



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 27, 2020

6:00 PM

Video Conference

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:

You are invited to a Zoom webinar.

When: Jul 27, 2020 06:00 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/99057398845?pwd=SEZHQ3RnYzVKb3NCNDZnMGViekk4UT09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,99057398845#,,,,,0#,,8461739955# or
+16699006833,,99057398845#,,,,,0#,,8461739955#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 408 638 0968 or
+1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 990 5739 8845

Passcode: 8461739955

International numbers available: <https://gptx.zoom.us/u/ab0tl3p4Rh>

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 msespinoza@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, July 27th.

Call to Order - Commissioner Briefing

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

*Agenda Review

*Planning and Zoning Commission Meetings During COVID-19

Public Hearing 6:30 p.m. Video Conference

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 [20-10175](#) Approval of Minutes of the July 13, 2020 P&Z meeting.

Attachments: [PZ Draft Minutes 07-13-2020](#)

- 2 [20-10154](#) P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Preliminary Plat.pdf](#)
- 3 [20-10155](#) P200706 - Vacating Plat - Cambridge Hills Addition (City Council District 5). Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.
- Attachments:** [Exhibit A - Location Map.pdf](#)
 [Exhibit B - Cambridge Hills Addition.pdf](#)
- 4 [20-10156](#) RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3 (City Council District 1). Replat of Lot 24-R , Block 3, Dalworth Park Addition, establishing one industrial lot on 0.763 acres. Adjoining Lots 19, 21, 22, 23 and 24 Block 3, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, generally located northeast of N.W.Dallas Street, and N.W. 25th Street, addressed as 2470 N.W. Dallas Street.
- Attachments:** [Location Map](#)
 [Exhibit B RP200701](#)

Public Hearing Postponement, Recess, and Continuations

- 5 [20-10158](#) Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

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

Items for Individual Consideration

- 6** [20-10157](#) S200703 - Site Plan - Jefferson at Grand Prairie (City Council District 6). Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

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

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Building Elevations.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.

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 07/24/2020

**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.



Legislation Details (With Text)

File #: 20-10175 **Version:** 1 **Name:** Approval of Minutes of the July 13, 2020 P&Z meeting.

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

File created: 7/16/2020 **In control:** Planning and Zoning Commission

On agenda: 7/27/2020 **Final action:**

Title: Approval of Minutes of the July 13, 2020 P&Z meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [PZ Draft Minutes 07-13-2020](#)

Date	Ver.	Action By	Action	Result
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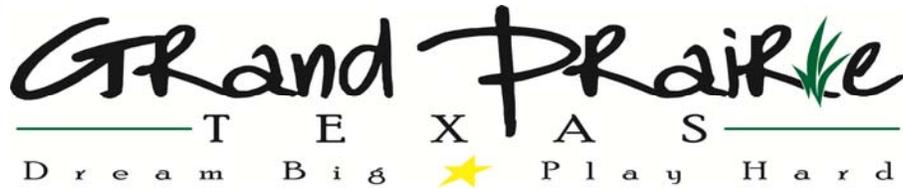
From
Monica Espinoza

Title
Approval of Minutes of the July 13, 2020 P&Z meeting.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 13, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Bill Hills, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Hedin 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 June 22, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P200703 - Preliminary Plat - Prairie Gate Addition Phase 2, Lots 2 & 3, Block A (Commissioner Hedin/City Council District 2). Preliminary Plat of Lots 2 and 3, Block A, Prairie Gate Addition, creating two lots on 10.646 acres. Lots 2 and 3, Block A, Prairie Gate Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development -19 and is within Interstate Highway 20 (IH-20) Overlay Corridor District, generally located southwest of Fish Creek Road and Westcliff Road. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Westcliff Road Office, LLC.

Item #3 - P200704 - Final Plat - Rocha Addition, Lot 1, Block 1 (Commissioner Perez/City Council District 3). Final Plat of Lot 1 Block 1, Rocha Addition, creating one single-family residential lot on 0.729 acre. Lot 1, Block 1, Rocha Addition, 0.729 acre tract situated in the Pablo Mansola Survey, Abstract No. 992, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-302 (PD-302) Single Family Detached Residential District, generally

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

PUBLIC HEARING TABLE ITEM #4 S200603 - Site Plan - Hunter Ferrell Logistics Park (Commissioner Fisher/City Council District 1).

Vice Chairperson Connor moved to approve the minutes, cases P200703 and P200704 and table case S200603.

Motion: Connor

Second: Smith

Ayes: Coleman, Hedin, Moser, Perez, Spare, Landrum, Connor, Smith

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5 – SU200701/S200701 - Specific Use Permit/Site Plan - Shift Forward Auto (Commissioner Fisher/City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation a Specific Use Permit to operate an Internet Auto Sales business at 2429 Dalworth Street, Suite 102. Internet Auto Sales requires approval of a Specific Use Permit in Commercial zoning districts per Article 4, “Permissible Uses” of the Unified Development Code, Article 4, Section 15, ‘Use Charts’. The request for Internet Auto Sales uses limits vehicle inventory to the interior of building with no vehicles inventory for sale visible from the public view.

Mr. Lee stated the applicant is seeking a Specific Use Permit to operate an Internet Auto Sales business at 2429 Dalworth Street, Suite 102. Internet Auto Sales requires approval of a Specific Use Permit in Commercial zoning districts per Article 4, “Permissible Uses” of the Unified Development Code, Article 4, Section 15, ‘Use Charts’. The request for Internet Auto Sales uses limits vehicle inventory to the interior of building with no vehicles inventory for sale visible from the public view. The existing single story, 6,500 square foot building was developed in mid-1980s for flex-space, office/warehouse businesses. The requested SUP space (1,750 sf) was more recently leased for Courier Business. The single story brick building consists of four separate suites with primary business entry doors orientated on the eastern side of the building and four overhead doors orientated to the east, not fronting Dalworth Street. The remaining spaces are being used for commercial and personal business serve uses. Primary access to the property is from two existing commercial driveways along Dalworth Street. Adequate visitor and employee parking is being provided up front and to the east of the building (21 spaces), The elements and functions of the facility shall provide for interior showroom, customer waiting

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

areas and offices. The site has limited opportunities for landscaping features; however, shrubbery is provided along the front and eastern portions of the building's entryway. *General Operations:* According to the Operational Plan and discussion with the applicant, the single tenant Internet Auto Sales business will be open Monday through Friday from 10:00 AM to 7:00 PM and Saturday from 10:00 AM to 5:00 PM. Internet Auto Sale use restricts outdoor auto inventory display allowing for virtual storefront only. The applicant proposes to maintain interior auto inventory to 3 to 4 cars maximum. In accordance with the applicant's operational plan, the business will occasionally outsource make-ready and other minor auto repair including tune-ups and fluid changes with neighboring business when necessary. None of the above-mentioned auto-related functions shall be done on-site. The Development Review Committee (DRC) recommends approval with the condition that operations comply with the City's Auto Related Business ordinance.

Chairperson Josh Spare asked if Shift Forward Auto was open for business. Mr. Lee stated no, they only have a lease at the moment.

Chairperson Josh Spare asked if cars would be parked outside of the property. Mr. Lee stated no cars will be stored outside.

Applicant Maurice Williams, 2429 Howard St. Suite 102 was present representing the case and stated he was present to answer any questions the public may have.

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

Commissioner Coleman moved to close the public hearing and approve case SU200701/S200701.

The action and vote recorded as follows:

Motion: Coleman

Second: Perez

Ayes: Coleman, Hedin, Moser, Perez, Spare, Landrum, Connor, Smith

Nays: None

Approved: 8-0

Motion: **carried.**

Item #6 - SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for for Texas Trust Credit Union, a 4,280 sq.

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

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 applicant didn't request any variances.

Ms. Ware stated the applicant intends to construct a 4,280 sq. ft. banking facility with three drive-through lanes. Banking facilities with a drive-through require a Specific Use Permit when located within a Corridor Overlay District. Development in a Planned Development District or Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Site Plan because the property is zoned PD-21 and within the IH-20 Corridor Overlay District. 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. 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. The applicant intends to construct a 4,280 sq. ft. banking facility with three drive-through lanes and one drive-through ATM. The site is directly accessible from Carrier Pkwy via an existing drive. The site is also accessible from via a second drive and mutual access drive on the lot to the north. The Site Plan includes building, parking spaces, fire lane and access drives, and a dumpster enclosure. The Development Review Committee (DRC) recommends approval.

Amy Scherer, L. Keeley Construction was present representing the case and thanked everyone for their time.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU200604/S200604.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

Ayes: Coleman, Hedin, Moser, Perez, Spare, Landrum, Connor, Smith

Nays: none

Approved: 8-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 6:56 p.m.

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

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



Legislation Details (With Text)

File #: 20-10154 **Version:** 1 **Name:** P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1

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

File created: 7/10/2020 **In control:** Planning and Zoning Commission

On agenda: 7/27/2020 **Final action:**

Title: P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Preliminary Plat.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to create two lots on 19.74 acres to facilitate multi-family and commercial development in the IH-20 Corridor.

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	PD-294B; PD-28	Undeveloped
South	SF-1	Church
West	PD-342; SF-1	QT, Hotel; Undeveloped
East	SF-1	Undeveloped, Single Family

PLAT FEATURES:

The plat depicts the necessary utility and access easements and meets the applicable dimensional standards.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



