City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, October 13, 2020 | **5:00 PM** | **City Council Chambers**
300 W. Main Street

AMENDED AGENDA

A quorum of the governmental body will be present at City Hall Council Chambers, 300 W. Main Street, Grand Prairie, Texas. Some members may participate remotely via videoconference.

Call to Order

Staff Presentations

1	20-10411	COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
2	20-10412	CMO Projects Overview - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

Agenda Review

Executive Session

The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

(1) Section 551.071 "Consultation with Attorney"
(2) Section 551.072 "Deliberation Regarding Real Property"
(3) Section 551.074 "Personnel Matters"
(4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"

Recess Meeting

Reconvene Meeting

Invocation: Walter Shumac, Transportation Director
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Lopez

Presentations

3 20-10396 Recognition of Assistant Police Chief Anthony Hogan

4 20-10410 Proclamation for Mary Dominguez-Santini

Attachments: 2020 Mary Dominguez-Santini

Consent Agenda

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

5 20-10395 Minutes of the September 15, 2020 Council Meeting

Attachments: 09-15-2020 Council Minutes

6 20-10445 Ratification of Emergency Purchases of Foam from DFW International Airport ($22,197.68), Metro Fire ($20,320.00), and United Professional Service Ltd ($67,103.72) for the response to the Poly America fire located at 2000 W. Marshall Drive in the total amount of $109,621.40

Attachments: Poly America Foam Invoices.pdf

7 20-10459 New Contract with Grand Prairie United Charities for COVID Emergency Assistance Program Third Party Administration and Funding Allocation in an amount not to exceed $250,000, previous Emergency Assistance Program contract value totaling $549,999

8 20-10397 Price agreement for portable toilet rentals from Viking Rentals (up to $26,876.33 annually) for one year with the option to renew for four additional one-year periods totaling $134,381.65 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Attachments: 20-10397 20116 - CC EXHIBIT

9 20-10434 Price Agreement for one year of preventative maintenance and repairs from Stryker Sales Corporation, a sole source provider, in the amount of $85,331.97

Attachments: 20-10434 - Expediture Appropriation.docx

Copy of 20084 - Stryker Equipment Maintenance Est. Cost Worksheet.xlsx

10 20-10431

Price Agreement for miscellaneous printing services from Absolute Color (up to $100,000 annually) for one year with the option to renew for four additional one-year periods totaling $500,000 if all extensions are exercised. Award a secondary to Prestige Business Solutions (up to $100,000 annually) to be used only if the primary is unable to fulfill the needs of the department and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Attachments: 20144 - Evaluation Score Card

11 20-10428

Price Agreement for preventive maintenance and repair services with Trane through a national inter-local agreement at an estimated annual cost of $51,125 for one year with the option to renew for four additional one year periods totaling $255,625 if all extensions are exercised; authorize the City Manager to execute the renewal optional with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Attachments: 20-10428 - Price Agreement with Trane - EPIC PM & Repairs.doc

12 20-10429

Price agreement for Comprehensive Disaster Recovery Management Services from Hagerty Consulting (up to $300,000 annually) for one year with the option to renew for four (4) additional one year periods totaling $1,500,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Attachments: 20131 - Evaluation Score Card

13 19-9617

Developer Agreement Final Reconciliation for Greenway Trails in the negative amount of $504,633.34 (This item was tabled at the January 7, 2020 Council meeting.)

Attachments: Greenway Trails Developer-City Contract Reconciliation Change Order.pdf

618.107.xlsx

2020-9-25 Greenway-Reimbursement Agreement.pdf

14 20-10380

Purchase of golf merchandise for resale by Prairie Lakes Golf Course from Acushman Company (Titleist) in an amount not to exceed $60,000 for one year with up to four additional one-year periods cumulatively totaling approximately $300,000; purchase of catered meals offered for resale by Ruthe Jackson Center from Creative Cuisine in an annual amount not to exceed $400,000 for one year with up to four additional one-year periods cumulatively totaling approximately $2,000,000; authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Attachments: 20-10380 Resale Acushman and Creative Cuisine.doc

15 20-10392

Purchase of two (2) new Chevrolet 2500HD double cab pickup with animal service body from Caldwell Country Baby Jacks II, respectively for a combined total of $124,640 through an Interlocal Agreement with BuyBoard

Attachments: 20-10392.doc

16 20-10398

Purchase of one (1) new Caterpillar Model: 836K compactor for Environmental Services-Landfill ($1,223,523), one (1) new Caterpillar Model: 289D skid steer for Public Works-Streets ($81,070), one (1) new Caterpillar Model: 730 articulated dump truck for Environmental Services-Landfill ($477,400), one (1) new Caterpillar Model: 430 C4EX backhoe loader for Public Works-Water ($127,840), and one (1) new Caterpillar Model: 140 motor grader for Environmental Services-Landfill ($348,960) from HOLT CAT for a total of $2,258,793 through a national interlocal agreement with Sourcewell

Attachments: 20-10398.doc

17 20-10416

Purchase of one (1) new FINN LF120 Landfill Hydroseeder (Straight Pull Trailer) from Romco Equipment Co. totaling $73,607 through an Interlocal Agreement with BuyBoard

Attachments: 20-10416.docx

18 20-10417

Purchase of one (1) new Broce RJT350 road broom from R.B. Everett & Co., respectively for a combined total of $64,138 through a national, interlocal agreement with BuyBoard

Attachments: 20-10417.doc

19 20-10393

Purchase of the following for Parks and Recreation: one (1) new Toro GM 3300 mower ($26,862.39), one (1) new Toro GM 4000-D mower ($67,263.76), two (2) new Toro GM 5900 mower ($99,373.34 each), one (1) new Toro Workman HDX ($25,299.32), one (1) new Toro ProPass 200 Wireless top dresser ($16,580.52), and one (1) new Toro 72267 60" deck mower ($13,987.71) from Professional Turf Products for a combined total of $355,715.19 through a national, interlocal agreement with BuyBoard

Attachments: 20-10393.doc

20 20-10415

Contract to add a building management control system for The Summit from Enviromatic Systems in the amount of $134,300 with a 5% contingency of $6,715 through a national interlocal agreement with BuyBoard for a total project cost not to exceed $141,015

Attachments: 20-10415 Summit Control Management System - Enviromatic.doc.xlsx

21 20-10419

Construction Contract with William H. Company, LLC for Great Southwest Nature Park Improvements Phase 1 in the amount of $859,789 and approve a 5% contingency in the amount of $42,990 for a total of $902,779

Attachments: 20-10419 RFB 20163 - CC EXHIBIT

20-10419 - GSW Construction - William H. Company.xlsx

22 20-10423

Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University up to the amount of $37,500 for the purpose of compliance-related activities of tobacco retailers

Attachments: Grand Prairie PD TEP FY21 Contract.pdf

23 20-10425

Tarrant County 9-1-1 District FY 2020-2021 Budget

Attachments: PRES - FINAL Budget 2021 w-5yr- and New Fees SH.docx

24 20-10430

Contract with LandCare for Tree Pruning in the amount of $104,000 in Peninsula PID (Council Districts 4 and 6)

Attachments: Exhibit A PNPID Budget Peninsula FY21.pdf

25 20-10432

Change Order/Amendment No. 4 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of $103,689.52 for millwork changes, structural repair, concrete ramp work, protective wall covering, additional drainage, structural steel modifications, masonry infill, interior finish revisions, roller shades, breakroom equipment changes and building exterior finish adjustments

Attachments: WO 620.26.xlsx

26 20-10439

Contract for Credit Card Payment System with sole source provider OpenEdge for an initial term of 3 years with two options to renew for 2-year terms, for .$08 per transaction for an annual amount not to exceed $125,000; authorize the City Manager to execute renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Attachments: analysis.pdf
pricelockguarantee.pdf
solesource.pdf
20-10439 Expenditure Form.docx

27 20-10449

Construction contract with Felix Construction Company in the amount of $7,899,537 for Southwest Sector Pump Station Phase 2; 5% construction contingency in the amount of $394,977; Materials testing with Alliance Geotechnical in the amount of $51,708.40; in-house labor distribution in the amount of $39,500 for a total of $8,385,722.40

Attachments: 20-10449 WO 618.105.xlsx
20-10449 WO 42510033.xlsx
Final Recommendation of Award.09-30-2020.pdf

28 20-10440

Contract with Home Depot for the installation of two (2) prefabricated Yurt cabins in the amount of $60,580 plus a 5% Contingency of $3,029 for a total of $63,609

Attachments: 20-10440.xlsx

29 20-10442

Interlocal Cooperation Agreement with Grand Prairie Independent School District to build Little Pantry and Little Library boxes for the Grand Prairie Community

Attachments: 20-10442.xlsx

30 20-10444

Application and acceptance of the North Central Texas Council of Governments (NCTCOG) 2020 Traffic Incident Management Equipment Grant in the amount of $65,600, and award a contract to Gulf Highway Equipment, a sole source provider, for the installation of TrafFix Devices Scorpion Mounted Attenuators in the amount of $65,599.50

Attachments: Grant Scoring
Grand Prairie Fire Department Project Submittal and approval

31 20-10424

Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the United States Department of Justice, Drug Enforcement Administration (DEA) as it relates to the North Texas Strike Force (Dallas)

Attachments: 20200902152121161_0001.pdf
20200902152121161_0002.pdf

32 20-10438 Resolution amending Resolution 5007-2019 (Low Income Housing Tax Credits (LIHTC) Review and Recommendation Policy) for the City of Grand Prairie, Texas by the Incorporation of a Housing Revitalization Policy and a Housing Tax Credit Policy

Attachments: Exhibit B- Housing Revitalization Policy.docx
Exhibit C - Housing Tax Credit Policy.docx
Exhibit A

33 20-10433 Resolution to rename Mountain Creek Lake Park to "Mi Familia Park"

34 20-10436 Resolution to name a linear park located on a portion of the former Great Southwest Golf Course to "Great Southwest Nature Park"

35 20-10435 Resolution ratifying and/or authorizing the acceptance of Coronavirus Aid, Relief, and Economic Security Act (CARES) funding and authorizing approximately $10,707,180 to be expended for the purposes of mitigating and responding to COVID-19

Attachments: EXHIBIT A – AUTHORIZED AND NECESSARY CARES FUND PROJECTS

36 20-10446 Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting equipment as outlined in the adopted Capital Improvements Program

37 20-10443 Purchase and prepayment to replace one (1) truck from Siddons-Martin of Denton, using the Buy Board cooperative agreement at a total cost of $1,478,966.10 after discounts from chassis prepayment discount, 100% prepayment discount, contract discount, and aerial prepay discount totaling $100,544.40 along with equipment purchases of $21,033.90 through established price agreements

Attachments: Grand Prairie 793 Buy Board 25 2020-09-22.pdf
20-10443.xlsx

38 20-10441 Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Construction contract with Gomez Brothers Construction, Inc. for Brent Court Storm Drainage Improvements in the total amount of $387,046.00; material testing with Team Consultants in the amount of $14,377.80; in-house engineering in the amount of $19,352.30; and 5% construction contract contingency in the amount of $19,352.30 for a total project cost of $440,128.40

Attachments: Brent CT Storm Drain Improvements recommendation for final acceptance 10-0
20-10441 W.O. 619.58.xlsx

39 20-10408 Ordinance amending the Code of Ordinance, Chapter 29, "Code Compliance" relating to sidewalk and right-of-way maintenance

40 20-10447

Ordinance amending the FY20/21 CIP Budget and a construction contract with North Texas Contracting in the amount of $1,322,496 for North Dallas Water Utilities (DWU) Water Vault Replacement; 5%construction contingency of $66,125; Materials testing with Alliance Geotechnical in the amount of $14,989.80; In-house labor distribution in the amount of $66,125 for a total project cost of $1,469,735.80

Attachments: 20-10447 WO 619.108.xlsx

W.O#619.108 North Texas Recommendation of Award Letter

Planning and Zoning Items to be Tabled

41 20-10403

S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr. (On September 28, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0)

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Site Plan.pdf

Exhibit C - Landscape Plan.pdf

Exhibit D - Building Elevations.pdf

Exhibit E - Appendix W Amenities.pdf

PZ Draft Minutes 09-28-2020.pdf

Public Hearing Consent Agenda

42 20-10378

RA200901 - Right of Way Abandonment - Abandonment of a portion of City right-of-way known as Esplanade for development of the EpicCentral project located in the Central Park Addition, City of Grand Prairie, Dallas County, Texas. EpicCentral is located at the intersections of Arkansas Lane, SH 161 and West Warrior Trail. The applicant is the City of Grand Prairie, Texas.

a. Conduct a public hearing

b. Ordinance authorizing the abandonment of an portion of the street right-of-way

Attachments: EXHIBIT A EXPLANADE ABANDONMENT.pdf

43 20-10362

S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A Locator Map S200902

Exhibit B SP S200902

Exhibit C LP S200902

Exhibit D Tree Suv S200902

Exhibit E Elev S200902

PZ Draft Minutes 09-14-2020.pdf

Public Hearing on Zoning Applications

44 20-10363

SU200903/S200903 - Specific Use Permit/Site Plan - PJ's Coffee (City Council District 5). Specific Use Permit and Site Plan for a 2,580 sq. ft. Restaurant with a Drive-Through on one lot. 0.50 acres out of the Richard Wilson Survey, Abstract 1548, Sheets Subdivision, Block A, Lot 2, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, generally located east of N. Belt Line Road and approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A Location Map
Exhibit B SP SU200903
Exhibit C Elev SU200903
Exhibit D Rend SU200903
PZ Draft Minutes 09-14-2020.pdf

45 20-10364

SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

Attachments: Exhibit A - Location Map.pdf
Attachment i - Floorplan.pdf
Attachment ii - Operational Plan.pdf
PZ Draft Minutes 09-14-2020.pdf

46 20-10365

Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Planned Development (zoning) and Site Plan request for (130' height monopole) cellular tower location. 0.057 acre tract (approximately 2,500 SF) situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and located in State Hwy 161 (SH-161) Overlay Corridor District. The property is generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Hwy 161 Service Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A - Boundary Description.pdf
Exhibit B - Site Plan.pdf
PZ Draft Minutes 09-14-2020.pdf

47 20-10366

Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: Exhibit A - Location Map.pdf
PZ Draft Minutes 09-14-2020.pdf

48 20-10404

Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: Exhibit A - Boundary Description.pdf
Exhibit B - Concept Plan.pdf
Exhibit C - Conceptual Building Elevations.pdf
Attachment i - Proposed Development Standards.pdf
PZ Draft Minutes 09-28-2020.pdf

49 20-10406

SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1). Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).

Attachments: Exhibit A - Property Boundary Description.pdf
Exhibit B - Site Plan.pdf
Exhibit C - Landscape Plan.pdf
Exhibit D - Building Elevations.pdf
Exhibit E - Appendix F Menu Items Checklist.pdf
PZ Draft Minutes 09-28-2020.pdf

Planning and Zoning Items for Individual Consideration

50 20-10401

S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,160 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Mayor Pro Tem Jorja Clemson. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: Exhibit A Location Map S200905
Exhibit B SP S200905 DevTex
Exhibit C LP S200905 DevTex
Exhibit D Exterior Elevations Bldg A
Exhibit D Exterior Elevations Bldg B
Exhibit E Rendering Bldg A
PZ Draft Minutes 09-28-2020.pdf

51 20-10402

S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Site Plan for a multi-family and mixed use development with 270 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. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: Exhibit A - Location Map.pdf
Exhibit B - Site Plan.pdf
Exhibit C - Landscape Plan.pdf
Exhibit D - Building Elevations.pdf
PZ Draft Minutes 09-28-2020.pdf

52 20-10407

Ordinance and Interlocal Agreement for City of Venus ETJ Request - Proposed release of a portion of ETJ to the City of Venus, in an area generally located north of U.S. 67 and east of F.M. 157 on both sides of the Johnson-Ellis County Line.

Attachments: Exhibit 1.pdf

Items for Individual Consideration

53 20-10458

Board Appointments

Attachments: Fedorko Resume (September 2020).pdf
Fedorko Board Application.jpg
Charles Edwards Board Application

Citizen Comments

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

Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council AMENDED agenda was prepared and posted October 10, 2020 at 10:00 a.m.

