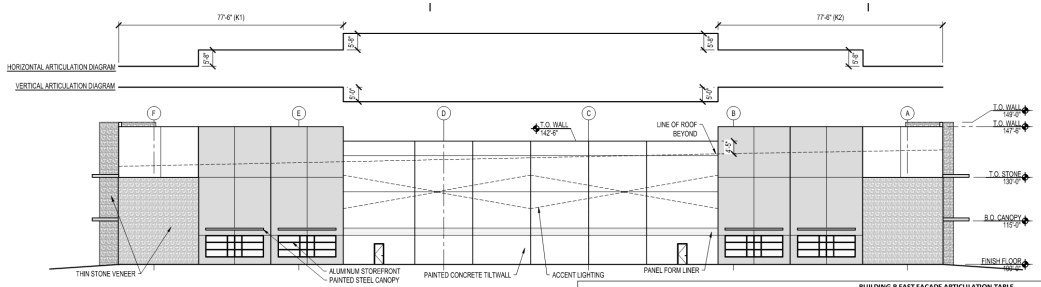
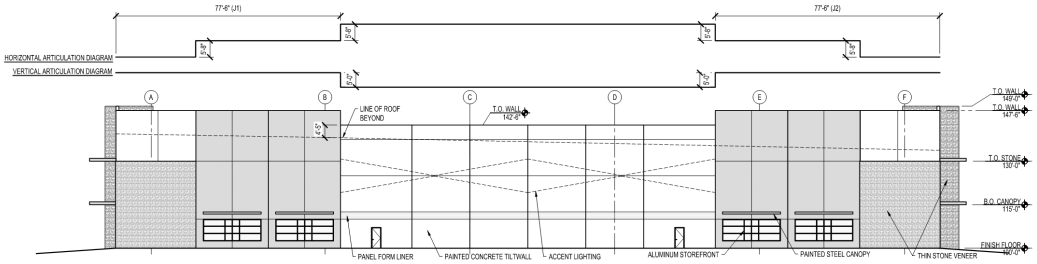


04 EXTERIOR BUILDING ELEVATION - EAST

Scale: 1" = 20'-0"

BUILDING B EAST FACADE ARTICULATION TABLE

ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
East K1	47.50	2.38	5.00	284.33	42.65	77.50	2.38	5.67	YES
East K2	47.50	2.38	5.00	284.33	42.65	77.50	2.38	5.67	YES

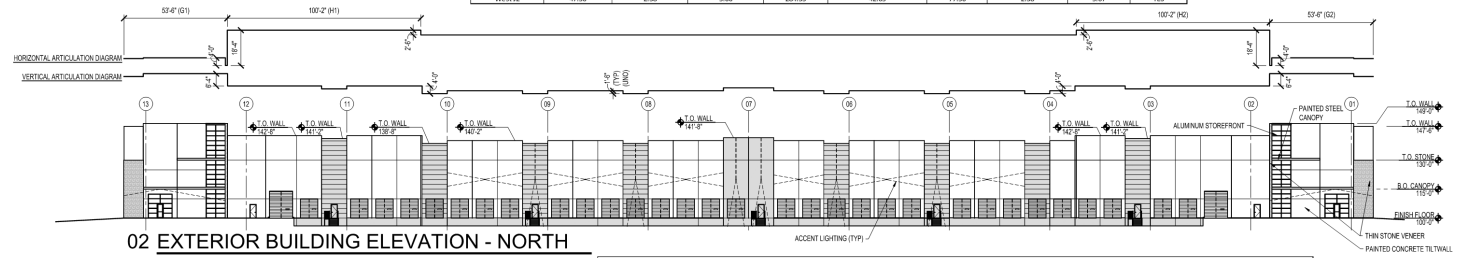


03 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1" = 20'-0"

BUILDING B WEST FACADE ARTICULATION TABLE

ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
West J1	47.50	2.38	5.00	284.33	42.65	77.50	2.38	5.67	YES
West J2	47.50	2.38	5.00	284.33	42.65	77.50	2.38	5.67	YES

