City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 12, 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: Oct 12, 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/97869992914?pwd=dWQ3WTdUaHJUTGVWM3NCSE1USnBSdz09
Passcode: gdARBp467f
Or iPhone one-tap :
US: +13462487799,,97869992914#,,,,,,0#,,5630305811# or +16699006833,,97869992914#,,,,,,0#,,5630305811#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 408 638 0968 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799
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Passcode: 5630305811
International numbers available: https://gptx.zoom.us/u/adAd9iLxV5

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, October 12th.

Call to Order - Commissioner Briefing

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

Agenda Review

COVID Meeting Procedures

Discuss 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.

20-10457 Approval of Minutes of the September 28, 2020 P&Z meeting.

Attachments: PZ Draft Minutes 09-28-2020.pdf

20-10451 RP201002 - Replat - Lakecrest Addition No.2, Lots 6-R and 6-R2, Block 5 (City Council District 3). Replat of Lot 6-R creating two residential lots out of one. Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 1609 Hardy Rd.

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

20-10453 P190605 - Final Plat - Rostro Addition, Lots 1 & 2, Block 1 (City Council District -).Final Plat of Rostro Addition, Lots 1 and 2, Block 1, creating two lots on 0.776 acres out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single Family Four Residential District and addressed at 506 NE 27th Street.

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

Public Hearing Postponement, Recess, and Continuations

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

Items for Individual Consideration

Public Hearing

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

20-10454 SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.

Attachments: Exhibit A - Location Map.pdf
Attachment i - Hotel Classification within 1 Mile.pdf

20-10455 Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Daja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161.

Attachments: Exhibit A Location Map Z201001
Exhibit B SP Z201001
Exhibit C Ext Elev Z201001
Exhibit D Rendering & Material Board Z201001

20-10456 SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

Attachments: Exhibit A - Boundary Description.pdf
Exhibit B - Site Plan.pdf
Exhibit C - Landscape Plan.pdf
Exhibit D - Building Elevations.pdf
Exhibit E - Appendix F 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 10/09/2020.

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 #:	20-10457	**Version:**	1	**Name:**	Approval of Minutes of the September 28, 2020 P&Z meeting
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/5/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/12/2020			**Final action:**	
Title:	Approval of Minutes of the September 28, 2020 P&Z meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	PZ Draft Minutes 09-28-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title
Approval of Minutes of the September 28, 2020 P&Z meeting.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 28, 2020

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

COMMISSIONERS ABSENT: Clayton Fisher, Chairperson Josh Spare

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

Vice Chairperson Shawn Connor called the meeting to order by Video Conference at 6:31 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 September 14, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- 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.

Commissioner Moser moved to approve the minutes and remove case P200901 from the consent agenda.

Motion: Moser
Second: Coleman
Ayes: Moser, Hedin, Perez, Coleman, Smith, Connor, Landrum

Nays: NONE
Approved: 7-0
Motion: **carried.**

PUBLIC HEARING TABLE ITEMS # 2 - P200901 - Preliminary Plat - Slink Addition, Lots 1-7, Block 1 (City Council District 2).

PUBLIC HEARING TABLE ITEMS # 5 - S200901 - Site Plan - Kalterra Phase 1 (City Council District 2).

Commissioner Moser moved to table cases P200901 and S200901.

Motion: Moser
Second: Coleman
Ayes: Moser, Hedin, Perez, Coleman, Smith, Connor, Landrum
Nays: none
Approved: 7-0
Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDREATION: Item # 3 S200905 - Site Plan - DevTex Industrial (City Council District 1). Senior Planner, Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for two Office-Showroom/Warehouse Distribution Buildings on one lot. Devtex Business Park, Block 1, Lot 13A, Cities of Grand Prairie & Arlington, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1550 S Great Southwest Pkwy.

Mr. Lee stated 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. 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 ill 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. 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).

Commissioner Moser asked if this case would also go to an Arlington Planning and Zoning Hearing. Mr. Lee stated yes, they would also go through Arlington P&Z and when cases like these have adjacent jurisdictions, they establish an interlocal agreement. Both cities would provide services for example Grand Prairie would do the inspections.

Commissioner Smith asked since they are required to have 50 trees and only 11 trees are being preserved would the applicant have additional shrubs. Mr. Lee stated they are restricted from doing so due to there being so many easements on the property.

Engineer, Kyle Vrla stepped forward representing the case and stated the site is equally split between both Grand Prairie and Arlington. Water and Sewer will be provided by Grand Prairie and most of the storm drain will go through Arlington.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S200905 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith
Second: Moser
Ayes: Moser, Hedin, Perez, Coleman, Smith, Connor, Landrum
Nays: none
Approved: 7-0
Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDREATION: Item # 4 S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated the applicant intends to construct a multi-family and mixed use development on 10.12 acres. Site Plan approval by City Council is required for any project involving multi-family use, within a Planned Development District, or within an overlay district. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use, zoned PD-384, and within the Lake Ridge Corridor Overlay District. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The Development Review Committee (DRC) recommends approval of the proposal as requested with the following conditions:

1. The development shall provide the required Appendix W amenities;

2. Prior to City Council, the applicant shall submit a completed Appendix W Amenities Checklist;
3. The development shall provide the required number and size of shrubs; and
4. Prior to City Council, the applicant shall submit a revised Landscape Plan that reflects the required number and size of shrubs.

Commissioner Moser asked what a work/live unit is. Ms. Ware stated it is a type of unit that combines a workspace with a living space. The 1st floor would have the business and the 2nd floor would be the living space. Moser asked if the applicant is meeting the garage parking requirement. Ms. Ware stated yes, they are.

Commissioner Smith asked what the square feet of the Live/ Work units is. Ms. Ware stated applicant would be able to answer. Applicant Philip Fisher later stated they are 1,400 sq. ft.

Applicant Phillip Fisher 12655 N. Central Expwy Dallas, TX. 75243 stepped forward representing the case.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S200906 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman
Second: Moser
Ayes: Moser, Hedin, Perez, Coleman, Smith, Connor, Landrum
Nays: none
Approved: 7-0
Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 6 Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated 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. 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. 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.

Commissioner Moser asked the zoning allows Multi-Family by right. Ms. Ware stated yes if they meet Appendix W.

Commissioner Coleman asked why the applicant changed the height of the fence from 6ft to 5ft. Ms. Ware stated after speaking with the applicant, they stated it is their prototype that they do nationwide.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200903/CP200901 per staff recommendations and in addition they would need to meet the Min. living area (sq. ft) of 600, along with meeting the perimeter fence height of 6ft.

The action and vote recorded as follows:

Motion: Moser
Second: Hedin
Ayes: Moser, Hedin, Perez, Coleman, Smith, Connor, Landrum
Nays: none
Approved: 7-0
Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 7 SU200601/S200601 – Specific Use Permit/Site Plan – R/T Services Office and Truck Storage (City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated 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. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Commissioner Coleman suggested to table this case due to Commissioner Clayton not being present and it being his district. He also stated they've had issues in the past with trucks passing through their neighborhood. Ms. Ware stated the applicant is meeting all the requirements and are not requesting any variances. Mr. Coleman stated the trucks would be visible from Hwy 161 and it is a touchy subject to a lot of residents who live in the surrounding area. Ms. Smith asked if the planning department received any complaints from the notifications sent out. Ms. Ware stated the department didn't receive any phone calls or emails opposing to this case. Mr. Moser stated he agrees with Ms. Smith comments and applicant is meeting all requirements and not requesting any variances. Ms. Ware stated commissioners are welcome to propose any recommendations to the approval.

Applicant Philip Graham, 2201 E. Lamar Blvd. Ste 200E Arlington Tx. stepped forward representing the case.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU200601/S200601per staff recommendations.

The action and vote recorded as follows:

Motion: Smith
Second: Landrum

Ayes: Moser, Hedin, Perez, Smith, Connor, Landrum
Nays: Coleman
Approved: 6-1
Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:34 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 #:	20-10451	**Version:**	1	**Name:**	RP201002 - Lakecrest Addition No.2, Lots 6-R and 6-R2, Block 5
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/5/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/12/2020			**Final action:**	
Title:	RP201002 - Replat - Lakecrest Addition No.2, Lots 6-R and 6-R2, Block 5 (City Council District 3). Replat of Lot 6-R creating two residential lots out of one. Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 1609 Hardy Road.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Replat.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title
RP201002 - Replat - Lakecrest Addition No.2, Lots 6-R and 6-R2, Block 5 (City Council District 3). Replat of Lot 6-R creating two residential lots out of one. Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 1609 Hardy Rd.

Presenter
Jonathan Tooley, Planner

Recommended Action
Approve

Analysis

SUMMARY:

This is a request to approve a Residential Replat creating 2 lots out of the original Lot 6R which comprised of .43 acres. The subject property is located at the address of 1609 Hardy Road, legally described as Lakecrest Addition No.2, 6-R, Block 5, City of Grand Prairie, Dallas County, Texas, zoned SF-4, Single Family-Four Residential District.

PURPOSE OF REQUEST:

This is a request to approve a Residential Replat creating 2 lots out of the original Lot 6R which comprised of .43 acres. The property has a single-family residence and the owner is wanting to split the property to construct an additional home. Single Family-Four zoning requires that the minimum lot width be 60 feet and the applicant is proposing 51 feet. At the September 21, 2020 Zoning Board of Adjustments and Appeals Public Hearing, the applicant was granted the variance of a 51-foot lot, allowing them to replat the property into two lots.

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	SF-4	Single-Family Residential
East	SF-4	City of Dallas
South	SF-4	Single-Family Residential
West	SF-4	Single-Family Residential

Table 2A: Site Data Summary for - Lot 6-R

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	7,200	10,744	Yes
Min. Lot Width (Ft.)	60	69	Yes
Min. Lot Depth (Ft.)	110	155	Yes
Front Setback (Ft.)	25	25	Yes

Table 2B: Site Data Summary for - Lot 6-R2

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	7,200	7,941	Yes
Min. Lot Width (Ft.)	60	51	No[1]
Min. Lot Depth (Ft.)	110	155	Yes
Front Setback (Ft.)	25	25	Yes

1 Applicant has been granted a variance via Zoning Board of Adjustments

HISTORY:

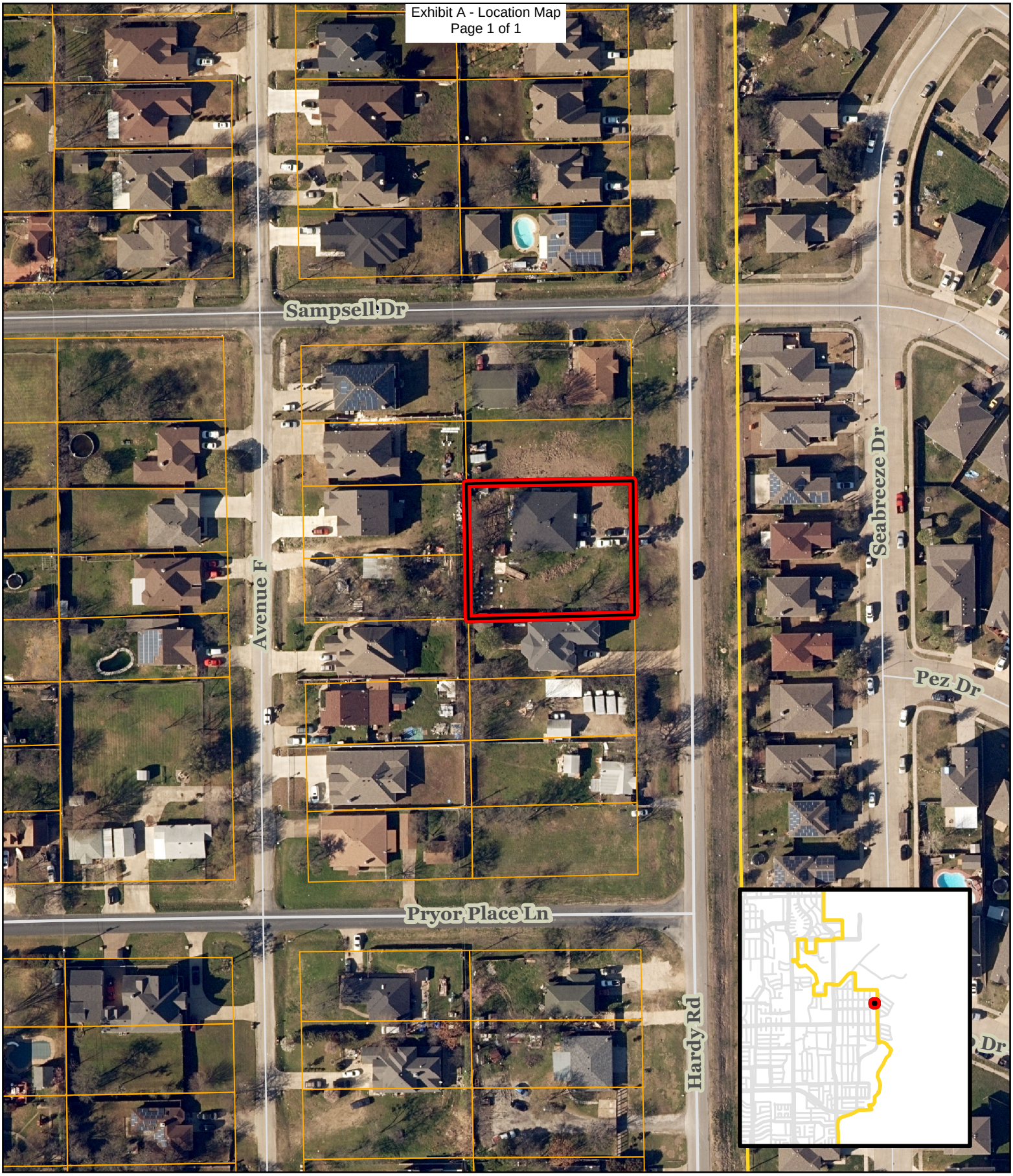
- The property was originally platted as Lakecrest Addition No. 2 in August 1948.
- The property was replatted as Lakecrest No.2, Lot 6R, Block 5.

