City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, August 10, 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: Aug 10, 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/97218496988?pwd=MzIzNlI2MlF2NDZ0cTNMTWpVTzE3QT09
Passcode: gdARBp467f
Or iPhone one-tap :
US: +13462487799,,97218496988#,,,,,,0#,,4715628575# or +14086380968,,97218496988#,,,,,,0#,,4715628575#
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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, August 10th.

Call to Order - Commissioner Briefing

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

***Agenda Review**

***Planning and Zoning Commission Meeting 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.

20-10218 Approval of Minutes of the July 27, 2020 P&Z meeting.

Attachments: PZ Draft Minutes 07-27-2020

20-10219 P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Phase 2 Overview.pdf
Exhibit C - Final Plat.pdf

20-10220 P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Phase 3 Overview.pdf
Exhibit C - Final Plat.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.

Items for Individual Consideration

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.

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. (On June 27, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Concept Plan.pdf
Exhibit C - Conceptual Renderings.pdf
Attachment i - Proposed PD Standards.pdf

20-10221 SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Site Plan.pdf
Exhibit C - Landscape Plan.pdf
Exhibit D - Building Elevations.pdf
Exhibit E - Appendix F Menu Items.pdf
Attachment i - Examples of Enhanced Landscape Area.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 08/07/2020

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 #:	20-10218	**Version:**	1	**Name:**	Approval of Minutes of the July 27, 2020 P&Z meeting.
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	7/28/2020			**In control:**	Planning and Zoning Commission
On agenda:	8/10/2020			**Final action:**	
Title:	Approval of Minutes of the July 27, 2020 P&Z meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	PZ Draft Minutes 07-27-2020				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
Approval of Minutes of the July 27, 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
JULY 27, 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, Clayton Fisher.

COMMISSIONERS ABSENT: None

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 6:42 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 July 13, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- 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. Applicant: Holly Williams, Kimley-Horn & Associates and Property Owner: Eric Clayton, JLH Inc Loop 9 Joint Venture.

Item #3 – 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.

Agent: Brian Moore, GFF, Applicant: Hamilton Peck, Hamilton Commercial LLC, and Property Owner: Bob Brueggemeyer, Various Opportunities.

Item #4- 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. Agent: Tony Shotwell and Property Owner: Robby Boydston, Combicut, Inc.

PUBLIC HEARING TABLE ITEM #5 - Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5).

Vice Chairperson Connor moved to approve the minutes, cases P200705, P200706, RP200701 and table case Z200701/CP200701.

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

ITEM FOR INDIVIDUAL CONSIDREATION: Item # 6 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. Applicant: Holly Williams, Kimley-Horn & Associates and Property Owner: Eric Clayton, JLH Inc Loop 9 Joint Venture.

Ms. Ware gave a presentation stated 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.

The applicant requested three variances and two of them directly related to the design incentives we have from the Appendix W.

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.

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.

Chairperson Josh Spare asked how many guest lots they have on the property. Ms. Ware stated they are required to have 10% of the total which comes out to 58 spots.

Chairperson Spare asked if the city noticed any historical problems with only 10% and people parking on the street and in neighborhoods. Ms. Ware stated it depends from project to project but they are meeting the required spaces.

Chairperson Spare asked is Vineyard currently marked with no parking signs and is it something that can be done. Ms. Ware replied it is currently not marked as no parking but it is definitely something that can be done.

Bill Crolley stated they've had a couple of things on different complexes around the city and the ones he is familiar with stated they do not want to pay for a garage or carport and has lead them to change the requirement to 10%. They will continue to monitor if 10% isn't enough they will look into adding no parking signs or maybe look into increasing more guest spaces.

Commissioner Moser stated from personal experience when he offers garages/carports he usually charges $50-$100 more for a carport and $100-$200 more for a garage. On average 75% of the time people opt out for the lower end and not have covered parking.

Commissioner Smith asked if the design was three stories because before they had the concern if tenants that high could look into the property surrounding the complex. Ms. Ware stated when the zoning came through the applicant included some exhibits that showed the distance with an existing tree line along Vineyard and which would also include a masonry wall.

Commissioner Perez asked how high the masonry wall will be. Ms. Ware stated it was originally 6ft tall but up it to 8ft tall due to adjacent neighbors concerns.

Applicant Miller Sylvan with JPI Inc., 600 E Los Colinas Blvd. Irving, TX. 75039 stated before they start any design of any project, they do a lot of market research and all of their site plans are bedded internally by onsite property management to help drive the design. They have built over 350 communities in the last 30 years, over 100,000 apartment homes and they try to learn from each one and make sure they are responding from what they learn. These variances have been a part of this site plan from the beginning and have driven the design in terms of how many garages and carports they have on site. Staff has made it very clear they need to meet certain thresholds of quality for those to be considered. Parking standard as a company is 1 space per bedroom and a quarter space per unit per guest which makes the parking ratio 1.75 per unit and the city code requires 1.52. They are providing 87 spaces more than what is required based on their internal data. For covered parking they look at supply and demand for the right ratio. 30% of the units will have a private garage and 15% of the units will have access to carports which in terms equals to 45% having some kind of covered parking option. He also stated if you have too many garages, tenants end up not using them or end up using them as storage. He continues to say he doesn't want for this to be misconstrued as a deviation from quality and he hopes to have shown they are going above and beyond in a lot of the areas and asks for the variances to be granted.

Applicant David Martin 2728 N Harwood St. stated these variances were included in the zoning request and council asked they review at the site plan stage. He went on to state they are exceeding Appendix W requirements by meeting all three of the categories and also exceeding code requirements on open space, landscape, trees and screening. He ended by stated he respectfully asks the commissioners to approve these variances.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S200703as recommended by staff.

The action and vote recorded as follows:

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

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

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:12 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 #:	20-10219	**Version:**	1	**Name:**	P190101 - Final Plat - Greenway Trails Phase 2
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	7/29/2020			**In control:**	Planning and Zoning Commission
On agenda:	8/10/2020			**Final action:**	
Title:	P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Phase 2 Overview.pdf Exhibit C - Final Plat.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

ADJACENT LAND USE:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	City of Mansfield	Undeveloped/Gas Well Pad Site
South	PD-399 for Mixed Use Developı	Undeveloped/Gas Well Pad Site:
West	PD-322 for Mixed Use Developı	Undeveloped/Gas Well Pad Site;
East	Agriculture (A) District	Undeveloped; FM 661

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 108 residential lots and 5 non-residential lots to facilitate single-family development.

HISTORY:

- August 8, 2006: City Council approved PD-322 (Z060601/CPA060601), zoning 384.27 acres for single-family residential, including TND (Traditional Neighborhood Development) and mixed use regional/employment center uses.
- 2007-2008: Multiple gas wells were permitted in and around the property which impacted the potential layout of residential lots within PD-322: Merrill 1H & 2H, permitted 2007; and Orr Unit 1H-4H, permitted 2008
- August 30, 2016: Planning and Zoning Commission approved a Preliminary Plat (P160301) for Greenway Trails, including a preliminary layout for 5 residential phases and depicting 135' Tarrant Regional Water District (TRWD) pipeline easement cutting through majority of TND portion of original PD.
- 2016-2019: TRWD constructs water line through majority of TND portion of original PD.
- April 1, 2019: Planning and Zoning Commission approved Final Plat for Greenway Trails, Ph. 1 consisting of 98 residential lots and 4 non-residential lots.
- March 3, 2020: City Council approved an amendment to PD-322 (Case Number Z060601A), removing the TND elements from Phase 5.

DEVELOPMENT CHARACTERISTICS:

Phase 2 depicts 108 residential lots developed under the Type 1, Type 2, and Type 3 zoning schemes detailed in PD-322A. The required lot dimensions are outlined in the following table:

Table 2: Development Standards

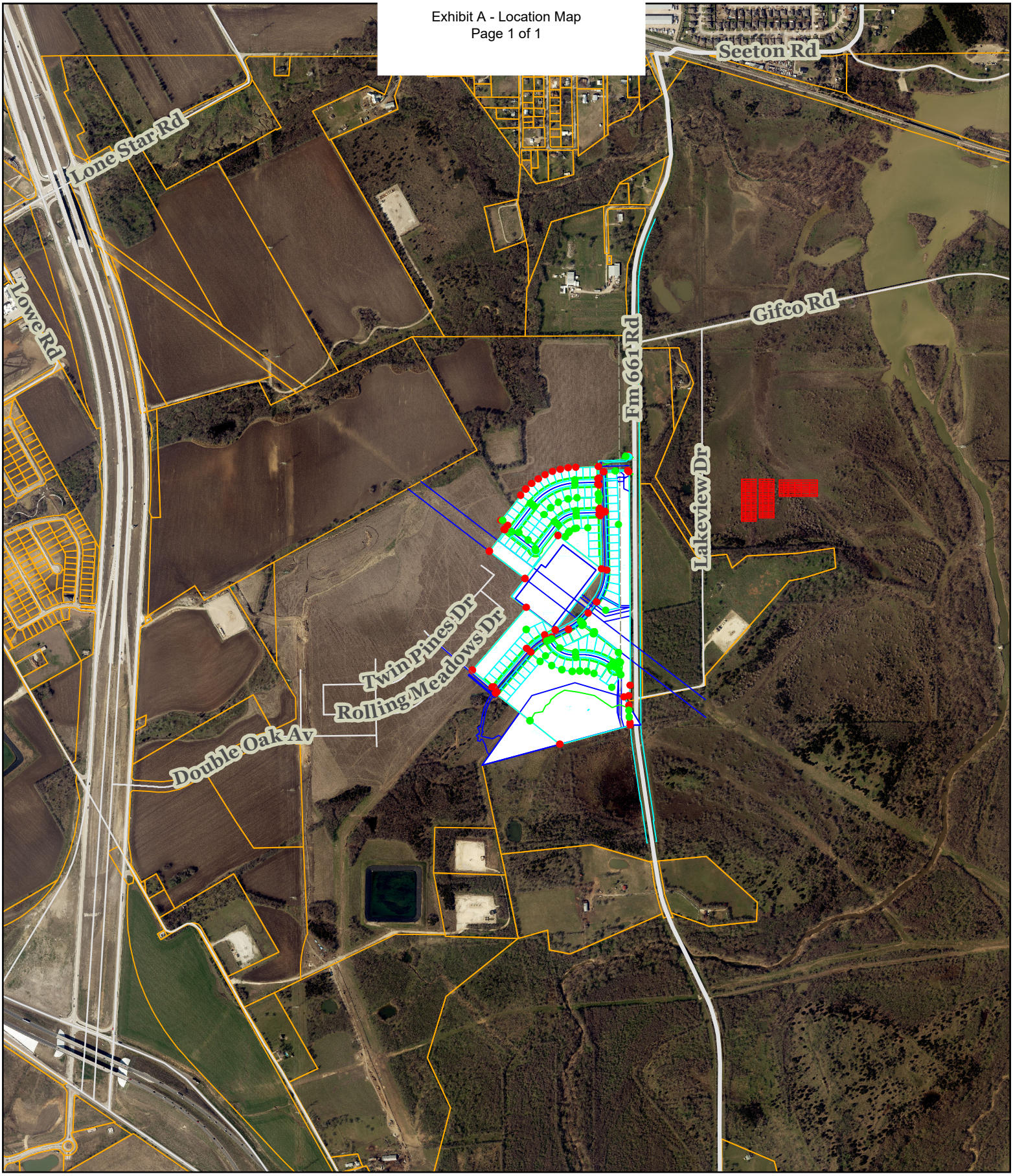
	Type 1	Type 2	Type 3
Number of Lots	22	49	37
Min. Lot Area (sq. ft.)	9,000	7,800	8,640
Min. Lot Width (ft.)	75	65	72
Min. Lot Depth (ft.)	120	120	120
Min House Size (sq. ft.)	2,000	1,800; 2,000	2,000
Min Front Setback (ft.)	25	25	25

The developer has established the required Public Improvement District (PID) for this development.

RECOMMENDATION:

The Development Review Committee recommends approval with the following conditions:

1. Landscaping and screening wall plans shall be submitted and approved by staff prior to filing of the plat.



Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Case Number P190101

Greenway Trails Phase 2

N

City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org

APRIL BREEZE TRAIL
CORNERSTONE LANE
WALNUT RIDGE DRIVE
ELMCREEK LANE
CORNERSTONE LN.
WINTERGREEN STREET
FIREFLY COURT
F.M. HIGHWAY 661
POINT OF BEGINNING "TRACT 1"
POINT OF BEGINNING "TRACT 2"
N
W
E
S
GRAPHIC SCALE
1"=100'
0
100
200
300
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10028700
PLOT PLAN
OF
GREENWAY TRAILS
PHASE 2
BEING
53.452 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY,
TEXAS
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: July 2020
SHEET 1 of 1

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That **D.R. Horton - Texas, Ltd.**, does hereby adopt this plat designating the hereon above described property as **GREENWAY TRAILS PHASE 2** 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.

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

D.R. HORTON - TEXAS, LTD., a Texas Limited Partnership

BY: D.R. Horton, Inc.,
a Delaware Corporation,
its Authorized Agent

By:_____
Ben Clark, Assistant Vice President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ben Clark, Assistant Vice President of D. R. Horton, Inc., a Delaware corporation, the authorized Agent of D. R. Horton - Texas, Ltd., a Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____,20___

_____
Notary Public in and for the State of Texas

My Commission expires:_____

SURVEYOR'S CERTIFICATION

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground ad that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
Goodwin & Marshall, INC.
2405 Mustang Drive
Grapevine, TX 76051
Metro (817) 329-4373

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 7/24/2020 10:10 AM

State of Texas:
County of Tarrant:

BEFORE ME, the undersigned, a Notary Public in said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation. the coordinates in this project are located in the Texas state plane coordinate system at the surface location. the combined scale factor for this site is 0.99989017. this factor is to be applied to any surface coordinate or distance values in order to reduce said values to state plane grid values. to bring in data that is on state plane grid into this project, scale the data from (0,0) by the reciprocal scale factor of 1.000109842.

2. According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F, in Ellis County, effective June 3, 2013. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; Zone "X" (shaded), being defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; and Zone "AE", being defined as areas with Base Flood Elevations determined.

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise
noted.

4. 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.

5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

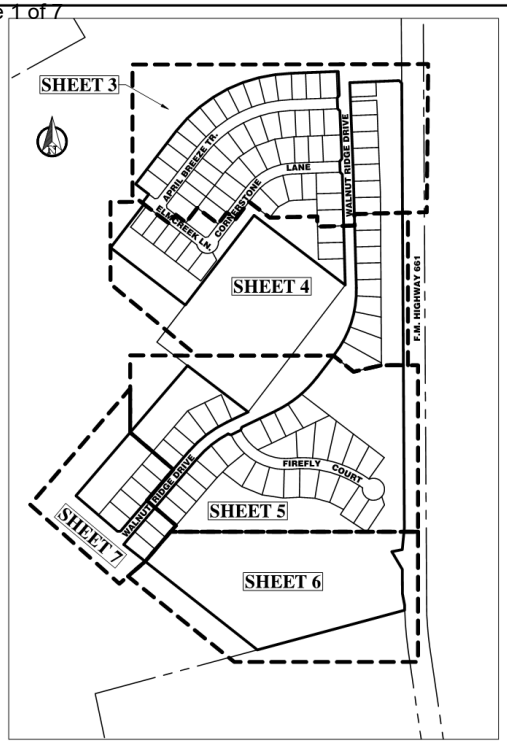
6. Per zoning ordinance no. 7445, a 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (j-swing / side swing type) garages.

7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (H.O.A.).

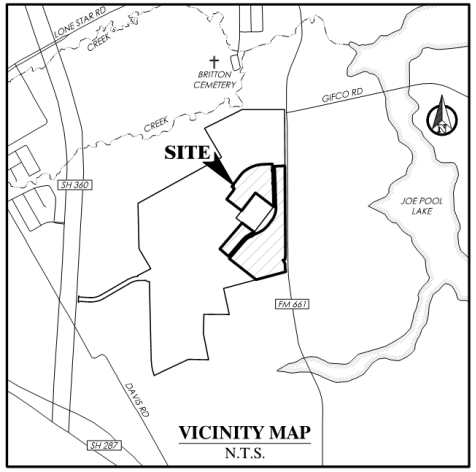
8. Lots 90X & 91X, Block 1; Lots 59X & 61X, Block 6; and Lot 34X, Block 17 are private HOA/Developer owned and maintained open space lots.

9. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin 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 running with the land. It is expressly contemplated that the Owner shall impose these 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.

10. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner of his successor, assigns or heirs in interest. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. It is also expressly contemplated that the owner shall impose thee obligations and responsibilities upon any successor, assigns or heirs in interest, Home Owners Association (HOA), or Public Improvement District (PID) the full obligation and responsibility of maintaining and operating said stormwater management facility.



KEY MAP
1" = 400'



VICINITY MAP
N.T.S.

ELLIS COUNTY RECORDING:

PLAT RECORDED AS INSTRUMENT NO._____

DRAWER_____AND SLIDE_____

DATE_____, 20___

NOTE:
MAINTENANCE OF RETAINING WALLS THAT SIT BETWEEN LOTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON THE HIGH SIDE.