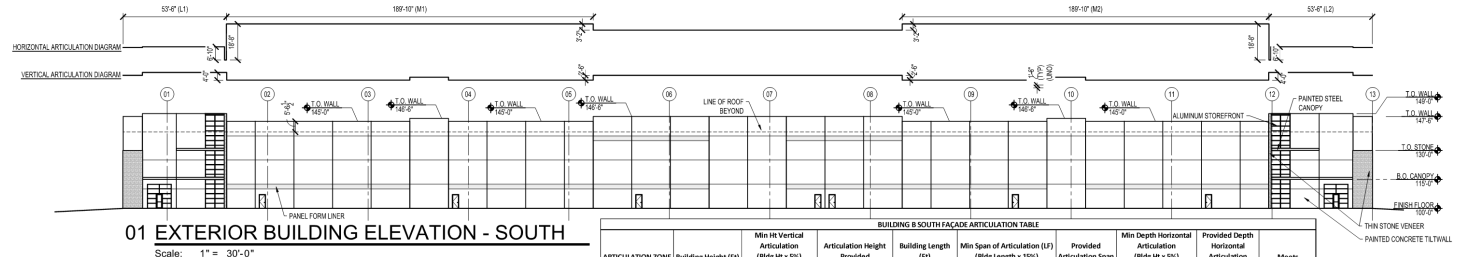


02 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1" = 30'-0"

BUILDING B NORTH FACADE ARTICULATION TABLE

ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
North G1	47.50	2.38	6.33	646.67	97.00	53.50	2.38	18.33	NO
North G2	47.50	2.38	6.33	646.67	97.00	53.50	2.38	18.33	NO
North H1	47.50	2.38	4.00	646.67	97.00	100.17	2.38	2.50	YES
North H2	47.50	2.38	4.00	646.67	97.00	100.17	2.38	2.50	YES



01 EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 1" = 30'-0"

BUILDING B SOUTH FACADE ARTICULATION TABLE

ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
South L1	47.50	2.38	4.00	646.67	97.00	53.50	2.38	18.67	NO
South L2	47.50	2.38	4.00	646.67	97.00	53.50	2.38	18.67	NO
South M1	47.50	2.38	2.50	646.67	97.00	189.83	N/A	3.17	YES
South M2	47.50	2.38	2.50	646.67	97.00	189.83	N/A	3.17	YES

BUILDING DETAIL ELEMENTS FOR BUILDING B

Façade	Type	a	b	c	d	e	f	g	h	i	Total Elements	Meets
North	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES
South	Secondary	Y	N	N	Y						2	YES
West	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES
East	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES

BUILDING B MATERIALS TABLE

Direction	Total Area	Total Openings	Total Canopy	Canopy %	Total Glass	Glass %	Stone Veneer	Stone %	Tiltwall w/ 2" Reveals	Principal Masonry	Meets
North	31,380	3,293	175	0.6%	1,581	5.0%	2,943	9.4%	23,388	100.00%	YES
South	32,712	167	175	0.5%	1,581	4.8%	3,254	9.9%	27,536	100.00%	YES
East	13,954	48	67	0.5%	1,550	11.1%	1,708	12.2%	10,582	100.00%	YES
West	13,954	48	67	0.5%	1,550	11.1%	1,708	12.2%	10,582	100.00%	YES

SITE PLAN BUILDING B
HUNTER FERRELL INDUSTRIAL
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
19.62 ACRES
BUILDING: 198,642 SF
CASE NO: S200603

AZIMUTH: architecture
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CLIENT: HUNTER FERRELL