CASE LOCATION MAP

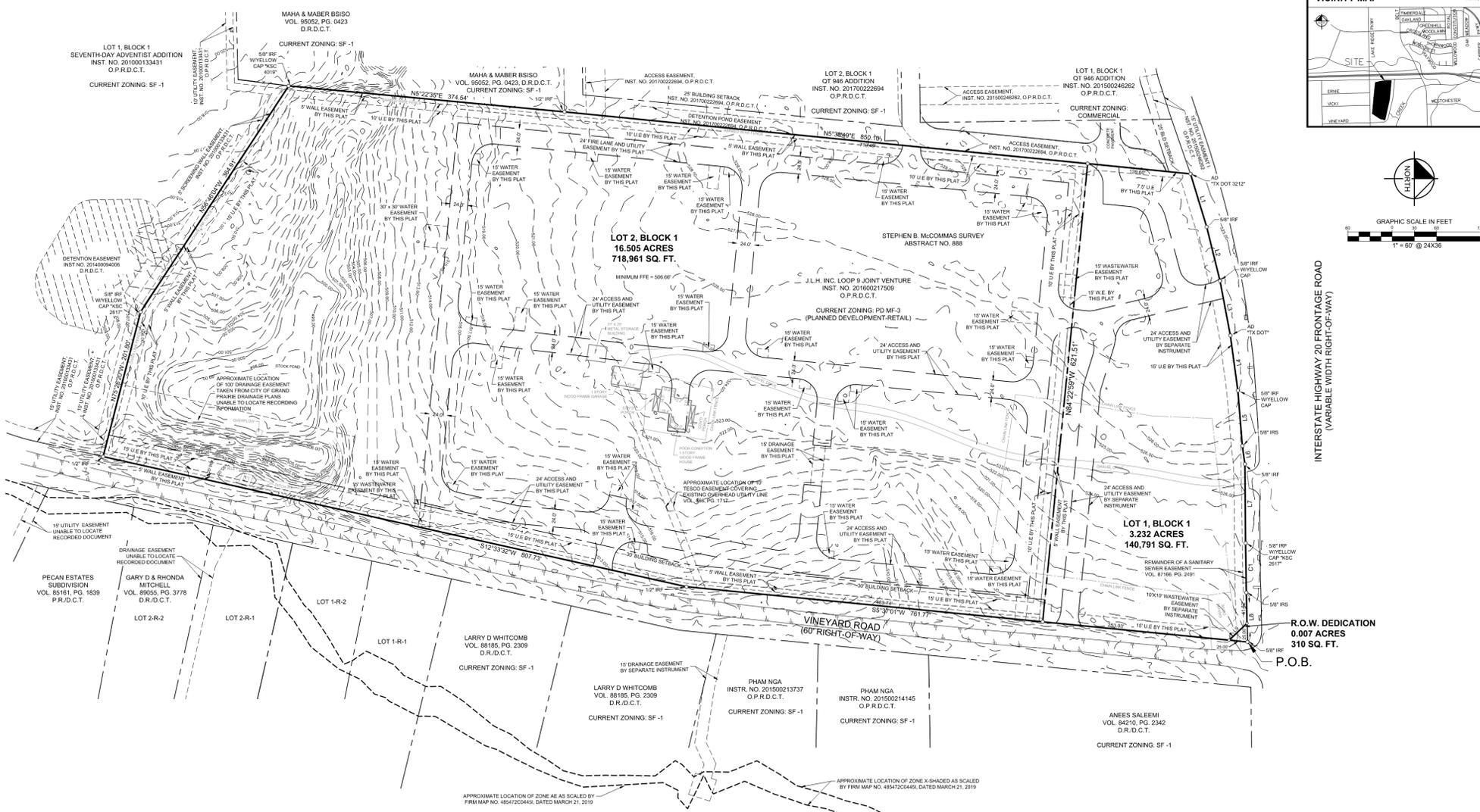
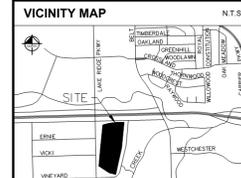
Case Number P200705

**Jefferson at Grand Prairie
Lots 1 and 2, Block 1**



**City of Grand Prairie
Development Services**

**(972) 237-8255
www.gptx.org**



LINE TABLE

NO.	BEARING	LENGTH
L1	N73°01'51"E	75.07'
L2	N70°09'31"E	75.07'
L3	N70°11'11"E	75.07'
L4	N62°15'52"E	75.07'
L5	N83°29'32"E	75.07'
L6	N82°19'01"E	24.81'
L7	N89°27'24"E	106.73'
L8	N88°47'25"E	66.62'
L9	N42°47'47"W	33.19'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°42'07"	5751.58'	66.91'	N89°07'22"E	66.91'

- NOTES:**
- Zoning classifications indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
 - Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
 - Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
 - The subject property is not located within the 100 year floodplain per FEMA Firm Panel # 485472C0445, dated March 21, 2019.
 - Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner.
 - The proposed minimum finished floor elevation is 506.60'

LEGEND

Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 SQ. FT. = SQUARE FEET
 VOL. = VOLUME
 PG. = PAGE
 W.E. = WATER EASEMENT
 D.E. = DRAINAGE EASEMENT
 INST. NO. = INSTRUMENT NUMBER
 IRF = IRON ROD FOUND
 IRP = IRON PIPE FOUND
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = 5/8" IRON ROD WITH CAP STAMPED "KH" SET

LINE TYPE LEGEND

(Symbol)	BOUNDARY LINE
(Symbol)	EASEMENT LINE
(Symbol)	WATER LINE
(Symbol)	WALL EASEMENT
(Symbol)	SEWER EASEMENT
(Symbol)	UTILITY EASEMENT
(Symbol)	OVERHEAD UTILITY LINE
(Symbol)	UNDERGROUND UTILITY LINE
(Symbol)	UNDERGROUND TELEPHONE LINE
(Symbol)	TRAIL
(Symbol)	CONCRETE FOOTING
(Symbol)	WELL

DEVELOPER:
 JPI REAL ESTATE ACQUISITION, LLC
 800 EAST LAS COLINAS BLVD, SUITE 1800
 DALLAS, TEXAS 75262
 PHONE: 972-556-1700
 CONTACT: T. MILLER SYLVAN

OWNER:
 J.L.H. INC. LOOP 9 JOINT VENTURE
 1717 ANACONDA TRAIL
 GRANBURY, TEXAS 76048
 PHONE: 817-832-5688
 CONTACT: ERIC T. CLAYTON

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, SUITE 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-862-2150
 CONTACT: JOSH WARGO, R.P.L.S.

PRELIMINARY PLAT
JEFFERSON AT GRAND PRAIRIE
LOT 1 AND 2, BLOCK 1
 19.744 ACRES
 STEPHEN B. McCOMMAS SURVEY, ABSTRACT NO. 888
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
 CASE NO. P200705

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102
 Phone: 817-862-2150
 Fax: 817-335-6511
 www.kimley-horn.com

Scale: 1" = 80'
 Drawn By: CDS
 Checked By: KHA
 Date: 7/10/2020
 Project No.: 064446484
 Sheet No.: 1 OF 2

W:\0000\17102020\17123\PROJECT\JEFFERSON AT GRAND PRAIRIE\DWG\JEFFERSON AT GRAND PRAIRIE PRELIM PLAT.DWG PLOTTED BY: WARGO, JOSH/7/10/2020 11:23 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, J.L.H. INC. LOOP 9 JOINT VENTURE is the sole owner of a tract of land situated in the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, and being all of a certain 19.771 acre tract of land described in deed to J.L.H. Inc. Loop 9 Joint Venture, recorded in Inst. No. 201600217509 of the Official Public Records of Dallas County, Texas, and being more particularly describe as follows:

BEGINNING at a found 5/8 inch iron rod with pink cap marked (TX Dot) for the northeast corner of said 19.771 acre tract and being at the intersection of the south line of Interstate Highway 20 (Formerly Fish Creek Road), a variable width right-of-way, with the west line of Vineyard Road a .60 foot wide right-of-way.

THENCE South 05°37'01" West, departing the south line of said Interstate Highway 20, along the westerly line of said Vineyard Road and the easterly line of said 19.771 acre tract, a distance of 761.44 feet to a 483.74 feet to a 1/2 inch iron rod found for corner.

THENCE South 12°33'32" West, continuing along the westerly line of said Vineyard Road and the easterly line of said 19.771 acre tract, a distance of 807.73 feet to a 1/2 inch iron rod found the southeast corner of said 19.771 acre tract, common to the northeast corner of Lot 1, Block 1, Seventh Adventist Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201000133431. Map or Plat records of Dallas County, Texas;

THENCE North 75°28'20" West, departing the westerly line of said Vineyard Road, and along the southerly line of said 19.771 acre tract and the northerly line of said Lot 1, Block 1, Seventh Adventist Addition, a distance of 201.80 feet to a 5/8 inch iron rod found with cap marked "KSC 2917";

THENCE North 55°45'34" West, continuing along the southerly line of said 19.771 acre tract and the northerly line of said Lot 1, Block 1, Seventh Adventist Addition, a distance of 364.91 feet to a 5/8 inch iron rod found with cap marked "KSC 4018" found for the southwest corner of said 19.771 acre tract, same being on the easterly line of a tract of land conveyed to Maha and Mabier Bisio by deed record in Volume 95052, Page 423, of the Deed Records of Dallas County, Texas;

THENCE North 05°22'30" East, along the westerly line of said 19.771 acre tract and the easterly line of said Maha and Mabier Bisio tract, a distance of 374.54 feet to a 1/2" iron rod found for the northeast corner of said Maha and Maha Tract and the southeast corner of Lot 2, Block 1, QT 946 Addition according to the plat thereof recorded in Inst No. 201700222894, of the Plat Records of Dallas County, Texas;

THENCE North 05°38'49" East, along the westerly line of said 19.771 acre tract and the easterly line of said Lot 2, Block 1, QT 946 Addition a distance of 650.10 feet to a 1/2" iron rod with a 3 inch aluminum disc stamped "TX Dot 3212" at the northeast corner of said Lot 2, Block 1, QT 946 Addition and the northwest corner of said 19.771 acre tract, same being on the southerly right of way line of said Interstate Highway 20;

THENCE along the southerly right of way line of said Interstate Highway 20 and the northerly line of said 19.771 acre tract, the following:

- North 73°01'51" East, a distance of 75.00 feet to a 5/8 inch iron rod found for corner;
North 76°08'31" East, a distance of 75.00 feet to a 5/8 inch iron rod with yellow plastic cap found for corner;
North 79°11'11" East, a distance of 75.00 feet to a 3 inch aluminum disc stamped (TX Dot) for corner;
North 82°19'50" East, a distance of 75.00 feet to a 5/8 inch iron rod with yellow plastic cap found for corner;
North 85°20'30" East, a distance of 75.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
North 82°19'51" East, a distance of 24.81 feet to a 5/8 inch iron rod found for corner;
North 89°27'24" East, a distance of 106.73 feet to a 5/8 inch iron rod with plastic cap stamped "KSC 2617" found at the beginning of a tangent curve to the left having a central angle of 00°40'02", a radius of 5751.58 feet, a chord bearing and distance of North 89°07'25" East, 66.91 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 66.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
North 88°47'25" East, a distance of 66.52 feet to the POINT OF BEGINNING and containing 19.744 acres (860.062 square feet) of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That J.L.H. INC. LOOP 9 JOINT VENTURE does hereby adopt this plat designating the hereon above described property as JEFFERSON AT GRAND PRAIRIE, LOTS 1 AND 2, BLOCK 1, 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 on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at _____ this _____ day of _____ 20__.

J.L.H. INC. LOOP 9 JOINT VENTURE

BY: _____
Name, Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____ 20__.

Notary Public in and for the State of _____

NOTES:

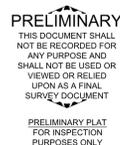
- 1. Zoning classifications indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
2. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
4. The subject property is not located within the 100 year floodplain per FEMA FIRM Panel # 485472C0445, dated March 21, 2019.
5. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner.
6. The proposed minimum finished floor elevation is 506.66'

SURVEYOR'S CERTIFICATE

That I, Joshua D. Wargo, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

Date:

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-462-2193
josh.wargo@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Joshua D. Wargo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____ 20__.

