



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 28, 2020

5:30 PM

Council Chambers and Video Conference

Due to the ongoing the ongoing COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held in-person in the Council Chamber at Grand Prairie City Hall, as well as by videoconference. Members of the Commission and the public may elect to participate by attending the meeting in-person, or remotely via videoconference.

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: Sep 28, 2020 05:30 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/91708046430?pwd=TDIWRktqOHpYaFZ2Q0FhdmpkdFNqdz09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,91708046430#,,,,,0#,,3584811091# or
+12532158782,,91708046430#,,,,,0#,,3584811091#

Or Telephone:

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

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

Webinar ID: 917 0804 6430

Passcode: 3584811091

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

All meeting participants attending remotely 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 o'clock p.m. on Monday, September 28th.

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.

[20-10331](#) Semi-Annual Impact Fee Update

Attachments: [Semi-Annual Report on the Collection of Impact Fees.pdf](#)

Agenda Review

COVID Meeting Procedures

Upcoming Election of Officers

Public Hearing
6:30 p.m. Council Chambers and Video Conference

Chairperson Joshua Spare Presiding

Invocation

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

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

Public Hearing Consent Agenda

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

1 [20-10399](#) Approval of Minutes of the September 14, 2020 P&Z meeting.

Attachments: [PZ Draft Minutes 09-14-2020.pdf](#)

- 2 [20-10400](#) P200901 - Preliminary Plat - Slink Addition, Lots 1-7, Block 1 (City Council District 2). Preliminary Plat creating seven lots on 54.692 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Preliminary 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 or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

Items for Individual Consideration

- 3 [20-10401](#) S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,600 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Councilman Jorja Clemson.
- Attachments:** [Exhibit A Location Map S200905](#)
[Exhibit B SP S200905 DevTex](#)
[Exhibit C LP S200905 DevTex](#)
[Exhibit D Exterior Elevations Bldg A](#)
[Exhibit D Exterior Elevations Bldg B](#)
[Exhibit E Rendering Bldg A](#)

- 4 [20-10402](#) S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Site Plan for a multi-family and mixed use development with 255 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail on 10.12 acres. Tract 1, William Linn Survey, Abstract 1725 and Tract 2, A B F Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

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

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

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

[Exhibit D - Building Elevations.pdf](#)

- 5 [20-10403](#) S200901 - Site Plan - Kaltterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

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

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

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

[Exhibit D - Building Elevations.pdf](#)

[Exhibit E - Appendix W Amenities.pdf](#)

Public Hearing

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

- 6** [20-10404](#) Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy.
- Attachments:** [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Conceptual Building Elevations.pdf](#)
[Attachment i - Proposed Development Standards.pdf](#)
- 7** [20-10406](#) SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1). Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd.
- Attachments:** [Exhibit A - Property Boundary Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Appendix F Menu Items Checklist.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 09/25/2020.

**Monica Espinoza
Planning Secretary**

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



Legislation Details (With Text)

File #:	20-10331	Version:	1	Name:	Semi-Annual Impact Fee Update
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	8/25/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	9/28/2020	Final action:		Final action:	
Title:	Semi-Annual Impact Fee Update				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Semi-Annual Report on the Collection of Impact Fees.pdf				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Semi-Annual Impact Fee Update

Presenter

Gabe Johnson, Director of Engineering and Public Works

Recommended Action

Approve

Analysis

As required by law, the Impact Fee Advisory Committee must receive a semi-annual report with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee. The attached memo serves as the report.



MEMORANDUM

TO: Impact Fee Advisory Committee

FROM: Gabe Johnson, PE, PH, CFM, GISP, Director of Public Works and
Romin Khavari, P.E. CFM, City Engineer

DATE: September 14, 2020

SUBJECT: **Semi-Annual Report on the Collection of Impact Fees and Progress of the Capital Improvements Plan**

As required by law, the Impact Fee Advisory Committee must receive a semi-annual report with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee.

This memo serves as the report.

As the Impact Fee Advisory Committee, City Council should be advised of the need to update or revise the land use assumptions, capital improvements plan and the impact fee. This was done most recently as part of the update to the City's Water and Wastewater Master Plan and Impact Fee update. In 2017, it was recommended and adopted to increase the impact fee amount and to create a north and south impact fee.

Impact Fee Rate and Amount Collected

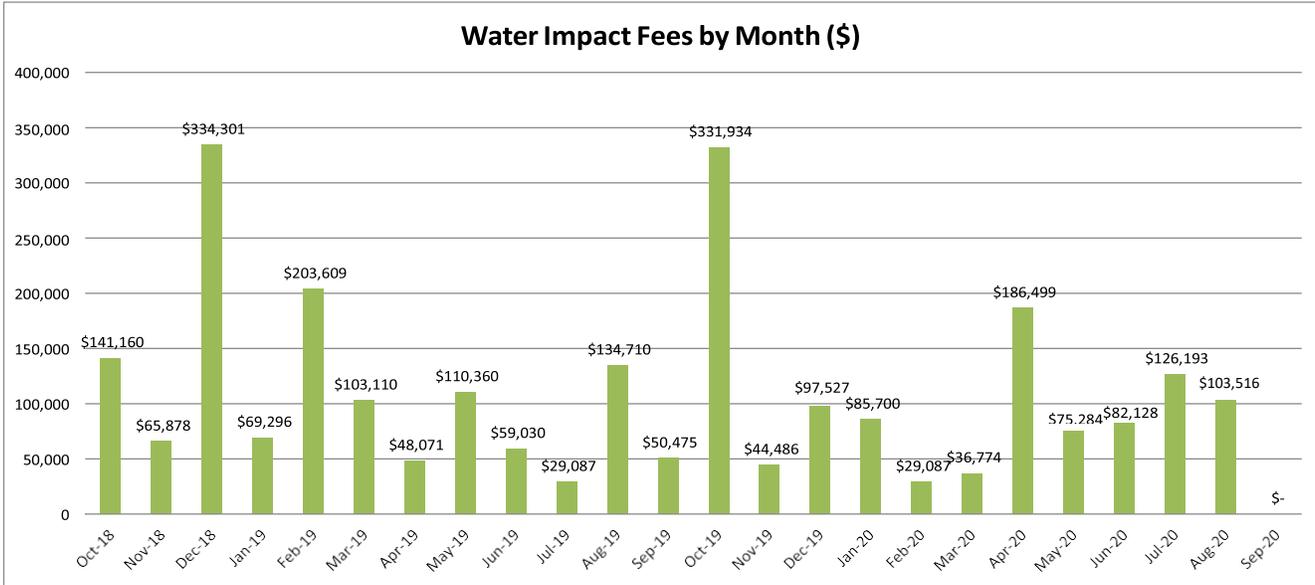
New residential, commercial or industrial development can significantly increase traffic on roadways, water consumption and wastewater volumes. Impact fees are a one-time charge assessed to new development and redevelopment, calculated in accordance with the methodology outlined in Chapter 395 of the Texas Local Government Code. The fees are based on land use assumptions, expected population growth and corresponding capital improvements and expenditures necessary to support that growth.

The collection rate that was adopted for a 5/8" meter (1 service unit) amounts to \$1,711 for water and \$843 for wastewater per service unit for a total of \$2,554 for the North Section. A service unit is based on a standard residential water meter. The impact fee amount increases based on the larger meter size. The Southern Section adopted rate was \$4,676 for water and \$1,624 for wastewater per service unit for a total of \$6,300. Below are tables showing what has been collected and our available impact fee balance for water and wastewater projects.

Impact Fees Collected As of August 31, 2020

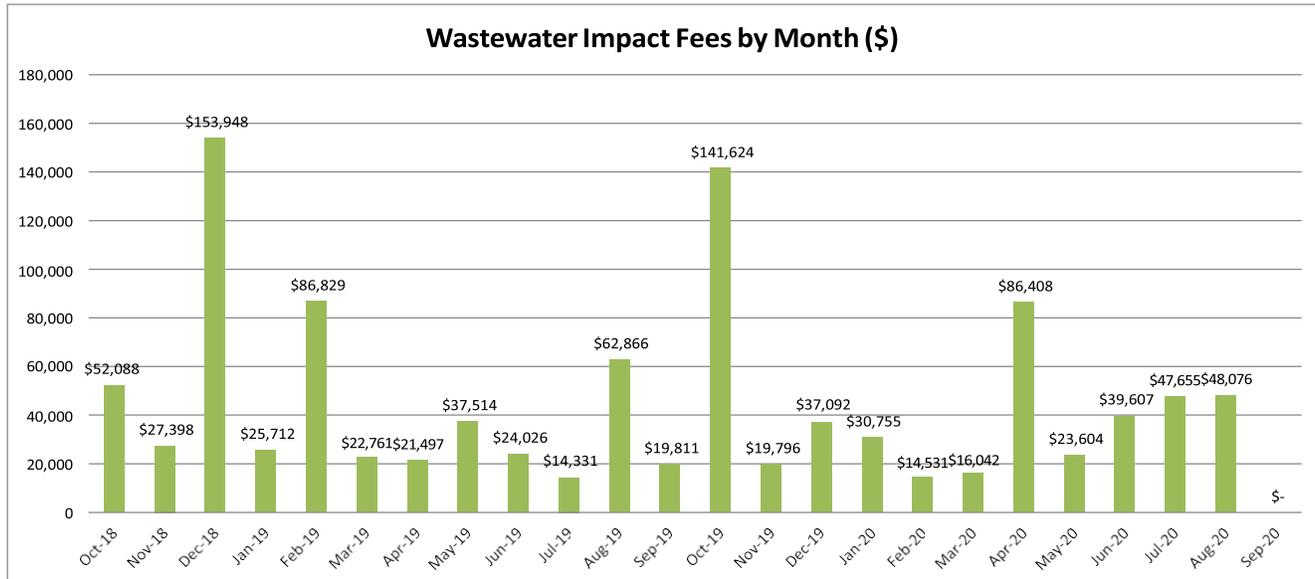
Water
500392 42840

Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19
\$ 141,160	\$ 65,878	\$334,301	\$ 69,296	\$203,609	\$103,110	\$ 48,071	\$110,360	\$ 59,030	\$ 29,087	\$134,710	\$ 50,475
Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20
\$ 331,934	\$ 44,486	\$ 97,527	\$ 85,700	\$ 29,087	\$ 36,774	\$186,499	\$ 75,284	\$ 82,128	\$126,193	\$103,516	\$ -



Wastewater
500392 42850

Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19
\$ 52,088	\$ 27,398	\$153,948	\$ 25,712	\$ 86,829	\$ 22,761	\$ 21,497	\$ 37,514	\$ 24,026	\$ 14,331	\$ 62,866	\$ 19,811
Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20
\$ 141,624	\$ 19,796	\$ 37,092	\$ 30,755	\$ 14,531	\$ 16,042	\$ 86,408	\$ 23,604	\$ 39,607	\$ 47,655	\$ 48,076	\$ -



Water/Wastewater Projects Fund (5003)
Calculation of Available Balance
August 31, 2020

Cash		\$ 4,307,543	
Investments		<u>1,300,000</u>	
			\$ 5,607,543
 Liabilities:			
	Encumbrances	\$ -	
	Vouchers Payable System	-	
	Deferred Revenue-Unearned	-	
	Escrows @ 8/31/20	<u>-</u>	
			-
 Unrecognized Revenue:			
	Interest (no interest for FY20)		-
 Unexpended Appropriations:			
	Dorchester Levee Monuments Log Data 69	\$(12,048.26)	
		<u>-</u>	
			<u>(12,048)</u>
 Available for Any Water/Wastewater Projects			
			<u><u>\$ 5,595,495</u></u>

Capital Improvements Plan

Since the adoption of impact fees, several impact fee projects that are listed on the Capital Improvements Plan (CIP) have recently been completed or are currently under construction. The majority of the impact fees that are collected are transferred out to the Water Capital Project budget and the TWDB Capital Budget. These budgets are used to construct the projects for water and wastewater projects. Below is a table of the transfers for the last 8 years to each of those budgets.

**Impact Fees Collected
As of August 31, 2020**

Fiscal Year	Water (North)	Water (South)	Wastewater (North)	Wastewater (South)	Transportation	Transfer to 5005 Water Cap Proj	Transfer to 5005 TWDB Cap Proj
13	\$1,067,814.80		\$ 326,805.00		\$ -	\$ -	\$ -
14	1,410,431.11		383,861.00		-	-	-
15	1,409,396.00		380,484.00		-	4,500,000.00	-
16	1,892,680.00		514,323.00		-	1,000,000.00	-
17	1,533,255.00		445,171.50		-	3,000,000.00	1,600,000.00
18	1,799,587.00	-	774,050.50	-	-		
19	1,349,085.00		548,777.00			1,000,000.00	-
20	1,199,127.00		505,188.50			1,000,000.00	-
Total	\$11,661,375.91	\$ -	\$3,878,660.50	\$ -	-	\$10,500,000.0	\$1,600,000.00

Chapter 395 of the Texas Local Government Code mandates that impact fees be reviewed and updated at least every five years. Appendix A includes the water and wastewater CIP projects that were identified in the 2017 Impact Fee Report for the North and South Sectors.

APPENDIX A

Table 3-5 North Sector Water Impact Fee Eligible Projects

No.	Description of Project	Percent Utilization			Costs Based on 2015 Dollars			
		2015 ⁽¹⁾	2025	2015-2025	Capital Cost	Current Development	10-Year (2015-2025)	Beyond 2025
EXISTING								
A	24-inch Roy Orr Boulevard/Oakdale Road Water Line (Wildlife Line)	95%	100%	5%	\$4,387,500	\$4,168,125	\$219,375	\$0
B	Duncan Perry Transfer Valve	85%	100%	15%	\$222,000	\$188,700	\$33,300	\$0
C	30/12-inch Robinson Road and Freetown Road Water Lines and Transfer Valve	95%	100%	5%	\$639,954	\$607,956	\$31,998	\$0
D	20-inch West Sara Jane Parkway Water Line	50%	100%	50%	\$1,906,200	\$953,100	\$953,100	\$0
E	2.0 MG Peninsula Elevated Storage Tank	80%	85%	5%	\$2,640,804	\$2,112,643	\$132,040	\$396,121
F	30-inch Highway 360 Water Line	80%	100%	20%	\$1,282,145	\$1,025,716	\$256,429	\$0
G	42-inch Camp Wisdom Water Line	85%	100%	15%	\$2,800,000	\$2,380,000	\$420,000	\$0
H	36-inch Lakeridge Parkway Water Line	80%	100%	20%	\$5,200,000	\$4,160,000	\$1,040,000	\$0
I	30/24-inch Hwy 360/Broad Street Water Line 24-inch England Parkway Water Line	80%	100%	20%	\$2,888,343	\$2,310,674	\$577,669	\$0
J	12.0 MG Terminal Ground Storage Tank	40%	75%	35%	\$4,500,000	\$1,800,000	\$1,575,000	\$1,125,000
K	16-inch Water Line along Eastern City Limits and Pressure Reducing Valve	10%	100%	90%	\$2,418,245	\$241,825	\$2,176,421	\$0
M	16/12-inch East Sara Jane Water Line	90%	100%	10%	\$420,804	\$378,724	\$42,080	\$0
N	24-inch Lakeridge Parkway Water Line	90%	100%	10%	\$947,320	\$852,588	\$94,732	\$0
O	Impact Fee Study	0%	100%	100%	\$27,725	\$0	\$27,725	\$0
Existing Project Sub-total					\$30,281,040	\$21,180,051	\$7,579,869	\$1,521,121
PROPOSED								
1N	30-inch South Great Southwest Parkway Water Line	80%	100%	20%	\$2,964,000	\$2,371,200	\$592,800	\$0
2N	2.0 MG Robinson Road Elevated Storage Tank Replacement and 30-inch Water Line	70%	80%	10%	\$8,830,800	\$6,181,560	\$883,080	\$1,766,160
3N	24-inch Great Southwest Parkway/North Carrier Parkway	65%	80%	15%	\$1,764,000	\$1,146,600	\$264,600	\$352,800
4N	24-inch Corn Valley Road / E. Warrior Road Water Line	75%	95%	20%	\$3,107,400	\$2,330,550	\$621,480	\$155,370
5N	12-inch Highway 161 Frontage Road Water Line	10%	90%	80%	\$1,736,500	\$173,650	\$1,389,200	\$173,650
6N	24-inch Duncan Perry/Egyptian Way Water Line	65%	85%	20%	\$3,916,500	\$2,545,725	\$783,300	\$587,475
7N	8-inch and 12-inch I-30 Frontage Road Water Line	80%	95%	15%	\$1,649,100	\$1,319,280	\$247,365	\$82,455
8N	20-inch North Great Southwest Parkway Water Line	40%	50%	10%	\$2,365,500	\$946,200	\$236,550	\$1,182,750
9N	Arlington Wholesale Pump Station and 20-inch Water Line	0%	50%	50%	\$5,997,000	\$0	\$2,998,500	\$2,998,500
Proposed Project Sub-total					\$32,330,800	\$18,780,925	\$8,016,875	\$5,533,000
Total Capital Improvements Cost					\$62,611,840	\$39,960,976	\$15,596,744	\$7,054,121

⁽¹⁾ Utilization in 2015 on Proposed Projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.

Table 3-6 South Sector Water Impact Fee Eligible Projects

No.	Description of Project	Percent Utilization			Costs Based on 2015 Dollars			
		2015	2025	2015-2025	Capital Cost	Current Development	10-Year (2015-2025)	Beyond 2025
EXISTING								
L	36-inch Mansfield Water Supply Line Phase 1	0%	40%	40%	\$3,045,770	\$0	\$1,218,308	\$1,827,462
O	Impact Fee Study	0%	100%	100%	\$27,725	\$0	\$27,725	\$0
Existing Project Sub-total					\$3,073,495	\$0	\$1,246,033	\$1,827,462
PROPOSED								
1S	24-inch Mansfield Water Supply Line Extension	0%	40%	40%	\$4,788,700	\$0	\$1,915,480	\$2,873,220
2S	Mansfield Pump Station and Ground Storage Tank	0%	80%	80%	\$10,080,000	\$0	\$8,064,000	\$2,016,000
3S	775 North Elevated Storage Tank and 20-inch Water Line	0%	80%	80%	\$8,004,200	\$0	\$6,403,360	\$1,600,840
4S	20-inch Water Line along Eastern City Limits	0%	40%	40%	\$1,521,500	\$0	\$608,600	\$912,900
5S	16-inch Water Line along Eastern City Limits	0%	40%	40%	\$1,323,900	\$0	\$529,560	\$794,340
6S	16-inch Gifco Road Water Line	0%	5%	5%	\$4,432,600	\$0	\$221,630	\$4,210,970
7S	20-inch Central South Sector Water Lines	0%	35%	35%	\$5,295,400	\$0	\$1,853,390	\$3,442,010
8S	20/16-inch Lakeview Drive and Buffalo Street Water Lines	0%	35%	35%	\$8,354,400	\$0	\$2,924,040	\$5,430,360
9S	Midlothian Pump Station and Ground Storage Tank	0%	75%	75%	\$6,451,200	\$0	\$4,838,400	\$1,612,800
10S	24-inch Midlothian Water Supply Line Phase 2	0%	75%	75%	\$2,440,800	\$0	\$1,830,600	\$610,200
Proposed Project Sub-total					\$52,692,700	\$0	\$29,189,060	\$23,503,640
Total Capital Improvements Cost					\$55,766,195	\$0	\$30,435,093	\$25,331,102

Table 3-7 North Sector Wastewater Impact Fee Eligible Projects

No.	Description of Project ⁽¹⁾	Percent Utilization			Costs Based on 2015 Dollars			
		2015 ⁽²⁾	2025	2015-2025	Capital Cost	Current Development	10-Year (2015-2025)	Beyond 2025
EXISTING								
A	30-inch Gravity Line along Jefferson	80%	100%	20%	\$520,737	\$416,590	\$104,147	\$0
B	10/12/15/18-inch CWSRF Gravity Lines along Cherokee Trc.	5%	50%	45%	\$760,884	\$38,044	\$342,398	\$380,442
C	8/12-inch Gravity Lines along Robinson Rd.	60%	80%	20%	\$883,940	\$530,364	\$176,788	\$176,788
D	18/24-inch Gravity Lines along Fargo Dr.	5%	50%	45%	\$704,507	\$35,225	\$317,028	\$352,254
E	21/24-inch Gravity Lines along Camp Wisdom Rd.	80%	90%	10%	\$1,294,369	\$1,035,495	\$129,437	\$129,437
F	Peninsula Lift Station and 18-inch Force Main	80%	95%	15%	\$7,106,290	\$5,685,032	\$1,065,944	\$355,315
G	North East Lakeview Lift Station	55%	95%	40%	\$2,097,512	\$1,153,632	\$839,005	\$104,876
H	12-inch Gravity Line and Lift Station along Seeton Rd.	50%	95%	45%	\$4,483,618	\$2,241,809	\$2,017,628	\$224,181
M	10/12/18-inch Gravity Lines along Ave. K	5%	50%	45%	\$2,641,531	\$132,077	\$1,188,689	\$1,320,766
N	10/12/15/18-inch CWSRF Gravity Lines along NE 5th St.	5%	50%	45%	\$1,843,813	\$92,191	\$829,716	\$921,906
P	Impact Fee Study	0%	100%	100%	\$27,725	\$0	\$27,725	\$0
Existing Project Sub-total					\$22,364,926	\$11,360,458	\$7,038,504	\$3,965,963
PROPOSED								
1N	12/18-inch Gravity Lines along Hensley Drive from Tribble Drive to MacArthur Boulevard	95%	100%	5%	\$1,738,000	\$1,651,100	\$86,900	\$0
2N	15-inch Gravity Line in easement from Idlewild Road to East Jefferson Street	95%	100%	5%	\$573,000	\$544,350	\$28,650	\$0
3N	12-inch Gravity Line in Northeast 19th Street to Maple Street	95%	100%	5%	\$735,000	\$698,250	\$36,750	\$0
4N	18-inch Gravity Line in easement from Highway 161 to Roman Road	85%	90%	5%	\$465,000	\$395,250	\$23,250	\$46,500
5N	15-inch Gravity Line in North Carrier Parkway from Church Street to Hill Street	90%	95%	5%	\$542,000	\$487,800	\$27,100	\$27,100
6N	15-inch Gravity Line in East Springdale Lane from Lake Park Drive to East Warrior Trail	95%	100%	5%	\$2,018,000	\$1,917,100	\$100,900	\$0
7N	18-inch Gravity Line in Lakeview Drive from Corn Valley Road to Monteleon Street	95%	100%	5%	\$1,338,000	\$1,271,100	\$66,900	\$0
8N	15-inch Gravity Line in Northwest 22nd Street to May Lane	75%	85%	10%	\$321,000	\$240,750	\$32,100	\$48,150
9N	12-inch Gravity Line in Easement from NE 32nd St. to Hensley Dr.	95%	100%	5%	\$99,000	\$94,050	\$4,950	\$0
10N	10/15-inch Gravity Lines in Easement from Stadium Dr. to High School Dr.	85%	90%	5%	\$310,000	\$263,500	\$15,500	\$31,000
11N	18-inch Gravity Line and 24-inch Siphon in Easement from NW 7th St. to Tarrant Rd.	95%	100%	5%	\$111,000	\$105,450	\$5,550	\$0
12N	12-inch North Day Miar Road Gravity Line	5%	75%	70%	\$1,440,000	\$72,000	\$1,008,000	\$360,000
Proposed Project Sub-total					\$9,690,000	\$7,740,700	\$1,436,550	\$512,750
Total Capital Improvements Cost					\$32,054,926	\$19,101,158	\$8,475,054	\$4,478,713

⁽¹⁾ Projects, capital costs and percent utilization from RPS Group, PLC, and the 2016 Wastewater Master Plan Update.

⁽²⁾ Utilization in 2015 on Proposed Projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.

Table 3-8 South Sector Wastewater Impact Fee Eligible Projects

No.	Description of Project ⁽¹⁾	Percent Utilization			Costs Based on 2015 Dollars			
		2015 ⁽²⁾	2025	2015-2025	Capital Cost	Current Development	10-Year (2015-2025)	Beyond 2025
EXISTING								
I	South Sector Lift Station and 18-inch Force Main	0%	100%	100%	\$3,885,002	\$0	\$3,885,002	\$0
J	48-inch Wastewater Line upstream of South Sector Lift Station	0%	40%	40%	\$4,891,859	\$0	\$1,956,744	\$2,935,115
K	15/21/24-inch Wastewater Line from FM 661 to 48-inch	0%	45%	45%	\$2,241,809	\$0	\$1,008,814	\$1,232,995
L	48/42/30-inch Wastewater Line in the South Sector	0%	35%	35%	\$3,045,770	\$0	\$1,066,020	\$1,979,751
O	21/24-inch Wastewater Line South of Highway 287	0%	35%	35%	\$2,650,000	\$0	\$927,500	\$1,722,500
P	Impact Fee Study	0%	100%	100%	\$27,725	\$0	\$27,725	\$0
Existing Project Sub-total					\$16,742,165	\$0	\$8,871,804	\$7,870,361
PROPOSED								
1S	South Sector Lift Station Expansion (2.5 MGD to 8.0 MGD) and 18-inch Parallel Force Main	0%	40%	40%	\$7,787,500	\$0	\$3,115,000	\$4,672,500
2S	24-inch Wastewater Line Southwest of Highway 287	0%	35%	35%	\$3,650,000	\$0	\$1,277,500	\$2,372,500
Proposed Project Sub-total					\$11,437,500	\$0	\$4,392,500	\$7,045,000
Total Capital Improvements Cost					\$28,179,665	\$0	\$13,264,304	\$14,915,361

⁽¹⁾ Projects, capital costs and percent utilization from RPS Group, PLC, and the 2016 Wastewater Master Plan Update.

⁽²⁾ Utilization in 2015 on Proposed Projects indicates a portion of the project that will be used to address deficiencies within the existing system, and therefore are not eligible for impact fee cost recovery for future growth.



Legislation Details (With Text)

File #: 20-10399 **Version:** 1 **Name:** Approval of Minutes of the September 14, 2020 P&Z r14, 2020 P&Z meeting.

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

File created: 9/21/2020 **In control:** Planning and Zoning Commission

On agenda: 9/28/2020 **Final action:**

Title: Approval of Minutes of the September 14, 2020 P&Z meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [PZ Draft Minutes 09-14-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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From
Monica Espinoza, Executive Assistant

Title
Approval of Minutes of the September 14, 2020 P&Z meeting.

Presenter
Savannah Ware, AICP Chief City Planner

Recommended Action
Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 14, 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: Bill Hills, Deputy City Manager, Rashad Jackson, Planning Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Hedin led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 24, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P200902 - Preliminary Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Preliminary Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39.

Item #3 – P200903 - Final Plat - Hardrock Addition, Lot 1, Block 1 (City Council District 1). A Final Plat of Lot 1, Block 1, Hardrock Addition, creating one lot on 12.58 acres. Legally described as Tract 28, John R. Baugh Survey, Abstract No. 137, Page No. 65, City of Grand Prairie, Dallas County, Texas. Zoned PD-39, Planned Development District - 39.

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

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

Vice Chairperson Connor moved to approve the minutes, cases P200902, and P200903.

Motion: Connor

Second: Moser

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

Nays: None

Approved: 9-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION #4: S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road.

Mr. Lee stated the applicant intends to construct a 335,687 sq. ft. office/warehouse building on 19.30 acres. The proposed site consists of multiple undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses with buildings exceeding 50,000 square feet. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. Appendix X: Industrial Development Standards of the UDC addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The applicant is not requesting any variances and the Development Review Committee (DRC) recommends approval.

Vice-Chairperson Connor asked what does extended wing wall provided mean? Mr. Lee stated it is additional screening for docked doors that are visible to the street.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S200902.

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

The action and vote recorded as follows:

Motion: Coleman

Second: Hedin

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #5: SU200903/S200903 - Site Plan - PJ's Coffee (City Council District 5). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan request to authorize construction a 2,580 sq. ft. restaurant with a drive-through on 0.50 acres. The proposed development is situated in the Richard Wilson Survey, Abstract No. 1578, Sheets Addition, Block A, Lot 2, Grand Prairie, Dallas County, Texas, generally located east of N. Belt Line Road approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road. The property is zoned Commercial (C) District.

Mr. Lee stated the applicant intends to construct a 2,580 sq. ft. restaurant with drive through on 0.50 acres. Drive through restaurants require a Specific Use Permit. Development at this location requires a Specific Use Permit and Site Plan approval by City Council. The proposed use is a Restaurant (Coffee Shop) with a Drive Through. The Site Plan includes a 2,580 sq. ft. restaurant with one way circulation, dumpster enclosure, drive aisle, and 22 parking spaces. The site will be accessible from a commercial drive along northbound N. Belt Line Road. The drive-through lane wraps around the building. The menu board is located at rear of the building and the pickup window is located on the north side of the building. The site includes an outdoor seating area at the building entrance underneath a decorative canopy. The applicant is not requesting any variances and the Development Review Committee (DRC) recommends approval with the following condition:

1. The applicant shall create and file a shared facilities agreement that addresses the shared parking, shared dumpster, and any necessary adjustments to the frequency of garbage collection.

Commissioner Smith stated she is concerned if approved and once they open, what standards of social distancing would they have in place during the COVID pandemic? Mr. Lee stated he is not aware of any additional social distancing spacing beyond what Dallas County already has in place. Commissioner Smith asked if approved when would the coffee shop open for business. Mr. Lee stated applicant is here to speak on the opening dates. Mr. Dempsey stated the planning department

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

regulates land uses and any regulation pertaining to a Specific Use Permit but in terms of public health requirements we wouldn't have any regulations.

Mark Sheets, 612 & 614 N. Beltline Grand Prairie, Tx. 75050 stepped forward representing the case. Mr. Sheets stated once the SUP is approved, they will move fast into trying to open the coffee shop.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve as recommended by staff case SU200903/S200903.

The action and vote recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #6: SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Chief City Planner, Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.

Ms. Ware stated the applicant intends to open a Tattoo and Body Piercing Studio in an existing building. The studio will include a front reception area, in which the applicant plans to create a small art gallery, and space for tattoo/piercing stations. The Unified Development Code (UDC) contains operational conditions for Tattoo and Body Piercing Studios. The applicant will be required to comply with these conditions, which include the following:

- A studio shall operate with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates;
- No more than two Tattoo and Body Piercing Studios can operate in the Central Area zoning district;
- The operator in charge of the studio shall complete eight hours of continuing education on the practice and safety regulations; and

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

- Hours of operation shall not extend beyond midnight.

The Development Review Committee (DRC) recommends approval with the condition that the applicant comply with the operation conditions in the UDC.

Vice-Chairperson Connor asked will the parlor consist of only doing tattoos or will they also do body piercing? Ms. Ware stated the Specific Use Permit is for both tattoo and body piercing for one single use.

Keisha Grayson with Majesty Hair and Beauty, 113 Main St. Grand Prairie Tx. 75050 stated she is opposing to the SUP because it isn't the right environment for the tattoo parlor considering there is a school in the same zoning, and it would bring in traffic. Chairperson Spare asked if the proposed owner reached out to her? Ms. Grayson stated no he has not. Chairperson Spare asked if there are any regulations about tattoo parlors being in the same zoning with school districts? Ms. Ware stated there are limitations on spacing proximity and it is measured around property lines in which this proposal location is allowed, and it is consistent with the requirements and UDC.

Commissioner Smith asked Ms. Grayson how long has she had her business at this location? Ms. Grayson stated she has been there for 5 1/2 years. Commissioner Smith went on to ask if she received anything in writing from the potential owner and has any of her clients made any comments pertaining to the proposed tattoo parlor? Ms. Grayson stated the only thing she has received was the public hearing notice but hasn't received anything from the potential owner. She also stated her clients oppose to it due to traffic concerns in terms making it unsafe. Chairperson Spare asked what type of traffic is Ms. Grayson worried about? Ms. Grayson stated she stays at the salon late and she wouldn't feel safe after hours. Mr. Spare asked what are her business hours? Ms. Grayson replied her business hours are from 10am – 10pm.

Commissioner Perez asked Ms. Grayson if she has any clients that have tattoos? Ms. Grayson stated she wouldn't know. Ms. Perez stated there are many people with visible tattoos and it isn't a certain type of person who has tattoos. Ms. Grayson stated downtown has more of a family-oriented environment and a tattoo business brings concerns in which she feels it would compromise the integrity environment. Ms. Perez stated times are different and we should all be a bit more open minded and embrace all businesses because everyone needs to make a living. Mr. Moser stated he agrees with Ms. Perez's statement.

David Hilary, 115 E. Main St., 113 E. Main St. stated he is the owner of the three locations next to the proposed parlor and his tenants have complained and expressed their concern about the possibility of this tattoo business being next door. He is concerned of losing his tenants over this matter and expressed if SUP is approved, he will move his business to another city. Mr. Spare stated from what he understands there is a stereotype of a tattoo parlor and what kind of people it would bring to the neighborhood.

Gayle Walters, 113 ½ E. Main St. stated she opposes to the tattoo parlor due to a school being directly across the street and it would bring a wrong type of atmosphere.