JOB #: 2609

REVISIONS:
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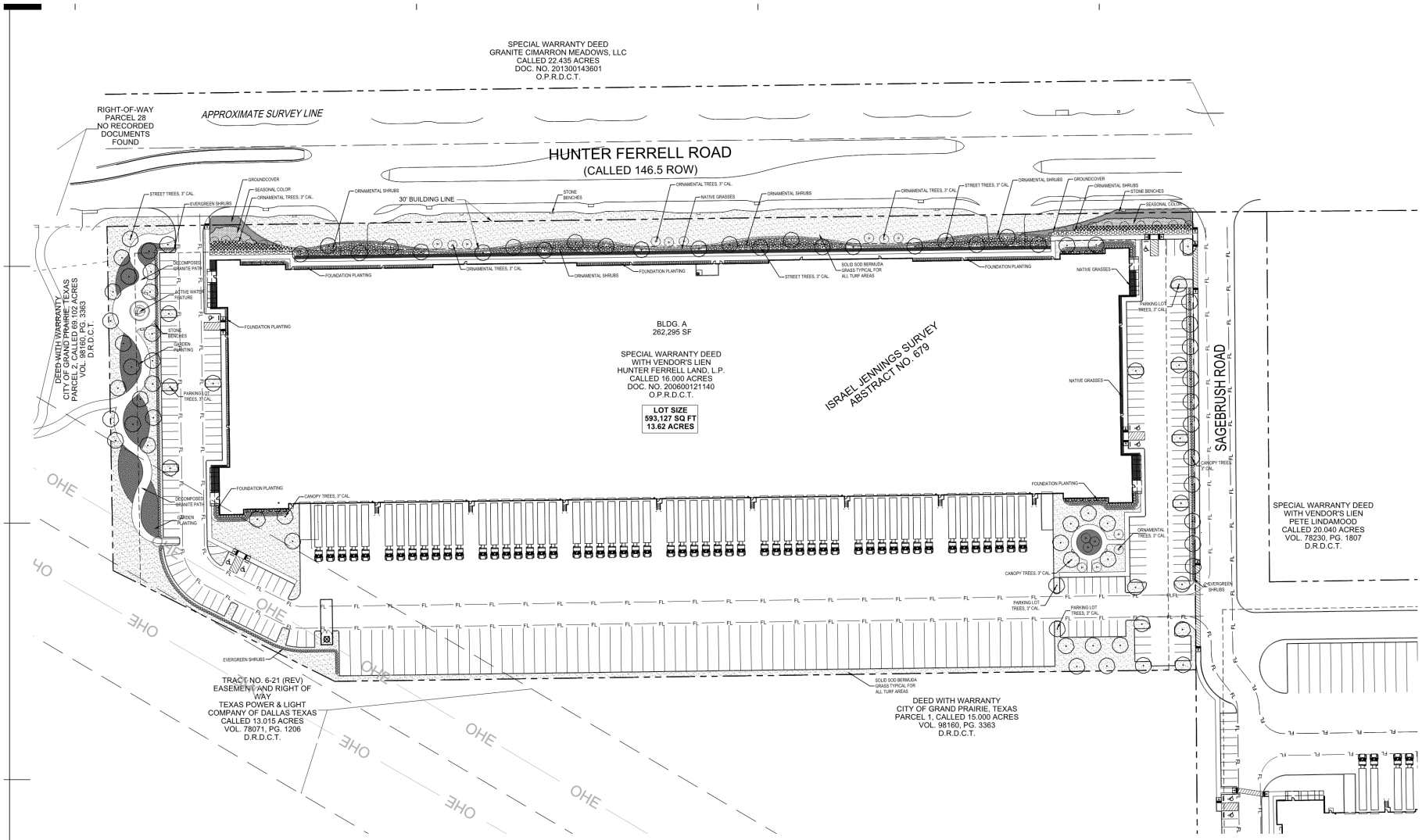

PLANT LEGEND

- SHADE TREES- 3" CALIPER
- EVERGREEN SHRUB- 6' HT.
- ORNAMENTAL SHRUBS 2'-4' HT.
- NATIVE GRASS, PERENNIALS AND SEASONAL COLOR PLANTING
- BERMUDA GRASS HYDRO MULCH

LANDSCAPE TABULATIONS

BASE LANDSCAPE REQUIREMENTS: SITE AREA 593,127 S.F.

10% OF THE SITE TO BE LANDSCAPE AREA
(1) 3" CALIPER TREE PER 500 S.F. OF REQUIRED LANDSCAPE AREA SINCE THE BUILDING PROVIDED AT LEAST THREE ELEMENTS LISTED IN SECTION 4.2 ON EACH PRIMARY FACADE AND AT LEAST TWO ELEMENTS LISTED IN SECTION 4.4 ON EACH SECONDARY FACADE
(1) SHRUB FOR EACH 50 S.F. OF REQUIRED LANDSCAPE ARE.
1% OF OVERALL BUILDING DIMENSION SHALL BE PROVIDED AS ANNUALS, PERENNIALS OR NATIVE GRASSES.- (2,529 S.F.)