Notary Public in and for the State of Texas

DEVELOPER:
JPI REAL ESTATE ACQUISITION, LLC
500 EAST LAS COLINAS BLVD, SUITE 1800
DALLAS, TEXAS 75062
PHONE: 972-556-1700
CONTACT: T. MILLER SYLVAN

OWNER:
J.L.H. INC. LOOP 9 JOINT VENTURE
1717 ANACONDA TRAIL
GRANBURY, TEXAS 76048
PHONE: 817-830-9686
CONTACT: ERIC T. CLAYTON

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-462-2193
CONTACT: JOSH WARGO, R.P.L.S.

PRELIMINARY PLAT
JEFFERSON AT GRAND PRAIRIE
LOT 1 AND 2, BLOCK 1
19.744 ACRES
STEPHEN B. McCOMMAS SURVEY, ABSTRACT NO. 888
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CASE NO. P200705

Kimley-Horn logo

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, CDS, KHA, 7/10/2020, 064446484, 2 OF 2



Legislation Details (With Text)

File #: 20-10155 **Version:** 1 **Name:** P200706 - Vacating Plat - Cambridge Hills Addition
Type: Agenda Item **Status:** Consent Agenda
File created: 7/10/2020 **In control:** Planning and Zoning Commission
On agenda: 7/27/2020 **Final action:**
Title: P200706 - Vacating Plat - Cambridge Hills Addition (City Council District 5). Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Cambridge Hills Addition.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200706 - Vacating Plat - Cambridge Hills Addition (City Council District 5). Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

PURPOSE OF REQUEST:

The purpose of this request is to vacate Cambridge Hills Addition No. 1.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

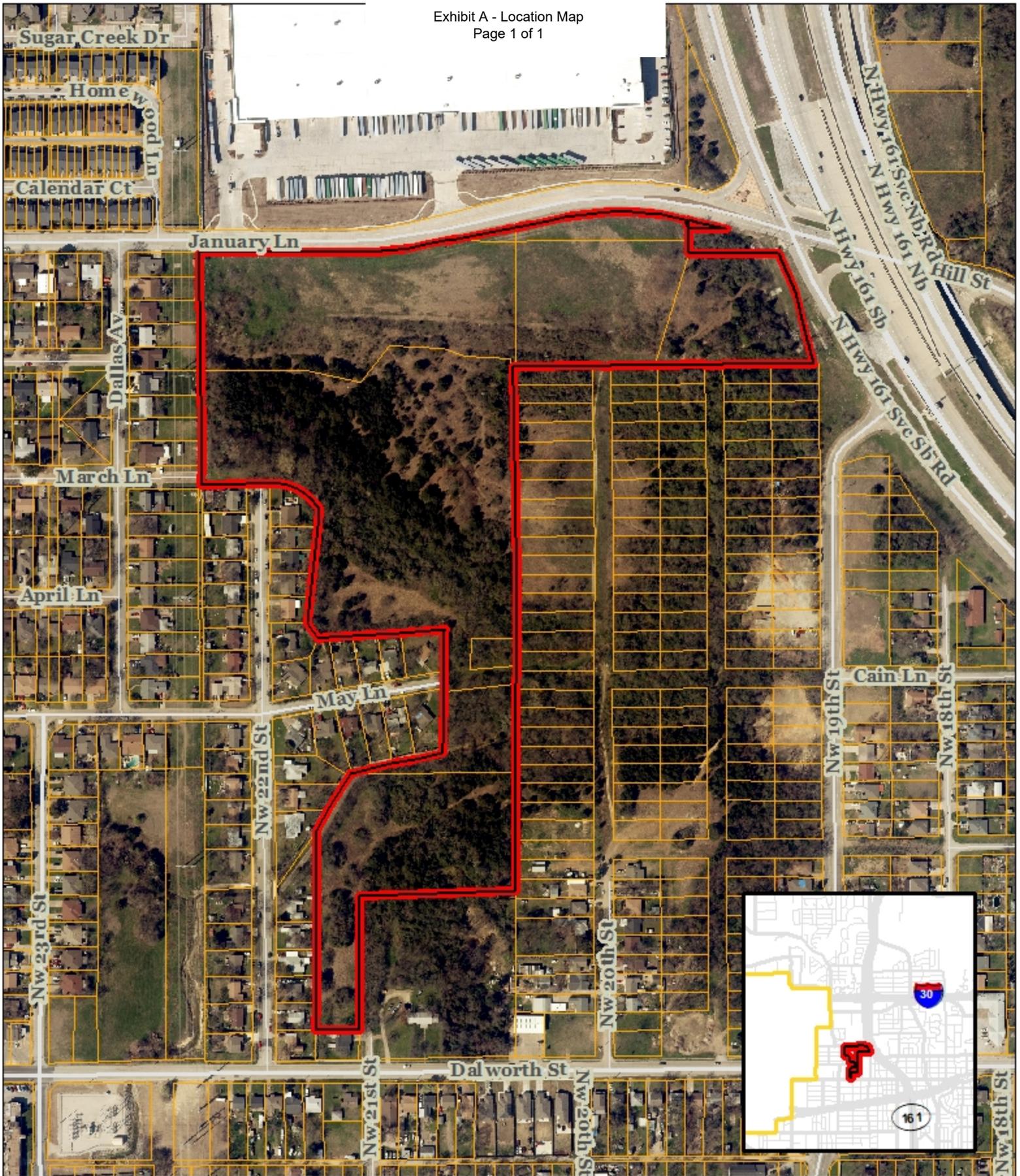
Direction	Zoning	Existing Use
North	PD-347	Industrial
South	SF-4	Single Family Residential, Undevelope
West	SF-3; SF-4	Single Family Residential
East	SF-4	Undeveloped; SH-161

PLAT HISTORY:

- November 9, 1964: The Planning and Zoning Commission approved a Final Plat for Cambridge Hills Addition No. 1, a single family subdivision including residential lots and right-of-way dedication on 33.365 acres.
- Minutes from the September 14, 1981 Planning and Zoning Commission meeting reflect that the Planning and Zoning Commission approved vacation of the Final Plat for Cambridge Hills Addition No. 1.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval. Upon approval of the plat vacation, the City shall prepare a certified document indicating that the vacation was approved by the Planning and Zoning Commission and the applicant shall file this document with the county.



CASE LOCATION MAP
Case Number P200706
January Hill



City of Grand Prairie
Development Services

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🌐 www.gptx.org

CURVE DATA			
CURVE NO.	INNER	OUTER	R
N. W. 21st. St.	50.08	89° 58' 33"	100.08
Curve No. 1	50.00	75.09	99.32
	78.59	117.82	157.03
March Lane	42° 19' 50"	42° 19' 50"	20° 21' 11"
Curve No. 2	154.97	179.97	204.97
	60.00	69.68	36.79
	114.49	132.96	72.81
March Lane	42° 47' 49"		
Curve No. 3	128.63	153.63	178.63
	40.41	60.30	70.00
	96.08	114.75	133.43
N. W. 22nd. St.	1501.88	1511.88	1561.88
Curve No. 4	49.02	50.00	50.98
	98.01	99.95	101.92
N. W. 22nd. St.	1296.00	1326.00	1356.00
Curve No. 5	48.87	50.00	51.13
	97.69	99.95	102.21
Hill St.	610.64	13° 21' 17"	670.64
	71.49	75.00	78.51
	142.33	149.32	156.31
Hill St.	528.63	15° 17' 17"	588.63
Curve No. 7	70.97	75.00	79.03
	141.11	149.11	157.12
Geneva St.	162.90	38° 53' 49"	187.50
Curve No. 8	57.35	66.18	75.00
	110.27	127.24	144.20
Geneva St.	144.71	38° 07' 19"	169.71
Curve No. 9	50.00	58.63	67.28
	96.28	112.92	129.55
N. W. 20th St.	194.72	25° 38' 25"	224.72
Curve No. 15	44.31	50.00	55.69
	87.18	98.38	109.57
N. W. 20th St.	218.14	23° 14' 26"	268.14
Curve No. 16	44.86	50.00	55.14
	88.48	98.52	108.76
Nelson St.	528.39	10° 19' 32"	578.39
Curve No. 17	47.74	50.00	52.26
	95.22	99.73	104.23
Nelson St.	696.72	7° 58' 33"	746.72
Curve No. 18	48.27	50.00	51.73
	96.38	99.84	103.30

THIS IS A COPY OF A PLAT AS APPROVED ON THE DATE RECORDED. IT MAY NOT REFLECT SUBSEQUENT EASEMENTS, DEDICATIONS, OR OTHER CHANGES. A CURRENT SURVEY WOULD ESTABLISH ANY ADDITIONAL CONSTRAINTS ON DEVELOPMENT.

STATE OF TEXAS, COUNTY OF DALLAS, 498 1928

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Henry N. Peek, Jr., President and William H. Rice, Secretary, Various Opportunities, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Various Opportunities, Inc., a corporation, and that they executed the same as the act of such corporation for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 22nd day of December, 1964 A.D.

Langford C. Mottley
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Allen P. Hundley, Jr., do hereby certify that I prepared this plat as an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

Allen P. Hundley, Jr.
Allen P. Hundley, Jr. 2651 Cedar Springs Rd., Dallas, Texas
Registered Professional Engineer

STATE OF DALLAS

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared Allen P. Hundley, Jr., known to me to be the person who subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Witness my hand and seal of office this the 18 day of Dec 1964.