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

JR Kitchens, 109 E. Main St., stated he is a tattoo guy and he doesn't feel like the tattoo parlor would be a threat to anyone. He also agrees with the commissioners about everyone deserving the opportunity to open a business within the city and he is in support of this tattoo parlor. Ms. Perez stated she would like to thank Mr. Kitchens for coming out and stating his opinion and believes we all have a right to have a business anywhere within the city.

Juno Alaskah, 324 SE 11th St. Grand Prairie Tx., stepped forward representing the case and stated he hears everyone's concerns and he went on to address them. He has been a tattoo artist for 13 years and is good friends with the tenant of Angel's Salon for 15 years now. He has a diverse cliental ranging from 13 years old to elders. Anyone under the age of 18 wishing to get a piercing need to have a consent form from parents and they would also need to be present. No one under the age of 18 would be able to get a tattoo. Mr. Alaskah went on to state he strives to make his appointments during the day to avoid working long hours at night. Mr. Connor asked how many artists will be in the shop. Mr. Alaskah stated he would only have three artists at the max. Mr. Connor asked what is the hiring process for artists? Mr. Alaskah stated he as the owner would decide what artist would be in the shop.

Commissioner Hedin asked what the store front signage look like. Mr. Alaskah stated the tattoo shop will be called a studio and he will have a simple, clean, non-flashy logo outside the shop. Mr. Moser asked what kind of art gallery ideas he has for his seating area. Mr. Alaskah stated he would use that space for clients to hang out and for artists to showcase their artwork.

Commissioner Smith asked how close in proximity is the school and what kind of school is it. Ms. Ware stated it is a charter school called Uplift Prep and the way the Unified Development Code is written the distance is measured from front door to front door and this location meets those requirements.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve as recommended by staff case SU200901.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

Ayes: Spare, Connor, Coleman, Fisher, Perez, Hedin, Moser

Nays: Smith, Landrum

Approved: 7-2

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

PUBLIC HEARING TABLE ITEM #7: Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Planned Development-Office Zoning District and Site Plan to allow for a 130' height (monopole) cellular communications tower location. The 0.057-acre property situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Highway 161, specifically addressed as 1700 Lower Tarrant Rd. The property is within the SH 161 Corridor Overlay District.

Mr. Lee stated in accordance with the applicant's Operational Plan, the location, design and functions of the 130' steel monopole will serve growing wireless users within the SH 161 corridor. In addition, it will provide a critical link to Nation's FirstNet system and allow for dedicated frequencies for Grand Prairie' First Responders. The closest cellular tower is nearly two miles (7,050 ft.) to the east along Wildlife Pkwy. The site is located just south of the City of Grand Prairie's utility facility along Lower Tarrant Road and approximately 530' north of the Trinity River. The 3,350 sq. ft. site consists of the proposed tower and a small unmanned (elevated) utility structure, housing generators and miscellaneous communication equipment. The site shall be secured with minimum six-foot chain-link fence with overhead barbed wire along the perimeter. Due to the benefits of the proposed increase in service to residents and first responders, staff is amenable to the proposed request for a Planned Development-Office District and Site Plan approval for construction and operation of a 130' Monopole Cellular Tower subject to conformance with:

- FAA standards for communication towers.
- Flood plain development requirements for structures located within the 100 yr. flood plain as determined by the Engineering Department.

The Commission granting the following exceptions:

- Exception to the ratio of 3' to 1' height setback distance from residential zoned district.
- Telecommunications facilities be located on a platted lot.

Doug Henderson, Crafton Communications Inc., 1870 Crown Dr. Dallas TX. stepped forward representing the case and stated the property is owned by the Grand Prairie Gun Club. Commissioner Moser asked to describe the tower system. Mr. Henderson stated the use for the cell tower will be dedicated exclusively to first responders in emergency situations and not for the public. Mr. Moser asked if the tower is exclusive to AT&T. Mr. Henderson stated Verizon is also working on setting up their own tower.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve as recommended by staff case Z200901.

The action and vote recorded as follows:

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

Motion: Moser

Second: Perez

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #8: Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). Planner, Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single-family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	GR	Commercial Office
South	GR	Single-Family Residences
West	GR	Single-Family Residences
East	GR	Single-Family Residences; Storage Building

Mr. Tooley stated the applicant is requesting a zoning change from General Retail (GR) District to Single Family-Six (SF-6) District to allow the construction of a single-family detached home. If the property is rezoned to Single Family-Six (SF-6) District, the property and proposed single family houses shall meet the minimum density and dimensional requirements of the Unified Development Code. In order for the property to meet all the conditions of Single Family-Six District, the applicant will be required to replat the property from two lots into one lot. The zoning of General Retail District for this location and along Dalworth Street has been in place since the 1970's. In the last four years, City Council has approved similar zoning requests along Dalworth Street. The applicant is not requesting any variances. The Development Review Committee recommends approval of the requested zoning change from General Retail (GR) District to Single Family-Six (SF-6) District subject to the following condition:

- The property will need to be replatted from two lots into one to meet all the conditions of SF-6 zoning district.

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve as recommended by staff case Z200902.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:54 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 #: 20-10400 **Version:** 1 **Name:** P200901 - Preliminary Plat - Slink Addition, Lots 1-7, Block 1 (City Council District 2).

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

File created: 9/21/2020 **In control:** Planning and Zoning Commission

On agenda: 9/28/2020 **Final action:**

Title: P200901 - Preliminary Plat - Slink Addition, Lots 1-7, Block 1 (City Council District 2). Preliminary Plat creating seven lots on 54.692 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

P200901 - Preliminary Plat - Slink Addition, Lots 1-7, Block 1 (City Council District 2). Preliminary Plat creating seven lots on 54.692 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

Presenter

Savannah Ware, AICP Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Preliminary Plat creating seven lots on 54.692 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to create seven lots on 54.67 acres to facilitate development of multi-family, retail/restaurant, and single-family townhome uses in the SH-161 Corridor. The Site Plan for Phase 1 of this development is under concurrent review (S200901). Revisions to the Preliminary Plat may be required depending on approval of the related site plan.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

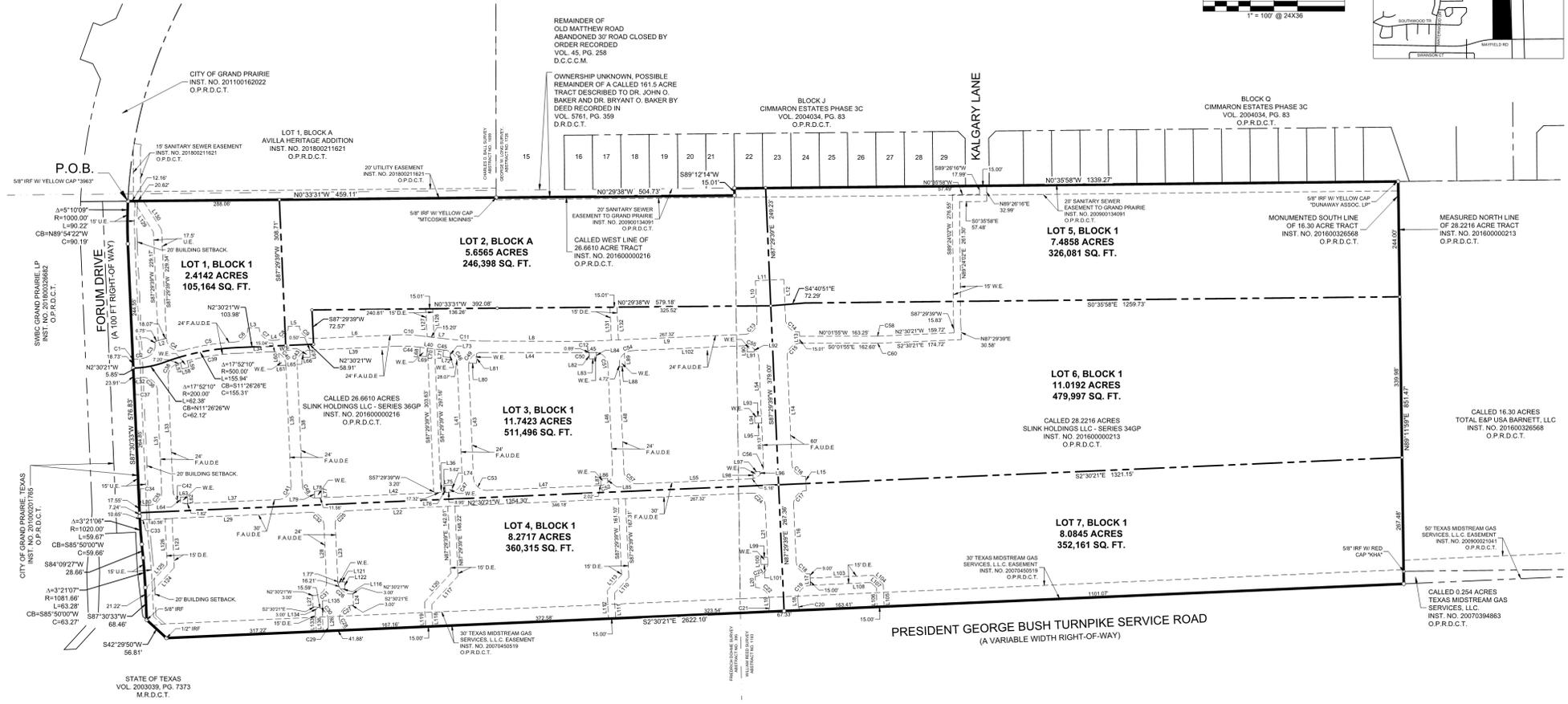
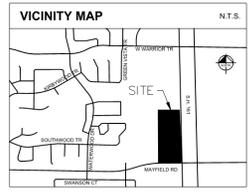
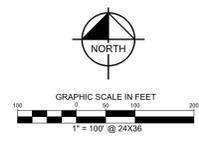
Direction	Zoning	Existing Use
North	PD-143	Gas Well, Undeveloped
South	PD-382; PD-294	Undeveloped
West	PD-231C; PD-367	Single Family Residential Use; Hybrid
East	PD-294; PD-294D	IKEA, Retail, Restaurant Uses; Undeve

PLAT FEATURES:

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

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval with the condition that the plat adheres to the standards set forth in the UDC.



LEGEND

P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD WITH CAP FOUND
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD STAMPED "XHA" SET
IPF = IRON PIPE FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
F.A.U.D.E. = FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

NOTES:

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- According to Community Panel No.481130435M, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in "Zone X" and not in a flood hazard area. If the site is not within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to plat two existing tracts of land into 7 lots and dedicate new easements as shown.
- All easements are dedicated by this Plat unless otherwise stated.
- All corners are marked by a 5/8" iron rod with plastic cap stamped "XHA" unless otherwise stated.

OWNER/APPLICANT:
SLINK HOLDINGS LLC SERIES 34 GP &
SLINK HOLDINGS LLC SERIES 36 GP
1650 S. CHERRY LN
FORT WORTH, TX 76108
CONTACT: SUNNY
PHONE: 465-569-7446

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JONATHAN KERBY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.

**PRELIMINARY PLAT
SLINK ADDITION
LOTS 1-7, BLOCK 1
54.6742 ACRES**

WILLIAM REED SURVEY, ABSTRACT NO. 1193 &
FREDERICK DOHMEYER SURVEY, ABSTRACT NO. 395
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
CASE NO. P200901

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 101155000 Tel. No. (972) 770-1300 Fax No. (972) 259-3520

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MRW/MGB	JAD	SEPT. 2020	061305501	1 OF 2

Exhibit B - Preliminary Plat
Page 2 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SLINK HOLDINGS LLC - SERIES GP34 and SLINK HOLDINGS LLC - SERIES GP35 are the owners of a tract of land situated in the abstract in the Fredrick Dome Survey, Abstract No. 395, and the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, and being all of a called 28.2216 acre tract of land described in the General Warranty Deed to Slink Holdings LLC - Series 34GP, recorded in Instrument No. 20160000213, Official Public Records, Dallas County, Texas, being all of a called 28.6610 acre tract of land described in the General Warranty Deed to Slink Holdings LLC - Series 36GP, recorded in Instrument No. 20160000216, Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow cap stamped "3963" found for the southwest corner of said 26.6610 acre tract of land, the southeast corner of Lot 1, Block A of Avila Heritage Addition, an addition to the City of Grand Prairie, Texas, according to the plat thereof recorded in Instrument No. 201800211621, Official Public Records, Dallas County, Texas, and lying in the north right-of-way line of Forum Drive (a variable width right-of-way);

THENCE departing said north right-of-way line, and with the common line of said 26.6610 acre tract and Lot 1, Block A, North 0°33'31" West, a distance of 459.11 feet to a 5/8" iron rod with yellow cap stamped "MYCOSKIE MCCINNIS" found for the southeast corner of Lot 15, Block J of Cimmaron Estates Phase 3C, an addition to the city of Grand Prairie, Texas, according to the plat thereof recorded in Volume 2004034, Page 83, Official Public Records, Dallas County, Texas;

THENCE with the common line of said 26.6610 acre tract of land and the east line of said Block J of Cimmaron Estates Phase 3C, North 0°29'38" West, a distance of 504.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 26.6610 acre tract of land and lying in the south line of said 28.2216 acre tract of land;

THENCE with the common line of said 26.6610 and 28.2216 acre tracts of land, South 89°12'14" West, a distance of 15.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said 28.2216 acre tract, and in said east line of Block J of Cimmaron Estates Phase 3C;

THENCE with the common line of said 28.2216 acre tract of land and said Block J, North 0°35'58" West, a distance of 1,339.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 28.2216 acre tract;

THENCE with the north line of said 28.2216 acre tract, North 89°11'59" East, a distance of 851.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said 28.2216 acre tract, lying in the west right-of-way line of President George Bush Turnpike (a variable width right-of-way);

THENCE with said west right-of-way line, South 2°30'21" East, a distance of 2622.10 feet to a 1/2" iron rod found at the north end of a corner clip of said west right-of-way line of President George Bush Turnpike and said north right-of-way line of Forum Drive;

THENCE with said corner clip, South 42°29'50" West, a distance of 56.81 feet to a 5/8" iron rod found at the sound end of said corner clip;

THENCE with said north right-of-way line of Forum Drive, the following courses and distances:

South 87°30'33" West, a distance of 68.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 9°21'07", a radius of 1081.66 feet, a chord bearing and distance of South 85°50'00" West, 63.27 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 63.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 84°09'27" West, a distance of 28.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 9°21'09", a radius of 1020.00 feet, a chord bearing and distance of South 85°50'00" West, 59.66 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 59.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 87°30'33" West, a distance of 576.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 9°10'09", a radius of 1000.00 feet, a chord bearing and distance of North 89°54'22" West, 60.19 feet;
In a northwesterly direction with said curve to the right, an arc distance of 90.22 feet to the **POINT OF BEGINNING** and containing 54.6742 acres of 2,381.612 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LINE TABLE																										
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH																					
L1	S87°29'39W	5.67	L16	N87°29'39E	100.38	L32	S04°59'59E	8.49	L57	S76°19'36W	13.17	L72	S06°24'03W	15.00	L87	S87°29'39W	14.22	L102	N02°30'21E	239.82	L120	S47°30'21E	62.37	L135	N47°30'21W	6.11
L2	N10°58'19W	24.83	L17	N87°29'39E	24.00	L37	S13°44'24E	194.13	L58	S13°44'24E	15.00	L73	S83°38'40E	11.82	L88	S02°30'21E	11.95	L103	S02°30'21E	134.22	L121	N02°29'14W	14.24	L136	S87°29'39W	38.39
L3	N02°31'24W	24.00	L18	N87°29'39E	9.56	L38	N87°29'39E	257.06	L59	N87°19'36E	13.73	L74	N87°29'39E	13.63	L89	N87°29'39E	27.67	L104	S47°29'39W	28.13	L122	N87°29'39E	15.00			
L4	N02°30'21W	5.61	L19	S87°29'39W	184.93	L39	S02°30'21E	184.93	L60	N87°29'39W	29.00	L75	N02°30'21W	15.00	L90	S87°29'39W	13.22	L105	S87°29'39W	47.11	L123	S87°29'39W	104.26			
L5	N02°30'21W	24.00	L20	S87°29'39W	24.00	L40	S06°46'00W	47.75	L61	S02°30'21E	13.67	L76	S87°29'39W	14.29	L91	S02°30'21E	15.00	L106	S87°29'39W	40.89	L124	N47°30'21W	89.43			
L6	N02°30'21W	175.50	L21	S87°29'39W	100.38	L41	S87°29'39W	244.91	L62	N87°29'39E	18.16	L77	N87°29'39E	14.29	L92	N87°29'39E	61.17	L107	S47°29'39W	15.71	L125	N47°30'21W	82.31			
L7	N02°46'03E	47.75	L22	N02°30'21W	855.21	L42	N02°30'21W	238.79	L63	N02°30'21W	15.00	L78	N02°30'21W	15.00	L93	N02°30'21W	126.00	L108	S87°29'39W	88.03						
L8	N02°12'00E	196.64	L23	N87°29'39E	100.38	L43	N87°29'39E	236.28	L64	S47°29'39W	10.85	L79	S87°29'39W	14.06	L94	S47°29'39W	15.00	L110	N47°30'21W	45.03	L127	S87°29'39W	58.73			
L9	N02°30'21W	329.64	L24	N87°29'39E	24.00	L44	S00°12'00W	203.95	L65	S87°29'39W	10.95	L80	S01°13'38W	16.20	L95	S02°30'21E	14.29	L111	S87°29'39W	53.21	L128	S87°29'39W	60.69			
L10	S87°29'39W	84.40	L25	S87°29'39W	9.79	L45	S02°30'21E	9.81	L66	S02°30'21E	15.00	L81	S87°29'39E	21.06	L96	N87°29'39E	5.76	L112	S87°29'39W	59.42	L129	S87°29'39W	78.52			
L11	N02°30'21W	60.00	L27	S87°29'39W	24.00	L46	S87°29'39W	226.05	L67	S87°29'39W	15.00	L82	S87°27'53W	13.50	L97	N47°30'21W	45.03	L113	N47°30'21W	45.03	L130	S87°29'39W	72.29			
L12	N87°29'39E	84.40	L28	S87°29'39W	100.38	L47	N02°30'21W	238.68	L68	N83°13'55W	18.31	L83	S02°29'42E	15.00	L98	S87°29'39W	13.82	L114	N02°29'33W	8.72	L131	S87°29'39W	69.90			
L13	N87°29'39E	24.00	L29	S02°30'21E	348.19	L48	N87°29'39E	226.05	L69	S06°46'00W	15.00	L84	N87°27'53E	13.17	L99	N02°30'21W	14.29	L115	S47°30'21E	62.37	L132	S87°29'39W	69.37			
L14	N87°29'39E	226.05	L30	N02°30'21W	8.84	L54	S87°29'39W	226.05	L70	S83°13'55E	18.31	L85	N87°29'39E	8.53	L100	S87°29'39W	15.00	L116	N87°29'39E	45.89	L133	S87°29'39W	44.60			
L15	N87°29'39E	30.00	L31	N87°29'39E	214.28	L55	N02°30'21W	239.82	L71	N83°38'40E	14.17	L86	N02°30'21W	15.00	L101	S02°30'21E	14.02	L119	N87°29'39E	52.11	L134	N47°30'21W	8.89			

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1'32'00"	20.08	0.54	N02°12'00E	28.00	C16	0°00'00"	28.00	43.98	N42°29'39E	39.60	C33	29°21'40"	30.00	13.20	S10°10'59E	28.00	C51	90°00'00"	28.00	43.98	S42°29'39W	39.60
C2	19°51'07"	81.17	28.14	N08°14'41W	28.00	C17	90°00'00"	28.00	43.98	S47°30'21E	39.60	C34	23°48'48"	30.00	12.47	N09°24'02E	12.38	C52	90°00'00"	28.00	43.98	N47°30'21W	39.60
C3	74°19'42"	28.00	36.32	N55°20'30W	33.83	C18	90°00'00"	28.00	43.98	N42°29'39E	39.60	C35	90°00'00"	28.00	43.98	N47°30'21W	39.60	C53	90°00'00"	28.00	43.98	N42°29'39E	39.60
C4	102°49'51"	28.00	50.24	N08°00'30E	43.77	C19	90°00'00"	28.00	43.98	S47°30'21E	39.60	C36	92°29'07"	28.00	45.10	S41°17'09W	40.42	C54	90°00'00"	28.00	43.98	S47°30'21E	39.60
C5	12°30'56"	512.00	111.62	C30	280°46'02"	30.00	15.00	N73°00'38E	14.90	C37	22°05'28"	30.00	11.57	S14°56'38E	11.50	C55	90°00'00"	28.00	43.98	S47°29'39W	39.60		
C6	89°42'00"	28.00	43.98	N47°30'21W	39.60	C21	28°27'41"	30.00	14.90	N76°19'36W	14.79	C41	90°01'33"	28.00	44.00	N47°29'39W	39.61	C56	90°00'00"	28.00	43.98	N47°30'21W	39.60
C7	90°00'00"	28.00	43.98	N42°29'39E	39.60	C22	90°11'22"	27.86	44.00	S42°29'39W	39.60	C42	90°07'42"	28.00	43.98	N42°29'39E	39.60	C57	90°00'00"	28.00	43.98	N42°29'39E	39.60
C8	90°00'00"	28.00	43.98	N47°30'21W	39.60	C23	90°00'00"	28.00	43.98	N47°30'21W	39.60	C43	90°00'00"	28.00	43.98	S47°30'21E	39.60	C58	2°29'28"	97.00	41.19	N01°16'58W	4.57
C9	90°00'00"	28.00	43.98	N42°29'39E	39.60	C24	90°00'00"	28.00	43.98	S42°29'39W	39.60	C44	9°16'28"	288.00	46.62	S02°07'52W	46.66	C60	2°29'28"	112.00	4.84	S01°16'58E	4.84
C10	9°16'28"	312.00	50.50	N02°07'52E	50.49	C25	90°00'00"	28.00	43.98	S47°30'21E	39.60	C45	0°36'51"	812.00	8.56	N00°27'56E	8.56						
C11	6°33'57"	788.00	90.30	N03°29'00E	90.25	C26	90°00'00"	28.00	43.98	N42°29'39E	39.60	C46	81°19'49"	28.00	38.70	S46°49'45W	36.49						
C12	2°42'29"	488.00	23.06	N01°09'03W	23.06	C28	28°16'44"	30.00	14.81	N78°21'59W	14.66	C47	90°00'00"	28.00	43.98	N47°30'21W	39.60						
C13	90°00'00"	28.00	43.98	N47°30'21W	39.60	C30	90°00'00"	28.00	43.98	S42°29'39W	39.60	C48	90°00'00"	28.00	43.98	N42°29'39E	39.60						
C14	90°00'00"	28.00	43.98	N42°29'39E	39.60	C31	90°00'00"	28.00	43.98	N47°30'21W	39.60	C49	92°42'29"	28.00	45.31	S48°00'07E	40.52						
C15	90°00'00"	28.00	43.98	S47°30'21E	39.60	C32	90°00'00"	28.00	43.98	S42°29'39W	39.60	C50	2°42'29"	312.00	24.20	N01°09'03W	24.20						

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SLINK HOLDINGS LLC SERIES 34 GP & SLINK HOLDINGS LLC SERIES 36 GP do hereby adopt this plat designating the hereon above described property as SLINK ADDITION LOTS 1-7, BLOCK 1, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinance. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purpose of constructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND at _____, this the _____ day of _____, 2020.

SLINK HOLDINGS LLC SERIES 34 GP, a Texas series limited liability company & SLINK HOLDINGS LLC SERIES 36 GP, a Texas series limited liability company.

By: _____

By: _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE



Legislation Details (With Text)

File #: 20-10401 **Version:** 1 **Name:** S200905 -Site Plan -DevTex Industrial (City Council District 1).
Type: Agenda Item **Status:** Items for Individual Consideration
File created: 9/21/2020 **In control:** Planning and Zoning Commission
On agenda: 9/28/2020 **Final action:**
Title: S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,600 feet north of W. Marshall Drive.

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A Location Map S200905](#)
[Exhibit B SP S200905 DevTex](#)
[Exhibit C LP S200905 DevTex](#)
[Exhibit D Exterior Elevations Bldg A](#)
[Exhibit D Exterior Elevations Bldg B](#)
[Exhibit E Rendering Bldg A](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,600 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Councilman Jorja Clemson.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,600 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Councilman Jorja Clemson.

PURPOSE OF REQUEST:

The applicant intends to establish two separate industrial lots to construct an office warehouse on each. Once replatted the developments will consist of two separate lots. The property lies in both the cities of Grand Prairie and City of Arlington. Both jurisdictions utilize and adopt an Interlocal Agreement in conjunction with site plan approval as required by both jurisdictions’ City Councils. Grand Prairie requires City Council for any project involving industrial uses with buildings exceeding 50,000 square feet.

In summation, the existing 11-acre industrial zoned tract is laid out as:

- Devtex Business Park, Block 1, Lot 13A1 (City of Grand Prairie) 3.11 Acre, Zoned LI proposed 55,450 SF office/warehouse facility.
- Devtex Business Park, Block 1, Lot 13A2 (City of Arlington) 7.89 acres, Zoned IM, proposed 47,488 SF office/warehouse facility.

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.

UDC’s Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	LI	Private Gas Line Utility
South	LI	Industrial
West	Industrial	City of Arlington
East	LI	Industrial Food Distribution

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The vacant industrial zoned property is generally flat terrain, gently sloping westward towards a City of Arlington existing drainage easement. Sparsely scattered cedar and elm trees exist on-site with no significant tree canopy present. As required, the applicant submitted a tree survey and protection plan indicating 57 trees to be removed with 11 preserved.

The Building A (located in Grand Prairie) primary elevation fronts S. Great Southwest Parkway and its dock

and truck court are located to the rear (west). The dock and truck court will not be visible from the street. The Building B (primarily located in Arlington) is orientated in like fashion, with dock and truck courts located east and west of the building with the primary storefront elevation facing south. Both building's exterior elevations are in conformance with Appendix X's design standards for industrial developments.

The site will be accessible from a commercial drive off S. Great Southwest Parkway at the existing median. The commercial drive will serve both properties via fire lane/access easements looping around both sites. The fire lane and access drive shall serve 10 west (rear) orientated overhead dock doors for Building A and approximately 17 east-west orientated bay doors for Building B. No additional tractor-trailer storage is being proposed for the site.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Table 2: Site Data Summary

Standard	Required	Lot 13A1	Lot 13A2	Meets
Min. Lot Area (Sf)	15,000	135,036	344,124	Yes
Min. Lot Width (Ft.)	100	410	410	Yes
Min. Lot Depth (Ft.)	150	450	840	Yes
Front Setback (Ft.)	25	100	103	Yes
Side Setback (Ft.)	30	30	34	Yes
Max. Height (Ft.)	50	36	33	Yes
Max. Floor Area Ratio	1:1	0.41:1	0.14:1	Yes

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

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The Zoning Analysis Tables summarizes the requirements. The site exceeds the minimum landscape area, number of shrubs and screening requirements with the exception of the tree requirement due to an existing 100' overhead electrical distribution easement (along southern portion of property). Article 8, Section 8.9.2.3 of the UDC restricts tree planting within the easement.

Parking will be screened utilizing 36" height berm and living screen within a 30' landscape buffer along the

street frontage.

Table 3: Landscape & Screening Requirements

Standard	Required (GP)	Lot 13A1	Required (Arlington)	Lot 13A2	Meets
Area (Sq. Ft.)	29,990	75,441	NA	125,320	Yes
Trees	50	16 (No)	21	21	Yes
Street Trees	8	8	NA		
Shrubs	500	500		NA	Yes
Foundation Plantings	Along Primary Facades	Provided	NA	Provided Plant	Yes
Entrance Plantings	At Building Entrance	Provided	NA	Provided Plant	Yes
Truck Screen	Wing Wall 4	Provided 4	NA	Provided Wing Walls	Yes
Parking Lot Trees					

Building Materials and Design

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

The building’s exterior construction consists of 100% exterior masonry construction utilizing textured concrete tilt-wall panels of varying finishes and colors in compliance with required architectural articulation requirements. The construction styles consist of two accent materials along the vertical surface. 18” Cornice projection shall extend along the entire length of the secondary facades. The design provides for a prefinished metal canopy element that will compliment aluminum and glass storefront on both buildings’ entryways.

The exterior building materials and design conform with Appendix X requirements with the exception on Building B’s northern elevation meeting 1 of 2 design element requirements as required for the secondary façade. Both building comply with all other design element requirements.

Table 4A: Building Design Elements for Building A

Facade Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total ElMeets
East Primary	Y			Y	Y					3 Yes
North Seconda	Y	Y		Y						3 Yes
South Seconda	Y	Y		Y						3 Yes
West Seconda	Y	Y								2 Yes

Facade Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total ElMeets
East Seconda	Y	Y		Y						3 Yes
North Seconda				Y						1 No
South Seconda	Y	Y		Y						2 Yes

West SecondaY Y Y 2 Yes

VARIANCES:

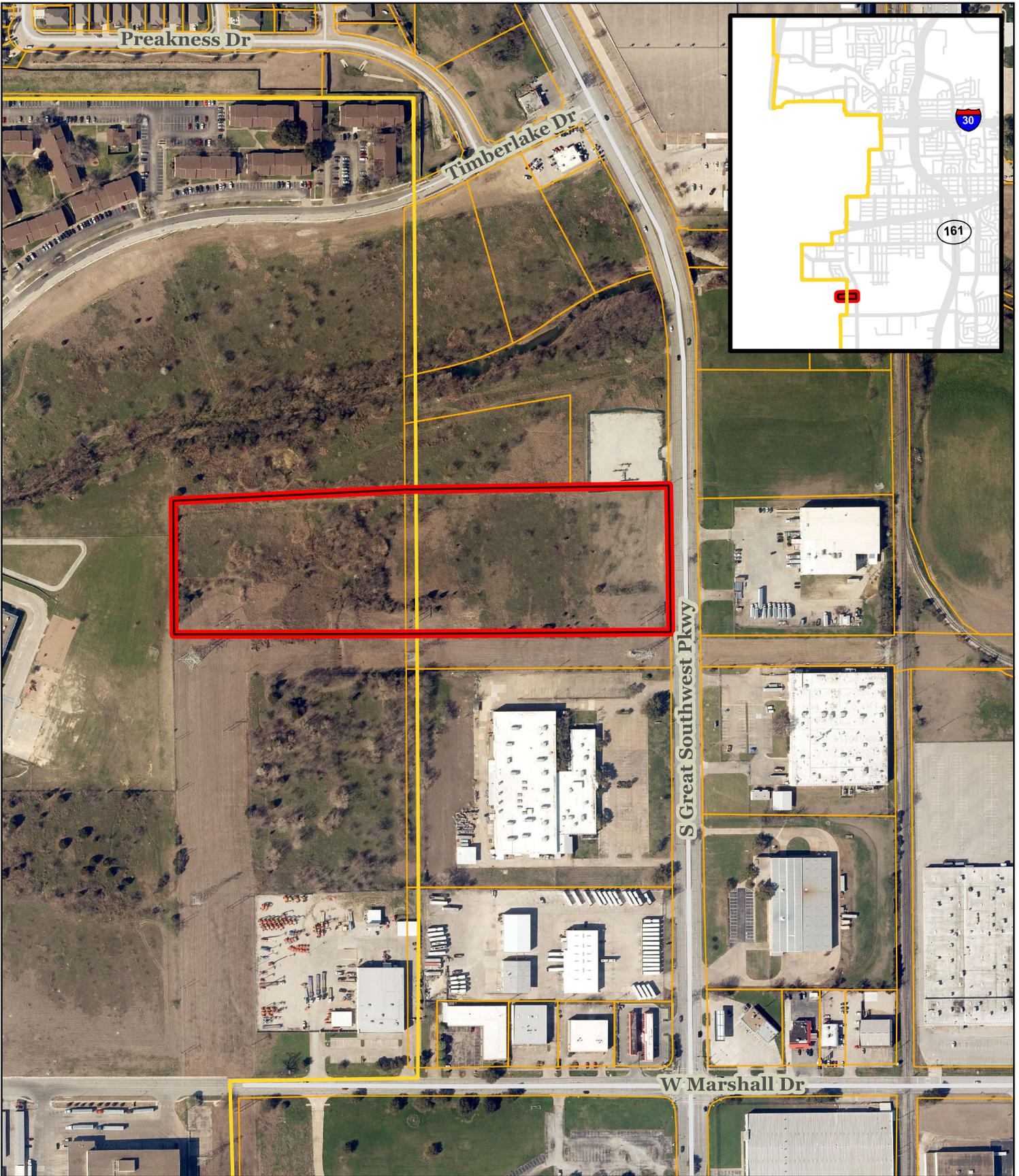
- Exception to reduce minimum tree requirement from 50 to 16 due to existing 100' overhead electrical transmission on-site utility easement's planting restrictions.
- Exception to exterior façade design elements for Building B's northern elevation to allow only one design element rather than 2.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval subject to the Planning & Zoning Commission:

- Accepting the requested exceptions/variances as requested.
- Subsequent platting as required to establish separate lots as presented.
- Acceptance of the Interlocal Agreement between both cities (Grand Prairie & Arlington).