LEGEND

AC.	ACRES
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.M.E.	FENCE MAINTENANCE EASEMENT
V.S.E.	VISIBILITY SIGHT EASEMENT
B.L.	BUILDING LINE
LFE	LOWEST FLOOR ELEVATION
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
R/W	RIGHT-OF-WAY
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
•	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
——— – – ———	ADJOINER LINE
———	BOUNDARY LINE
——— – ———	BUILDING LINE
— —— —— —	CENTERLINE
– – – – – – –	EASEMENT LINE

FINAL PLAT
OF
GREENWAY TRAILS
PHASE 2
BEING
53.452 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: July 2020

OWNER/DEVELOPER:
D·R·HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

CASE NO. P190101

E:\10678 - Greenway Trails\COGO\PLAT\PHASE 2\PH2 PPLAT.dwg

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, being part of that certain called 289.33 net acre tract described in a deed to D.R. Horton - Texas, Ltd. recorded in Instrument No. 1924841 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as three (3) Tracts as follows, to-wit:

TRACT 1

COMMENCING at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

THENCE South 12 deg. 45 min. 46 sec. West departing said boundary line and West right-of-way line, a distance of 1276.76 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 2 deg. 18 min. 52 sec. East, a distance of 110.00 feet;

THENCE South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 2 deg. 18 min. 52 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 47 deg. 18 min. 52 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 2 deg. 18 min. 52 sec. East, a distance of 220.00 feet to a 1/2" capped iron rod set;

THENCE South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 54 min. 53 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 55 min. 3 sec. East, a distance of 14.04 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 31 min. 13 sec. East, a distance of 506.20 feet to a 1/2" capped iron rod set for the most easterly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DRECT);

THENCE North 52 deg. 35 min. 6 sec. West along the Northeast line of said Lot 1, Block 1, a distance of 524.41 feet to a 5/8" capped iron rod found stamped "TRAN SYSTEMS" for the most northerly corner of same;

THENCE South 37 deg. 28 min. 8 sec. West along the Northwest line of said Lot 1, Block 1, a distance of 516.16 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 29 min. 46 sec. West departing said Northwest line, a distance of 430.15 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 30 min. 14 sec. East, a distance of 250.00 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 29 min. 46 sec. West, a distance of 10.13 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 30 min. 14 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 29 min. 46 sec. West, a distance of 76.50 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 30 min. 14 sec. East, a distance of 305.50 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 58 min. 53 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

THENCE North 47 deg. 38 min. 11 sec. East, a distance of 76.15 feet to a 1/2" capped iron rod set;

THENCE North 54 deg. 0 min. 31 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

THENCE North 60 deg. 22 min. 47 sec. East, a distance of 76.13 feet to a 1/2" capped iron rod set;

THENCE North 66 deg. 45 min. 0 sec. East, a distance of 76.11 feet to a 1/2" capped iron rod set;

THENCE North 73 deg. 7 min. 9 sec. East, a distance of 76.10 feet to a 1/2" capped iron rod set;

THENCE North 79 deg. 29 min. 15 sec. East, a distance of 76.09 feet to a 1/2" capped iron rod set;

THENCE North 85 deg. 26 min. 54 sec. East, a distance of 73.78 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 41 min. 8 sec. East, a distance of 215.00 feet to the **POINT OF BEGINNING**, containing 705,302 square feet or 16.192 acres of land, more or less.

LEGAL DESCRIPTION CONT...

TRACT 2

COMMENCING at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

THENCE South 13 deg. 54 min. 40 sec. West departing said boundary line and West right-of-way line, a distance of 2885.31 feet to a 5/8" iron rod found for the most southerly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DRECT), said point being the **TRUE POINT OF BEGINNING**;

THENCE South 64 deg. 18 min. 39 sec. West departing said Lot 1, Block 1, a distance of 109.49 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred as 1/2" capped iron rod set, for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 23 deg. 42 min. 29 sec., and being subtended by a chord which bears South 52 deg. 27 min. 25 sec. West - 215.69 feet;

THENCE in a Southwesterly direction along said curve to the left, a distance of 217.24 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 36 min. 10 sec. West tangent to said curve, a distance of 481.34 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 36 min. 10 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 49 deg. 23 min. 50 sec. West, a distance of 250.00 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 36 min. 10 sec. East, a distance of 783.28 feet to a 1/2" capped iron rod set in the Southwest line of said Lot 1, Block 1;

THENCE South 52 deg. 35 min. 6 sec. East along said Southwest line, a distance of 348.87 feet to the **POINT OF BEGINNING**, containing 214,980 square feet or 4.935 acres of land, more or less.

TRACT 3

COMMENCING at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

THENCE South 0 deg. 19 min. 55 sec. East along the East line of said 289.33 acre tract and said West right-of-way line, a distance of 1298.57 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 0 deg. 19 min. 55 sec. East along said East line and West right-of-way line, a distance of 2,032.08 feet to a concrete monument found;

THENCE South 5 deg. 24 min. 35 sec. West along said East line and West right-of-way line, a distance of 98.80 feet to a concrete monument found;

THENCE South 79 deg. 3 min. 11 sec. West along said East line and West right-of-way line, a distance of 48.75 feet to a concrete monument found "sheared";

THENCE South 30 deg. 47 min. 46 sec. East along said East line and West right-of-way line, a distance of 94.29 feet to a 1/2" iron rod found;

THENCE South 0 deg. 24 min. 33 sec. East along said East line and West right-of-way line, a distance of 111.18 feet to a concrete monument found;

THENCE South 10 deg. 38 min. 13 sec. East along said East line and West right-of-way line, a distance of 53.37 feet to a 5/8" capped iron rod found stamped "MCOSKIE MCINNIS";

THENCE South 0 deg. 24 min. 42 sec. East along said East line and West right-of-way line, a distance of 23.28 feet to a concrete monument found for the most easterly Southeast corner of said 289.33 acre tract and being in the North line of a called 34.07 acre tract described in a deed to United States of America recorded in Volume 676, Page 775 (DRECT);

THENCE South 74 deg. 55 min. 20 sec. West departing said West right-of-way line and continue along a South line of said 289.33 acre tract and the North line of said 34.07 acre tract, a distance of 696.58 feet to a 1/2" capped iron rod set;

THENCE North 51 deg. 45 min. 54 sec. West departing said North and South lines, a distance of 777.89 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 2 deg. 22 min. 4 sec., and being subtended by a chord which bears North 39 deg. 25 min. 8 sec. East - 19.63 feet;

LEGAL DESCRIPTION CONT...

THENCE in a Northeasterly direction along said curve to the right, a distance of 19.63 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 36 min. 10 sec. East tangent to said curve, a distance of 498.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 475.00 feet, a central angle of 21 deg. 41 min. 51 sec., and being subtended by a chord which bears North 51 deg. 27 min. 5 sec. East - 178.81 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 179.88 feet to a 1/2" capped iron rod set;

THENCE South 71 deg. 23 min. 34 sec. East non-tangent to said curve, a distance of 13.97 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 15 min. 26 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 19 deg. 18 min. 39 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 18 min. 39 sec. East, a distance of 171.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 26 deg. 53 min. 7 sec., and being subtended by a chord which bears North 50 deg. 52 min. 6 sec. East - 244.10 feet;

THENCE in a Northeasterly direction along said curve to the left, a distance of 246.35 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 25 min. 32 sec. East tangent to said curve, a distance of 134.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 475.00 feet, a central angle of 38 deg. 56 min. 45 sec., and being subtended by a chord which bears North 17 deg. 57 min. 9 sec. East - 316.69 feet;

THENCE in a Northerly direction along said curve to the left, a distance of 322.87 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 31 min. 13 sec. West tangent to said curve, a distance of 552.34 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 0 deg. 47 min. 39 sec., and being subtended by a chord which bears North 01 deg. 55 min. 3 sec. West - 7.28 feet;

THENCE in a Northerly direction along said curve to the left, a distance of 7.28 feet to a 1/2" capped iron rod set;

THENCE North 2 deg. 18 min. 52 sec. West tangent to said curve, a distance of 378.53 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 41 min. 8 sec. East, a distance of 225.62 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 19 min. 24 sec. East, a distance of 16.66 feet to the **POINT OF BEGINNING**, containing 1,408,087 square feet or 32.325 acres of land, more or less.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 7/24/2020 10:10 AM

OWNER/DEVELOPER:

D·R·HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

FINAL PLAT
OF
GREENWAY TRAILS
PHASE 2
BEING
53.452 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: July 2020

CASE NO. P190101

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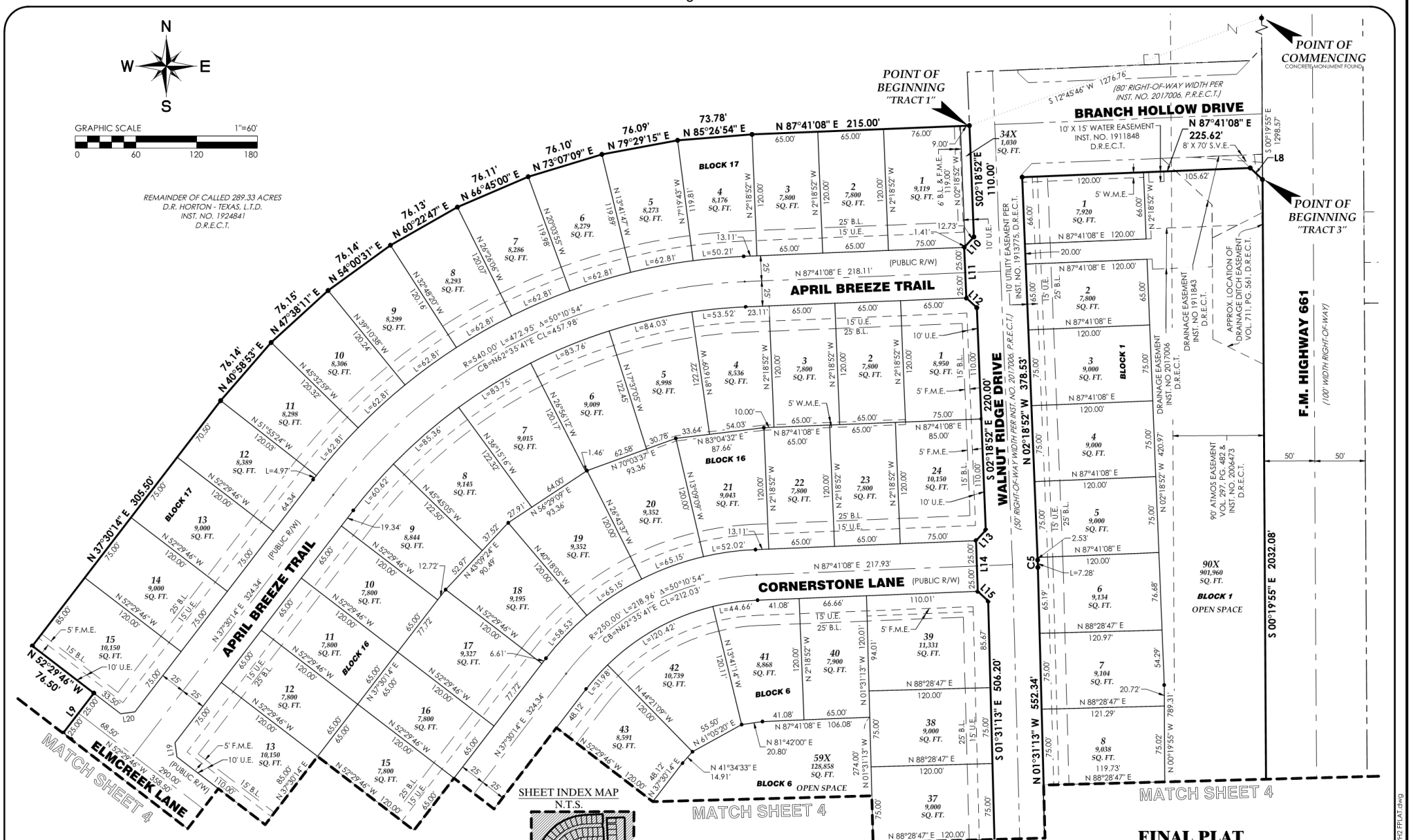

*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

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SEE SHEET 7 FOR LINE & CURVE TABLE

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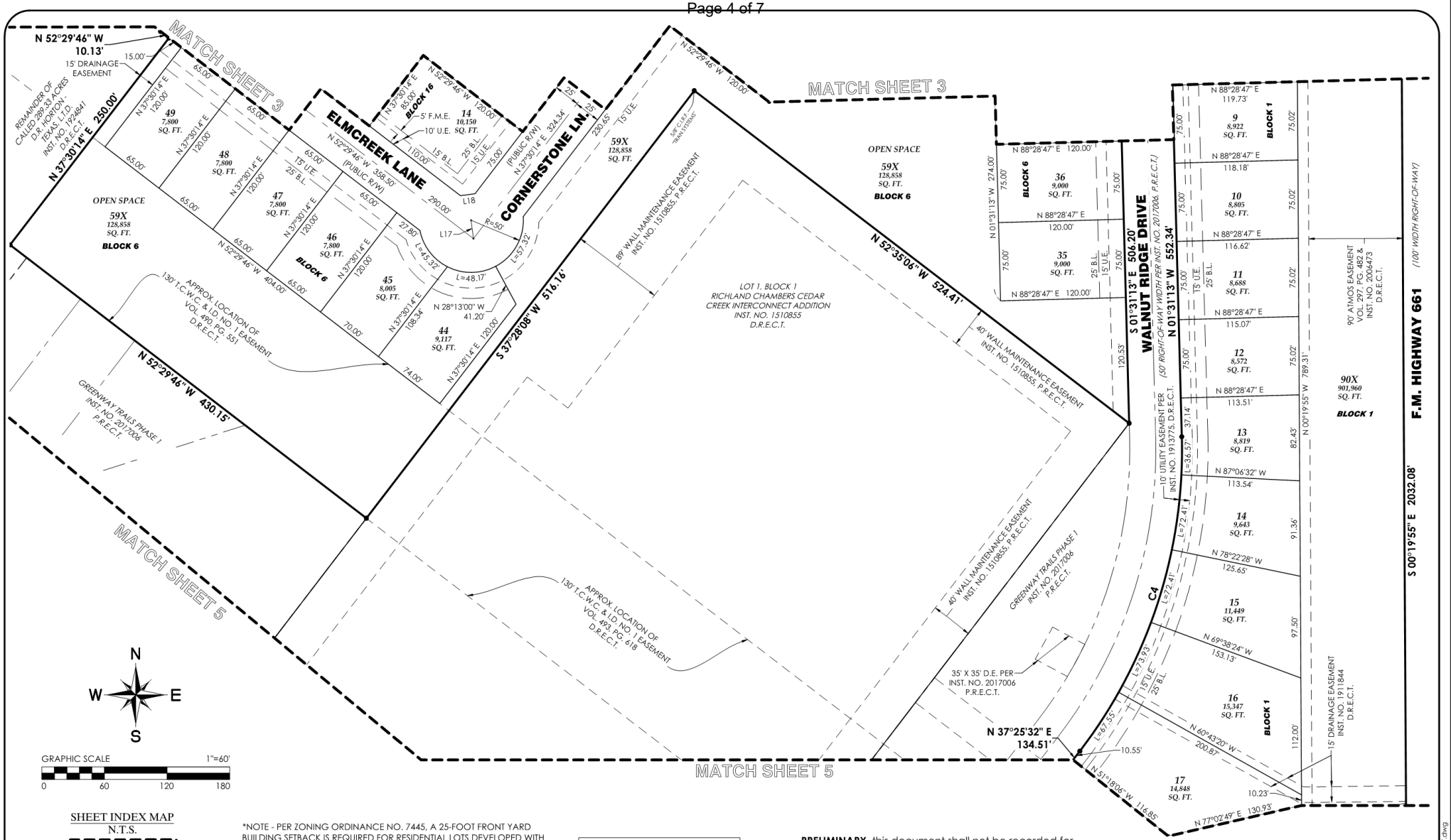

SHEET INDEX MAP
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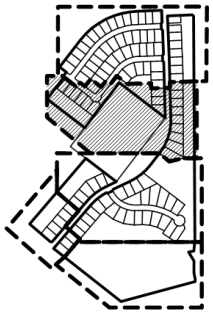