REQUIRED	PROVIDED
59,313 S.F. OF LANDSCAPE AREA	98,969 S.F. OF LANDSCAPE AREA
(118) 3" CAL. TREES	(119) PROPOSED 3" CALIPER TREE
(1,186) SHRUBS	(2,241) SHRUBS
2,529 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES	4,561 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES

PARKING LOT LANDSCAPING REQUIREMENTS- SPACES
TREES PLANTED AT THE END OF EACH PARKING ROW
(1) TREE PER 15 PARKING SPACES
ALL PARKING SPACES TO BE WITH IN 100 L.F. OF A TREE

REQUIRED	PROVIDED
(16) 3" CAL. TREES	(18) 3" CAL. TREES

LANDSCAPE TABULATIONS

COORDINATED OPEN SPACE REQUIREMENTS:

1 ACRE OF COMMON OPEN SPACE FOR EACH 20 ACRES TO BE DEVELOPED AT BUILDOUT.
1,000 FEET OF PAVED WALKING TRAIL FOR EACH ACRE OF REQUIRED OPEN SPACE.
SEATING WITHIN A SHADED AREA (1) SEAT PER 20,000 OF PROPOSED BUILDING AREA.
AN ACTIVE WATER FEATURE
1 S.F. OF GARDEN FOR EVERY 50 S.F. OF BUILDING AREA (252,919 S.F.)

REQUIRED	PROVIDED
.69 ACRES OF OPEN SPACE	.69 ACRES OF OPEN SPACE
680 L.F. OF WALKING TRAIL	707 L.F. OF WALKING TRAIL
13 SEATS	15 SEATS- 24 LIMESTONE BLOCKS (24"X24"X 48" LENGTH)
WATER FEATURE PROVIDED	
5,058 S.F. OF GARDEN AREA	6,008 S.F. OF GARDEN AREA

01 LANDSCAPE PLAN
SCALE 1"=50'-0"
0 25 50 100

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CLIENT: HUNTER FERRELL BUILDING A

JOB #: 2609

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LANDSCAPE PLAN

DATE: JUNE 5, 2020
SHEET:
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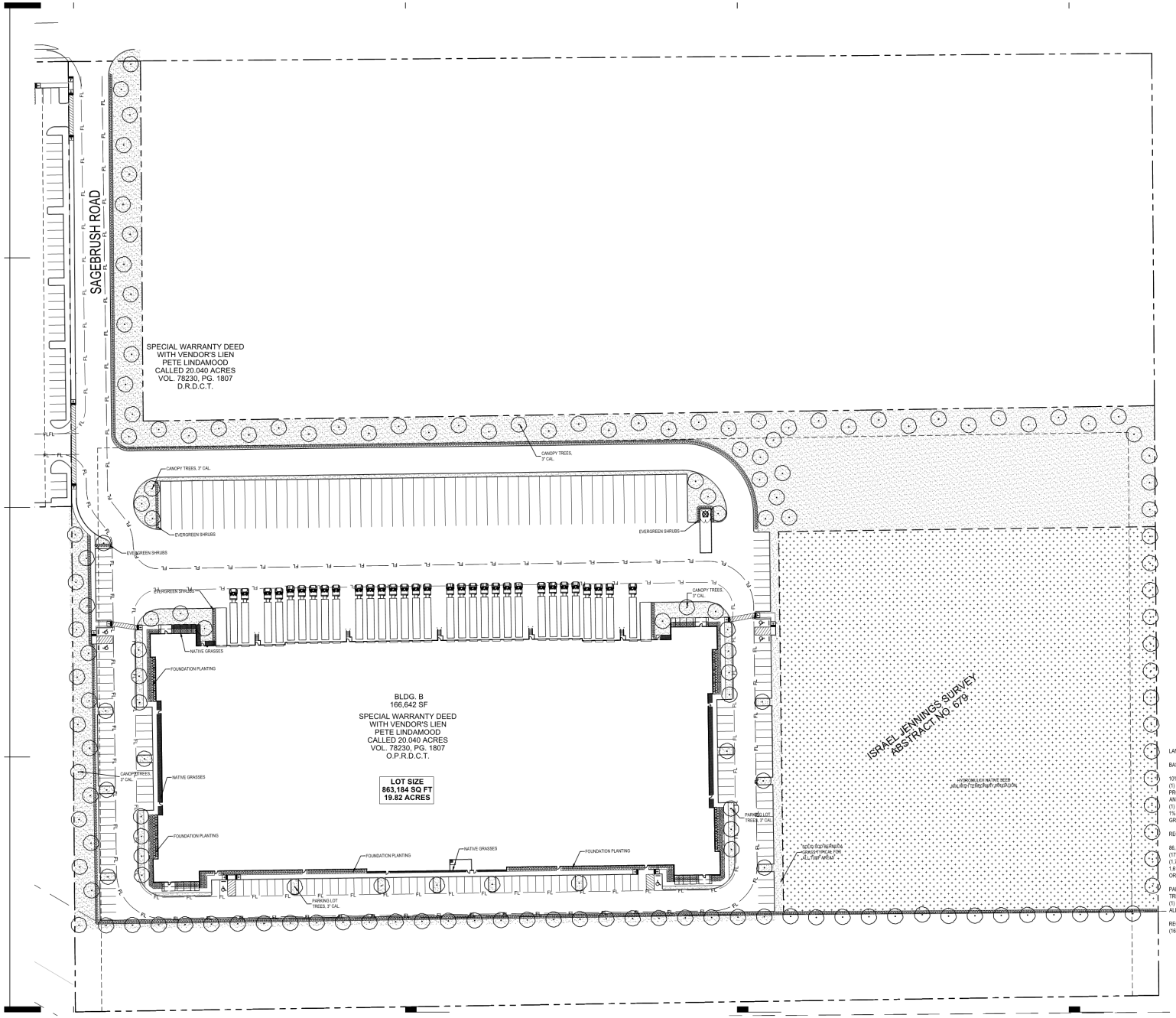