_____

Catherine E. DiMaggio, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8018 or email Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10411	**Version:**	1	**Name:**	COVID Update
Type:	Presentation			**Status:**	Staff Presentations
File created:	9/23/2020			**In control:**	City Secretary
On agenda:	10/13/2020			**Final action:**	
Title:	COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

Title
COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10412	**Version:**	1	**Name:**	CMO Projects Overview
Type:	Presentation			**Status:**	Staff Presentations
File created:	9/23/2020			**In control:**	City Secretary
On agenda:	10/13/2020			**Final action:**	
Title:	CMO Projects Overview - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

Title
CMO Projects Overview - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

powered by Legistar™

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10396	**Version:**	1	**Name:**	Recognition of Anthony Hogan
Type:	Presentation			**Status:**	Presentations
File created:	9/17/2020			**In control:**	City Secretary
On agenda:	10/13/2020			**Final action:**	
Title:	Recognition of Assistant Police Chief Anthony Hogan				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

Title
Recognition of Assistant Police Chief Anthony Hogan

powered by Legistar™

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10410	**Version:**	1	**Name:**	Mary Dominguez-Santini Proclamation
Type:	Presentation			**Status:**	Presentations
File created:	9/23/2020			**In control:**	City Secretary
On agenda:	10/13/2020			**Final action:**	
Title:	Proclamation for Mary Dominguez-Santini				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	2020 Mary Dominguez-Santini				

Date	Ver.	Action By	Action	Result

Title
Proclamation for Mary Dominguez-Santini

powered by Legistar™

***WHEREAS**, Mary Dominguez-Santini has served on numerous boards in Grand Prairie, always using her experience and resources to help others; and*

***WHEREAS**, for the last 12 years she has promoted cultural awareness through educational events such as El Grito, Dia de la raza, Día de los muertos, Dia de El Niño; and*

***WHEREAS**, for the last six years Mary Dominguez-Santini has served a warm meal for needy families through the Thanksgiving of Hope dinner for over 700 people in our community; and*

***WHEREAS**, she started the Magic Christmas Children's Toy Dinner & Story Telling for over 1,100 children from Grand Prairie ISD and Arlington ISD and has delivered over 500 backpacks and supplies to Grand Prairie ISD; and*

***WHEREAS**, Mary Dominguez-Santini initiated a Hispanic women entrepreneurs group through Empower Embrace Excel Mujeres Poderosas Committee under the Hispanic Heritage Ambassadors DFW umbrella to serve underserved women and help them start their businesses;*

***NOW, THEREFORE**, I, Ron Jensen, Mayor of the City of Grand Prairie, Texas, on behalf of the City Council, do hereby proclaim, September __, 2020 as*

MARY DOMINGUEZ-SANTINI DAY

in the City of Grand Prairie, and extend our sincere appreciation to Mary for her leadership and service to the Grand Prairie Community and congratulate her for becoming the first Hispanic President of the GPISD Education Foundation.

WITNESS MY HAND AND SEAL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 23RD DAY OF SEPTEMBER, 2020.

Ron Jensen
Mayor

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10395	**Version:**	1	**Name:**	9-15-2020 Council Minutes
Type:	Minutes			**Status:**	Consent Agenda
File created:	9/17/2020			**In control:**	City Secretary
On agenda:	10/13/2020			**Final action:**	
Title:	Minutes of the September 15, 2020 Council Meeting				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	09-15-2020 Council Minutes				

Date	Ver.	Action By	Action	Result

From
Cathy DiMaggio

Title
Minutes of the September 15, 2020 Council Meeting

Presenter
Cathy DiMaggio, City Secretary

Recommended Action
Approve

Analysis
Minutes are attached.

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, September 15, 2020 | **5:00 PM** | **City Hall - Council Chambers**
300 West Main Street

Call to Order

Mayor Jensen called the meeting to order at 5:00 p.m.

Present 9 - Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Deputy Mayor Pro Tem Jim Swafford
Council Member Jeff Copeland
Council Member Mike Del Bosque
Council Member Greg Giessner
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jeff Wooldridge

Staff Presentations

1 COVID-19 Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

Steve Dye, Deputy City Manager/Chief Operating Officer, updated Council on COVID-19 testing and city assistance.

Presented

2 Fire Budget Presentation - Presented by Robert Fite, Fire Chief

Robert Fite, Fire Chief, gave an overview of the FY20-2021 Fire budget. He said that ladder truck locations would be changing. Eight full-time ambulances have been added. Blockers will be positioned for safety on high speed highways. Station 3 should be open by April 2021. Chief Fite went over funding options for Station 11 including a possible legislative change to allow an EMS fee on the water bill. Discussion took place on the water bill legislation.

Presented

3 FallSweepGP Proposal - Presented by Patricia Redfearn, Solid Waste Manager

Amanda Maron, Keep Grand Prairie Beautiful Coordinator, presented the FallSweepGP program. She stated that because of COVID, many cleanups could not occur, so during two weeks in October, there will be a program asking citizens to clean up their local areas. Mayor Pro Tem Clemson stated that staff is working to make the Big Event COVID friendly, and suggested partnering with this event.

Presented

Agenda Review

Mayor Pro Tem Clemson asked if there were any questions on Consent Agenda Items. There were no questions from Council.

Executive Session

Mayor Jensen convened an executive session at 5:46 pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the executive session at 6:20 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 6:20 p.m.

Mayor Jensen reconvened the meeting at 6:30 p.m.

Council Member Mike Del Bosque gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Mike Del Bosque.

Presentations

4 Presentation of a $10,000 grant from Atmos to Grand Prairie libraries - Presented by Amy Sprinkles, Marketing, Communications and Libraries Director

Amy Sprinkles, Director of Marketing, Communications and Libraries, introduced Kelly Biegler, Public Affairs, Atmos Energy. Ms. Biegler presented a check for $10,000 to the library to focus on early childhood literacy.

Presented

5 Recognition of Landfill Employees for assistance to injured citizen: Rigo Saavedra Olivera; Nadia Cedillo-Clark; Rose Chavez;and Jose Saucedo

Patricia Redfearn, Solid Waste Manager, introduced Rose Chavez, Landfill Operations Supervisor; Nadia Cadillo-Clark, Scalehouse Attendant; Jose Saucedo, Crew Leader; and Rigo Saavedra, Maintenance Worker. These employees received recognition for their assistance to a citizen who was using the landfill to dispose of some glass panes and was severely cut when one of the panes broke.

Presented

Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to approve Items 6 through 33 on the Consent Agenda. The motion carried unanimously.

6 Minutes of the September 1, 2020 Meeting

Approved on the Consent Agenda

7 Price agreement for Agenda Management Software from Municode (up to $9,800 annually and a one-time fee of $1,500.00) for three years with the option to renew for one additional three-year period totaling $60,300 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

8 Emergency Mosquito Control Interlocal Agreement Renewal with Dallas County for one year at $185 per hour of work

Approved on the Consent Agenda

9 Contract with Trinity River Authority Laboratory Services for analysis of water and wastewater in an amount not to exceed $273,000 for one year

Approved

10 Interlocal Agreement Renewal with Dallas County for FY 2020/2021 health services at an annual cost of $38,854

Approved

11 Construction contract with LaBanda, LLC of Dallas, for the rehabilitation and repairs to bridges at three different locations within the City of Grand Prairie located at South Carrier Parkway Culvert, Corn Valley Bridge and Shady Grove Bridge, in the amount of $673,497, plus a 5% contingency amount of $33,675, for a total project cost of $707,172

Approved

12 Authorize Sale of Surplus City-Owned Lot at 1413 Avenue B to Juana Villegas and Francisco Villegas in the amount of $39,500

Approved on the Consent Agenda

13 Purchase of Transportation network equipment from Flair Data Systems in the amount of $59,962.44 to replace discontinued switches through a national interlocal with DIR

Approved on the Consent Agenda

14 Professional Service Agreement with Halff Associates Inc. for the Grand Prairie

Landfill - West Fork Trinity River Erosion Protection Improvements Analysis, Report, and Design in the amount of $154,900

Approved on the Consent Agenda

15 Peninsula PID Change Order/Amendment No.1 for Lake Management Services, L.P. for pond management services and chemicals in the total amount of $80,000 (Council Districts 4 and 6).

Approved on the Consent Agenda

16 Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services in the amount of $129,300.25, and reject all bids from Attachment A and reject the contract awarded to Johnson Construction

Approved on the Consent Agenda

17 Contract for auctioneering services with Rene Bates Auctioneers, through a national interlocal agreement with BuyBoard, and authorize the vendor to charge a 10% Buyer's Premium on all City property auctioned off (anticipated between $50,000 - $70,000 annually) for one year with the option to renew for two additional one-year periods and authorize the City Manager to execute the renewal options

Approved on the Consent Agenda

18 Change Order No. 1 with McMahon Contracting, LP for Cottonwood Creek Drainage Improvements at Marshall Drive and Robinson Road, in the total net amount of $48,211.62

Approved on the Consent Agenda

19 Final reconciliation amendment/ Change Order No. 6 to construction contract with Texas Standard Construction in the net negative amount of (-$61,762.02) for Miscellaneous Wastewater Replacements in Windsor Place and SE 10th/SE 11th Streets

Approved on the Consent Agenda

20 Supplemental Agreement for Lease Audit No. TL 22749, Covering Use of Railroad Property at Grand Prairie, Texas for one year with four one-year renewals; effective September 1, 2020 to February 28, 2021, rent is $6,500; Effective March 1, 2021, rent is $36,000 annually with a 2% increase cumulative and compounded, for a total cumulative cost of $154,880

Approved on the Consent Agenda

21 Appointment/Reappointment of Crime Control Board Members

Approved on the Consent Agenda

22 Ordinance appropriating funding in the Capital Improvement Projects Budget; and authorizing the City Manager to enter into an interlocal agreement with Dallas County for aerial spraying for mosquitoes for a one-year term

Adopted

Enactment No: ORD 10880-2020

23 Ordinance appropriating funding in the Capital Improvement Projects Budget; Street Maintenance Sales Tax Program as outlined for Grand Prairie streets, alleys, roadway resurfacing, pavement markings. pavement leveling, professional services, and engineering, utilizing approved price agreements and service contracts

Adopted

Enactment No: ORD 10881-2020

24 Ordinance amending Chapter 25, "Traffic", of the Code of Ordinances of the City of Grand Prairie by adding new Section 25-6 "Unreasonable Acceleration" and Section 25-7 "Prohibited Uses of a Motor Vehicle in a Parking Lot"; Providing a penalty; Providing a savings clause and a severability clause; and providing an effective date upon passage and publication

Adopted

Enactment No: ORD 10882-2020

25 Ordinance amending Ordinance No. 10864 to define the Police Department's authorized positions in each classification for Fiscal Year 2021

Adopted

Enactment No: ORD 10883-2020

26 Ordinance amending Chapter 5 "Animal Services," of the Code of Ordinances of the City of Grand Prairie, Texas, through the amendment of Sections 5-1 "Definitions," and 5-57 "Breeding of Cats and Dogs" and the addition of Section 5-65 "Prohibited Sale of Cats or Dogs"; providing a Penalty Clause, a Savings Clause and a Severability Clause; and providing an effective date of October 1, 2020 and after publication

Adopted

27 Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) as it relates to the Mid-Cities Violent Crime Task Force

Adopted

Enactment No: RES 5105-2020

28 Resolution authorizing the City Manager to execute a Professional Service Agreement with the Texas Coalition for Affordable Power ("TCAP") and a Commercial Electric Service Agreement with Gexa Energy, and providing an effective date

Adopted

Enactment No: RES 5106-2020

29 Resolution ratifying and authorizing the acceptance of Coronavirus Aid, Relief, and Economic Security Act (CARES) Funding and authorizing $211,860.04 to be expended for the purpose of purchasing Public Safety Equipment (28 self-contained breathing apparatus); Approve the one time purchase for the 28 SCBA's from Municipal Emergency Services, Inc. through a national interlocal with BuyBoard.

Adopted

Enactment No: RES 5107-2020

30 Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and the City of Celina, TX

Adopted

Enactment No: RES 5108-2020

31 Resolution in support of a Justice Assistance Grant (JAG) application to the United States Department of Justice (DOJ), Bureau of Justice Assistance for $36,300 in total funding with an agreement for $10,890 to be allocated to funding Dallas County projects and $1,778.70 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of $23,631.30 to the City of Grand Prairie

Adopted

Enactment No: RES 5109-2020

32 Resolution authorizing the City Manager to accept a Selective Traffic Enforcement (STEP) grant from the Texas Department of Transportation (TxDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of $317,105.87

Adopted

Enactment No: RES 5110-2020

33 Resolution authorizing the City Manager to apply for a grant from the U.S.

Department of Transportation, Federal Motor Carrier Safety Administration, for the Grand Prairie Police Department's Commercial Vehicle Enforcement Unit to conduct commercial motor vehicle inspections, conduct public awareness campaigns, in the amount of $401,122.38

Adopted

Enactment No: RES 5111-2020

Planning and Zoning Items to be Tabled

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Swafford, to table Items 34 and 35 on the Public Hearing Consent Agenda. The motion carried unanimously.

34 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. (On August 24, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)

Tabled

35 CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road.
(On August 24, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)

Tabled

Planning and Zoning Items for Individual Consideration

36 S200803 - Site Plan - Ashton Sawing (City Council District 1). Site Plan for an industrial contractor shop and office space on 3.705 acres. Lot 2, Block A, R.E.S.Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned PD-371, and addressed as 415 S. Great Southwest Parkway. (On August 24, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Savannah Ware, Chief City Planner, reviewed Case S200803, stated this site would be accessed from Great Southwest and Jefferson. She said the case met density and dimensional requirements as well as landscape and screening requirements. Ms. Ware said the Planning and Zoning Commission approved this case by a vote of 9-0.

Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to approve Case S200803. The motion carried unanimously.

Items for Individual Consideration

37 Ordinance Amending the FY 2019/2020 Operating Budgets

Deputy Mayor Pro Tem Swafford moved, seconded by Council Member Del Bosque, to approve Items 37 through 41. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jim Swafford; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Enactment No: ORD 10884-2020

38 Adoption of the FY 2020/2021 Operating Budgets

Adopted

Enactment No: ORD 10885-2020

39 Adoption of the FY 2020/2021 Capital Improvement Projects Budgets

Adopted

Enactment No: ORD 10886-2020

40 Resolution authorizing the City Manager to negotiate and acquire right-of-way for the FY 2020/2021 Capital Improvement Projects

Adopted

Enactment No: RES 5112-2020

41 Resolution Accepting the FY 2022/2025 Capital Improvements Plan

Adopted

Enactment No: RES 5113-2020

42 Public hearing seeking citizen comments on proposed tax rate of $0.669998 per $100 assessed valuation in accordance with the Texas Property Tax Code

Becky Brooks, Chief Financial Officer, stated that the tax rate had remained the same for several years. She stated the required notice for the tax rate had been posted and published. There were no citizens who wished to speak during the public hearing.

Approved

43 Ordinance adopting and levying the ad valorem tax for the Fiscal Year (FY) 2020/2021 at a rate of $.669998 per $100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2020, not exempt by law; providing revenues for payment of current municipal expenses for interest and sinking fund on outstanding City of Grand Prairie debt; providing for enforcement of collections; providing for a severability clause; and providing an effective date

Council Member Giessner stated that Council had approved an increase in the homestead exemption during this tight budget year. Mayor Jensen added that the City Council had approved a senior exemption and a senior freeze in past years.

Deputy Mayor Pro Tem Swafford moved, seconded by Council Member Humphreys, to close the public hearing and approve a tax rate of $0.669998. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jim Swafford; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Enactment No: ORD 10887-2020

44 Ordinance approving the 2020 tax roll resulting in a tax levy in the amount of $109,630,740 based on the Certified Appraisal Rolls approved by the Dallas,Tarrant, and Ellis County Appraisal Districts

Deputy Mayor Pro Tem Swafford moved, seconded by Council Member Giessner, to approve the 2020 tax roll. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jim Swafford; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Enactment No: ORD 10888-2020

45 Ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for water and wastewater services

Gabe Johnson, Public Works Director, stated that the water rates were being increased by 4.76% except for Tier One users (3,000 gallons or less). Mayor Jensen commented that most of this increase comes from pass through costs from the City of Dallas and the Trinity River Authority where the city purchases water.

Deputy Mayor Pro Tem Swafford moved, seconded by Mayor Pro Tem Clemson, to approve Item 45. The motion carried unanimously.