PLAT FEATURES:

The plat depicts required utility easements and right-of-way dedications. The plat meets all the dimensional and development standards required by the UDC. The applicant has provided a 15’ utility easement to run parallel to Hardy Road. There is an accessory structure on the proposed southern lot that the applicant will be moving to keep the structure in conformance with City standards.

RECOMMENDATION:

The Development Review Committee recommends approval of the requested Residential Replat.



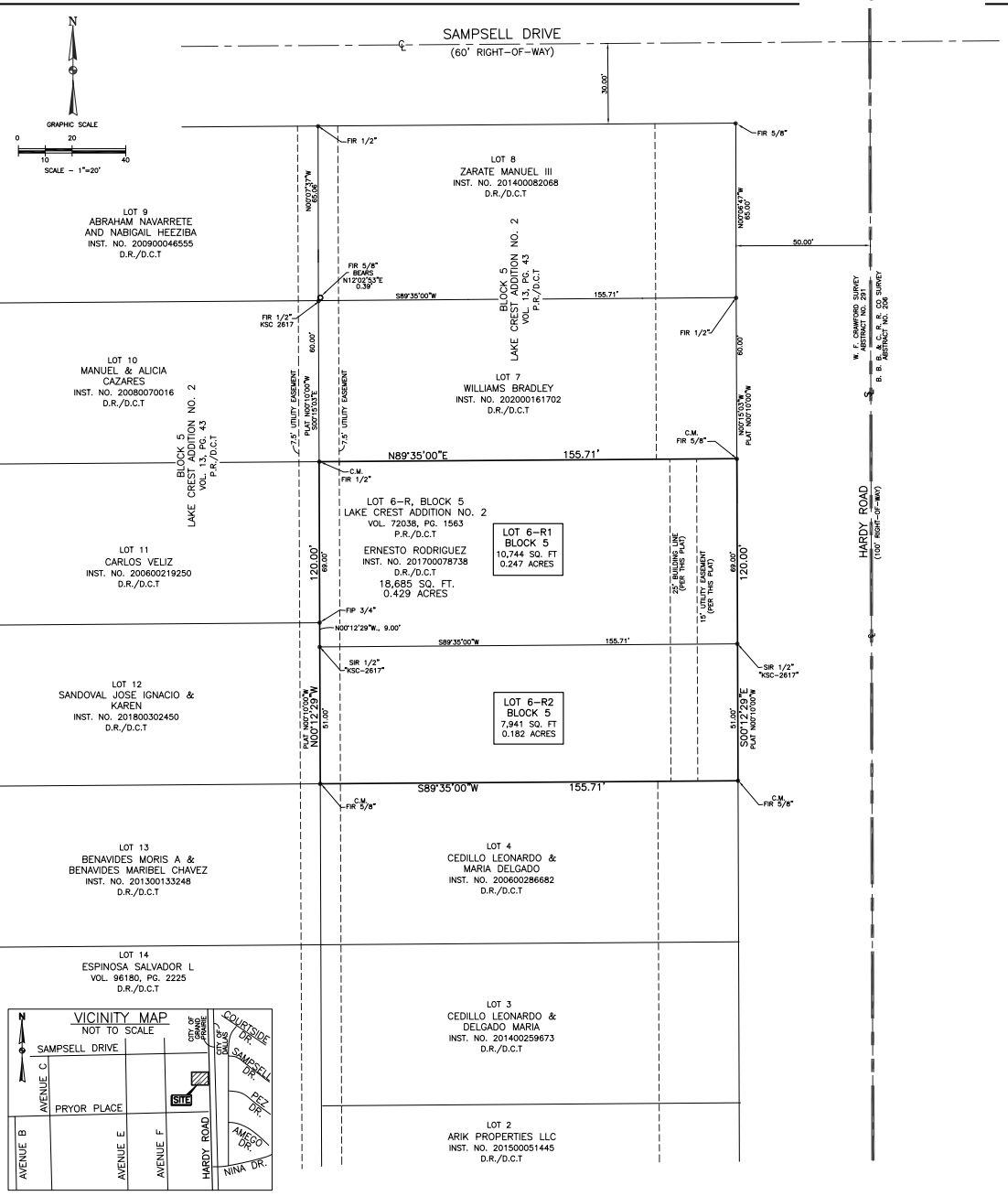
CASE LOCATION MAP

Case Number RP201001 - Replat

Lakecrest Addition No.2,
Lot 6-R and 6-R2, Block 5

N

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



DEDICATION:

State of Texas:

County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ERNESTO RODRIGUEZ, does hereby adopt this plat designating the hereon above described property as LOT 6-R1 AND 6-R2, LAKE CREST ADDITION, NO. 2, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

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

_____
ERNESTO RODRIGUEZ
Owner

ACKNOWLEDGMENT:

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared ERNERSTO RODRIGUEZ, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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

_____
Notary Public
My Commission Expires:

OWNERS CERTIFICATE:

State of Texas:

County of Dallas:

WHEREAS, ERNESTO RODRIGUEZ, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the W. F. Crawford Survey, Abstract No. 291, County of Dallas, City of Grand Prairie, according to the deed recorded in Inst. No. 201700078738, of the Deed Records of Dallas County, Texas, and more particularly described as follows;

LEGAL DESCRIPTION:

BEING a 0.429 acre tract of land being known as all of Lot 6-R, Block 5, Lake Crest Addition, No. 2, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 72038, Page 1563, of the Plat Records of Dallas County, Texas.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

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

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

ACKNOWLEDGMENTS:

State of Texas

County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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

_____
Notary Public
My Commission Expires:

NOTE:
1. The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown hereon are surface distances.
2. C.M. ~ Denotes Controlling Monuments
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0455M, Map Effective Date: 3-21-19, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.
4. The purpose of this plat is to create two lots out of one lot as shown.
5. Existing or future minimum set-backs established by the city ordinance shall take precedence over building lines indicated on this plat.
6. Prior to any building permit being issued an approved grading and drainage plan is required by the City of Grand Prairie.

OWNER/DEVELOPER:
ERNESTO RODRIGUEZ
1609 HARDY ROAD
GRAND PRAIRIE, TEXAS 75051
PHONE: (214) 697-5824

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
2037 DALWORTH, GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net

FINAL PLAT
LOTS 6-R, BLOCK 5
LAKE CREST ADDITION, NO. 2

CONTAINING 18,685 SQ. FT. OR 0.429 ACRES
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A REPLAT OF LOT 6-R, BLOCK 5
LAKE CREST ADDITION, NO. 2
AN ADDITION TO THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATE: AUGUST 21, 2020
REVISED: SEPTEMBER 25, 2020

CASE NO. RP201002

Legislation Details (With Text)

File #:	20-10453	**Version:** 1	**Name:**	P190605 - Rostro Addition, Lots 1 & 2, Block 1
Type:	Agenda Item		**Status:**	Consent Agenda
File created:	10/5/2020		**In control:**	Planning and Zoning Commission
On agenda:	10/12/2020		**Final action:**	
Title:	P190605 - Final Plat - Rostro Addition, Lots 1 & 2, Block 1 (City Council District 5).Final Plat of Rostro Addition, Lots 1 and 2, Block 1, creating two lots on 0.776 acres out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single Family Four Residential District and addressed at 506 NE 27th Street.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Final Plat.pdf			

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title

P190605 - Final Plat - Rostro Addition, Lots 1 & 2, Block 1 (City Council District -).Final Plat of Rostro Addition, Lots 1 and 2, Block 1, creating two lots on 0.776 acres out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single Family Four Residential District and addressed at 506 NE 27th Street.

Presenter
Jonathan Tooley, Planner

Recommended Action
Approve

Analysis

SUMMARY:

This is a request to approve a Final Plat creating 2 lots out of the Joseph Graham Survey which comprised of .776 acres. The subject property is located at the address of 506 NE 27th Street, legally described as Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned SF-4, Single Family-Four Residential District.

PURPOSE OF REQUEST:

This is a request to approve a Final Plat creating 2 lots out of the Joseph Graham Survey which comprised of .776 acres. The property has a single-family residence and the owner is wanting to split the property to construct an additional home. Single Family-Four zoning requires that the minimum lot width be 60 feet and the applicant is proposing 52.23 feet. At the September 21, 2020 Zoning Board of Adjustments and Appeals Public Hearing, the applicant was granted the variance of a 52-foot lot, allowing them to replat the property into two lots.

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	SF-4	Single-Family Residential
East	SF-4	Vacant Lot
South	SF-4; 2F	Single-Family Residential, Duplex
West	SF-4; NS	Single-Family Residential

Table 2A: Site Data Summary for - Lot 1

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	7,200	13,105	Yes
Min. Lot Width (Ft.)	60	52	No[1]
Min. Lot Depth (Ft.)	110	250	Yes
Front Setback (Ft.)	25	25	Yes

1 Applicant has been granted a variance via Zoning Board of Adjustments

Table 2B: Site Data Summary for - Lot 2

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	7,200	19,428	Yes
Min. Lot Width (Ft.)	60	77	Yes
Min. Lot Depth (Ft.)	110	250	Yes
Front Setback (Ft.)	25	25	Yes

PLAT FEATURES:

The plat depicts required utility easements and right-of-way dedications. The plat meets all the dimensional and development standards required by the UDC. The applicant has provided 10 feet for ROW dedication for NE 27th Street. There is an accessory building on the proposed Lot 1 that the owner will move to be in conformance with City standards.

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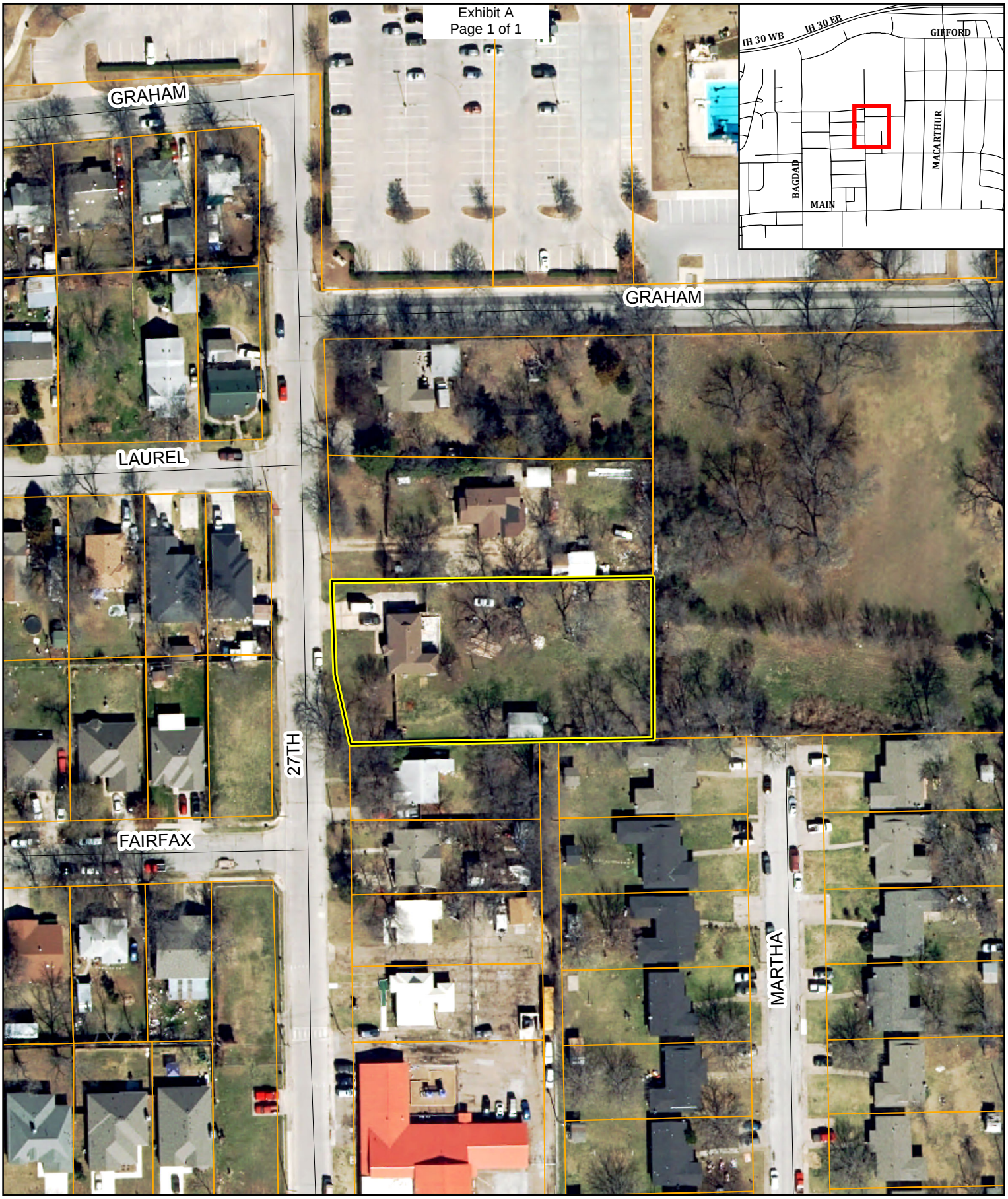
RECOMMENDATION:

The Development Review Committee recommends approval of the Final Plat.