PLANT LEGEND

- SHADE TREES- 3" CALIPER
- EVERGREEN SHRUB- 6' HT.
- ORNAMENTAL SHRUBS 2'-4' HT.
- NATIVE GRASS, PERENNIALS AND SEASONAL COLOR PLANTING
- BERMUDA GRASS HYDRO MULCH

LANDSCAPE TABULATIONS

BASE LANDSCAPE REQUIREMENTS: SITE AREA 863,184 S.F.

10% OF THE SITE TO BE LANDSCAPE AREA.
(1) 3" CALIPER TREE PER 500 S.F OF REQUIRED LANDSCAPE AREA SINCE THE BUILDING PROVIDED AT LEAST THREE ELEMENTS LISTED IN SECTION 4.2 ON EACH PRIMARY FACADE AND AT LEAST TWO ELEMENTS LISTED IN SECTION 4.4 ON EACH SECONDARY FACADE
(1) SHRUB FOR EACH 50 S.F. OF REQUIRED LANDSCAPE ARE.
1% OF OVERALL BUILDING DIMENSION SHALL BE PROVIDED AS ANNUALS, PERENNIALS OR NATIVE GRASSES.- (1,610 S.F.)

REQUIRED	PROVIDED
86,318 S.F. OF LANDSCAPE AREA	450,319 S.F. OF LANDSCAPE AREA
(172) 3" CAL. TREES	(172) PROPOSED 3" CALIPER TREE
(1,726) SHRUBS	(1,775) SHRUBS
1,610 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES	1,613 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES

PARKING LOT LANDSCAPING REQUIREMENTS- SPACES
TREES PLANTED AT THE END OF EACH PARKING ROW
(1) TREE PER 15 PARKING SPACES
ALL PARKING SPACES TO BE WITH IN 100 L.F. OF A TREE

REQUIRED	PROVIDED
(16) 3" CAL. TREES	(18) 3" CAL. TREES

01 LANDSCAPE PLAN
SCALE 1"=50'-0"
0 25 50 100

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architecture
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CLIENT: HUNTER FERRELL BUILDING B

JOB #: 2609

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SHEET CONTENTS:
LANDSCAPE PLAN

DATE: JUNE 5, 2020

SHEET:
L1.02

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Legislation Details (With Text)