Stebbin McNeil
Notary Public in and for Dallas County, Texas

OWNER'S CERTIFICATE

498 1929

Various Opportunities, Inc. are the owners of a tract of land in the Joseph C. Reed Survey, Abstract 1729, the P. H. Ford Survey, Abstract 1728, the P. H. Ford Survey, Abstract 1712, Dallas County, Texas, and being more particularly described as follows:

A point of reference for this description is in the West line of N. W. 19th Street, 10' wide; said point being the Northeast corner of Lot 1, Block 166, Dalworth, an addition to the City of Grand Prairie, Texas;

Apart said point of reference N 89°41'23" W, a distance of 20.00 feet to the point of beginning of the following described tract of land;

Thence N 88°41'23" W along the North line of Blocks 166, 167 and 170, a distance of 788.94 feet to a point for a corner;

Thence S 0°45'30" W along the West line of Block 170, a distance of 1440.63 feet to a point for a corner;

Thence S 89°51'57" W, a distance of 340.25 feet to a point for a corner;

Thence S 0°13'30" W, a distance of 318.39 feet to a point for a corner;

Thence N 89°58'07" W, a distance of 160.00 feet to a point for a corner;

Thence N 0°13'30" E, a distance of 520.95 feet to a point for a corner;

Thence N 29°36'12" E, a distance of 172.72 feet to a point for a corner;

Thence N 79°38'06" E, a distance of 248.51 feet to a point for a corner;

Thence N 0°45'30" E, a distance of 330.54 feet to a point for a corner;

Thence S 86°17'01" W, a distance of 325.37 feet to a point for a corner;

Thence N 27°28'30" W, a distance of 45.95 feet to a point for a corner;

Thence N 84°49'25" W, a distance of 100.00 feet to a point for a corner;

Thence N 0°18'28" E, a distance of 405.67 feet to a point for a corner;

Thence N 89°42'29" W, a distance of 180.00 feet to a point for a corner;

Thence N 0°17'31" E, a distance of 585.00 feet to a point for a corner;

Thence N 0°16'20" W, a distance of 127.00 feet to a point for a corner;

Thence N 89°43'40" E, a distance of 190.00 feet to a point for a corner;

Thence N 0°16'20" E, a distance of 41.02 feet to a point for a corner;

Thence S 89°43'40" E, a distance of 130.00 feet to a point for a corner;

Thence N 16°20" W, a distance of 23.07 feet to a point for a corner;

Thence S 21°31" E, a distance of 794.65 feet to a point for a corner;

Thence S 89°35" E, a distance of 71.82 feet to a point for a corner;

Thence S 89°35" E, a distance of 16.95 feet to a point for a corner;

Thence S 21°31" E, a distance of 189.14 feet to the point of curvature of a circular curve to the right having a central angle of 7°29'04", a radius of 162.97 feet and a tangent bearing of S 9°07'33" E;

Thence in a Southerly direction around said curve, a distance of 21.29 feet to a point of tangency;

Thence S 1°39'29" E, a distance of 73.78 feet to a point for a corner;

Thence N 89°21'31" E, a distance of 235.00 feet to a point for a corner in West line of N. W. 19th Street, (200' wide);

Thence S 2°56'29" W along the West line of N. W. 19th Street, a distance of 20' to the point of BEGINNING and CONTAINING 33.365 acres of land.

BEFORE KNOW ALL MEN BY THESE PRESENTS:

Various Opportunities, Inc. do hereby adopt this plat as "Cambridge Hills Addition, Installment No. 1, an Addition to the City of Grand Prairie, Dallas County, Texas; and do hereby dedicate to the Public use forever the Acreage herein shown thereon. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across any easement strips as shown on the map or plat, of dedication of Cambridge Hills Addition, Installment No. 1, easement strips being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on said easement strips and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS OUR hands at Grand Prairie, Texas, this the 22nd day of December, 1964 A.D.

William H. Rice
William H. Rice - Secretary

Henry N. Peek, Jr.
Henry N. Peek, Jr. - President
Various Opportunities - 726-28
Dalworth, Grand Prairie, Texas

FINAL PLAT						
CAMBRIDGE HILLS ADD - INSTALLMENT NO. 1						
VARIOUS OPPORTUNITIES INC. - OWNERS						
ALLEN P. HUNDLEY JR. - CONSULTING ENGINEER						
CITY OF GRAND PRAIRIE, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
A.P.H.	S.M.H.	OCT 1964	1"=100'	R.L.	498	1935

Cambridge Hills No. 1



Legislation Details (With Text)

File #: 20-10156 **Version:** 1 **Name:** RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3

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

File created: 7/10/2020 **In control:** Planning and Zoning Commission

On agenda: 7/27/2020 **Final action:**

Title: RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3 (City Council District 1). Replat of Lot 24-R , Block 3, Dalworth Park Addition, establishing one industrial lot on 0.763 acres. Adjoining Lots 19, 21, 22, 23 and 24 Block 3, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, generally located northeast of N.W.Dallas Street, and N.W. 25th Street, addressed as 2470 N.W. Dallas Street.

Sponsors:

Indexes:

Code sections:

Attachments: [Location Map](#)
[Exhibit B RP200701](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3 (City Council District 1). Replat of Lot 24-R , Block 3, Dalworth Park Addition, establishing one industrial lot on 0.763 acres. Adjoining Lots 19, 21, 22, 23 and 24 Block 3, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, generally located northeast of N.W.Dallas Street, and N.W. 25th Street, addressed as 2470 N.W. Dallas Street.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Replat to establish one industrial lot on 0.763 acre combining adjoining properties into one lot to accommodate the expansion of an existing business. Being Dalworth Hills Addition, Block 3, Lots 19, 21, 22, 23 and 24, City of Grand Prairie, Dallas County, Texas. The property is zoned Light Industrial (LI) District, generally located northeast of NW Dallas Street and NW 25th Street. Specifically addressed at 2470 Doreen Street. The property is located in City Council District 1, represented by Councilwoman Jorja Clemson.

ADJACENT LAND USES AND ACCESS:

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

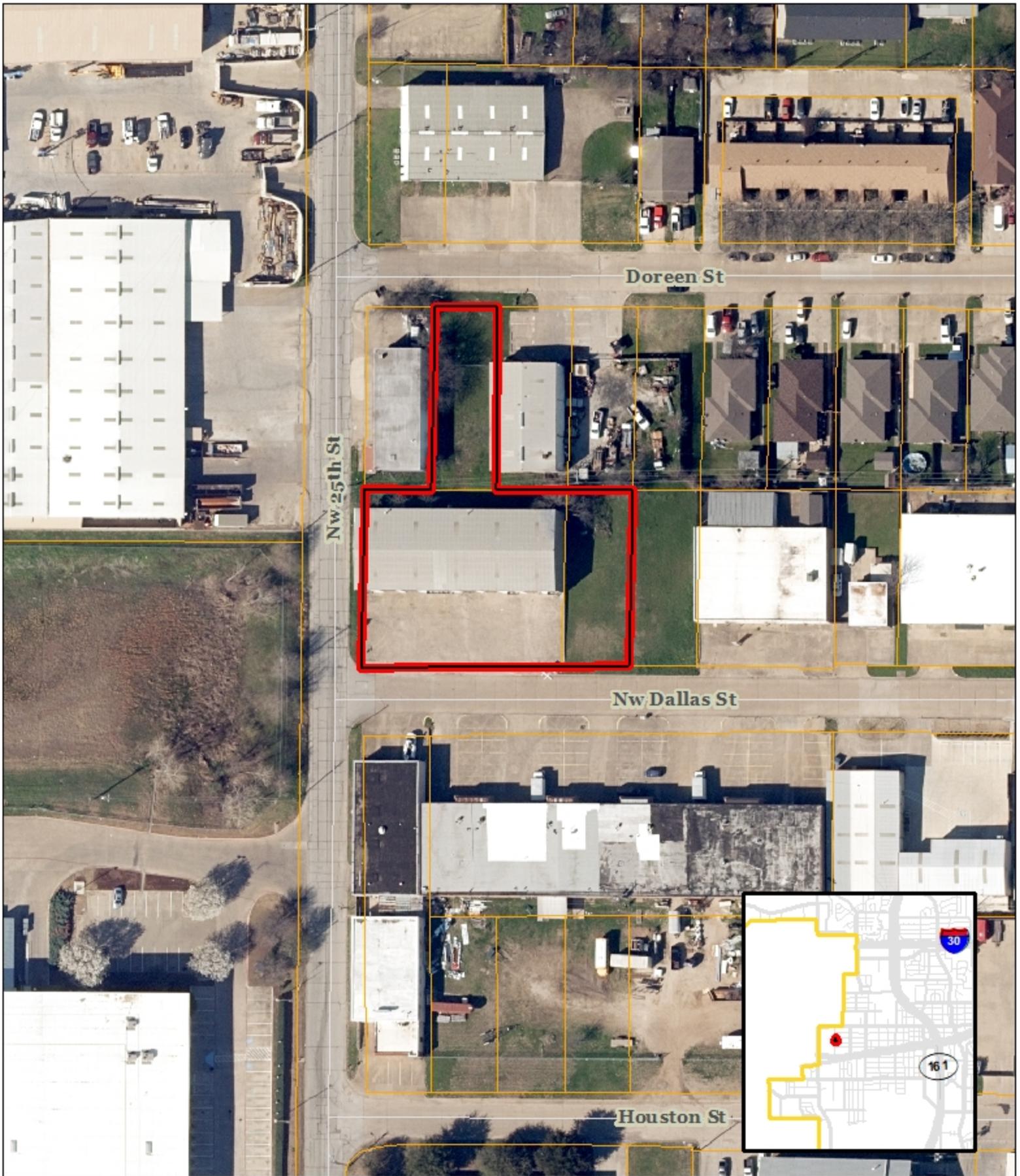
Direction	Zoning	Existing Use
North	Light Industrial (LI) District	Commercial Uses
South	Light Industrial (LI) District	Commercial Uses
East	Light Industrial (LI) District	Commercial Uses
West	Light Industrial (LI) District	Industrial Uses

COMMENTS:

The replat as submitted combines the existing five (5) lots, to accommodate the building expansion on one (lot) property.

RECOMMENDATION:

DRC recommends approval.