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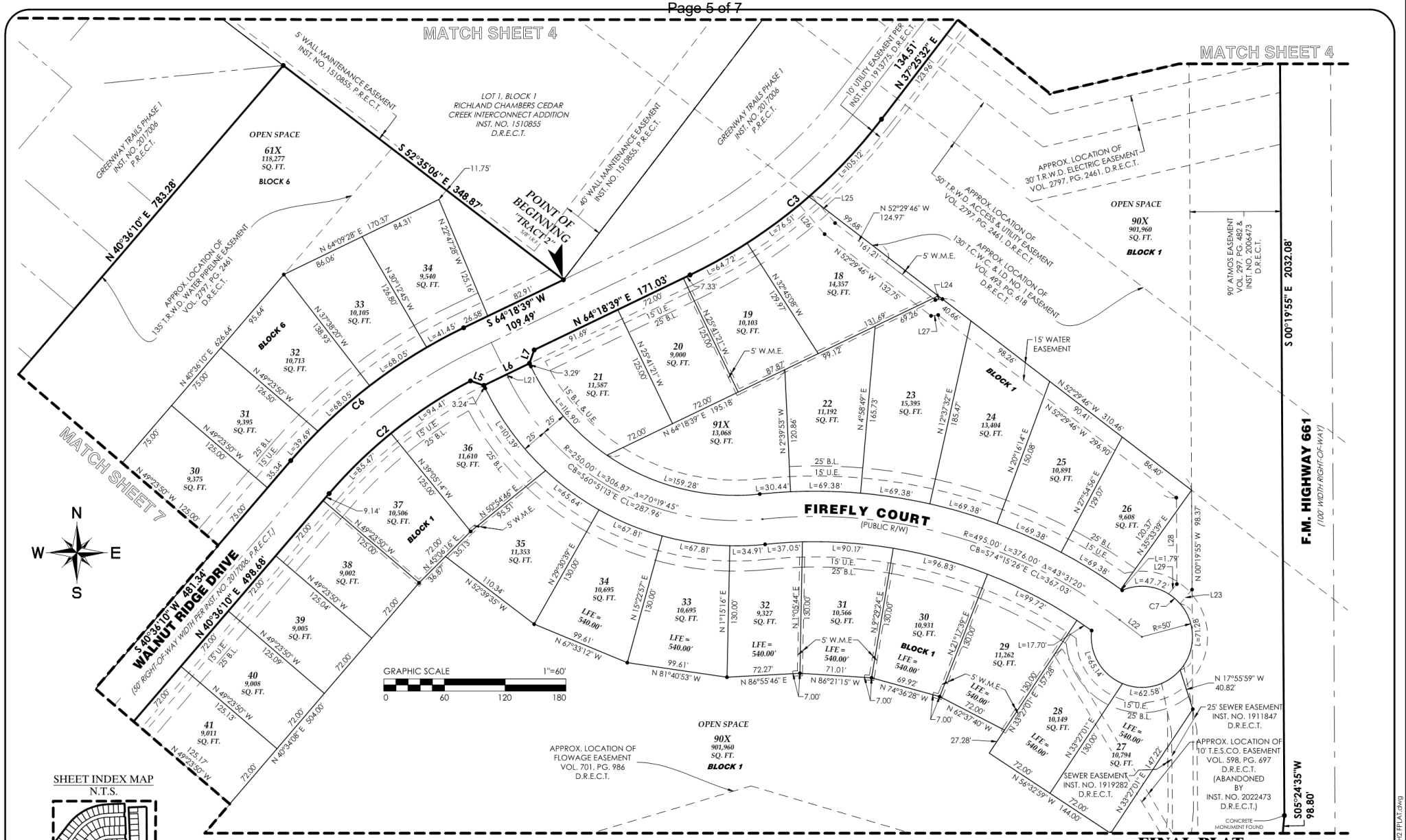

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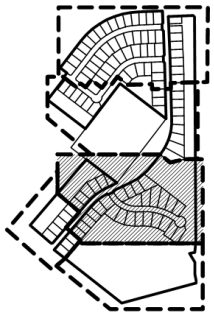

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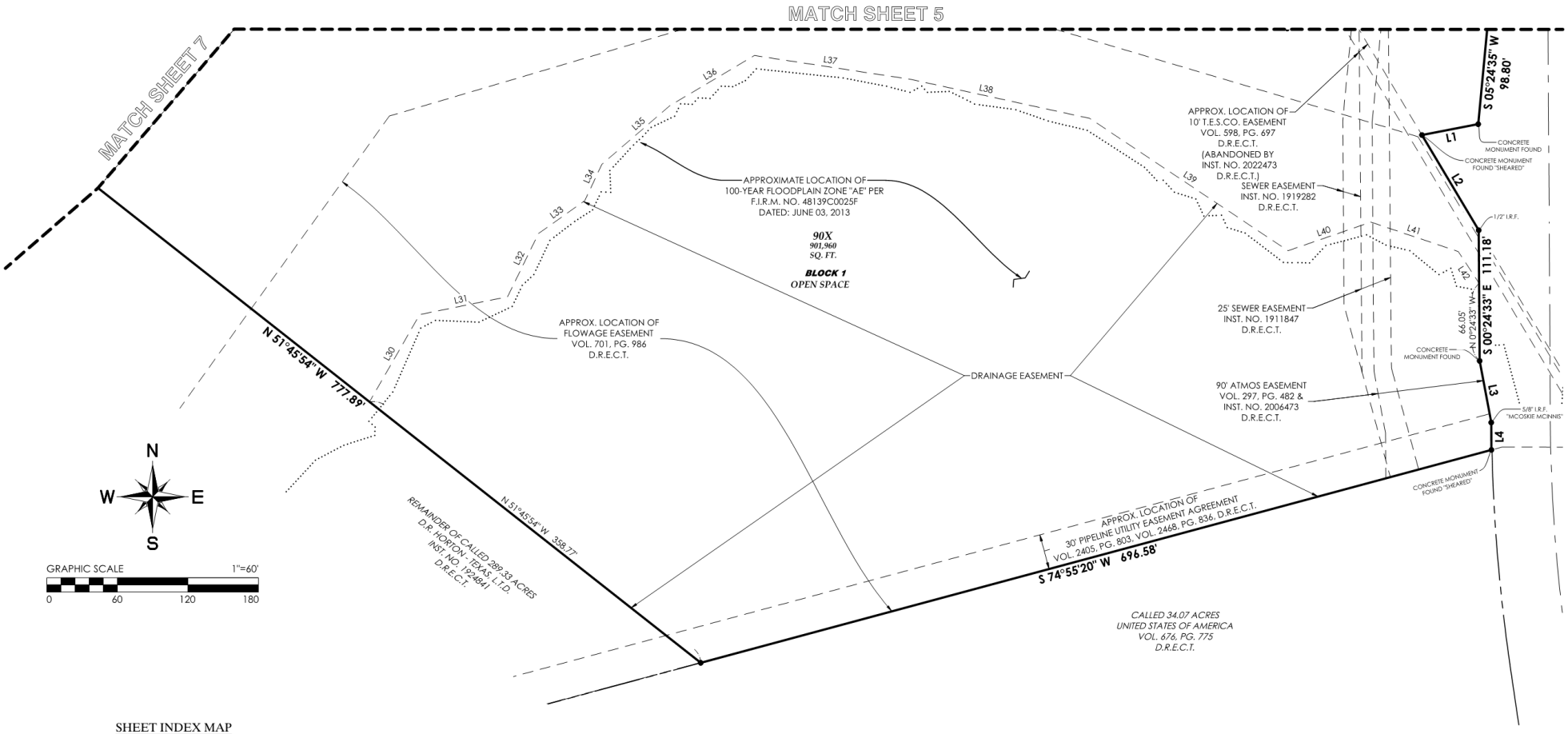

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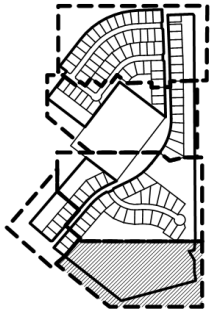

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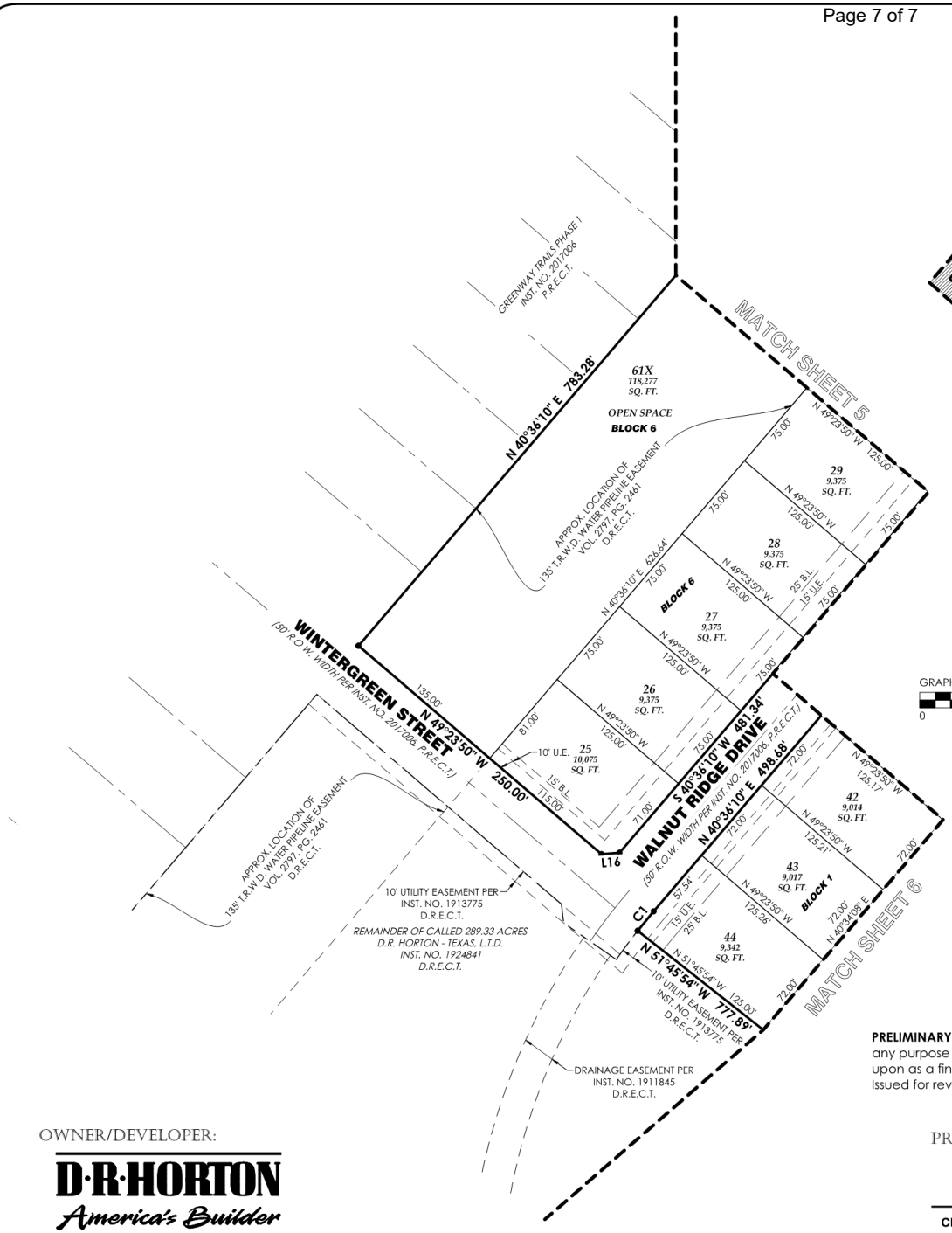

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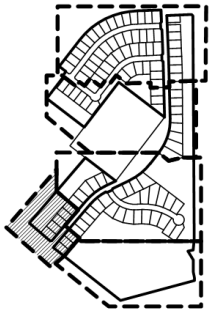
N.T.S.



*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S79°03'11"W	48.75
L2	S30°47'46"E	94.29
L3	S10°38'13"E	53.37
L4	S00°24'42"E	23.28
L5	S71°23'34"E	13.97
L6	S64°15'26"W	50.00
L7	N19°18'39"E	14.14
L8	S46°19'24"E	16.66
L9	N37°30'14"E	50.00
L10	S42°41'08"W	14.14
L11	S02°18'52"E	50.00
L12	S47°18'52"E	14.14
L13	S42°41'08"W	14.14
L14	S01°54'53"E	50.00
L15	S46°55'03"E	14.04
L16	S85°36'10"W	14.14
L17	S07°29'46"E	17.68
L18	S82°30'14"W	14.14
L19	N07°29'46"W	14.14
L20	S82°30'14"W	14.14
L21	S25°41'21"E	3.26
L22	S52°29'46"E	27.60

LINE TABLE

LINE #	BEARING	DISTANCE
L23	N40°30'01"E	18.36
L24	S82°30'14"W	7.07
L25	N40°34'22"W	36.78
L26	S40°34'22"E	38.35
L27	N82°30'14"E	7.07
L28	N00°19'55"W	85.45
L29	S40°30'01"W	12.77
L30	N29°56'45"E	85.72
L31	N78°30'04"E	76.17
L32	N26°07'43"E	59.93
L33	N54°36'42"E	48.26
L34	N25°10'34"E	34.21
L35	N49°12'40"E	76.34
L36	N59°18'26"E	83.62
L37	S81°20'37"E	134.55
L38	S77°41'16"E	155.90
L39	S56°15'28"E	202.77
L40	N70°55'35"E	74.58
L41	S71°22'28"E	78.49
L42	S33°16'00"E	32.25

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00	19.63	2°22'04"	N39°25'08"E	19.63
C2	475.00	179.88	21°41'51"	N51°27'05"E	178.81
C3	525.00	246.35	26°53'07"	N50°52'06"E	244.10
C4	475.00	322.87	38°56'45"	N17°57'09"E	316.69
C5	525.00	7.28	0°47'39"	N01°55'03"W	7.28
C6	525.00	217.24	23°42'29"	S52°27'25"W	215.69
C7	50.00	15.06	17°15'14"	S49°29'59"E	15.00

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 7/24/2020 10:11 AM

OWNER/DEVELOPER:

D·R·HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

FINAL PLAT
OF
GREENWAY TRAILS
PHASE 2
BEING
53.452 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: July 2020

CASE NO. P190101

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Legislation Details (With Text)

File #:	20-10220	**Version:**	1	**Name:**	P200302 - Final Plat - Greenway Trails Phase 3
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	7/29/2020			**In control:**	Planning and Zoning Commission
On agenda:	8/10/2020			**Final action:**	
Title:	P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Phase 3 Overview.pdf Exhibit C - Final Plat.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Final Plat for Greenway Trails, Phase 3, 131 residential lots and 7 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

ADJACENT LAND USE:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	City of Mansfield	Undeveloped/Gas Well Pad Site
South	PD-399 for Mixed Use Developı	Undeveloped/Gas Well Pad Site:
West	PD-322 for Mixed Use Developı	Undeveloped/Gas Well Pad Site;
East	Agriculture (A) District	Undeveloped; FM 661

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 131 residential lots and 7 non-residential lots to facilitate single-family development.

HISTORY:

- August 8, 2006: City Council approved PD-322 (Z060601/CPA060601), zoning 384.27 acres for single-family residential, including TND (Traditional Neighborhood Development) and mixed use regional/employment center uses.
- 2007-2008: Multiple gas wells were permitted in and around the property which impacted the potential layout of residential lots within PD-322: Merrill 1H & 2H, permitted 2007; and Orr Unit 1H-4H, permitted 2008
- August 30, 2016: Planning and Zoning Commission approved a Preliminary Plat (P160301) for Greenway Trails, including a preliminary layout for 5 residential phases and depicting 135' Tarrant Regional Water District (TRWD) pipeline easement cutting through majority of TND portion of original PD.
- 2016-2019: TRWD constructs water line through majority of TND portion of original PD.
- April 1, 2019: Planning and Zoning Commission approved Final Plat for Greenway Trails, Ph. 1 consisting of 98 residential lots and 4 non-residential lots.
- March 3, 2020: City Council approved an amendment to PD-322 (Case Number Z060601A), removing the TND elements from Phase 5.

DEVELOPMENT CHARACTERISTICS:

Phase 3 depicts 131 residential lots developed under the Type 1 and Type 2 zoning schemes detailed in PD-322A. The required lot dimensions are outlined in the following table:

Table 2: Development Standards

	Type 1	Type 2
Number of Lots	37	95
Min. Lot Area (sq. ft.)	9,000	7,800
Min. Lot Width (ft.)	75	65
Min. Lot Depth (ft.)	120	120
Min House Size (sq. ft.)	2,000	1,800; 2,000

Min Front Setback (ft.)	25	25

The developer has established the required Public Improvement District (PID) for this development.

RECOMMENDATION:

The Development Review Committee recommends approval with the following condition:

1. Landscaping and screening wall plans shall be submitted and approved by staff prior to filing of the plat.

Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Case Number P200302

Greenway Trails Phase 3

N

City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org

APRIL BREEZE TRAIL
CORNERSTONE LANE
ELMCREEK LANE
WALNUT RIDGE DRIVE
FIREFLY COURT
WINTERGREEN STREET
F.M. HIGHWAY 66
F.M. HIGHWAY 661
F.M. HIGHWAY 661
POINT OF BEGINNING "TRACT 1"
POINT OF BEGINNING "TRACT 2"
N
S
E
W
GRAPHIC SCALE
1"=100'
0
100
200
300
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10028700
PLOT PLAN
OF
GREENWAY TRAILS
PHASE 2
BEING
53.452 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY,
TEXAS
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: July 2020
SHEET 1 of 1

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. Horton - Texas, Ltd.**, does hereby adopt this plat designating the hereon above described property as **GREENWAY TRAILS PHASE 2** 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.

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

D.R. HORTON - TEXAS, LTD., a Texas Limited Partnership

BY: D.R. Horton, Inc.,
a Delaware Corporation,
its Authorized Agent

By:_____
Ben Clark, Assistant Vice President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ben Clark, Assistant Vice President of D. R. Horton, Inc., a Delaware corporation, the authorized Agent of D. R. Horton - Texas, Ltd., a Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the_____day of_____,20___

_____
Notary Public in and for the State of Texas

My Commission expires:_____

SURVEYOR'S CERTIFICATION

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground ad that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
Goodwin & Marshall, INC.
2405 Mustang Drive
Grapevine, TX 76051
Metro (817) 329-4373

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 7/24/2020 10:10 AM

State of Texas:
County of Tarrant:

BEFORE ME, the undersigned, a Notary Public in said County and State, on this day personally appeared John N. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 20___.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

NOTES

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation. the coordinates in this project are located in the Texas state plane coordinate system at the surface location. the combined scale factor for this site is 0.99989017. this factor is to be applied to any surface coordinate or distance values in order to reduce said values to state plane grid values. to bring in data that is on state plane grid into this project, scale the data from (0,0) by the reciprocal scale factor of 1.000109842.

2. According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F, in Ellis County, effective June 3, 2013. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; Zone "X" (shaded), being defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; and Zone "AE", being defined as areas with Base Flood Elevations determined.