EXHIBIT A LOCATION MAP



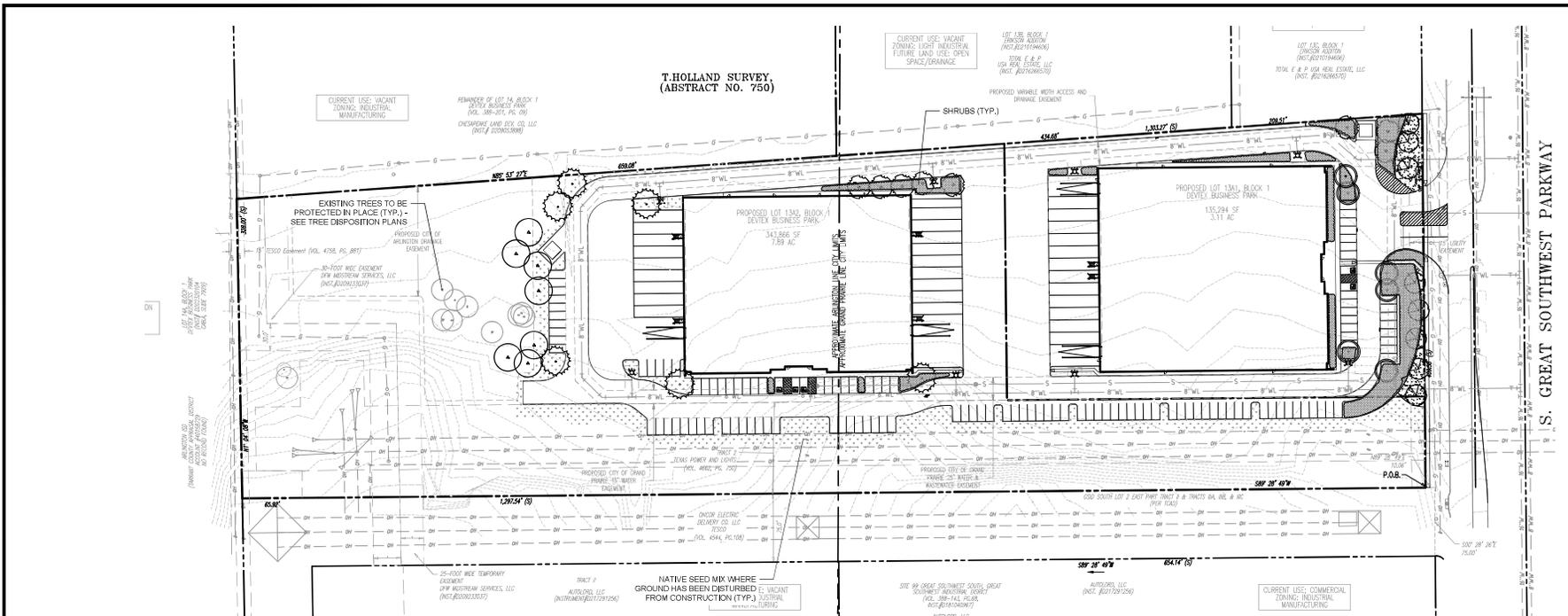
CASE LOCATION MAP
Case Number S200905
DevTex Industrial



City of Grand Prairie
Development Services

(972) 237-8255
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EXHIBIT C LANDSCAPE PLAN



REV.	DATE	COMMENTS

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

PROJECT: DEVEX INDUSTRIAL COMPLEX
 1349 S. GREAT SOUTHWEST PARKWAY
 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEARBY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 1" THICK LAYER OF 1/4" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE CALCULATIONS - GRAND PRAIRIE

TOTAL SITE AREA	249,897 SF
LANDSCAPE AREA REQUIRED	24,990 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED	75,441 SF (30.2%)
TOTAL STREET FRONTAGE	410 LF
STREET TREES REQUIRED	8 TREES (1 TREE PER 50 LF OF FRONTAGE)
STREET TREES PROVIDED	8 TREES
SITE TREES REQUIRED	50 TREES (1 TREE PER 500 SF OF REQUIRED LANDSCAPE)
SITE TREES PROVIDED	16 TREES*
SITE SHRUBS REQUIRED	500 SHRUBS (1 SHRUB PER 50 SF OF REQUIRED LANDSCAPE AREA)
SITE SHRUBS TO BE PROVIDED	~500 SHRUBS

TOTAL PARKING SPACES	79
PARKING LOT TREES REQUIRED	4 TREES (1 TREE PER 20 SPACES)
PARKING LOT TREES PROVIDED	4 TREES

*NOT ALL TREES CAN BE PLACED DUE TO UTILITY EASEMENTS AND UTILITIES
 NOTE: TOTAL REQUIRED PARKING LOT TREES INCLUDED IN SITE TREE TOTALS.

LANDSCAPE CALCULATIONS - ARLINGTON

LANDSCAPE SETBACK
 NO STREET FRONTAGE WITHIN THE CITY OF ARLINGTON

INTERIOR PARKING	
TOTAL PARKING SPACES	125 SPACES (83 REQUIRED, 42 OVERPARKED)
TREES REQUIRED:	21 TREES
	- 1 TREE PER 10 REQUIRED SPACES = 8 TREES
	- 1 TREE PER 3 OVERPARKED SPACES = 42 ADDL SPACES/3 = 14 TREES
TREES PROVIDED:	21 TREES (8 EXISTING, 12 PROPOSED)

CONCEPTUAL PLANT LEGEND

- | | | | |
|--|-------------------|---|--------------------|
| | TREES | <i>Carya illinoensis</i> | Pecan |
| | | <i>Koelreuteria paniculata</i> | Goldenrain Tree |
| | | <i>Platanus mexicana</i> | Mexican Sycamore |
| | | <i>Quercus muehlenbergii</i> | Chinquapin Oak |
| | | <i>Ulmus crassifolia</i> | Cedar Elm |
| | SHRUBS | <i>Cotinus coggygia</i> 'Royal Purple' | Purple Smoke Tree |
| | | <i>Hibiscus syriacus</i> cvs. | Rose-of-Sharon |
| | | <i>Ilex vomitoria</i> 'Nana' | Dwarf Yaupon Holly |
| | | <i>Punica granatum</i> 'Nana' | Dwarf Pomegranate |
| | | <i>Rosmarinus officinalis</i> and cvs. | Rosemary |
| | | <i>Symphoricarpos orbiculatus</i> | Coralberry |
| | PERENNIALS | <i>Aster oblongifolius</i> | Fragrant Aster |
| | | <i>Gaillardia</i> hybrids and cultivars | Gaillardia |
| | | <i>Gaura</i> (pink varieties) | Gaura |
| | | <i>Hesperaloe parviflora</i> | Red Yucca |
| | | <i>Hibiscus syriacus</i> cvs. | Rose-of-Sharon |
| | | <i>Lantana</i> cvs. | Lantana |
| | | <i>Malvaviscus drummondii</i> | Turk's Cap |
| | | <i>Phlomis fruticosa</i> | Jerusalem Sage |

Scale 1" = 60'

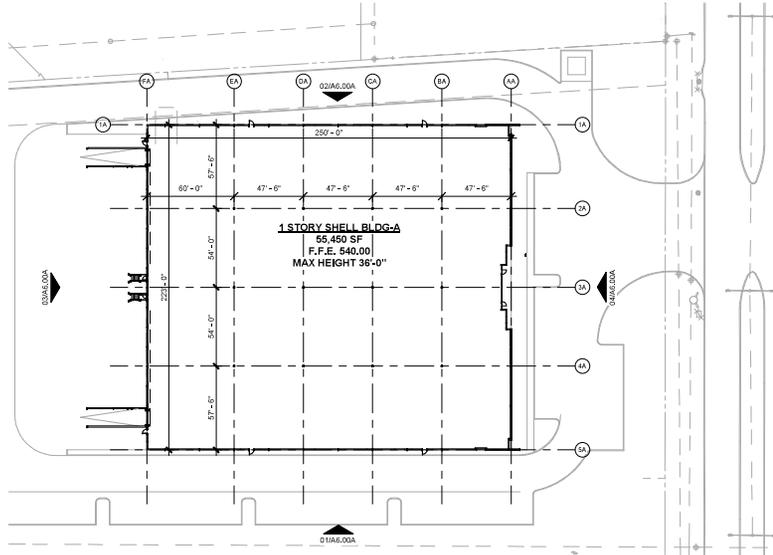


811 PROJECT YOURSELF!
 ALL SITES REQUIRE NOTIFICATION OF UTILITY LOCATIONS. IF YOU ARE PREPARING TO EXPOSE THE SAFETY SPOKE, YOU MUST CALL 811.
 FOR STATE-WIDE DIRECT PHONE NUMBERS, VISIT: WWW.CALL811.COM

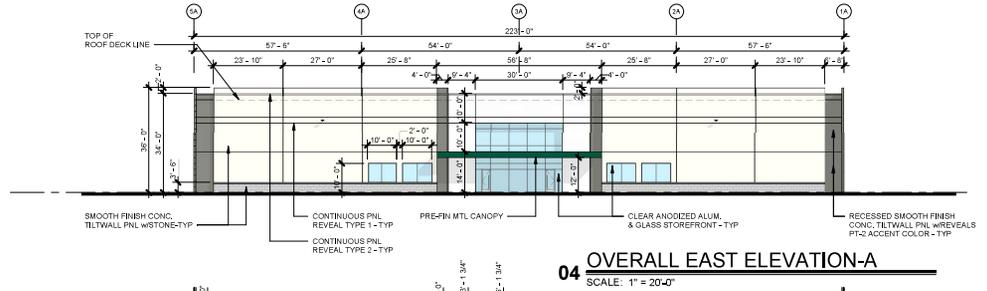
DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 714 S. Greenville Avenue
 Suite 100, Allen, TX 75013
 T: 972.334.2100
 OFFICE: 972.334.2100
 www.dynamicec.com

TITLE:	PLANTING PLAN
SCALE:	9/11/2020
PROJECT NO.:	3389-99-003
SHEET NO.:	LP-1

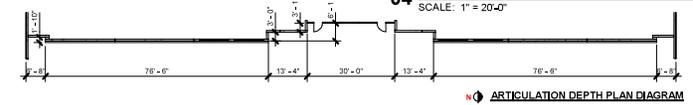
EXHIBIT D EXT ELEVATIONS BLDG A



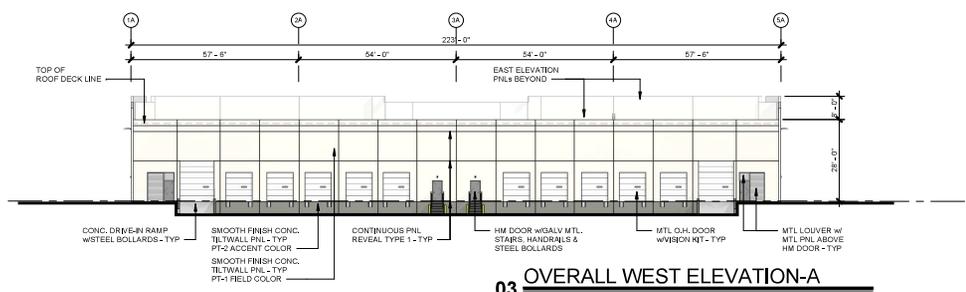
05 OVERALL SHELL PLAN-A
SCALE: 1" = 40'-0"



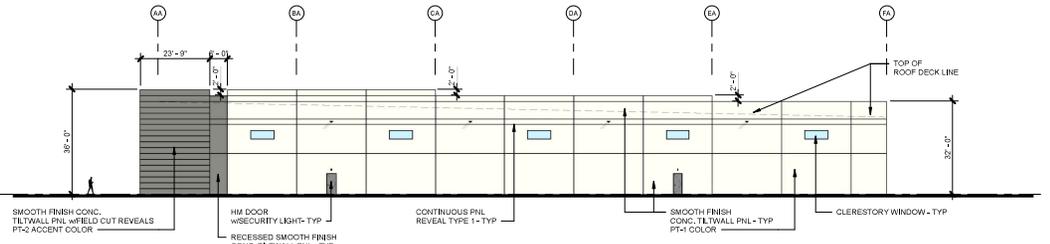
04 OVERALL EAST ELEVATION-A
SCALE: 1" = 20'-0"



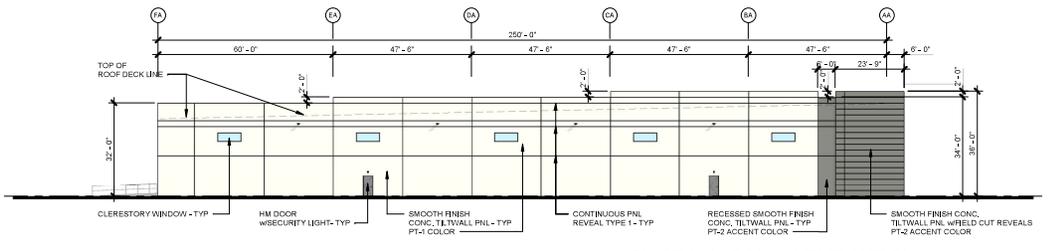
ARTICULATION DEPTH PLAN DIAGRAM



03 OVERALL WEST ELEVATION-A
SCALE: 1" = 20'-0"



02 OVERALL NORTH ELEVATION-A
SCALE: 1" = 20'-0"



01 OVERALL SOUTH ELEVATION-A
SCALE: 1" = 20'-0"

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 4 - BUILDING DESIGN STANDARDS FOR INDUSTRIAL DEVELOPMENT - ELEMENTS

ELEVATION	TYPE	a	b	c	d	e	f	g	h	i	TOTAL
EAST	PRIMARY	Y	N	N	Y	Y	N	N	N	N	3
NORTH	SECONDARY	Y	Y	N	Y						3
SOUTH	SECONDARY	Y	Y	N	Y						3
WEST	SECONDARY	Y	Y	N	N						2

ARTICULATION CALCULATIONS

EAST ELEVATION - PRIMARY FACADE

ELEVATION HEIGHT = 36'-0"
REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1-9 5/8" 2'-0" PROVIDED

ELEVATION LENGTH = 273'-0"
REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLDG LENGTH x 15%) = 33-5 3/8" 80'-6 3/4" PROVIDED

REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1-9 5/8" 6' - 1 3/4" PROVIDED

NORTH AND SOUTH ELEVATION - SECONDARY FACADE

ELEVATION HEIGHT = 36'-0"
REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1-9 5/8" 2'-0" PROVIDED

ELEVATION LENGTH = 260'-0"
REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLDG LENGTH x 15%) = 37'-0" 32'-3" PROVIDED

REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1-9 5/8" 6' - 0" PROVIDED

WEST ELEVATION (DOCK) - SECONDARY FACADE - NO ARTICULATION

ELEVATION - MATERIAL CALCULATIONS

BUILDING HEIGHT = 36'-0" ONE STORY

EAST ELEVATION - PRIMARY FACADE		WEST ELEVATION - DOCK	
TOTAL FACADE AREA =	%	TOTAL FACADE AREA =	%
CONCRETE TLTWALL = 6,338.34 SF	180.2%	CONCRETE TLTWALL = 5,470.00 SF	78.0%
GLASS = 920.00 SF	11.6%	GLASS = 14.00 SF	0.20%
STONE = 535.00 SF	6.77%	STONE = 0.00 SF	0.0%
MTL ACCENT CANOPY = 113.33 SF	1.43%	MTL LOUVER + PNL = 66.00 SF	0.95%
		CH + HM DOORS = 1,455 SF	20.45%

NORTH ELEVATION		SOUTH ELEVATION	
TOTAL FACADE AREA =	%	TOTAL FACADE AREA =	%
CONCRETE TLTWALL = 8,606.22 SF	198.1%	CONCRETE TLTWALL = 8,606.22 SF	98.1%
GLASS = 120 SF	1.36%	GLASS = 120 SF	1.36%
STONE = 0.00 SF	0.00%	STONE = 0.00 SF	0.00%
HM DOORS = 47.78 SF	0.54%	HM DOORS = 47.78 SF	0.54%

LENGTH OF ALL BUILDING FACADES = 958'-0"

CANOPY SHADE SYSTEM = 56'-0" OF LENGTH | 56'-0" x 858'-0" = 5.3%

MATERIAL LEGEND

- PT-1 FIELD SHERWIN-WILLIAMS (SW 7566)
- PT-2 ACCENT SHERWIN-WILLIAMS (SW 7060)
- PT-3 ACCENT SHERWIN-WILLIAMS (SW T8D)
- CORONADO STONE (GETTYSTONE SILVERASH LARGE)
- MTL ACCENT (FOREST GREEN)
- GLASS (SOLARBAN OPTIGRAY)

REVISIONS

HAMILTON COMMERCIAL 1550
GRAND PRAIRIE, TEXAS
1550 GREAT SOUTHWEST PKWY



MENHARDT & ASSOCIATES
ARCHITECTS, PLLC
1401 W. LOOP WEST, SUITE 1000
HOUSTON, TEXAS 77056



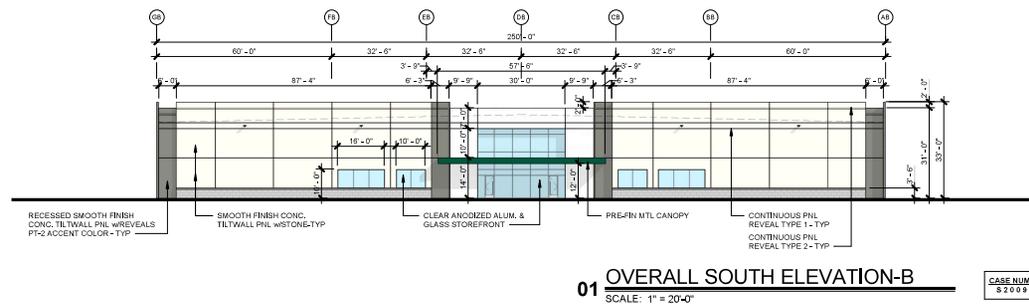
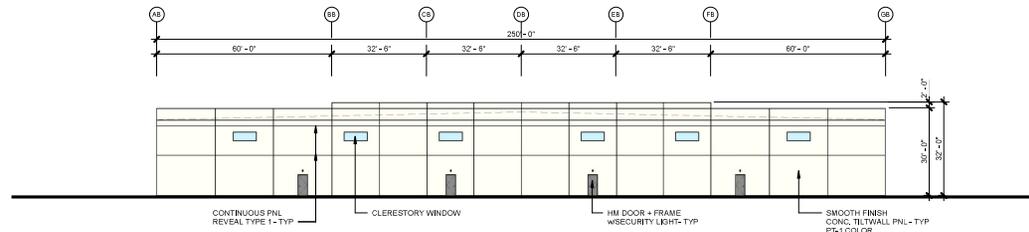
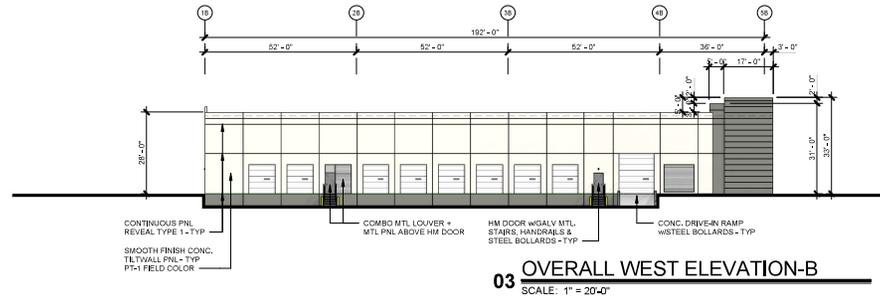
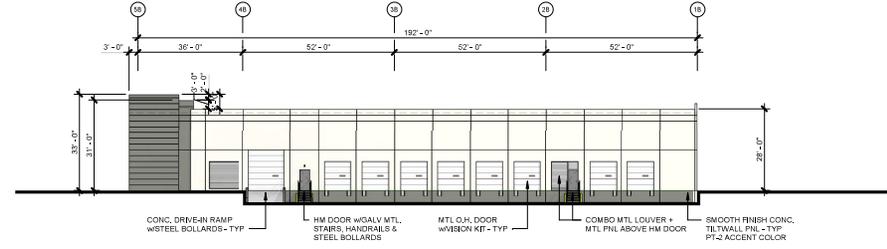
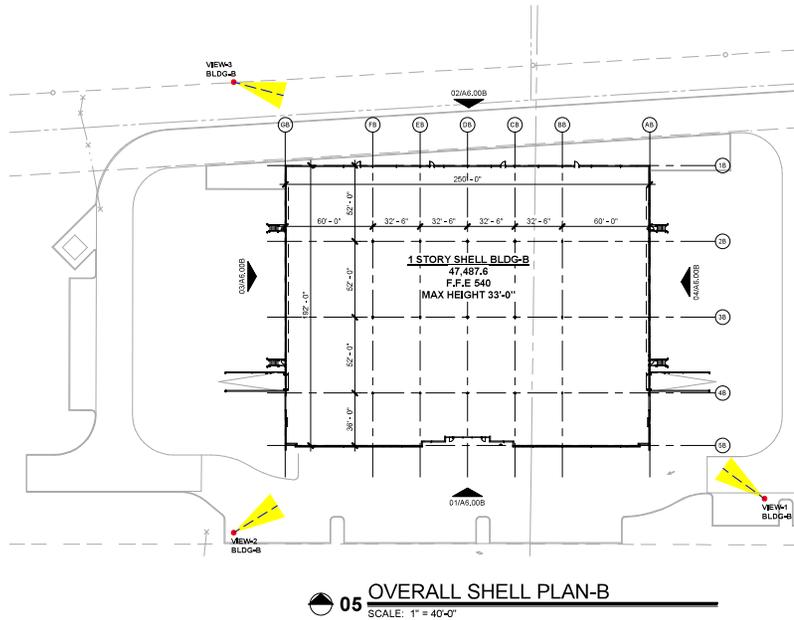
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DATE: 09.11.20
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: OVERALL ELEVATIONS

CASE NUMBER
S200905

A6.00A

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EXHIBIT D EXT ELEVATIONS BLDG B



APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 4 - BUILDING DESIGN STANDARDS FOR INDUSTRIAL DEVELOPMENT - ELEMENTS

ELEVATION	TYPE	a	b	c	d	TOTAL
EAST	SECONDARY	Y	Y	N	Y	3
NORTH	SECONDARY	N	N	N	Y	1
SOUTH	SECONDARY	Y	Y	N	Y	3
WEST	SECONDARY	Y	Y	N	Y	3

ARTICULATION CALCCS-B

SOUTH ELEVATION - SECONDARY FACADE

ELEVATION HEIGHT = 33'-0"
REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4" 2'-0" PROVIDED

ELEVATION LENGTH = 250'-0"
REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLOG LENGTH x 15%) = 37'-5" 61'-5" PROVIDED

REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4" 5'-7" PROVIDED

EAST AND WEST ELEVATION - SECONDARY FACADE

ELEVATION HEIGHT = 33'-0"
REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4" 5'-0" PROVIDED

ELEVATION LENGTH = 192'-0"
REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLOG LENGTH x 10%) = 29'-3" 178'-0" PROVIDED

REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4" 0'-8" PROVIDED

NORTH ELEVATION - SECONDARY FACADE - NO ARTICULATION

ELEVATION HEIGHT = 33'-0"
REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4" 2'-0" PROVIDED

ELEVATION LENGTH = 250'-0"
REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLOG LENGTH x 15%) = 37'-5" 120'-0" PROVIDED

REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4" 0'-0" PROVIDED

ELEVATION + MATERIAL CALCCS-B

BUILDING HEIGHT = 33'-0" ONE STORY

EAST ELEVATION+DOCK		WEST ELEVATION+DOCK	
TOTAL FACADE AREA	%	TOTAL FACADE AREA	%
6,062.00 SF	100%	6,062.00 SF	100%
CONCRETE TILT WALL = 4,955.00	81.7%	CONCRETE TILT WALL = 4,955.00	81.7%
GLASS = 630.00 SF	10.39%	GLASS = 930.00 SF	15.19%
STONE = 00.00 SF	0.00%	STONE = 00.00 SF	0.00%
MTL DOORS + LOUVERS = 1,066.50 SF	18.15%	MTL DOORS + LOUVERS = 1,066.50 SF	18.15%

NORTH ELEVATION		SOUTH ELEVATION	
TOTAL FACADE AREA	%	TOTAL FACADE AREA	%
7,750.00 SF	100%	8,127.00 SF	100%
CONCRETE TILT WALL = 7,520.44 SF	98.98%	CONCRETE TILT WALL = 6,402.67 SF	78.8%
GLASS = 144 SF	1.86%	GLASS = 698 SF	12.3%
STONE = 630 SF	8.13%	STONE = 613.33 SF	7.55%
HM DOORS = 35.56 SF	0.46%	MTL ACCENT CANOPY = 115.00	1.40%

LENGTH OF ALL BUILDING FACADES = 912'-0"
CANOPY SHADE SYSTEM = 56'-0" OF LENGTH | 56'-0" - 812'-0" = 6.2%

MATERIAL LEGEND

- PT-1 FIELD SHERWIN-WILLIAMS (SW 7566)
- PT-2 ACCENT SHERWIN-WILLIAMS (SW 7060)
- PT-3 ACCENT SHERWIN-WILLIAMS (SW T8D)
- CORONADO STONE (GETTYSTONE SILVERASH LARGE)
- MTL ACCENT (FOREST GREEN)
- GLASS (SOLARBAN OPTICRAY)

REVISIONS

HAMILTON COMMERCIAL 1550
GRAND PRAIRIE, TEXAS
1550 GREAT SOUTHWEST PKWY



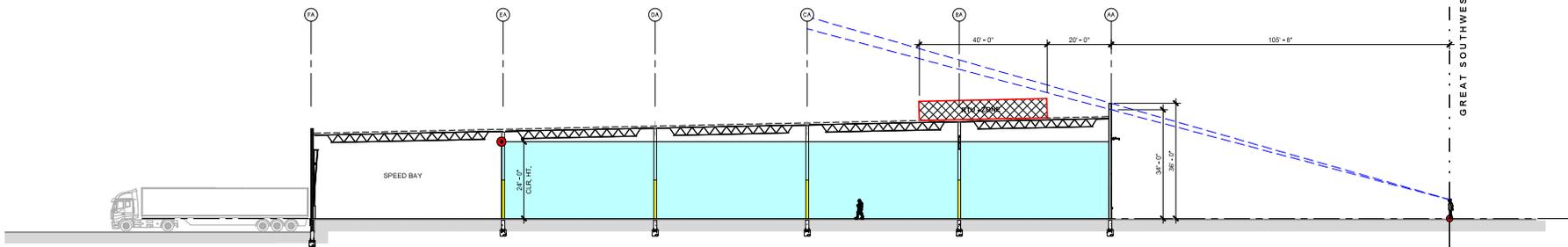
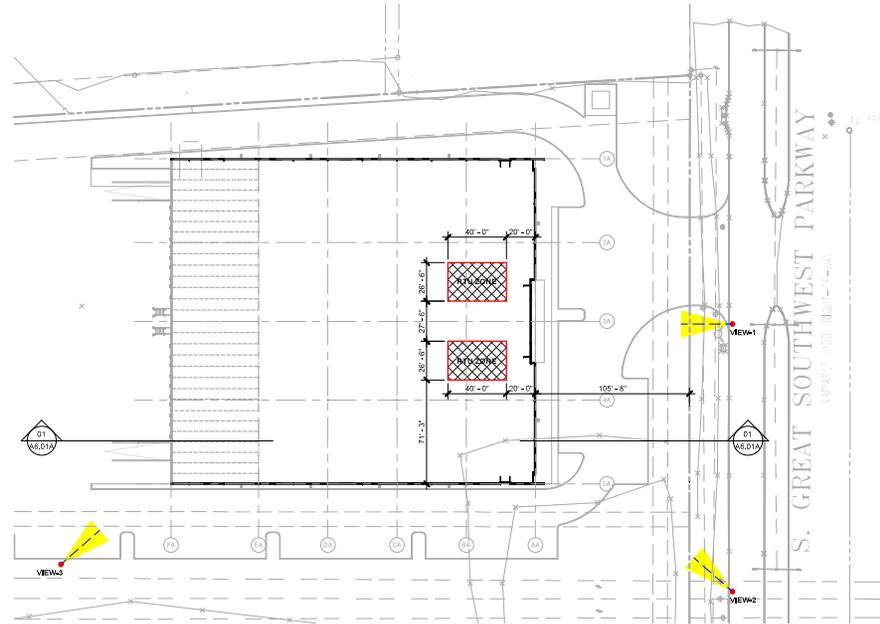
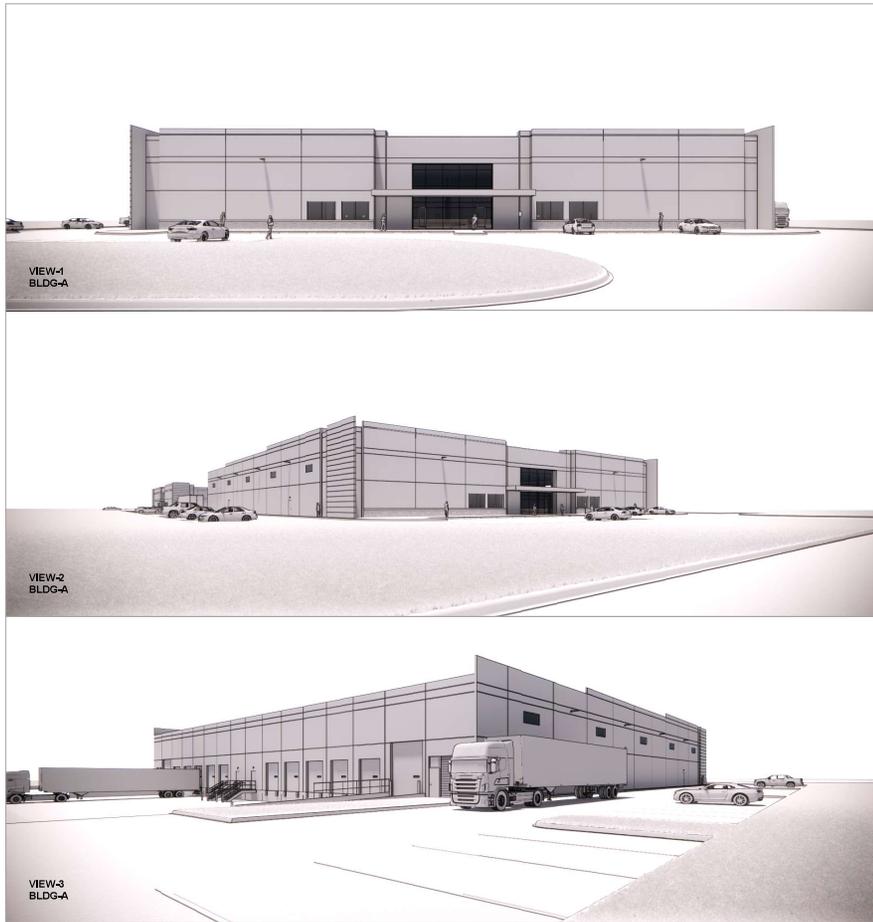
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DATE: 09.11.20
DRAWN BY: DDM
CHECKED BY: DDM
SHEET: OVERALL ELEVATIONS

CASE NUMBER
S 200905

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EXHIBIT E RENDERING BLDG A



REVISIONS

HAMILTON COMMERCIAL 1550
GRAND PRAIRIE, TEXAS
1550 GREAT SOUTHWEST PKWY



MEINHARDT & ASSOCIATES
ARCHITECTS, PLLLC
400 W. HICKORY
SUITE 1000
DALLAS, TEXAS 75201
(214) 760-0000



PROJECT NO: 20-207
DATE: 09.11.20
DRAWN BY: OBC
CHECKED BY: DDM
SHEET: L.O.S. DIAGRAM

CASE NUMBER
S200905

A6.01A

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Legislation Details (With Text)

File #: 20-10402 **Version:** 1 **Name:** S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4).
Type: Agenda Item **Status:** Items for Individual Consideration
File created: 9/21/2020 **In control:** Planning and Zoning Commission
On agenda: 9/28/2020 **Final action:**

Title: S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Site Plan for a multi-family and mixed use development with 255 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail on 10.12 acres. Tract 1, William Linn Survey, Abstract 1725 and Tract 2, A B F Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Sponsors:

Indexes:

Code sections:

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

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

From

Monica Espinoza, Executive Assistant

Title

S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Site Plan for a multi-family and mixed use development with 255 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail on 10.12 acres. Tract 1, William Linn Survey, Abstract 1725 and Tract 2, A B F Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