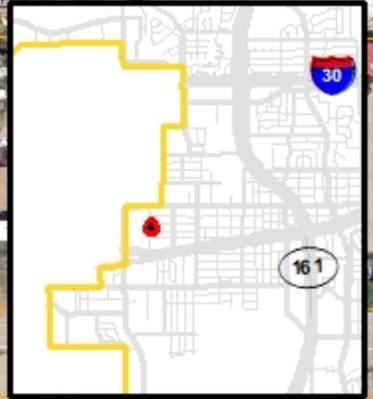


Nw 25th St

Doreen St

Nw Dallas St

Houston St

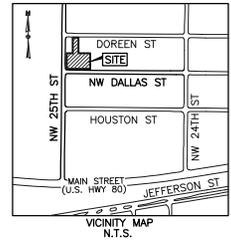
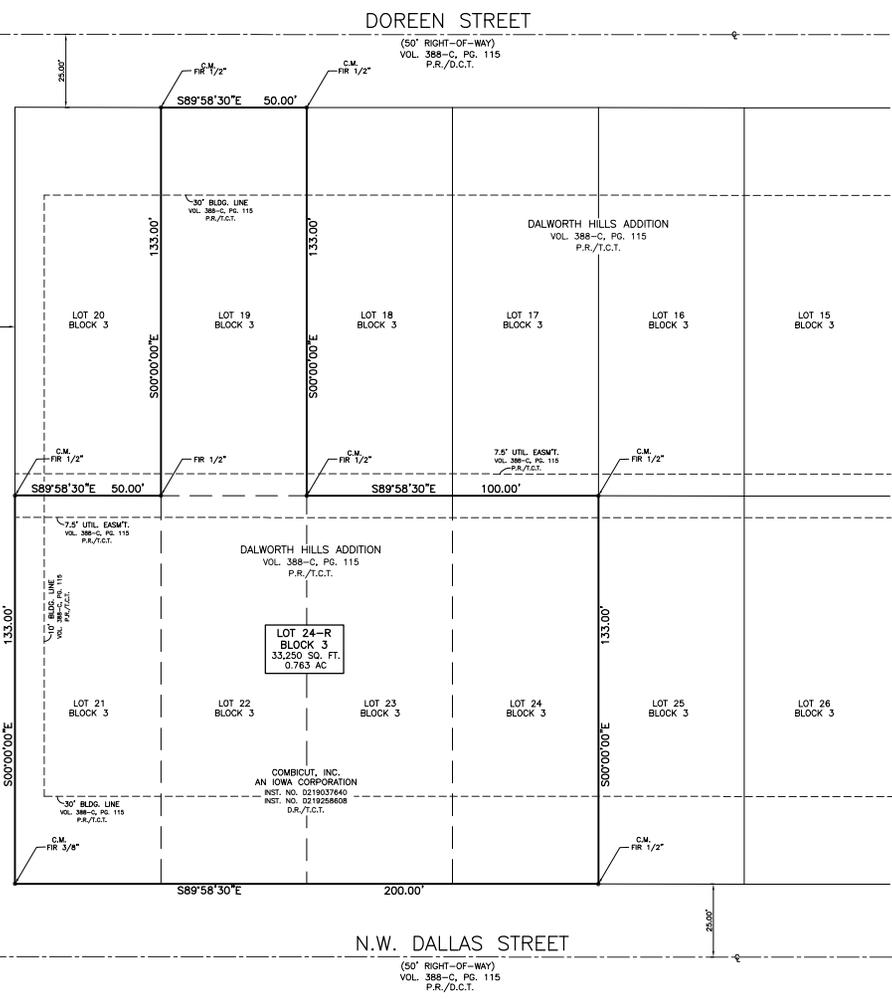
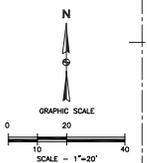


CASE LOCATION MAP
Case Number RP200701
Dalworth Hills Addition Revised
Lot 24-R, Block 3



City of Grand Prairie
Development Services

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NOTES:

1. The basis of bearing for this survey the plat recorded in volume 388-C, Page 115, P.R./T.C.T.
2. C.M. = Denotes Controlling Monuments
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 48439C0360L, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in a special flood hazard area.
4. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and do not represent a vested right to the zoning indicated.
5. The purpose of this plat is to create an lot out of five existing lots.

LEGEND:
 FIR ~ FOUND IRON ROD
 FR ~ FOUND IRON PIPE
 P.R./T.C.T. ~ PLAT RECORDS, TARRANT COUNTY TEXAS
 D.R./T.C.T. ~ DEED RECORDS, TARRANT COUNTY TEXAS
 FND. ~ FOUND
 SIR ~ SET IRON ROD
 CL ~ CENTERLINE
 SL ~ SURVEY LINE

DEDICATION:

STATE OF TEXAS:
 COUNTY OF TARRANT:

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COMBICUT, INC., AN IOWA CORPORATION, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereon above described property as LOT 24-R, BLOCK 3, DALWORTH HILLS 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 on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. 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 and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this ____ day of _____, 2020.

ROBBY BOYDSTUN
 (Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
 COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared **ROBBY BOYDSTUN**, 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 and in the capacity therein stated.

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

NOTARY PUBLIC
 My Commission Expires _____

OWNERS CERTIFICATE:

State of Texas:
 County of Tarrant:

WHEREAS, COMBICUT, INC., AN IOWA CORPORATION, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.763 acre tract of land in the T. Holland Survey, Abstract No. 750, according to the deeds thereof recorded in Inst. No. D219037640 and D219258608, of the Deed Records of Tarrant County, Texas; said tract being more particularly described as follows;

LEGAL DESCRIPTION:

BEING a 0.763 acre tract of land being known as all of Lots 24, 23, 22, 21, and 19, Block 3, Dalworth Hills Addition, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-C, Page 115, of the Plat Records of Tarrant County, Texas.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, does 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 in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY FOR REVIEW ONLY
 NOT TO BE RECORDED FOR ANY PURPOSES"

M. L. Mitchell
 Registered Professional Land Surveyor
 Texas Registration No. 2617

ACKNOWLEDGMENTS:

STATE OF TEXAS:
 COUNTY OF TARRANT:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, 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 and in the capacity therein stated.

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

NOTARY PUBLIC
 My Commission Expires _____

FINAL PLAT
LOT 24-R, BLOCK 3
DALWORTH HILLS ADDITION REVISED
 CONTAINING 33,250 SQ. FT. OR 0.763 ACRES

AN ADDITION TO
 THE CITY OF GRAND PRAIRIE,
 TARRANT COUNTY, TEXAS
 BEING A REPLAT OF
 ALL OF LOTS 24, 23, 22, 21, AND 19
 BLOCK 3

DALWORTH HILLS ADDITION
 CITY OF GRAND PRAIRIE
 TARRANT COUNTY, TEXAS

ONE LOT
 DATE: JUNE 12, 2020
 REVISED: JULY 14, 2020
 CASE NO. RP200701

OWNERS:
 COMBICUT, INC.,
 AN IOWA CORPORATION
 ATTN: ROBBY BOYDSTUN
 315 5TH STREET
 SIBLEY, IA 51249
 PH# 214-542-1444

PREPARED BY:
 KEETON SURVEYING COMPANY
 H.S. KEETON M.S. KEETON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 2037 DALWORTH STREET P.O. BOX 530204
 GRAND PRAIRIE, TEXAS 75051-0204
 EMAIL: sac4019@boglobol.net
 PHONE: (972) 641-0843 FAX: (972) 647-0154



Legislation Details (With Text)

File #: 20-10158 **Version:** 1 **Name:** Z200701/CP200701 - Zoning Change/Concept Plan - January Hill

Type: Ordinance **Status:** Public Hearing

File created: 7/10/2020 **In control:** Planning and Zoning Commission

On agenda: 7/27/2020 **Final action:**

Title: Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



Legislation Details (With Text)

File #: 20-10157 **Version:** 1 **Name:** S200703 - Site Plan - Jefferson at Grand Prairie
Type: Agenda Item **Status:** Items for Individual Consideration
File created: 7/10/2020 **In control:** Planning and Zoning Commission
On agenda: 7/27/2020 **Final action:**
Title: S200703 - Site Plan - Jefferson at Grand Prairie (City Council District 6). Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

S200703 - Site Plan - Jefferson at Grand Prairie (City Council District 6). Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

PURPOSE OF REQUEST:

The applicant intends to construct a multi-family development on 16.5 acres. Site Plan approval by City Council is required for any project involving multi-family use. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family 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	PD-294B; PD-28	Undeveloped
South	SF-1	Church
West	PD-342; SF-1	QT, Hotel; Undeveloped
East	SF-1	Undeveloped, Single Family

ZONING HISTORY:

- May 19, 2020: City Council approved a Zoning Change/Concept Plan (Case Number Z200303/CP200302) creating a PD-400, a Planned Development District for multi-family and commercial uses.
- The Preliminary Plat for Lots 1 and 2, Block 1 of Jefferson at Grand Prairie Addition is under concurrent review (Case Number P200705).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to develop 16.5 acres for multi-family use. The Site Plan includes 380 multi-family units in 14 residential buildings and one leasing/clubhouse building. The property includes a linear open space amenity that will connect to a trail system that will be designed around an existing pond. Trail amenities include seating, pet stations, and plaza gathering spaces. Other amenities include an outdoor kitchen with seating, a grill, and shade structure, a rectangular pool with a sun shelf feature, private yards for ground floor residents, and a fitness center in the leasing building.

A drive off of the I-20 frontage road will provide access to both the future commercial and proposed multi-family developments. The applicant is proposing to use an existing drive off of Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel (currently under construction). The drive is located on hotel property. The applicant has obtained written permission from the property owner to make improvements and extend the existing access easement to the property line.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-400 with a base zoning of Multi-Family Three District; development is subject to the standards for PD-400 and for Multi-Family Three District in the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development.

The proposal meets the density and dimensional requirements with one exception.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	12,000	715,740	Yes
Min. Lot Width (Ft.)	100	1,267	Yes
Min. Lot Depth (Ft.)	120	618.42	Yes
Front Setback (Ft.)	30	30	Yes
Rear Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	50	42.83	Yes
Max. Density (DUA)	26	24	Yes
Max. One Bedroom (%)	60	63	No

Parking

The table below evaluates the parking requirements. The proposal does not meet the required amount of covered parking spaces, and garage parking spaces.

Table 3: Parking Requirements

Standard	Required	Provided	Meets
Total Parking Spac	580	580	Yes
Garage	30%	19.8%	No
Carport	20%	10%	No

Landscape and Screening

The property is subject to landscape and screening requirements in Appendix W of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements.

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	107,361	140,441	Yes
Trees	215	215	Yes
Shrubs	2,147	4,245	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

Exterior Building Materials

The exterior finish materials include brick, stucco, and fiber cement siding. The proposed elevations meet the recommended design and building materials in Appendix W.

Appendix W Amenities

The applicant is providing amenities from the Environmentally Friendly Features, High-Quality Features or Designs, and Technology categories. Table 5 lists the amenities in each category. The proposal meets Appendix W requirements for amenities.

Table 5: Appendix W Amenities

Category	Tier	Amenity
Environmentally Friendly Features	1	High Efficiency Windows

Environmentally Friendly Features	2	Recycling Program
Environmentally Friendly Features	2	Walking/Jogging Trails
Environmentally Friendly Features	3	LED or Low-Wattage Lighting
Environmentally Friendly Features	3	Bicycle Parking
Environmentally Friendly Features	3	Outdoor Recreation Spaces with Cc
High-Quality Features or Designs	1	Granite Countertops in Kitchens an
High-Quality Features or Designs	1	Upgraded Woodwork
High-Quality Features or Designs	2	Upgraded Light Fixtures
High-Quality Features or Designs	2	Walk-in Closets
High-Quality Features or Designs	2	Full-Size Stainless Steel Major App
Technology	N/A	App-Enabled Communication
Technology	N/A	Wi-Fi Internet Access in Common .

VARIANCES:

1. Maximum Percentage of One-Bedroom Units - the proposal includes 63% one-bedroom units when a maximum of 60% is allowed.
2. Garage Parking Spaces - the proposal includes 19.8% garages when 30% garages are required.
3. Covered Parking Spaces - the proposal includes 10% covered parking spaces when 20% is required.