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

4. 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.

5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

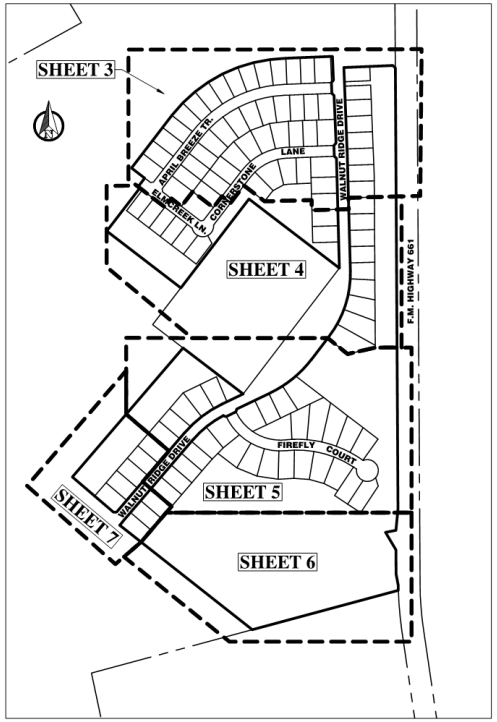
6. Per zoning ordinance no. 7445, a 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (j-swing / side swing type) garages.

7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (H.O.A.).

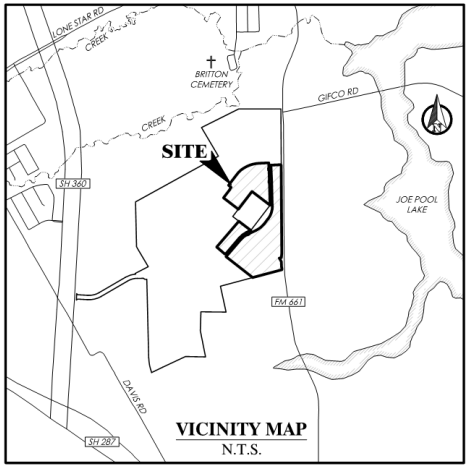
8. Lots 90X & 91X, Block 1; Lots 59X & 61X, Block 6; and Lot 34X, Block 17 are private HOA/Developer owned and maintained open space lots.

9. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin 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 running with the land. It is expressly contemplated that the Owner shall impose these 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.

10. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner of his successor, assigns or heirs in interest. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. It is also expressly contemplated that the owner shall impose thee obligations and responsibilities upon any successor, assigns or heirs in interest, Home Owners Association (HOA), or Public Improvement District (PID) the full obligation and responsibility of maintaining and operating said stormwater management facility.



KEY MAP
1" = 400'



VICINITY MAP
N.T.S.

ELLIS COUNTY RECORDING:

PLAT RECORDED AS INSTRUMENT NO._____

DRAWER_____AND SLIDE_____

DATE_____, 20___

NOTE:
MAINTENANCE OF RETAINING WALLS THAT SIT BETWEEN LOTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON THE HIGH SIDE.

LEGEND

AC.	ACRES
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.M.E.	FENCE MAINTENANCE EASEMENT
V.S.E.	VISIBILITY SIGHT EASEMENT
B.L.	BUILDING LINE
LFE	LOWEST FLOOR ELEVATION
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
R/W	RIGHT-OF-WAY
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
●	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
——— – – ———	ADJOINER LINE
━━━━━━	BOUNDARY LINE
——— – ———	BUILDING LINE
— ——— ——— —	CENTERLINE
– – – – – – –	EASEMENT LINE

FINAL PLAT
OF
GREENWAY TRAILS
PHASE 2
BEING
53.452 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: July 2020

OWNER/DEVELOPER:
D·R·HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

CASE NO. P190101

E:\10678 - Greenway Trails\COGO\FPLAT\PHASE 2\PH2 FPLAT.dwg

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, being part of that certain called 289.33 net acre tract described in a deed to D.R. Horton - Texas, Ltd. recorded in Instrument No. 1924841 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as three (3) Tracts as follows, to-wit:

TRACT 1

COMMENCING at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

THENCE South 12 deg. 45 min. 46 sec. West departing said boundary line and West right-of-way line, a distance of 1276.76 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 2 deg. 18 min. 52 sec. East, a distance of 110.00 feet;

THENCE South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 2 deg. 18 min. 52 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 47 deg. 18 min. 52 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 2 deg. 18 min. 52 sec. East, a distance of 220.00 feet to a 1/2" capped iron rod set;

THENCE South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 54 min. 53 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 55 min. 3 sec. East, a distance of 14.04 feet to a 1/2" capped iron rod set;

THENCE South 01 deg. 31 min. 13 sec. East, a distance of 506.20 feet to a 1/2" capped iron rod set for the most easterly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DRECT);

THENCE North 52 deg. 35 min. 6 sec. West along the Northeast line of said Lot 1, Block 1, a distance of 524.41 feet to a 5/8" capped iron rod found stamped "TRAN SYSTEMS" for the most northerly corner of same;

THENCE South 37 deg. 28 min. 8 sec. West along the Northwest line of said Lot 1, Block 1, a distance of 516.16 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 29 min. 46 sec. West departing said Northwest line, a distance of 430.15 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 30 min. 14 sec. East, a distance of 250.00 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 29 min. 46 sec. West, a distance of 10.13 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 30 min. 14 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 52 deg. 29 min. 46 sec. West, a distance of 76.50 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 30 min. 14 sec. East, a distance of 305.50 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 58 min. 53 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

THENCE North 47 deg. 38 min. 11 sec. East, a distance of 76.15 feet to a 1/2" capped iron rod set;

THENCE North 54 deg. 0 min. 31 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

THENCE North 60 deg. 22 min. 47 sec. East, a distance of 76.13 feet to a 1/2" capped iron rod set;

THENCE North 66 deg. 45 min. 0 sec. East, a distance of 76.11 feet to a 1/2" capped iron rod set;

THENCE North 73 deg. 7 min. 9 sec. East, a distance of 76.10 feet to a 1/2" capped iron rod set;

THENCE North 79 deg. 29 min. 15 sec. East, a distance of 76.09 feet to a 1/2" capped iron rod set;

THENCE North 85 deg. 26 min. 54 sec. East, a distance of 73.78 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 41 min. 8 sec. East, a distance of 215.00 feet to the **POINT OF BEGINNING**, containing 705,302 square feet or 16.192 acres of land, more or less.

LEGAL DESCRIPTION CONT...

TRACT 2

COMMENCING at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

THENCE South 13 deg. 54 min. 40 sec. West departing said boundary line and West right-of-way line, a distance of 2885.31 feet to a 5/8" iron rod found for the most southerly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DRECT), said point being the **TRUE POINT OF BEGINNING**;

THENCE South 64 deg. 18 min. 39 sec. West departing said Lot 1, Block 1, a distance of 109.49 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred as 1/2" capped iron rod set, for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 23 deg. 42 min. 29 sec., and being subtended by a chord which bears South 52 deg. 27 min. 25 sec. West - 215.69 feet;

THENCE in a Southwesterly direction along said curve to the left, a distance of 217.24 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 36 min. 10 sec. West tangent to said curve, a distance of 481.34 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 36 min. 10 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 49 deg. 23 min. 50 sec. West, a distance of 250.00 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 36 min. 10 sec. East, a distance of 783.28 feet to a 1/2" capped iron rod set in the Southwest line of said Lot 1, Block 1;

THENCE South 52 deg. 35 min. 6 sec. East along said Southwest line, a distance of 348.87 feet to the **POINT OF BEGINNING**, containing 214,980 square feet or 4.935 acres of land, more or less.

TRACT 3

COMMENCING at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

THENCE South 0 deg. 19 min. 55 sec. East along the East line of said 289.33 acre tract and said West right-of-way line, a distance of 1298.57 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 0 deg. 19 min. 55 sec. East along said East line and West right-of-way line, a distance of 2,032.08 feet to a concrete monument found;

THENCE South 5 deg. 24 min. 35 sec. West along said East line and West right-of-way line, a distance of 98.80 feet to a concrete monument found;

THENCE South 79 deg. 3 min. 11 sec. West along said East line and West right-of-way line, a distance of 48.75 feet to a concrete monument found "sheared";

THENCE South 30 deg. 47 min. 46 sec. East along said East line and West right-of-way line, a distance of 94.29 feet to a 1/2" iron rod found;

THENCE South 0 deg. 24 min. 33 sec. East along said East line and West right-of-way line, a distance of 111.18 feet to a concrete monument found;

THENCE South 10 deg. 38 min. 13 sec. East along said East line and West right-of-way line, a distance of 53.37 feet to a 5/8" capped iron rod found stamped "MCOSKIE MCINNIS";

THENCE South 0 deg. 24 min. 42 sec. East along said East line and West right-of-way line, a distance of 23.28 feet to a concrete monument found for the most easterly Southeast corner of said 289.33 acre tract and being in the North line of a called 34.07 acre tract described in a deed to United States of America recorded in Volume 676, Page 775 (DRECT);

THENCE South 74 deg. 55 min. 20 sec. West departing said West right-of-way line and continue along a South line of said 289.33 acre tract and the North line of said 34.07 acre tract, a distance of 696.58 feet to a 1/2" capped iron rod set;

THENCE North 51 deg. 45 min. 54 sec. West departing said North and South lines, a distance of 777.89 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 2 deg. 22 min. 4 sec., and being subtended by a chord which bears North 39 deg. 25 min. 8 sec. East - 19.63 feet;

LEGAL DESCRIPTION CONT...

THENCE in a Northeasterly direction along said curve to the right, a distance of 19.63 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 36 min. 10 sec. East tangent to said curve, a distance of 498.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 475.00 feet, a central angle of 21 deg. 41 min. 51 sec., and being subtended by a chord which bears North 51 deg. 27 min. 5 sec. East - 178.81 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 179.88 feet to a 1/2" capped iron rod set;

THENCE South 71 deg. 23 min. 34 sec. East non-tangent to said curve, a distance of 13.97 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 15 min. 26 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 19 deg. 18 min. 39 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 64 deg. 18 min. 39 sec. East, a distance of 171.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 26 deg. 53 min. 7 sec., and being subtended by a chord which bears North 50 deg. 52 min. 6 sec. East - 244.10 feet;

THENCE in a Northeasterly direction along said curve to the left, a distance of 246.35 feet to a 1/2" capped iron rod set;

THENCE North 37 deg. 25 min. 32 sec. East tangent to said curve, a distance of 134.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 475.00 feet, a central angle of 38 deg. 56 min. 45 sec., and being subtended by a chord which bears North 17 deg. 57 min. 9 sec. East - 316.69 feet;

THENCE in a Northerly direction along said curve to the left, a distance of 322.87 feet to a 1/2" capped iron rod set;

THENCE North 01 deg. 31 min. 13 sec. West tangent to said curve, a distance of 552.34 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 0 deg. 47 min. 39 sec., and being subtended by a chord which bears North 01 deg. 55 min. 3 sec. West - 7.28 feet;

THENCE in a Northerly direction along said curve to the left, a distance of 7.28 feet to a 1/2" capped iron rod set;

THENCE North 2 deg. 18 min. 52 sec. West tangent to said curve, a distance of 378.53 feet to a 1/2" capped iron rod set;

THENCE North 87 deg. 41 min. 8 sec. East, a distance of 225.62 feet to a 1/2" capped iron rod set;

THENCE South 46 deg. 19 min. 24 sec. East, a distance of 16.66 feet to the **POINT OF BEGINNING**, containing 1,408,087 square feet or 32.325 acres of land, more or less.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 7/24/2020 10:10 AM

OWNER/DEVELOPER:

D·R·HORTON
America's Builder
6751 North Freeway
Fort Worth, Texas 76131
(817) 230-0800

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

FINAL PLAT
OF
GREENWAY TRAILS
PHASE 2
BEING
53.452 ACRES
SITUATED IN THE
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS
Date: July 2020

CASE NO. P190101

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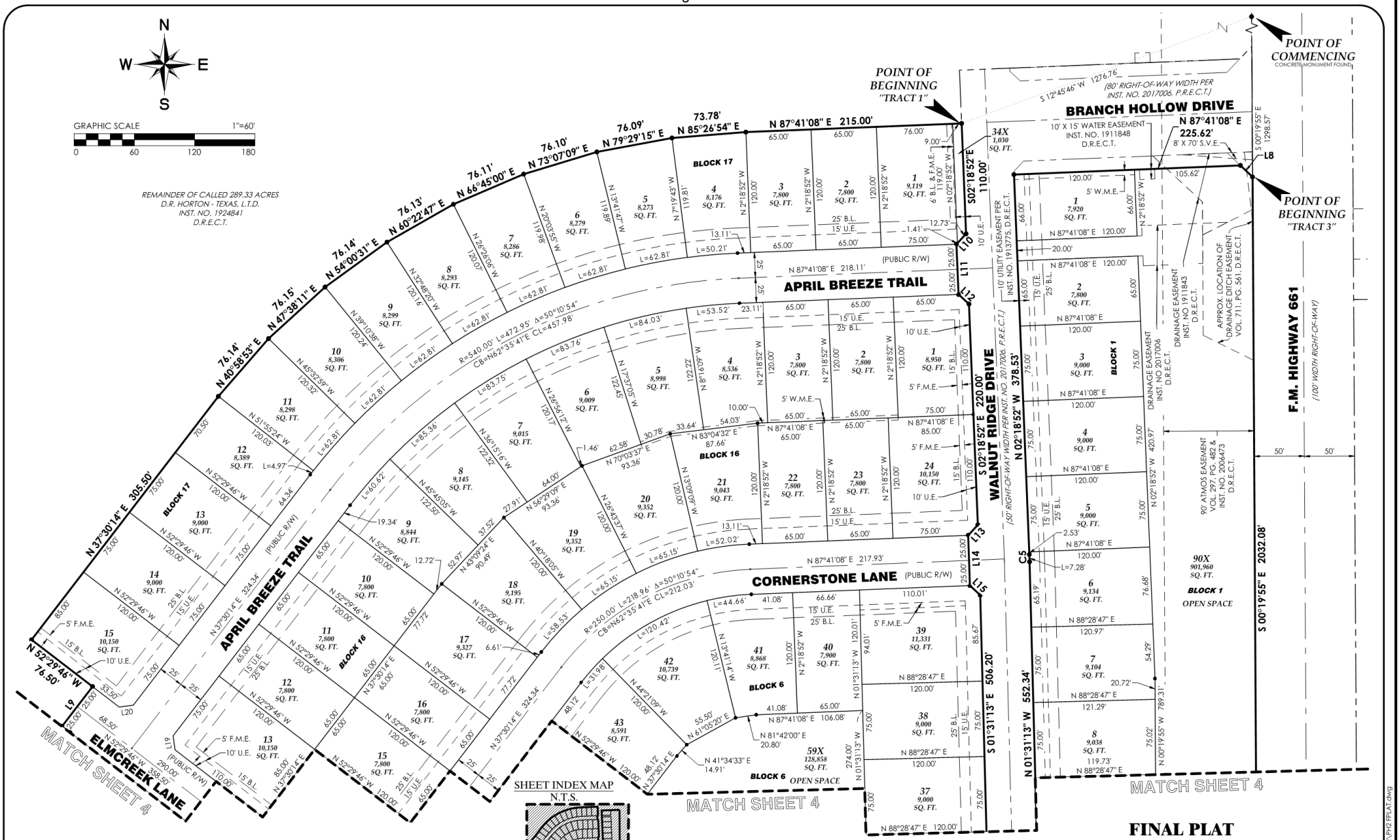

SHEET INDEX MAP
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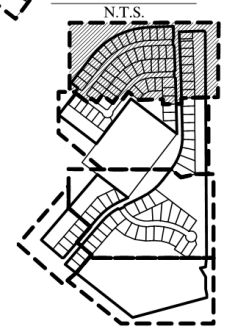

*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

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SEE SHEET 7 FOR LINE & CURVE TABLE