Enactment No: ORD 10889-2020

Deputy Mayor Pro Tem Swafford moved, seconded by Council Member Wooldridge, to close the public hearings and approve Items 46 through 64 and authorize a review of PID Board ending balances and future expenses, to be conducted prior to the FY2021-2020 (Council Members whose District in which the PID is contained to be part of the review process). The motion carried unanimously.

NOTE: Individual comments from PID residents can be found in the PID item on which they spoke.

46 Fairway Bend PID (City Council District 1)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Fairway Bend PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10890-2020

47 Parkview PID (City Council District 1)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Parkview PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10891-2020

48 Southwest Village PID (City Council District 1).
a. Public Hearing - Service Plan - Assessment Roll and Rate
b. Adoption of the Southwest Village PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10892-2020

49 Whispering Oaks PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Whispering Oaks PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10893-2020

50 Brookfield PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate
b. Adoption of the Brookfield PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10894-2020

51 Silverado Springs PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Silverado Springs PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Angela Moore, 2439 Silverado, spoke in opposition to the Silverado Springs PID. She stated that each year there was an increase in her assessment and she did not see an increase in benefits. Ms. Moore said the field at the back of the PID is mowed only 2-3 times a year; the wood fence at the back has not been kept up; the brick fence needs repair; and mulch and flowers are only placed in certain areas. Mayor Jensen asked Lee Harriss, Special Projects Coordinator, to reach out to the PID board regarding these items.

Adopted

Enactment No: ORD 10895-2020

52 Country Club Park PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Country Club Park PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10896-2020

53 Lone Star Meadows PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Lone Star Meadows PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10897-2020

54 Berkshire Park PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Berkshire Park PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10898-2020

55 Walingford Village PID (City Council District 3)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Walingford Village PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

James Bell, 505 Woodacre, stated that the retaining wall was falling apart. Mayor Jensen asked Ms. Harriss to see who owns the wall to determine whose responsibility it is to maintain the wall.

Adopted

Enactment No: ORD 10899-2020

56 Monterrey Park PID (City Council District 3)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Monterrey Park PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10900-2020

57 Forum Estates PID (City Council District 4)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Forum Estates PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10901-2020

58 Westchester PID (City Council District 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Westchester PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10902-2020

59 High Hawk PID (City Council District 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the High Hawk PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Gregory Nadvit, 2208 Sparrow Hawk Court, spoke in opposition to the High Hawk PID. He said that most of the projects that needed to be completed are finished. Mr. Nadvit said the PID should only have maintenance costs at this point. He said assessment costs should go down. Mayor Jensen stated if the PID boards could not give a good reason for maintaining substantial balances, then maybe the assessment should be decreased.

Adopted

Enactment No: ORD 10903-2020

60 Lake Parks PID (City Council Districts 4 and 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Lake Parks PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10904-2020

61 Peninsula PID (City Council Districts 4 and 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Peninsula PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

Kevin Toth, 7064 Surfside Lane, stated that residents have had to replace sidewalks and other concrete because the developer did not properly compact the soil. Mr. Toth said he was concerned at the large amounts set aside for decorations, mowing and water utilities. Ms. Harriss said the PID Board hired an engineer to check out the ponds. The engineer found some ponds were silting and needed dredging. Mr. Toth stated the homeowners' assessments increase each year but the city's contribution does not. He asked about sidewalks within the PIDs. Mayor Jensen referred Mr. Toth to Gabe Johnson, Public Works Director.

Adopted

Enactment No: ORD 10905-2020

62 Oak Hollow/Sheffield Village PID (City Council Districts 4 and 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Board Membership

Adopted

Enactment No: ORD 10906-2020

63 Crescent Heights PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Crescent Heights PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Board Membership

Adopted

Enactment No: ORD 10907-2020

64 Greenway Trails PID (City Council District 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Greenway Trails PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Board Membership

Adopted

Enactment No: ORD 10908-2020

65 Second and final reading and adoption of an ordinance of the City of Grand Prairie, Texas, amending Chapter 26, Utilities and Services," of the Code of Ordinance of the City of Grand Prairie, Texas by amendment of Article VI, "Garbage Collection and Disposal," Sections 26-113 Residential Fees, 26-115 Commercial Fees, and 26-117 Hauling By Individual; permit; making this amendment cumulative; repealing all ordinances in conflict herewith; providing a savings clause, severability clause, and a penalty clause; and providing for an effective, after publication, of October 1, 2020

Deputy Mayor Pro Tem Swafford moved, seconded by Mayor Pro Tem Clemson, to approve Items 65 and 66. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jim Swafford; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Enactment No: ORD 10909-2020

66 Second and final reading and adoption of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to include a $0.22 rate increase to residential service, per household, per month, and an increase to industrial charges limited to increasing the roll-off and packer delivery fee to $71.00, increasing the roll-off and packer haul rate to $154.50, and increasing the roll-off and packer disposal rate to $37.65

Adopted

Enactment No: ORD 10910-2020

67 Public Hearing and adoption of the FY 2020/2021 Crime Control and Prevention District (CCPD) Budget

Mayor Jensen opened a public hearing on the FY20/21 Crime Control and Prevention District budget adoption. There were no citizens who wished to speak.

Deputy Mayor Pro Tem Swafford moved, seconded by Council Member Wooldridge, to close the public hearing and approve the FY 2020-2021 CCPD Budget. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jim Swafford; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:36 p.m.

The foregoing minutes were approved at the October 13, 2020 Council meeting.

_____

Catherine E. DiMaggio, City Secretary

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10445	**Version:**	1	**Name:**	Poly America Foam Purchase
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Fire
On agenda:	10/13/2020			**Final action:**	
Title:	Ratification of Emergency Purchases of Foam from DFW International Airport ($22,197.68), Metro Fire ($20,320.00), and United Professional Service Ltd ($67,103.72) for the response to the Poly America fire located at 2000 W. Marshall Drive in the total amount of $109,621.40				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Poly America Foam Invoices.pdf				

Date	Ver.	Action By	Action	Result

From
Mike Joy

Title
Ratification of Emergency Purchases of Foam from DFW International Airport ($22,197.68), Metro Fire ($20,320.00), and United Professional Service Ltd ($67,103.72) for the response to the Poly America fire located at 2000 W. Marshall Drive in the total amount of $109,621.40

Presenter
Robert Fite, Fire Chief

Recommended Action
Approve

Analysis
On August 19, 2020, the Fire Department responded to a fire at Poly America located at 2000 W Marshall Drive. The operation quickly depleted local foam resources to which the Fire Department made emergency purchases from DFW International Airport ($22,197.68), Metro Fire ($20,320.00), and United Professional Service Ltd ($67,103.72) to continue emergency operations.

Local Government Code Chapter 252 allows for an exemption from the bid process for procurement necessary because of unforeseen damage to public machinery, equipment, or other property. Due to critical nature of emergency, we requested and were approved to waive the normal bidding procedures and awarded contracts to DFW International Airport, Metro Fire, and United Professional Service Ltd in the total amount of $109,621.40.

Financial Consideration
The emergency foam purchase in the amount of $109,621.40 will be paid out of Fire Emergency Operations

291210 60780. The City will be reimbursed for these costs by Poly America.

United Professional Services, Ltd
P. O. Box 162504
Fort Worth, TX 76161

Invoice

Date	Invoice #
8/27/2020	2023701

Bill To
GRAND PRAIRIE FIRE DEPARTMENT CAPTAIN JOHN STEVENSON SPECIAL OPERATIONS 1525 ARKANSAS LANE GRAND PRAIRIE, TX 75052

P.O. No.	Terms	Due Date	UPS #
	Net 30	9/26/2020	20237

Quantity	Description	Rate	Amount
	RESTOCK (6) 275 GALLON TOTES OF C-6 3%-6% AR-AFFF FIRE FOAM AFTER FIRE AT POLY AMERICA ON 8/19/2020.		
6.00	275 GALLON C-6 3%-6$ AR-AFFF TOTES	10,917.50	65,505.00
	FREIGHT CHARGES	1,598.72	1,598.72

Thank you for your business.

Phone #	Fax #	E-mail
817-306-7892	817-306-5268	tracy@upsltd.us

Subtotal	$67,103.72
Sales Tax (8.25%)	$0.00
Balance Due	$67,103.72

INVOICE

METRO FIRE
APPARATUS SPECIALISTS, INC.

REMIT TO:
1745 Parana Dr
Houston TX 77080-7115
(713) 692-0911 Phone
(713) 692-1591 Fax

Order Number	159049-0
Printed Date	08/25/2020
Ordered Date	08/19/2020
Page	1

Bill to: GRAND PRAIRIE FIRE DEPT
1525 ARKANSAS LANE
3RD FLOOR
GRAND PRAIRIE, TX 75052

Ship to: GRAND PRAIRIE FIRE DEPT
3202 S GREAT SOUTHWEST PKWY
GRAND PRAIRIE, TX 75052

Attn: JOHN STEVENS

Cust Code	Ordered By	Salesman	Job/Rel#	Customer PO
GRA003	BILL MURPHY	SCOTT GIBBS	8/19/20 JC	VERBAL

Entered By	FOB	Ship Via	Terms
SCOTT GIBBS	CUSTOMER PAYS FREIGHT	BEST WAY	NET 20 DAYS

LOC	OC	Quantity Ord	Quantity Shp	Quantity B/O	U/M	Item #	Description	Price	Extension
03	D	160	0	160	EA	VER-MICRO-BLAZE OUT	UL LISTED CLASS A AND B FOAM MICROBLAZE AGENT CONCENTRATE NON-TOXIC BIODEGRADABLE	127.00	20320.00

SubTotal	20,320.00
Total	20,320.00

Invoice

Dallas/Fort Worth International Airport

REMIT TO:
Dallas/Fort Worth International Airport
P. O. Box 974551
Dallas, TX 75397-4551

Invoice#	20348648
Invoice Date	09/10/2020
Agreement#	011122
Contract#	
Company#	00000916
Total Amount	$22,197.68

Chief Robert Fite
Grand Prairie Fire Dept
300 W. Main Street
Grand Prairie, TX 75050

DFW Payment Terms:
Net 25 Days from the invoice date. Monthly late fees (Minimum Fee $30.00) are assessed on delinquent balances through the date payment is received. Please refer to the Schedule of Charges for details: www.dfwairport.com/about/financials

Dallas/ Fort Worth International Airport

Line	Description	Amount
1	Grand Prairie Fire Department 1060 Gallons of Foam 1.00000 @ $22,197.68000	$22,197.68
Total Amount Due		**$22,197.68**

Invoice# 20348648 09/10/2020 Company# 00000916

Please log on to the secure web based system, iReceivables, at www.dfwairport.com/concessions/ireceivables/index.php to view your account balance, print invoices & verify payment status. Direct inquiries to: dfwacctrec@dfwairport.com

Legislation Details (With Text)

File #:	20-10459	**Version:**	2	**Name:**	EAP GPUC
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/5/2020			**In control:**	City Manager's Office
On agenda:	10/13/2020			**Final action:**	
Title:	New Contract with Grand Prairie United Charities for COVID Emergency Assistance Program Third Party Administration and Funding Allocation in an amount not to exceed $250,000, previous Emergency Assistance Program contract value totaling $549,999				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

From
Andrew Fortune

Title
New Contract with Grand Prairie United Charities for COVID Emergency Assistance Program Third Party Administration and Funding Allocation in an amount not to exceed $250,000, previous Emergency Assistance Program contract value totaling $549,999

Presenter
Andrew Fortune, Manager of Legislative Affairs/Assistant to the City Manager

Recommended Action
Approve

Analysis
The City of Grand Prairie proposes to continue the services of Grand Prairie United Charities as a third party administrator for the Grand Prairie Emergency Assistance Program to offer rental, mortgage, and utility assistance to qualifying Grand Prairie residents. The Emergency Assistance Program will be administered in adherence to modified guidelines outlined in a new contract with Grand Prairie United Charities, with the City of Grand Prairie continuing to retain final decision-making authority and oversight.

On June 16, 2020, City Council approved the initial contract with Grand Prairie United Charities in the amount not to exceed $500,000 for these services. With satisfactory performance, Contract Amendment No. 1 was approved by the City Manager's Office on September 9, 2020 to increase the Emergency Assistance Program funding by $49,999.00. All funds under this previous contract have been exhausted.

The requested Council action tonight, is to approve a new contract in the amount of $250,000.00 for an Emergency Assistance Program with Grand Prairie United Charities.

Financial Consideration

Federal Funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act are available for this expenditure. Staff recommends an additional allocation of up to $250,000.00 in CARES funding for the Emergency Assistance Program.

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10397	**Version:**	1	**Name:**	Price Agreement for Portable Toilet Rentals
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/18/2020			**In control:**	Purchasing
On agenda:	10/13/2020			**Final action:**	
Title:	Price agreement for portable toilet rentals from Viking Rentals (up to $26,876.33 annually) for one year with the option to renew for four additional one-year periods totaling $134,381.65 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10397 20116 - CC EXHIBIT				

Date	Ver.	Action By	Action	Result

From
Angi Mize

Title
Price agreement for portable toilet rentals from Viking Rentals (up to $26,876.33 annually) for one year with the option to renew for four additional one-year periods totaling $134,381.65 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Presenter
Bryce Davis, Purchasing Manager

Recommended Action
Approve

Analysis
The City rents portable toilets for various events every year as well as having them located at three (3) parks and a golf course year round. A few of the main events are Main Street Festival, 4th of July Fireworks, Halloween Event at Loyd Park and Prairie Lights. This agreement may also be used by other departments as the need arises.

Notice of bid #20116 was advertised in the Fort Worth Star Telegram and Public Purchase; it was distributed to 12 vendors, which include one HUB vendor and one Grand Prairie vendor. Three bids were received as shown on attachment A. The Grand Prairie vendor was not within the 5% local preference allowance.

The bid from Viking Rentals had a typographical error on one of the line items. The vendor has agreed to

supply at the lower correct rate. The error did not change the outcome of the award. Viking Rentals is also minority owned company.

The low bid received from Viking Rentals meets specifications and is recommended for award.