File #:	20-10078	**Version:**	1	**Name:**	SU200603 - Specific Use Permit - Camp Wisdom Plaza
Type:	Ordinance			**Status:**	Public Hearing
File created:	6/15/2020			**In control:**	Planning and Zoning Commission
On agenda:	6/22/2020			**Final action:**	
Title:	SU200603 - Specific Use Permit - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). Specific Use Permit for Beer/Wine Sales in a proposed Convenience Store with Gasoline Sales. A portion of Tracts 2C05 and 2C05A, John W Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, and generally located at the northwest corner of W Camp Wisdom Rd and Lynn Rd. The applicant is Houshang Jahuani, Jahani Consulting Engineers Inc., and the owner is Anil Pathak. City Council Action: July 14, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Property Boundary Description.pdf Exhibit B - Site Plan.pdf Attachment i - Citizen Comment.pdf				

Date	Ver.	Action By	Action	Result

From
Chris Hartmann

Title
SU200603 - Specific Use Permit - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). Specific Use Permit for Beer/Wine Sales in a proposed Convenience Store with Gasoline Sales. A portion of Tracts 2C05 and 2C05A, John W Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, and generally located at the northwest corner of W Camp Wisdom Rd and Lynn Rd. The applicant is Houshang Jahuani, Jahani Consulting Engineers Inc., and the owner is Anil Pathak.
City Council Action: July 14, 2020

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Specific Use Permit for Beer/Wine Sales in a proposed Convenience Store with Gasoline Sales. A portion of Tracts 2C05 and 2C05A, John W Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, and generally located at the northwest corner of W Camp Wisdom Rd and Lynn Rd.

PURPOSE OF REQUEST:

This request is for a Specific Use Permit to allow Beer/Wine Sales in a proposed Convenience Store. PD-130 states that additional uses shall be allowed, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance for the General Retail District, upon approval of a Specific Use Permit. Section B-100 shows that the Sale of Alcoholic Beverages for Off-Premise Consumption requires a Specific Use Permit.

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-130	Single-Family Residences
East	None	Lynn Road
South	None	West Camp Wisdom Road
West	PD-130	Single-Family Residences

HISTORY:

- December 6, 1983: City Council approved a zoning change (Case Number 830803), creating a Planned Development District for General Retail, Single Family Detached Residential, Single Family Attached Residential, and Multi-Family Residential uses.
- January 21, 2020: City Council approved a Site Plan (Case Number S200101) for Convenience Store with Gasoline Sales and Retail uses. The Site Plan includes a 9,919 sq. ft. building separated into a 4,275 sq. ft. convenience store with a drive through and four 1,411 sq. ft. retail tenant spaces, two way circulation, dumpster enclosure, and 120 parking spaces.

RECOMMENDATION:

Residents from the adjacent neighborhood raised concerns about traffic, noise, and lighting during the Planning and Zoning Commission meeting and City Council meeting for Case Number S200101. Approval of this Specific Use Permit will increase the items available for purchase at the proposed Convenience Store. This could increase the number of trips generated by the Convenience Store and might also increase the negative impacts generated by this use.

City Council may establish conditions of operation, location, arrangement and construction of any authorized special use. City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties and citizenry.

Given the proximity of this location to an existing neighborhood, citizens' concerns about traffic, noise, and lighting, and the possibility that adding this use could exacerbate potential negative impacts of the proposed development, staff recommends the following conditions:

- The applicant shall construct the required masonry screening wall with Phase 1;
- The masonry screening wall shall be a minimum of eight feet in height;

- The applicant shall provide a landscape buffer along the screening wall that is at least 15 feet wide; and
- The applicant shall plant native shade trees, a minimum of three inches in caliper, every 15 feet in the landscape buffer.