ANALYSIS:

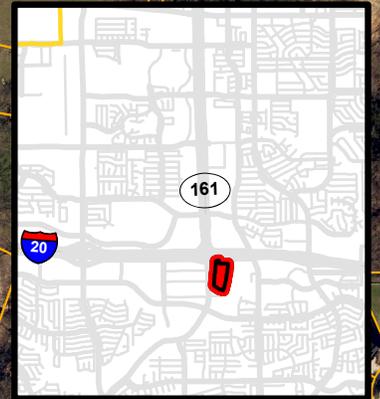
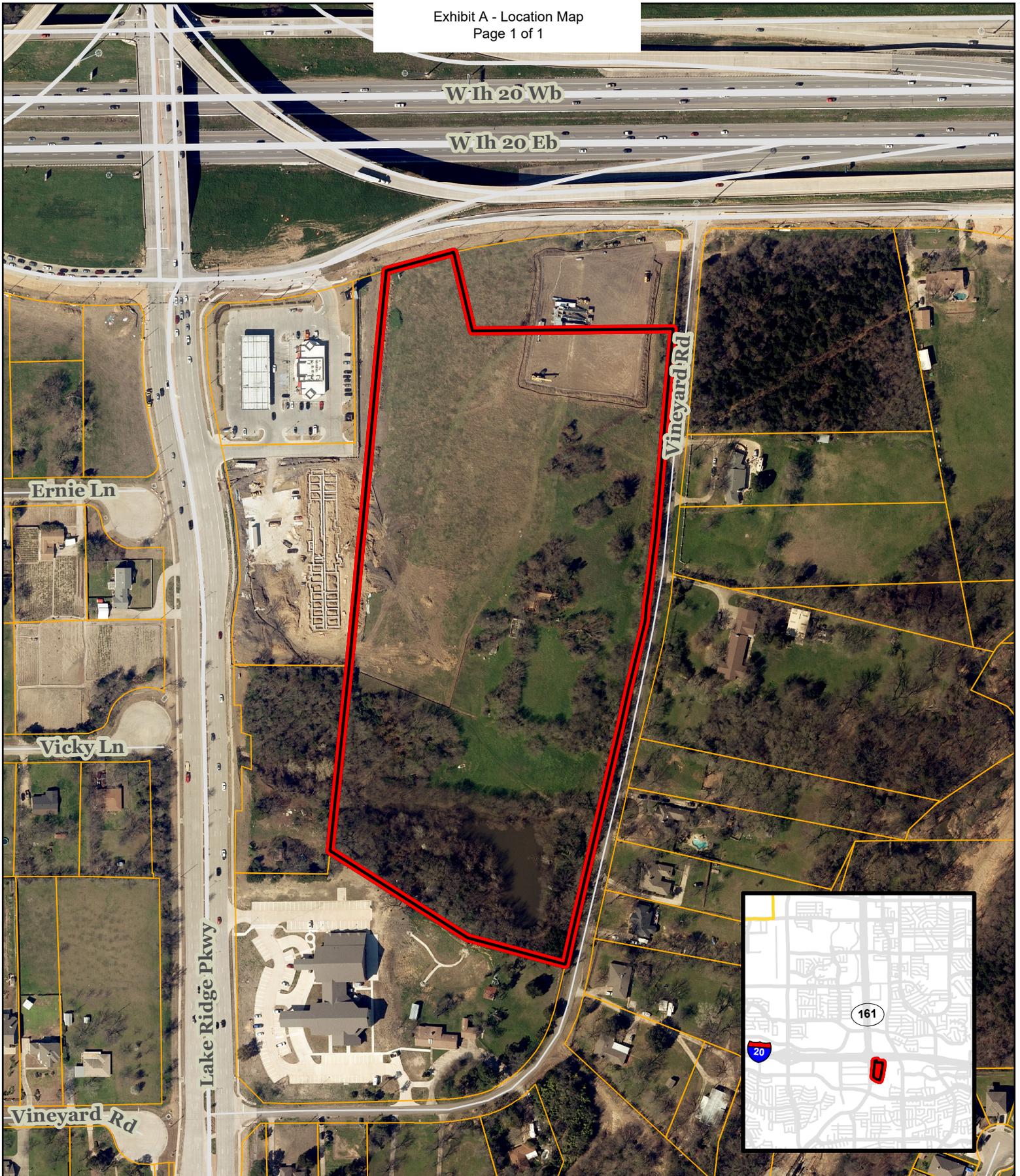
Appendix W states that multi-family developments meeting the recommended design standards may request two of the following:

1. Reduce required garage parking by 5%.
2. Increase maximum density or FAR by 20%.
3. Reduce required landscaped area by 5%.
4. Increase percentage of one bedroom units by 10%.

Since the proposed building elevations meet the recommended design and materials, the development qualifies for two of the items listed above. While the requested variances exceed what is allowed for developments that meet the recommended design, staff does not object to the requested variances. One unique aspect of the project is the linear open space amenity with connections to future trails around an existing pond. The site is designed and buildings configured to maximize this amenity. Staff believes that requiring additional garages would detract from the feature either by decreasing the area or by blocking views of the amenity.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of the proposal as requested with the condition that the buildings are constructed with the materials and design shown on the building elevations.



CASE LOCATION MAP

Case Number S200703

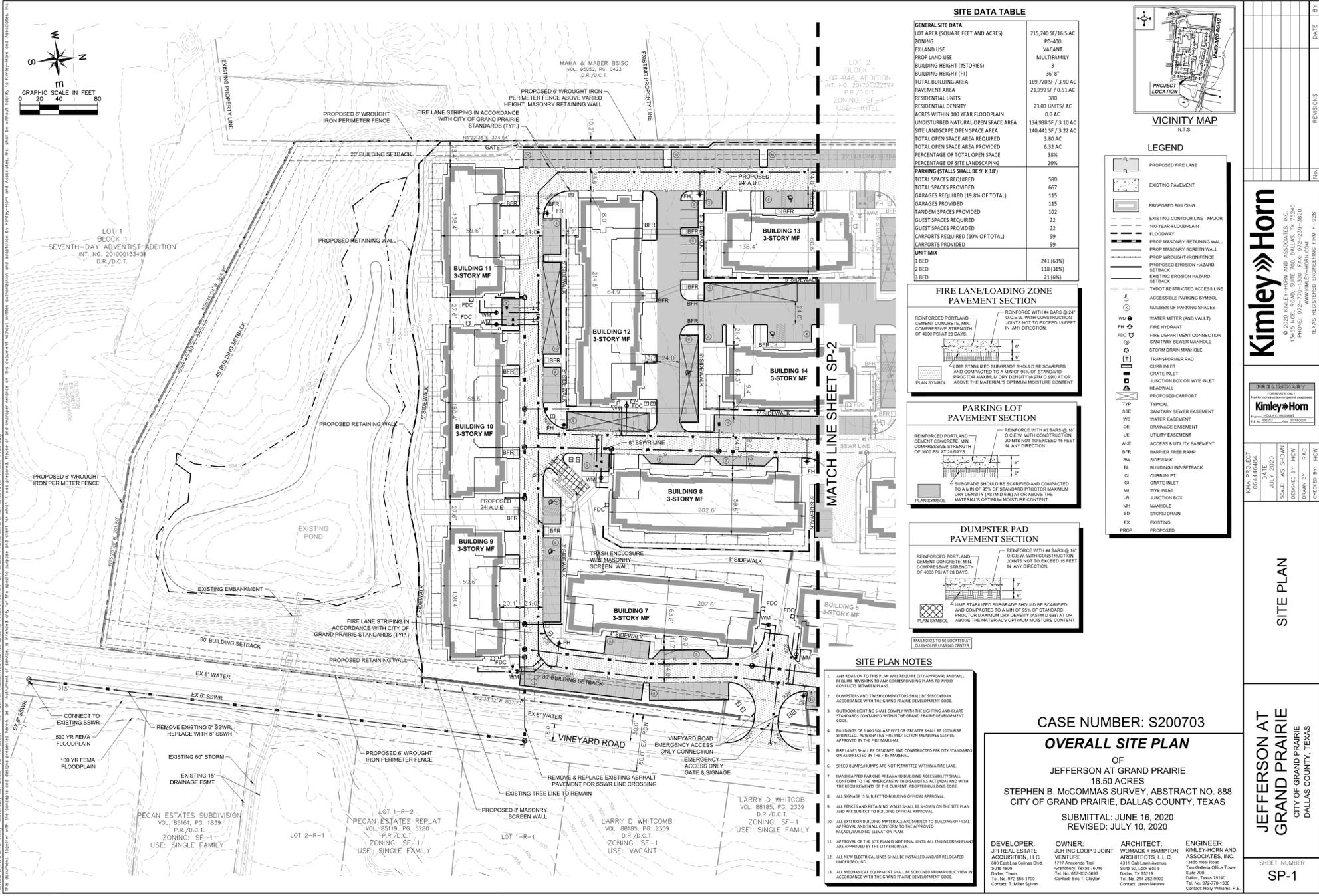
Jefferson at Grand Prairie



City of Grand Prairie
Development Services

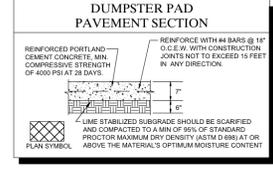
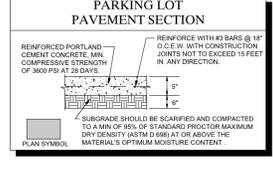
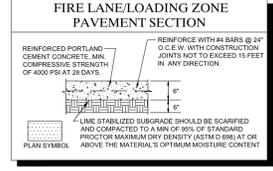
(972) 237-8255

www.gptx.org



SITE DATA TABLE

GENERAL SITE DATA	715,740 SF/16.5 AC
LOT AREA (SQUARE FEET AND ACRES)	PD-400
ZONING	VACANT
EX LAND USE	MULTIFAMILY
PROP LAND USE	3
BUILDING HEIGHT (STORIES)	36' 8"
BUILDING HEIGHT (FT)	169,720 SF / 3.90 AC
TOTAL BUILDING AREA	21,999 SF / 0.51 AC
PAVEMENT AREA	380
RESIDENTIAL UNITS	23.03 UNITS/AC
RESIDENTIAL DENSITY	0.0 AC
ACRES WITHIN 100 YEAR FLOODPLAIN	134,938 SF / 3.10 AC
UNDISTURBED NATURAL OPEN SPACE AREA	140,441 SF / 3.22 AC
SITE LANDSCAPE OPEN SPACE AREA	3.80 AC
TOTAL OPEN SPACE AREA REQUIRED	6.32 AC
TOTAL OPEN SPACE AREA PROVIDED	38%
PERCENTAGE OF TOTAL OPEN SPACE	20%
PARKING (STALLS SHALL BE 9' X 18')	580
TOTAL SPACES REQUIRED	667
TOTAL SPACES PROVIDED	115
GARAGES REQUIRED (19.8% OF TOTAL)	115
GARAGES PROVIDED	102
TANDEM SPACES PROVIDED	22
GUEST SPACES PROVIDED	59
CABINETS REQUIRED (10% OF TOTAL)	59
CARPPOITS PROVIDED	21 (6%)



- ### SITE PLAN NOTES
- ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE GRAND PRAIRIE DEVELOPMENT CODE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
 - FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS IN ACCORDANCE WITH THE FIRE MARSHAL'S REQUIREMENTS.
 - SPEED BUMPS/PUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT ADA PRECISE PARKING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.
 - APPROVAL OF THE PERMITS ARE NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE CITY ENGINEER.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.