Financial Consideration

Funds are available in various departments operating budgets and will be charged accordingly on orders through the end of the fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

PORTABLE TOILET RENTALS

RFB #20116

TABULATION

			Bid Tabulation									
			Portable Toilet Rental									
			RFB #20116		United Rentals		United Site Services		Viking Rentals			
					Forest Hill, TX		Grand Prairie, TX		Austin, TX			
			GRAND TOTAL			$ 91,267.68		$ 71,441.00		$ 30,376.33	$26,876.33	
	Item	**Qty**	**Unit**	**Event Length**								
1	Monthly Rental - Regular Unit - Twice/Week	3	month	12	$ 43.19	$ 1,554.84	$ 80.00	$ 2,880.00	$ 73.19	$ 2,634.84		
2	Monthly Rental - Handicap Unit - Twice/Week	3	month	12	$ 63.19	$ 2,274.84	$ 115.00	$ 4,140.00	$ 93.19	$ 3,354.84		
3	Monthly Rental - Regular (March - Nov) - Twice/We	1	month	5	$ 43.19	$ 215.95	$ 80.00	$ 400.00	$ 773.19	$ 3,865.95	$ 365.95	
4	Monthly Rental - Handicap (March - Nov) - Twice/W	1	month	5	$ 63.19	$ 315.95	$ 115.00	$ 575.00	$ 93.19	$ 465.95		
5	Monthly Rental - (Mar-Dec) - Twice/Week	4	month	10	$ 43.19	$ 1,727.60	$ 80.00	$ 3,200.00	$ 93.19	$ 3,727.60		
6	Monthly Rental - Regular Unit - Once/week and sink	1	month	12	$ 43.19	$ 518.28	$ 135.00	$ 1,620.00	$ 43.19	$ 518.28		
7	Service Only (City owned) - Regular Unit Three/wee	1	month	12	$ 180.00	$ 2,160.00	$ 180.00	$ 2,160.00	$ 180.00	$ 2,160.00		
	TOTAL MONTHLY RENTALS					$ 8,767.46		$ 14,975.00		$ 16,727.46		
	Item	**Qty**	**Unit**	**Event Length**								
8	Main Street Festival Event Rental - Regular Unit	2	days	7	$ 43.19	$ 604.66	$ 35.00	$ 490.00	$ 6.43	$ 90.02		
9	Main Street Festival Event Rental - Regular Unit	15	days	3	$ 43.19	$ 1,943.55	$ 50.00	$ 2,250.00	$ 15.00	$ 675.00		
10	Main Street Festival Event Rental - Handicap Unit	10	days	3	$ 63.19	$ 1,895.70	$ 73.00	$ 2,190.00	$ 33.00	$ 990.00		
11	Easter Event Rental - Lynn Creek	24	days	2	$ 43.19	$ 2,073.12	$ 62.50	$ 3,000.00	$ 22.50	$ 1,080.00		
12	Mother's Day Event Rental - Regular Unit	4	days	3	$ 43.19	$ 518.28	$ 50.00	$ 600.00	$ 15.00	$ 180.00		
13	Mothers's Day Event Rental - Handicap Unit	2	days	3	$ 63.19	$ 379.14	$ 73.00	$ 438.00	$ 33.00	$ 198.00		
14	Memorial Day Event Rental - Lynn Creek	24	days	3	$ 43.19	$ 3,109.68	$ 50.00	$ 3,600.00	$ 15.00	$ 1,080.00		
15	July 4th Event Rental - Lynn Creek	24	days	1	$ 43.19	$ 1,036.56	$ 75.00	$ 1,800.00	$ 45.00	$ 1,080.00		
16	Labor Day Event Rental - Loyd Park - Regular Unit	12	days	3	$ 43.19	$ 1,554.84	$ 50.00	$ 1,800.00	$ 15.00	$ 540.00		
17	Labor Day Event Rental - Loyd Park - Handicap Unit	2	days	3	$ 63.19	$ 379.14	$ 73.00	$ 438.00	$ 33.00	$ 198.00		
18	Halloween Event Rental - Loyd Park - Regular Unit	10	days	4	$ 43.19	$ 1,727.60	$ 43.75	$ 1,750.00	$ 11.25	$ 450.00		
19	Halloween Event Rental - Loyd Park - Handicap Unit	5	days	4	$ 63.19	$ 1,263.80	$ 62.50	$ 1,250.00	$ 33.00	$ 660.00		
20	Prairie Lights Event Rental - Lynn Creek *Regular units include hand sanitizer & lights	10	days	45	$ 43.19	$ 19,435.50	$ 30.00	$ 13,500.00	$ 1.22	$ 549.00		
21	Prairie Lights Event Rental - Lynn Creek *Handicapunits include hand sanitizer & lights	6	days	45	$ 91.63	$ 24,740.10	$ 38.00	$ 10,260.00	$ 2.42	$ 653.40		
22	Prairie Lights Event Rental - Lynn Creek *hand sanitizer stations	3	days	45	$ 124.73	$ 16,838.55	$ 60.00	$ 8,100.00	$ 1.67	$ 225.45		
	TOTAL SPECIAL EVENT RENTALS					$ 77,500.22		$ 51,466.00		$ 8,648.87		
23	Special Event - Regular Unit	1	day	NA	$ 43.19		$ 75.00		$ 45.00			
24	Special Event - Handicap Unit	1	day	NA	$ 63.19		$ 130.00		$ 99.00			
25	Special Event - Toilet Add-on Inside Light unit	1	day	NA	$ 16.24				$ 16.24			
26	Special Event - Toilet Add-on Inside Hand Sanitizer	1	day	NA	$ 32.20		$ 10.00		$ 32.00			
27	Special Event - Hand Sanitizer Station	1	day	NA	$ 75.00		$ 200.00		$ 75.00			
28	Miscellaneous Charges - Additional Cleaning/Service Charge Weekday	1	each	NA	$ 10.75		$ 25.00		$ 10.75			
29	Miscellaneous Charges - Additional Cleaning/Service Charge Weekend/Holiday	1	each	NA	$ 22.47		$ 38.00		$ 22.75			
30	Miscellaneous Charges - Hand Sanitizer Station Service and Refill	1	each	NA	$ 124.73		$ 50.00		$ 100.00			
31	Rush/Weekend/Holiday Delivery Charge	1	each	NA	$ 120.00		$ 250.00		$ 120.00			

SCORECARD

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10434	**Version:**	1	**Name:**	Stryker FY21Contract for Fire Dept
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/1/2020			**In control:**	Fire
On agenda:	10/13/2020			**Final action:**	
Title:	Price Agreement for one year of preventative maintenance and repairs from Stryker Sales Corporation, a sole source provider, in the amount of $85,331.97				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10434 - Expediture Appropriation.pdf Copy of 20084 - Stryker Equipment Maintenance Est. Cost Worksheet.pdf				

Date	Ver.	Action By	Action	Result

From
Mike Joy

Title
Price Agreement for one year of preventative maintenance and repairs from Stryker Sales Corporation, a sole source provider, in the amount of $85,331.97

Presenter
Robert Fite, Fire Chief

Recommend Action
Approve

Analysis
The Fire Department's Power Pro Stretchers and Power Load Systems, Lucas 2 Mechanical Chest Compression systems and LifePak defibrillators are Stryker brand products.

In 2014 implementation of the Power Load System began during the stretcher replacement process. The Power Load System, in conjunction with the Power Pro Stretchers, is an automatic stretcher loading system designed to reduce back injuries. Currently the department has 13 Power Pro Stretchers and 14 Power Load Systems.

In 2016 City Council approved the purchase of 8 Lucas 2 Mechanical Chest Compression systems from sole source provider Medtronics/Physio-Control. Physio-Control was later purchased by Stryker. The Lucas 2 Mechanical Chest Compression systems provide high quality consistent and continuous compressions to patients in cardiac arrest, while allowing the medic to be available to perform other time sensitive tasks.

The Fire Department currently utilizes LifePak defibrillators from Stryker (formerly Physio-Control, Inc.) for the entirety of its fleet. LifePaks are portable equipment that act as vitals monitors, defibrillators, and guides during CPR.

The inspection and preventative maintenance and firmware updates on this equipment is necessary to ensure proper and safe functionality for medics and patients. This contract would include one inspection and maintenance on each piece of equipment annually.

Local Government Code Chapter 252 provides an exemption from the competitive bid process when an item or service is available from only one source. Stryker's Medical division is the sole provider of maintenance and repair parts for Stryker's Emergency Care products.

Financial Consideration

Funds are available in FY 2020/20201 budget 291210 for 63075 (Machinery & Tools Maintenance).

powered by Legistar™

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	General Fund Name of Fund (i.e. General Fund)
AGENCY:	Fire Emergency Operations Name of Department
ACCOUNTING UNIT:	291210
AVAILABLE:	63075 – MACHINERY & TOOLS MAINTENANCE, $85,332 as of October 5, 2020 (MP) Account Code, Description, and amount available
STAFF CONTACT:	Michael Joy – Senior Financial Analyst
VENDOR NUMBER:	_4090_____
VENDOR NAME:	_STRYKER MEDICAL_____
CONTINGENCY:	None_____

Stryker Equipment Maintenance

Device | ProCare Program	Service Period	Quantity
LifePak | LP15 Prevent Onsite	11/1/2020 - 10/31/2021	25
Lucas | On-site Comprehensive Coverage	**3/30/2021 - 10/31/2021**	8
Power-Load | EMS Prevent	11/1/2020 - 10/31/2021	14
Power-Cots | EMS Prevent	11/1/2020 - 10/31/2021	13
TOTAL CONTRACT AMOUNT FOR 11/1/20 - 10/31/21		

Term Cost Per Unit	Ext $ per Term	NOTE
$ 1,710.00	$ 42,750.00	
$ 819.00	$ 6,552.00	PLEASE NOTE THE SHORTER TERM FOR THESE
$ 1,535.64	$ 21,499.02	
$ 1,117.77	$ 14,530.95	
	$ 85,331.97	

This section is informational only to show the overall annual increase in costs. **Does not take into account the new prorated term for Lucas, or the old prorated term for LifePak!**

Est. Annual for Lucas	Est. Total Annual w/ new rate	Annual Amount Last Term	DIFFERENCE
	42,750.00	37,500.00	5,250.00
11,232.00	11,232.00	10,539.96	692.04
	21,499.02	22,197.60	-698.58
	14,530.95	9,969.48	4,561.47
	90,011.97	80,207.04	9,804.93

12%

Device | ProCare Program	Vendor Name (#)	Quote #
LifePak | LP15 Prevent Onsite	Physio Control (18300)	0170962
LifePak | LP15 Prevent Onsite - PARTIAL YEAR	Stryker (4090)	200421115706
LifePak | LP15 Prevent Onsite - FULL YEAR @ 4/8/20 PRICING		*used for compar*
Lucas | On-site Comprehensive Coverage	Medtronic Physio-Control (3219)	0030519
Power-Load | EMS Prevent NB	Stryker (4090)	191029094255
Power-Cots | EMS Prevent NB	Stryker (4090)	191029094255
Power-Load | EMS PM Only	Stryker (4090)	191029094255
Power-Cots | EMS PM Only	Stryker (4090)	191029094255
Total		

Invoice #	Service Period	Quantity	Unit $	Ext $ per Year	New Annual $
419043582	4/9/19 - 4/8/20	7	$ 1,499.40	$ 10,495.80	
03007230	4/8/20 - 10/31/20	25	$ 812.50	$ 20,312.50	
rison		*25*	*$ 1,500.00*	*$ 37,500.00*	45,000.00
116094899	3/2/2020 - 3/1/2021	8	$ 1,317.50	$ 10,539.96	10,674.20
2915394 M	11/1/19 - 10/31/20	12	$ 1,431.90	$ 17,182.80	23,887.80
2915394 M	11/1/19 - 10/31/20	9	$ 808.92	$ 7,280.28	16,145.50
2915394 M	11/1/19 - 10/31/20	14	$ 358.20	$ 5,014.80	0.00
2915394 M	11/1/19 - 10/31/20	12	$ 224.10	$ 2,689.20	0.00
			Annual:	**$ 80,207.04**	*95,707.50*

^ Note
amoun
the am
FY21 (
becaus
mainte
prorate
shows
would

Annual Increase	Annual Unit Increase
7,500.00	$ 300.00
134.24	$ 16.78
6,705.00	$ 558.75
8,865.22	$ 985.02
-5,014.80	$ (358.20)
-2,689.20	$ (224.10)
15,500.46	*$ 1,278.25*

: The above
ıt doesn't match
ıount of the
contract
se the Lucas
enance is
ed. Above
what a full year
be.

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10431	**Version:**	1	**Name:**	20144 - Misc. Printing Services
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/30/2020			**In control:**	Purchasing
On agenda:	10/13/2020			**Final action:**	
Title:	Price Agreement for miscellaneous printing services from Absolute Color (up to $100,000 annually) for one year with the option to renew for four additional one-year periods totaling $500,000 if all extensions are exercised. Award a secondary to Prestige Business Solutions (up to $100,000 annually) to be used only if the primary is unable to fulfill the needs of the department and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20144 - Evaluation Score Card				

Date	Ver.	Action By	Action	Result

From
Anda Upchurch

Title
Price Agreement for miscellaneous printing services from Absolute Color (up to $100,000 annually) for one year with the option to renew for four additional one-year periods totaling $500,000 if all extensions are exercised. Award a secondary to Prestige Business Solutions (up to $100,000 annually) to be used only if the primary is unable to fulfill the needs of the department and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Presenter
Bryce Davis, Purchasing Manager

Recommended Action
Approve

Analysis
This agreement will be used by multiple departments for miscellaneous print jobs, including but not limited to employee handbooks, brochures, multiple part forms, door tags, reports, booklets and calendars.

Notice of bid #20144 was advertised in the Fort Worth Star Telegram and Public Purchase; it was directly distributed to ninety-two vendors. There were eight Grand Prairie vendors available for these services, one submitting a bid. There were fifty-two HUB vendors available, four submitting a bid. In total, eight bids were

received as shown on attachment A.

The award was based on best value criteria set up in the specification, including material markup, reputation, quality of service, price, past relationship with the city and other municipalities, if they were local, and other relevant criteria as listed in the specification.

Absolute Color meets specifications and is recommended for award.

The secondary vendor, Prestige Business Solutions, will only be used if the primary vendor cannot fulfill the needs of the City.

Financial Consideration

Funds are available in various departments operating budgets and will be charged accordingly on orders through the end of the fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

Evaluation Score Card
Miscellaneous Printing Services
RFB # 20144

Evaluation Criteria	Maximum Score	Absolute Color Houston, TX Score	Prestige Grapevine, TX Score	AC Printing Euless, TX Score	Logan Graphics Grand Prairie, TX Score	Nieman Printing Dallas, TX Score	Digital Press Crowley, TX Score	Versa Printing Dallas, TX Score	Alphagraphics Arlington, TX Score
Price	50.00	44.79	50.00	39.62	28.07	30.04	38.63	39.60	35.52
Vendor's reputation and past experience with the City or another municipality	25.00	21.98	21.14	23.31	25.00	25.00	20.00	15.00	15.00
The extent to which the goods or services meet the municipality's needs	20.00	18.00	13.33	18.67	20.00	17.33	12.00	9.33	8.00
Local Business Presence	5.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00
Total	**100.00**	**84.77**	**84.47**	**81.59**	**78.07**	**72.38**	**70.63**	**63.93**	**58.52**
Complete and accurate bid		✓	✓	✓	✓	✓	✓	✓	✓
Notes		HUB	HUB	HUB		HUB		MBE (NMSDC) not HUB	

Bid Tabulator: Anda Upchurch
Bid Open Date: Wednesday, September 16, 2020

Bids were publically opened and read at the City of Grand Prairie Office of the Purchasing Division at the time indicated above. The bid tabulation has been verified, by tabulator, as accurate based on the Unit Cost presented by each bidder.

Legislation Details (With Text)

File #:	20-10428	**Version:**	1	**Name:**	Price Agreement with Trane for PM & Repair Services
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/30/2020			**In control:**	Parks & Recreation
On agenda:	10/13/2020			**Final action:**	
Title:	Price Agreement for preventive maintenance and repair services with Trane through a national inter-local agreement at an estimated annual cost of $51,125 for one year with the option to renew for four additional one year periods totaling $255,625 if all extensions are exercised; authorize the City Manager to execute the renewal optional with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10428 - Price Agreement with Trane - EPIC PM & Repairs.pdf				

Date	Ver.	Action By	Action	Result

From
Gary Yakesch, Assistant Director of Parks Finance

Title
Price Agreement for preventive maintenance and repair services with Trane through a national inter-local agreement at an estimated annual cost of $51,125 for one year with the option to renew for four additional one year periods totaling $255,625 if all extensions are exercised; authorize the City Manager to execute the renewal optional with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Presenter
Duane Strawn, Director of Parks, Arts and Recreation

Recommend Action
Approve

Analysis
This contract will be utilized by The Epic Recreation Center for preventive maintenance and repair services of HVAC and the Building Automation System.

Annual Cost Breakdown:
$41,125 for preventive maintenance services
$10,000 for miscellaneous repair services (Estimate)

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative

purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including Omnia Partners.

Trane through their Omnia Contract #15-JLP-023 contract offers HVAC Products, Installation, Services and Related Products and Services.

This item was presented to the Finance and Government Committee on October 13, 2020 for review and approval.

Financial Consideration

Funds are available in FY 2020/2021 budget 313211- 63110 and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

powered by Legistar™

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: EPIC

AGENCY: Parks, Arts and Recreation

ACCOUNTING UNIT: 313211

AVAILABLE: 63110 – Heat/Air Cond. Systems Maint – $51,125

Account Code, Description, and amount available

STAFF CONTACT: Gabby Gonzales

VENDOR NUMBER: 4536

VENDOR NAME: Trane

CONTINGENCY: _____

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10429	**Version:**	1	**Name:**	FY20 Disaster Recovery Services Contract - Hagerty
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/30/2020			**In control:**	Fire
On agenda:	10/13/2020			**Final action:**	
Title:	Price agreement for Comprehensive Disaster Recovery Management Services from Hagerty Consulting (up to $300,000 annually) for one year with the option to renew for four (4) additional one year periods totaling $1,500,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20131 - Evaluation Score Card				

Date	Ver.	Action By	Action	Result

From
Chase Wheeler, Emergency Management Coordinator

Title
Price agreement for Comprehensive Disaster Recovery Management Services from Hagerty Consulting (up to $300,000 annually) for one year with the option to renew for four (4) additional one year periods totaling $1,500,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Presenter
Chase Wheeler, Emergency Management Coordinator

Recommended Action
Approve

Analysis
The City of Grand Prairie has been impacted by several large scale disasters over the years including the straight-line wind and severe flash flooding event in May 2015, DFW hurricane sheltering operations in 2005, 2017 and 2020, along with severe winter storms to name a few. These events can cause extensive flooding and damage to roads, bridges, and infrastructure throughout the City along with the possibility of sheltering large numbers of evacuees locally or regionally. These disasters have the potential to cost the city millions of dollars in response and recovery efforts. Over the past 10 years, The State of Texas has received 17 presidentially declared disasters with Dallas County specifically receiving 4 of those overall. These declarations provide the City of Grand Prairie and other affected communities the opportunity to apply for and receive Public Assistance (PA) support from FEMA. The declarations also allow for Individual Assistance (IA) funding for individuals and households.