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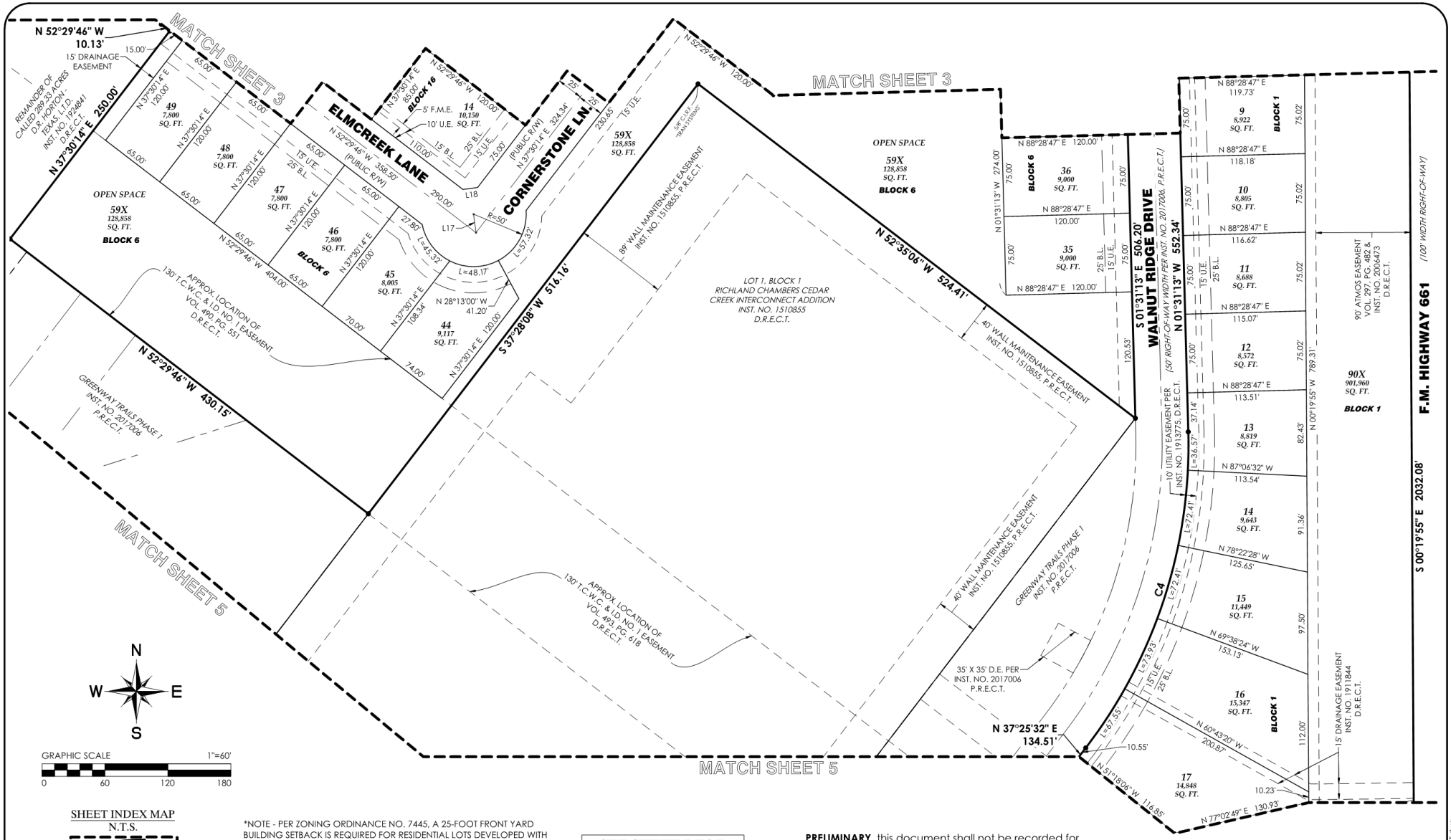

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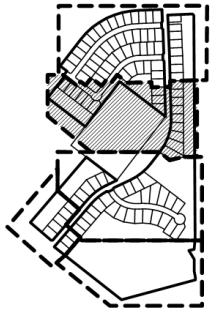

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SHEET 4 of 7

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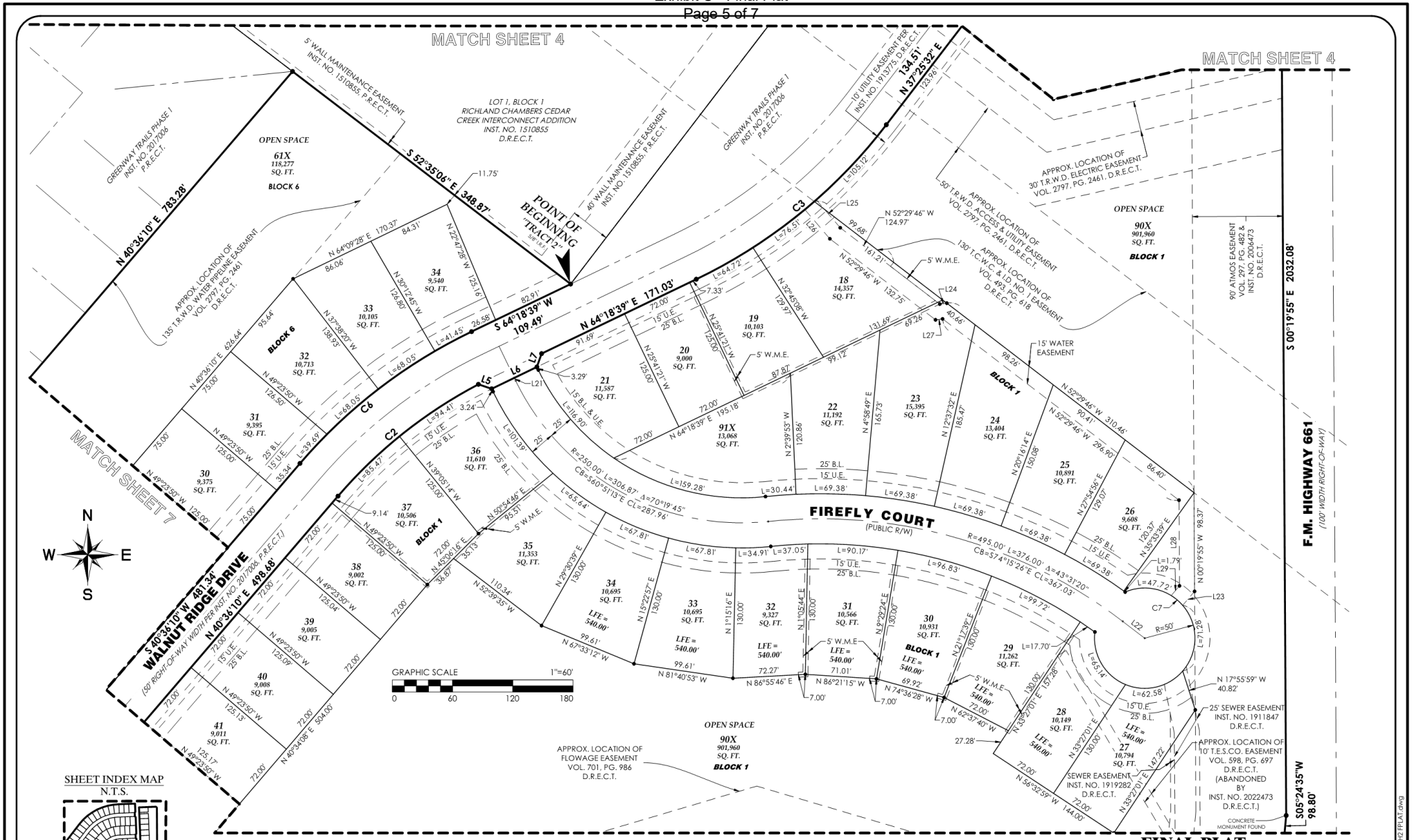

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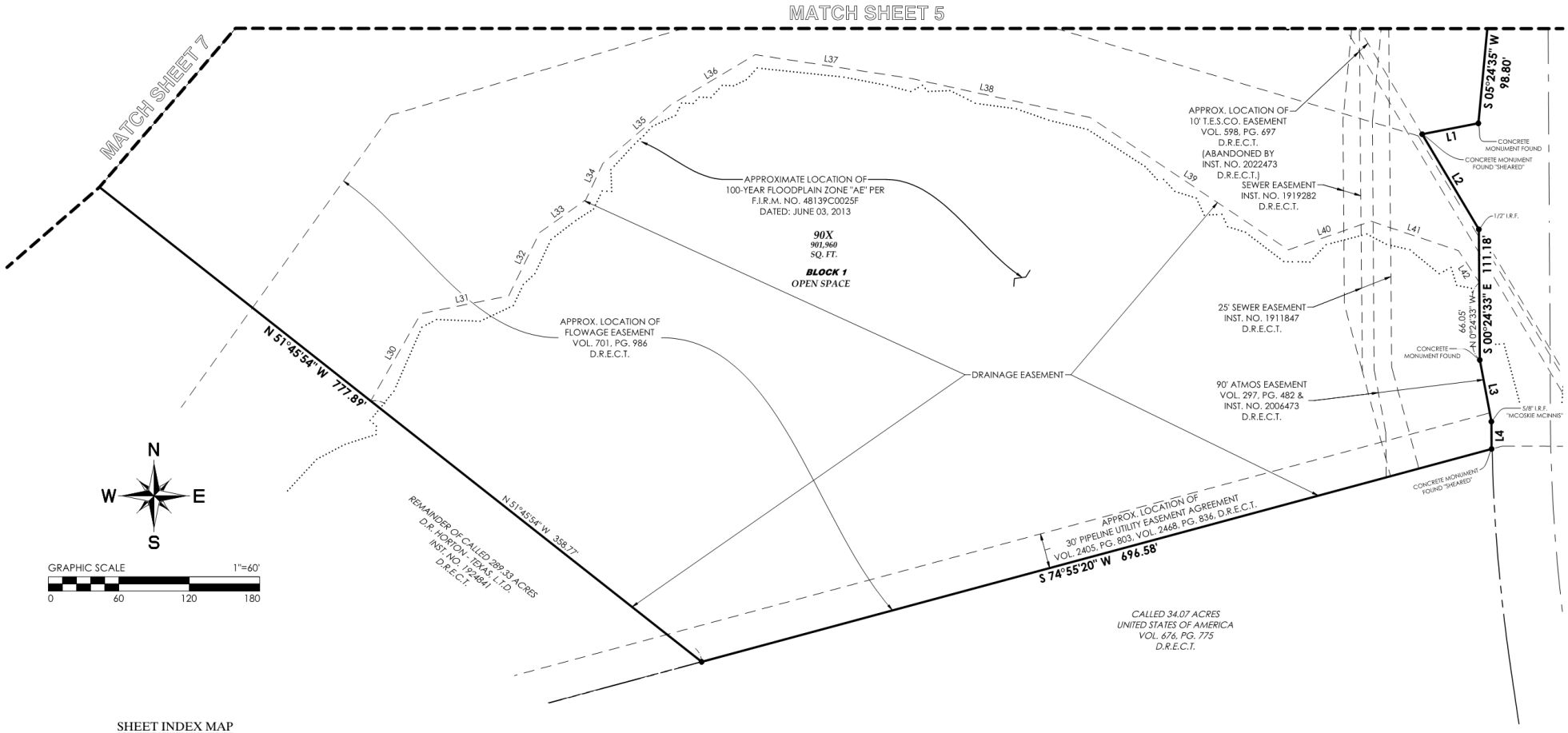

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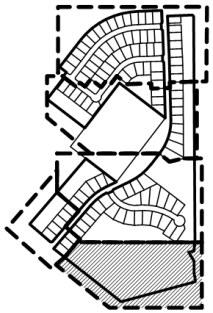

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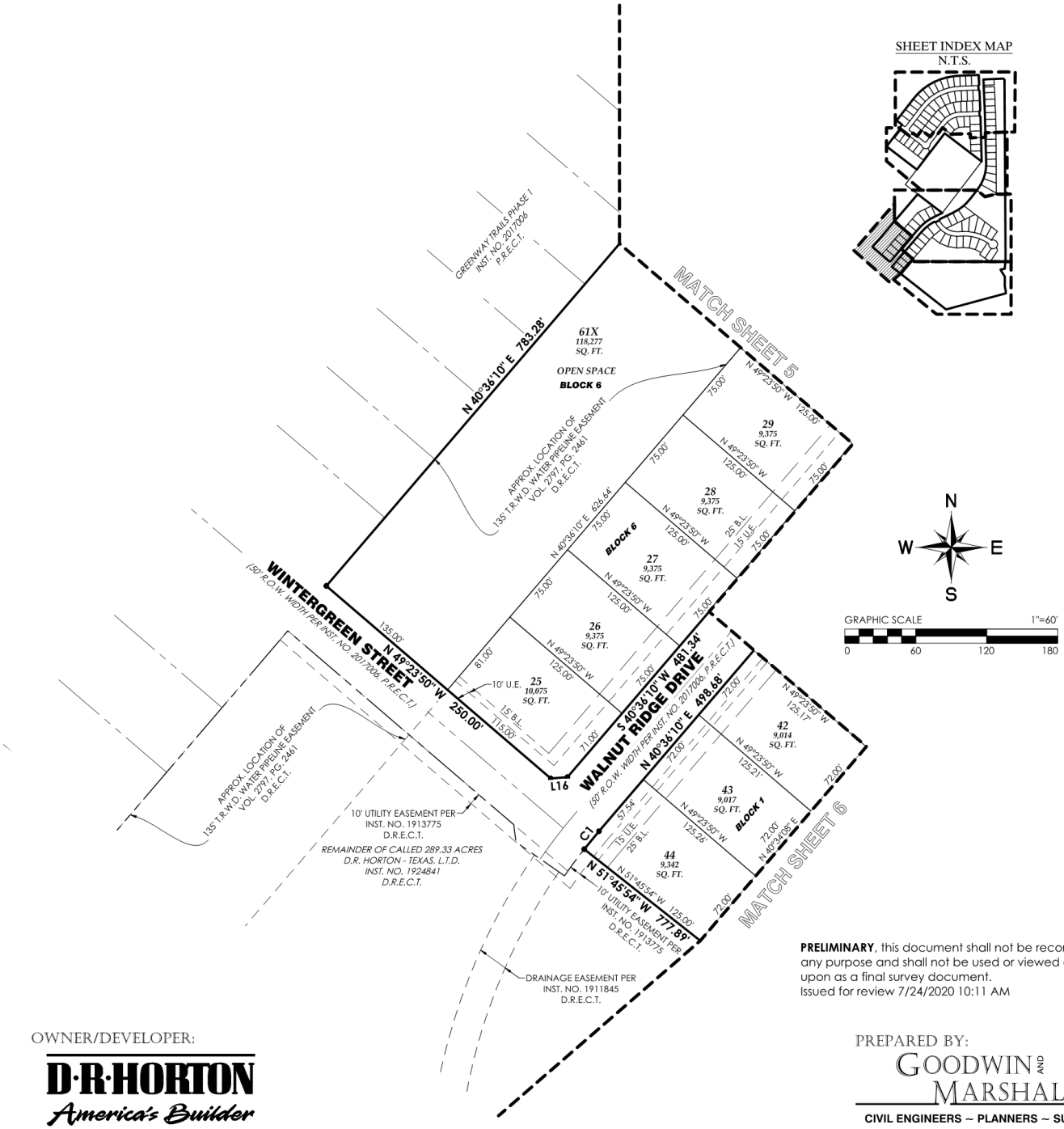

SHEET INDEX MAP
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GRAPHIC SCALE 1"=60'
0 60 120 180

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LINE TABLE

LINE #	BEARING	DISTANCE
L1	S79°03'11"W	48.75
L2	S30°47'46"E	94.29
L3	S10°38'13"E	53.37
L4	S00°24'42"E	23.28
L5	S71°23'34"E	13.97
L6	S64°15'26"W	50.00
L7	N19°18'39"E	14.14
L8	S46°19'24"E	16.66
L9	N37°30'14"E	50.00
L10	S42°41'08"W	14.14
L11	S02°18'52"E	50.00
L12	S47°18'52"E	14.14
L13	S42°41'08"W	14.14
L14	S01°54'53"E	50.00
L15	S46°55'03"E	14.04
L16	S85°36'10"W	14.14
L17	S07°29'46"E	17.68
L18	S82°30'14"W	14.14
L19	N07°29'46"W	14.14
L20	S82°30'14"W	14.14
L21	S25°41'21"E	3.26
L22	S52°29'46"E	27.60

LINE TABLE

LINE #	BEARING	DISTANCE
L23	N40°30'01"E	18.36
L24	S82°30'14"W	7.07
L25	N40°34'22"W	36.78
L26	S40°34'22"E	38.35
L27	N82°30'14"E	7.07
L28	N00°19'55"W	85.45
L29	S40°30'01"W	12.77
L30	N29°56'45"E	85.72
L31	N78°30'04"E	76.17
L32	N26°07'43"E	59.93
L33	N54°36'42"E	48.26
L34	N25°10'34"E	34.21
L35	N49°12'40"E	76.34
L36	N59°18'26"E	83.62
L37	S81°20'37"E	134.55
L38	S77°41'16"E	155.90
L39	S56°15'28"E	202.77
L40	N70°55'35"E	74.58
L41	S71°22'28"E	78.49
L42	S33°16'00"E	32.25

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00	19.63	2°22'04"	N39°25'08"E	19.63
C2	475.00	179.88	21°41'51"	N51°27'05"E	178.81
C3	525.00	246.35	26°53'07"	N50°52'06"E	244.10
C4	475.00	322.87	38°56'45"	N17°57'09"E	316.69
C5	525.00	7.28	0°47'39"	N01°55'03"W	7.28
C6	525.00	217.24	23°42'29"	S52°27'25"W	215.69
C7	50.00	15.06	17°15'14"	S49°29'59"E	15.00

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CASE NO. P190101

SHEET 7 of 7

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City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

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:	8/10/2020			**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. (On June 27, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)

Sponsors:

Indexes:

Code sections:

Attachments:
Exhibit A - Location Map.pdf
Exhibit B - Concept Plan.pdf
Exhibit C - Conceptual Renderings.pdf
Attachment i - Proposed PD Standards.pdf

Date	Ver.	Action By	Action	Result

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. (On June 27, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

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.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the subject property to a Planned Development District for Single Family Townhome, Multi-Family and General Retail Uses.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing a Planned Development District for Single Family Townhouse, Multi-Family and General Retail Uses. The Concept Plan depicts the elements listed below.

- A proposed retail building on 3.89 acres that is accessible from two points on January Lane.
- Twelve multi-family residential buildings and one leasing/clubhouse building on 15.97 acres. The multi -family buildings are placed close to January Lane and configured to frame the primary internal drive and screen surface parking lots from view.
- The drive that connects to May Lane is for emergency access only with a secured gate at the property line and another secured gate closer to Building 13.
- Five clusters of townhome units on 2.74 acres. The townhomes are placed adjacent to existing single family homes to serve as a buffer between the homes and the higher density multi-family buildings.
- A central open space amenity featuring trails and the preservation of existing trees. This feature serves as a natural buffer to the adjacent single family homes.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Medium Density Residential. Approval of this request will require an amendment to the FLUM.