CASE NUMBER: S200703

OVERALL SITE PLAN

OF
JEFFERSON AT GRAND PRAIRIE
16.50 ACRES
STEPHEN B. McCOMMAS SURVEY, ABSTRACT NO. 888
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SUBMITTAL: JUNE 16, 2020
REVISED: JULY 10, 2020

DEVELOPER: JPI REAL ESTATE ACQUISITION, LLC
OWNER: JPI INC LOOP 9 JOINT VENTURE
ARCHITECT: WOMACK + HAMBITION ARCHITECTS, L.L.C.
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

LEGEND

[Symbol]	PROPOSED FIRE LANE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING CONTOUR LINE - MAJOR
[Symbol]	100 YEAR FLOODPLAIN
[Symbol]	FLOODWAY
[Symbol]	PROP MASONRY RETAINING WALL
[Symbol]	PROP MASONRY SCREEN WALL
[Symbol]	PROP WROUGHT-IRON FENCE
[Symbol]	PROPOSED EROSION HAZARD SETBACK
[Symbol]	EXISTING EROSION HAZARD SETBACK
[Symbol]	TODOT RESTRICTED ACCESS LINE
[Symbol]	ACCESSIBLE PARKING SYMBOL
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	WATER METER (AND VALVE)
[Symbol]	FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	TRANSFORMER PAD
[Symbol]	CURB INLET
[Symbol]	GRATE INLET
[Symbol]	JUNCTION BOX OR WYE INLET
[Symbol]	HEADWALL
[Symbol]	PROPOSED CARPORT
[Symbol]	TYPICAL
[Symbol]	SANITARY SEWER EASEMENT
[Symbol]	WE
[Symbol]	WATER EASEMENT
[Symbol]	DE
[Symbol]	DRAINAGE EASEMENT
[Symbol]	UE
[Symbol]	UTILITY EASEMENT
[Symbol]	AUE
[Symbol]	ACCESS UTILITY EASEMENT
[Symbol]	BFR
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[Symbol]	RL
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[Symbol]	JUNCTION BOX
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[Symbol]	STORM DRAIN
[Symbol]	EX
[Symbol]	EXISTING
[Symbol]	PROP.
[Symbol]	PROPOSED

Kimley-Horn

13405 HOEL ROAD, SUITE 100, DALLAS, TX 75240
PHONE: 972-392-2339
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

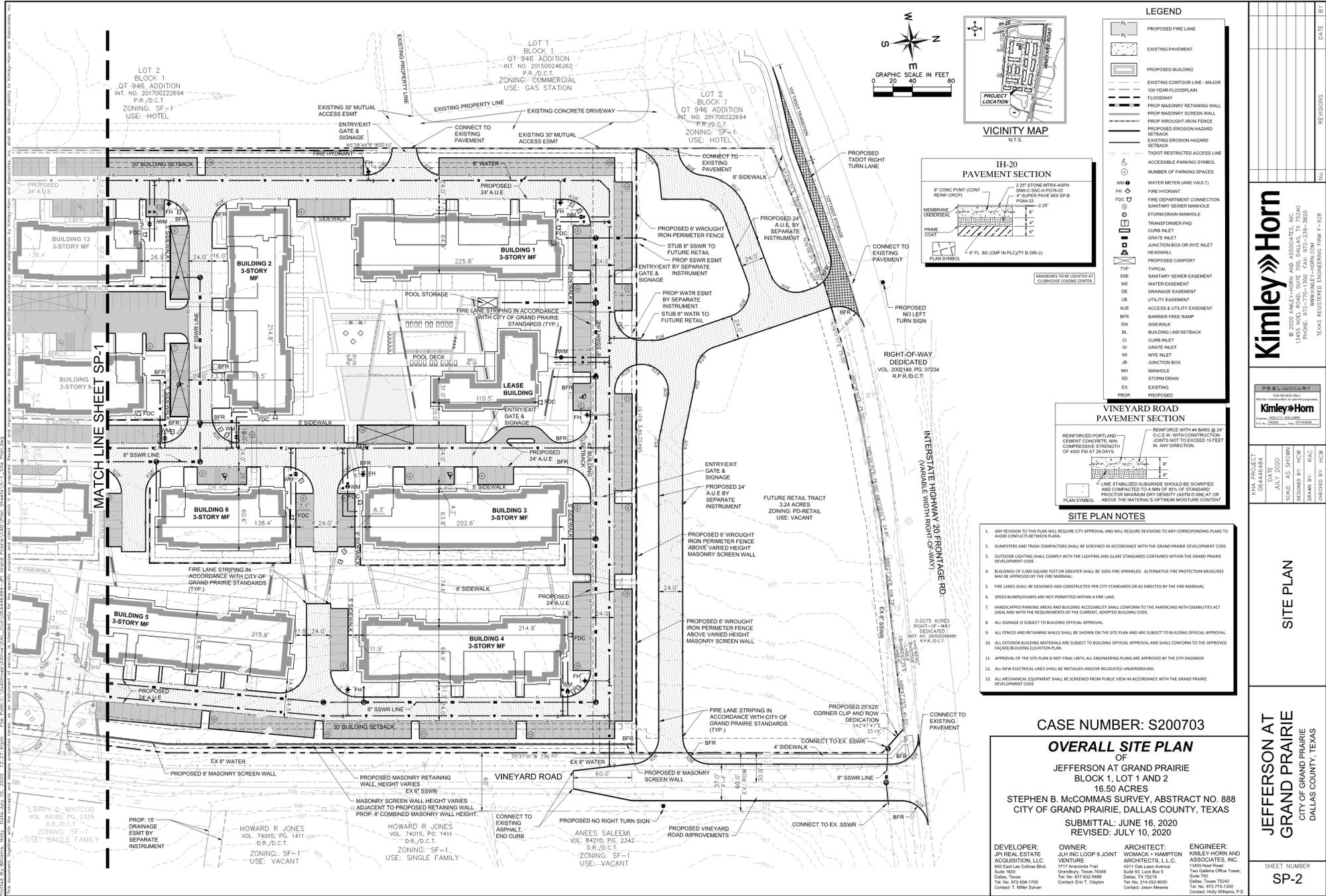
JEFFERSON AT GRAND PRAIRIE
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

SITE PLAN

DATE: _____
REVISIONS: _____

NO. _____

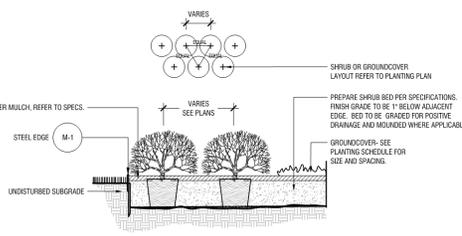
SHEET NUMBER: SP-1



Jefferson at Grand Prairie Code Calculations Chart			
Site Data		AC	SF
Total Site Area		16.50	715,740
Total Building Area			169,720
Pavement Area			21,999
Undeveloped Natural Area		3.10	134,938
Surface Parking Spaces		580	
Site Landscaping	Required (sf)	Provided (sf)	
Total Site Landscaping Area	107,761	146,441	
	15%	20%	
Street Frontage	Required	Provided	
Wayway Road			
1 way 25'-0" L.F.	Yes	Yes	
Minimum Landscaping	Required (sf)	Provided (sf)	
Canopy Trees (1,000 sf of Required Landscape Area)	215	215	
Undeveloped Natural Area (Existing Trees to Remain)	Existing	Existing	
Shrub (150 SF of Required Landscape Area)	2,142	4,245	
Parking Lot Trees	Required	Provided	
Planting Lot Trees (100 planting spaces)	29	63	

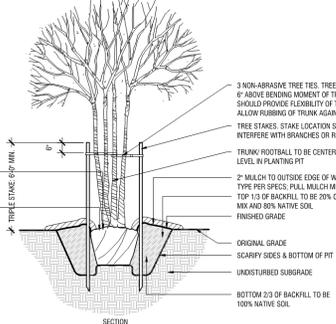
NOTE: No existing trees are being used for credits toward minimum requirements.

PLANT SCHEDULE							
TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
	Bald Cypress / Taxodium distichum 'Shaven Bove'	TM	3" LF	12' x 14' Ht	6	BAR NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Cable Maple / Acer saccharum 'Cable'		3" LF	12' x 14' Ht	15	BAR NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Cedar Elm / Ulmus crassifolia		3" LF	12' x 14' Ht	78	BAR NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	London Elm / Ulmus parvifolia		3" LF	12' x 14' Ht	11	BAR NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Live Oak Tree / Quercus virginiana		3" LF	12' x 14' Ht	53	BAR NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Sharwood Red Oak / Quercus shumardii		3" LF	12' x 14' Ht	52	BAR NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
	Dwarf Southern Wax Myrtle / Myrica pauciflora		5 gal	30" x 24" w	30' OC	57	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophaea fraxinea		5 gal	24" x 24" w	30' OC	70	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Indian Hawthorn / Rhaphis indica		5 gal	18" x 24" w	30' OC	70	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
	Bermuda Grass / Cynodon dactylon		sod		101,468 sf	REFER TO SPECIFICATIONS	
	Entry Shrub Mix / Shrub Mix		5 gal	30" x 24" w	30' o.c.	1,146 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED. GREEN CLOUD TEXAS RANGER, 30%N; ROYAL HAZEL, 30%N; DWARF SOUTHERN WAX MYRTLE, 30%N; INDIAN HAWTHORN, 30%N; ALTERNATE SPECIES
	Shrub Mix / Shrub Mix		5 gal	24" x 24" w	30' o.c.	6,146 sf	30% GREEN CLOUD TEXAS RANGER, 30% ROYAL HAZEL, 30% DWARF SOUTHERN WAX MYRTLE, 30% INDIAN HAWTHORN, 30%N; ALTERNATE SPECIES
	Wintercreeper / Euonymus alatus		1 gal	8" x 8" w	18' o.c.	30,803 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED



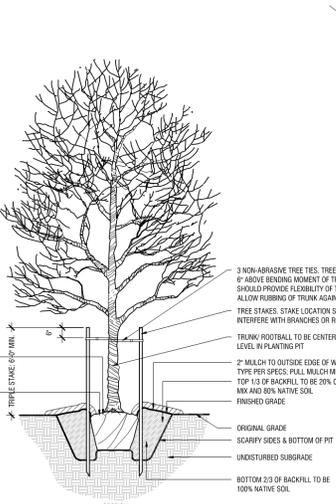
Shrubs & Groundcover
Scale: 1/2" = 1'-0"

- NOTES:
- REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
 - STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
 - ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



Multi-Trunk / Ornamental Tree (Above Grade Stakes)
Scale: 1/2" = 1'-0"

- NOTES:
- REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
 - STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
 - ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



Canopy Tree
Scale: 1/2" = 1'-0"

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO PLANTING IN ALL AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (PREFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PROVIDED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS GRADE HOUSE IF REQUIRED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LINE ESTABLISHED BY THE ARCHITECT SHALL BE MAINTAINED AND SHALL BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC AMENDED TOPSOIL FILL.
- TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AWAYS, AND FIRE LINES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
- CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKWAYS IS PROHIBITED.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
- ALL PLANTING AREAS TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
- ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
- IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE WATER ALL PLANT MATERIAL AS NEEDED.