Under this "standby contract", Hagerty Consulting will assist the City of Grand Prairie in strategically managing the City's future potential claim development and administration under Federal and State disaster programs related to events that have occurred and other disasters that may occur during the term of this contract including subsequent renewal terms. Such Federal Programs may include, but not be limited to: FEMA Public Assistance (PA), FEMA 404 Hazard Mitigation Grant Program (HMGP), HUD Community Development Block Grant Disaster Recovery, Federal Highway Emergency Relief Program, Federal Transit Administration, and Small Business Administration. Examples of disaster recovery services that may be required include:

a. FEMA Public Assistance Advisory Services
b. FEMA 404 and 406 Hazard Mitigation Expertise
c. Financial and Grant Management Support
d. Information Technology, Data Management and Reporting Support
e. HUD Community Development Block Group Disaster Recovery (CDBG-DR) Support Services

Notice of Request for Proposals #20131 was advertised in the Fort Worth Star Telegram, Public Purchase, and distributed to twenty-eight (28) vendors including eleven (11) HUB Vendors. There were no apparent Grand Prairie vendors available for this service. Three (3) proposals were received as shown on attachment A.

The proposals were individually scored by a four-member evaluation committee based on weighted criteria included in the specification; summary scoring evaluation is shown on attachment A. The top two Firms were identified based on the scoring of the qualifications, and then invited for individual interviews with the evaluation committee. Based on the evaluation of the qualification proposals and subsequent interviews, Hagerty Consulting was selected as the most highly qualified Firm and is recommended for award.

Financial Consideration

Funding for a Price Agreement for Comprehensive Disaster Recovery Management Services from Hagerty Consulting would be decided upon the activation of the contract at the time of the disaster or event.

The City's property and assets are currently insured through the Texas Municipal League (TML). However, the decision to request federal assistance comes after all local and state resources have been exhausted and an uninsured losses threshold has been exceeded. The Stafford Act states the following:

Section 401. Procedures for Declaration. All requests for a declaration by the President that a major disaster exists shall be made by the Governor of the affected state. Such a request shall be based on a finding that the disaster is of such severity and magnitude that effective response is beyond the capabilities of the state and the affected local governments and that the federal assistance is necessary. As a part of such request, and as a prerequisite to major disaster assistance under this Act, the Governor shall take appropriate response action under state law and direct execution of the state's emergency plan. The Governor shall furnish information on the nature and amount of State and local resources which have been or will be committed to alleviating the results of the disaster and shall certify that, for the current disaster, state and local government obligations and expenditures (of which state commitments must be a significant proportion) will comply with all applicable cost-sharing requirements of this Act. Based on the request of a Governor under this section, the President may

declare under this Act that a major disaster or emergency exists.

Therefore, the City requires additional reviews and approvals of accessing, appropriating and utilizing available funding until any FEMA assistance is provided. A Reimbursement Resolution request will be necessary to allow use of available funds such as reserves and will require repayment of such funds upon the approval of another funding mechanism, such as debt issuance.

Debt will be specific to an operation's capital needs. Depending upon the nature of the specific disaster or event, debt issuance will vary by type, structure and dollar amount. Due to the emergency circumstances, this process nature would be expedited. It is estimated that debt funds may be available within 30-60 days or as quickly as a reimbursement resolution could be approved by City Council.

Evaluation Score Card
Comprehensive Disaster Recovery Management
RFP # 20131

Evaluation Criteria	Maximum Score	Hagerty Consulting Evanston, IL Score	IEM, Inc. Research Triangle Park, NC Score	Tidal Basin Government Consulting, LLC Lake Mary, FL Score
Technical Approach	26.00	21.60	20.35	16.75
Qualifications of the Firm	16.00	13.20	13.40	11.20
Qualifications of Staff	16.00	12.40	12.60	11.00
Relevant Past Performance	14.00	11.90	10.68	9.80
Cost Proposal	14.00	12.76	14.00	12.64
Subtotal for Shortlist:	**86.00**	**71.86**	**71.02**	**61.39**
Interview with Project Team* Only applies to shortlisted firms	14.00	12.88	10.64	N/A
Total	**100.00**	**84.74**	**81.66**	**61.39**
Complete and accurate proposal		✓	✓	✓
Notes				

RFP Tabulator: Anda Upchurch
RFP Open Date: Tuesday, August 25, 2020

Proposals were publically opened and acknowledged at the City of Grand Prairie Office of the Purchasing Division at the time indicated above. The cost proposal has been verified, by tabulator, as accurate based on the Unit Cost presented by

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	19-9617	**Version:**	1	**Name:**	Final Reconciliation Greenway Trails Developer Agreement
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	12/9/2019			**In control:**	Engineering
On agenda:	10/13/2020			**Final action:**	
Title:	Developer Agreement Final Reconciliation for Greenway Trails in the negative amount of $504,633.34 (This item was tabled at the January 7, 2020 Council meeting.)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Greenway Trails Developer-City Contract Reconciliation Change Order.pdf 618.107.pdf 2020-9-25 Greenway-Reimbursement Agreement.pdf				

Date	Ver.	Action By	Action	Result
1/7/2020	1	City Council	Tabled	

From
max

Title
Developer Agreement Final Reconciliation for Greenway Trails in the negative amount of $504,633.34 (This item was tabled at the January 7, 2020 Council meeting.)

Presenter
Gabriel Johnson, Director of Public Works

Recommended Action
Approve

Analysis
In order to serve the South Sector, the City established a contract for the purchase of treated water from Mansfield and funded and built a water transmission line that brings water from the Mansfield water treatment plant to the northwestern corner of the South Sector just east of SH 360 and south of the Ellis-Tarrant County lines. On April 17, 2018, (18-7694) the City Council approved a Developer Agreement with WM SUB GT, LP providing a reimbursement of actual costs not to exceed $1,500,000 to the Developer for over sizing of the standard 12" line to 18" and 24" lines. This provided water to the annexed area of the city located east of SH 360 and north of US 287.

Original cost for the betterments was a conservative estimate that included contingency. Work has now been completed and the Developer is requesting reimbursement in the amount of $995,366.66.

Since the original developer agreement was signed, WM SUB GT, LP reassigned the right for reimbursement to Forestor (USA) Real Estate Group, Inc. without notifying the City. They in turn reassigned all rights, titles,

interests, powers and duties to D. R. Horton. D.R. Horton will receive the reimbursement directly from the City. Reassignment contact was prepared by City legal staff and executed.

Financial Consideration

No additional funding is required for this Final Reconciliation Change Order.

Funding for the developer agreement with WM SUB GT, LP for the installation of a portion of the South Sector Water Transmission Line, in the amount of $995,366.66 for Developer Reimbursement of Over Sizing Costs and Impact fee Credits for a Basic 12" Water Line, is available in the Water Capital Projects Fund (500592) WO #01810703 (Southwest Sector Trans Line) PO 316769

Remaining funds in the amount of $504,633.34 will be released to the unobligated Water Capital Projects Fund (500592).

24", 18", and 8" Water Transmission Line Along Highway 360 - Phase II

W. O. #612.71

Supplemental Agreement (Reconciliation Change Order) to the

Developers Agreement Dated August 16, 2018
Between the City of Grand Prairie (Owner)
and *Forestar (USA) Real Estate Group, INC/ D.R. Horton*
for the 24", 18", and 8" Water Transmission Line along Highway 360 - Phase II

Date: 04/03/2020
Project PO#

Reconciliation Change Order to Forestar (USA) Real Estate Group Inc./DR Horton Developer's Agreement

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE	Material Betterment Cost
1010	**Mobilization**	1	LS	$ 15,000.00	$ 15,000.00	$ 5,942.72
1020	**Site preparation**	1	LS	$ 35,000.00	$ 35,000.00	$ 13,866.35
1030	**As-Built Survey**	1	LS	$ 10,000.00	$ 10,000.00	$ 3,961.81
1040	**Barricading and Traffic Control Plan**	1	LS	$ 2,500.00	$ 2,500.00	$ 990.45
1050	**Construction entrance**	4	EA	$ 1,800.00	$ 7,200.00	$ -
1060	**Construction staking**	1	LS	$ 18,500.00	$ 18,500.00	$ -
1070	**D-Hole Existing Utilities**	5	EA	$ 600.00	$ 3,000.00	$ -
1080	**F/I Water Main Pipe (8" PVC DR18 AWWA C900)**	980	LF	$ 40.00	$ 39,200.00	$ 39,200.00
1090	**Crushed Stone Pipe Embedment**	1,600	CY	$ 22.00	$ 35,200.00	$ 9,932.40
1100	**F/IWater Pipe Sand Embedment (4" to 12" Water Pipe)**	90	CY	$ 20.00	$ 1,800.00	$ -
1110	**F/I 24" PVC DR18 AWWA C900 Carrier Pipe**	284	LF	$ 175.00	$ 49,700.00	$ 32,326.91
1120	**36"x3/8" Steel Encasement Pipe by Bore - Barnett Gathering Crossing**	20	LF	$ 675.00	$ 13,500.00	$ 2,083.33
1130	**36"x3/8" Steel Encasement Pipe by Bore - Summit Midstream Crossing**	20	LF	$ 675.00	$ 13,500.00	$ 2,083.33
1140	**36"x3/8" Steel Encasement Pipe by Bore - Barnett Gathering Crossing 2**	49	LF	$ 675.00	$ 33,075.00	$ 5,104.17
1150	**36"x3/8" Steel Encasement Pipe by Bore - Atmos Crossing**, furnish and install, work fully performed, including bore pit, shoring, grouting, clean-up, (water pipe not included).	20	LF	$ 675.00	$ 13,500.00	$ 2,083.33
1160	**36"x3/8" Steel Encasement Pipe by Bore - TRWD Crossing**	135	LF	$ 750.00	$ 101,250.00	$ 14,062.50
1170	**36"x3/8" Steel Encasement Pipe by Open Cut**	40	LF	$ 400.00	$ 16,000.00	$ 4,166.67

24", 18", and 8" Water Transmission Line Along Highway 360 - Phase II

W. O. #612.71

Reconciliation Change Order to Forestar (USA) Real Estate Group Inc./DR Horton Developer's Agreement

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE	Material Betterment Cost
1180	Flowable Fill Encasement	85	CY	$ 110.00	$ 9,350.00	$ -
1190	Shoring, Bracing, Sheeting and/or Trench Box Safety Requirement	9,600	LF	$ 4.00	$ 38,400.00	$ -
1200	6" Blowoff Valve & Vault	6	EA	$ 6,800.00	$ 40,800.00	$ 40,800.00
1210	3" Combination Air Release Valve and Box	7	EA	$ 6,500.00	$ 45,500.00	$ 45,500.00
1220	24" Butterfly Valve	9	EA	$ 14,500.00	$ 130,500.00	$ 85,290.60
1230	24" Butterfly Valve and Manhole	1	EA	$ 18,000.00	$ 18,000.00	$ 8,529.06
1240	18" Gate Valve	20	EA	$ 13,500.00	$ 270,000.00	$ 66,632.60
1250	8" Gate Valve	12	EA	$ 1,200.00	$ 14,400.00	$ -
1260	Connect to Existing 24" Waterline	-	EA	$ 6,000.00	$ -	$ -
1270	Bermuda Hydromulch Seeding	100,000	SY	$ 1.00	$ 100,000.00	$ -
1280	Fence Gate	5	EA	$ 1,000.00	$ 5,000.00	$ -
1290	Barbed Wire Fence	210	LF	$ 12.00	$ 2,520.00	$ -
1300	Articulated Concrete Blocks Cable Mat	60	LF	$ 150.00	$ 9,000.00	$ -
1310	Fire Hyrant Assembly	3	EA	$ 4,500.00	$ 13,500.00	$ -
1320	Connect to Existing 3" Waterline	2	EA	$ 1,200.00	$ 2,400.00	$ -
1330	24" x 8" Tee	1	EA	$ 7,500.00	$ 7,500.00	$ -
1340	8" Plug	3	EA	$ 1,200.00	$ 3,600.00	$ -
1350	18" x 8" Tee	2	EA	$ 5,500.00	$ 11,000.00	$ -
1360	18" x 12" Tee	2	EA	$ 6,500.00	$ 13,000.00	$ -
1370	12" Pipe	30	EA	$ 52.00	$ 1,560.00	$ -
1380	12" MJxMJ GV	2	EA	$ 2,800.00	$ 5,600.00	$ -
1390	12" Plug	2	EA	$ 1,800.00	$ 3,600.00	$ -

24", 18", and 8" Water Transmission Line Along Highway 360 - Phase II

W. O. #612.71

Reconciliation Change Order to Forestar (USA) Real Estate Group Inc./DR Horton Developer's Agreement

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE	Material Betterment Cost
1400	WL lowering from STA 25+50 to STA 30+00 (Average 10' additional depth)	450	LF	$ 22.00	$ 9,900.00	$ -
1410	WL lowering from STA 38+00 to STA 50+29.74 (Average 3.5' additional depth)	1,223	LF	$ 8.00	$ 9,784.00	$ -
1420	Bends	8	EA	$ 4,500.00	$ 36,000.00	$ -
1430	Gate H-Braces and Welding	1	LS	$ 9,800.00	$ 9,800.00	$ -
1440	Field Exploration, Full Crew w/Vacc Truck	3	DAY	$ 6,000.00	$ 18,000.00	$ 18,000.00
1450	Connection to Existing 36" W/36" x 24" RCCP Reducer	1	EA	$ 16,500.00	$ 16,500.00	$ 16,500.00
	TOTAL BASE BID (SUM OF BID ITEMS 1010 THROUGH 1450)				$ 1,253,139.00	$ -
						$ -
3010	24" PVC Water Main Pipe Furnish	2,750	LF	$ 155.00	$ 426,250.00	$ 313,024.68
3020	24" Water Main Pipe Install	2,750	LF	$ 80.50	$ 221,375.00	$ 44,275.00
3030	18" PVC Water Main Pipe Furnish	5,875	LF	$ 40.00	$ 235,000.00	$ 145,223.23
3040	18" Water Main Pipe Install	5,875	LF	$ 64.50	$ 378,937.50	$ 75,787.50
	TOTAL ALTERNATE 1 (SUM OF BID ITEMS 3010 THROUGH 3040)				$ 1,261,562.50	$ 995,366.66
	Final Contract Amount				$ 2,514,701.50	
	City Reimbursement Amount per Developer Agreement				$ 995,366.66	
	Un-Reimbursed Contract Amount				$ 1,519,334.84	
	Number of Impact Fees Waived to Offset Un-Reimbursed Contract Amount				325	

24", 18", and 8" Water Transmission Line Along Highway 360 - Phase II

W. O. #612.71

Reconciliation Change Order to Forestar (USA) Real Estate Group Inc./DR Horton Developer's Agreement

Original City Participation Maximum Amount per Developer's Agreement: 1,500,000.00
Actual City Participation Amount Based on Betterment Calculation: 995,366.66

Savings recognized via Reconciliation Change Order: 504,633.34

The Completion Date will not be revised

Please sign and return this Change order to the Engineering Division as soon as possible so Future payments may be processed.

Design Engineer: (sign and seal)

Freese & Nichols, Inc.