Body

Legal Description of Land:

BEING a 3.915 acre tract of land situated in the John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas and being part of that tract of land conveyed to Frank W. Hilliard Residuary Testamentary Trust and Thetis Foust Hilliard by Executors' Deed recorded in Volume 15610, Page 464, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said 3.915 acre tract, the southeast corner of Lot 1, Block 3, Garden Oaks Addition, Phase 1, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388–191, Page 84, of the plat records of Tarrant County, Texas, and said Point of Beginning also being in the west line of Lynn Road (right–of–way varies, 70 foot wide at this point) and in a non tangent curve to the right whose chord bears S. 80°38'46" W., 1260.00 feet;

THENCE in a southeasterly direction with the west line of said Lynn Road and with said curve to the right having a radius of 1260.00 feet, and through a central angle of 08°54'06" for an arc length of 195.76 feet, and whose chord bears South 04°54'10" East, 195.56 feet to a 1/2 inch iron rod with cap marked "LJ/A" found ;

THENCE South 12°06'19" West, with the west line of said Lynn Road, for a distance of 68.99 feet to a 1/2 inch iron rod with cap marked "LJ/A" found for angle point;

THENCE South 00°27'16" East, with the west line of said Lynn Road, for a distance of 135.36 feet to a 5/8 inch iron rod with cap marked "KSC 4019" found for corner at the northeast corner of a tract of land conveyed to the City of Grand Prairie for right of way along W. Camp Wisdom Road and recorded in Volume 16651, Page 32, and corrected in Volume 17124, Page 29, of the Deed Records of Tarrant County, Texas;

THENCE South 44°43'27" West, with the north line of said W. Camp Wisdom Road for a distance of 42.43 feet to a 5/8 inch iron rod with cap marked "KSC 4019" found for corner;

THENCE South 89°34'04" West, with the north line of said W. Camp Wisdom Road for a distance of 428.22 feet to a 5/8 inch iron rod with cap marked "KSC 4019" found for corner in the east line of Lot 12, said Block 3, Garden Oaks Addition;

THENCE North 00°27'11" West, with the east line of Lots 12,11,10,9, and 8 said Block 3, for a distance of 307.94 feet to a 1/2 inch iron rod with cap marked "KSC 4019" found for corner;

THENCE North 75°55'46" East, with the south line of said Lots 7,6,5,4,3,2 and 1, said Block 3, Garden Oaks Addition for a distance of 473.46 feet to the POINT OF BEGINNING and CONTAINING 170,558 square feet or 3.915 acres of land, more or less.

GRand PRaiRie TEXAS PLANNING

CASE LOCATION MAP

Case Number SU200603

Camp Wisdom Plaza

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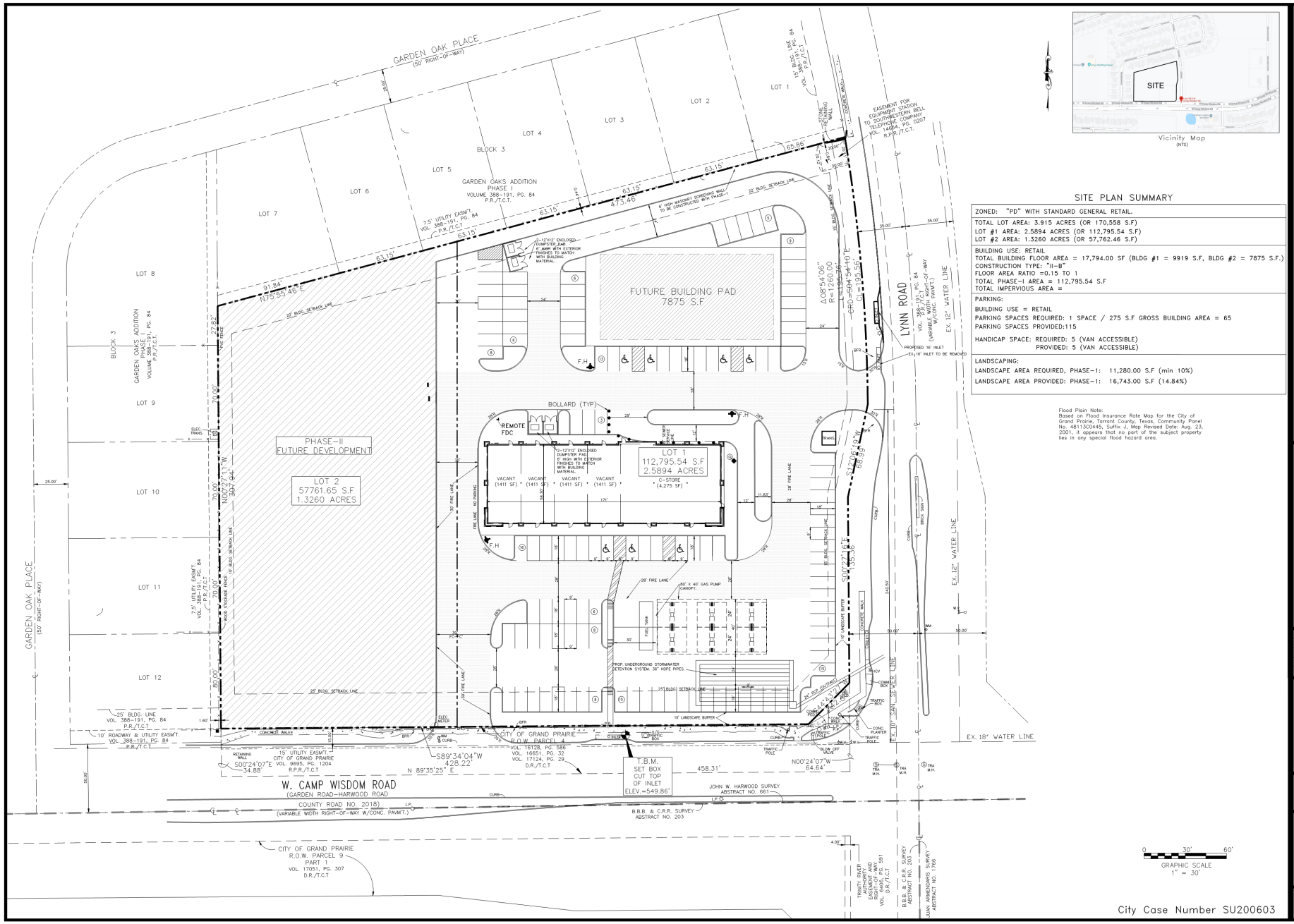
City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