OVERALL SITE PLAN
OF
JEFFERSON AT GRAND PRAIRIE
LOTS 1 AND 2, BLOCK 1
16.50 ACRES
STEPHEN B. MCCOMMAS SURVEY, ABSTRACT NO 888
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
SUBMITTED: JUNE 16, 2020
RESUBMITTED: JULY 10, 2020

DEVELOPER: BUREAU OF COMMUNITY DEVELOPMENT, 800 EAST LAS COLINAS BLVD., SUITE 1000, FORT WORTH, TEXAS 76102
OWNER: KIMBLEY HORN & ASSOCIATES, 1515 ANGLICANA TRAIL, SUITE 100, DALLAS, TEXAS 75244
ARCHITECT: KIMBLEY HORN & ASSOCIATES, 1515 ANGLICANA TRAIL, SUITE 100, DALLAS, TEXAS 75244
LANDSCAPE ARCHITECT: KIMBLEY HORN & ASSOCIATES, 1515 ANGLICANA TRAIL, SUITE 100, DALLAS, TEXAS 75244

Kimley Horn & Associates, Inc.
13455 INGLE ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-291-2900
WWW.KIMLEY-HORN.COM

DATE: _____
REVISIONS: _____
NO. _____
DATE: _____

DATE PROJECT COMPLETED: _____
DATE: _____
SCALE: AS SHOWN
DESIGNED BY: A.B.
DRAWN BY: C.L.S.
CHECKED BY: A.B.

CODE NOTES AND CALCULATIONS

JEFFERSON AT GRAND PRAIRIE
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

SHEET NUMBER
L1.00

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Project No. 14014

Drawn By:

ISSUE DATE: 07/10/2020

Revisions:

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Grand Prairie, Texas
JPI

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Sheet Number:

A8.0
CONCEPT ELEVATION

01 CONCEPT ELEVATION RENDERING

NOT TO SCALE

CASE NO. S200103



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Project No. **19011**

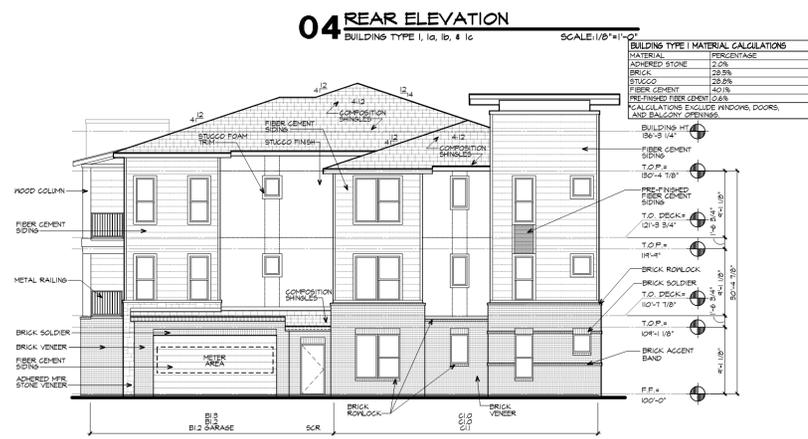
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ISSUE DATE: 07/30/2020

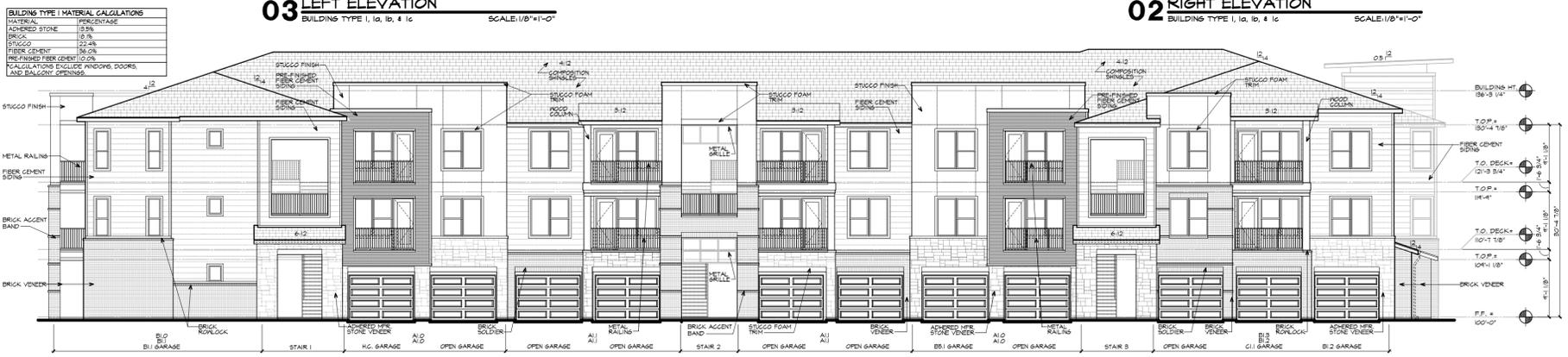
Revision: _____



03 LEFT ELEVATION
BUILDING TYPE I, 1a, 1b, 4 1c
SCALE: 1/8"=1'-0"



02 RIGHT ELEVATION
BUILDING TYPE I, 1a, 1b, 4 1c
SCALE: 1/8"=1'-0"



01 FRONT ELEVATION
BUILDING TYPE I, 1a, 1b, 4 1c
SCALE: 1/8"=1'-0"

CASE NO. S200703

Jefferson Grand Prairie
Grand Prairie, Texas
JPI

Womack+Hampton
ARCHITECTS, L.L.C.
435 Oak Link Lane, Suite 50
Dallas, Texas 75244
Phone: 972.342.3000
Fax: 972.342.0000



Sheet Number: _____

A1.0
ELEVATIONS
BLDG TYPE I

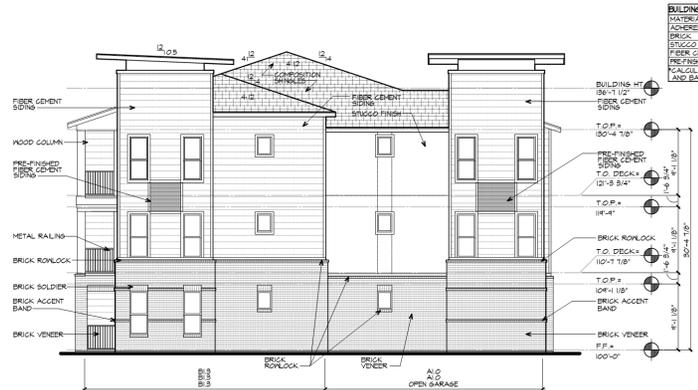
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BUILDING TYPE III MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	13.4%
BRICK	50.3%
STUCCO	12.5%
FIBER CEMENT	23.8%
PRE-FINISHED FIBER CEMENT	9.6%

*CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.
 BUILDING HT. 36'-1 1/2"
 T.O.P. # 30'-4 1/8"
 PRE-FINISHED FIBER CEMENT 12'-9 3/4"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-4"
 BRICK ROWLOCK 10'-1 1/8"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-1 1/8"
 BRICK ACCENT BAND 6'-11 1/8"
 BRICK VENEER 100'-0"

04 REAR ELEVATION
BUILDING TYPE III, # 111a SCALE: 1/8"=1'-0"



BUILDING TYPE III MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	0%
BRICK	50.3%
STUCCO	12.5%
FIBER CEMENT	44.5%
PRE-FINISHED FIBER CEMENT	2.0%

*CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.
 BUILDING HT. 36'-1 1/2"
 T.O.P. # 30'-4 1/8"
 PRE-FINISHED FIBER CEMENT 12'-9 3/4"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-4"
 BRICK ROWLOCK 10'-1 1/8"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-1 1/8"
 BRICK ACCENT BAND 6'-11 1/8"
 BRICK VENEER 100'-0"

03 LEFT ELEVATION
BUILDING TYPE III, # 111a SCALE: 1/8"=1'-0"



BUILDING TYPE III MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	13.4%
BRICK	50.3%
STUCCO	12.5%
FIBER CEMENT	19.5%
PRE-FINISHED FIBER CEMENT	12.3%

*CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.
 BUILDING HT. 36'-1 1/2"
 T.O.P. # 30'-4 1/8"
 PRE-FINISHED FIBER CEMENT 12'-9 3/4"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-4"
 BRICK ROWLOCK 10'-1 1/8"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-1 1/8"
 BRICK ACCENT BAND 6'-11 1/8"
 BRICK VENEER 100'-0"

02 RIGHT ELEVATION
BUILDING TYPE III, # 111a SCALE: 1/8"=1'-0"



BUILDING TYPE III MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	4.7%
BRICK	51.0%
STUCCO	12.5%
FIBER CEMENT	46.8%
PRE-FINISHED FIBER CEMENT	4.5%

*CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.
 BUILDING HT. 36'-1 1/2"
 T.O.P. # 30'-4 1/8"
 PRE-FINISHED FIBER CEMENT 12'-9 3/4"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-4"
 BRICK ROWLOCK 10'-1 1/8"
 T.O. DECK # 10'-1 1/8"
 T.O.P. # 10'-1 1/8"
 BRICK ACCENT BAND 6'-11 1/8"
 BRICK VENEER 100'-0"

01 FRONT ELEVATION
BUILDING TYPE III, # 111a SCALE: 1/8"=1'-0"

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Project No. (M)14
Drawn By: (M)14
ISSUE DATE: 07/10/2020
Revisions:

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Sheet Number:

A3.0
ELEVATIONS
BLDG TYPE III

CASE NO. 5200703

PLOT TIME: 2:25 PM PLOTNAME: H:\WORK\10191_P11_Grand Prairie\Architect\10191A3.0.dwg - BLDG III ELEVATIONS
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