Developer:

City Engineer:

Administrative:

Project Engineer:

Chief Engineering Inspector:

City Attorney:

Assistant City Manager:

City Secretary:

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500592 / 01810703
Project Title: Southwest Sector Trans Line
Current Request: $0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	$1,500,000	$1,500,000	$0	$1,500,000	$1,500,000
Eng/Con/Geo 68560	$78,335	$0	$0	$0	$78,335
				$0	$0
				$0	$0
				$0	$0
				$0	$0
				$0	$0
TOTAL	**$1,578,335**	**$1,500,000**	**$0**	**$1,500,000**	**$1,578,335**

GREENWAY TRAILS WATERLINE REIMBURSEMENT AGREEMENT

THIS GREENWAY TRAILS WATERLINE AGREEMENT (the "Agreement") is made and entered into on the _____ day of September, 2020 ("Effective Date"), by and between the City of Grand Prairie, Texas (the "City") and D.R. Horton-Texas, Ltd., a Texas limited partnership ("Horton"), collectively, the "Parties."

WITNESSETH:

The Parties agree as follows:

1. The City entered into that certain Development Agreement (Greenway Trails) dated April 30, 2018 (the "Development Agreement"), with WM SUB GT, LP, a Texas limited partnership ("Developer") under which under which Developer was to construct a certain project within the City.

2. Pursuant to the Development Agreement, Developer agreed to construct water line improvements for the City as described in the Development Agreement in exchange for a cash reimbursement from the City in an amount not to exceed $1,500,000.00, upon the City's acceptance of the water line improvements.

3. The Development Agreement provided that Developer had the right to assign the Development Agreement, in whole or in part, to Forestar (USA) Real Estate Group Inc., ("Forestar"), without the prior approval of the City. Developer assigned the Development Agreement to Forestar by that certain Assignment and Assumption of Development Agreement dated July 13, 2018, pursuant to which Forestar assumed Developer's obligations under the Development Agreement.

4. Pursuant to that certain Assignment and Assumption of Development Agreement effective August 20, 2019 between Forestar and Horton, Forestar assigned all its rights, titles, interests, powers and duties in, to and under the Development Agreement to Horton, specifically including the right to receive reimbursement from the City for the water line improvements to be constructed pursuant to the Development Agreement.

5. The City and D.R. Horton agree that the water line improvements have been constructed pursuant to the Development Agreement, that they have been accepted by the City, and that the cash reimbursement amount owed by the City for such improvements is $995,366.66.

6. The City agrees to pay Horton the cash reimbursement amount of $995,366.66 after execution of this Agreement by both Parties.

7. In exchange for such payment, Horton acknowledges that the referenced reimbursement satisfies the City's cash reimbursement obligation under the Development Agreement and releases the City from any and claims for additional reimbursement for the improvements.

8. Horton further represents that it alone is entitled to the referenced water line cash reimbursement pursuant to the assignment agreements referred to herein **and will indemnify and hold the City harmless against any third-party claims to the referenced water line cash reimbursement that is the subject matter of this Agreement**.

SIGNED AND ACCEPTED by the Parties, to become effective on the Effective Date indicated above.

CITY OF GRAND PRAIRIE, TEXAS

_____

William A. Hills
Deputy City Manager

D.R. HORTON – TEXAS, LTD.,
a Texas Limited Partnership
By: D.R. Horton, Inc.,
a Delaware Corporation,
its Authorized Agent

9-25-20

Benjamin Clark
Assistant Vice President

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10380	**Version:**	1	**Name:**	Resale items from Acushnet (Prairie Lakes Golf) and Creative Cuisine (RJC)
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/9/2020			**In control:**	Parks & Recreation
On agenda:	10/13/2020			**Final action:**	
Title:	Purchase of golf merchandise for resale by Prairie Lakes Golf Course from Acushman Company (Titleist) in an amount not to exceed $60,000 for one year with up to four additional one-year periods cumulatively totaling approximately $300,000; purchase of catered meals offered for resale by Ruthe Jackson Center from Creative Cuisine in an annual amount not to exceed $400,000 for one year with up to four additional one-year periods cumulatively totaling approximately $2,000,000; authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10380 Resale Acushman and Creative Cuisine.pdf				

Date	Ver.	Action By	Action	Result

From
Gary Yakesch, Assistant Director of Parks Finance

Title
Purchase of golf merchandise for resale by Prairie Lakes Golf Course from Acushman Company (Titleist) in an amount not to exceed $60,000 for one year with up to four additional one-year periods cumulatively totaling approximately $300,000; purchase of catered meals offered for resale by Ruthe Jackson Center from Creative Cuisine in an annual amount not to exceed $400,000 for one year with up to four additional one-year periods cumulatively totaling approximately $2,000,000; authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Presenter
Duane Strawn, Director of Parks, Arts and Recreation

Recommended Action
Approve

Analysis
Prairie Lakes Golf course provides a varied line of soft goods and hard goods, collectively merchandise, for both customers and members. The merchandise purchased by Prairie Lakes Golf Course is exclusively for subsequent retail resale; merchandise is priced according to prevailing market rates and costs are fully recovered at the time of resale.

Clients and guests of Ruthe Jackson Center select from varied menu options for their specific catering needs; the menu selected determines the preferred catering vendor. The catered meals offered for resale at Ruthe Jackson Center are procured only after the client selects a catered meal option and event deposits secured for the event. Catered menus are priced according to prevailing market rates and the costs are fully recovered at the time of the resale.

Local government code 252 provides an exemption from the competitive bid process when the goods purchased by a municipality are for subsequent retail sale by the municipality.

City Council authorization is required due to this expenditure surpassing $50,000. If approved, City staff will be authorized to make purchases of the specified goods/services for subsequent retail sales, as authorized by the Texas Local Government Code, so long as Council continues to appropriate funds and approve those future year's budgets for these resale items.

This item was presented to the Finance and Government Committee on October 13 for their review and recommendation to the City Council.

Financial Consideration

Resale expenses are recuperated during the subsequent retail sale. Funding is provided in the FY 2020/2021 Operating Budgets (314812 - 60380) for Golf and (351110 - 61115) for RJC. Funding for future fiscal years will be paid from that year's approved budgets so long as Council continues to appropriate funds and approve those future year's budgets for these resale items.

powered by Legistar™

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Golf / PVEN
Name of Fund (i.e. General Fund)

AGENCY: Parks, Arts and Recreation
Name of Department

ACCOUNTING UNIT: 314812 & 351110

AVAILABLE: 314812 - 60380 (Resale) - $60,000
351110 - 61115 (Catering) - $400,000
Account Code, Description, and amount available

STAFF CONTACT: Duane Strawn

VENDOR NUMBER: 5373 – Acushman Company
6985 – Creative Cuision5373

VENDOR NAME: 5373 – Acushman Company
6985 – Creative Cuision5373

CONTINGENCY: _____

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10392	**Version:**	1	**Name:**	Animal Services Trucks
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/17/2020			**In control:**	Fleet Services
On agenda:	10/13/2020			**Final action:**	
Title:	Purchase of two (2) new Chevrolet 2500HD double cab pickup with animal service body from Caldwell Country Baby Jacks II, respectively for a combined total of $124,640 through an Interlocal Agreement with BuyBoard				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10392.pdf				

Date	Ver.	Action By	Action	Result

From
Jayson R. Ramirez, Fleet Services Manager

Title
Purchase of two (2) new Chevrolet 2500HD double cab pickup with animal service body from Caldwell Country Baby Jacks II, respectively for a combined total of $124,640 through an Interlocal Agreement with BuyBoard

Presenter
Jayson R. Ramirez, Fleet Services Manager

Recommended Action
Approve

Analysis
These vehicles will either replace existing vehicles in the fleet or add to the fleet according to the city replacement schedule. The purchase of the vehicles were included in the FY 2020/2021 Approved Operating Budget and includes the following:

· two (2) new Chevrolet 2500HD double cab pickup with animal service body will be replacing two (2) 2015 pickups for Animal Services.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the BuyBoard interlocal agreement.

BuyBoard allows us to save money through "economies of scale", with the pooled purchasing power of their members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now. A fee of $400 is due in order to use BuyBoard contract # 601-19 effective date December 1, 2019 and November 3, 2022.

Financial Consideration

Funding in the amount of $124,640 is available in the Equipment Acquisition Fund (301510-68320) Animal Services.

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Equipment Acquisition Fund Name of Fund (i.e. General Fund)
AGENCY:	Environmental Services (Animal Services) Name of Department
ACCOUNTING UNIT:	301510
AVAILABLE:	68320, Autos and Trucks, $150,000 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez
VENDOR NUMBER:	4053
VENDOR NAME:	Caldwell Country, Baby Jacks II
CONTINGENCY:	n/a

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10398	**Version:**	1	**Name:**	Caterpillar Construction Equipment
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/18/2020			**In control:**	Fleet Services
On agenda:	10/13/2020			**Final action:**	
Title:	Purchase of one (1) new Caterpillar Model: 836K compactor for Environmental Services-Landfill ($1,223,523), one (1) new Caterpillar Model: 289D skid steer for Public Works-Streets ($81,070), one (1) new Caterpillar Model: 730 articulated dump truck for Environmental Services-Landfill ($477,400), one (1) new Caterpillar Model: 430 C4EX backhoe loader for Public Works-Water ($127,840), and one (1) new Caterpillar Model: 140 motor grader for Environmental Services-Landfill ($348,960) from HOLT CAT for a total of $2,258,793 through a national interlocal agreement with Sourcewell				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10398.pdf				

Date	Ver.	Action By	Action	Result

From
Jayson R. Ramirez, Fleet Services Manager

Title
Purchase of one (1) new Caterpillar Model: 836K compactor for Environmental Services-Landfill ($1,223,523), one (1) new Caterpillar Model: 289D skid steer for Public Works-Streets ($81,070), one (1) new Caterpillar Model: 730 articulated dump truck for Environmental Services-Landfill ($477,400), one (1) new Caterpillar Model: 430 C4EX backhoe loader for Public Works-Water ($127,840), and one (1) new Caterpillar Model: 140 motor grader for Environmental Services-Landfill ($348,960) from HOLT CAT for a total of $2,258,793 through a national interlocal agreement with Sourcewell

Presenter
Jayson R. Ramirez, Fleet Services Manager

Recommended Action
Approve

Analysis
This equipment will be added to the fleet or replace existing equipment according to the city replacement/improvement schedule and included in the FY 2020/2021 Approved Budget. The units are:

From Holt CAT:
· one (1) new Caterpillar Model: 836K compactor will be replacing one (1), unit, age 2016, compactor in Environmental Services (Landfill) totaling $1,223,523;
· one (1) new Caterpillar Model: 289D skid steer will be an improvement for Public Works (Streets) totaling $81,070;

· one (1) new Caterpillar Model: 730 articulated dump truck will be replacing one (1), unit, age 2013, articulated dump truck in Environmental Services (Landfill) totaling $477,400;
· one (1) new Caterpillar Model: 430 C4EX backhoe loader will be replacing one (1), unit, age 2013, backhoe loader in Public Works (Water) totaling $127,840; and,
· one (1) new Caterpillar Model: 140 motor grader will be replacing one (1), unit, age 2012, motor grader in Environmental Services (Landfill) totaling $348,960.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. Each to perform governmental functions or services including administrative functions normally associated with the operation of government. The City of Grand Prairie does not need to competitively bid items purchased through such agreements as they have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master, interlocal cooperative agreements with various entities including Sourcewell.

The City of Grand Prairie has master interlocal cooperative agreements with various entities including Sourcewell. The Sourcewell contract #032119 began May 13, 2019 and will expire May 13, 2023.

Financial Consideration

Funding is available in the following accounts:

1. $1,233,523 in the FY 2020/2021 Solid Waste Equipment Acquisition Fund (304010-68300) Environmental Services (Landfill);
2. $81,070 in the FY 2020/2021 Equipment Acquisition Fund (253010-68360) Public Works (Streets);
3. $477,400 in the FY 2020/2021 Solid Waste Equipment Acquisition Fund (304010-68320) Environmental Services (Landfill);
4. $127,840 in the FY 2020/2021 WaterWastewater Fund (361211-68300) Public Works (Water); and,
5. $348,960 in the FY 2020/2021 Solid Waste Equipment Acquisition Fund (304010-68330) Environmental Services (Landfill).

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Solid Waste Equipment Acquisition Fund Name of Fund (i.e. General Fund)
AGENCY:	Environmental Services (Landfill) Name of Department
ACCOUNTING UNIT:	304010 SW Eqp Landfill Equipment LAND
AVAILABLE:	68300 Other Machinery and Equipment $1,335,000 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez, Fleet Services Manager
VENDOR NUMBER:	2754
VENDOR NAME:	HOLT CAT
CONTINGENCY:	N/A

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Equipment Acquisition Fund Name of Fund (i.e. General Fund)
AGENCY:	Public Works (Streets) Name of Department
ACCOUNTING UNIT:	253010 Equip Acq Streets
AVAILABLE:	68360 Other Machinery and Equipment $95,070 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez, Fleet Services Manager
VENDOR NUMBER:	2754
VENDOR NAME:	HOLT CAT
CONTINGENCY:	N/A

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Solid Waste Equipment Acquisition Fund Name of Fund (i.e. General Fund)
AGENCY:	Environmental Services (Landfill) Name of Department
ACCOUNTING UNIT:	304010 SW Eqp Landfill Equipment LAND
AVAILABLE:	68320 Autos & Trucks $1,004,500 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez, Fleet Services Manager
VENDOR NUMBER:	2754
VENDOR NAME:	HOLT CAT
CONTINGENCY:	N/A

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Water/Wastewater Fund Name of Fund (i.e. General Fund)
AGENCY:	Public Works (Water) Name of Department
ACCOUNTING UNIT:	361211 Water Distribution WDST
AVAILABLE:	68300 Other Machinery and Equipment $290,000 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez, Fleet Services Manager
VENDOR NUMBER:	2754
VENDOR NAME:	HOLT CAT
CONTINGENCY:	N/A

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Solid Waste Equipment Acquisition Fund Name of Fund (i.e. General Fund)
AGENCY:	Environmental Services (Landfill) Name of Department
ACCOUNTING UNIT:	304010 SW Eqp Landfill Equipment LAND
AVAILABLE:	68330 Other Vehicles $372,000 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez, Fleet Services Manager
VENDOR NUMBER:	2754
VENDOR NAME:	HOLT CAT
CONTINGENCY:	N/A

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10416	**Version:**	1	**Name:**	Landfill Hydroseeder
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/28/2020			**In control:**	Fleet Services
On agenda:	10/13/2020			**Final action:**	
Title:	Purchase of one (1) new FINN LF120 Landfill Hydroseeder (Straight Pull Trailer) from Romco Equipment Co. totaling $73,607 through an Interlocal Agreement with BuyBoard				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10416.pdf				

Date	Ver.	Action By	Action	Result

From
Jayson R. Ramirez, Fleet Services Manager

Title
Purchase of one (1) new FINN LF120 Landfill Hydroseeder (Straight Pull Trailer) from Romco Equipment Co. totaling $73,607 through an Interlocal Agreement with BuyBoard

Presenter
Jayson R. Ramirez, Fleet Services Manager

Recommended Action
Approve

Analysis
This trailer will replace an existing trailer in the fleet according to the city replacement schedule. The purchase of the trailer was included in the FY 2020/2021 Approved Operating Budget and includes the following:

- one (1) new FINN LF120 Hydroseeder will be replacing (1) 2014 FINN Hydroseeder for Landfill.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the BuyBoard interlocal agreement.

BuyBoard allows us to save money through "economies of scale", with the pooled purchasing power of their members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same

vendors we use now. A fee of $400 is due in order to use BuyBoard contract # 597-19 effective date December 01, 2019 and expiring November 30, 2021.

Financial Consideration

Funding in the amount of $73,607 is available in the Solid Waste Equipment Acquisition Fund (304010-68300) Environmental Services.

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Solid Waste Equipment Acquisition Fund Name of Fund (i.e. General Fund)
AGENCY:	Environmental Services (Landfill) Name of Department
ACCOUNTING UNIT:	304010
AVAILABLE:	68300, Other Machinery and Equipment, $1,335,000.00 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez
VENDOR NUMBER:	3602
VENDOR NAME:	Romco Equipment Co.
CONTINGENCY:	NA

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10417	**Version:** 1	**Name:**	Landfill Construction Sweeper
Type:	Agenda Item		**Status:**	Consent Agenda
File created:	9/28/2020		**In control:**	Fleet Services
On agenda:	10/13/2020		**Final action:**	
Title:	Purchase of one (1) new Broce RJT350 road broom from R.B. Everett & Co., respectively for a combined total of $64,138 through a national, interlocal agreement with BuyBoard			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	20-10417.pdf			

Date	Ver.	Action By	Action	Result

From
Jayson R. Ramirez, Fleet Services Manager

Title
Purchase of one (1) new Broce RJT350 road broom from R.B. Everett & Co., respectively for a combined total of $64,138 through a national, interlocal agreement with BuyBoard

Presenter
Jayson R. Ramirez, Fleet Services Manager

Recommend Action
Approve

Analysis
This equipment will replace existing construction equipment in the fleet according to the city replacement/improvement schedule and are included in the FY 2020/2021 Approved Budget. The replaced unit is:

From R.B. Everett & Co.:
• one (1) new Broce RJT350 road broom replacing one (1), unit, age 2013, road broom in Environmental Services-Landfill totaling $64,138

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the BuyBoard interlocal agreement.