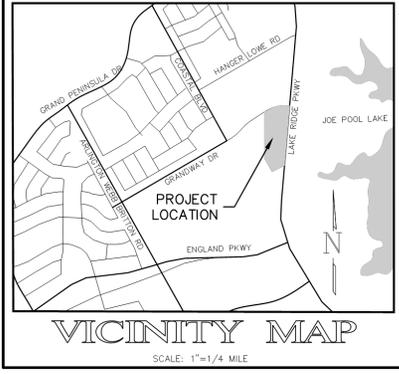
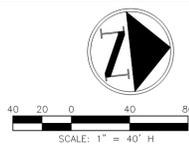
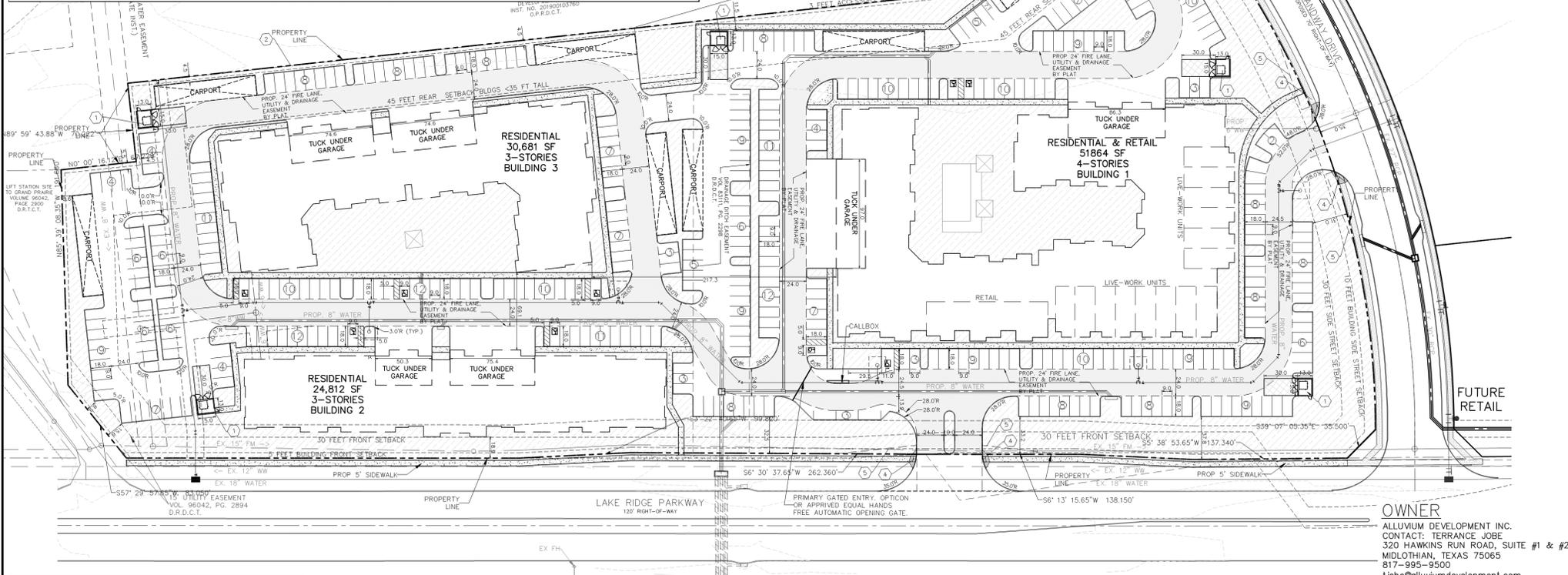
CASE LOCATION MAP
Case Number S200906
Lake Ridge Commons Multi-Family



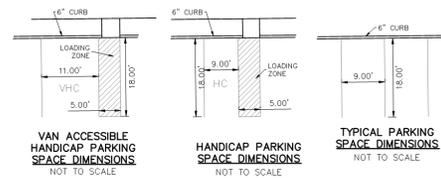
City of Grand Prairie
Development Services

☎ (972) 237-8255
🌐 www.gptx.org

SITE PLAN SUMMARY			
ZONING: PD-33A	BUILDING AREAS:	UNITS: 107357 of 14 UNITS	PARKING REQUIRED:
PROPOSED USE: MIXED	- BUILDING 1: 51864 SF	LIVE-WORK: 14 UNITS (4.9%)	- 1 BEDROOM UNITS + 1.25 SPACES PER UNIT = 192
LOT AREA: 440796 SF / 10.13 AC	- BUILDING 2: 24812 SF	1 BEDROOM: 154 UNITS (54.2%)	- 2 BEDROOM UNITS + 2.0 SPACES PER UNIT = 204
- RESIDENTIAL	- BUILDING 3: 30681 SF	2 BEDROOMS: 102 UNITS (56.9%)	- 3 BEDROOM UNITS + 2.0 SPACES PER UNIT = 116
- RETAIL	BUILDING HEIGHT:	3 BEDROOMS: 14 UNITS (4.9%)	- LIVE WORK/WORK UNITS + 1.25 SPACES PER UNIT = 11
- GREEN SPACE	- BUILDING 1: 4 STORIES	TOTAL: 284 UNITS	- RETAIL SPACE + 1 SPACE PER 275 SF = 11
- PAVING	- BUILDING 2: 3 STORIES	DENSITY: 28.4 UNITS/AC	TOTAL REQUIRED PARKING = 453
LOT COVERAGE: 57%	FLOOR AREA RATIO: 24%	NON-RESIDENTIAL	PARKING PROVIDED:
SQUARE FOOTAGE OF	USABLE OPEN SPACE: 33%	RETAIL AREA: 1,236 SF	STANDARD: 514
57% TOTAL 1ST FLOOR MF: 72,549 SF	% RETAIL FOR TRACT: 76%	LIVE/WORK AREA: 14,221 SF	SURFACE: 395 (77%)
TUCK UNDER GARAGES: 13,515 SF	% MF FOR TRACT: 24%	NON-RESIDENTIAL	CARPOT: 70 (14%)
1ST FLOOR MF NET GARAGES: 50,000 SF		RETAIL AREA: 1,236 SF	GARAGES: 37 (7%)
		LIVE/WORK AREA: 14,221 SF	HANDICAPPED: 9 (2%)



LEGEND	
	Parking Pavement: 5" thick conc. pvmnt. reinf. w/ #3 bars at 18" o.c.w. on 6" recompacted subgrade, compacted to 95% of max. dry weight, +2% of optimum moisture content (astm d-698).
	Left Turn Lane Pavement: 9" thick 4000 psi conc. pvmnt. reinforced with #4 bars, 24" o.c.w. on 8" lime stabilized subgrade (min. 36 ba/ly hydrated lime - actual ba/ly will be determined by lime series) compacted to 95% standard proctor density at optimum moisture content and above.
	Dumpster Pavement: 7" thick conc. pvmnt. reinf. w/ #4 bars at 18" o.c.w. on 6" recompacted subgrade, compacted to 95% of max. dry weight, +2% of optimum moisture content (astm d-698).
	Fireline & Utility Easement: 6" thick conc. pvmnt. reinf. w/ #3 bars at 18" o.c.w. on 8" recompacted subgrade, compacted to 95% of max. dry weight, +2% of optimum moisture content (astm d-698).
	Open Space
	Proposed Sidewalk Pavement
	① Parking Count
	Existing Sanitary Sewer Manhole
	Proposed Sanitary Sewer Manhole
	Proposed Sanitary Sewer Cleanout
	Existing Fire Hydrant
	Proposed Fire Hydrant
	Proposed Valve
	Proposed Valve
	Proposed 11.25' Horiz. Bend
	Proposed 45' Horiz. Bend
	Existing Storm Line
	Existing Sanitary Sewer Line
	Proposed Sanitary Sewer Line
	Existing Water Line
	Proposed Water Line
	Boundary Line
	Setback Line
	Adjacent Lot/Right-of-way Line
	Existing Easement
	Barrier Free Ramp Per City of Grand Prairie Standards



- NOTES BY SYMBOL
- ① PROP. 6" MASONRY DUMPSTER ENCLOSURE
 - ② 6" PRECAST CONCRETE FENCE
 - ③ 6" ORNAMENTAL FENCE WITH LIVING WALL
 - ④ PROP. BARRIER FREE RAMP PER CITY OF GRAND PRAIRIE STDS.
 - ⑤ 8' X 70' VISIBILITY TRIANGLE

FOR REVIEW ONLY
DAYTON C. MACATEE, P.E., 65028
08/16/2020

OWNER
ALLUVIUM DEVELOPMENT INC.
CONTACT: TERRANCE JOBE
320 HAWKINS RUN ROAD, SUITE #1 & #2
MIDLOTHIAN, TEXAS 75065
817-995-9500
tjobe@alluviumdevelopment.com

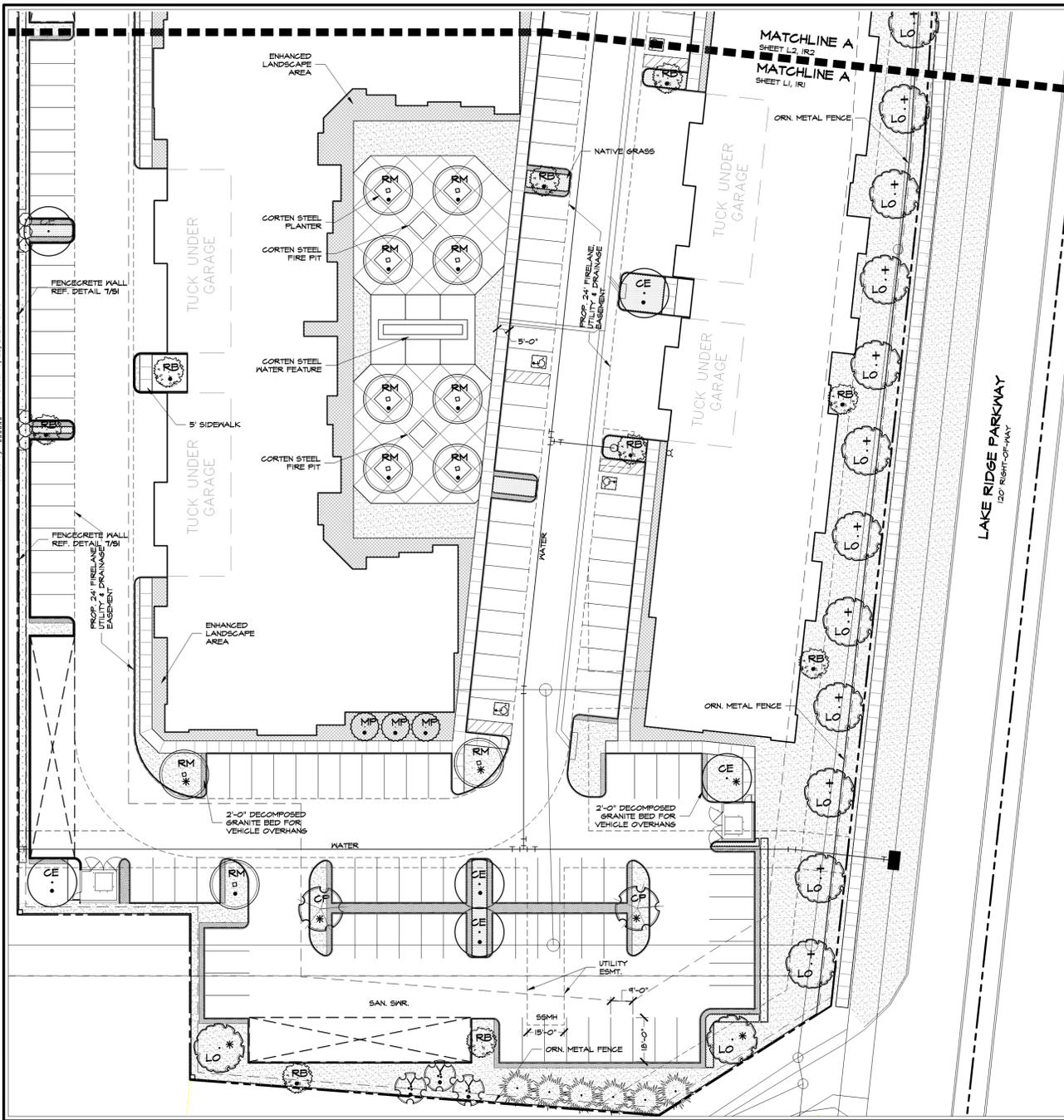
DEVELOPER
MEGATEE HOMES
CONTACT: STEVE LENART
12571 THORNHILL RD
FARMERS BRANCH, TEXAS 75234
(469)847-8127

CASE #: S200906

SITE PLAN			
THE PENINSULA AT LAKERIDGE			
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS			
		CIVIL ENGINEERING DESIGN & CONSULTING (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPRESSWAY, SUITE 430 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 djobe@macatee-engineering.com phil@macatee-engineering.com	
		DESIGNED: BCP	CHECKED: P.F.
		SHEET NO. 1 OF 5	

Plotted by: ##### Plot Date: 9/22/2020 8:08 AM

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LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIRGINIANA (3' GALIER)
- CEDAR ELM / ULMUS CRASSIFOLIA (3' GALIER)
- CHINESE PISTACHE / PISTACIA CHINENSIS (3' GALIER)
- SHIMARD OAK / QUERCUS SHUMARDII (3' GALIER)
- CADDIS MAPLE / ACER RUBRUM (3' GALIER)
- LACEBARK ELM / ULMUS PARVIFOLIA (3' GALIER)
- FOREST PANSY REDBUD / CERCIS CANADENSIS FOREST PANSY (3' GALIER)
- VITEX / VITEX ASPENS-GASTUS (3' GALIER)
- EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3' GALIER)
- GRAPE MYRTLE / LAURUSTROBILIA INDICA (3' GALIER)
- SOLID BERMUDA SOD
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARUM (1 GALLON, PLANTS SPACED 24" O.C.)
- DWARF FOUNTAIN GRASS / PENNisetum ALOPECUROIDES 'HAMELI' (1 GALLON, PLANTS SPACED 18" O.C.)
- GULF MUHY GRASS / MULLENBERGIA CAPILLARIS REGAL MIST (1 GALLON, PLANTS SPACED 18" O.C.)
- MEXICAN FEATHER GRASS / STIPA TENNISISSHA (1 GALLON, PLANTS SPACED 18" O.C.)
- CORTEN STEEL PLANTER
- BIG BLOCK STONE BENCH
- KEEPING LOVE GRASS / ERAGROSTIS CURVULA HYDROMULCH
- DECOMPOSED GRANITE 4" DEPTH
- HORSETAIL REED / Equisetum HYEMALE (1 GALLON, PLANTS SPACED 12" O.C.)
- E. RED CEDAR / J. VIRGINIANA 'TAYLOR' 15 GALLON
- NELLIE R STEVENS HOLLY / ILEX x NELLIE R STEVENS 15 GALLON
- MAX MYRTLE / MYRTICA CERIFERA 15 GALLON
- ELEAGNUS / ELEAGNUS x EBBINGEII 15 GALLON

8.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING

8.7.2 PLANTING MATERIALS

FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA ONE TREE OF 3' GALIER OR LARGER IS REQUIRED.

SITE = 440,845 SF. 15% REQUIRED LANDSCAPE AREA = 66,125 SF / 500 = 133 TREES

PROVIDED LANDSCAPE AREA = 66,125 SF / = 15%

TREES SHALL BE LOCATED ON THE SITE IN THE FOLLOWING SEQUENCE:

STREET TREES
SHALL BE PLANTED A MINIMUM 25 LINEAR FEET APART AND A MAXIMUM OF 50 LINEAR FEET APART ALONG COLLECTORS AND ARTERIALS.
TREES ALONG GRANDWAY (18 LF) AT 35 LINEAR FEET APART, (14 TOTAL)
TREES ALONG LAKE RIDGE PKWY. (1043 LF) AT 35 LINEAR FEET APART, (29 TOTAL)

PARKING LOT TREES
SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20 PARKING SPACES)
483 / 20 = 23 TREES REQUIRED
PROVIDED: 23 TREE LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.

THE REMAINING REQUIRED TREES MAY BE LOCATED THROUGHOUT THE SITE. STREET TREES AND PARKING LOT TREES ARE INCLUDED IN THE TOTAL TREE REQUIREMENTS AND ARE NOT IN ADDITION TO THAT REQUIREMENT.

TOTAL TREES: 43 STREET TREES
23 PARKING LOT TREES
61 SITE TREES
133 REQUIRED TREES
150 PROVIDED TREES

8.7.3 D. SHRUBS

IN ORDER TO MEET THE LANDSCAPING REQUIREMENTS, SHRUBS SHALL BE A MINIMUM OF 9 GALLON CONTAINER SIZE AND MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. FOR EVERY 50 SQUARE FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE SHRUB MINIMUM OF 9 GALLON IN SIZE IS REQUIRED UP TO 50% OF THE REQUIRED SHRUBS MAY BE REPLACED BY THREE INCH GALIER TREES AT A RATE OF 10 SHRUBS EQUALS ONE TREE.

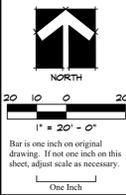
REQUIRED: 66,125 SF / 50 = 1324 SHRUBS

PROVIDED: 1324 - 9 GALLON SHRUBS AND GRASSES
17 - 3' GALIER TREES AT A RATE OF 10 SHRUBS EQUALS 1 TREE

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, P.L.L.C.
386 W. Main Street
Lewisville, Texas 75057
972-435-1900
7346 Firm #006463

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Submitted 11-2-2020



LANDSCAPE AND SCREENING

Landscape Plans
Lakeridge Multi-Family
City of Grand Prairie, Tarrant County, Texas

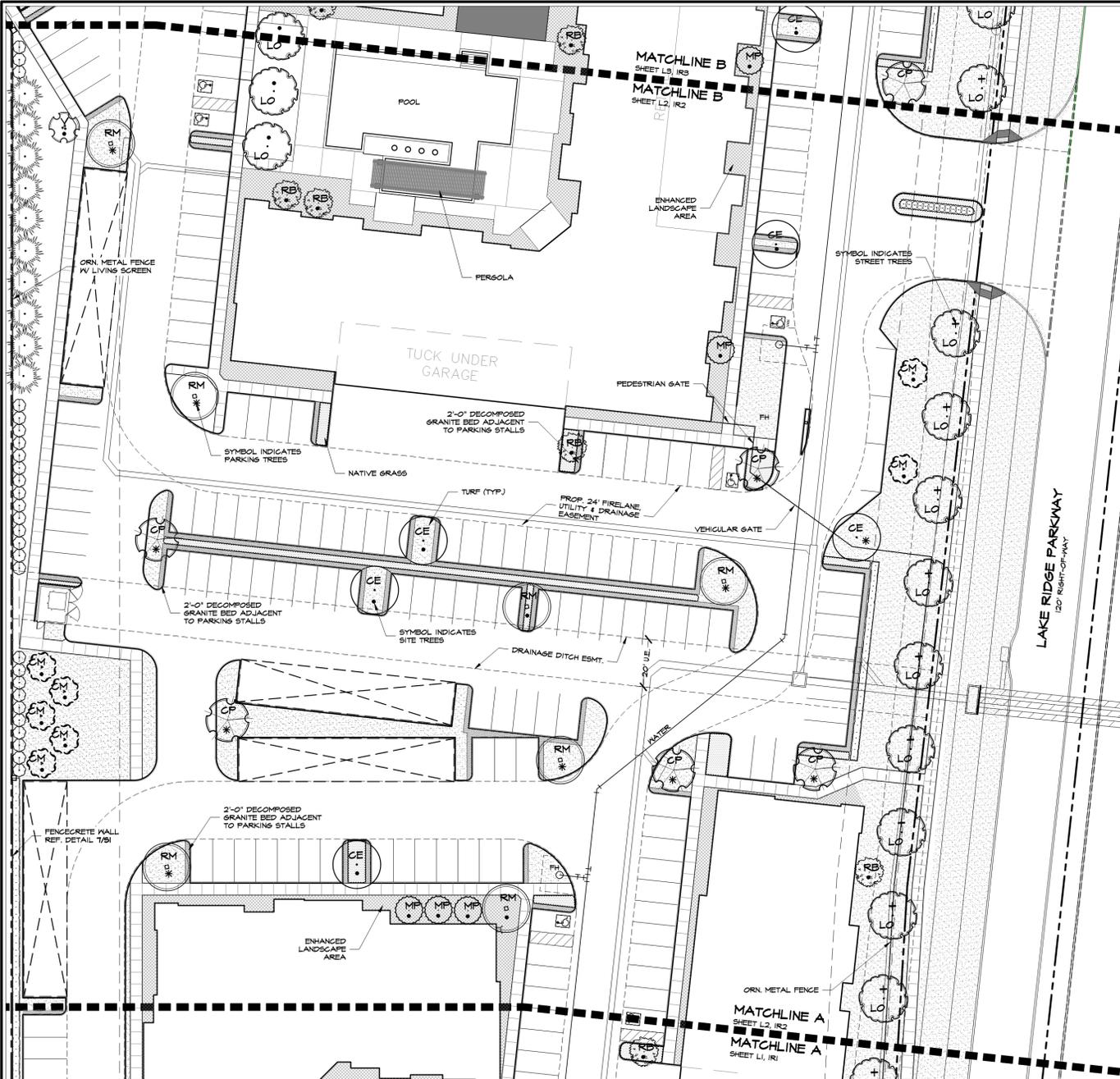
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
MGH020

SHEET
L1 of 4

Case #S200906

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 Date: 9/22/2020 7:43 AM
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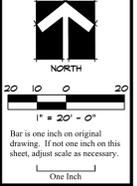
LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIRGINIANA (3" CALIFER)
- CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIFER)
- CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIFER)
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- FOREST PANSY REBUD / CERCIS CANADENSIS FOREST PANSY (3" CALIFER)
- VITEX / VITEX AGNES-CASTUS (3" CALIFER)
- EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIFER)
- GRAPE MYRTLE / LAURUSTROPHIA INDICA (3" CALIFER)
- SOLID BERMUDA SOD
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON PLANTS SPACED 24" O.C.)
- DWARF FOUNTAIN GRASS / PENNISETUM ALOPEGUROIDES HAKELI (1 GALLON PLANTS SPACED 18" O.C.)
- SUEF HILLY GRASS / MULDENBERGIA CAPILLARIS REGAL MIST (1 GALLON PLANTS SPACED 18" O.C.)
- MEXICAN FEATHER GRASS / STIPA TENNISIMA (1 GALLON PLANTS SPACED 18" O.C.)
- CORTEN STEEL PLANTER
- BIG BLOCK STONE BENCH
- KEEPING LOVE GRASS / ERAGROSTIS CURVULA HYDROMULCH
- DECOMPOSED GRANITE 4" DEPTH
- HORSETAIL REED / EGISETUM HYEMALE (1 GALLON PLANTS SPACED 12" O.C.)
- E. RED CEDAR / J. VIRGINIANA TAYLOR 15 GALLON
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- WAX MYRTLE / MYRTICA CERIFERA 15 GALLON
- ELEASUS / ELEASUS x EBBINGEI 15 GALLON

STUDIO DESIGN GROUP
 Studio 13 Design Group, PLLC
 186 W. Main Street
 Lewisville, Texas 76047
 469-635-1900
 TRAC File #86643

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Submital 11-2-2020



LANDSCAPE AND SCREENING

Landscape Plans
Lakeridge Multi-Family
City of Grand Prairie, Tarrant County, Texas

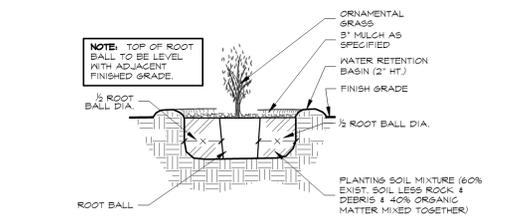
PLAN/REVIEW REVISIONS	BY	DATE

PROJECT: MGH020
 SHEET: L2 of 4
 Case #S200906

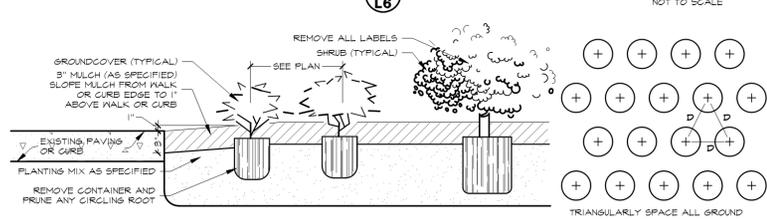
LANDSCAPE NOTES:

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF GRAND PRAIRIE APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF GRAND PRAIRIE.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES, THE CITY OF GRAND PRAIRIE HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE FITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK FLARE.
- THE TREE FIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPINGS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITH 90 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF GRAND PRAIRIE.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- LANDEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF GRAND PRAIRIES PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF GRAND PRAIRIE AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER AFFURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF GRAND PRAIRIES PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY AFFURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

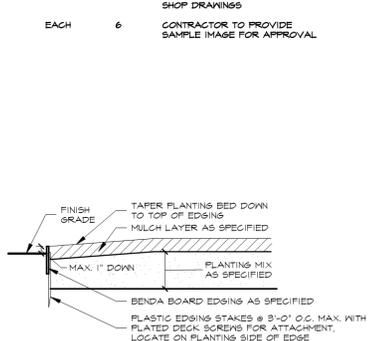
NAME	BOTANICAL NAME	SIZE	SPACING	QTY.	REMARKS
LO LIVE OAK	QUERCUS VIRGINIANA	3" CALIFER	AS SHOWN	42	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
GE CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIFER	AS SHOWN	18	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
GP CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIFER	AS SHOWN	14	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
SO SHUMARD OAK	QUERCUS SHUMARDII	3" CALIFER	AS SHOWN	24	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
G-M CADDY MAPLE	ACER SACCHARUM 'CADDY'	3" CALIFER	AS SHOWN	32	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
ERG E. RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIFER	AS SHOWN	11	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
LE LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIFER	AS SHOWN	33	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
RB RED BUD	CERGIS CANADENSIS FOREST PANSY	3" CALIFER	AS SHOWN	42	3' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. HT; MIN. 3 GANES; NURSERY GROWN
V VITEX	VITES AGNES-CASTUS	3" CALIFER	AS SHOWN	35	3' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. HT; MIN. 3 GANES; NURSERY GROWN
GM GRAPE MYRTLE	LASERSTROEMIA INDICA	3" CALIFER	AS SHOWN	24	4' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MIN. HT; MIN. 3 GANES; NURSERY GROWN
BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	50. FT.	264,100	100% COVERAGE; 10% DENSITY
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GALLON	18' O.C.	1,450	FULL PLANTS
HAMELN GRASS	FENISETUM ALOPECURIDES	1 GALLON	18' O.C.	5,140	FULL PLANTS
GULF MUHLY	MULLEBERGIA CAPITULARIS	1 GALLON	18' O.C.	1,450	FULL PLANTS
MEXICAN FEATHER GRASS	STIPA TENNISSIMA	1 GALLON	18' O.C.	1,625	FULL PLANTS
HORSETAIL REED	EQUISETUM HYEMALE	1 GALLON	12' O.C.	785	FULL PLANTS; PLANTED IN STEEL PLANTERS
DEEPING LOVE GRASS	ERAGROSTIS CURVULA	DRILL SEED	50. FT.	122,500	100% COVERAGE; 10% DENSITY
COMPOSTED GRANITE			50. FT.	29,500	INSTALLED PER DETAILS
STEEL EDGING			LINER FT.	5,600	INSTALLED PER DETAILS
CORTEN STEEL PLANTER		10'x4'x24"	EACH	17	CONTRACTOR TO PROVIDE SHOP DRAWINGS
LIMESTONE BLOCK BENCH		5'x2'x24"	EACH	6	CONTRACTOR TO PROVIDE SAMPLE IMAGE FOR APPROVAL



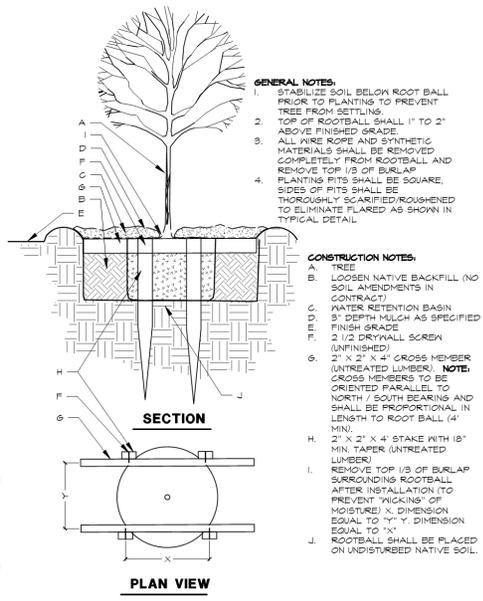
1 POCKET PLANTING ORNAMENTAL GRASS DETAIL
NOT TO SCALE



2 SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



3 TYPICAL BED EDGING DETAIL
NOT TO SCALE



4 TREE PLANTING
NOT TO SCALE



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Submittal 11.2-2020

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

LANDSCAPE AND SCREENING
Landscape Details
Sutton Fields North Ph. 2C
CITY OF GRAND PRAIRIE, Denton County, TEXAS

PLAN NUMBER/REVISIONS	BY	DATE

PROJECT
CAD090

SHEET
L4 of 4

Case #S200906

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Printed by: ##### Plot Date: 9/22/2020 8:08 AM



1 BUILDING TYPE 'A' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #2

BUILDING MATERIAL %	
STUCCO - P1 COLOR	4%
STUCCO - P2 COLOR	35%
STUCCO - P3 COLOR	10%
STONE VENEER	51%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS
- SCUPPER AND DOWN SPOUT LOCATIONS RAISED CORNER WHEN POSSIBLE
- WINDOW KEY
- THIN-CUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE HIDDEN TO MATCH BUILDING.
- COMPONENTS OF THE BUILDING ARE CONSIDERED TO BE IDENTICAL UNLESS SPECIFICALLY NOTED OTHERWISE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DRAWING INFORMATION AND IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION. IT IS THE INTENT OF THE ARCHITECT THAT THE INFORMATION IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- REFER TO MANUFACTURER REQUIREMENTS FOR MATERIALS AND FINISHES.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION.

REVISIONS

NO.	DATE	DESCRIPTION

THE PENINSULA AT LAKE RIDGE

APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL



2 BUILDING TYPE 'A' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #2

BUILDING MATERIAL %	
STUCCO - P1 COLOR	4%
STUCCO - P2 COLOR	36%
STUCCO - P3 COLOR	12%
STONE VENEER	48%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

ISSUED FOR
SITE DEVELOPMENT PLAN
09-11-20
REVIEW SET NOT TO
BE USED FOR CONSTRUCTION
APPROVAL REQUIRED ON
CONSTRUCTION



DATE
09-11-2020

PROJECT
19171
SHEET NUMBER

A4-00
BLDG. 'A'
ELEVATION

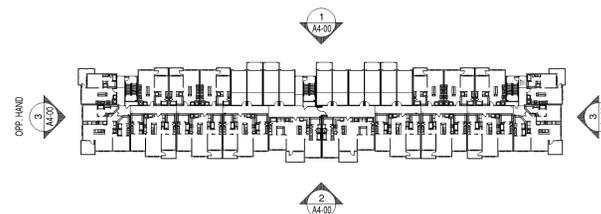


3 BUILDING TYPE 'A' ELEVATION **BUILDING #2**
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %	
STUCCO - P1 COLOR	7%
STUCCO - P2 COLOR	31%
STUCCO - P3 COLOR	31%
STONE VENEER	31%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

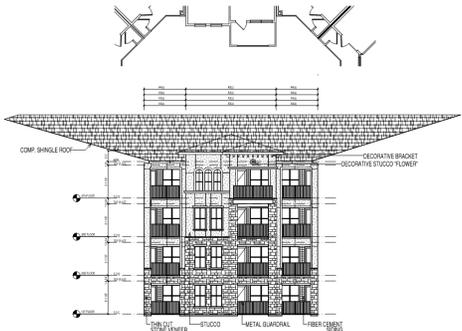
OVERALL BUILDING MATERIAL %	
STUCCO - P1 COLOR	5.5%
STUCCO - P2 COLOR	33.5%
STUCCO - P3 COLOR	11%
STONE VENEER	50%



4 BUILDING KEY
SCALE: NTS

CASE NUMBER: S200906

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1 BUILDING TYPE 'B' ELEVATION BUILDING #1
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	40%
STUCCO - P3 COLOR	13%
STONE VENEER	47%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



2 BUILDING TYPE 'B' ELEVATION BUILDING #1
SCALE: 1/16" = 1'-0"

BUILDING #1

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	29%
STUCCO - P3 COLOR	14%
STONE VENEER	57%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATION
- SCUPPER AND DOWN SPOUT CORNER WHEN POSSIBLE
- WINDOW KEY
- THIN-OUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

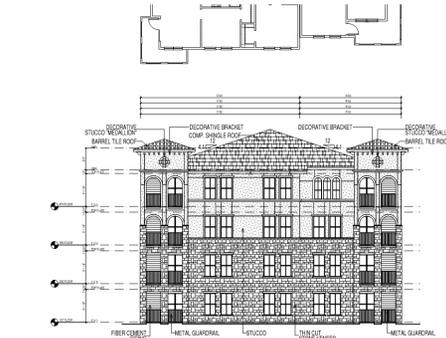
- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- COMPONENT LOCATIONS ARE CONCEPTUAL. FINISHING CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING CONTRACTOR, SUBS AND INDIVIDUAL BUILDING OPERATION AND CHANGE TO MATCH THE CONTRACTOR'S DESIGN AND CONSTRUCTION. IT IS THE INTENT OF THE ARCHITECT THAT ALL FINISHING CONTRACTORS TO VERIFY THE LOCATION AND BRANCHED WIRING AND CARRIED AWAY FROM THE BUILDING AND OTHER PROGRESS SERVICES WHERE APPLICABLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- ALDN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS ARE PAINT TO TERMINATE ON ROOF CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION.