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

- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives;
- A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and

- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

ZONING REQUIREMENTS:

General Retail

The applicant is proposing Neighborhood Services, Office, and General Retail-One as the base zoning districts. 100% of this tract shall be developed with non-residential uses.

Multi-Family Three

The applicant is proposing Multi-Family Three as the base zoning district with two modifications:

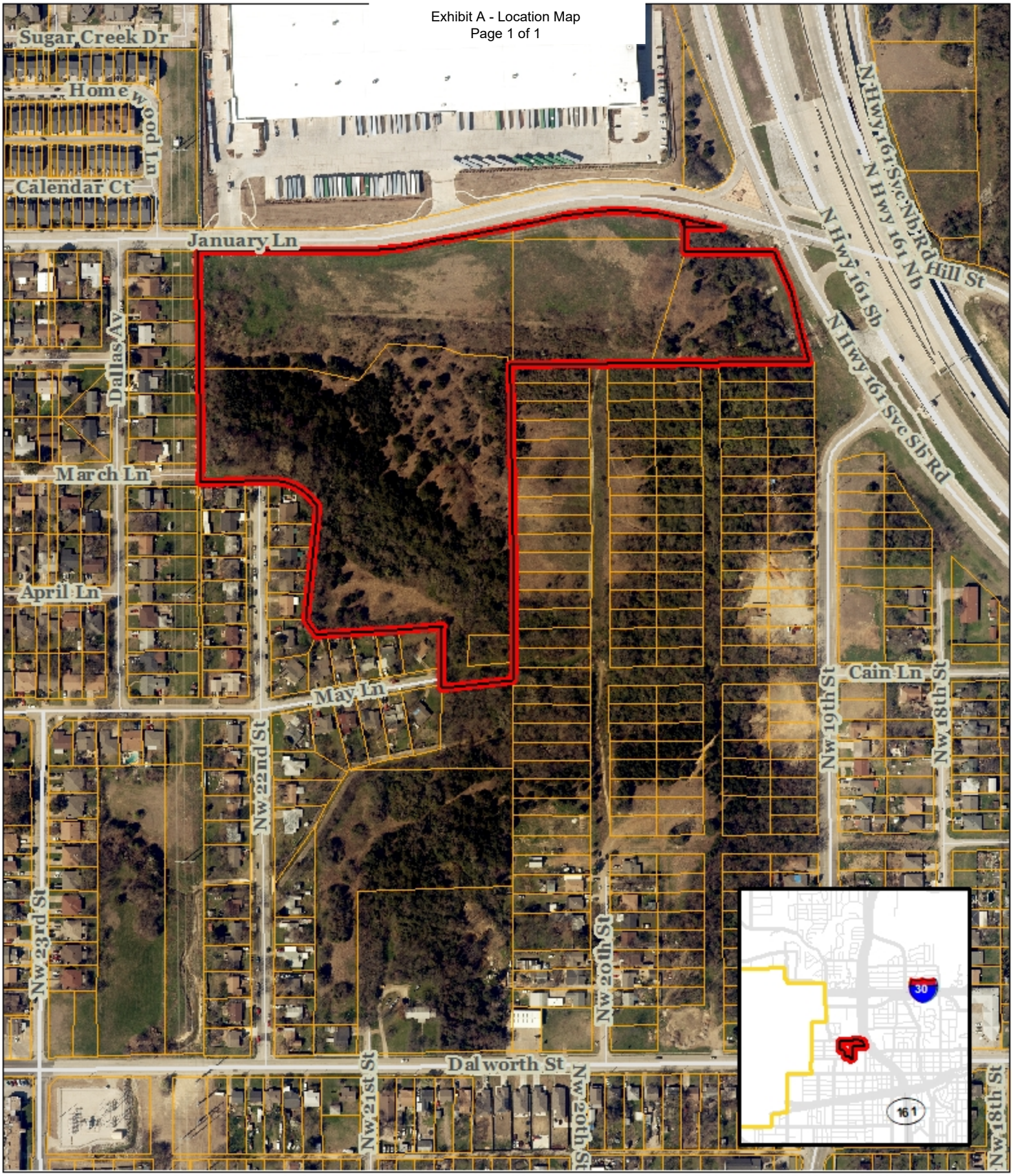
1. No building shall be constructed greater than four stories (Appendix W does not specify the number of stories, just the maximum height in feet).
2. A perimeter fence with gated entry shall not be required.

Townhomes

The applicant is proposing Single Family-Townhouse (SF-T) as the base zoning district.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



GRand PRaiRie TEXAS PLANNING

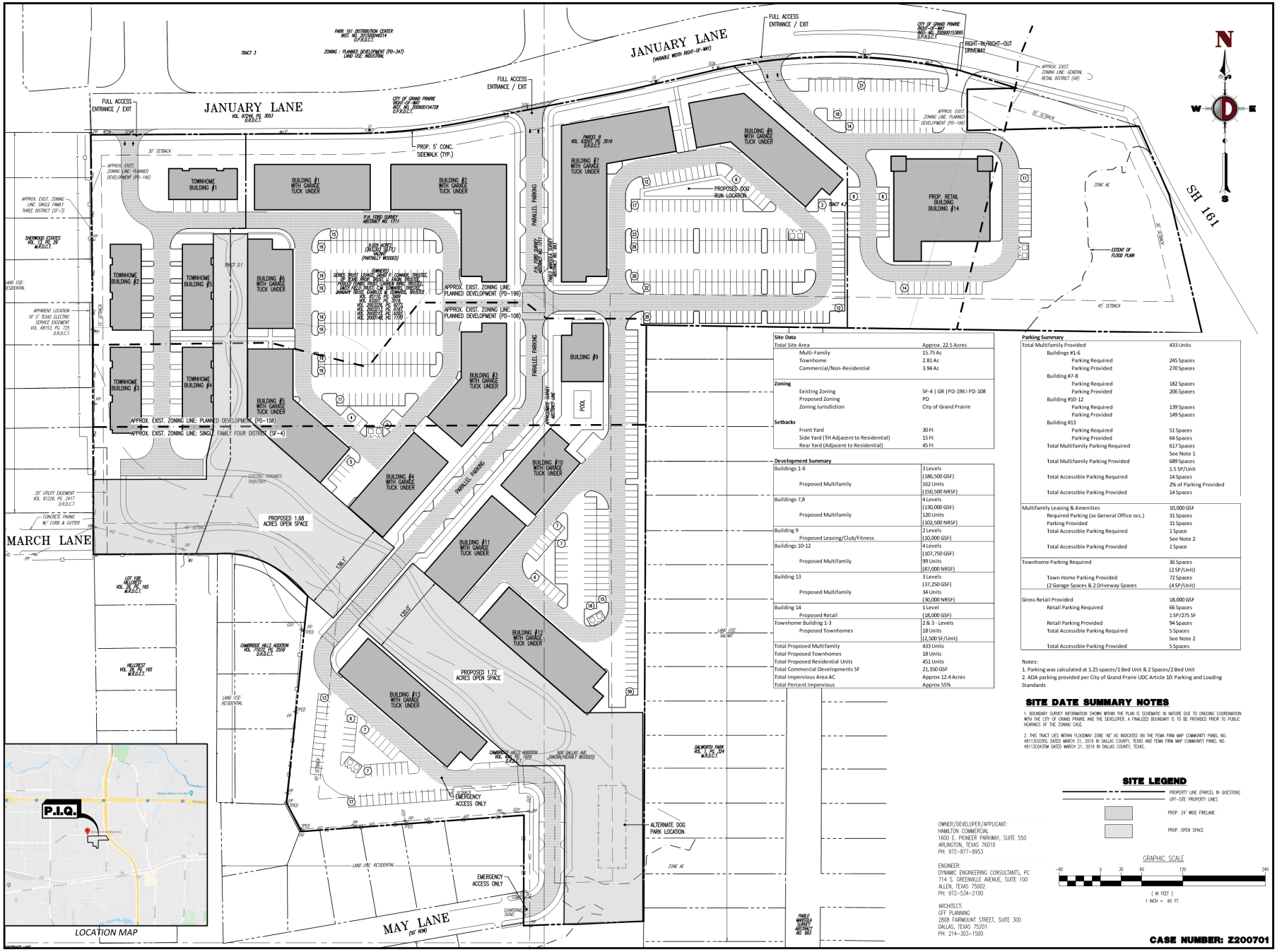
CASE LOCATION MAP

Case Number Z200701

January Hill

N

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



Site Data	
Total Site Area	Approx. 22.5 Acres
Multi-Family	15.75 Ac
Townhome	2.81 Ac
Commercial/Non-Residential	3.94 Ac
Zoning	
Existing Zoning	SF-4 | GR |PD-196 I PD-108
Proposed Zoning	PD
Zoning Jurisdiction	City of Grand Prairie
Setbacks	
Front Yard	30 Ft
Side Yard (TH Adjacent to Residential)	15 Ft
Rear Yard (Adjacent to Residential)	45 Ft

Development Summary	
Buildings 1-6	3 Levels
Proposed Multifamily	(186,500 GSF) 162 Units (150,500 NRSF)
Buildings 7,8	4 Levels (130,000 GSF)
Proposed Multifamily	120 Units (102,500 NRSF)
Building 9	2 Levels
Proposed Leasing/Club/Fitness	(10,000 GSF)
Buildings 10-12	4 Levels (107,750 GSF)
Proposed Multifamily	99 Units (87,000 NRSF)
Building 13	3 Levels (37,250 GSF)
Proposed Multifamily	34 Units (30,000 NRSF)
Building 14	1 Level
Proposed Retail	(18,000 GSF)
Townhome Building 1-3	2 & 3 - Levels
Proposed Townhomes	18 Units (2,500 SF/Unit)
Total Proposed Multifamily	433 Units
Total Proposed Townhomes	18 Units
Total Proposed Residential Units	451 Units
Total Commercial Developments SF	21,350 GSF
Total Impervious Area AC	Approx 12.4 Acres
Total Percent Impervious	Approx 55%

Parking Summary	
Total Multifamily Provided	433 Units
Buildings #1-6	
Parking Required	245 Spaces
Parking Provided	270 Spaces
Building #7-8	
Parking Required	182 Spaces
Parking Provided	206 Spaces
Building #10-12	
Parking Required	139 Spaces
Parking Provided	149 Spaces
Building #13	
Parking Required	51 Spaces
Parking Provided	64 Spaces
Total Multifamily Parking Required	617 Spaces See Note 1
Total Multifamily Parking Provided	689 Spaces 1.5 SP/Unit
Total Accessible Parking Required	14 Spaces 2% of Parking Provided
Total Accessible Parking Provided	14 Spaces
Multifamily Leasing & Amenities	10,000 GSF
Required Parking (as General Office occ.)	31 Spaces
Parking Provided	31 Spaces
Total Accessible Parking Required	1 Space See Note 2
Total Accessible Parking Provided	1 Space
Townhome Parking Required	36 Spaces (2 SP/Unit)
Town Home Parking Provided	72 Spaces
(2 Garage Spaces & 2 Driveway Spaces	(4 SP/Unit)
Gross Retail Provided	18,000 GSF
Retail Parking Required	66 Spaces 1 SP/275 SF
Retail Parking Provided	94 Spaces
Total Accessible Parking Required	5 Spaces See Note 2
Total Accessible Parking Provided	5 Spaces

Notes:
1. Parking was calculated at 1.25 spaces/1 Bed Unit & 2 Spaces/2 Bed Unit
2. ADA parking provided per City of Grand Prarie UDC Article 10: Parking and Loading Standards

SITE DATE SUMMARY NOTES

1. BOUNDARY SURVEY INFORMATION SHOWN WITHIN THE PLAN IS SCHEMATIC IN NATURE DUE TO ONGOING COORDINATION WITH THE CITY OF GRAND PRAIRIE AND THE DEVELOPER. A FINALIZED BOUNDARY IS TO BE PROVIDED PRIOR TO PUBLIC HEARINGS OF THE ZONING CASE.

2. THIS TRACT LIES WITHIN FLOODWAY ZONE "AE" AS INDICATED ON THE FEMA FIRM MAP COMMUNITY PANEL NO. 48113C0325L, DATED MARCH 21, 2019 IN DALLAS COUNTY, TEXAS AND FEMA FIRM MAP COMMUNITY PANEL NO. 48113C0435M DATED MARCH 21, 2019 IN DALLAS COUNTY, TEXAS.

SITE LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- PROP. 24' WIDE FIRELANE
- PROP. OPEN SPACE

GRAPHIC SCALE
-60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

OWNER/DEVELOPER/APPLICANT:
HAMILTON COMMERCIAL
1600 E. PIONEER PARKWAY, SUITE 550
ARLINGTON, TEXAS 76010
PH: 972-877-8953

ENGINEER:
DYNAMIC ENGINEERING CONSULTANTS, PC
714 S. GREENVILLE AVENUE, SUITE 100
ALLEN, TEXAS 75002
PH: 972-534-2100

ARCHITECT:
GFF PLANNING
2808 FAIRMOUNT STREET, SUITE 300
DALLAS, TEXAS 75201
PH: 214-303-1500

CASE NUMBER: Z200701

DYNAMIC ENGINEERING CONSULTANTS, PC
SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	07/21/20	REVISED PER DRC TRAFFIC COMMENTS	CEO

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: BDG | DESIGNED BY: CEO | CHECKED BY: CEO | APPROVED BY: -

PROJECT: **MULTI-USE DEVELOPMENT**
HAMILTON COMMERCIAL
ZONING CASE NO. Z200701 4.8, 3.1, 3.2, 3.4, & 3.6
1900 JANUARY LANE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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Delray Beach, Florida • T: 561.921.8670
Texas Registered Engineering Firm No. F-13660
www.dynamicec.com

PRELIMINARY PLAN
FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CAROLYN E. O'BRIEN, STATE LICENSE NUMBER 121806 ON 06/17/2020. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CAROLYN E. O'BRIEN
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 121806

TITLE: ZONING CONCEPT PLAN

SCALE: (H) 1"=60' (V) | DATE: 08/03/2020
PROJECT No: 3389-99-004

SHEET No: 1 OF 1 | Rev. #: 1

Plotted: 08/03/20 — 3:58 PM, By: cobrien
File: P:\DESIG_PROJECTS\3389 Hamilton Commercial\99-004 January Lane GF-2TX\Dwg\Site Plans\d3389990004ex.dwg, ---> 1 SITE PLAN

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CONCEPT SITE PLAN

0 25 50 100'

January Hill | Grand Prairie, Texas

Job #: 20071
Date: 07.15.2020
Drawn by: BEM, GCN

Scale: NTS
File Name: P:\2020\20071 - January Lane-SH 161 SWC\07 - Presentation\03 - InDesign\Januay Hill - Site Plan and Renderings
Not for regulatory approval, permitting, or construction

HAMILTON COMMERCIAL

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Dallas | Fort Worth | Austin

CONCEPTUAL RENDERING

January Hill | Grand Prairie, Texas

Job #: 20071
Date: 07.15.2020
Drawn by: BEM, GCN

Scale: NTS
File Name: P:\2020\20071 - January Lane-SH 161 SWC\07 - Presentation\03 - InDesign\Januay Hill - Site Plan and Renderings
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DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
www.dynamicec.com
714 S. Greenville Avenue, Suite 100
Allen, TX 75002
T. 972-534-2100

6. Staff will follow up with you after the DRC meeting to discuss next steps.
Noted.

General Comments

1. Submit proposed development standards for this PD. These standards should identify the base zoning districts for the different uses. This document should also identify any requested variances.

A. Development shall generally comply with the Concept Plan.

B. Commercial development shall conform with the requirements of the MU district as found in Article 3, Section 2.16 of the Unified Development Code and NS, O, and GR-1 shall comprise the principal non-residential land uses.

a. The following uses are prohibited: boat dealer, motorcycle dealer, laundry (self-serve), mini storage, and auto parts sales (new).

b. Areas designated on the concept plan for non-residential uses are reserved for those uses allowed by right under Article 4 of the UDC in the NS, O, and GR-1 districts. Up to 100% of the space designated as non-residential uses on the Concept Plan may be used as either NS, O, or GR-1 uses or any combination of uses allowed under these districts, but such spaces designated on the Concept Plan shall contain only non-residential uses.

C. Multi-Family and Townhome development shall comply with the development standards for Multi-Family Three District and Townhome district with the exceptions and additions listed below:

a. The maximum allowable density shall be 25 dwelling units per gross acre. The total proposed # of units on the Concept Plan is (425) Multi-Family units and (24) Townhome units.

b. The requirement for a perimeter fence with gated entry shall not apply.

c. No building in the development shall be constructed greater than four stories.

d. Townhomes shall require a 17-foot minimum front yard and minimum 20-foot rear yard.

e. Townhomes shall require a 5-foot minimum side yard if not attached and a 0-foot minimum side yard if attached.

2. Commercial development will be subject to Appendix F standards. Residential development will be subject to Appendix W standards. **Noted.**

Legislation Details (With Text)

File #:	20-10221	**Version:**	1	**Name:**	SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box
Type:	Ordinance			**Status:**	Public Hearing
File created:	7/29/2020			**In control:**	Planning and Zoning Commission
On agenda:	8/10/2020			**Final action:**	
Title:	SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.				
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 Exhibit E - Appendix F Menu Items.pdf Attachment i - Examples of Enhanced Landscape Area.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title

SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the

SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

PURPOSE OF REQUEST:

The applicant intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. Restaurants 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-364 and within the SH-161 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.