BuyBoard allows us to save money through "economies of scale", with the pooled purchasing power of their

members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now. A fee of $400 is due in order to use BuyBoard contract # 597-19 effective date December 01, 2019 and expiring November 30, 2021.

Financial Consideration

Funding in the amount of $64,138 is available in the Solid Waste Equipment Acquisition Fund (304010-68320).

powered by Legistar™

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Solid Waste Equipment Acquisition Fund Name of Fund (i.e. General Fund)
AGENCY:	Environmental Services (Landfill) Name of Department
ACCOUNTING UNIT:	304010
AVAILABLE:	68320, Autos and Trucks, $1,004,500 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez
VENDOR NUMBER:	24826
VENDOR NAME:	R.B. Everett & Co.
CONTINGENCY:	n/a

Legislation Details (With Text)

File #:	20-10393	**Version:**	1	**Name:**	Professional Turf Toro Purchases
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/17/2020			**In control:**	Fleet Services
On agenda:	10/13/2020			**Final action:**	
Title:	Purchase of the following for Parks and Recreation: one (1) new Toro GM 3300 mower ($26,862.39), one (1) new Toro GM 4000-D mower ($67,263.76), two (2) new Toro GM 5900 mower ($99,373.34 each), one (1) new Toro Workman HDX ($25,299.32), one (1) new Toro ProPass 200 Wireless top dresser ($16,580.52), and one (1) new Toro 72267 60" deck mower ($13,987.71) from Professional Turf Products for a combined total of $355,715.19 through a national, interlocal agreement with BuyBoard				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10393.pdf				

Date	Ver.	Action By	Action	Result

From
Jayson R. Ramirez, Fleet Services Manager

Title
Purchase of the following for Parks and Recreation: one (1) new Toro GM 3300 mower ($26,862.39), one (1) new Toro GM 4000-D mower ($67,263.76), two (2) new Toro GM 5900 mower ($99,373.34 each), one (1) new Toro Workman HDX ($25,299.32), one (1) new Toro ProPass 200 Wireless top dresser ($16,580.52), and one (1) new Toro 72267 60" deck mower ($13,987.71) from Professional Turf Products for a combined total of $355,715.19 through a national, interlocal agreement with BuyBoard

Presenter
Jayson R. Ramirez, Fleet Services Manager

Recommend Action
Approve

Analysis
This equipment will either replace existing equipment in the fleet or add to the fleet according to the city replacement/improvement schedule. The purchase of this equipment was included in the FY 2020/2021 Approved Operating Budget and includes the following:

- one (1) new Toro GM 3300 mower will be replacing 2007 Toro 325-D for Parks and Recreation;
- one (1) new Toro GM 4000-D mower will be an improvement for Parks and Recreation;
- two (2) new Toro GM5900's will be replacing 2007 580-D's for Parks and Recreation;
- one (1) new Toro Workman HDX will be replacing a 1998 top dresser for Parks and Recreation;
- one (1) new Toro ProPass 200 will be replacing a 1998 top dresser for Parks and Recreation; and,

· one (1) new Toro 72267 60" deck mower will be replacing a 2010 Toro Z580D for Parks and Recreation.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the BuyBoard interlocal agreement.

BuyBoard allows us to save money through "economies of scale", with the pooled purchasing power of their members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now. A fee of $400 is due in order to use BuyBoard contract # 611-20 effective date June 1, 2020 and May 31, 2023.

Financial Consideration

Funding, in the amount of $355,715.19, is available in the following accounts:

1. $26,862.39 in the PVEN General Fund (312610-68300) Parks and Recreation;
2. $67,263.76 in the PVEN General Fund (314310-68300) Parks and Recreation;
3. $198,746.68 in the PVEN General Fund (314310-68300) Parks and Recreation;
4. $25,299.32 in the PVEN General Fund (314310-68300) Parks and Recreation;
5. $16,580.52 in the PVEN General Fund (314310-68300) Parks and Recreation; and
6. $13,987.71 in the Cemetery Fund (316110-68300) Parks and Recreation.

powered by Legistar™

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	PVEN General Fund Name of Fund (i.e. General Fund)
AGENCY:	Parks, Arts and Recreation Name of Department
ACCOUNTING UNIT:	312610
AVAILABLE:	68300_Other Machinery and Equipment_$30,000 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez
VENDOR NUMBER:	3355_
VENDOR NAME:	Professional Turf Products, L.P._
CONTINGENCY:	n/a

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	PVEN General Fund Name of Fund (i.e. General Fund)
AGENCY:	Parks, Arts and Recreation Name of Department
ACCOUNTING UNIT:	314310
AVAILABLE:	68300_Other Equipment_$380,000 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez
VENDOR NUMBER:	3355_
VENDOR NAME:	Professional Turf Products, L.P._
CONTINGENCY:	n/a

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Cemetery Fund Name of Fund (i.e. General Fund)
AGENCY:	Parks, Arts and Recreation Name of Department
ACCOUNTING UNIT:	316110
AVAILABLE:	68300_Other Machinery and Equipment_$50,000 Account Code, Description, and amount available
STAFF CONTACT:	Jayson R. Ramirez
VENDOR NUMBER:	3355_
VENDOR NAME:	Professional Turf Products, L.P._
CONTINGENCY:	n/a

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10415	**Version:**	1	**Name:**	Summit building management control system
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/23/2020			**In control:**	Parks & Recreation
On agenda:	10/13/2020			**Final action:**	
Title:	Contract to add a building management control system for The Summit from Enviromatic Systems in the amount of $134,300 with a 5% contingency of $6,715 through a national interlocal agreement with BuyBoard for a total project cost not to exceed $141,015				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10415 Summit Control Management System - Enviromatic.doc.pdf				

Date	Ver.	Action By	Action	Result

From
Gary Yakesch, Assistant Director of Parks Finance

Title
Contract to add a building management control system for The Summit from Enviromatic Systems in the amount of $134,300 with a 5% contingency of $6,715 through a national interlocal agreement with BuyBoard for a total project cost not to exceed $141,015

Presenter
Duane Strawn, Director of Parks, Arts and Recreation

Recommended Action
Approve

Analysis
HVAC components at The Summit are recommended to have a monitoring system for efficiency and operational standardization. Enviromatic Systems submitted a proposal for the building management system controls in the amount of $134,300. The building management systems will be installed using an already established interlocal price agreement with Enviromatic Systems through BuyBoard contract # 552-17 which is set to expire 11/30/2020 with two additional one-year renewals. This control system is a replacement for an existing system.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency.

This item was presented to the Finance and Government Committee on October 13, 2020 for review and

approval.

Financial Consideration

Funding for a contract to add HVAC building controls at The Summit from Enviromatic Systems, Inc. in the total amount of $141,015, is available in the Parks Capital Projects Fund (317193) WO #02103003 (Summit AC Controls).

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 317193-02103003
Project Title: Summit AC Controls
Current Request: $0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
68014 - HVAC	$150,000	$150,000	$0	$150,000	$150,000
				$0	$0
				$0	$0
				$0	$0
				$0	$0
				$0	$0
				$0	$0
TOTAL	**$150,000**	**$150,000**	**$0**	**$150,000**	**$150,000**

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10419	**Version:**	1	**Name:**	Great Southwest Nature Park Phase 1 Construction
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/28/2020			**In control:**	Parks & Recreation
On agenda:	10/13/2020			**Final action:**	
Title:	Construction Contract with William H. Company, LLC for Great Southwest Nature Park Improvements Phase 1 in the amount of $859,789 and approve a 5% contingency in the amount of $42,990 for a total of $902,779				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10419_RFB 20163 - CC EXHIBIT 20-10419 - GSW Construction - William H. Company.pdf				

Date	Ver.	Action By	Action	Result

From
Steve Plumer, Sr. Parks Project Manager

Title
Construction Contract with William H. Company, LLC for Great Southwest Nature Park Improvements Phase 1 in the amount of $859,789 and approve a 5% contingency in the amount of $42,990 for a total of $902,779

Presenter
Duane Strawn, Director of Parks, Arts and Recreation

Recommended Action
Approve

Analysis
In September 2017, the City submitted and was awarded a matching acquisition and development grant in the amount of $500,000 from the Texas Parks and Wildlife.

The 68.731 acre tract was part of the former Great Southwest Country Club and has natural features including mature trees, existing ponds, a portion of Johnson Creek, and riparian and native woodlands. The unique characteristics of the site scored highly with Texas Parks and Wildlife criteria. The developer donated the property which will serve as a portion of the City's local matching share for grant application.

In November 2018, the City Council awarded a Professional Service contract to Pacheco Koch Consulting Engineers, Inc. for Professional Engineering Services. Plans were developed for Phase I of the Great Southwest Nature Park to include the base bid and three additive alternates as described below:

Alternate No. 1
Pavement Removal, Silt Fence, Clearing and Grubbing (Including Tree removal), Butterfly/Wildflower

Planting, Steel Edging, 4" Concrete Paving, Rip Rap, complete and in place as shown on plan, specifications and addenda.

Alternate No. 2
Pavement Removal, Silt Fence, Clearing and Grubbing (Including Tree removal), Spoil Pile-structure and Bollard Removal, Concrete Entry Drive, Concrete Parking Lot, Striping, Wheel Stops, Handicap Signage, Entrance/Flood Gate, complete and in place as shown on the plans, specifications and addenda.

Alternate No. 3
Tree Protection Fencing, Bermuda Hydroseed Reestablishment (within designated Mow areas (outside 4' offset), Butterfly Wildflower Garden, Compositing Toilet (Pre-fabricated restroom), Trash Cleanup, complete and in place as shown on the plans, specifications and addenda.

Construction proposals were received at the office of the Purchasing Manager on September 22, 2020 for the construction of Phase I. Five proposals were received. The proposal format for this project was “Best Value”. Review criteria included price, qualifications, capability and capacity, and references. After review of the proposals and alternates, staff recommends acceptance and award of the base bid and alternate No. 1 from William H. Company, LLC. The firm submitted a base bid of $762,951 and an alternate 1 bid of $96,838 for a total of $859,789.

This item was presented to the Finance and Government Committee on October 13, 2020 for recommendation and approval.

Financial Consideration

Funding for a Construction Services Contract with William H. Company, LLC in the amount of $859,789 and a 5% contingency of $42,990, for a total of $902,779 is available in the Grant Fund (300592), WO 15018019 (Great Southwest Nature Park), 68540 (Construction).

THE GREAT SOUTHWEST NATURE PARK

RFB #20163

TABULATION

Bid Tabulation The Great Southwest Nature Park RFB # 20163	C Green Scaping Ft Worth	JB & Company Dallas	North Rock Denton	Northstar Ft. Worth	William H Hurst
Base Bid	$ 1,041,848.00	$ 845,600.00	$ 1,127,409.80	$ 989,950.00	$ 762,951.00
Alternate 1	$ 128,427.00	$ 98,000.00	$ 156,902.19	$ 109,800.00	$ 96,838.00
Alternate 2	$ 135,377.00	$ 110,000.00	$ 127,830.95	$ 104,700.00	$ 104,493.00
Alternate 3	$ 268,330.00	$ 225,000.00	$ 120,189.52	$ 290,000.00	$ 33,132.00
	$ 1,573,982.00	$ 1,278,600.00	$ 1,532,332.46	$ 1,494,450.00	$ 997,414.00
					$ 859,789.00

SCORECARD

Grand Prairie TEXAS Dream Big Play Hard	**Score Card** The Great Southwest Nature Park RFB # 20163	C Green Scaping Ft Worth	JB & Company Dallas	North Rock Denton	Northstar Ft Worth	William H Hurst
Evaluation Criteria	**Maximum Score**	**Score**	**Score**	**Score**	**Score**	**Score**
Price (budget/fees)	25.00	15.84	19.50	16.27	16.69	25.00
Qualifications	25.00	22.00	21.88	21.88	25.00	24.38
Capability & Capicity	25.00	22.25	21.88	18.13	23.75	23.75
References	25.00	20.83	22.32	24.88	25.00	24.88
Total	**100.00**	**80.93**	**85.57**	**81.16**	**90.44**	**98.01**

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 300592 - 15018019
Project Title: Great Southwest Nature Park
Current Request: $0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Legal Services (61360)	$7,471	$1,763	$0	$1,763	$7,471
Surveys/Studies (61405)	$8,410	$235		$235	$8,410
Land (68090)	$515,500	$515,500		$515,500	$515,500
Construction (68540)	$917,381	$917,381		$917,381	$917,381
Design (68550)	$146,750	$0		$0	$146,750
Contingency (68570)	$4,488	$0		$0	$4,488
				$0	$0
TOTAL	**$1,600,000**	**$1,434,879**	**$0**	**$1,434,879**	**$1,600,000**

Legislation Details (With Text)

File #:	20-10423	**Version:**	1	**Name:**	Tobacco Prevention and Enforcement Grant
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/29/2020			**In control:**	Police
On agenda:	10/13/2020			**Final action:**	
Title:	Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University up to the amount of $37,500 for the purpose of compliance-related activities of tobacco retailers				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Grand Prairie PD TEP FY21 Contract.pdf				

Date	Ver.	Action By	Action	Result

From
Fred Bates, Jr.

Title
Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University up to the amount of $37,500 for the purpose of compliance-related activities of tobacco retailers

Presenter
Daniel Scesney, Chief of Police

Recommended Action
Approve

Analysis
The Grand Prairie Police Department continues to advance efforts within its purview to maintain the quality of life for the citizens of the City through community policing initiatives. The Department has sought to establish relationships with Federal and State agencies to enhance these efforts. One such area of community concern is the use of tobacco among minors. Research has shown that the control of the sales of tobacco to minors in the retail environment significantly reduces the incidents of the use of tobacco products among minors.

The Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch has awarded the City of Grand Prairie a grant up to the amount of $37,500 to fund retail compliance checks; random, unannounced inspections; and retailer and judicial education of tobacco retailers in the City. The DSHS grant is contracted through an Interlocal Agreement with Texas State University in compliance with Interlocal Cooperation Act, Chapter 791, Texas Government Code, becomes effective upon execution of the contract and

extends through August 31, 2021.

The Police Department will use this funding to conduct periodic retail compliance checks with various surveillance and enforcement operations. Along with enforced retail compliance, minors are also further educated about the laws that regulate underage tobacco use. Upon the completion of the yearlong grant operation, the statistical results will be forwarded to the Texas Department of State Health Services (DSHS).

The Public Safety, Health, and Environmental Committee reviewed this item on October 5, 2020 and recommended it be forwarded to Council for approval.

Financial Consideration

None. There is no City cash match required.

powered by Legistar™

INTERLOCAL COOPERATION CONTRACT

THE STATE OF TEXAS
COUNTY OF HAYS

This Interlocal Cooperation Contract (this "Contract") is entered into by and between the Contracting Parties shown below pursuant to authority granted in and in compliance with the *Interlocal Cooperation Act, Chapter 791, Texas Government Code*.

I. Contracting Parties

The Receiving Party: **Texas State University ("Texas State")** an institution of higher education and agency of the State of Texas.

Texas School Safety Center
415 N. Guadalupe, #164
San Marcos, Texas 78666

The Performing Party: **CITY OF GRAND PRAIRIE** a local government of the State of Texas

Grand Prairie Police Department
317 College Street
Grand Prairie, TX 75050

II. Statement of Services to be Performed

Performing Party will perform the following service(s):

Conduct **300** controlled buy/stings and follow-ups of tobacco permitted retail outlets and sales and use tax permitted e-cigarette retail outlets using minors as decoys, to determine compliance with applicable laws in accordance with *Texas Health and Safety Code §161.082 – Sale of cigarettes, e-cigarettes, or tobacco products to persons younger than 21 years of age prohibited: Proof of age required.* Work shall be performed following the details outlined in attached **Exhibit A – Scope of Work**, and **Exhibit B – Performance Measures**.