3 BUILDING TYPE 'B' ELEVATION BUILDING #1
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %	
STUCCO - P1 COLOR	4%
STUCCO - P2 COLOR	24%
STUCCO - P3 COLOR	12%
STONE VENEER	58%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



4 BUILDING TYPE 'B' ELEVATION BUILDING #1
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %	
STUCCO - P1 COLOR	18%
STUCCO - P2 COLOR	18%
STUCCO - P3 COLOR	10%
STONE VENEER	55%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

OVERALL BUILDING MATERIAL %

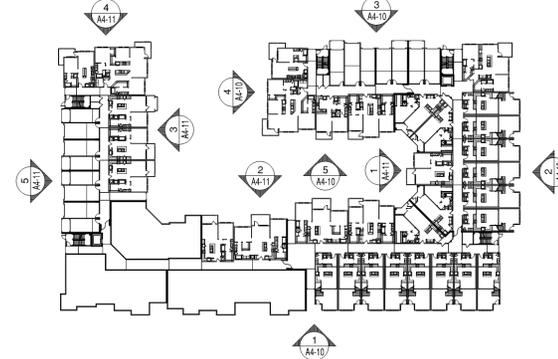
STUCCO - P1 COLOR	6%
STUCCO - P2 COLOR	30%
STUCCO - P3 COLOR	12%
STONE VENEER	52%



5 BUILDING TYPE 'B' ELEVATION BUILDING #1
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %	
STUCCO - P1 COLOR	8%
STUCCO - P2 COLOR	29%
STUCCO - P3 COLOR	16%
STONE VENEER	47%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



6 BUILDING KEY
SCALE: NTS

REVISIONS

NO.	DESCRIPTION	DATE

THE PENINSULA AT LAKE RIDGE
APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

ISSUED FOR
SITE DEVELOPMENT PLAN
09-11-20
REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL OR
CONSTRUCTION

FECK
ARCHITECTS
1624 S. UNIVERSITY DRIVE ADDISON, TEXAS 75001
214.232.3878
www.feck.com

DATE
09-11-2020
PROJECT
19171
SHEET NUMBER

A4-11
BLDG. 'B'
ELEVATION

CASE NUMBER: S200906

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ELEVATION LEGEND:

- SOFFIT AND DOWN SPOUT LOCATIONS
- SOFFIT AND DOWN SPOUT LOCATIONS (CORNER WHEN POSSIBLE)
- WINDOW KEY
- THIN CUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

- ALL MATERIALS SHOWN AND DIMENSIONS AND SERVICE UNITS TO BE PROVIDED TO MATCH BUILDING.
- CONTRACTOR TO VERIFY AND CONFIRM ALL MATERIALS COORDINATED BY THE ARCHITECT BY CONSULTING ON SITE WITH THE MANUFACTURER OF FINISH MATERIALS AND PROVIDING BUILDING ORIENTATION AND DIMENSIONS TO THE MANUFACTURER OF FINISH MATERIALS. IT IS THE INTENT OF THE ARCHITECT THAT CONTRACTOR TO TERMINATE ALL THE FINISHING MATERIALS AND OTHER FINISHES SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CORNER JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION.

REVISIONS

THE PENINSULA AT LAKE RIDGE
APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

PLEASE PRINT
SITE DEVELOPMENT PLAN
09-11-20
REVISION SET TO
BE USED FOR REGULATORY
APPROVAL PERMIT, OR
CONSTRUCTION.

HECK
ARCHITECTS
4300 BELLEVUE DRIVE, ADDISON, TX 75001
214-383-8888
heck.com

DATE
09-11-2020

PROJECT
19171

SHEET NUMBER

A4-20
BLDG. 'C'
ELEVATION

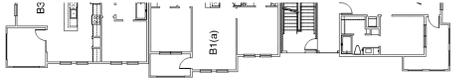


1 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	7%
STUCCO - P2 COLOR	32%
STUCCO - P3 COLOR	11%
STONE VENEER	50%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



2 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	8%
STUCCO - P2 COLOR	33%
STUCCO - P3 COLOR	11%
STONE VENEER	48%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



3 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	6%
STUCCO - P2 COLOR	37%
STUCCO - P3 COLOR	10%
STONE VENEER	47%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



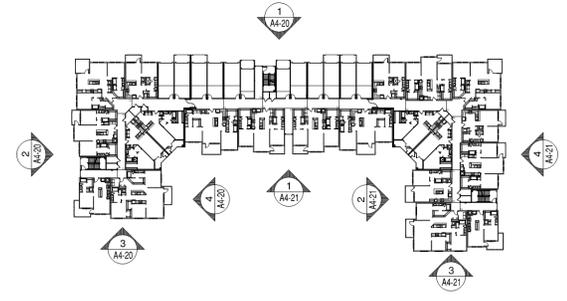
4 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	49%
STUCCO - P3 COLOR	12%
STONE VENEER	49%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

OVERALL BUILDING MATERIAL %	
STUCCO - P1 COLOR	4.5%
STUCCO - P2 COLOR	36%
STUCCO - P3 COLOR	12%
STONE VENEER	47.5%



5 BUILDING KEY
SCALE: NTS

CASE NUMBER: S200906

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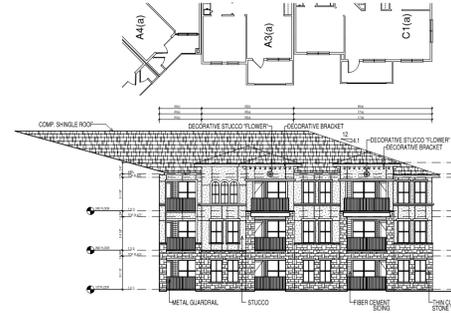


1 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	41%
STUCCO - P3 COLOR	14%
STONE VENEER	45%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



2 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	39%
STUCCO - P3 COLOR	13%
STONE VENEER	48%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



3 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	37%
STUCCO - P3 COLOR	10%
STONE VENEER	47%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



4 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	32%
STUCCO - P3 COLOR	13%
STONE VENEER	47%

NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

ELEVATION LEGEND:

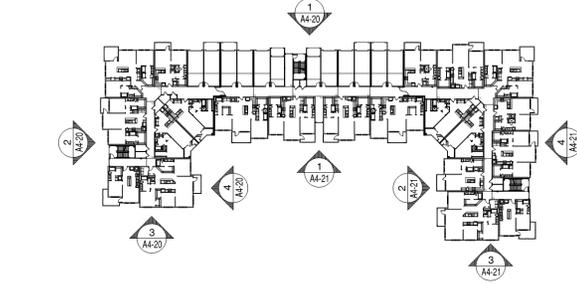
- SCUPPER AND DOWN SPOUT LOCATIONS
- SCUPPER AND DOWN SPOUT LOCATION RANGE CORNER WHEN POSSIBLE
- WINDOW KEY RE A-Z
- THINOUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE UNITS TO BE PARTED FROM BUILDING.
- COMPONENT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED BY CONTRACTOR ON SITE. CONTRACTOR TO VERIFY AND REPORT ON STRUCTURAL AND MECHANICAL BUILDING ORIENTATION AND DIMENSIONS TO MATCH THE EXISTING BUILDING SURFACE. IF FINAL RESULT OF THE ARCHITECT MAY DIFFER FROM CONTRACTOR'S MEASUREMENTS, CONTRACTOR SHALL VERIFY AND CORRECT AS NECESSARY AND NOTIFY ARCHITECT IMMEDIATELY.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON MADE CORNERS. ARCHITECT TO BE NOTIFIED OF AN ELEVATION.

OVERALL BUILDING MATERIAL %

STUCCO - P1 COLOR	4.5%
STUCCO - P2 COLOR	36%
STUCCO - P3 COLOR	12%
STONE VENEER	47.5%



5 BUILDING KEY
SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION

THE PENINSULA AT LAKE RIDGE
APARTMENTS IN GRAND PRAIRIE, TEXAS FOR MEGATEL

ISSUED FOR
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09-11-20
REVIEW SET NOT TO
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CONSTRUCTION

HECK
ARCHITECTS
2402 S. BEAUREGARD DRIVE, ADDISON, TX 75001
214.934.9900

DATE
09-11-2020
PROJECT
19171
SHEET NUMBER

A4-21
BLDG. 'C' ELEVATION

CASE NUMBER: S200906

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<p>S1 - STONE MANUFACTURER: EL DORADO STONE COLOR: BOARDWALK</p>	<p>P1 - PAINT MANUFACTURER: SHERWIN WILLIAM COLOR: HIGH SIERRA SW 9588</p> <p>STUCCO</p>	<p>P2 - PAINT MANUFACTURER: SHERWIN WILLIAM COLOR: NATURAL WHITE SW 9542</p> <p>STUCCO, BALCONIES</p>	<p>P3 - PAINT MANUFACTURER: SHERWIN WILLIAM COLOR: VAN DYKE SW 7041</p> <p>TRIMS, WINDOW TRIMS, DOOR TRIMS, DOORS, RAILINGS, BRACKETS</p>	<p>M1 - METAL AWNINGS MANUFACTURER: BERRIDGE COLOR: TERRA-COITA</p>	<p>R1 - ROOF SHINGLES MANUFACTURER: GAF COLOR: HICKORY</p>	<p>R2 - ROOF TILES MANUFACTURER: BORAL COLOR: ROMANO PANS - RED</p>	<p>W1 - WINDOW MANUFACTURER: PLY-DEM COLOR: CLAY</p>
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REVISIONS
<p>THE PENINSULA AT LAKE RIDGE</p> <p>APARTMENTS IN GRAND PRAIRIE, TEXAS FOR MEGATEL</p>
<p>ISSUED FOR SITE DEVELOPMENT PLAN 08-11-20</p> <p>REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL OR CONSTRUCTION.</p>
<p>HECK ARCHITECTS</p> <p style="font-size: 8px;">4505 BELLEVUE DRIVE ADDISON, TX 75002 214.520.8878</p>
DATE
08-11-2020
PROJECT
19171
SHEET NUMBER
A4-30
MATERIAL BOARD

CASE NUMBER: S200906

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Legislation Details (With Text)

File #: 20-10403 **Version:** 1 **Name:** S200901 - Site Plan - Kalterra Phase 1 (City Council District 2).
Type: Agenda Item **Status:** Items for Individual Consideration
File created: 9/21/2020 **In control:** Planning and Zoning Commission
On agenda: 9/28/2020 **Final action:**

Title: S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

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 W Amenities.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Staff is unable support the request as presented.

Analysis

SUMMARY:

Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand

Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr.

PURPOSE OF REQUEST:

The applicant intends to construct a multi-family development on 11.74 acres. Site Plan approval by City Council is required for any project involving multi-family use or within a Planned Development District. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use and zoned PD-397.

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-397	Undeveloped
South	PD-382; PD-294	Multi-Family Under Construction; Undeveloped
West	PD-397	Undeveloped
East	PD-294D	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

This Site Plan is Phase 1 of a larger horizontal mixed-use development on 55.5 acres. This phase includes 412 multi-family units in four buildings and the associated parking and amenities. The primary entrance for the whole development is off the SH-161 frontage road.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-397 with a base zoning of Multi-Family Three District; development is subject to the standards for PD-397 and for Multi-Family Three District in the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	12,000	511,394	Yes
Min. Lot Width (Ft.)	100	100	Yes
Min. Lot Depth (Ft.)	120	120	Yes
Front Setback (Ft.)	30	30	Yes
Rear Setback (Ft.)	0	45	Yes
Max. Height (Ft.)	60	52	Yes
Max. Density (DUA)	40	35.09	Yes

Max. One Bedroom (%) 70 60 Yes

Parking

The table below evaluates the parking requirements. The proposal meets the required parking, garages, and carports.

Table 3: Parking Requirements

Standard	Required	Provided	Meets
Total Parking Spaces	536	536	Yes
Garage	10%	20%	Yes
Carport	20%	20%	Yes

Landscape and Screening

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

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	76,724	148,966	Yes
Trees	154	154	Yes
Shrubs	1,534	1,550	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

Exterior Building Materials

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

Appendix W Amenities

Appendix W requires a certain number of amenities from categories such as environmentally friendly building materials, construction techniques, or other features, high quality features or design, and technology. The proposal is deficient in two categories and does not meet the requirements for amenities.

VARIANCES:

1. Perimeter Fence and Gated Entry - Appendix W requires that multi-family developments contain security gates at all entrances to the complex. The proposal does not include security gates to the complex.

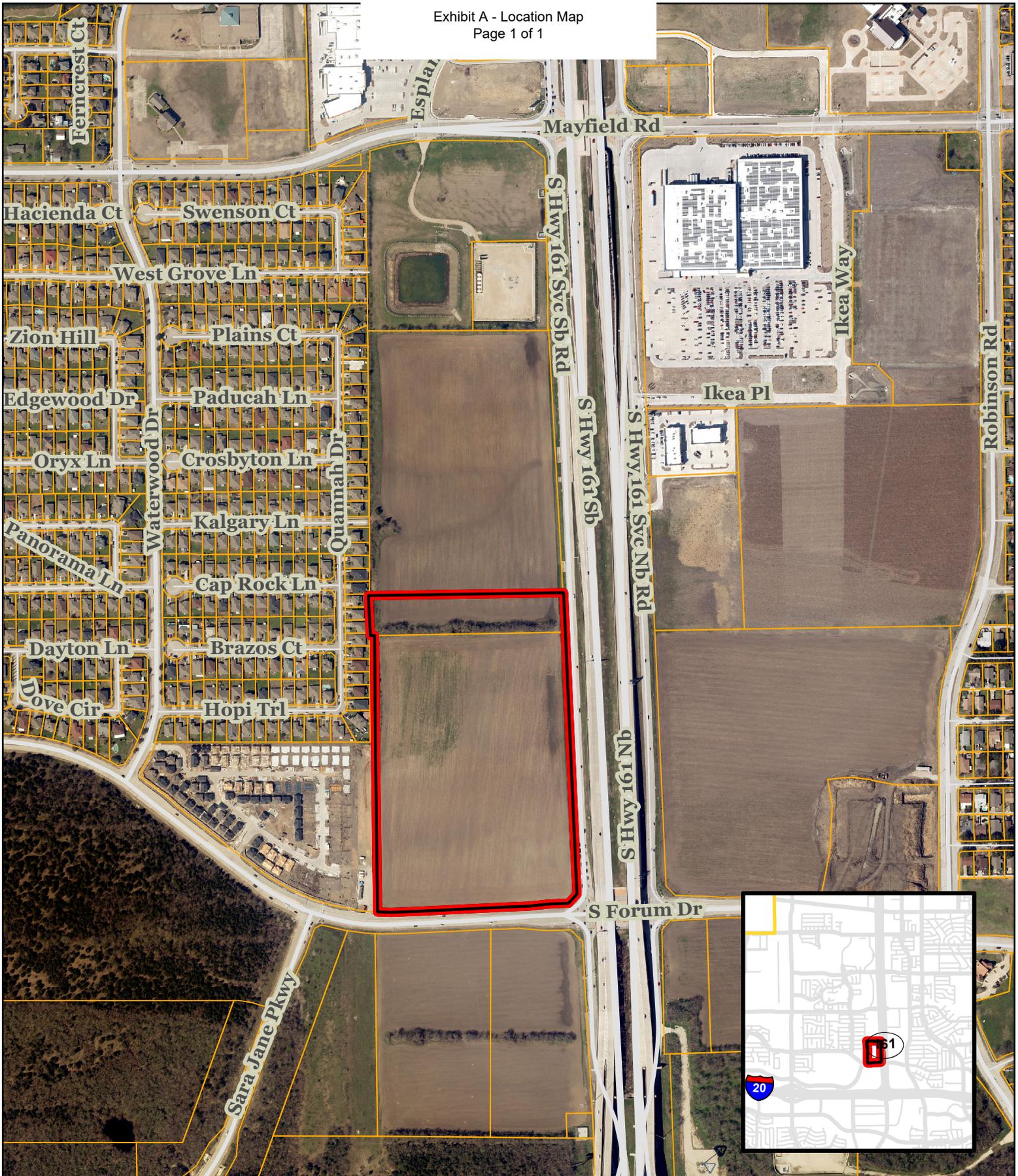
ANALYSIS:

The Site Plan includes changes from the approved Concept Plan that change the character of the internal street and impact the walkability of the development.

- The reconfigured buildings no longer enclose and screen surface parking from the internal street.
- There are two parallel drives between each building that breaks of the consistent street edge, disrupts the pedestrian path, and increases potential conflicts between traffic and people on foot.
- The Site Plan removes the textured paving and enhanced pedestrian crossings.

RECOMMENDATION:

Given the significant changes between the Site Plan and approved Concept Plan, staff is unable to support the request as presented.



CASE LOCATION MAP

Site Plan - S200901

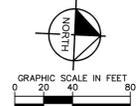
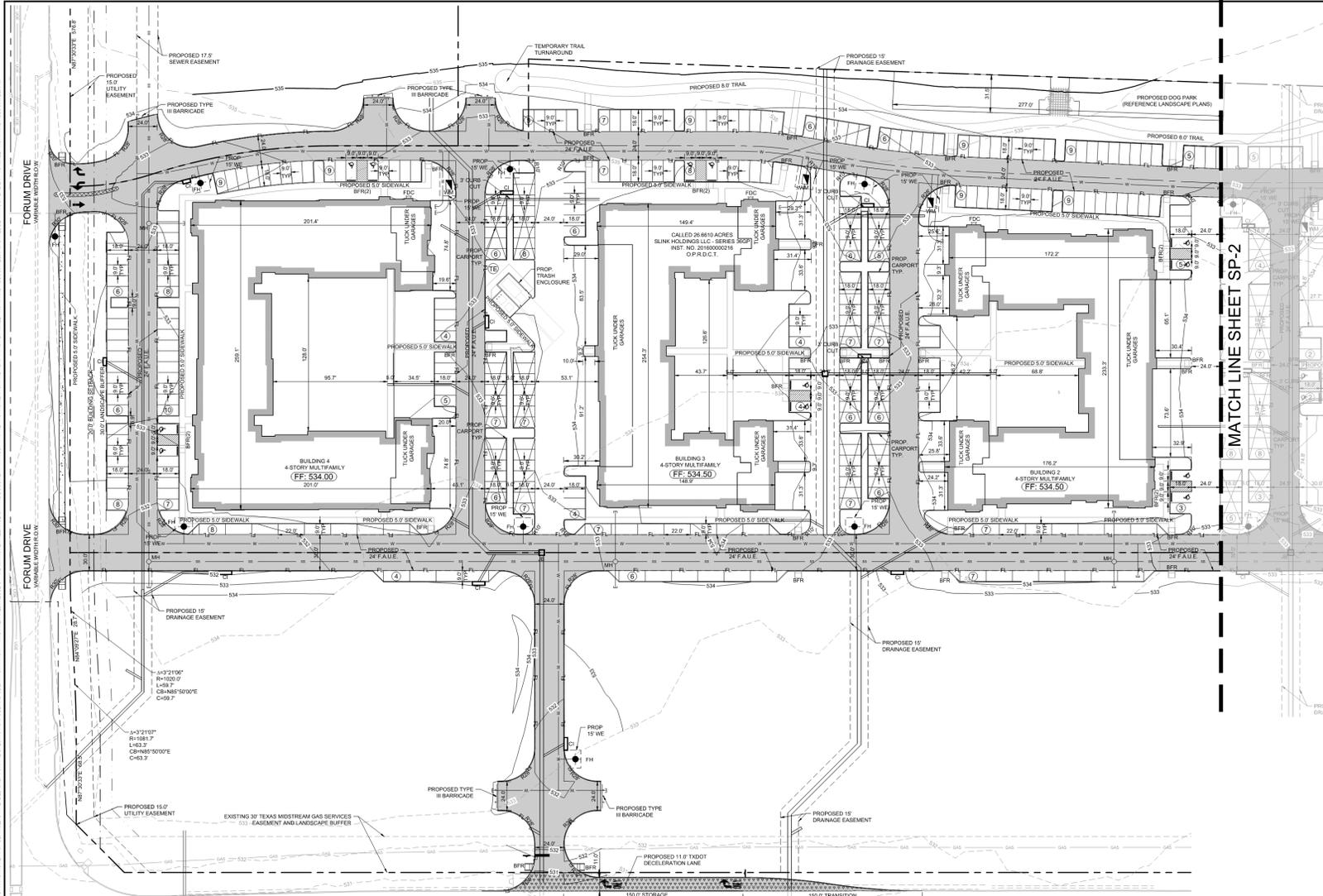
Kalterra Phase 1



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org



LEGEND

- PROPOSED FIRE LANE
- PROPOSED DECEL LANE
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- EXISTING CONTOUR LINE MAJOR
- EXISTING CONTOUR LINE MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- TRASH ENCLOSURE
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WIRE INLET
- HEADWALL
- TYPICAL
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- DRAINAGE EASEMENT
- BARRIER FREE RAMP
- SIDEWALK
- BUILDING LINE/ SETBACK
- CURB INLET
- GRATE INLET
- WIRE INLET
- JUNCTION BOX
- MANHOLE
- AREA DRAIN
- EXISTING
- PROPOSED
- FINISHED FLOOR

BENCH MARK LIST

- BM #50 CITY OF GRAND PRAIRIE GPS MONUMENT 39 A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 39" SET IN A WELL WITH AN ALUMINUM ACCESS COVER FLUSH WITH GROUND LOCATED BETWEEN A SIDEWALK AND CURB, APPROX. 198 FEET SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF WARRIOR TRAIL AND CARRIER PARKWAY, 59 FEET WEST OF BUILDING CORNER AND 26 FEET NORTHWEST FROM A 10 INCH ELM TREE. ELEV. = 526.54
- BM #51 CITY OF GRAND PRAIRIE GPS MONUMENT 38 A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 38" SET IN A WELL WITH AN ALUMINUM ACCESS COVER MISSING FLUSH WITH GROUND LOCATED APPROX. 85 FEET EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND APPROX. 42 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD. ELEV. = 564.65
- BM #52 CITY OF GRAND PRAIRIE GPS MONUMENT 37 A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 37" SET IN A WELL WITH AN ALUMINUM ACCESS COVER FLUSH WITH GROUND LOCATED APPROX. 275 FEET SOUTH OF THE CENTERLINE INTERSECTION OF WARRIOR TRAIL AND GREAT SOUTHWEST PARKWAY ON THE WEST SIDE OF GREAT SOUTHWEST PARKWAY, 3 FEET INSIDE THE FENCE OF THE GRAND PRAIRIE AIRPORT AND 29.5 FEET NORTHWEST FROM A POWER POLE. ELEV. = 558.67
- V. = 538.67 ELEV. = 577.94

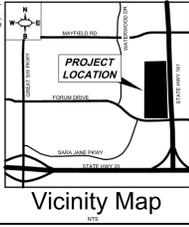
NOTE: REFERENCE THE TOPOGRAPHIC SURVEY PREPARED BY KIMLEY HORN AND ASSOCIATES ON APRIL 2020 FOR ADDITIONAL BENCHMARKS.

GENERAL SITE DATA

LOT AREA (SQUARE FEET AND ACRES)	511,294 SF / 11.74 AC
ZONING	PD ORD. NO. 10753-2019
EX-LAND USE	VACANT
PROP. LAND USE	MULTIFAMILY
BUILDING HEIGHT (STORIES)	4
RESIDENTIAL UNITS	412
RESIDENTIAL DENSITY	35.09 UNITS/AC
ACRES WITHIN 100 YEAR FLOODPLAIN	N/A
PERCENTAGE OF SITE LANDSCAPING	
PARKING	
TOTAL SPACES REQUIRED	536
TOTAL SPACES PROVIDED	536
GARAGES REQUIRED (20% OF TOTAL)	54
GARAGES PROVIDED	59
CARPORITS REQUIRED (20% OF TOTAL)	108
CARPORITS PROVIDED	138
UNIT MIX	
1 BED	237
2 BED	127

SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISION TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. SCOURPIERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONCERNED WITHIN THE GRAND PRAIRIE DEVELOPMENT CODE.
4. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE SOON FIRE SPRINKLED. ULTERNAITVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE MARSHAL.
5. FIRE LINES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
6. SPEED BARRIERS SHALL NOT BE PERMITTED WITHIN A FIRE LANE.
7. LANDSCAPE FIRMING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED REGULATORY CODE.
8. ALL SIGNAGE IS SUBJECT TO BUILDING OFICIAL APPROVAL.
9. SUBJECT TO BUILDING OFFICIAL APPROVAL.
10. ALL EXISTING BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED ARCHITECTURAL ELEVATION PLAN.
11. APPROVAL OF THIS SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE CITY ENGINEER.
12. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.
13. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE GRAND PRAIRIE DEVELOPMENT CODE.



OVERALL SITE PLAN
OF
THE FOUNDRY
11.74 ACRES
FREDERICK DOHME SURVEY, ABSTRACT NO. 395 & WILLIAM REED SURVEY, ABSTRACT NO. 1993
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CITY CASE NUMBER: S200901
SUBMITTED: AUGUST 4, 2020
RESUBMITTED: SEPTEMBER 11, 2020

DEVELOPER: Kallera Construction, LLC 1701 N. Walnut Street Dallas, TX 75202 Contact: Chasen Wood Phone: 959-386-1706	ARCHITECT: Cross Architects, PLLC 878 Arroyo Drive Allen, TX 75013 Contact: Gabriel Rodriguez Phone: 409-383-1159	ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road Two Collier Office Tower, Suite 700 Dallas, Texas 75240 Tel. No. 972-770-1370 Contact: Jonathan C. Kerby, P.E.
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Kimley»Horn
13455 NOEL ROAD, TWO COLLIER OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1370
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM #268

Kimley»Horn
Not for construction or permit purposes.
Engineer: Jonathan C. Kerby
P.E. No. 127728
Exp. 08/31/2026

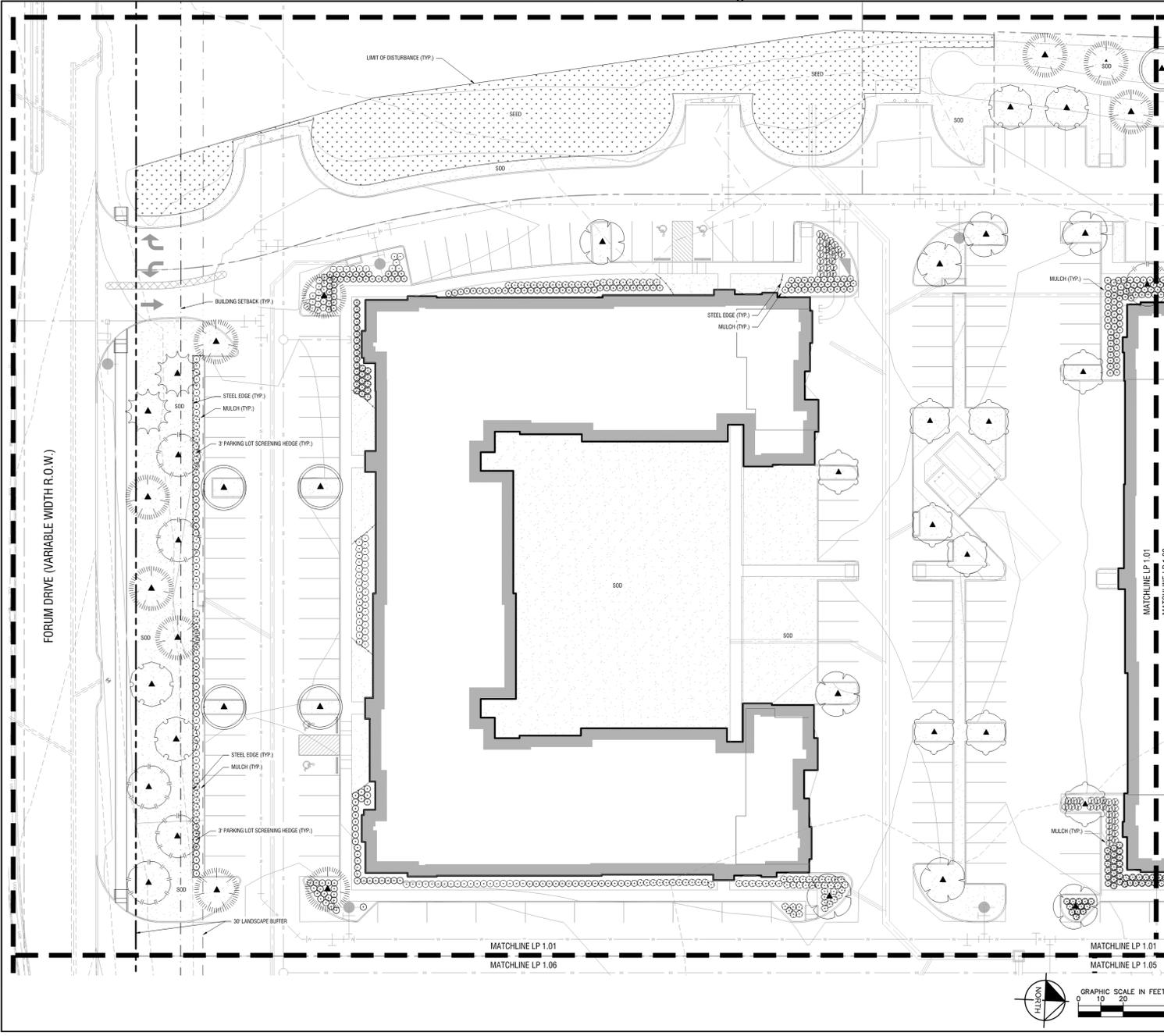
PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1302	08/27/20	JCH	JCH	JCH

SITE PLAN

KALTERRA PHASE 1
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
SP-1

NOTES:
1. THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KHA.
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
AC	24	Acer saccharum caddo / Caddo Sugar Maple	
PC	22	Pistacia chinensis / Chinese Pistache	
OS	21	Quercus shumardi / Shumard Red Oak	
OV	20	Quercus virginiana / Southern Live Oak	
TD	18	Taxodium distichum / Bald Cypress	
UC	23	Ulmus crassifolia / Cedar Elm	
UP	26	Ulmus parvifolia / Largetank Elm	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
ADC	142	Abelia x Edward Goucher / Compact Abelia	
NY	201	Rea vortioria 'Nana' / Dwarf Yaupon Holly	
LCS	193	Leucophyllum frutescens 'Compact' / Compact Texas Sage	
LPF	171	Longepetalum chinense 'Shang-H' / Purple Diamond Fringe Flower	
MYR	192	Myrica pusilla / Dwarf Wax Myrtle	
FW	186	Potamogeton tobira 'Wheaters Dwarf' / Dwarf Potamogeton	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
MH	229	Muhlenbergia capillaris / Pink Muhly	
MJB	146	Muhlenbergia lindheimeri / Lindheimer Muhly	
MISC	CODE	QTY	BOTANICAL / COMMON NAME
SOD	TBD	Cynodon dactylon / Common Bermuda	
SEED	TBD	Cynodon dactylon / Common Bermuda	
MULCH	TBD	Shredded Hardwood Mulch	
STEEL EDGE	TBD	Steel Edging	

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS

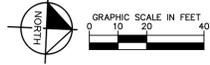
REQUIRED LANDSCAPE AREA - APPENDIX W.3.1.G	REQUIRED	PROVIDED
15% OF TOTAL SITE AREA (511,494 SF) X 15% = 76,724 SF	76,724 SF	148,966 SF

TREES - APPENDIX W.3.1.C
 ALL TREES MINIMUM 3" CALIPER
 1 TREE PER 500 SF REQUIRED LANDSCAPE AREA (76,724 SF / 500 = 154 TREES)
 STREET TREES SPACED BETWEEN 25LF - 50 LF
 TREES PER PARKING SPACES
 (0.8 SPACES / 20 - 25 TREES)
 ALL PARKING SPACES WITHIN 100 LF OF TREE
 MAX 10 PARKING SPACES W/OUT ISLAND

SHRUBS - ARTICLE 8.3.D
 1 SHRUB PER 50 SF REQUIRED LANDSCAPE AREA (76,724 SF / 50 = 1,535 SHRUBS)
 ALL SHRUBS MINIMUM 5 GALLONS
 PARKING LOT SCREENED WITHIN 3' HEDGE
 YES YES
 YES YES

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOG FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND OR LIMITS OF DISTURBANCE OUTSIDE OF R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIREMENTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SOODED, SHALL BE REESTABLISHED WITH BERMUDA SOG AND IRRIGATED.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INITIAL TO DEPTH, PER PLANTING DETAILS. (2" DEPTH INLAND). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOG AREAS TO BE 4" DEPTH TOPSOIL, PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRAMBLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND THIN-BRANCHED.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOG AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.