GRand Prairie TEXAS PLANNING

CASE LOCATION MAP

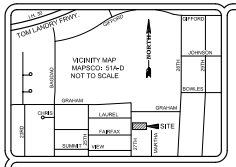
Case Number: P190605

Rostro Addition, Lots 1 & 2, Block 1

N

City of Grand Prairie
Planning and Development
(972) 237-8257 www.gptx.org

Exhibit B -Final Plat
Page 1 of 1



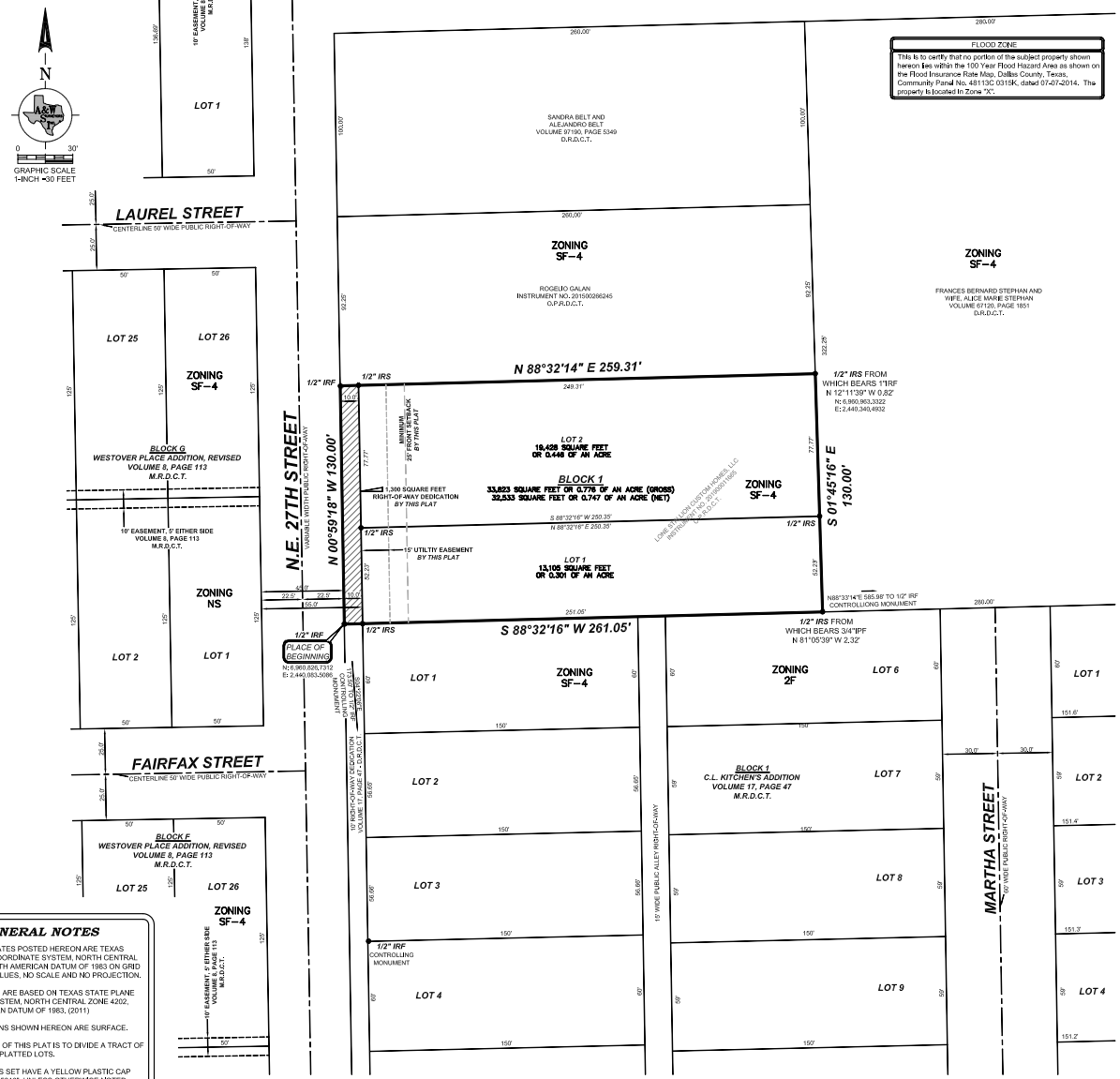
1) Existing or future minimum setbacks established by City Ordinance shall take precidence over building lines indicated on this plat. Zoning Classifications indicated on this plat reflecting the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

2) Any easements that are shown hereon or created by separate recorded instrument shall be governed by the terms, provisions, and conditions of such separate instrument and their locations as depicted hereon are approximate, with their exact locations determined as set forth in such separate instrument.

LEGEND	
M.R.D.C.T.	Map Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
IRF	iron rod found
IRS	iron rod set

FLOOD ZONE

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Dallas County, Texas, Community Panel No. 48113C 0315K, dated 07-07-2014. The property is located in Zone "X".



GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

4. THE PURPOSE OF THIS PLAT IS TO DIVIDE A TRACT OF LAND INTO TWO PLATTED LOTS.

6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Lone Stallion Custom Homes, LLC is the sole owner of a tract of land located in the JOSEPH GRAHAM SURVEY, Abstract No. 506, Grand Prairie, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Lone Stallion Custom Homes, LLC, recorded in Instrument No. 201900011665, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the East line of N.E. 27th Street, a 45' wide public right-of-way at this point, at the Northwest corner of C.L. Kitchen's Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 17, Page 47, Map Records, Dallas County, Texas;

Thence North 00°59'18" West, along said East line, a distance of 130.00' to a 1/2" iron rod found at the Southwest corner of a tract of land described in deed to Rogelio Galan, recorded In Instrument No. 201500266245, Official Public Records, Dallas County, Texas;

Thence North 88°32'14" East, a distance of 259.31' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of a tract of land described in deed to Frances Bernard Stephan and wife, Alice Marie Stephan, recorded In Volume 67120, Page 1851, Deed Records, Dallas County, Texas, at the Southeast corner of said Galan tract;

Thence South 01°45'16" East, a distance of 130.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of Lot 6, Block 1 of said C.L. Kitchen's Addition, at the Southwest corner of said Stephan tract;

Thence South 88°32'16" West, a distance of 261.05' to the PLACE OF BEGINNING and containing 33,823 square feet or 0.776 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Grand Prairie, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____ 20__.

PRELIMINARY, RELEASED 4-1-2019 FOR REVIEW PURPOSES. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, John S. Turner R.P.L.S. 5310, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideratlons therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____ 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand at Dallas, Texas, this the day of, _____, 20___.

Lone Stallion Custom Homes, LLC

_____
XXXXXXXXXXXXXXXX, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____ known to me to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed the same for the purposes and consideratlons therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____ 20___.

_____
Notary Public in and for The State of Texas

Lone Star Framing & Construction, LLC
2311 W. Newton Cir., IRVING, TX. 75062
PHONE: (972) 255-7700 FAX: (972) 255-7707

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 506 N.E. 27TH Street ~
Owners: Lone Stallion Custom Homes, LLC
~ 2311 W. Newton Circle, Irving, TX 75062 ~
~ 972-255-7700 ~

Job No. 19-0107 | Drawn by: SAS | Date: 03-14-2019 | Revised:

"A professional company operating in your best interest"

FINAL PLAT

ROSTRO ADDITION LOTS 1 AND 2, BLOCK 1

0.776 OF AN ACRE OF LAND
BEING OUT OF THE
JOSEPH GRAHAM SURVEY, Abstract No. 506
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE NO. P190605

Legislation Details (With Text)

File #:	20-10454	**Version:** 1	**Name:**	SU190703A - TRU by Hilton	
Type:	Ordinance		**Status:**	Public Hearing Consent Agenda	
File created:	10/5/2020		**In control:**	Planning and Zoning Commission	
On agenda:	10/12/2020		**Final action:**		
Title:	Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Attachment i - Hotel Classification within 1 Mile.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title

SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Staff is unable to recommend approval of the request because it would cause the concentration of Midscale/Upper-Midscale Hotels to exceed the number allowed by the UDC.

Analysis
SUMMARY:

Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.

PURPOSE OF REQUEST:

The hotel brand associated with the existing Specific Use Permit is classified as an upscale chain. The purpose of this request is to amend the existing Specific Use Permit to allow the applicant to construct a hotel classified

as a midscale/upper-midscale chain.

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-353	Multi-Family Residential
South	PD-250	Commercial
West	PD-29	Hotel
East	PD-364	Restaurant (Texas Roadhouse)

HOTEL REQUIREMENTS:

The Unified Development Code (UDC) classifies hotels as one of the following use types based on a hotel's chain scale rating: Luxury Hotel, Upper-Upscale Hotel, Upscale Hotel, Upper-Midscale Hotel, Midscale Hotel, or Economy Hotel. Any hotel not classified in the listing of chain scale ratings shall be classified as an Independent Hotel.

Any site on which a hotel is proposed may not cause the concentration of similar hotels within a one-mile radius to exceed the number shown in the table below.

Table 2: Limits on Concentration of Hotels

Hotel Classification	Max. Number within 1 Mile
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation

Attachment i - Hotel Classification within 1 Mile shows the location and classification of existing hotels within one mile of the subject property. There are four existing Midscale/Upper-Midscale Hotels within one mile of the subject property. Constructing a new Midscale/Upper-Midscale Hotel would cause the concentration to exceed what is allowed.

Table 3: Hotels within One Mile

Hotel Classification	Max. Number within 1 Mile	Existing Hotels
Economy/Independent	3	2
Midscale/Upper-Midscale	4	4
Upscale/Upper-Upscale	5	1
Luxury	No Limitation	0

VARIANCES:

1. The applicant is requesting a variance to the limit on the concentration of Midscale/Upper-Midscale Hotels within one mile.

RECOMMENDATION:

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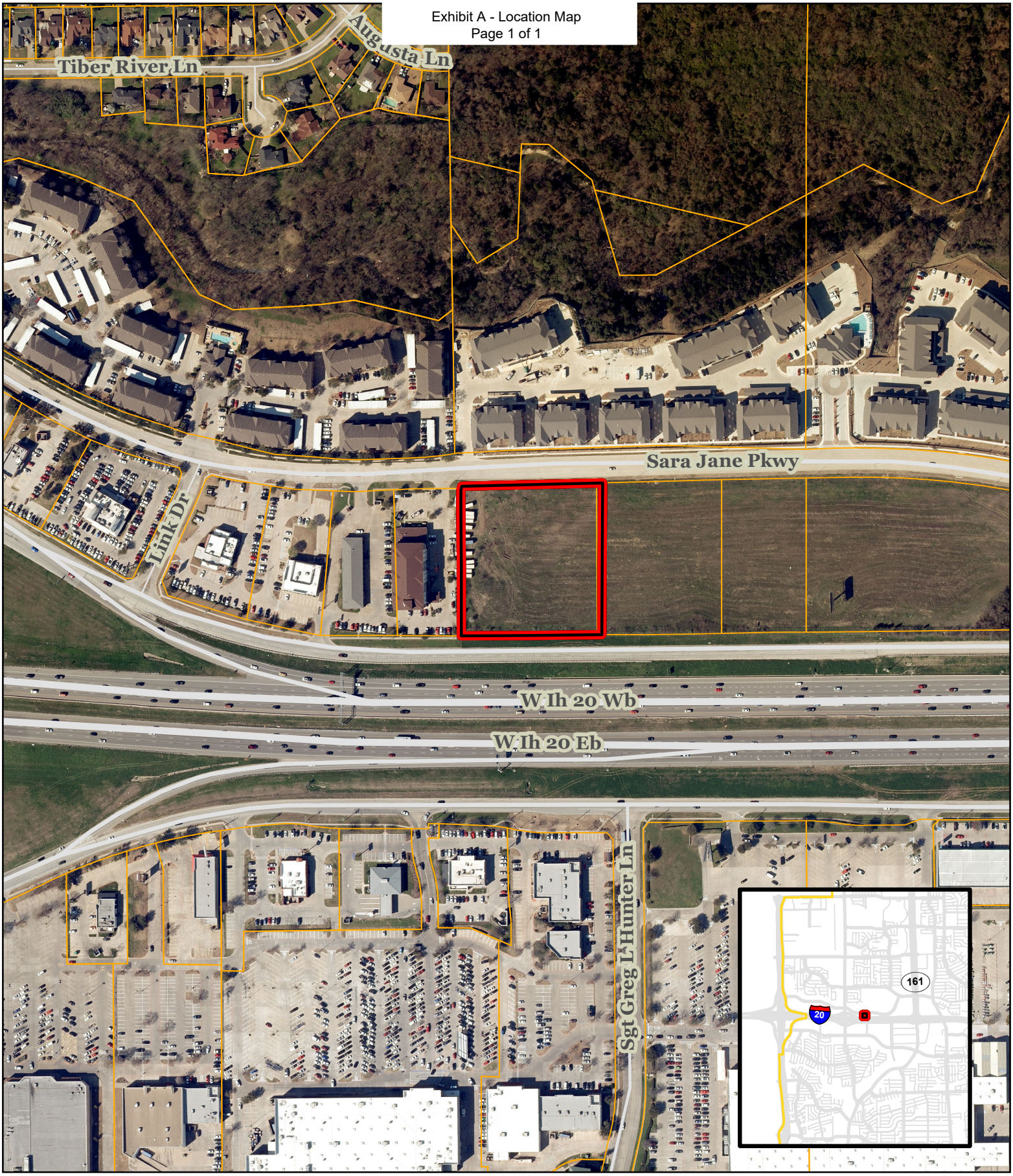
Staff is unable to recommend approval of the request because it would cause the concentration of Midscale/Upper-Midscale Hotels to exceed the number allowed by the UDC.