Vicinity Map
(NTS)

SITE PLAN SUMMARY

ZONED: "PD" WITH STANDARD GENERAL RETAIL.
TOTAL LOT AREA: 3.915 ACRES (OR 170,558 S.F) LOT #1 AREA: 2.5894 ACRES (OR 112,795.54 S.F) LOT #2 AREA: 1.3260 ACRES (OR 57,762.46 S.F)
BUILDING USE: RETAIL TOTAL BUILDING FLOOR AREA = 17,794.00 SF (BLDG #1 = 9919 S.F, BLDG #2 = 7875 S.F.) CONSTRUCTION TYPE: "II-B" FLOOR AREA RATIO =0.15 TO 1 TOTAL PHASE-I AREA = 112,795.54 S.F TOTAL IMPERVIOUS AREA =
PARKING: BUILDING USE = RETAIL PARKING SPACES REQUIRED: 1 SPACE / 275 S.F GROSS BUILDING AREA = 65 PARKING SPACES PROVIDED:115 HANDICAP SPACE: REQUIRED: 5 (VAN ACCESSIBLE) PROVIDED: 5 (VAN ACCESSIBLE)
LANDSCAPING: LANDSCAPE AREA REQUIRED, PHASE-1: 11,280.00 S.F (min 10%) LANDSCAPE AREA PROVIDED: PHASE-1: 16,743.00 S.F (14.84%)

Flood Plain Note:
Based on Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 48113C0445, Suffix J, Map Revised Date: Aug. 23, 2001, it appears that no part of the subject property lies in any special flood hazard area.

City Case Number SU200603

CAMP WISDOM PLAZA, PHASE -1

NW CORNER OF W. CAMP WISDOM ROAD AND LYNN ROAD
2.5894 ACRES OUT OF THE
JOHN W. HARWOOD SURVEY
ABSTRACT NO. 661

JAHVANI CONSULTING ENGINEERS, INC.
TBPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS	DATE

SEAL
STATE OF TEXAS
HOUSHANG JAHVANI
72242
REGISTERED PROFESSIONAL ENGINEER

DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 30'

DATE 11-19-2019

C2
SHEET NUMBER

Savannah Ware

From: Eric & Shawna Anderson [redacted]
Sent: Friday, June 19, 2020 12:55 PM
To: Savannah Ware
Subject: Case #SU200603

We are members of the Garden Oaks neighborhood and oppose the 24-hour gas station with all-night beer and wine sales.

Thank you,

Shawna Anderson