Kimley»Horn

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15465 NICEL ROAD, DALLAS, TEXAS 75244
TEAMS REGISTERED ENGINEERING FIRM

Kimley»Horn

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P.L.A. KIMLEY-HORN
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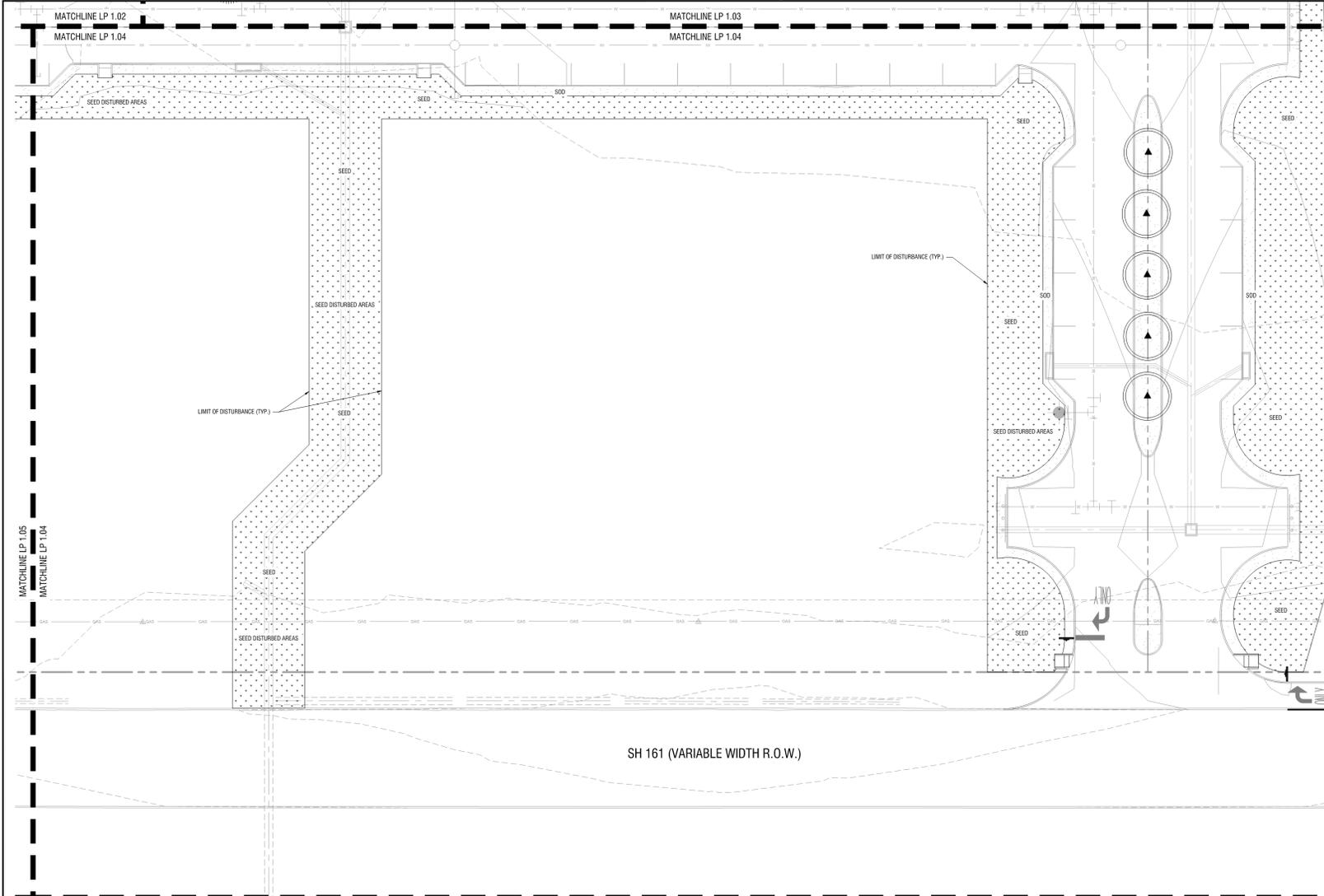
PROJECT NO: 06130001
 DATE: SEPT. 2020
 SCALE: AS SHOWN
 DESIGNED BY: MLS
 DRAWN BY: MLS
 CHECKED BY: KLP

LANDSCAPE PLAN

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 1.01

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- PLANTING NOTES**
1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
 2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
 3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
 5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
 6. PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
 8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 2" SHREDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
 9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOO FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
 12. ALL DISTURBED AREAS WITH LIMITS OF CONSTRUCTION NOT CALLED TO BE SOO'DED, SHALL BE REESTABLISHED WITH BERMUDA SOO AND IRRIGATED.
 13. ALL LANDSCAPE BEDS AREAS TO BE PREPARED USING READY TO PLANT BEDDING MIX BY SOIL BUILDING SOLUTIONS, OR APPROVED EQUAL. INSTALL TO DEPTH, PRE-PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 14. ALL SOO AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND PROGNATHOCHS.
 15. ALL DISTURBED AREAS IN R.O.W. TO BE REESTABLISHED WITH BERMUDA SEED OR SOO AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
 16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	24	Acer saccharum canadense / Caddo Sugar Maple		ADC	142	Abelia x Edward Goucher / Compact Abelia		MUH	229	Muhlenbergia capillaris / Pink Muhly
	PC	22	Pistacia chinensis / Chinese Pistache		INY	291	Ilex vomitoria 'Nana' / Dwarf Yucca Holly		MUB	146	Muhlenbergia lindheimeri / Lindheimer Muhly
	QS	21	Quercus shumardii / Shumard Red Oak		LCS	193	Leucophyllum frutescens 'Compacta' / Compact Texas Sage		MSG		
	QV	20	Quercus virginiana / Southern Live Oak		LFP	171	Lonicera chrysantha 'Shang-Hi' / Purple Diamond Fringe Flower		SOO	TBD	Cynodon dactylon / Common Bermuda
	TD	18	Taxodium distichum / Bald Cypress		MYR	192	Myrica pusilla / Dwarf Wax Myrtle		SEED	TBD	Cynodon dactylon / Common Bermuda
	UC	23	Ulmus crassifolia / Cedar Elm		PIR	186	Pittosporum tobira 'Wheeler Dwarf' / Dwarf Pittosporum		MULCH	TBD	Strawbed Hardwood Mulch
	UP	26	Ulmus parvifolia / Lacebark Elm		STE				EDGE		Steel Edging

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS

REQUIRED LANDSCAPE AREA - APPENDIX W.3.1.G	REQUIRED	PROVIDED
15% OF TOTAL SITE AREA (811,494 SF) X 15% = 121,724 SF	76,724 SF	148,966 SF

TREES - APPENDIX W.3.1.G

ALL TREES MINIMUM 4" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA (76,724 SF / 500 = 154 TREES)	154 TREES	154 TREES
STREET TREES SPACED BETWEEN 25'-0" - 50' LF	YES	YES
1 TREE PER 20 PARKING SPACES (636 SPACES) / 20 = 32 TREES	YES	YES
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES

SHRUBS - ARTICLE 8.7.3.D

1 SHRUB PER 40 SF REQUIRED LANDSCAPE AREA (76,724 SF / 40 = 1,918 SHRUBS) <th>1,535 SHRUBS</th> <th>1,580 SHRUBS</th>	1,535 SHRUBS	1,580 SHRUBS
ALL SHRUBS MINIMUM 3" CALIPER	YES	YES
PARKING LOT SCREENED W/ WIND 3' HEDGE	YES	YES

Kimley Horn
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.04

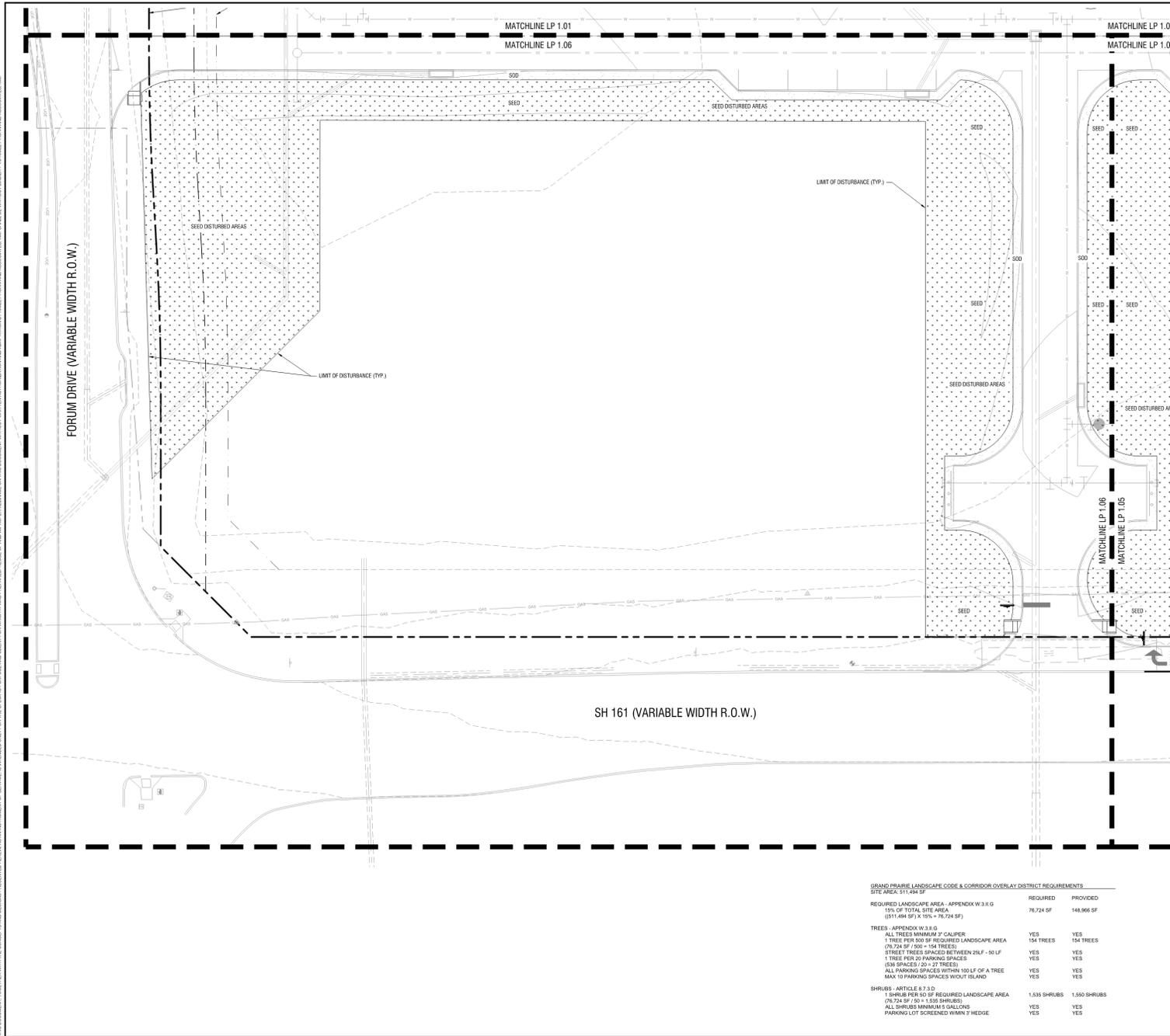
DATE: SEPT 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: KLP
CHECKED BY: KLP

REVISIONS

No.	REVISIONS	DATE

FOR REVIEW ONLY
Not for construction or permit application
Kimley Horn
P.L.L.C. - ENGINEERS, ARCHITECTS, PLANNERS
14845 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75244-3202
PHONE: (972) 355-3200 FAX: (972) 355-3200
TEXAS REGISTERED ENGINEERING FIRM # 508

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
AC	24	Acer saccharum caddo / Caddo Sugar Maple	
PC	22	Platanus chinensis / Chinese Platane	
OS	21	Quercus shumardi / Shumard Red Oak	
QV	20	Quercus virginiana / Southern Live Oak	
TD	18	Taxodium distichum / Bald Cypress	
UC	23	Ulmus crassifolia / Cedar Elm	
UP	26	Ulmus parvifolia / Lacebark Elm	
ADC	142	Abelia x Edward Goucher / Compact Abelia	
NY	291	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	
LCS	193	Leucophyllum frutescens 'Compact' / Compact Texas Sage	
LPF	171	Loquatium chinensis 'Shang' / Purple Diamond Fringe Flower	
MFR	192	Myrica pauciflora / Dwarf Wax Myrtle	
PIW	186	Pitosporum tobira 'Wheeler Dwarf' / Dwarf Pitosporum	
MUH	229	Muhlenbergia capillaris / Pink Muhly	
MUB	146	Muhlenbergia lindheimeri / Lindheimer Muhly	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
NY	291	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	
LCS	193	Leucophyllum frutescens 'Compact' / Compact Texas Sage	
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MFR	192	Myrica pauciflora / Dwarf Wax Myrtle	
PIW	186	Pitosporum tobira 'Wheeler Dwarf' / Dwarf Pitosporum	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
MUH	229	Muhlenbergia capillaris / Pink Muhly	
MUB	146	Muhlenbergia lindheimeri / Lindheimer Muhly	
MISC	CODE	QTY	BOTANICAL / COMMON NAME
SOD	TBD	Cynodon dactylon / Common Bermuda	
SEED	TBD	Cynodon dactylon / Common Bermuda	
MULCH	TBD	Shredded Hardwood Mulch	
STEEL EDGE	TBD	Steel Edging	

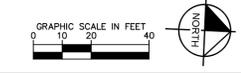
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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 - PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A STEEL EDGE OR CONCRETE TROW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
 - PROVIDE GRASS SEEDING OR LAY BERBERMUDA SOO FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
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 - ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SOODED, SHALL BE REESTABLISHED WITH BERBERMUDA SOO AND IRRIGATED.
 - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS OR APPROVED EQUAL. INSTALL TO DEPTHS PER PLANTING DETAILS (2" DEPTH MIN.) FINISHED SPACES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - ALL SOO AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NUTRIENT RICH, FERTILE, pH RANGE OF 5.5-6.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
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 - ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

GRAND PRairie LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS

SITE AREA: 511,494 SF	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA - APPENDIX W 3.8.G	76,724 SF	148,968 SF
15% OF TOTAL SITE AREA (511,494 SF) X 15% = 76,724 SF		
TREES - APPENDIX W 3.8.G		
ALL TREES MINIMUM 3" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA (76,724 SF / 500 = 154 TREES)	154 TREES	154 TREES
STREET TREES SPACED BETWEEN 25LF - 50 LF	YES	YES
3 TREES PER 20 PARKING SPACES (636 SPACES) / 20 = 27 TREES	YES	YES
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES
SHRUBS - ARTICLE 6.7.3.D		
ALL SHRUBS PER 10 SF REQUIRED LANDSCAPE AREA (76,724 SF / 10 = 7,672 SHRUBS)	1,536 SHRUBS	1,550 SHRUBS
ALL SHRUBS MINIMUM 6" CALIPER	YES	YES
PARKING LOT SCREENED WITHIN 3' HEDGE	YES	YES



	DATE: _____
	REVISIONS
	DATE: _____

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1345 NOBLE ROAD, SUITE 100
DALLAS, TEXAS 75242
PHONE: (972) 770-1300 FAX: (972) 398-9928
TOLL FREE: (800) 441-4040

PROJECT No: 061910001	DATE: SEPT 2020	SCALE: AS SHOWN	DESIGNED BY: MLS
			DRAWN BY: MLS
			CHECKED BY: KLP

LANDSCAPE PLAN

LP 1.06

KALTERRA

CITY OF GRAND PRAIRIE

TARRANT COUNTY, TEXAS

BUILDING 2		BUILDING 2									
S.D.C. APPLICABILITY:		S2007 S.F.									
TOTAL FACADE AREAS:		13000.00 S.F.									
PROPOSED BUILDING HEIGHT: 37'-2 1/2"											
BRICK MATERIALS		NORTH	EAST	WEST	SOUTHEAST	SOUTHWEST	INSIDE EAST	INSIDE WEST	INSIDE SOUTH	TOTALS	
		S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK		3366.00	25.89%	2511.00	19.31%	1700.00	13.08%	2662.00	20.47%	1313.00	10.09%
STUCCO		2772.00	21.32%	2229.00	17.14%	2717.00	20.89%	88.00	0.68%	850.00	6.54%
FIBER CEMENT SIONE		444.00	3.41%	288.00	2.21%	337.00	2.59%	93.00	0.72%	1062.00	8.18%
TOTAL		6022.00	46.62%	4028.00	31.26%	4754.00	36.56%	943.00	7.31%	13000.00	100.00%

BRICK SELECTION	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF WHITE	1300	10.00%	600	4.62%	500	3.85%	1500	11.54%	500	3.85%	500	3.85%	2500	19.23%	1500	11.54%
DARK GRAY	800	6.15%	525	4.04%	500	3.85%	440	3.38%	440	3.38%	800	6.15%	525	4.04%	500	3.85%
GRAY	700	5.38%	400	3.07%	700	5.38%	1200	9.23%	1200	9.23%	1400	10.77%	1400	10.77%	1100	8.46%
RED	1144	8.80%	2511	19.31%	3333	25.63%	44	0.34%	0	0.00%	2708	20.83%	0	0.00%	0	0.00%
TOTAL	13000	100.00%	4028	31.26%	4754	36.56%	1300	10.00%	2000	15.38%	3200	24.62%	1300	10.00%	1100	8.46%



02 BUILDING '2' EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING '2' NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
972-366-0000
WWW.CROSSARCHITECTS.COM

**THE FOUNDRY
GRAND PRAIRIE, TEXAS**

DATE: 09/09/2020

PROJECT NUMBER: 20053

REVISIONS

NO. DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER

A04
BLDG. '2'
EXTERIOR ELEVATIONS

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CASE NUMBER
S200501

BUILDING 2													
S.C. APPLICATION: BUILDING 2												10000.00 S.F.	
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:													
PROPOSED BUILDING HEIGHT: 50' 2 1/2"													
BASIC MATERIALS	NORTH			EAST			WEST			SOUTHWEST			TOTALS
	S.F.	%											
BRICK	3360.00	34.8%	3511.00	36.4%	3390.00	35.2%	3660.00	38.2%	3660.00	38.2%	3360.00	35.2%	13981.00
STUCCO	2272.00	23.7%	2229.00	23.2%	2712.00	28.5%	881.00	9.2%	881.00	9.2%	1442.00	15.1%	8477.00
FIBER CEMENT (TYP)	444.00	4.6%	340.00	3.5%	333.00	3.5%	4.00	0.0%	4.00	0.0%	4.00	0.0%	1121.00
TOTAL	6076.00	63.1%	6180.00	64.1%	6435.00	67.2%	4545.00	47.7%	4545.00	47.7%	4545.00	47.7%	17982.00

BUILDING 2													
BRICK SELECTION	NORTH			EAST			WEST			SOUTHWEST			TOTALS
	S.F.	%											
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00
DARK GRAY	896.00	9.3%	575.00	5.9%	566.00	5.9%	440.00	4.6%	440.00	4.6%	300.00	3.1%	2217.00
GRAY	766.00	7.8%	803.00	8.3%	761.00	7.9%	1200.00	12.5%	1200.00	12.5%	148.00	1.5%	3538.00
RED	2144.00	22.2%	2215.00	22.8%	2233.00	23.4%	1075.00	11.2%	1075.00	11.2%	1278.00	13.4%	7735.00
TOTAL	3850.00	39.7%	3593.00	37.0%	3560.00	37.2%	2763.00	28.9%	2763.00	28.9%	1826.00	19.1%	9782.00



ARCHITECT: CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE: 09/09/2020

PROJECT NUMBER: 20053

REVISIONS

NO. DATE

DRAWINGS ISSUED FOR: PRICING

SHEET NUMBER

A05
BLDG. 2' EXTERIOR ELEVATIONS

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CASE NUMBER S200901

Exhibit D - Building Elevations
Page 6 of 12

BUILDING 2

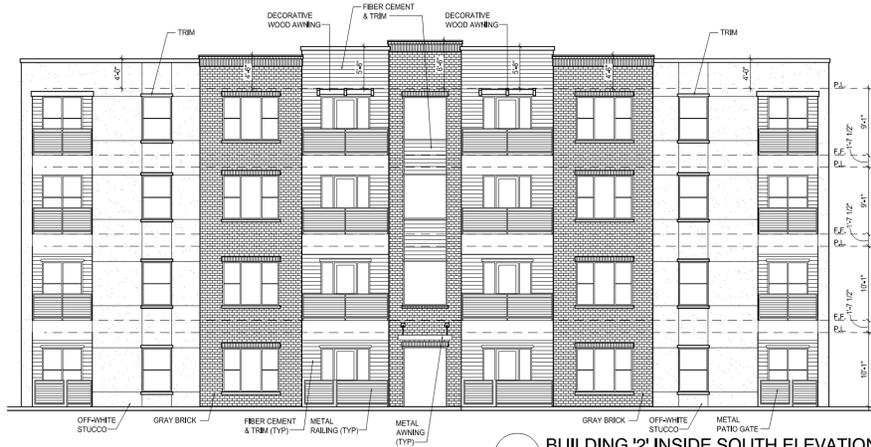
DOC APPLICABILITY: BUILDING 2
TOTAL FACER AREA: 52,037 S.F.
TOTAL FACER AREA EXCLUDING OPENINGS, WINDOWS AND DOORS: 13,000.0 S.F.
PROPOSED BUILDING HEIGHT: 50'-2 1/2"

BLDG MATERIALS	NORTH		EAST		WEST		SOUTHWEST		SOUTHEAST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%		
BRICK	3394.00	64.7%	2511.00	50.4%	2392.00	45.2%	3560.00	68.2%	3660.00	69.2%	3886.00	73.2%	1731.00	33.8%	1396.00	26.8%	3653.00	69.2%
STUCCO	2223.00	42.7%	2229.00	44.4%	2723.00	50.7%	85.00	1.6%	889.00	16.9%	1462.00	27.9%	2003.00	38.3%	1722.00	32.8%	4250.00	80.8%
FIBER CEMENT SIDING	64.00	1.2%	240.00	4.6%	337.00	6.2%	0.00	0.0%	0.00	0.0%	306.00	5.7%	288.00	5.2%	575.00	10.7%	684.00	12.6%
TOTALS	52037.00		4980.00		5450.00		3645.00		5249.00		5252.00		3980.00		5248.00		13000.00	

BRICK SELECTION	NORTH		EAST		WEST		SOUTHWEST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	14.94	0.4%	0.00	0.0%
DARK GRAY	396.00	7.6%	520.00	10.4%	25.76	0.5%	440.00	8.5%	440.00	8.5%	800.00	15.3%	1079.00	21.8%	0.00	0.0%
GRAY	744.00	14.3%	800.00	16.1%	31.00	0.6%	100.00	1.9%	100.00	1.9%	388.00	7.4%	114.00	2.3%	139.00	2.7%
RED	2144.00	41.2%	2511.00	50.4%	2093.00	40.4%	0.00	0.0%	0.00	0.0%	1296.00	24.8%	0.00	0.0%	0.00	0.0%
TOTALS	3204.00		3632.00		3629.00		580.00		580.00		1284.00		1133.00		139.00	



03 BUILDING '2' INSIDE WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 BUILDING '2' INSIDE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING '2' INSIDE EAST ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECT:
CROSS ARCHITECTS, PLLC
10000 W. LOOP DRIVE
ALLEN, TX 75013
P: 972.398.6844
WWW.CROSSARCHITECTS.COM

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE: 09/09/2020

PROJECT NUMBER: 20053

REVISIONS

NO. DATE

DRAWINGS ISSUED FOR: PRICING

SHEET NUMBER

A06
BLDG. '2' EXTERIOR ELEVATIONS

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CASE NUMBER S200901

Category 1: Environmentally-friendly building materials, construction techniques, or other features**Tier I (Pick Three)**

- i. "Smart" technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage.
- ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand.
- iii. Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements.
- iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for development.
- v. Permeable pavement for 10% or more of total paving.
- vi. Electric car charging station (minimum 2).
- vii. High efficiency windows on residential and common buildings.
- viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 100% of irrigation in accordance with section 8.4.1.11.

Tier II (Pick Four)

- i. Integration of commercial/retail/office space or live-work units.
- ii. Permeable pavement for 5% or more of total paving.
- iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments.
- iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project.
- v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already projected or inherently unsuitable for development, such as floodplain).
- vi. Qualified recycling program available to every resident.
- vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
- viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 50% of irrigation in accordance with section 8.4.1.11.

Tier III (Pick Five)

- i. Additional insulation.
- ii. LED or low-wattage lighting.
- iii. Bicycle parking.
- iv. Use of additional native plantings totaling 10% or more of minimum landscape requirements.
- v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11.
- vi. Solar-ready building design.
- vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
- viii. Big and small dog parks.

Category 2: High-quality features or designs**Tier I (Pick Four)**

- i. Granite countertops or similar in kitchens and bathrooms.
- ii. Upgraded flooring throughout, consisting of masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting.
- iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
- iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
- v. Upgraded cabinetry.

Tier II (Pick Five)

- i. Arched forms separating rooms and living spaces.
- ii. Upgraded light fixtures including recessed lighting or indirect lighting.
- iii. Walk-in closets.
- iv. Jetted bathtubs.
- v. Upgraded bathroom and kitchen hardware, including faucets and sinks.
- vi. Full-size stainless steel major appliances (oven, range, refrigerator, dishwasher, microwave oven).
- vii. 8 foot doors leading to each room of a unit.

Category 3: Technology (Provide All)

- a. Integrated USB ports within all units.
- b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics.
- c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues.
- d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.



Legislation Details (With Text)

File #: 20-10404 **Version:** 1 **Name:** Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2).

Type: Ordinance **Status:** Public Hearing Consent Agenda

File created: 9/21/2020 **In control:** Planning and Zoning Commission

On agenda: 9/28/2020 **Final action:**

Title: Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy.

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Conceptual Building Elevations.pdf](#)
[Attachment i - Proposed Development Standards.pdf](#)

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

From

Monica Espinoza, Executive Assistant

Title

Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas

County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the subject property to a Planned Development District to facilitate a multi-family development on 18.97 acres. The existing zoning districts allow apartments. This request will bring the property under a single zoning district.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-377	Undeveloped (Multi-Family Site Plan A
South	PD-29	Undeveloped
West	PD-265A; PD-353	Undeveloped; Multi-Family Residential
East	PD-288	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing a Planned Development District for multi-family development on 18.97 acres. The concept plan depicts 12 residential buildings and one clubhouse building, two pet parks, a pool, internal open space, garages and carports. The development will have a single gated entry off Sara Jane Pkwy and an emergency access only point of access off Sara Jane Pkwy.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan’s Future Land Use Map (FLUM) designates this location as High Density Residential. The proposal is consistent with the FLUM designation.

ZONING REQUIREMENTS:

The applicant is proposing a base zoning district of Multi-Family Two with some modifications.

Table 2: Development Characteristics and Standards Comparison

Standard	Appendix W	Proposed
Max. Density	18	18
Min. Living Area (Sq. Ft.)	600	525
Max. Number of Single Bed Units	60%	60%
Lot Area (Sq. Ft.)	12,000	12,000
Lot Width (Ft.)	100	100
Depth (Ft.)	120	120
Garages (% of Total Spaces)	30%	27.8%
Carports (% of Total Spaces)	20%	20%
Perimeter Fence Type	Wrought Iron w/ Masonry Columns	Wrought Iron w/o Masonry Columns
Perimeter Fence Height (Ft.)	6	5

RECOMMENDATION:

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

1. The proposed development shall meet the requirements in Appendix W; and
2. Any variances shall be evaluated with the Site Plan when finalized building elevations are reviewed as part of the request.

Metes and Bounds

BEING a 18.975 acre tract of land situated in the Charles D. Ball Survey, Abstract Number 1699 and the William H. Beeman Survey, Abstract Number 1236, City of Grand Prairie, Dallas County, Texas, being a part of that certain tract of land described in a Special Warranty Deed to Leland Gjetley as recorded in Instrument Number 201200049596 of the Official Public Records of Dallas County, Texas (O.R.D.C.T.) and a part of that certain tract of land described in a Special Warranty Deed (with Vendor's Lien) as recorded in Volume 94053, Page 3064 as recorded in the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 18.975 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found with cap stamped "Millen" on the northwesterly right-of-way line of Sara Jane Parkway (a variable width right-of-way) for the southeast corner of Lot 1, Block A of Winding Creek Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument Number 201800111371, O.P.R.D.C.T., from which a 1/2-inch iron rod found with cap stamped "Millen" bears North 76 degrees 45 minutes 12 seconds West, at a distance of 39.24 feet;

THENCE North 00 degrees 01 minute 04 seconds East, departing the northwesterly right-of-way line of said Sara Jane Parkway and along the easterly line of said Lot 1, Block 1, passing the common corner of said Lot 1, Block 1 and that certain tract of land described in a Correction Deed to Smith Land Associates I, as recorded in Volume 84013, Page 2372, D.R.D.C.T. at a distance of 252.84 feet, continuing in all, for a total distance of 490.78 feet to a 5/8-inch iron rod set with yellow cap stamped "Adams Surveying Company LLC" (CIRS) for the POINT OF BEGINNING, said point being in the easterly line of said Smith tract;

THENCE North 00 degrees 01 minutes 04 seconds East, continuing along the easterly line of said Smith tract, a distance of 695.93 feet to a CIRS for the southwest corner of Lot 1 of Forum at Sara Jane, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument Number 202000007454, O.P.R.D.C.T.;

THENCE South 89 degrees 59 minutes 05 seconds East, along the southerly line of said Lot 1, a distance of 1,140.45 feet to a CIRS in the southerly line of Lot 2 of said Forum at Sara Jane Addition, said point also being the beginning of a tangent curve to the right;

THENCE easterly with said tangent curve to the right and continuing along the southerly line of said Lot 2, having a central angle of 19 degrees 49 minutes 33 seconds, a radius of 380.00 feet, a chord bearing and distance of South 80 degrees 04 minutes 16 seconds East - 130.83 feet, and an arc length of 131.49 feet to a 5/8-inch iron rod found with cap stamped "WAI 5714" at the end of said curve;

THENCE South 70 degrees 09 minutes 29 seconds East, continuing along the southerly line of said Lot 2, a distance of 36.31 feet to a 5/8-inch iron rod found with cap stamped "WAI 5714" in the northwesterly right-of-way line of said Sara Jane Parkway, for the southeast corner of said Lot 2;

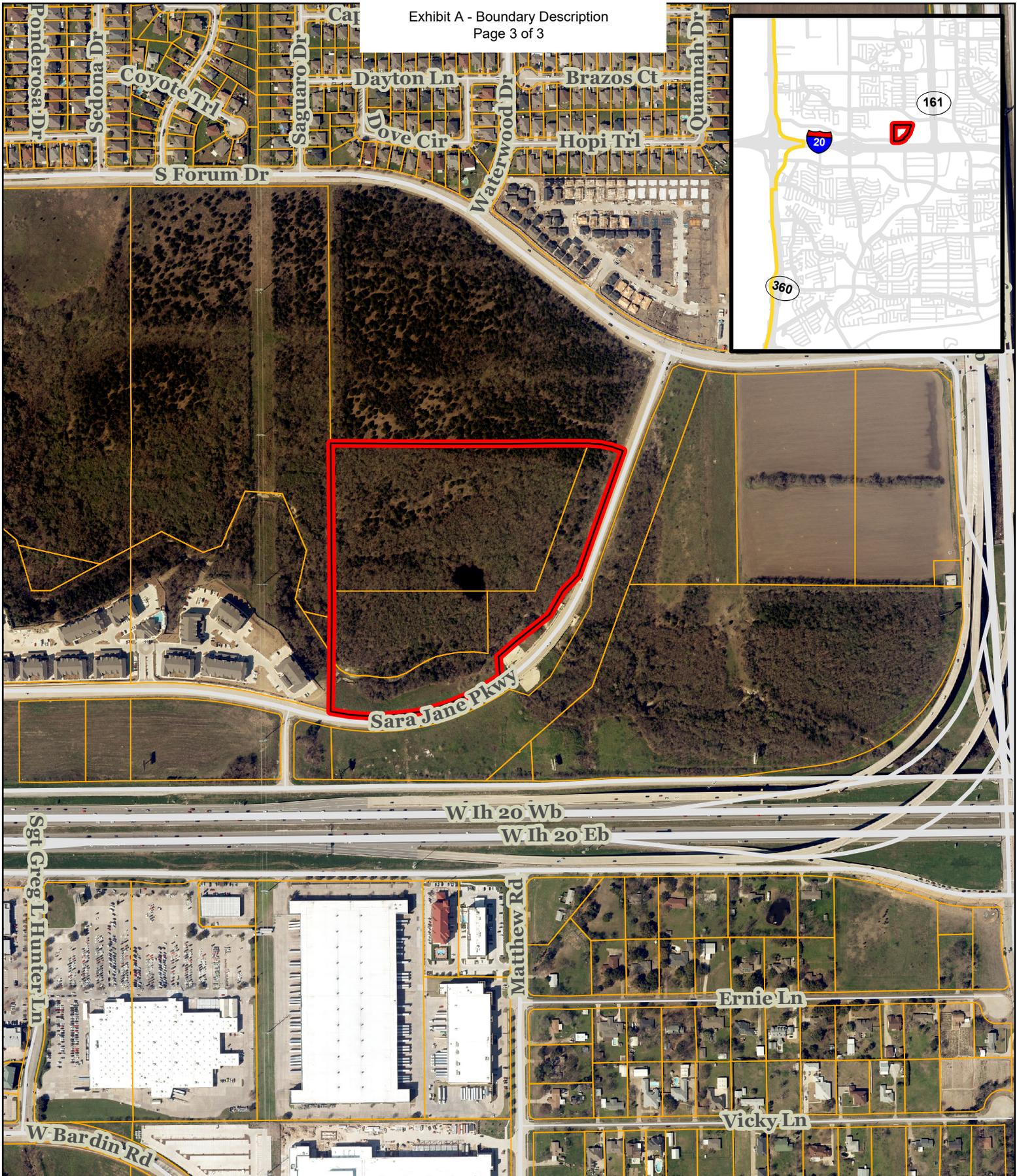
THENCE southwesterly, along the northwesterly right-of-way line of said Sara Jane Parkway, the following three (3) calls:

South 19 degrees 50 minutes 31 seconds West, a distance of 579.06 feet to a CIRS;

South 43 degrees 33 minutes 31 seconds West, a distance of 100.97 feet to a 5/8-inch iron rod found with cap stamped "Gorrondona," said point begin the beginning of a non-tangent curve to the right;

Southwesterly, along said non-tangent curve to the right, having a central angle of 03 degrees 31 minutes 06 seconds, a radius of 930.00 feet, a chord bearing and distance of South 27 degrees 53 minutes 58 seconds West - 57.10 feet, and an arc length of 57.11 feet to a CIRS;

THENCE North 89 degrees 34 minutes 15 seconds West, departing the westerly right-of-way line of said Sara Jane Parkway, a distance of 1,010.88 feet to the POINT OF BEGINNING and CONTAINING 18.975 acres (or 826,547 square feet) of land, more or less.