GRand Prairie TEXAS PLANNING

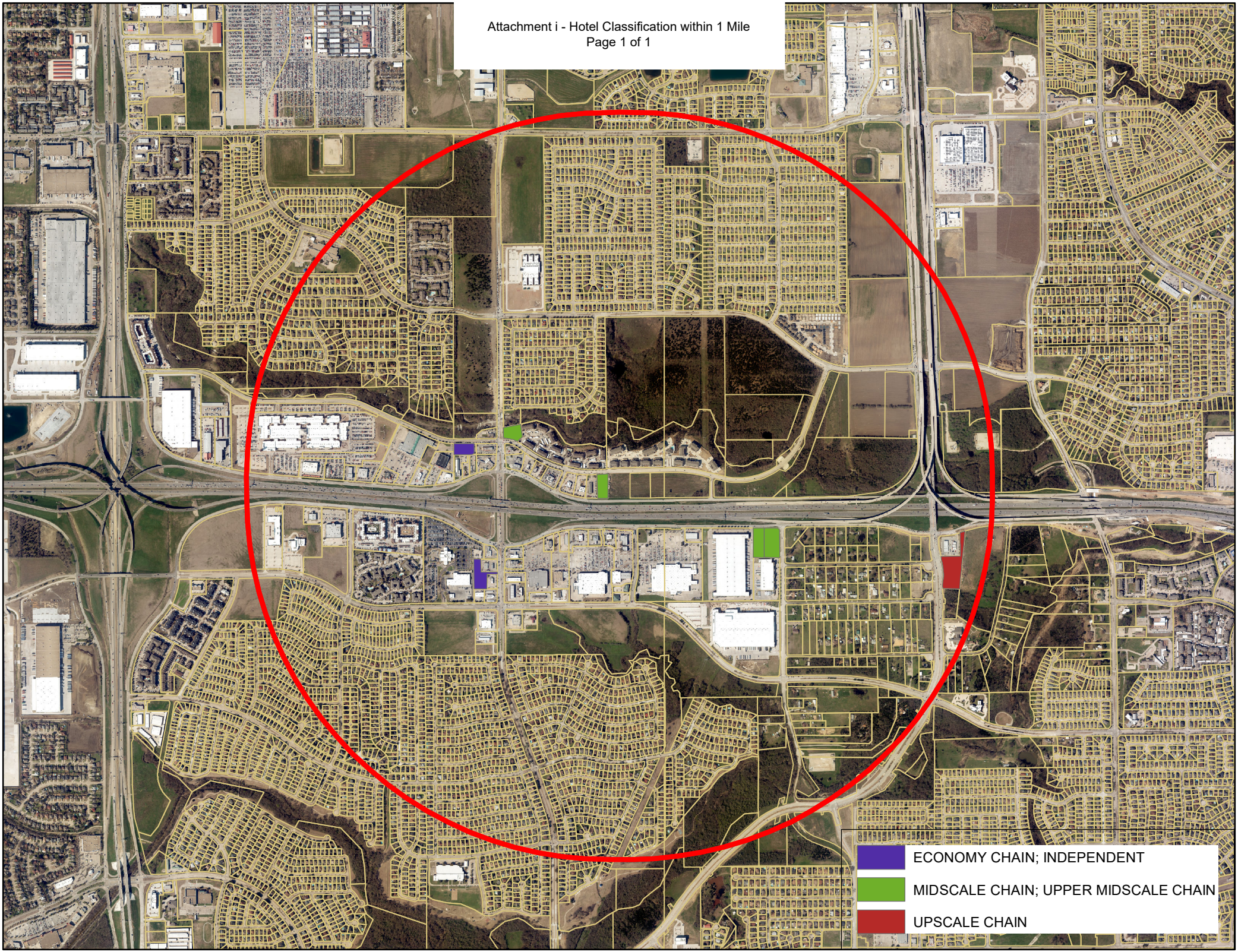
CASE LOCATION MAP

S190703A - Site Plan Amendment

tru by Hilton

N

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


ECONOMY CHAIN; INDEPENDENT
MIDSCALE CHAIN; UPPER MIDSCALE CHAIN
UPSCALE CHAIN

Legislation Details (With Text)

File #:	20-10455	**Version:**	1	**Name:**	Z201001/CP201001 - Warehouse at N Hwy 161 & Daja Lane
Type:	Ordinance			**Status:**	Public Hearing Consent Agenda
File created:	10/5/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/12/2020			**Final action:**	
Title:	Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Daja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A Location Map Z201001 Exhibit B SP Z201001 Exhibit C Ext Elev Z201001 Exhibit D Rendering & Material Board Z201001				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title

Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Daja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161.

Presenter
Charles Lee, AICP, CBO, Senior Planner

Recommended Action
Approve

Analysis

SUMMARY:

Planned Development Request and Concept Plan to rezone 9.264 acres from PD-196 and LI to a Planned Development District for Light Industrial Use. The subject property is situated in the P.H. Ford Survey, Abstract No. 1711 and Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas,

zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N HWY 161.

PURPOSE OF REQUEST:

The purpose of this request is to create a Planned Development District with a base zoning district of Light Industrial on 9.264 acres. The property is currently zoned LI and PD-196 for commercial/retail uses.

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	MF-2	Multi-Family
South	PD-347	Warehouse/Distribution
West	PD-122	Multi-Family
East	PD-196	SH-161 Right-of-Way

ZONING HISTORY:

Zoning on the property predates State Highway 161 service road and main lane construction. The construction for State Highway 161 service road began approximately (2007) and main lane toll roads (2013).

Prior to the current PD-196 (Commercial/General Retail) zoning on the property it was designated for residential uses and since transitioned into non-residential uses due in part to its proximity to the freeway.

- City Council approved a zoning change from single family-4 detached (SF-4) residential uses to PD-108 for single family-attached (SF-A) uses on October 6, 1981.
- City Council approved a zoning change from PD-108 for single family-attached (SF-A) uses to PD-196 for commercial/general retail uses on October 4, 1988.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts the facility's orientation, truck dock facilities, ingress/egress points, associated parking and required landscaping.

The applicant completed a Traffic Impact Analysis (TIA) to evaluate the proposed use and potential impacts on roadway conditions. One of the findings of the TIA is that a 300 ft. deceleration lane is needed at the northern driveway.

The site will be accessible by two commercial drives off the SH-161 service road. The northern drive will provide direct access and include a deceleration lane that meets TxDOT requirements. The southern driveway will provide access via a mutual access drive located on the adjacent property. Deja Lane, a collector street, dead ends at the northern property line. The on-site drive that connects to Deja Lane will be gated and used for emergencies only.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map Update (FLUM) designates this location as Light Industrial (LI). Forms of industrial development may include warehouse/storage facilities. The proposal is consistent with the FLUM and following policies and objectives in the 2018 Comprehensive Plan Update:

- Warehouse/distribution center uses shall be located along arterial thoroughfares, in proximity to freeways.

- Truck docks and trailer storage areas shall be buffered and screened from residential uses.

DEVELOPMENT STANDARDS:

The proposed Planned Development will have a base zoning district of Light Industrial and will be subject to standards in Appendix X and the UDC for a LI district. The following table summarizes the LI zoning district's standards and the proposed development compliance with those standards.

Ordinance Provision	LI Zone District Standards	Proposed Conditions	Meets
Min. Lot Size	15,000 sq. ft.	9.2644 acres (403,557.sq ft.)	Yes
Min. Lot Width	100 ft.	Approx. 630 ft.	Yes
Min. Lot Depth	150 ft.	Approx. 673 ft.	Yes
Front Yard Setback	25 ft.	110 ft. @ SH 161 ROW	Yes
Internal Side Yard	35 ft.	N/A	Yes
Rear Yard Setback	0 ft.	70 ft.	Yes
Bldg. Separation	25	N/A	N/A
Bldg. Height	50 ft.	45 ft. to top plate	Yes
Bldg. Coverage	1:1 Floor Area Ratio	0.32:1 %	Yes
Paving Type	Concrete or Equivalent	Concrete	Yes

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

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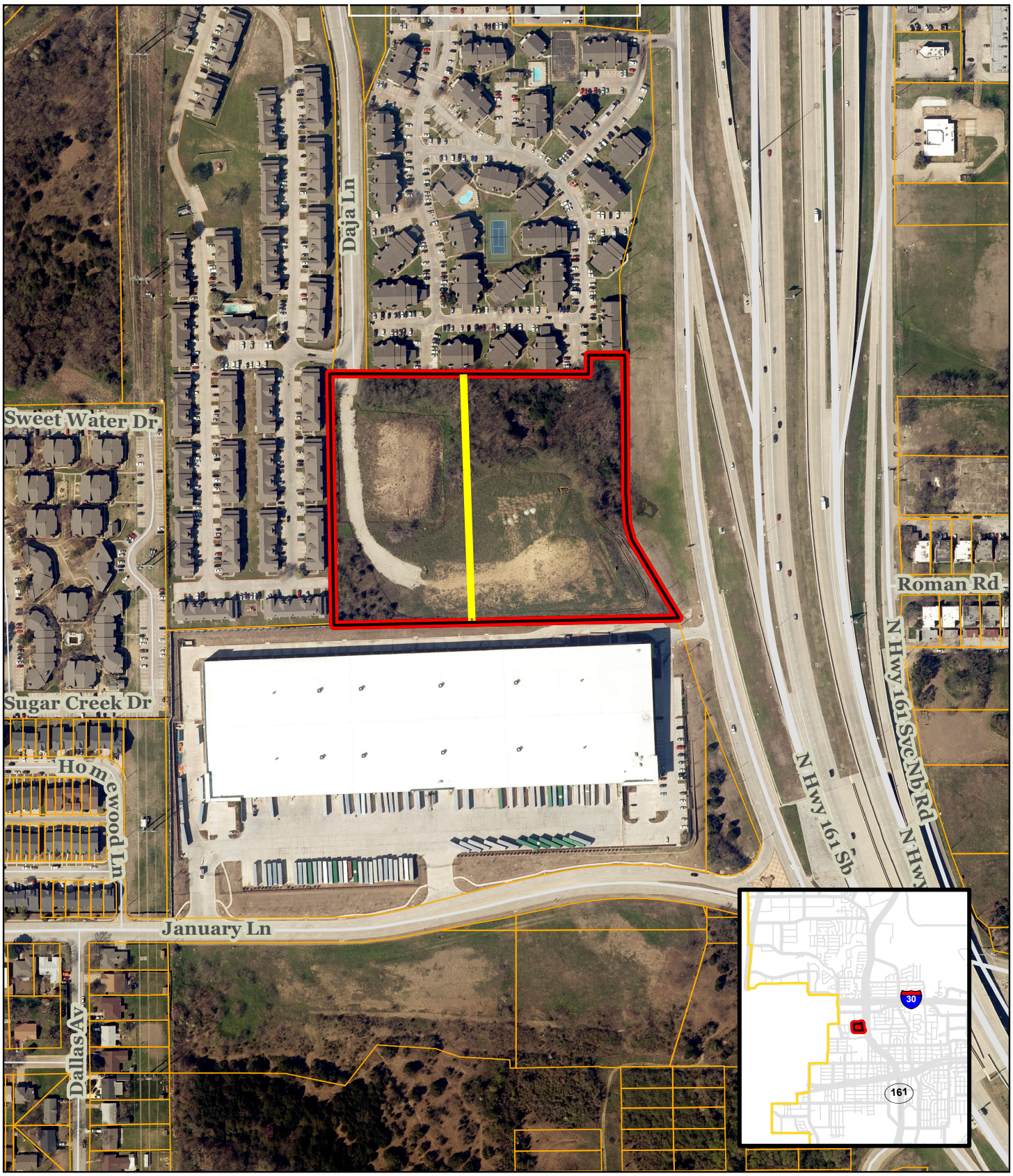


GRand Prairie TEXAS PLANNING	**CASE LOCATION MAP** **Z201001/CP201001** **Zoning Change/ Concept Plan** **Warehouse at HWY 161 & Daja LN**	N	City of Grand Prairie Development Services (972) 237-8255 www.gptx.org

Exhibit A-Legal Description
Page 2 of 2

PROPERTY DESCRIPTION:
Being a 9.278 acre tract of land in the P.H. Ford Survey Abstract No. 1711 and the Joseph C. Reed Survey, Abstract No. 1729, in the City of Grand Prairie, Dallas County, Texas, said 9.278 acre tract consisting of a called 5.0 acre tract of land described in deed to Bob Bruggemeyer and Bob Schwartz recorded in Volume 83126, Page 4264, of the Deed records of Dallas County, Texas and all of Lot 11 and the remaining portions of Lots 8, 9, and 10, of Bruggemeyer & Schwartz Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 82021, Page 2309, of the Plat Records of Dallas County, Texas, said 9.278 acre tract being more particularly described as follows;

BEGINNING at a 3/8 inch iron rod found at the southwest corner of said 5.0 acre tract and the southeast corner of Lot 1, Block A, of Prairie Estates Villas Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 88220, Page 83, of the Plat Records of Dallas County, Texas, said point also being in the north line of Lot 1, Block 1, of Park 161 Distribution Center Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Instrument No. 201500046514, of the Plat Records of Dallas County, Texas;