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-364	Restaurant (Olive Garden)
East	PD-364	HWY 161; Undeveloped
South	PD-364	Restaurants/Retail (Salata, Fir
West	PD-364	Restaurants/Retail

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. The site is accessible from Esplanade via shared access drives on properties to the north and south. The Site Plan includes the building, parking spaces, fire lane and access drives, and a dumpster enclosure.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-364 with a base zoning district of Commercial (C). Development is subject to the standards in PD-364 and the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	52,007	Yes
Min. Lot Width (Ft.)	50	172.76	Yes
Min. Lot Depth (Ft.)	100	299.48	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes

Max. Height (Ft.)	25	21	Yes
Max. Floor Area Ratio	.5:1	.053:1	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets the landscape and screening requirements.

Table 3: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	5,200	10,114	Yes
Trees	14	14	Yes
Shrubs	104	156	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

APPENDIX F STANDARDS:

Building Design

The exterior building materials include porcelain tile, brick, stucco, and metal accent panels. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations do not meet either of the window requirements.

Menu Items

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal meets the Appendix F Menu Items requirements.

Table 4: Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	Strategic Parking
Site Design and Building Orientation	Add Parking Lot Trees
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Specialty Accent
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Enhanced Windows
Building Design	Design Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi
Healthy, Smart & Sustainable Community	USB Charging Stations
Alternative Compliance	White Concrete Pavement

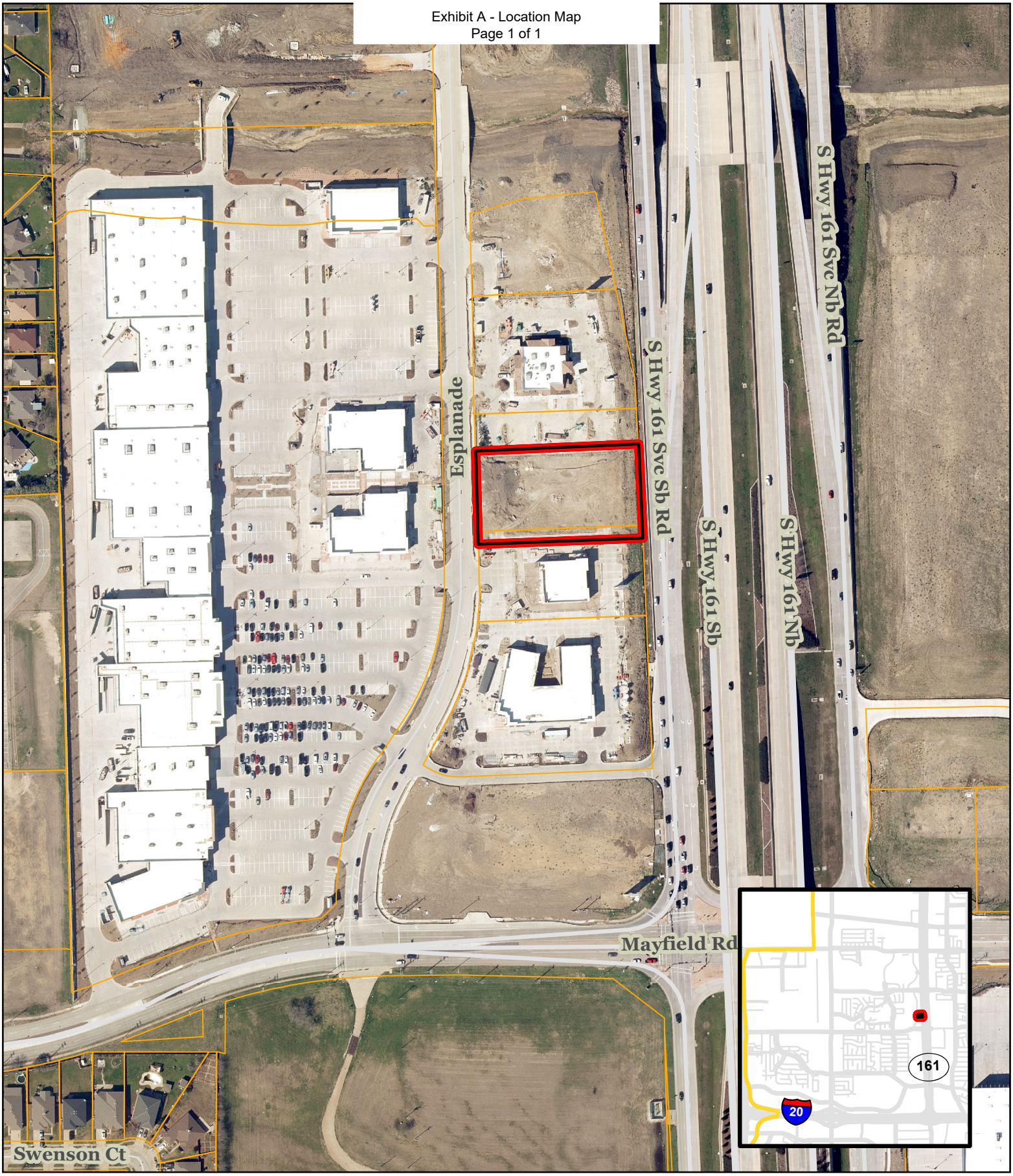
VARIANCES:

1. 30% Windows on Street-Facing Facades. The applicant is requesting a variance to construct the building with 21% windows on the east facade and 0% windows on the west facade when 30% is required.
2. Total Windows. The applicant is requesting a variance to construct the building with windows along 35% of the length of all facades when 50% is required.

RECOMMENDATION:

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

1. The developer shall provide an enhanced landscape area with plantings west of the building as a compensatory measure for 0% windows on the west facade. The enhanced landscape area shall be comparable to the areas shown in Attachment i - Examples of Enhanced Landscape Area.



Grand Prairie TEXAS PLANNING

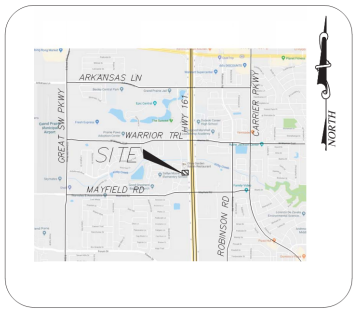
CASE LOCATION MAP

Case Number SU200802/S200802

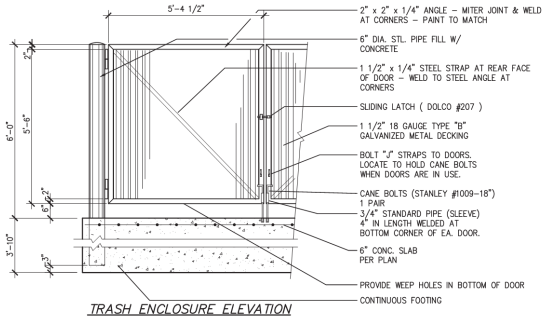
Jack In The Box

N

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

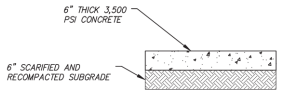


VICINITY MAP



TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



PAVING DETAIL

SITE DATA FOR JACK IN THE BOX

LOT AREA	52,007 SF; 1.19 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,765 SF
FLOOR AREA RATIO	0.053
TOTAL IMPERVIOUS AREA	31,893 SF (61.3% COVERAGE)
LANDSCAPED AREA	10,114 SF (38.7% COVERAGE)
AREA WITHIN FLOODPLAIN	19,006 SF
EXISTING ZONING	PD-364 SUBZONE C
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	28 SPACES (1/100 SF)
PROVIDED PARKING	28 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

NORTH

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

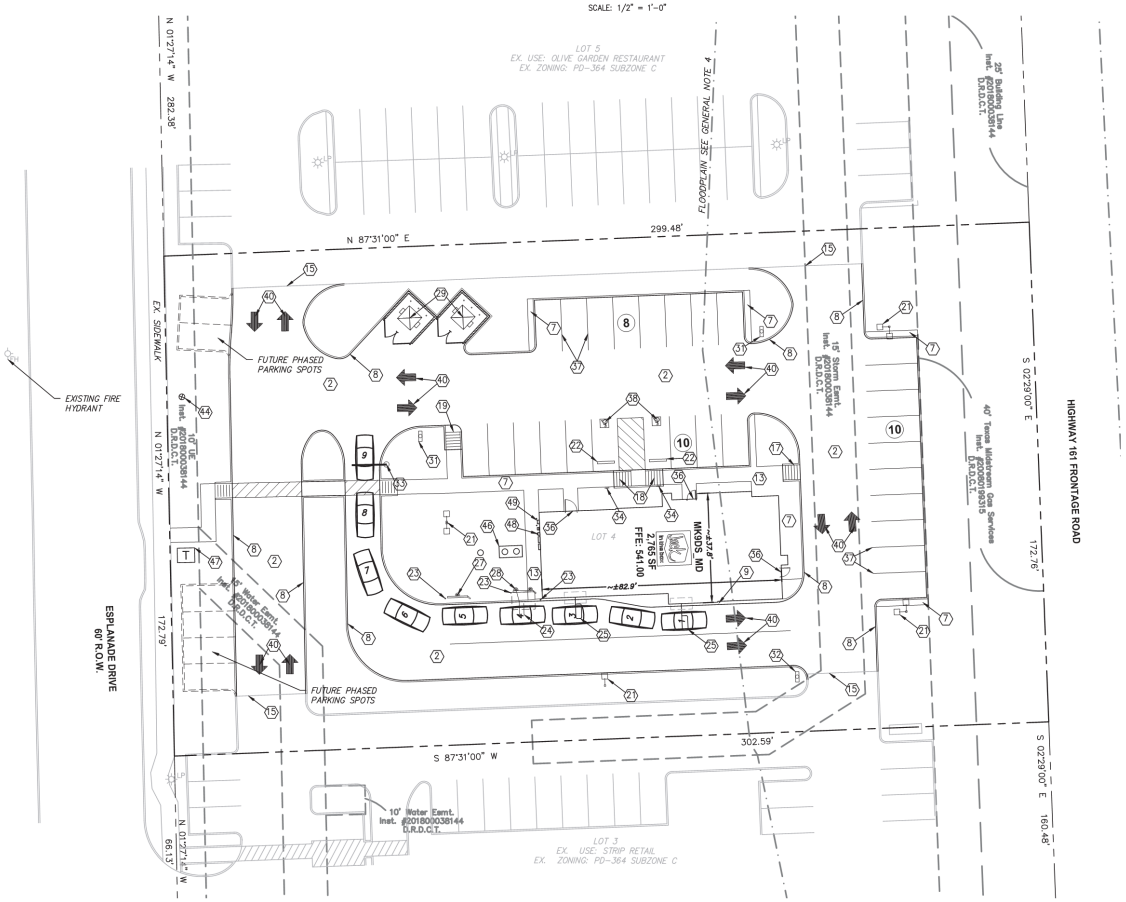
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 8/SD2.1.
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
3. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.
4. PROPERTY IS NO LONGER LOCATED WITHIN FLOODPLAIN PER FEMA LOMR 19-06-2040P EFFECTIVE 03/06/2020. THE EXISTING FLOODPLAIN LINE SHOWN IS FROM CITY GIS.

PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:
1/100 SF BUILDING (2,765 SF)

TOTAL PARKING REQUIRED:	28 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
STANDARD PARKING PROVIDED:	26 SPACES
TOTAL PARKING PROVIDED:	28 SPACES



OWNER/DEVELOPER:
II CORP
1915 Westridge Drive
Irving, TX 75038
(972) 550-1282
Contact: Umar Ibrahim

DATE SUBMITTED: 7/20/2020

SITE PLAN NOTES

1. INSTALL ASPHALT PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER. (NOT USED)
2. INSTALL WHITE CONCRETE PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
3. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 8/SD2.0. (NOT USED)
4. CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/SD2.0. (NOT USED)
5. CONSTRUCT CONCRETE CURB AT ASPHALT PAVING; SEE DETAIL 2/SD2.0. (NOT USED)
6. CONSTRUCT CONCRETE CURB AT CONCRETE PAVING; SEE DETAIL 3/SD2.0. (NOT USED)
7. CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK; SEE DETAIL 4/SD2.0.
8. CONSTRUCT MONOLITHIC CONCRETE CURB AND PAVING; SEE DETAIL 5/SD2.0.
9. CONSTRUCT CONCRETE CURB AT BUILDING SIDE OF DRIVE-THRU LANE; SEE DETAIL 6/SD2.0.
10. CONSTRUCT TEMPORARY ASPHALT CURB; SEE DETAIL 7/SD2.0. (NOT USED)
11. SAWCUT AND REMOVE EXISTING PAVING AND/OR SIDEWALK. REMOVE A MINIMUM 2-FEET ASPHALT PAVING TO ENSURE PROPER INSTALLATION OF PATCH BACK. ASPHALT PATCH BACK TO MUNICIPALITY STANDARDS. (NOT USED)
12. INSTALL CONCRETE CROSS PAN (DRIVE APPROACH) TO MUNICIPALITY STANDARDS. (NOT USED)
13. INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO 'DIMENSIONING PLAN' SHEET C2.1 FOR WIDTHS.
14. PROVIDE FOR ROOF DRAINS UNDER THE SIDEWALK AND AT THE CURB FACE; SEE DETAIL 14/SD2.2. (NOT USED)
15. DOWEL TO EXISTING CONCRETE PAVING WITH 18-INCH NO. 4 BARS AT 18-INCHES O.C.; MINIMUM OF TWO BARS – REDUCE SPACING AS NECESSARY.
16. CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/SD2.0. (NOT USED)
17. CONSTRUCT IN-LINE CURB RAMP; SEE DETAIL 14/SD2.0.
18. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.
19. CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0.
20. PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMPS TO THE MUNICIPALITY STANDARDS. (NOT USED)
21. INSTALL LIGHT POLE BASE; SEE DETAIL 16/SD2.1. REFER TO SHEET ES1.1 FOR POLE AND FIXTURE REQUIREMENTS.
22. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 6-FOOT OR LESSER WIDTH SIDEWALKS; SEE DETAIL 20/SD2.0.
23. INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNERS; SEE DETAIL 4/SD2.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE ALSO SHEETS C2.1 AND A1.0 FOR DIMENSIONING CONTROL.
24. INSTALL DETECTOR LOOP FOR ORDER BOARD; SEE DETAIL 18/SD2.1.
25. INSTALL DETECTOR LOOP AT PICK UP WINDOW; SEE DETAIL 10/SD2.1.
26. PROVIDE ROOF DRAIN DISCHARGE SWALE; SEE DETAIL 15/SD2.2. (NOT USED)
27. INSTALL PREVIEW BOARD; SEE DETAIL 14/SD2.1.
28. INSTALL ORDER BOARD; SEE DETAIL 18/SD2.1.
29. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE; SEE DETAIL 6/SD2.2.
30. SITE 'ENTRY' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS. (NOT USED)
31. SITE 'DRIVE-THRU' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
32. SITE 'THANK YOU/DO NOT ENTER' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
33. INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN; SEE DETAIL 20/SD2.1.
34. INSTALL ACCESSIBLE PARKING SIGN, INCLUDE 'VAN' PLACARD CORRESPONDING (ONLY) TO PAVING MARKINGS AS SHOWN; SEE DETAIL 8/SD2.1.
35. PROPOSED HIGHWAY PYLON SIGN. GENERAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING PER SHEET ES1.0. INSTALLATION BY SIGN CONTRACTOR. (NOT USED)
36. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
37. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS; SEE DETAIL 6/SD2.1.
39. PAINT 4-INCH SOLID WHITE STRIPES AT 8-INCHES O.C. AND 45-DEGREES TO TRAFFIC DIRECTION, BORDER WITH 6-INCH SOLID WHITE STRIPE. TYPICAL AT WAIT SPACE AND LOADING ZONE.
40. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
41. PAINT 18-INCH WIDE SOLID WHITE CROSS WALK STRIPES AT 5-FEET (MAX) O.C. (NOT USED)
42. INSTALL OUTDOOR SEATING PER PLAN; SEE DETAIL 1/SD2.1. (NOT USED)
43. INSTALL PEDESTRIAN GUARD RAILING; SEE DETAIL 3/SD2.1. (NOT USED)
44. PROPOSED WATER METER IN METER BOX WITH DOUBLE CHECK BACKFLOW PREVENTOR PER GOVERNING AUTHORITIES' STANDARDS & SPECIFICATIONS. TAPS AND METERS BY G.C. REFER TO SHEET PS1.0.
45. PROVIDE SCHEDULE 40 PVC SLEEVES AT 2X DIAMETER OF PROPOSED IRRIGATION PIPING; TYPICAL OF ALL LANDSCAPE AREAS. REFER TO SHEET L1.1. (NOT USED)
46. PROPOSED GREASE INTERCEPTOR, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0.
47. PROPOSED GROUND MOUNTED TRANSFORMER LOCATION, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND ES1.0.
48. PROPOSED ELECTRIC METER AND C/T CABINET MOUNTING, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0.
49. PROPOSED GAS METER LOCATION, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND P3.0.
50. INSTALL U-BAR BIKE RACK(S); SEE DETAIL 5/SD2.1. (NOT USED)
51. INSTALL MAILBOX, CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE JIB 'NEW RESTAURANT COORDINATOR' PRIOR TO INSTALLATION; SEE DETAIL 19/SD2.2. REFER ALSO TO THE SITE SPECIFICATIONS. (NOT USED)

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DATES

RELEASE: OCT. 02, 2017
P.M. UPDATES: SEPT. 27, 2019
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