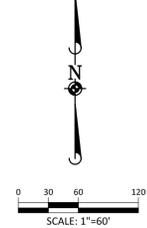
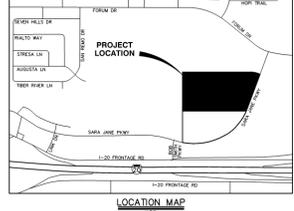
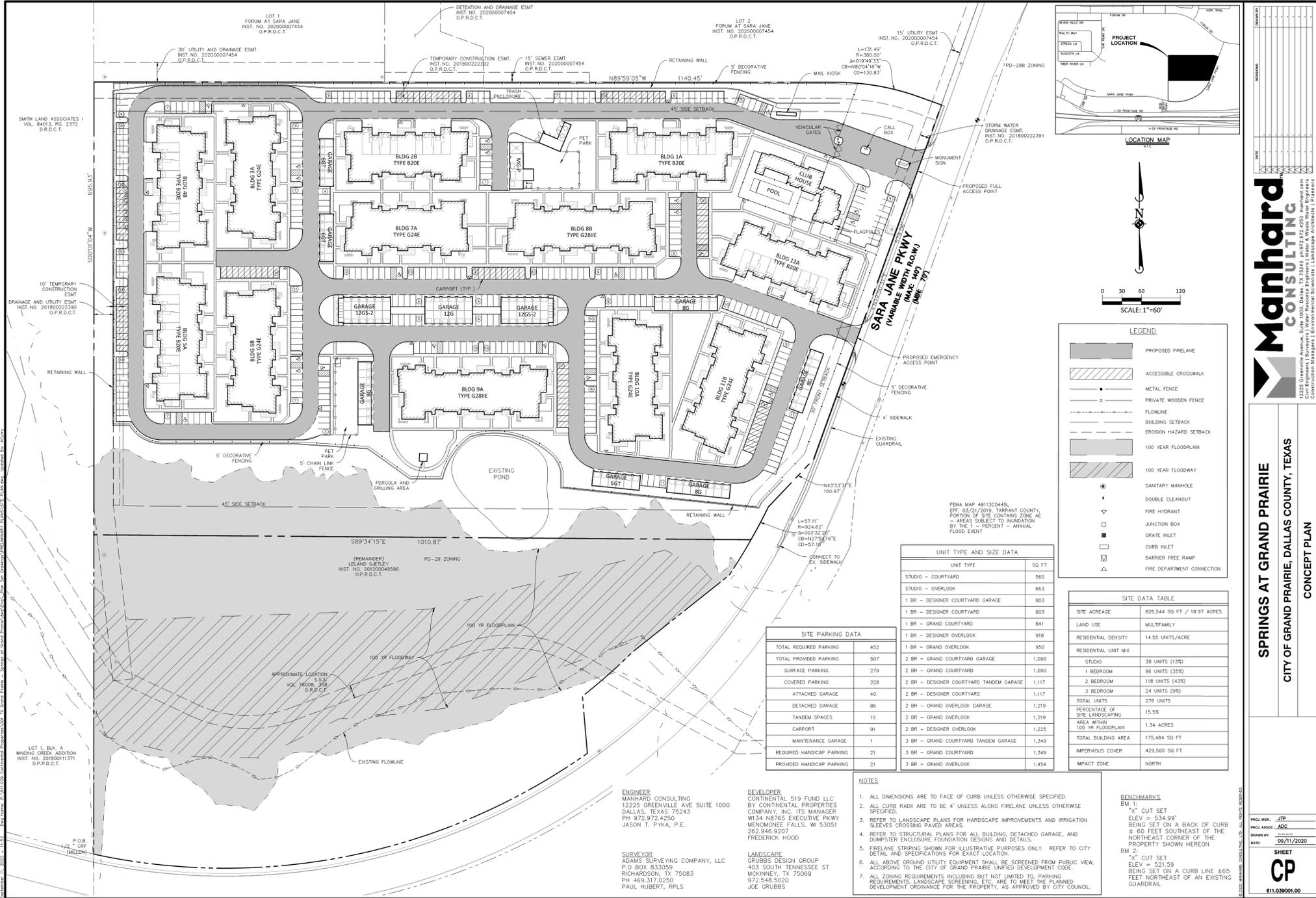
CASE LOCATION MAP
Case Number Z200903/CP200901
Springs at Grand Prairie Multi-Family



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

Exhibit B - Concept Plan
Page 1 of 1



LEGEND

- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- METAL FENCE
- PRIVATE WOODEN FENCE
- FLOWLINE
- BUILDING SETBACK
- EROSION HAZARD SETBACK
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY
- SANITARY MANHOLE
- DOUBLE CLEANOUT
- FIRE HYDRANT
- JUNCTION BOX
- GRATE INLET
- CURB INLET
- BARRIER FREE RAMP
- FIRE DEPARTMENT CONNECTION

FEMA MAP 4813C00445L
EFF. 03/21/2019, TARRANT COUNTY,
PORTION OF SITE CONTAINING ZONE AE
AREAS SUBJECT TO INUNDATION
BY THE 1 - PERCENT - ANNUAL
FLOOD EVENT

UNIT TYPE AND SIZE DATA

UNIT TYPE	50 FT
STUDIO - COURTYARD	560
STUDIO - OVERLOOK	663
1 BR - DESIGNER COURTYARD GARAGE	903
1 BR - DESIGNER COURTYARD	803
1 BR - GRAND COURTYARD	841
1 BR - DESIGNER OVERLOOK	918
1 BR - GRAND OVERLOOK	950
2 BR - GRAND COURTYARD GARAGE	1,090
2 BR - GRAND COURTYARD	1,090
2 BR - DESIGNER COURTYARD TANDEM GARAGE	1,117
2 BR - DESIGNER COURTYARD	1,117
2 BR - GRAND OVERLOOK GARAGE	1,219
2 BR - GRAND OVERLOOK	1,219
2 BR - DESIGNER OVERLOOK	1,225
3 BR - GRAND COURTYARD TANDEM GARAGE	1,349
3 BR - GRAND COURTYARD	1,349
3 BR - GRAND OVERLOOK	1,454

SITE PARKING DATA

TOTAL REQUIRED PARKING	452
TOTAL PROVIDED PARKING	507
SURFACE PARKING	279
COVERED PARKING	228
ATTACHED GARAGE	40
TANDEM SPACES	10
CARPPOOL	91
MAINTENANCE GARAGE	1
REQUIRED HANDICAP PARKING	21
PROVIDED HANDICAP PARKING	21

SITE DATA TABLE

SITE ACREAGE	826,544 SQ FT / 18.97 ACRES
LAND USE	MULTIFAMILY
RESIDENTIAL DENSITY	14.55 UNITS/ACRE
RESIDENTIAL UNIT MIX	
STUDIO	38 UNITS (13%)
1 BEDROOM	96 UNITS (35%)
2 BEDROOM	118 UNITS (43%)
3 BEDROOM	24 UNITS (9%)
TOTAL UNITS	276 UNITS
PERCENTAGE OF SITE LANDSCAPING	15.5%
AREA WITHIN 100 YR FLOODPLAIN	1.34 ACRES
TOTAL BUILDING AREA	175,484 SQ FT
IMPERVIOUS COVER	429,500 SQ FT
IMPACT ZONE	NORTH

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - ALL CURB RADI ARE TO BE 4' UNLESS ALONG FIRELANE UNLESS OTHERWISE SPECIFIED.
 - REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
 - REFER TO STRUCTURAL PLANS FOR ALL BUILDING, DETACHED GARAGE, AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
 - FIRELANE STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CITY DETAIL AND SPECIFICATIONS FOR EXACT LOCATION.
 - ALL ABOVE GROUND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW, ACCORDING TO THE CITY OF GRAND PRAIRIE UNITED DEVELOPMENT CODE.
 - ALL ZONING REQUIREMENTS INCLUDING BUT NOT LIMITED TO PARKING REQUIREMENTS, LANDSCAPE SCREENING, ETC ARE TO MEET THE PLANNED DEVELOPMENT ORDINANCE FOR THE PROPERTY, AS APPROVED BY CITY COUNCIL.

BENCHMARKS
BM 1
"X" CUT SET
ELEV = 534.99'
BEING SET ON A BACK OF CURB
± 60 FEET SOUTHWEST OF THE
NORTHEAST CORNER OF THE
PROPERTY SHOWN HEREON
BM 2
"X" CUT SET
ELEV = 521.59'
BEING SET ON A CURB LINE ±65
FEET NORTHEAST OF AN EXISTING
GUARDRAIL

ENGINEER
MANHARD CONSULTING
12225 GREENVILLE AVE SUITE 1000
DALLAS, TEXAS 75243
PH 972.972.4250
JASON T. PYKA, P.E.

DEVELOPER
CONTINENTAL 519 FUND LLC
BY CONTINENTAL PROPERTIES
COMPANY, INC. ITS MANAGER
W134 N876S EXECUTIVE PKWY
MEMOMONEE FALLS, WI 53051
262.946.9207
FREDERICK HOOD

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 833059
RICHARDSON, TX 75083
PH 469.317.0250
PAUL HUBERT, RPLS

LANDSCAPE
GRUBBS DESIGN GROUP
403 SOUTH TENNESSEE ST
MCKINNEY, TX 75069
972.548.5020
JOE GRUBBS

P.O.B.
1/2" = 1'-0"
C.S.F.
(MILE)

Manhard CONSULTING
12225 Greenville Avenue, Suite 1000, Dallas, Texas 75243
Civil Engineering | Surveying | Water Resource Engineers | Water & Wastewater Engineers
Texas Board of Professional Engineers Registration No. F-19184

SPRINGS AT GRAND PRAIRIE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CONCEPT PLAN

PROJ. NO.: JSP
PROJ. AREA: ABC
DRAWN BY: ---
DATE: 09/11/2020

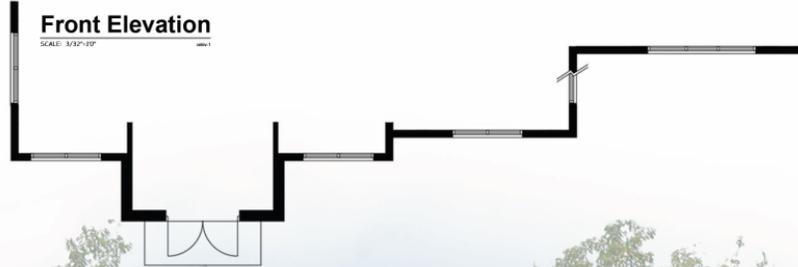
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CP
811.638001.00

CASE NO. Z200903/CP-200901



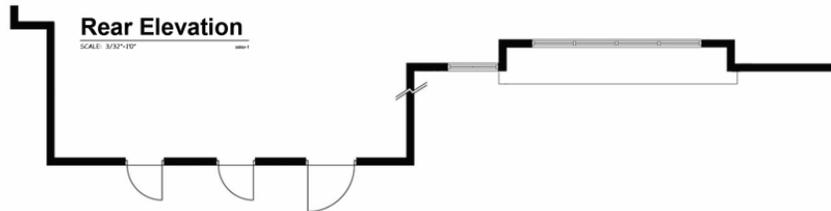
Front Elevation

SCALE: 3/32"=1'-0"



Rear Elevation

SCALE: 3/32"=1'-0"

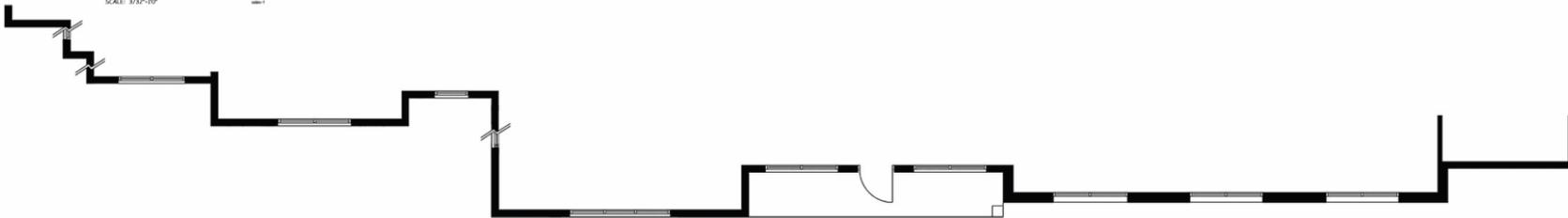


CLUBHOUSE
4630 SQ. FT.



Right Elevation

SCALE: 3/32"=1'-0"

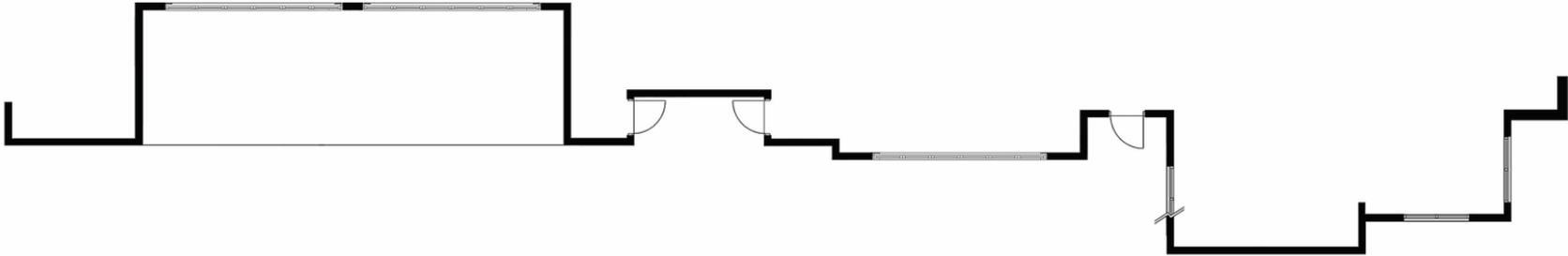


CLUBHOUSE
4630 SQ FT



Left Elevation

SCALE: 3/32"=1'-0"



CLUBHOUSE
4630 SQ. FT.



Front Elevation

SCALE: 1/32"=1'-0"

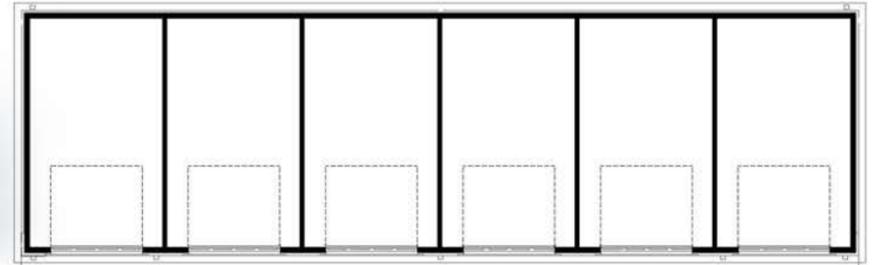


Left Elevation

SCALE: 1/32"=1'-0"

Right Elevation

SCALE: 1/32"=1'-0"



Floor Plan Elevation

SCALE: 1/32"=1'-0"



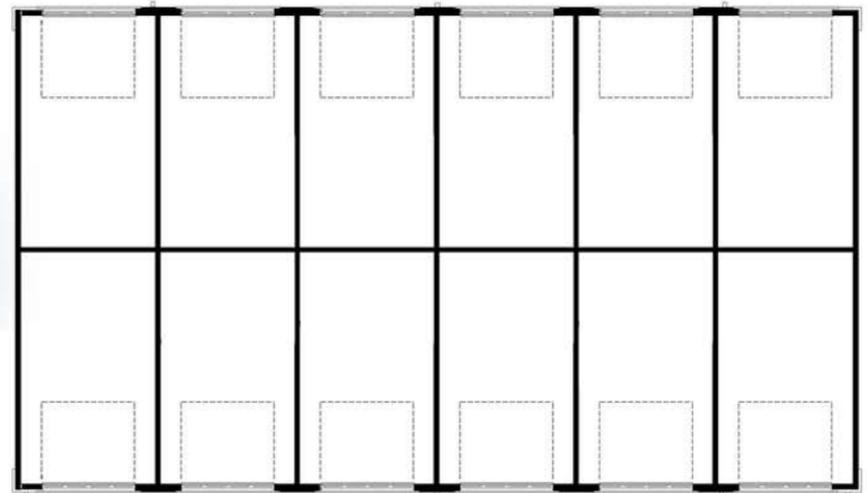
Rear Elevation

SCALE: 1/32"=1'-0"

6G GARAGE



Front Elevation
SCALE: 1/32"=1'-0"



Floor Plan Elevation
SCALE: 3/32"=1'-0"



Left Elevation
SCALE: 1/32"=1'-0"

Right Elevation
SCALE: 1/32"=1'-0"



Rear Elevation
SCALE: 1/32"=1'-0"

12G GARAGE



Front Elevation
SCALE: 3/32"=1'-0"

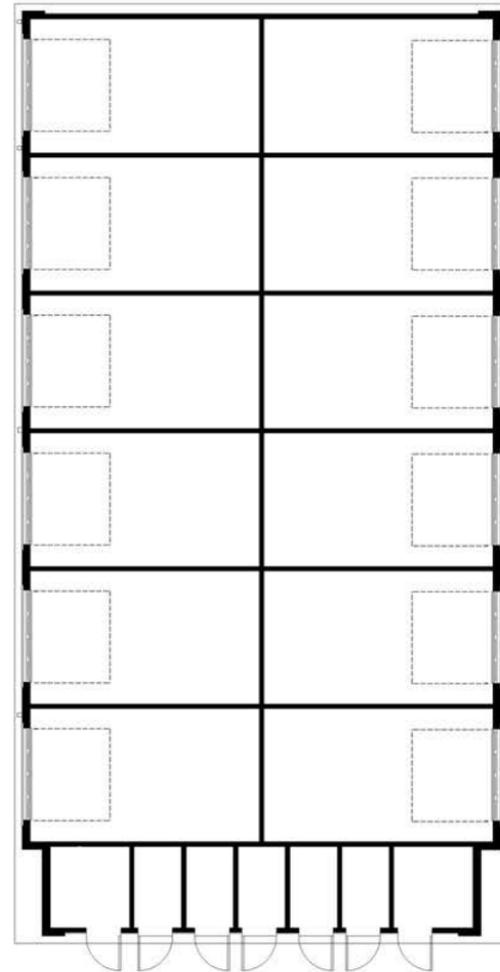


Left Elevation
SCALE: 3/32"=1'-0"

Right Elevation
SCALE: 3/32"=1'-0"



Rear Elevation
SCALE: 3/32"=1'-0"



Floor Plan Elevation
SCALE: 1/8"=1'-0"

12GS-2 GARAGE

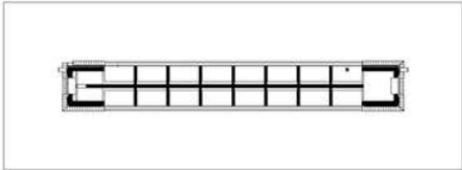


Front Elevation

SCALE: 1/32"=1'-0"

Side Elevation

SCALE: 1/32"=1'-0"



Floor Plan

SCALE: 1/32"=1'-0"

MAIL KIOSK



Front Elevation
SCALE: 3/32"=1'-0"

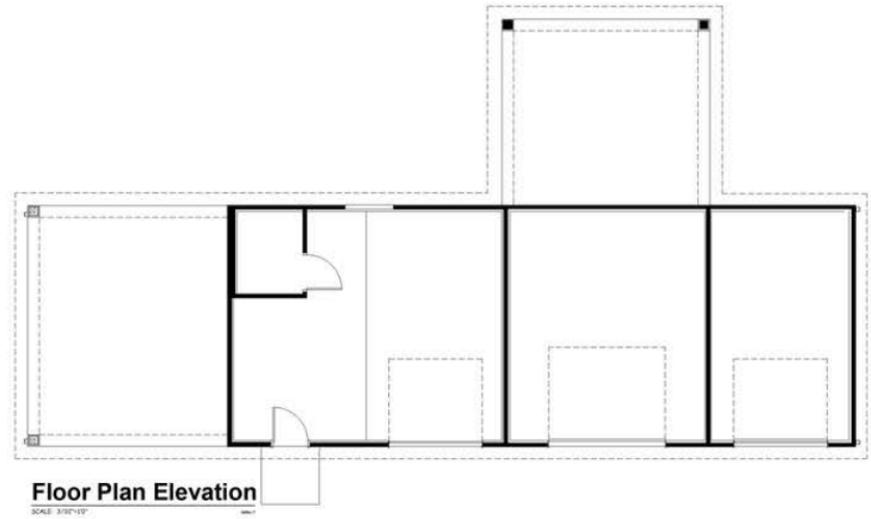


Left Elevation
SCALE: 3/32"=1'-0"

Right Elevation
SCALE: 3/32"=1'-0"



Rear Elevation
SCALE: 3/32"=1'-0"



Floor Plan Elevation
SCALE: 3/32"=1'-0"

MAINTENANCE GARAGE



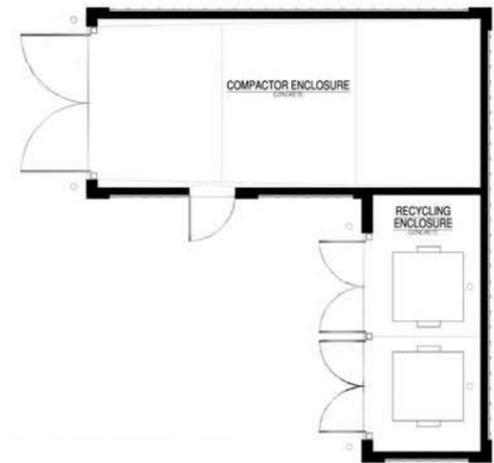
Left Elevation
SCALE: 3/32"=1'-0"

Rear Elevation
SCALE: 3/32"=1'-0"



Right Elevation
SCALE: 3/32"=1'-0"

Front Elevation
SCALE: 3/32"=1'-0"

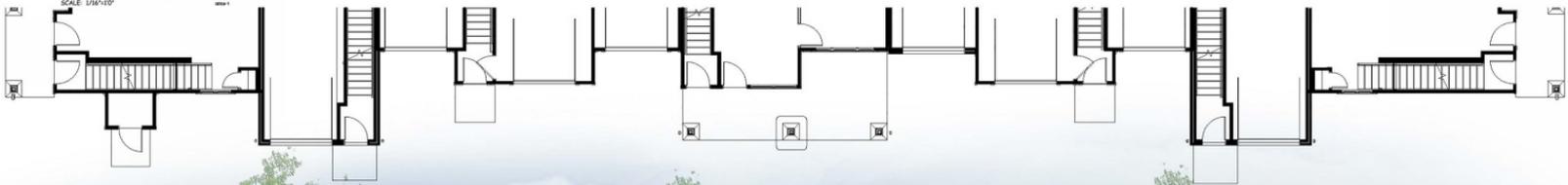


Floor Plan Elevation
SCALE: 3/32"=1'-0"

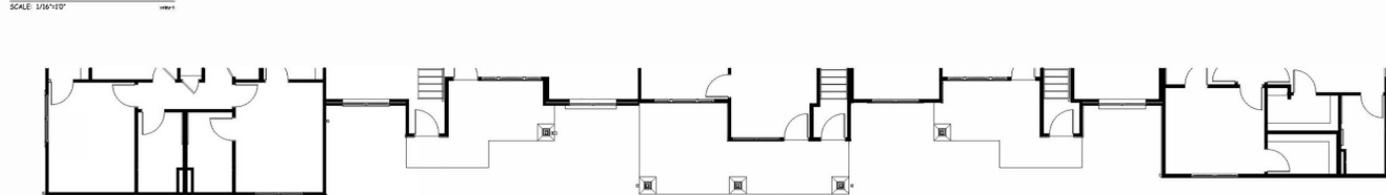
TRASH ENCLOSURE



Front Elevation



Rear Elevation

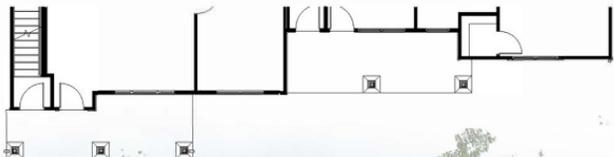


B20 E



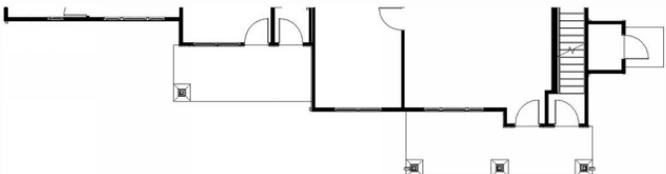
Right Elevation

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Left Elevation

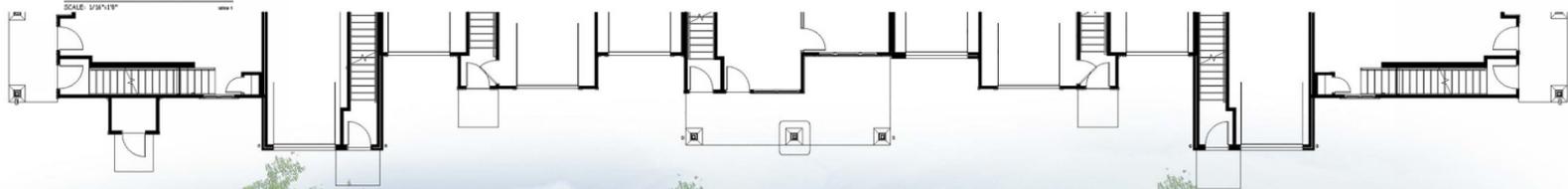
SCALE: 1/4"=1'-0"



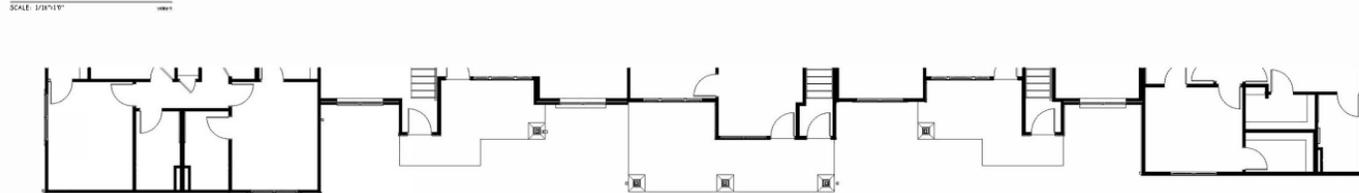
B20 E



Front Elevation



Rear Elevation



B20 E



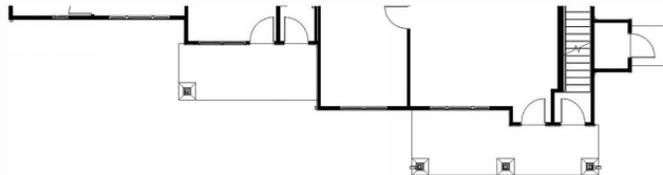
Right Elevation

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Left Elevation

SCALE: 1/4"=1'-0"

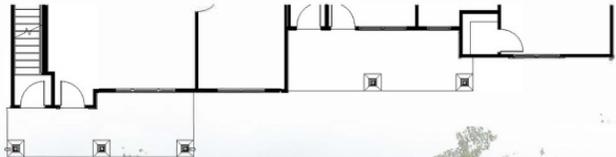


B20 E



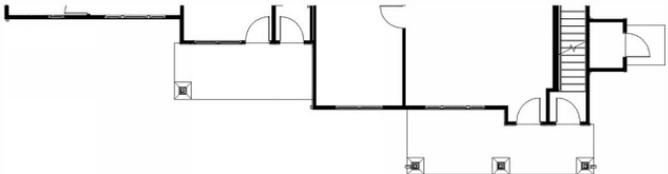
Right Elevation

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Left Elevation

SCALE: 1/4"=1'-0"



G24 E



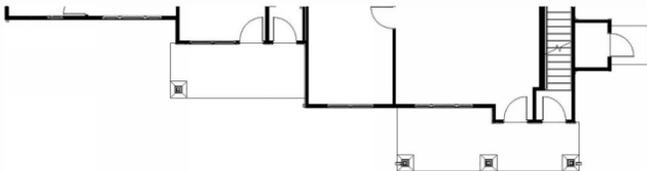
Right Elevation

SCALE: 1/16" = 1'-0"



Left Elevation

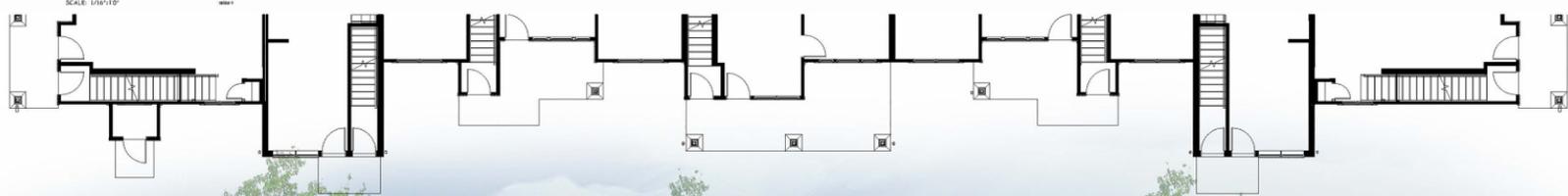
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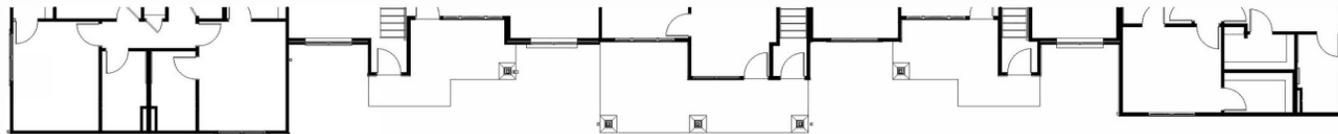
G24 E



Front Elevation



Rear Elevation



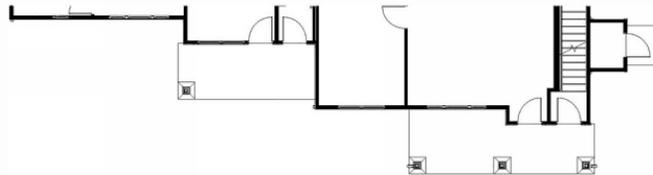
G24 E



Right Elevation
SCALE: 1/8"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"

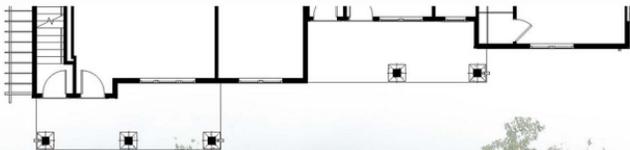


G24 E



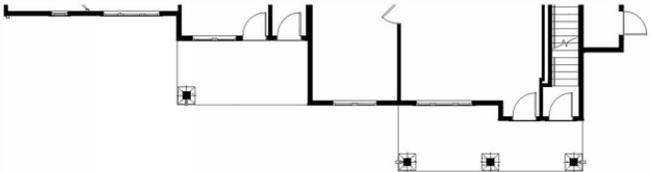
Right Elevation

SCALE: 1/16"=1'-0"



Left Elevation

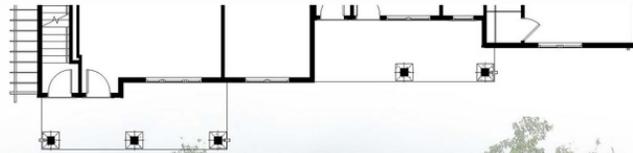
SCALE: 1/16"=1'-0"



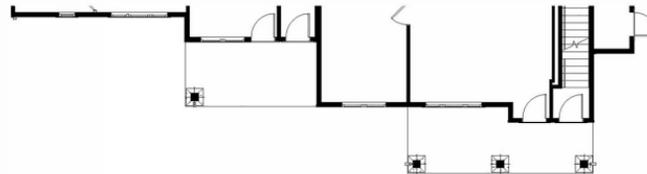
BUILDING G28 IIE



Right Elevation
SCALE: 1/8"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"

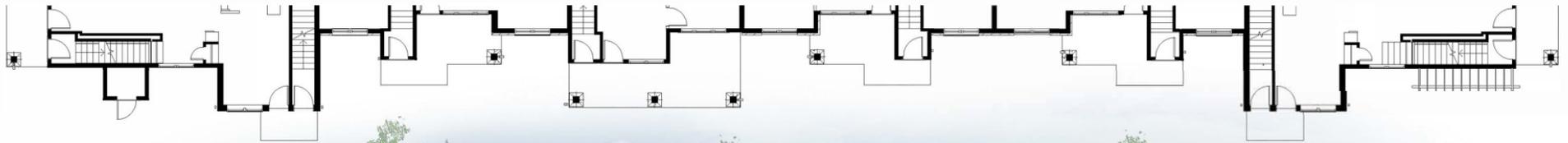


BUILDING G28 IIE



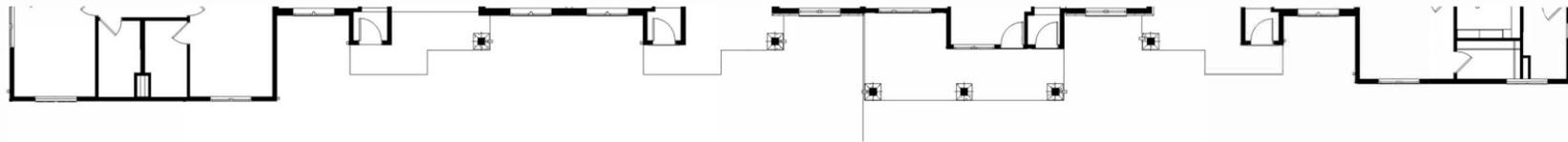
Front Elevation

SCALE: 3/16"=1'-0"



Rear Elevation

SCALE: 3/16"=1'-0"

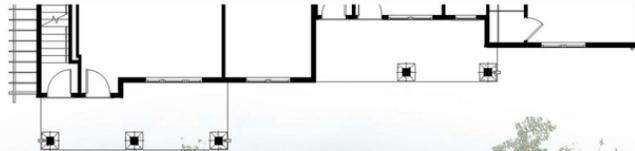


BUILDING G28 IIE



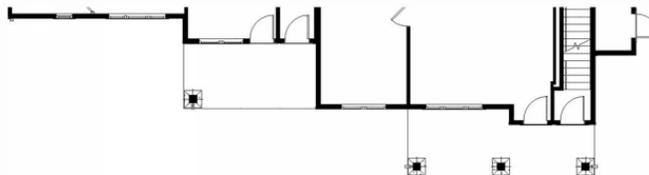
Right Elevation

SCALE: 1/4"=1'-0"



Left Elevation

SCALE: 1/4"=1'-0"



BUILDING G28 IIE

Development Standards

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) for all the development regulations pertaining to the “MF-2” District, the “GR” District, and the IH-20 Corridor Overlay District unless otherwise specified herein. Multi-family development shall be constructed to the following standards:

1. Land use density shall not exceed 18 units per net acre. Net acreage is defined as land area exclusive of flood plain areas and public right-of-way dedications.
2. All unit sizes shall be in accordance with minimum square footages as presented below:
 - a. Studio—525 Square Feet
 - b. 1-bedroom—690 Square feet
 - c. 2-bedroom—980 Square feet
 - d. 3-bedroom—1100 Square feet
3. Parking garages attached and detached shall be provided for 25% of all units. Attached garage parking shall be directly accessible to the main building in which the apartment unit is located.
4. Ten percent (10%) of all required parking spaces shall be dedicated as guest parking.
5. Fencing and Landscaping
 - a. 5-foot high decorative fence is required along all perimeter lot lines. All gates shall be installed with an Opticom device approved by the Fire Department to facilitate emergency access (Article 11.13.1 UDC). Provision for a turnaround must be provided prior to the gate. Such fence cannot be constructed within the visibility triangle at street corner intersections.
 - b. Landscaping requirements shall comply with Article VIII, “Landscaping and Screening” of the Unified Development Code.
 - c. All new landscape construction must be irrigated and maintained in a healthy state and be devoid of weeds or unplanned vegetation. All dead landscape materials must be promptly removed and replaced as required.
 - d. Street trees shall be required along Sara Jane Parkway and Forum Drive every 50-foot on center of street frontage and be placed no closer than 8-feet from the back

of curb. A 25-foot wide landscape buffer is required along these same street frontages.