THENCE N. 01°00'44" W., with the common line of said 5 acre tract and said Lot 1, Block A, Prairie Estates Villas, a distance of 544.78 feet to a 1/2 inch iron rod found for the northwest corner of said 5 acre tract and being the southwest corner of Daja Lane (a variable width right-of-way, per Prairie Estates Villas);

THENCE N. 87°43'50" E., with the north line of said 5 acre tract and the south line of said Daja Lane, a distance of 92.41 feet to a 3/8 inch iron rod found for an angle point and being the southeast corner of said Daja Lane;

THENCE N. 87°52'21" E., continuing with the north line of said 5 acre tract and the south line of an apparent gap area of land, no deed information or ownership found, a distance of 307.52 feet to a 3/4 inch iron rod found for the northeast corner of said 5 acre tract and being in the west line of said Lot 11;

THENCE N. 01°55'14" W., with the west line of said Lot 11 and the east line of said gap area of land, a distance of 35.93 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 11 and in the south line of a tract of land described in deed to Exponential Property Group VII B LLC, recorded in Instrument No. 201800171853, of the Deed records of Dallas County, Texas;

THENCE with the common line of said Lot 11 and said #73 Exponential Property Group VII B LLC tract the following calls;
N. 89°14'47" E., a distance of 217.64 feet to a 1/2 inch iron rod found for inside corner, from which a 1/2 inch iron rod found bears N. 86°11'12" E., 15.21 feet;
N. 01°29'20" E., a distance of 33.48 feet to a 1/2 inch iron rod found for inside corner, from which a 1/2 inch iron rod found bears N. 86°27'50" E., 14.04 feet;

THENCE N. 89°23'30" E., with the south line of said Exponential Property Group VII B LLC tract and the north line of said Lots 11 and 10, a distance of 84.21 feet to a 1/2 inch iron rod found for the southeast corner of said Exponential Property Group VII B LLC tract and the northwest corner of a tract of land called Parcel Two for right-of-way described in deed to State of Texas recorded in Volume 83070, Page 3246, of the Deed records of Dallas County, Texas, said point also being in the west line of N. State Highway 161 (right-of way varies);

THENCE S. 01°47'45" W., over and across said Lot 10 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 208.19 feet to a 3 inch aluminum disk stamped "TX-Dot-320" found for angle point;

THENCE S. 02°50'53" E., over and across said Lot 9 and 8 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 230.03 feet to a 3 inch aluminum disk stamped "TX-Dot-320" found for angle point;

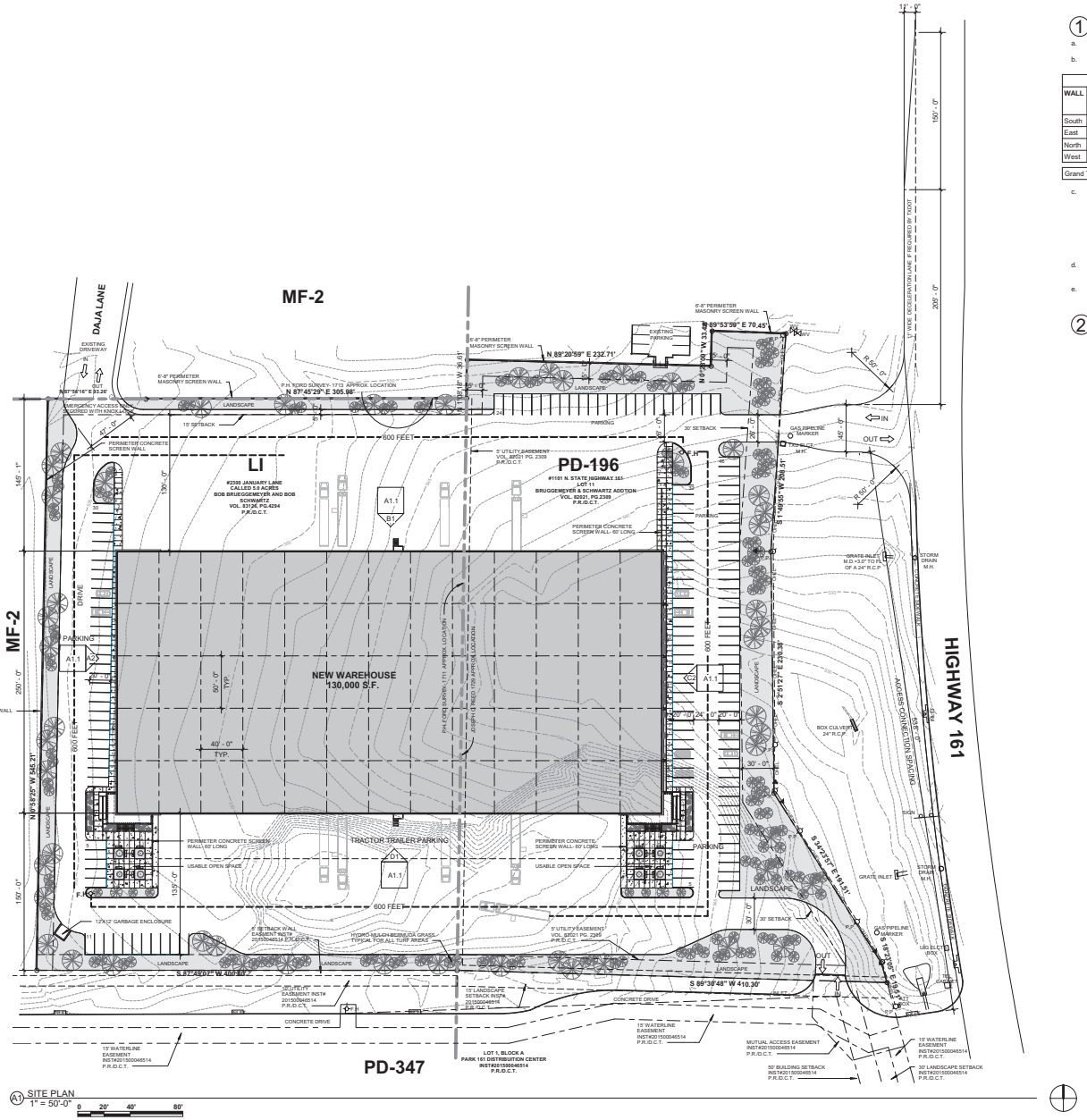
THENCE S. 34°23'23" E., over and across said Lot 8 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 191.51 feet to a 1/2 inch iron rod with cap marked "KSC-2617" set for angle point;

THENCE S. 17°37'04" E., over and across said Lot 8 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 19.64 feet to a 1/2 inch iron rod with cap marked "KSC-2617" set for the northeast corner of said Lot 1, Block A, Park 161 Distribution Center and the southwest corner of said Parcel Two;

THENCE S. 89°32'16" W., with the south line of said Lot 8 and 11 and the north line of said Lot 1, Block A, Park 161 Distribution Center, a distance of 410.27 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 11 and the southeast corner of said 5 acre tract;

THENCE S. 87°51'16" W., with north line of said Lot 1, Block A, Park 161 Distribution Center and the south line of said 5 acre tract, a distance of 400.56 feet to the POINT OF BEGINNING and CONTAINING 404,123 square feet or 9.277 acres of land, more or less.

Exhibit B - Site Plan



1 APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

a. Total surface area of all Primary Facades and Secondary Facades as defined in Section. - **65,244 sf.**

b. The height and percentage tabulations for all exterior wall materials: **(BELOW)**

EXTERIOR WALLS							
WALL	HEIGHTS	TOTAL AREA	CONCRETE TILT-UP FIELD COLOR (PAINT)	CONCRETE TILT-UP ACCENT COLOR (PAINT)	STONE VENEER	GLASS	METAL DOORS
South	45 ft & 42 ft	21,906 sf	8,093 sf = 37%	8,093 sf = 37%	273 sf = 1.2%	1,587 sf = 7.2%	3,860 sf = 17.6%
East	45 ft & 42 ft	10,716 sf	6,936 sf = 65%		2,243 sf = 21%	1,537 sf = 14%	
North	45 ft & 42 ft	21,906 sf	8,293 sf = 37.9%	8,293 sf = 37.9%	862 sf = 3.9%	598 sf = 2.7%	3,860 sf = 17.6%
West	45 ft & 42 ft	10,716 sf	5,097 sf = 47.5%	5,097 sf = 47.5%		522 sf = 5%	
Grand Totals		65,244 sf	28,419 sf = 43.5%	21,483 sf = 33%	3,378 sf = 5%	4,244 sf = 6.5%	7,720 sf = 12%

c. Articulation features proposed for each wall elevation subject to articulation requirements.- **REFER TO EXTERIOR ELEVATIONS SHEET A1.1**

SOUTH- 5% (3 FT.) OF TOTAL HEIGHT (45 FT.)
EAST- 5% (3 FT.) OF TOTAL HEIGHT (45 FT.)
NORTH- 5% (3 FT.) OF TOTAL HEIGHT (45 FT.)
WEST- 5% (3 FT.) OF TOTAL HEIGHT (45 FT.)

d. Top of roof deck height being indicated by a dashed line on all building elevations- **INDICATED ON EXTERIOR ELEVATIONS SHEET A1.1.**

e. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all Primary building facades- **REFER TO COLOR BOARD SHEET A1.2**

2 PROJECT INFORMATION

a. Legal Description:
BEING A 9.2644 ACRE TRACT OF LAND OF THE P.H. FORD SURVEY ABSTRACT NO. 1711 AND JOSEPH C. READ SURVEY, ABSTRACT NO. 1729, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING A COMBINATION OF LOT 11 AND PART OF LOT 8, BRUGGEMEYER & SWARTZ ADDITION AS RECORDED IN VOLUME 82021, PAGE 2309, MAP RECORDS OF DALLAS COUNTY, TEXAS AND A CALLED 5.00 ACRE TRACT DESCRIBED IN VOLUME 83126, PAGE 4294, DEED RECORDS OF DALLAS COUNTY, TEXAS

SIZE AND USE OF STRUCTURES				
	1st FLOOR			TOTAL
WAREHOUSE	130,000			130,000
PARKING SPACES	153			
TOTAL LAND		403,557	TOTAL CONSTRUTION	130,000

LANDSCAPING					
		PERCENT OF LANDSCAPE REQUIRED	AREA OF PERCENT CALCULATION	TOTAL LANDSCAPE REQUIRED	TOTAL LANDSCAPE PROVIDED
	OPEN SPACE	10%	403,557 sf	40,356 sf	65,839 sf

403,557 sq. ft. (Lot Area) X 0.04 (percent) = 16,142 sq. ft.

b. **Location and arrangement of structures:** AS SHOWN ON PLAN
c. **Size and use of structures:**

SIZE AND USE OF STRUCTURES		
		TOTAL CONSTRUCTION
Total Construction	1st Floor	
Warehouse	130,000 sf	130,000 sf

d. **Lot lines with dimensions of areas:** See distances on plan: LOT SIZE 403,557 sq. ft.
e. **Required setbacks:** Front required 25' provided 30' Sides required 0'; provided 15' Rear required 0'; provided 15'
f. **Landscape:** 16,142 sq. ft. = 4% of property
g. **Open space:** AS SHOWN ON PLAN
h. **Curb cuts and driveways:** AS SHOWN ON PLAN
i. **Pedestrian ways and sidewalks:** AS SHOWN ON PLAN
j. **Architects Seal:** AS SHOWN ON PLAN
k. **On site Parking:** 153

PARKING		
CLASSIFICATION USE	MINIMUM SPACES	TOTAL PARKING
Warehouse	25,000 SQUARE FEET AND GREATER= 20 SPACES PLUS ONE (1) SPACE PER 5,000 SQUARE FEET	130,000 TOTAL SF -25,000SF = 20 SPACES 105,000 SF/5,000 = 21 SPACES
TOTAL PARKING REQUIRED		41 SPACES
TOTAL PARKING PROVIDED		153 SPACES

l. **Storm Water Drainage:** NONE
m. **Retaining Walls:** NONE
n. **Screening Walls:** Fences, W.I. Fence: 8' HIGH PERIMETER CONCRETE WALL; ON PLAN
o. **Utility rights-of-way, easements:** NONE
p. **Bicycle Racks**- N/A
q. **Zoning** - Light Industrial

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GRAND PRAIRIE WAREHOUSE
1101 N. HWY 161
Grand Prairie, Texas

20163500

Consultants:

10/07/2020

Drawing Date: 09/21/2020
Drawn: EXIGO
Checked: EUGENIO MESTA
Scale: AS SHOWN

Revisions:

No.	Description	Date

DRAWING COORDINATION

ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ELECTRICAL, AND LANDSCAPING DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

CONSTRUCTION DOCUMENTS

SITE PLAN

A1.0

CASE NUMBER: Z201001/CP201001

THE DOCUMENTS, WHETHER IN HARD COPY OR MACHINE READABLE FORMAT, IS COPYRIGHTED AND AN INSTRUMENT OF SERVICES IN RESPECT TO THE PROJECT FOR WHICH IT WAS PREPARED. THIS DOCUMENT IS NOT INTENDED OR AUTHORIZED FOR REUSE BY ANY PARTY ON EXTENSIONS OF SUCH PROJECT OR ANY OTHER PROJECT. ANY REUSE, INCLUDING COPYING AND/OR MODIFYING THE DOCUMENT, WITHOUT WRITTEN PERMISSION FROM EXIGO ARCHITECTS FOR THE SPECIFIC PURPOSE INTENDED IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNAUTHORIZED USE OF THE MATERIAL MAY RESULT IN CIVIL AND/OR CRIMINAL PENALTIES