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Civil Engineers - Designers - Planners
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Engineering Firm Registration Number F-9007

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: DAVID C. GREGORY
P.E. No. 89296 Date 7/20/20

SITE INFORMATION

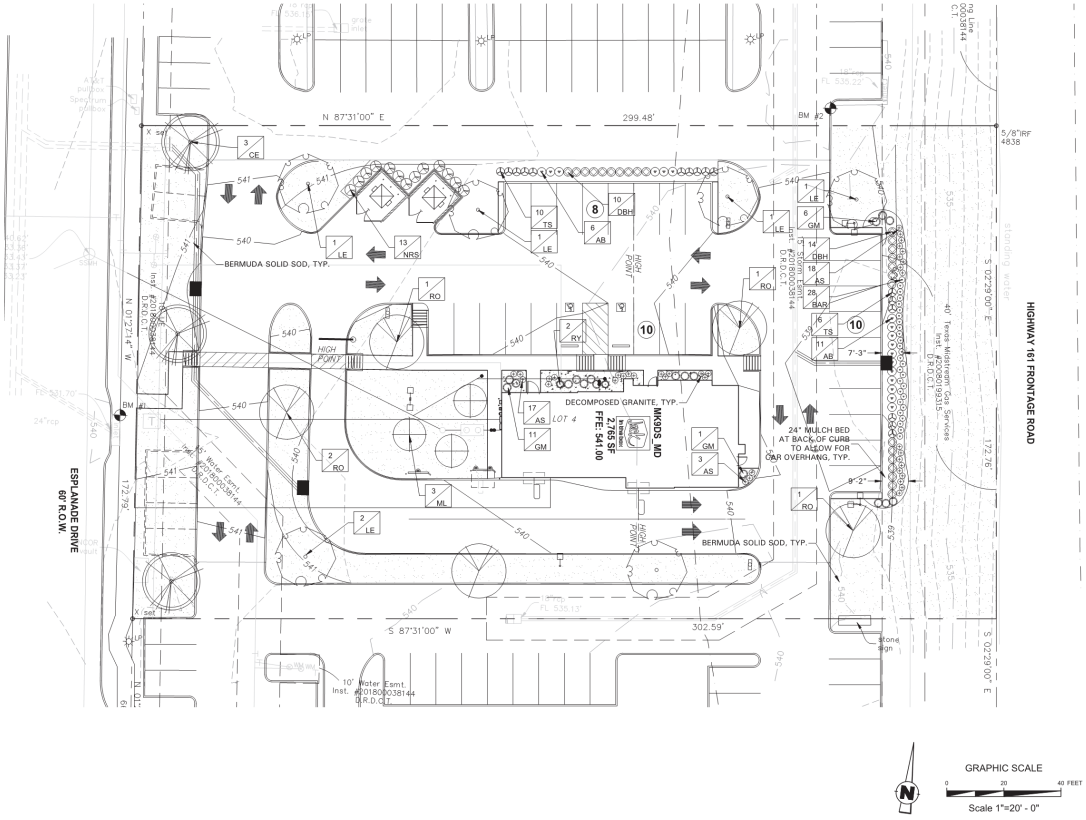
MK TYPE: MK9DS_MD
JIB #: 4874
ADDRESS: 3146 S. STATE HWY 161 GRAND PRAIRIE, TX 75052
DRAWN BY: JPB
PROJECT #: 5068-30
SCALE: 1"=20'

SITE PLAN

SD1.0

CASE #: SU200802/S200802

Exhibit C - Landscape Plan
Page 1 of 1



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD. FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TERRO-TACK ONE, AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	FLOWERING	NATIVE/DROUGHT TOLERANT
		SHADE TREES					
3	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching		Y
6	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread		Y
5	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching		Y
		ORNAMENTAL TREES					
3	ML	Texas Mountain Laurel	*Sophora secundiflora*	30 gal.	8' ht., 4' spread min.	Y	Y
		SHRUBS					
17	AB	Glossy Abelia	*Abelia grandiflora*	5 gal.	3' ht.; full, 24" spread, 36" o.c.	Y	Y
38	AS	Autumn Sage	*Salvia greggii*	5 gal.	full, 24" o.c.	Y	Y
28	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.	Y	Y
24	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	3' ht.; full, 24" spread, 36" o.c.		Y
18	GM	Gulf Muhly	*Muhlenbergia capillaris*	5 gal.	full, 30" o.c.		Y
13	NRS	Nellie R Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.		
2	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.	Y	Y
16	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	3' ht.; full, 24" spread, 36" o.c.	Y	Y
		GROUNDCOVER/VINES/GRASS					
		Bermuda Solid Sod	*Cynodon dactylon*				
		Decomposed Granite					

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Grand Prairie, TX

Non Residential Landscaping

1. A minimum of 75% of all required landscape areas shall be located in the front yard.

2. The minimum landscape requirement is 10% of the site area.

3. One tree shall be provided for ever 500 s.f. of landscape required

REQUIRED	PROVIDED
3,901 s.f. (75%)	8,544 s.f.
5,201 s.f. (10%)	20,099 s.f. (38.6%)
14 trees, 3" cal.	14 trees, 3" cal.

Landscaping Adjacent to Public R.O.W.

1. Street Trees shall be provided and spaced between 25' and 50 feet apart along the proeprty line or linear frontage.

no trees were provided along frontage due to gas easement

Parking Areas

1. One tree shall be provided for each 20 parking spaces. No car parking space shall be located greater than 100' from the center of a tree. (per appendix F - one tree per 5 parking spaces)

2. Parking areas shall be screened along all streets by a minimum 3' high solid shrub hedge when mature. (7' bed along 161 or double row of trees)

Parking Spaces = 28 spaces

REQUIRED	PROVIDED
6 trees	9 trees
shrub screen - 7' bed	shrub screen - 7' bed min.

Case #: SU200802/S200802

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DATES

RELEASE: OCT. 02, 2017

P.M. UPDATES: SEPT. 27, 2019

SUBMITTAL DATE:
1:
2:
3:

BID:

CONSTRUCTION:

REVISIONS

REGISTERED LANDSCAPE ARCHITECT AMANDA W. RICHARDSON 2754 STATE OF TEXAS

6-1-20

SITE INFORMATION

MK TYPE: MK9DS_MD

JIB #: 4874

ADDRESS:

DRAWN BY:

PROJECT #: 5068-30

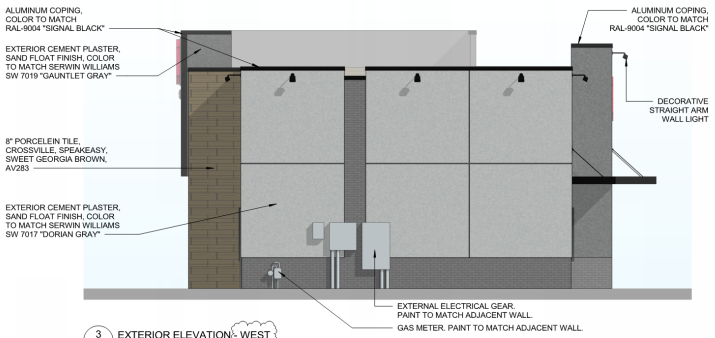
SCALE:

LANDSCAPE PLAN

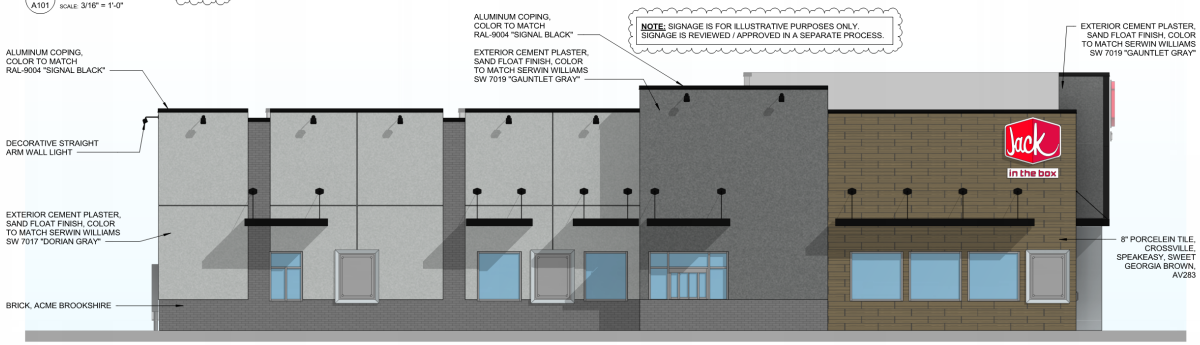
L1.01

1 A101 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

2 A101 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



3 A101 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



4 A101 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS

MATERIAL	ELEVATION			
	NORTH	SOUTH	EAST	WEST
PORCELAIN TILE	13 %	22 %	35 %	12 %
BRICK	9 %	13 %	0 %	16 %
GLAZING	15 %	8 %	21 %	0 %
STUCCO	37 %	57 %	4 %	72 %
CORRUGATED PANELS	24 %	0 %	41 %	0 %
METAL DOOR	2 %	0 %	0 %	0 %

REQUIRED WINDOWS

FAÇADE	REQUIRED	PROVIDED	MEETS
NORTH	0 %	15 %	YES
SOUTH	0 %	8 %	YES
EAST	30 %	21 %	NO
WEST	30 %	0 %	NO
TOTAL (AREA)	50 %	11 %	NO
TOTAL (LENGTH)	50 %	35 %	NO

5 A101 PERSPECTIVE
SCALE:

CASE NUMBER SU200802/S200802

in the box
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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P.M. UPDATES:
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CONSTRUCTION:

REVISIONS

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SUITE 3000
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SITE INFORMATION
MK TYPE:
JIB #:
ADDRESS:
EPIC
GRAND PRAIRIE, TEXAS
DRAWN BY: EDC
PROJECT #: 25328
SCALE: REFER TO VIEW

SUP-02

Appendix F Menu Items Checklist

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

Instructions: Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

Usable Open Space & Pedestrian Linkages		
✓ If Selected	**Menu Item**	**Description**
☐	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. • Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer. • Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
☐	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.
☐	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
☐	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☐	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
☐	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
☒	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
☐	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
☐	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
☒	Strategic Parking	Submit on of the following Strategic Parking Plans: • Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. • Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.

		• Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. → Circle or highlight selected parking plan.
☐	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
☐	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
☐	Park Once Environment (1.5)	Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment. • Shared parking agreements between different lots/occupants must be in place.
Building Design (Select at Least Six Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☐	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
☒	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
☒	Color Contrast	Each facade shall include at least two contrasting colors.
☒	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
☒	Corner Treatment	Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections. → Circle or highlight the proposed architectural elements.
☒	Articulated Public Entrance	The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer. → Circle or highlight the proposed elements.
☐	Buildings at Key Intersections	Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer. → Circle or highlight the proposed features.
☒	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
☒	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in material or texture. → Circle or highlight the proposed items.
☒	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
☐	Canopy Variation	Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme. * It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.
☒	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer. → Circle or highlight the proposed design elements.
Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)		
✓ If Selected	**Menu Item**	**Description**
☐	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
☐	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
☐	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
☐	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
☐	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
☐	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
☐	Green Infrastructure	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (iSWM) Program.
☐	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
☐	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

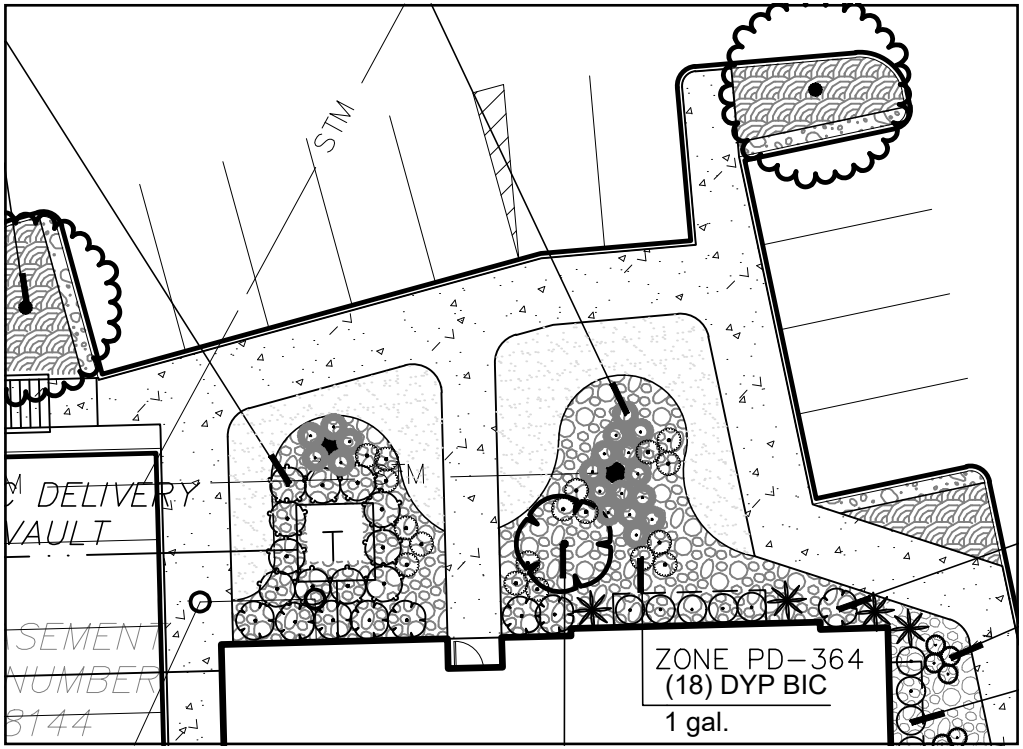
☒	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
☒	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
☒	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
☐	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
☐	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
☐	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
☐	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
☐	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
☐	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
☐	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
☐	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

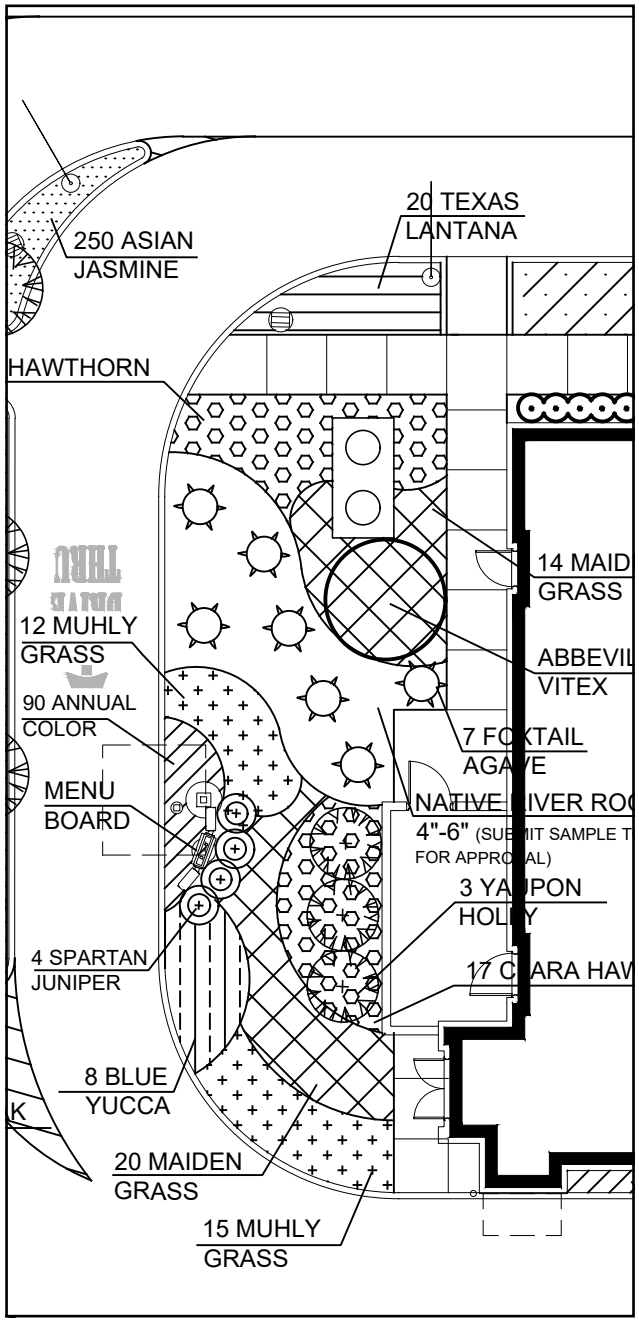
Alternative Compliance

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

✓ If Selected	Proposed Item/Element	Description
☒	White Concrete Pavement	Concrete pavement with a higher reflective value to reduce urban heat island effect.
☐		
☐		
☐		

Menu Item Summary Table	
Element	**# of Menu Items**
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	2
Building Design	9
Healthy, Smart, Sustainable Community	2
Alternative Compliance	1
Total Menu Items:	14


STM
DELIVERY
VAULT
T
ZONE PD-364
(18) DYP BIC
1 gal.


250 ASIAN
JASMINE
20 TEXAS
LANTANA
HAWTHORN
14 MAID
GRASS
12 MUHLY
GRASS
ABBEVIL
VITEX
90 ANNUAL
COLOR
7 FOXTAIL
AGAVE
MENU
BOARD
NATIVE RIVER RO
4"-6" (SUBMIT SAMPLE T
FOR APPROVAL)
3 YAUPON
HOLLY
4 SPARTAN
JUNIPER
17 CLARA HAW
8 BLUE
YUCCA
20 MAIDEN
GRASS
15 MUHLY
GRASS