6. Prior to issuance of a building permit, commencement of construction or development, a Planned Development Site Plan shall be approved by the Planning and Zoning Commission and City Council.
7. Units per building shall be established by approval of a Planned Development Site Plan by the Planning and Zoning Commission and City Council.



Legislation Details (With Text)

File #: 20-10406 **Version:** 1 **Name:** SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1).

Type: Ordinance **Status:** Public Hearing Consent Agenda

File created: 9/21/2020 **In control:** Planning and Zoning Commission

On agenda: 9/28/2020 **Final action:**

Title: SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1). Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd.

Sponsors:

Indexes:

Code sections:

- Attachments:** [Exhibit A - Property Boundary Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Appendix F Menu Items Checklist.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1). Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	LI	Light Industrial (Metal Finishing)
South	SF-1	Single Family Residence
East	LI	SH-161; Light Industrial
West	LI	Light Industrial

PURPOSE OF REQUEST:

The applicant intends to establish a Heavy Truck Parking and Heavy Equipment Parking facility in the Light Industrial (LI) district. This use requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

SITE CHARACTERISTICS AND FUNCTION:

R/T Services provides concrete and material hauling services. The site will be used for an office and to park heavy trucks and equipment, including tractors, trailers, skid steers, and excavators. The Site Plan includes a 1,200 sq. ft. office building, auto parking spaces, and eight truck parking spaces.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned Light Industrial (LI). Development is subject to the standards in Article 6 the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	93,044.16	Yes
Min. Lot Width (Ft.)	100	260.55	Yes
Min. Lot Depth (Ft.)	150	356.73	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	25	25	Yes
Max. Height (Ft.)	50	17	Yes
Max. Floor Area Ratio	1:1	0.01:1	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 exceeds the landscape and screening requirements.

Table 3: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	9,304	60,504	Yes
Trees	19	18	Yes*
Shrubs	186	85	Yes*
Seasonal Color (C.G.)	139	170	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

*The applicant is preserving 16 existing trees which count as 88 tree credits. Existing tree count towards the require trees and shrubs.

APPENDIX F STANDARDS:

Building Design

The exterior building materials include stone, stucco, fiber cement vertical siding, and aluminum standing seam metal roof. The proposed building elevations meet the requirements for windows, articulation and materials.

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 includes 12 Menu Items and meets the Appendix F Menu Items requirements.

Table 5: Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	100% Parking Behind Building
Site Design and Building Orientation	Add Parking Lot Trees
Building Design	Materials Mix
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Articulated Public Entrance
Building Design	Enhanced Windows
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	Mature Trees
Healthy, Smart & Sustainable Community	Preserve Open Space
Healthy, Smart & Sustainable Community	Recycling Program
Healthy, Smart & Sustainable Community	Native Plants

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

State of Texas
County of Dallas

Being a tract of land located in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, being all of a tract of land described in a deed to 1301 Parker Road, LLC according to Instrument No. D20800226042, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with a cap stamped "CBG" in the east right-of-way line of Hardrock Road (a variable width right-of-way), said iron rod being the southwest corner of said Parker Road tract, and the northwest corner of a tract of land described in a deed to Betty J. Dyess, Independent Executrix of the Estate of Joe & Viola Lindamood, recorded in Volume 5286, Page 469, Deed Records, Dallas County, Texas (D.R.T.C.T.);

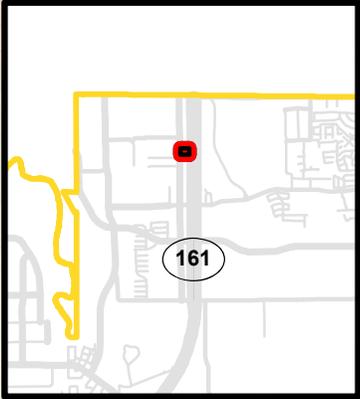
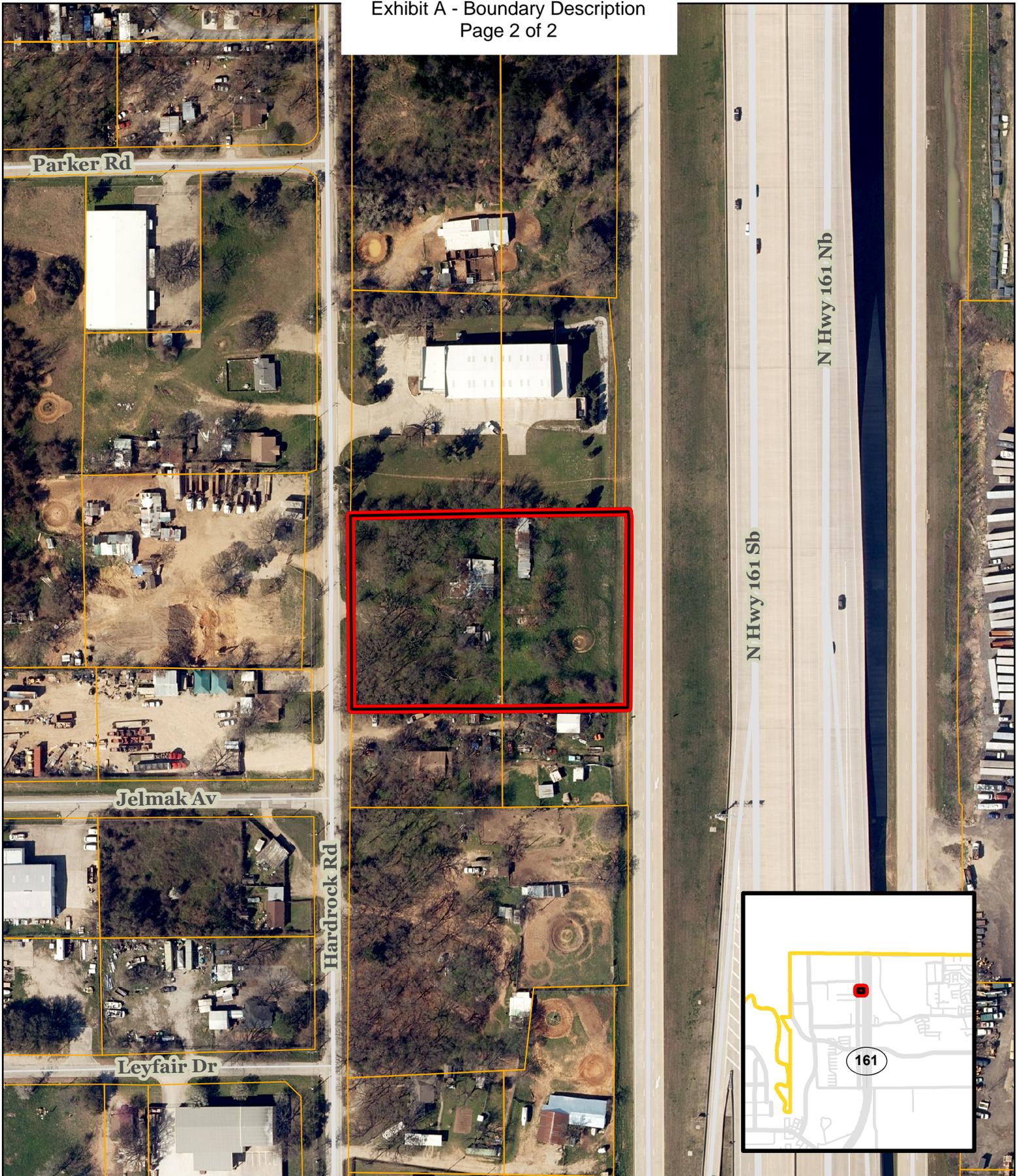
THENCE N 00°17'42" W, along the east right-of-way line of said Hardrock Road, and the west line of said Parker Road tract, a distance of 260.55 feet to 1/2" iron rod found, said iron rod being the northwest corner of said Parker Road tract, and the southwest corner of a Right-Of-Way Dedication tract according to Instrument Number 200900131171, O.P.R.D.C.T.;

THENCE N 89°01'26" E, along the north line of said Parker Road tract, the south line of said Right-Of-Way Dedication, passing a 1/2" iron rod found at 31.65 feet, said iron rod being in the north line of said Parker Road tract, and the southwest corner of Lot 1, Block A of Webster Addition, an addition to the city of Grand Prairie, Dallas County, Texas, according to Instrument Number 200900131171, O.P.R.D.C.T., continuing in all a distance of 357.55 feet to a 1/2" iron rod found, said iron rod being the northeast corner of said Parker Road tract, the southeast corner of said Lot 1, and the northwest corner of a tract of land described in a deed to State Of Texas, recorded in Volume 2003193, Page 1604, D.R.D.C.T.;

THENCE S 00°06'57" E, along the east line of said Parker Road tract, and the west line of said State Of Texas tract, a distance of 260.58 feet to a 1/2" iron rod found with a cap stamped "CBG", being the southeast corner of said Parker Road tract, the southwest corner of said State Of Texas tract, and the northeast corner of said Dyess tract;

THENCE S 89°01'39" W, along the south line of said Parker Road tract, and the north line of said Dyess tract, a distance of 356.73 feet to the place of beginning and containing 2.136 acres (93,050 square feet) of land, more or less.

THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 DURING THE MONTH OF MARCH 2020. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983.



CASE LOCATION MAP

Case Number SU200601/S200601

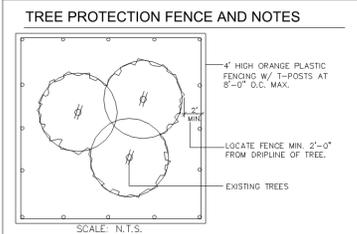
R/T Services Office and Truck Storage



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.
- PROVIDE 2" x 4" WOOD VERTICAL BARK PROTECTION PERIMETER ON ALL TREES WITHIN 30' OF ANY CONSTRUCTION WITH HEAVY EQUIPMENT.

EXISTING TREE PROTECTION:

All trees shown on this plan to be preserved shall be protected during construction with temporary tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).

Fences shall completely surround the tree or clusters of trees. The fence shall be located 1 foot away from trunk for every 1 inch of trunk diameter at breast height (4.5 feet above ground, dbh). The fence will be maintained throughout the construction period in order to prevent the following, which are not allowed with or without fencing in place:

- Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
- Critical root zone grade changes which was not authorized by the City Arborist is not allowed.
- Cuts to the trunk, limbs or exposed roots by mechanical equipment.
- Other activities detrimental to trees such as chemical storage, concrete truck cleaning and fires.

Fencing is per standard specification without consulting City Arborist for requirement.

All digging for irrigation and landscape plant materials within critical zones of trees shall be performed by hand.

All trees should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.

Tracing for landscape irrigation shall be located as far from the existing trunk as possible. Irrigation lines should run parallel to radii of tree root systems (toward and away from trunk) and not across root systems going to other areas.

Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.

Within the area of the drip line of protected trees, material storage, equipment cleaning, tree attachments or vehicular traffic or parking will not be permitted.

All trees to be removed from the construction site shall be flagged with bright red vinyl tape wrapped around the main trunk at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.

All work will comply with ordinance 18615 regarding tree preservation.

EXISTING TREE-CONSTRUCTION PREP:

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A CERTIFIED ARBORIST TO INSPECT THE EXISTING TREES, NOTED ON THE PLAN, TO REMAIN AND DETERMINE THE MOST PRACTICAL METHOD TO MAINTAIN HEALTH DURING CONSTRUCTION. FORMULATE A PLAN TO PROVIDE ROOT PRUNING PRIOR TO CONSTRUCTION, SO THAT THE TREES HAVE THE BEST CHANCE FOR SURVIVAL. IN ADDITION, THE ARBORIST SHALL PROVIDE INSIGATION WHICH SHALL INCLUDE CULTIVATION OF THE NATIVE SOIL, BENEATH THE CROWN OF THE TREES TO A DEPTH OF 6"-8" USING AN AERATOR. THEN, BASED ON SOIL ANALYSIS, A COMPOST IS MIXED AND APPLIED TO A DEPTH OF 2 INCHES TO THE TREATED AREA FOLLOWING CULTIVATION. IN ADDITION, THE ARBORIST SHALL PRUNE, THIN AND LIFT BRANCHES AS NEEDED TO COMPENSATE FOR LOSS OF ROOTS.

FOR REFERENCE: BARTLETT TREE EXPERTS
MR. GARETH HARRIS, ISA BOARD CERTIFIED MASTER ARBORIST
11376 KLING DRIVE
DALLAS, TX 75229
(972) 520-0013
ghorrier@bartlett.com

LANDSCAPE MAINTENANCE NOTE:

THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

PLANT MATERIAL SCHEDULE

KEY	QUAN	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
TREES				
NATIVE	RV6	RUSTY BLACKHAW VIBURNUM	Viburnum rufidulum	3" caliper, 8' tall, 15' oc
NATIVE	YH	YALPON HOLLY	Ilex vomitoria	8' tall, multi-trnk-3" cal. min., 15' oc
SHRUBS				
DA	18	DWARF ABELIA	Abelia sp 'Edward Goucher'	5 gallon, full to base, 36" on center
DBH	42	DWARF BURFORD HOLLY	Ilex cornuta, var. 'Burford nana'	5 gallon, full to base, 36" on center
RY	25	RED YUCCA	Hesperaloe parviflora	5 gallon, full to base, 48" on center
PERENNIALS				
CON	40	CONICOPSIS	Carex spp.	1 gallon, 18"-24" on center
DAY	110	DATILY - (COLOR MIX)	Hemerocallis spp.	1 gallon, 18"-24" on center
TURF GRASS				
BERM	1	BERMUDA GRASS	Cynodon dactylon	Hydromulch

NOTE: OF THE EIGHT PLANTS SPECIFIED, 50 % ARE NATIVE.

EXISTING TREES / CREDITS

EXISTING TREE CALIPER	TREE CREDITS
ELM 12"	2
OAK 12"	2
OAK 21"	3
OAK 24"	3
OAK 24 1/2"	3
ELM 14"	2
ELM 14"	2
ELM 14"	2
OAK 16"	2
OAK 16"	2
C BERRY 18"	2
H BERRY 18"	2
C BERRY 24"	3
H BERRY 24"	3
OAK 14"	2

86 TREES TOTAL

LEGEND

- (12) EXISTING TREES - TO REMAIN
USE FOR (86) TREE CREDITS
- (35) EXISTING TREES - TO REMAIN
NOT USED FOR TREE CREDITS.
- (18) PROPOSED TREES
- (85) NEW 5 GALLON SHRUBS
- (170) 1 GAL - PERENNIALS
- BERMUDA GRASS - HYDROMULCH

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNERS AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDED BY ROOT BALLS ONLY. DO NOT DAMAGE BARK, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS SHALL BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STIMED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH STAINLESS STEEL ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT WOULD PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS T POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING PATTERNS.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR ROOTED BELOW 2% SLOPE. SHOULD PLANT MATERIAL SETTLE, THE PLANTS WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTORS COST.
- ALL PROPOSED BED AREAS SHALL BE FILLED TO A DEPTH OF SIX INCHES (6"). ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISH GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" x 4" STEEL EDGINGS, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FINISH MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGINGS AT A 45 DEGREE ANGLE WHEN EDGES INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGINGS ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO (2") TOP LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE (3") TOP LAYER OF BRUSHED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDRONULCH OR SOO INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/100" OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HANDSOME OF 1/2 VOLTAGE AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.
- SCARIFY AND ERADICATE AREAS PRIOR TO INSTALLING PERMEABLE, POLY WEED BLOCK, THEN, EVENLY SPREAD A 3"-4" BLANKET OF DECOMPOSED GRANITE AS NOTED ON THE PLAN.
- REFERENCE ENLARGED LANDSCAPE PLANS, DETAILS, PLANTING SPECIFICATIONS AND IRRIGATION DRAWINGS FOR ADDITIONAL INFORMATION.

CALCULATIONS:

TOTAL LOT AREA = 93,048 SF = 2.136 ACRES
MINUS R.O.W. DEDICATION = 8,398 SF = 0.19 ACRES
NET LOT AREA = 84,650 SF = 1.94 ACRES

REQUIRED LANDSCAPE AREA = 10% x 84,650 SF = 8,465 SF IN FRONT YARD.
61,429 SF PROVIDED WITH 8,894 SF IN FRONT YARD.

8,465,900 = 17 TREES REQUIRED, 17+ TREES PROVIDED.
8,465,900 = 170 SHRUBS REQUIRED, 85 SHRUBS AND 85 TREE CREDITS PROVIDED.
FLOWERING & COLORFUL PLANTS = 15% OF BEDS SHRUBS
170 x 5 GAL ON + 850 x 15" GAL ON MULCH = 138 PROVIDED.

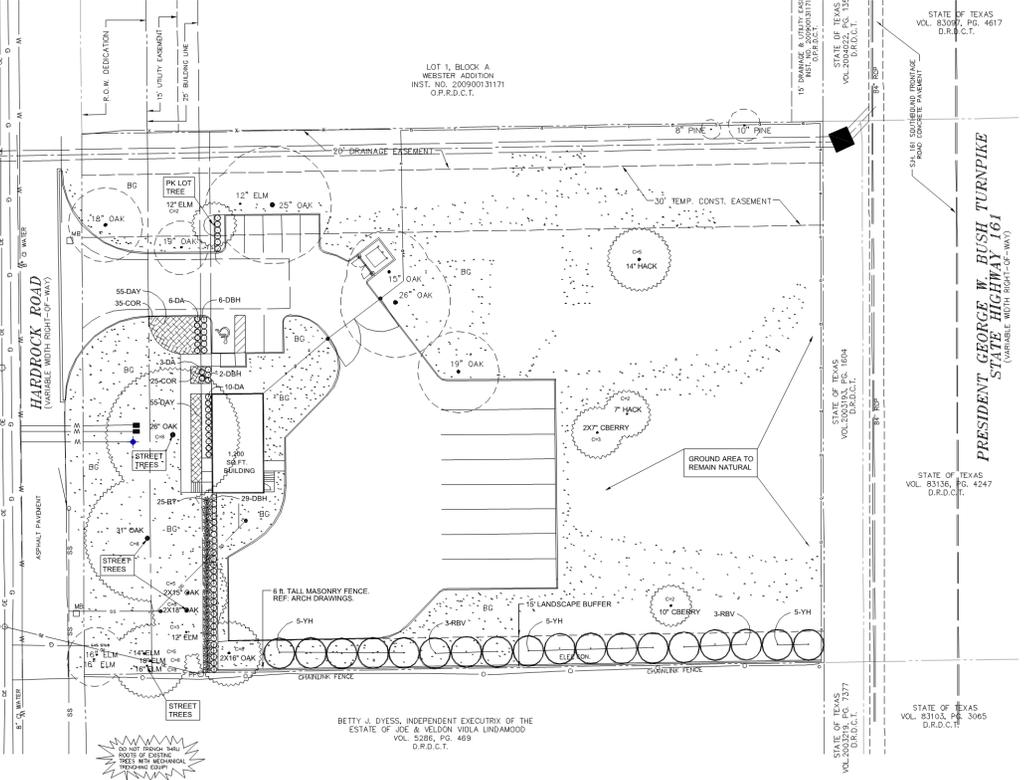
STREET TREES:
HARDROCK ROAD = 260,910 ÷ 6 = 43,485 TREES REQ. 6 EXISTING TREES PROVIDED.

BUFFER TREES:
32419 ÷ (22) 3" CAL SHADE TREES REQ. 19 NEW & 3 EXIST. TREES PROVIDED

PARKING LOT TREE:
TOTAL PARKING SPACES = 420 = 0 TREES REQ. 1 EXISTING TREE PROVIDED.

PARKING AREAS FACING STREET R.O.W. SCREENED W/ SHRUBS.

CASE NUMBER: SU200601/S200601



DON C. WHEELER, LANDSCAPE ARCHITECT

IRRIGATION DESIGN
FORT WORTH, TX 76147
don@dcw.com

CHECKED: DATE: 04-08-20
DRAWN: DCW
DESIGNED: DCW

NO.	REVISIONS/SUBMISSIONS	DATE	DATE
1			

DAYLIGHT TRANSPORT

Lot 1, Block 1, Hardrock Addition
3509 HARDROCK ROAD
GRAND PRAIRIE, TX

PROJECT NO:
2k20-05

SHEET TITLE:
LANDSCAPE PLAN
SCHEDULES, DETAIL

SHEET NO:
L-1.0
OF X L SHEETS

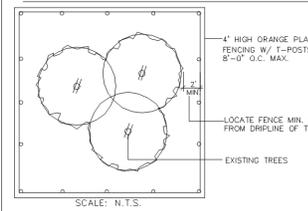
EXISTING TREES / CREDITS

EXISTING TREES / CALIBER		TREE CREDITS	
ELM	12"	2	
OAK	20"	2	
OAK	31"	8	
OAK	24 1/2"	8	
ELM	12"	8	
ELM	14"	5	
ELM	18"	5	
ELM	14"	5	
ELM	18"	5	
ELM	14"	5	
ELM	18"	5	
C BERRY	10"	2	
H BERRY	7 1/2"	2	
C BERRY	2 1/2"	3	
H BERRY	1 1/2"	3	
		88	TREES TOTAL

LEGEND

-  (17) EXISTING TREES - TO REMAIN USED FOR (88) TREE CREDITS
-  (35) EXISTING TREES - TO REMAIN NOT USED FOR TREE CREDITS
-  (54) EXISTING TREES - TO BE REMOVED

TREE PROTECTION FENCE AND NOTES



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THE CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.
- PROVIDE 2" x 4" WOOD VERTICAL BARK PROTECTION FEMTER ON ALL TREES WITHIN 30' OF ANY CONSTRUCTION WITH HEAVY EQUIPMENT.

EXISTING TREE PROTECTION:

All trees shown on this plan to be preserved shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).

Fences shall completely surround the tree or clusters of trees. The fence shall be located 1 foot away from trunk for every 1 inch of trunk diameter at breast height (4.5 feet above ground; dbh). The fence will be maintained throughout the construction project in order to prevent the following, which are not allowed with or without fencing in place.

- Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
- Critical root zone grade changes which was not authorized by the City Arborist is not allowed.
- Wounds to the trunk, limbs or exposed roots by mechanical equipment.
- Other activities detrimental to trees such as chemical storage, concrete truck cleaning and trees.

Fencing is per standard specification without consulting City Arborist for requirement.

All digging for irrigation and landscape plant materials within critical zones of trees shall be performed by hand.

All trees should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.

Trenching for landscape irrigation shall be located as far from the existing trunks as possible. Irrigation lines should run parallel to radii of tree root systems (toward and away from trunk) and not across root systems going to other areas.

Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.

Within the area of the dripline of protected trees, material storage, equipment cleaning, tree attachments or vehicular traffic or parking will not be permitted.

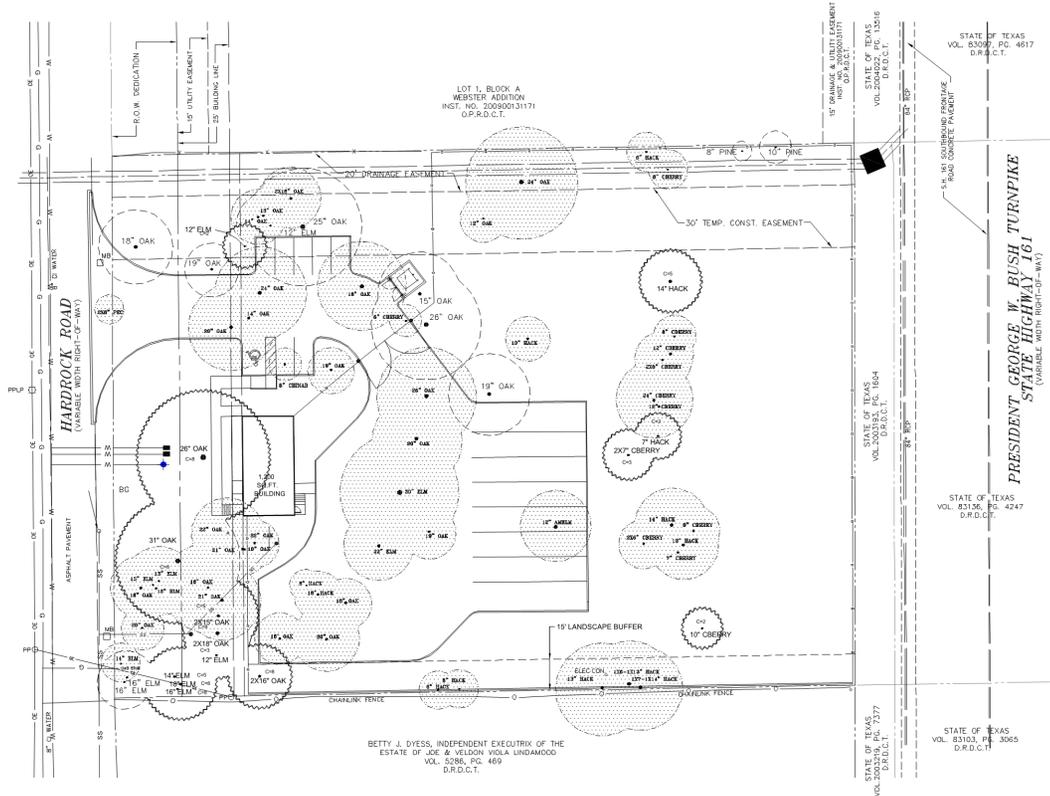
All trees to be removed from the construction site shall be flagged with bright red vinyl tape wrapped around the main trunk at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.

All work will comply with ordinance 18615 regarding tree preservation.

EXISTING TREE-CONSTRUCTION PREP:

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A CERTIFIED ARBORIST TO INSPECT THE EXISTING TREES, NOTED ON THE PLAN, TO REMAIN AND DETERMINE THE MOST PRACTICAL METHOD TO MAINTAIN HEALTH DURING CONSTRUCTION. FORMULATE A PLAN TO PROVIDE ROOT PRUNING, PRIOR TO CONSTRUCTION, SO THAT THE TREES HAVE THE BEST CHANCE FOR SURVIVAL. IN ADDITION, THE ARBORIST SHALL PROVIDE ROOT IRRIGATION WHICH SHALL INCLUDE CULTIVATION OF THE NATIVE SOIL, BENEATH THE CROWN OF THE TREES TO A DEPTH OF 4" USING AN AIRRADE. THEN, BASED ON SOIL ANALYSIS, A COMPOST IS MIXED AND APPLIED TO A DEPTH OF 2 INCHES TO THE TREATED AREA FOLLOWING CULTIVATION. IN ADDITION, THE ARBORIST SHALL PRUNE, TRIM AND LIFT BRANCHES AS NEEDED TO COMPENSATE FOR LOSS OF ROOTS.

FOR REFERENCE: BARTLET TREE EXPERTS
MR. GARETH HARRIS, ISA BOARD CERTIFIED MASTER ARBORIST
11376 KULDE DRIVE
DALLAS, TX 75229
(972) 620.0073
gharrier@bartlett.com



TREE PROTECTION PLAN
SCALE: 1"=30'-0"
1



DON C. WHEELER, LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE PLANNING IRRIGATION DESIGN
FORT WORTH, TX 76147
d.wheeler@donc.com

DESIGNED: DATE: 04-08-20
DRAWN: DOW
CHECKED: DOW

DAYLIGHT TRANSPORT
Lot 1, Block 1, Hardrock Addition
3509 HARDROCK ROAD GRAND PRAIRIE, TX

PROJECT NO: 2K20-06
SHEET TITLE: TREE PROTECTION PLAN, DETAIL, NOTES
SHEET NO: L-1.1
OF X L SHEETS

CASE NUMBER: SU200601/S200601









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
<input type="checkbox"/>	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. <ul style="list-style-type: none"> • 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.
<input type="checkbox"/>	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. <ul style="list-style-type: none"> * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.
<input type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	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
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input type="checkbox"/>	Strategic Parking	Submit one of the following Strategic Parking Plans: <ul style="list-style-type: none"> • 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.

		<ul style="list-style-type: none"> 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. <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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. <ul style="list-style-type: none"> Shared parking agreements between different lots/occupants must be in place.
Building Design (Select at Least Six Menu Items)		
✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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. <p>→ Circle or highlight the proposed architectural elements.</p>
<input checked="" type="checkbox"/>	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. <p>→ Circle or highlight the proposed elements.</p>
<input type="checkbox"/>	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. <p>→ Circle or highlight the proposed features.</p>
<input type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eaves, 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)

<input checked="" type="checkbox"/> If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
<input checked="" type="checkbox"/>	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.

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

<input checked="" type="checkbox"/> If Selected	Proposed Item/Element	Description
<input type="checkbox"/>		
<input type="checkbox"/>		

Menu Item Summary Table

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	0
Site Design & Building Orientation	2
Building Design	6
Healthy, Smart, Sustainable Community	4
Alternative Compliance	0
Total Menu Items:	12