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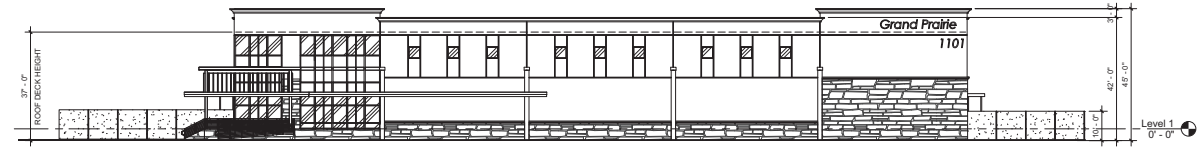
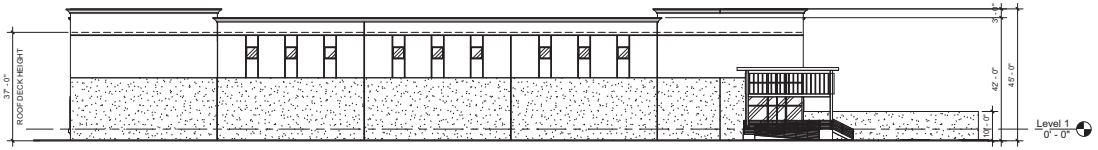
Exhibit C - Elevations

D1 SOUTH ELEVATION
1" = 20'-0"
0 10' 20' 40'



C2 EAST ELEVATION
1" = 20'-0"
0 10' 20' 40'

B1 NORTH ELEVATION
1" = 20'-0"
0 10' 20' 40'



A2 WEST ELEVATION
1" = 20'-0"
0 10' 20' 40'

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GRAND PRAIRIE WAREHOUSE
1101 N. HWY 161
Grand Prairie, Texas

20163500

Consultants:

REGISTERED ARCHITECT
EUGENIO MESTA
STATE OF TEXAS
10/07/2020

Drawing Date: 09/21/20
Drawn: EXIGO
Checked: EUGENIO MESTA
Scale: AS SHOWN

Revisions:

No.	Description	Date

DRAWING COORDINATION

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CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

A1.1

CASE NUMBER: Z201001/CP201001

Exhibit D - Rendering & Material Boards

NATURAL CONCRETE TILT-UP PANELS

SW 4082 INTERNATIONAL ORANGE SHERWIN WILLIAMS EXPOSED STRUCTURE (ACCENT)

PACIFICA GLASS- BLUE VITRO ARCHITECTURAL GLASS 15% OF FACADE

LED COLOR LIGHTING 50% OF FACADE

SW 6252 ICE CUBE SHERWIN WILLIAMS PAINTED TILT-UP CONCRETE PANELS 65% OF FACADE

LIMESTONE VENEER 20% OF FACADE

B1 PERSPECTIVE VIEW AT HIGHWAY 161- COLOR BOARD
12" = 1'-0"

TEXTURED PAVING

DECORATIVE LIGHTING

SEASONAL PLANTING IN PLANTERS

CHARACTER AND FUCTION OF OPEN SPACE

A1 CASE STUDY IMAGES
12" = 1'-0"

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GRAND PRAIRIE WAREHOUSE
1101 N. HWY 161
Grand Prairie, Texas

20163500

Consultants:

10/07/2020

Drawing Date: 09/22/20
Drawn: EXIGO
Checked: EUGENIO MESTA
Scale: AS SHOWN

Revisions:

No.	Description	Date

DRAWING COORDINATION

ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ELECTRICAL, AND LANDSCAPING DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

CONSTRUCTION DOCUMENTS

COLOR BOARD

A1.2

CASE NUMBER: Z201001/CP201001

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Legislation Details (With Text)

File #:	20-10456	**Version:** 1	**Name:**	SU200801/S200801 - Race Trac - Roy Orr & Trinity
Type:	Ordinance		**Status:**	Public Hearing Consent Agenda
File created:	10/5/2020		**In control:**	Planning and Zoning Commission
On agenda:	10/12/2020		**Final action:**	
Title:	SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	Exhibit A - Boundary Description.pdf Exhibit B - Site Plan.pdf Exhibit C - Landscape Plan.pdf Exhibit D - Building Elevations.pdf Exhibit E - Appendix F Checklist.pdf			

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title

SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Given the existing concentration of similar uses in the area and the adjacent residential development, staff is unable to support the request.

Analysis

SUMMARY:

Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

PURPOSE OF REQUEST:

The applicant intends to construct a Truck Stop with Gas Sales on 4.188 acres. A Truck Stop with Gas Sales requires a Specific Use Permit when located within a Corridor Overlay District. Development in a Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Specific Use Permit and Site Plan because of the proposed use and it is located within a Corridor Overlay District.

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

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

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	LI	Undeveloped
East	PD-105	Mobile Home Park
South	LI	Vacant Building, Undeveloped
West	LI	Industrial Warehouse

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a Truck Stop with Gas Sales on 4.188 acres. The proposal includes an 8,100 sq. ft. convenience store, a fuel canopy with seven pump islands for cars, a fuel canopy with five pump islands for heavy trucks, 29 parking spaces, and 11 truck parking spaces. The site will be accessible from Roy Orr Blvd and Trinity Blvd.

The proposed Truck Stop with Gas Sales will operate 24 hours a day. The subject property is within 300 ft. of a mobile home park. The City of Grand Prairie's Code of Ordinance states that truck idling within 300 ft. of any residential structure shall be limited to a period not to exceed fifteen minutes. The applicant is proposing to post on-site signage restricting truck idling for longer than 15 minutes and instruct employees to monitor the property for idling trucks, bring the idling restriction and the ordinance to the attention of customers as needed, and contact the appropriate local authorities upon customer refusal to comply with the ordinance.

The west side of the property is under consideration as a route for a regional trail connection. An easement for the trail will be required if the regional trail is located along the property.

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ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned Light Industrial. Development is subject to the standards in 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	182,431	Yes
Min. Lot Width (Ft.)	100	677.58	Yes
Min. Lot Depth (Ft.)	150	277	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	50	22.83	Yes
Max. Floor Area Ratio	1:1	0.04:1	Yes

Landscape and Screening

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

Table 3: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	18,243	53,634	Yes
Trees	40	42	Yes
Shrubs	365	479	Yes
Seasonal Color (C.G.)	274	300	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

APPENDIX F STANDARDS:

Building Design

The exterior building materials include brick and stone, stucco. Both gas canopies have a sloped roof and brick columns. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations meet both window requirements.

Menu Items

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

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Site Design and Building Orientation	Permeable Surface
Building Design	Materials Mix
Building Design	Stone Accent
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	Connect to Parks and/or Trails
Healthy, Smart & Sustainable Community	70% Native Plans
Healthy, Smart & Sustainable Community	Wi-Fi
Healthy, Smart & Sustainable Community	USB Charging Stations
Alternative Compliance	Water Quality Device

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

There are existing similar uses within one-half mile of the subject property. Mr. Fuel is located at the northwest corner of the intersection and 7-Eleven is located at the southwest corner of Trinity Blvd and SH-161. Given the existing concentration of similar uses in the area and the adjacent residential development, staff is unable to support the request.

However, should the Planning and Zoning Commission recommend approval, staff recommends the following conditions:

1. Truck idling shall not exceed 15 minutes.
2. The applicant shall post “no-idling” signs on site.
3. Overnight truck parking shall be prohibited.
4. The applicant shall post “no overnight parking” signs on site.
5. Truck parking in areas other than designated truck parking spaces and truck fueling stations is prohibited.
6. The applicant shall dedicate any necessary easements for the regional trail at the time of final platting.

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METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, the subject tract being all of a tract conveyed to Tomo International, Inc., according to the deed recorded in Volume 2000129, Page 5400 of the Deed Records, Dallas County, Texas (DRDCT), and all of another tract conveyed to same by deed recorded in Volume 2000129, Page 5406 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the east line of Roy Orr Boulevard, a variable width right-of-way, for the northwest corner of a tract conveyed to Agrimat USA, LLC, by deed recorded in Instrument No. 201200382941, Official Public Records, Dallas County, Texas;

THENCE N 02°32'43" E, 127.22 feet along the east line of Roy Orr Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 03°07'57" W, 119.09 feet continuing along Roy Orr Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the south end of a corner clip being the intersection thereof with the south line of Trinity Boulevard, a variable width right-of-way;

THENCE N 43°11'19" E, 54.87 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set, from which a 1/2" iron rod found for the south end of another corner clip being the intersection of the east line of Roy Orr Boulevard with the north line of Trinity Boulevard, bears N 10°13'39" W, 113.62 feet;

THENCE N 89°27'36" E, 145.82 feet along the south line of Trinity Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE continuing along the south line of Trinity Boulevard, around a tangent curve to the right having a central angle of 13°21'35", a radius of 2155.25 feet, a chord of S 83°51'37" E – 501.40 feet, an arc length of 502.54 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the remainder of Lot 1, Block 2, River Ridge, an addition recorded in Volume 84033, Page 4966 DRDCT;

THENCE S 08°41'54" W, 17.96 feet departing said right-of-way, along the west line of said remainder, to a point for corner;

THENCE S 02°58'34" E, 202.78 feet continuing along the west line of said remainder, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northeast corner of said Agrimat USA tract;

THENCE along the north line thereof, the following:

S 88°52'38" W, 478.98 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 01°02'41" E, 24.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 88°52'38" W, 30.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 01°02'41" W, 24.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 88°52'38" W, 180.00 feet to the POINT OF BEGINNING with the subject tract containing 182,431 square feet or 4.188 acres of land.

Grand Prairie TEXAS PLANNING

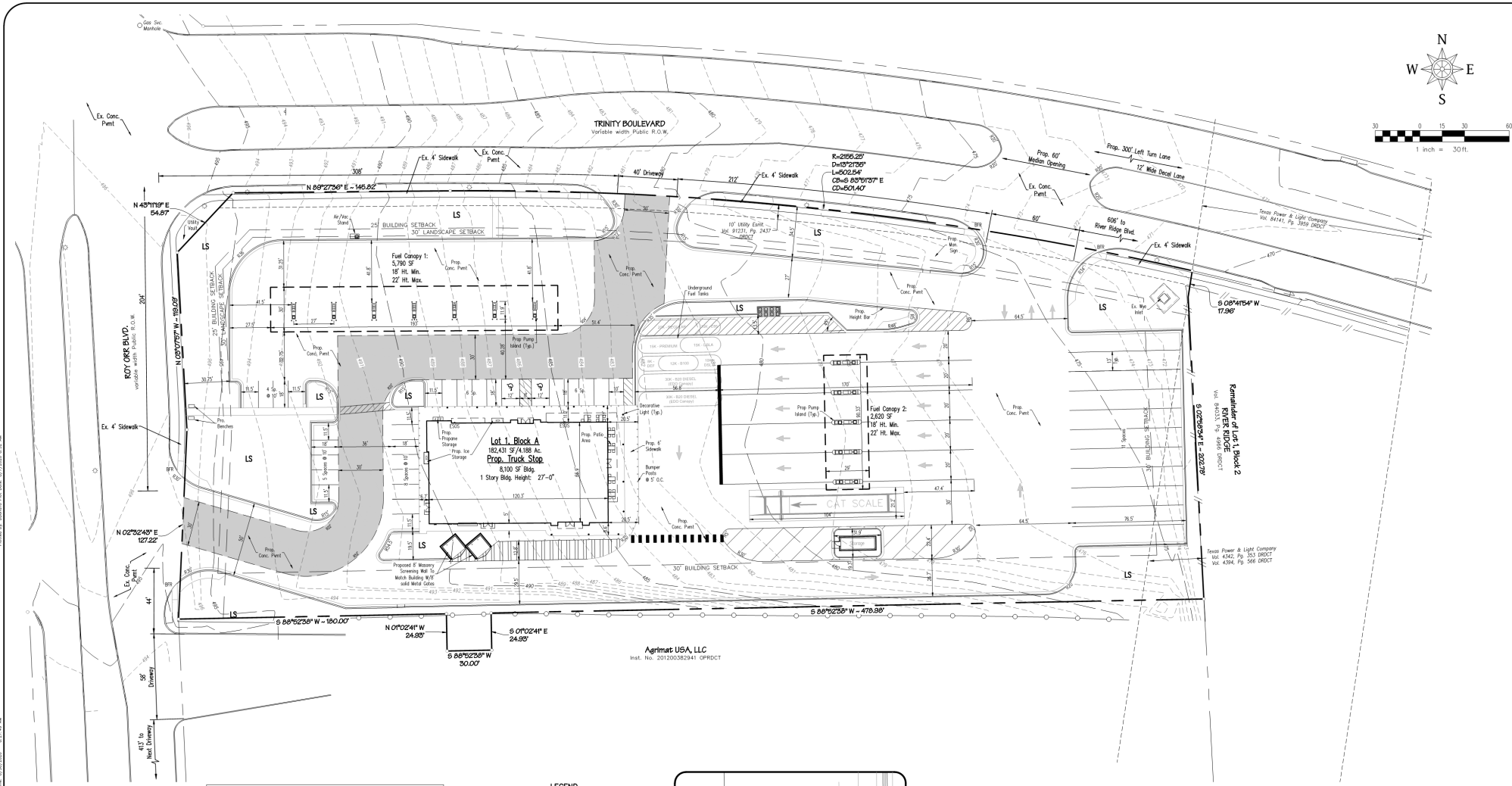
CASE LOCATION MAP

Case Number SU200801/S200801

Race Trac - Roy Orr & Trinity

N

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



SITE DATA	LOT 1, BLOCK A
Zoning	C-2
Proposed Use	Truck Stop
Lot Area	4.188 Ac. (182,431 Sq. Ft.)
Building Area	8,100 Sq. Ft.
Building Height:	1 Story, 27' Max.
Canopy 1 Area	
Canopy 1 Height:	5,790 Sq. Ft. 1 Story, 22' Max.
Canopy 1 Area	
Canopy 1 Height:	2,620 Sq. Ft. 1 Story, 22' Max.
Lot Coverage	4.44%
Floor Area Ratio	0.0444:1
Parking Required	1:200 Sq. Ft. = 27 Spaces
Car Parking Provided	29 Spaces Incl. 2 HC
Truck Parking Provided	11 Spaces
Total Parking Provided	40 Spaces Incl. 2 HC

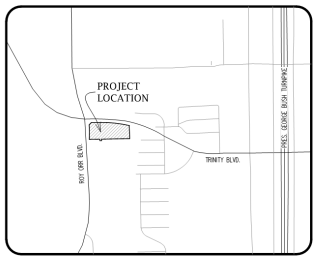
LEGEND

FIRELANE

LS LANDSCAPE AREA

Note:
All Dimensions are to Face-of-Curb/Edge of stripe or face of building unless otherwise noted.

Note:
Handicap parking is provided in accordance with ADA standards.



LOCATION MAP
1" = 1000'

Notes:
1. Handicap Parking Is Provided In Accordance w/ ADA Standards.
2. No Floodplain Exists On The Site.
3. All The Requirements Of The Grand Prairie Soil Erosion Control Ordinance Shall Be Met During The Period Of Construction.
4. All On-Site Electrical Conductors Associated With New Construction Shall Be Located Underground.
5. Site Plan Is For Informational Purposes Only. It Is Not A Construction Document.
6. All dimensions are to face of curb.

CITY CASE NO. SU200801 / S200801

SITE PLAN

RACETRAC TRINITY ADDITION

LOT 1, BLOCK 1
4.188 Acres
SITUATED IN THE
J. REED SURVEY - ABSTRACT 1183
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd. Suite 100
Atlanta, GA 30339
Telephone: (770) 431-7600
Contact: Andrew Malzer

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

Scale: 1" = 30' Submitted: June 2, 2020 SEI Job No. 19-210

Printed by: DBond01 Print Date: 8/7/2020 8:52 AM
Drawing: G:\2019 JOBS\19-210 RaceTrac Trinity\19-210 Site Plan.dwg Saved By: DBond01 Save Time: 6/30/2020 8:27:49 AM

LOCATION MAP
1" = 1000'

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

PLANT LIST

TREES

NATIVE	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
X	10	BC	Bald Cypress	*Taxodium distichum*	3" cal.	container grown, 12'-13' ht., 4'-5' spread min.
X	21	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	container grown, 12'-13' ht., 4'-5' spread min.
	11	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	container grown, 12'-13' ht., 4'-5' spread min.

SHRUBS

NATIVE	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	228	DBH	Dwarf Burford Holly	*Ilex cornuta 'Burfordii nana'*	7 gal..	container grown, full plant specimen, 36" ht. min.
X	456	MFG	Mexican Feathergrass	*Nasellia tennuissima*	1 gal.	container grown, full top of container, 18" o.c.
	37	NRS	Nellie R. Stevens	*Ilex sp. 'Nellie R. Stevens'*	30 gal. min.	container grown, full plant specimen, full to base, 6' ht. min.
X	11	MIS	Miscanthus	*Miscanthus sinensis 'Graciilimus'*	7 gal.	container grown, full plant specimen, 36" ht. min.
Pollinator Friendly X	203	DTS	Dwarf Texas Sage 'Lynn's Legacy'	*Leucophyllum sp. 'Lynn's Legacy'*	7 gal.	container grown, full plant specimen, 36" ht. min.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
380	WC	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes
300	SC	Seasonal Color		6" pots	container, full top of container, 12" o.c. selection per time of year

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE TABULATIONS

SITE LANDSCAPE AREA-
10% of site to be landscape area
Site area: 182,431 s.f.

Required	Provided	MEETS
18,243 s.f. (10%)	53,634 s.f. (42.7%)	YES

STREET TREES / BUFFER TREES REQUIREMENTS:
Requirements: (1) tree 3" cal. per 500 s.f. of required landscape area

Required	Provided	MEETS
(36) trees	(36) trees, 3" cal.	YES

PARKING LOT (38 spaces)

Requirements: (1) tree, 3" cal. per 5 parking spaces, all trees to be within 100' of a parking space

Required	Provided	MEETS
(4) trees, 3" cal.	(8) trees, 3" cal.	YES

SCREENING OF PARKING

Requirement: parking areas shall be screened from the roadway with a 3' ht hedge every 60 l.f. of hedge to have a 6' offset — MEETS: YES

SHRUB REQUIREMENT:
Requirement: (1) 5 gal. shrub required per 50 s.f. of required landscape
Required: 365
Provided: 427

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CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

CITY CASE NO. SU200801 / S200801

LANDSCAPE PLAN
RACETRAC TRINITY ADDITION
LOT 1, BLOCK 1
4.188 Acres
SITUATED IN THE
J. REED SURVEY - ABSTRACT 1183
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 1761 STATE OF TEXAS 8.7.2020

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd. Suite 100
Atlanta, GA 30339
Telephone: (770) 431-7600
Contact: Andrew Malzer

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: Michael Martinie

August 07 ,2020 June 29 ,2020
Scale: 1" = 30' Submitted: MARCH 27, 2020 SEI Job No. 19-210

Plotted by: brian Plot Date: 8/7/2020 11:45 AM
Drawing: I:\SMR 2020\RT Roy Orr Grand Prairie\L100.dwg Saved By: Abrador Save Time: 8/7/2020 11:43:33 AM

FRONT ELEVATION - 2529 SQ FT		
	SQ FT	% OF ELEVATION
GLAZING	788	31%
STONE	769	30%
BRICK	631	25%
EIFS	118	5%
METAL	223	9%
WOOD	--	--

GLAZING REQ'D: area equal to 30% of the overall vertical surface

RIGHT ELEVATION - 1353 SQ FT		
MATERIAL	SQ FT	% OF ELEVATION
GLAZING	429	32%
STONE	413	31%
BRICK	425	31%
EIFS	--	--
METAL	86	6%
WOOD	--	--

GLAZING REQ'D: area equal to 30% of the overall vertical surface

REAR ELEVATION - 2452 SQ FT		
	SQ FT	% OF ELEVATION
GLAZING	444	18%
STONE	612	25%
BRICK	997	40%
EIFS	88	4%
METAL	311	13%
WOOD	--	--

GLAZING REQ'D: 120'-2" LF x 50% = 60'-1"

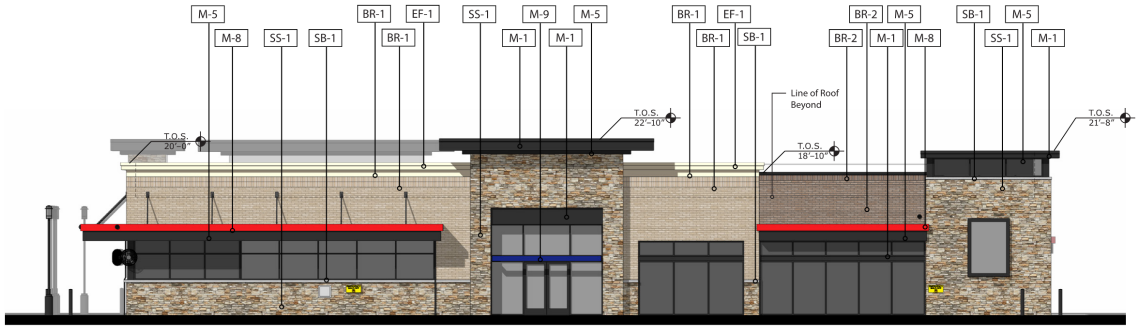
GLAZING PROVIDED: 60'-2" LF

LEFT ELEVATION - 1406 SQ FT		
MATERIAL	SQ FT	% OF ELEVATION
GLAZING	233	17%
STONE	503	36%
BRICK	437	31%
EIFS	58	4%
METAL	175	12%
WOOD	--	--

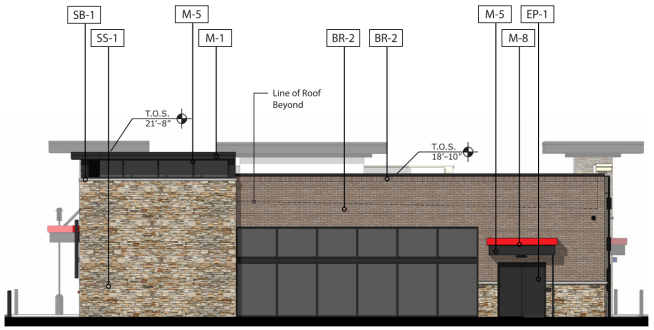
GLAZING REQ'D: 67'-4"" LF x 50% = 33'-8"

GLAZING PROVIDED: 37'-7" LF

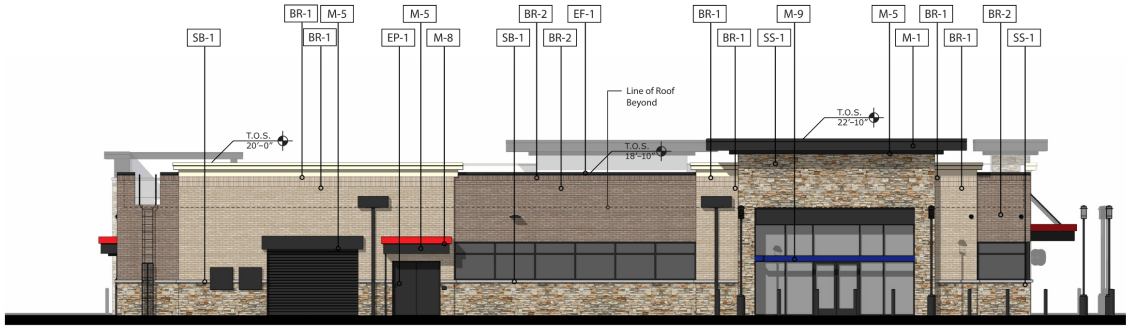
EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
EIFS			
EF-1	STO	EIFS FASCIA AND SOFFIT	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6141 "SOFTER TAN"
GLAZING			
GL-1	--	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONE 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 + 12 AIRE + 1/4" CLEAR) OR APPROVED ALTERNATE
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	--
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"
WINDOW FILM			
WF-1	--	WINDOW FILM; 3M PRESTIGE 70 SOLAR FILM	--



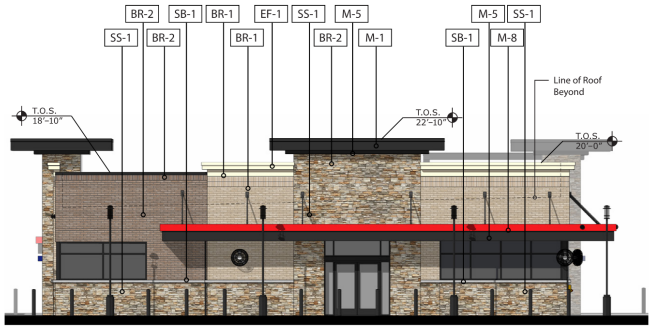
North Elevation
1/8" : 1'-0"



West Elevation
1/8" : 1'-0"



South Elevation
1/8" : 1'-0"



East Elevation
1/8" : 1'-0"

Case No.: SU200401/S200401

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PROJECT MANAGER: XX
CHECKED BY: XX
DRAWN BY: XX

ISSUE/REVISION RECORD

DATE	DESCRIPTION
12/06/19	SPB NO. 0312

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
TRINITY @ ROY ORR TRAVEL CENTER #1456

GRAND PRAIRIE, TEXAS

RACETRAC STORE NUMBER
#1456

PROTOTYPE SERIES
2019 LH MO 0312

PLAN MODIFICATION NOTICE
SPB NO. 0312 **DATE** 12/06/19

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

REGISTERED ARCHITECT JOHN DOE STATE OF TEXAS

08/06/20

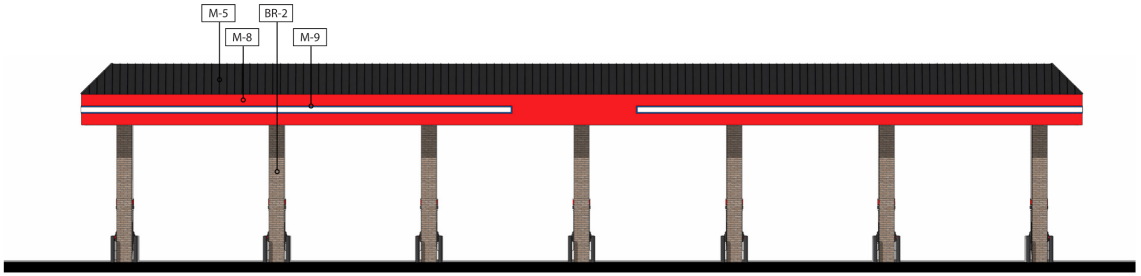
PROJECT NUMBER
XXXXXXX

SHEET TITLE
MAIN BUILDING ELEVATIONS

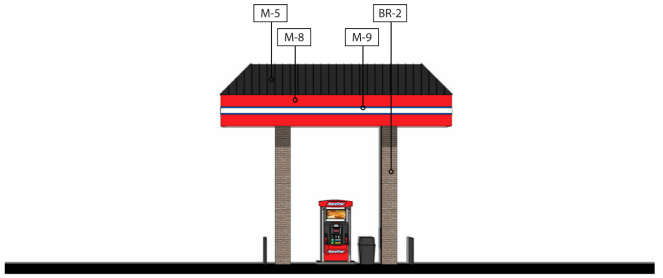
SHEET NUMBER
001

FOR REFERENCE ONLY

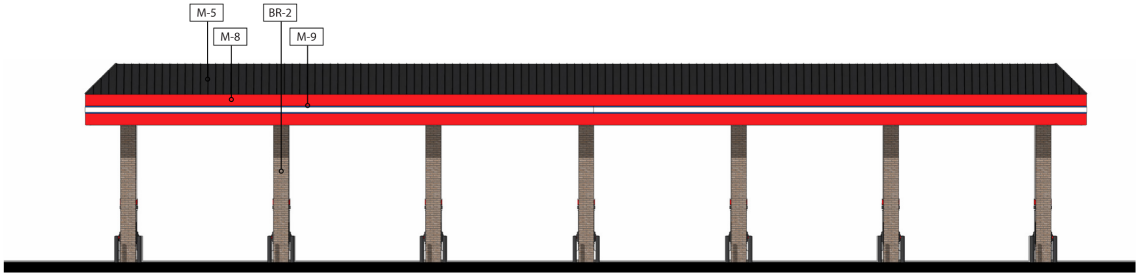
EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM



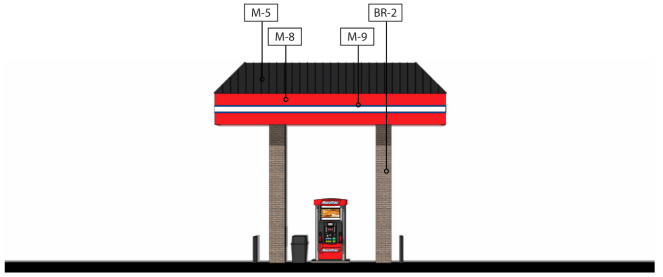
North Elevation
NTS



West Elevation
NTS



South Elevation
NTS



East Elevation
NTS

Case No.: SU200401/S200401

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PROJECT MANAGER:
XX
CHECKED BY:
XX
DRAWN BY:
XX

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RaceTrac.

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200 GALLERIA PARKWAY SOUTHEAST
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(770) 431-7600

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TRINITY @ ROY ORR TRAVEL CENTER #1456
GRAND PRAIRIE, TEXAS

RACETRAC STORE NUMBER
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PROFESSIONAL SEAL

REGISTERED ARCHITECT JOHN T. FRAZIER STATE OF TEXAS

08/06/20

PROJECT NUMBER
XXXXXXX

SHEET TITLE
FUEL CANOPY ELEVATIONS

SHEET NUMBER
002

FOR REFERENCE ONLY

EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
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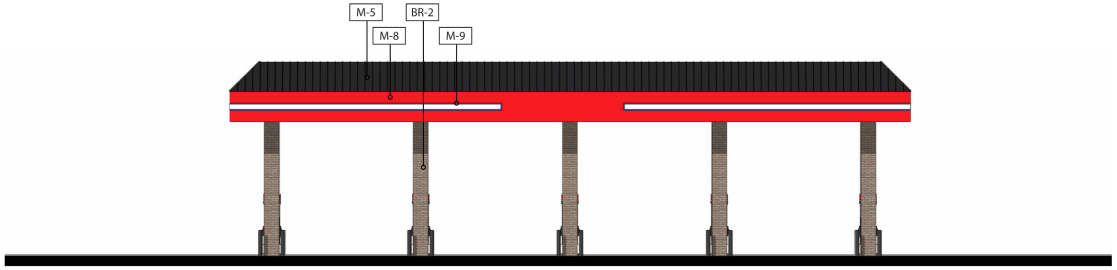

East Elevation
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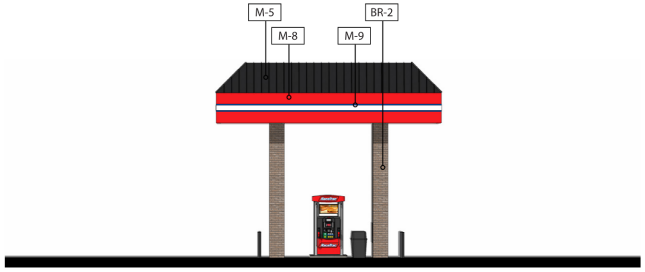

North Elevation
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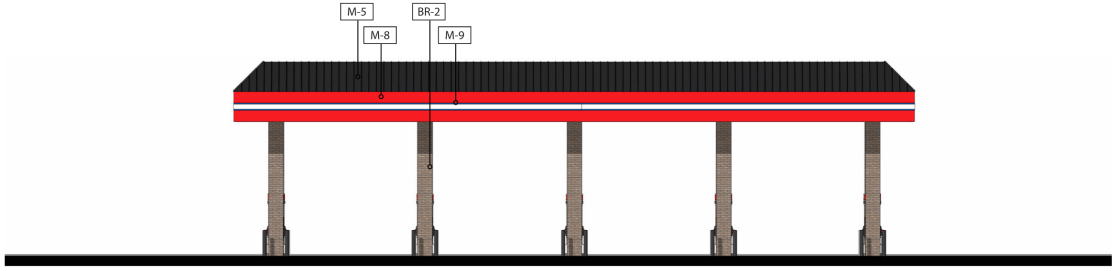
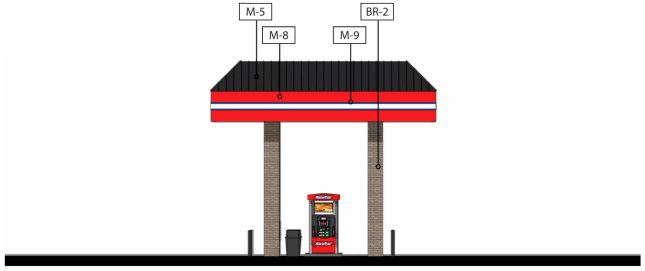


West Elevation
NTS



South Elevation
NTS

Case No.: SU200401/S200401

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PROJECT MANAGER: XX
CHECKED BY: XX
DRAWN BY: XX

ISSUE/REVISION RECORD

DATE	DESCRIPTION
12/06/19	SPB NO. 0312

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
TRINITY @ ROY ORR TRAVEL CENTER #1456

GRAND PRAIRIE, TEXAS

RACETRAC STORE NUMBER
#1456

PROTOTYPE SERIES
2019 LH MO 0312

PLAN MODIFICATION NOTICE
SPB NO. 0312 **DATE** 12/06/19

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PROFESSIONAL SEAL

REGISTERED ARCHITECT JOHN FORD STATE OF TEXAS

08/06/20

PROJECT NUMBER
XXXXXXX

SHEET TITLE
EDO CANOPY ELEVATIONS

SHEET NUMBER
003

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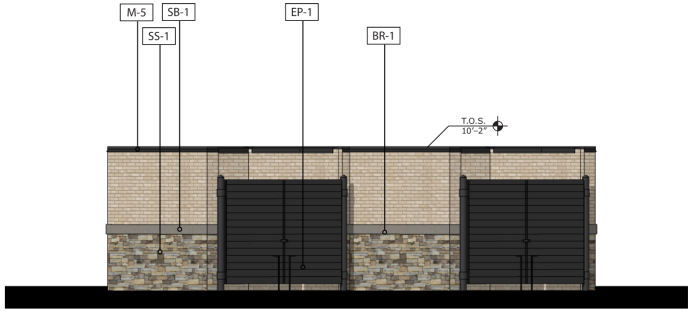
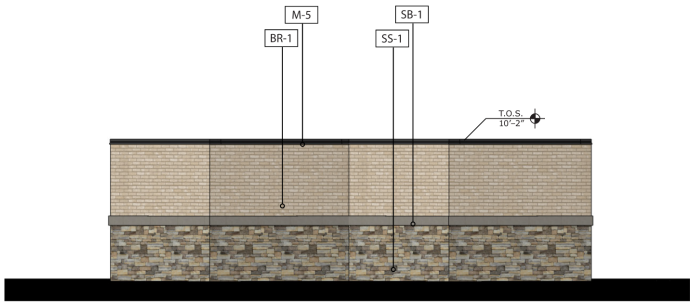


South Elevation - Trash Enclosure
NTS

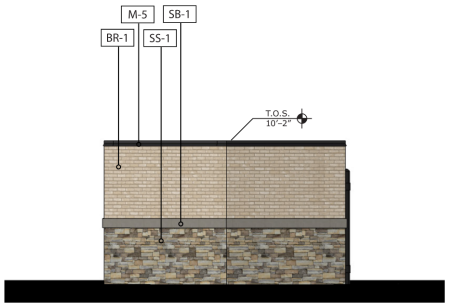
FRONT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	23% (79 SF)
OTHER MATERIAL	77% (271 SF)

EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	--
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"



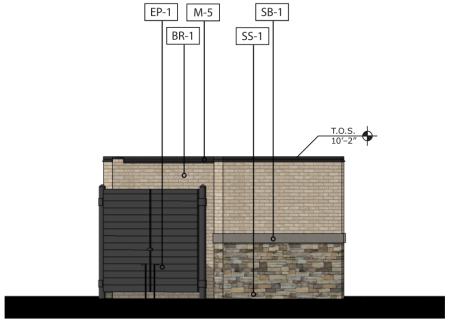
North Elevation - Trash Enclosure
NTS

REAR ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (161 SF)
OTHER MATERIAL	54% (189 SF)



West Elevation - Trash Enclosure
NTS

LEFT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (80 SF)
OTHER MATERIAL	54% (94 SF)



East Elevation - Trash Enclosure
NTS

RIGHT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	25% (43 SF)
OTHER MATERIAL	75% (130 SF)

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(770) 431-7600

PROJECT NAME
TRINITY @ ROY ORR TRAVEL CENTER #1456

GRAND PRAIRIE, TEXAS

RACETRAC STORE NUMBER
#1456

PROTOTYPE SERIES
2019 LH MO 0312

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PROFESSIONAL SEAL

REGISTERED ARCHITECT JOHN JOHN STATE OF TEXAS

08/06/20

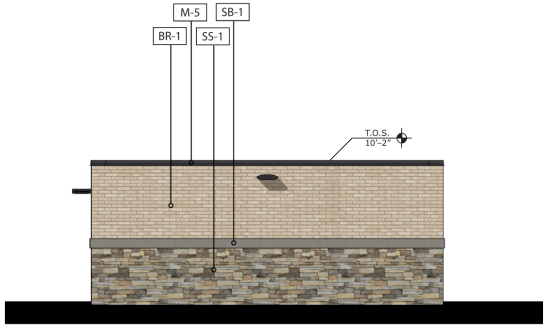
PROJECT NUMBER
XXXXXXXX

SHEET TITLE
TRASH ENCLOSURE & COMPRESSOR ENCLOSURE ELEVATIONS

SHEET NUMBER
004

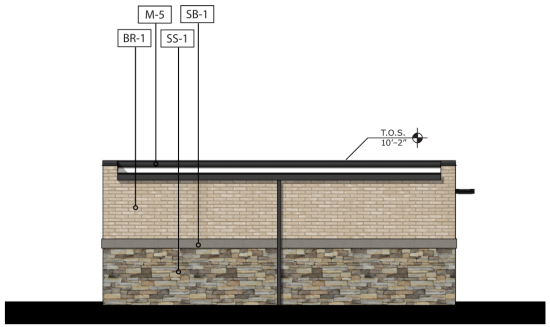
FOR REFERENCE ONLY

EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	--
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"



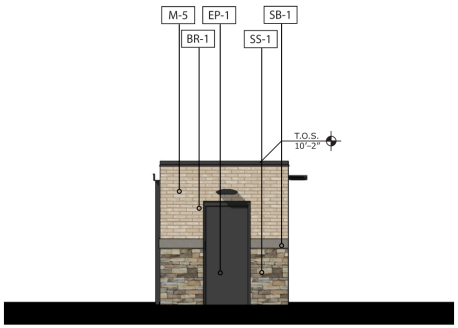
South Elevation - Compressor Enclosure
NTS

FRONT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (116 SF)
OTHER MATERIAL	54% (136 SF)



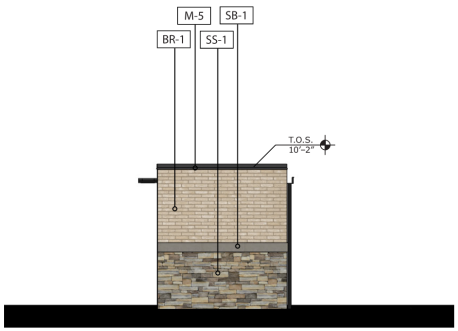
North Elevation - Compressor Enclosure
NTS

REAR ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (116 SF)
OTHER MATERIAL	54% (136 SF)



West Elevation - Compressor Enclosure
NTS

LEFT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	29% (27 SF)
OTHER MATERIAL	71% (65 SF)



East Elevation -Compressor Enclosure
NTS

RIGHT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (42 SF)
OTHER MATERIAL	54% (50 SF)

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GRAND PRAIRIE, TEXAS

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2019 LH MO 0312

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REGISTERED ARCHITECT JOHN DOE STATE OF TEXAS

08/06/20

PROJECT NUMBER
XXXXXXXX

SHEET TITLE
COMPRESSOR ENCLOSURE ELEVATIONS

SHEET NUMBER
005

FOR REFERENCE ONLY

Appendix F Menu Items Checklist

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

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

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

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

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

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

Alternative Compliance

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

✓ If Selected	Proposed Item/Element	Description
☐		
☐		

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