III. Basis for Calculating Reimbursable Costs

Performing Party shall be paid $125.00 for each correct and completed controlled buy/sting and follow-up reported on the Cigarette, E-cigarette, and Tobacco Controlled Buy/Sting Report form (TEP-102 (Rev 9/2020)) **(for a maximum of 300 Controlled Buy/Stings and Follow-ups x $125.00 each for a total of $37,500.00)**. Payment will be based on the receipt and approval of an invoice for services following the details outlined in attached **Exhibit C – Payment for Services**.

IV. Contract Amount

The total amount of this Contract shall not exceed THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 CENTS ($37,500.00). This is the maximum amount collectable under the Contract as written.

V. Payment of Services

Receiving Party will remit payments to Performing Party for services satisfactorily performed under this Contract in accordance with the *Texas Prompt Payment Act, Chapter 2251, Texas Government Code*.

Payments made under this Contract will (1) fairly compensate Performing Party for the services performed under this Contract, and (2) be made from current revenues available to Receiving Party in the form of a contract from the Department of State Health Services and/or the Texas Health and Human Services Commission to fund local law enforcement agencies to enforce *Texas Health and Safety Code §161.082 – Sale of cigarettes, e-cigarettes, or tobacco products to persons younger than 21 years of age prohibited: Proof of age required.*

VI. Warranties

Receiving Party warrants that (1) the services are necessary and authorized for activities that are properly within its statutory functions and programs; (2) it has the authority to contract for the services under authority granted in *Texas Government Code 403.105 – Permanent Fund for Health and Tobacco Education and Enforcement*; (3) it has all necessary power and has received all necessary approvals to execute and deliver this Contract; and (4) the representative signing this Contract on its behalf is authorized by its governing body to sign this Contract.

Performing Party warrants that (1) it has authority to perform the services under authority granted in *Chapter 161.088, Texas Health and Safety Code and Chapter 791, Texas Government Code;* (2) it has all necessary power and has received all necessary approvals to execute and deliver this Contract; and (3) the representative signing this Contract on its behalf is authorized by its governing body to sign this Contract.

VII. Term of the Contract

This Agreement is effective **upon execution of this contract** and shall terminate on **August 31, 2021.**

VIII. Termination

In the event of a material failure by a Performing Party to perform its duties and obligations in accordance with the terms of this Contract, the other party may terminate this Contract upon **30 days'** advance written notice of termination setting forth the nature of the material failure; provided that, the material failure is through no fault of the terminating party. The termination will not be effective if the material failure is fully cured prior to the end of the **30-day** period.

IX. Other Provisions

Entire Contract; Modifications. This Contract supersedes all prior agreements, written or oral, between Receiving Party and Performing Party and shall constitute the entire agreement and understanding between the parties with respect to the subject matter of this Contract. This Contract and each of its provisions shall be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by Receiving Party and Performing Party.

Assignment. This Contract is not transferable or assignable except upon written approval by Receiving Agency and Performing Agency.

Severability. If any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Contract.

Public Records. It shall be the independent responsibility of Receiving Party and Performing Party to comply with the provisions of Chapter 552, *Texas Government Code* (the "*Public Information Act*"), as those provisions apply to the parties' respective information. Receiving Party is not authorized to receive public information requests or take any action under the *Public Information Act* on behalf of Performing Party. Likewise, Performing Party is not authorized to receive public information requests or take any other action under the *Public Information Act* on behalf of Receiving Party.

Certification. The Receiving Party and the Performing Party certify that, (1) the services specified above are necessary and essential for activities that are properly within the statutory functions and programs of the affected agencies, (2) the proposed arrangements serve the interest of efficient and economical administration of the State of Texas, and (3) the services, supplies or materials contracted for are not required by Section 21, Article 16 of the *Texas Constitution* to be supplied under contract given to the lowest responsible bidder.

Duly authorized representatives of the Performing Party and the Receiving Party have executed and delivered this Contract to be effective as of the Effective Date.

PERFORMING PARTY
City of Grand Prairie

By _____

Name _____

Title _____

Date _____

By _____

Name _____

Title _____

Date _____

RECEIVING PARTY
Texas State University

By _____

Name _____

Title _____

Date _____

EXHIBIT A
SCOPE OF WORK

The Performing Party shall diligently render the following performance:

Contract funds shall be used to support the enforcement activities and additional program requirements outlined below. The Performing Party shall meet the assigned Performance Measures assigned in Exhibit B.

1. **Enforcement Activities**
   The Performing Party shall:

   a. Conduct Controlled Buy/Stings and Follow-ups of tobacco permitted retail outlets and sales and use tax permitted e-cigarette retail outlets using minors as decoys, to determine compliance with applicable laws in accordance with *Texas Health and Safety Code §161.082 – Sale of cigarettes, e-cigarettes, or tobacco products to persons younger than 21 years of age prohibited: Proof of age required*. Refer to **Exhibit B Schedule – Performance Measures**, for the number of controlled buy/stings to be conducted.

   b. Conduct controlled buy/stings and follow-ups in target areas to include high retail density, low socio economic, high risk areas, and local perspective of previous sales to minors and/or complaints received.

   c. Record the results of the controlled buy/stings conducted using the Cigarette, E-cigarette, and Tobacco Controlled Buy/Sting Report form (TEP-102 (Rev 9/2020)) provided by the Texas School Safety Center at Texas State University.

   d. Use non-smoking male and female minors ages 16 –19 (born on or after September 1, 2001) in accordance with *Texas Health and Safety Code, Chapter 161.088 – Enforcement; Announced Inspections*.

   e. Use the State Comptroller of Public Accounts most recent Tobacco Permitted Retail Outlet List and Sale and Use Tax Outlet List of e-cigarette retail outlets for the controlled buy/stings to obtain retail outlet name, address, and tobacco permit numbers.

   f. Conduct follow-up controlled buy/stings of retail outlets found to be in violation of the sale of cigarettes, e-cigarettes, or tobacco products to minors. Reasons for follow-up may include: 1) repeated violations, 2) knowledge of historical perspective of previous sales to minors, and /or 3) complaints received where a follow-up is needed. Follow-up controlled buy/stings shall be conducted within two to ten (2-10) days of original controlled buy/sting.

2. **Training Activities**
   The Performing Party shall:

   a. Participate in a web-based training session conducted by Texas School Safety Center at Texas State University prior to implementation of contract activities. Representative(s) shall include the person(s) assigned to the implementation of the contract activities, and/or the supervisor overseeing the day-to-day activities of this contract, and the person(s) conducting the enforcement activities outlined in Exhibit A – Scope of Work.

   b. Participate in any and all ongoing technical assistance and training activities offered by the Texas School Safety Center at Texas State University.

3. **Reporting Requirements**
   The Performing Party shall:

   a. Submit a completed Monthly Summary and Invoice form (TEP-101 (Rev 9/2020)) provided by the Texas School Safety Center at Texas State University that tallies the number of controlled buy/stings and follow-ups conducted and number of citations issued within the performance reporting period.

   b. Submit billing information for services provided in the invoice section of the Monthly Summary and Invoice form (TEP-101 (Rev 9/2020)). Payment amount for services is outlined in **Exhibit C – Payment for Services.** The Monthly Summary and Invoice form (TEP-101 (Rev 9/2020)) shall be signed by the designated authorized official

   c. Attach completed Cigarette, E-cigarette, and Tobacco Controlled Buy/Sting Report forms (TEP-102 (Rev 9/2020)) for each controlled buy/sting conducted for the performance reporting period. The total activity reported shall correspond to the pre-established monthly goal listed in the Work Plan (TEP-100 (Rev 9/2020)).

   d. The Monthly Summary and Invoice form (TEP-101 (Rev 9/2020)) shall be submitted to the Texas School Safety Center on the first day of the month. The report may be mailed to the Texas School Safety Center, Attn. Bea Pyle, 415 N. Guadalupe, #164, San Marcos, Texas 78666 or emailed to beapyle@txstate.edu.

   e. Texas School Safety Center forwards violation information to the Comptroller of Public Accounts as required by law, (*Texas Health & Safety Code, Section 161.090 Reports of Violation*) by the 10th working day of the month for activity of the previous month.

4. **Additional Program Requirements**
   The Performing Party shall:

   a. Assign a minimum of one (1) agency representative to the implementation of the activities of this contract, and provide the name(s) of any key personnel changes that impact the requirements of this contract to via email: beapyle@txstate.edu or phone: 512-245-0821.

b. Coordinate enforcement activities with other law enforcement agencies within the Performing Party's area. Coordination of services shall include but not limited to resources such as officers and minor decoys to maintain integrity of the undercover operation in testing compliance with tobacco sales to minors.

c. Performing Party shall maintain specific, detailed supporting documentation of all programmatic records used in the course of conducting the Controlled Buy/Stings for a minimum of 4 years.

EXHIBIT B
PERFORMANCE MEASURES

The following performance measures will be used to measure compliance with the services rendered as described in Exhibit A, Scope of Work.

The Performing Party shall:

1. Conduct the number of activities for this contract period as follows:

    a. Total number of controlled buy/stings and follow-ups using minors as decoys: **300**
        i. In at least 50% of all controlled buy/stings conducted, the minor must attempt to purchase an e-cigarette, component, part, or accessory.
        ii. Minimum number of e-cigarette attempts: **150**

    b. A performance measure will not be assigned for follow-up of controlled buy/stings as a result of local perspective of previous sales to minors and/or complaints received. However, contractor is required to conduct follow-up of retail outlets not in compliance and report the activity monthly.

2. The Performing Party shall follow the Work Plan's (TEP-100 (Rev 9/2020)) monthly goals as pre-established upon the execution of the contract. The Work Plan (TEP-100 (Rev 9/2020)) outlines monthly goals to follow from **September 2020 to August 2021.**

    a. Deviation from the pre-established Contractor's Program Work Plan requires prior approval from the Texas School Safety Center at Texas State University via email: beapyle@txstate.edu or phone: 512-245-0821.

    b. Failure to complete and/or update the Work Plan (TEP-100 (Rev 9/2020)) may result in payment being withheld until completion or submission.

EXHIBIT C
PAYMENT FOR SERVICES

Payment will be based on the receipt and approval of Monthly Summary and Invoice form (TEP-101 (Rev 9/2020)) and attached Cigarette, E-cigarette, and Tobacco Controlled Buy/Sting Report forms (TEP-102 (Rev 9/2020)).

The Performing Party shall:

1. Be paid monthly upon submission of completed Monthly Summary and Invoice form (TEP-101 (Rev 9/2020)) and attached Cigarette, E-cigarette, and Tobacco Controlled Buy/Sting Report forms (TEP-102 (Rev 9/2020)) as confirmation of services rendered.

2. Be paid $125.00 for each correct and completed controlled buy/sting reported on the Cigarette, E-cigarette, and Tobacco Controlled Buy/Sting Report form (TEP-102 (Rev 9/2020)). All costs incurred for the purpose of conducting a complete control buy/sting are the responsibility of the contractor. In order to receive full payment for the controlled buy/stings including follow-ups billed for each performance reporting period, a completed Cigarette, E-cigarette, and Tobacco Controlled Buy/Sting Report form (TEP-102 (Rev 9/2020)) must be attached for each.

3. Submit invoices and attachments to the Texas School Safety Center, Attn. Bea Pyle, 415 N. Guadalupe, #164, San Marcos, Texas 78666 or emailed to beapyle@txstate.edu.

The Monthly Summary and Invoice form (TEP-101 (Rev 9/2020)) will be reviewed by the receiving agency and submitted for payment if information included in the report and attachments are correct. Payment shall be subject to laws of the State of Texas including Prompt Payment.

Notwithstanding the foregoing, the cumulative amount of Service Fees remitted by University to Contractor shall not exceed **$37,500.00** without prior written approval from the Texas School Safety Center at Texas State University.

Legislation Details (With Text)

File #:	20-10425	**Version:**	1	**Name:**	Tarrant County 9-1-1 District FY 2020-2021 Budget
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/29/2020			**In control:**	Police
On agenda:	10/13/2020			**Final action:**	
Title:	Tarrant County 9-1-1 District FY 2020-2021 Budget				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	PRES - FINAL Budget 2021 w-5yr- and New Fees SH.pdf				

Date	Ver.	Action By	Action	Result

From
Fred Bates, Jr.

Title
Tarrant County 9-1-1 District FY 2020-2021 Budget

Presenter
Shinar Hines, Tarrant County 9-1-1, and Aubry Insco, Emergency Communications Manager

Recommended Action
Approve

Analysis
The 2020-2021 Budget has been crafted to support the District's forward movement in a number of critical areas of public safety communications. Portions of the 2019-2020 initiatives have been moved to the upcoming year due to COVID-19 related delays.

- Continued efforts to assist in reducing the personnel costs of member PSAPs through assistance in recruitment, pre-hire testing, and training and retention programs for 9-1-1 call-takers.
- Planned progress on the Next Generation of 9-1-1 services through continued interaction with our user base, proof of concept projects, as well as the continued maintenance and upgrades to NG911 system, when appropriate.
- During the budget year the District will initiate Text-to- 911 capabilities as well as initiate a Real Time Texting implementation.
- Continued emphasis on increasing Wireless 9-1-1 activity through continued wireless accuracy testing, testing of new wireless devices and services, and expansion of Wireless one-on-one training in PSAPs.
- A continued focus on Contingency and Continuation of Operations through proof of concept on our Regional Relocation Site strategy and an expanded program for

onsite power support to enhance the ability of PSAPs to remain in their primary facility and sustain normal operations during limited commercial failure incidents.

- Begin strategic planning for the Next Generation 911 network upgrades redesign scheduled to initiate 2021 and network core services
- Continue testing with carriers and service providers for improved location-based routing and preparation for the Z-Axis (height) data that is scheduled to be available April of 2021

The Public Safety, Health, and Environmental Committee reviewed this item on October 5, 2020 and recommended it be forwarded to Council for approval.

Financial Consideration

The FY 2020-2021 Budget and Overview is attached.

powered by Legistar™

2020-2021 Annual Budget
Approved by the Board of Managers
September 24th 2020

Prepared by:
Shinar Haynes, Executive Director

Tarrant County 9-1-1 District
2600 Airport Freeway • Fort Worth, Texas 76111
817-334-0911 • www.tc911.org

THIS PAGE INTENTIONALLY LEFT BLANK

TARRANT COUNTY 9-1-1 DISTRICT

District Overview

Legislation

During its 1985 session, the 69th Texas Legislature passed Article 1432e (Section 772, Texas Health and Safety Code), Emergency Telephone Number Act, which provided for the creation, administration, expansion, funding and dissolution of emergency communication districts in certain counties in Texas. The Emergency Telephone Number Act is the legislation under which the Tarrant County 9-1-1 District operates.

Purpose

Section 772.302, Texas Health and Safety Code, states the purpose of the Act to be the following:

> "To establish the number 9-1-1 as the primary emergency telephone number for use by certain local governments in this state and to encourage units of local governments and combinations of those units of local government to develop and improve emergency communication procedures and facilities in a manner that will make possible the quick response to any person calling the telephone number 9-1-1 seeking police, fire, medical, rescue and other emergency services."

9-1-1 District Background

The establishment of the Tarrant County 9-1-1 District was authorized in August 1987. District boundaries include all of Tarrant County, all areas outside Tarrant County included in the corporate limits of a member city, plus DFW Airport and the City of Irving.

Participating Member Cities

- Arlington
- Azle
- Bedford
- Benbrook
- Blue Mound
- Burleson
- Colleyville
- Crowley
- Dallas/Fort Worth Airport
- Dalworthington Gardens
- Edgecliffs
- Euless
- Everman
- Forest Hill
- Fort Worth
- Grand Prairie
- Grapevine
- Haltom City
- Haslet
- Hurst
- Irving
- Keller
- Kennedale
- Lakeside
- Lake Worth
- Mansfield
- North Richland Hills
- Pantego
- Pelican Bay
- Richland Hills
- River Oaks
- Saginaw
- Sansom Park
- Southlake
- Watauga
- Westlake
- Westover Hills
- Westworth Village
- White Settlement
- Unincorporated Tarrant County

District Management

As defined in the legislation, the District is governed by a Board of Managers, who appoints an Executive Director. Current board members and their appointing authority include:

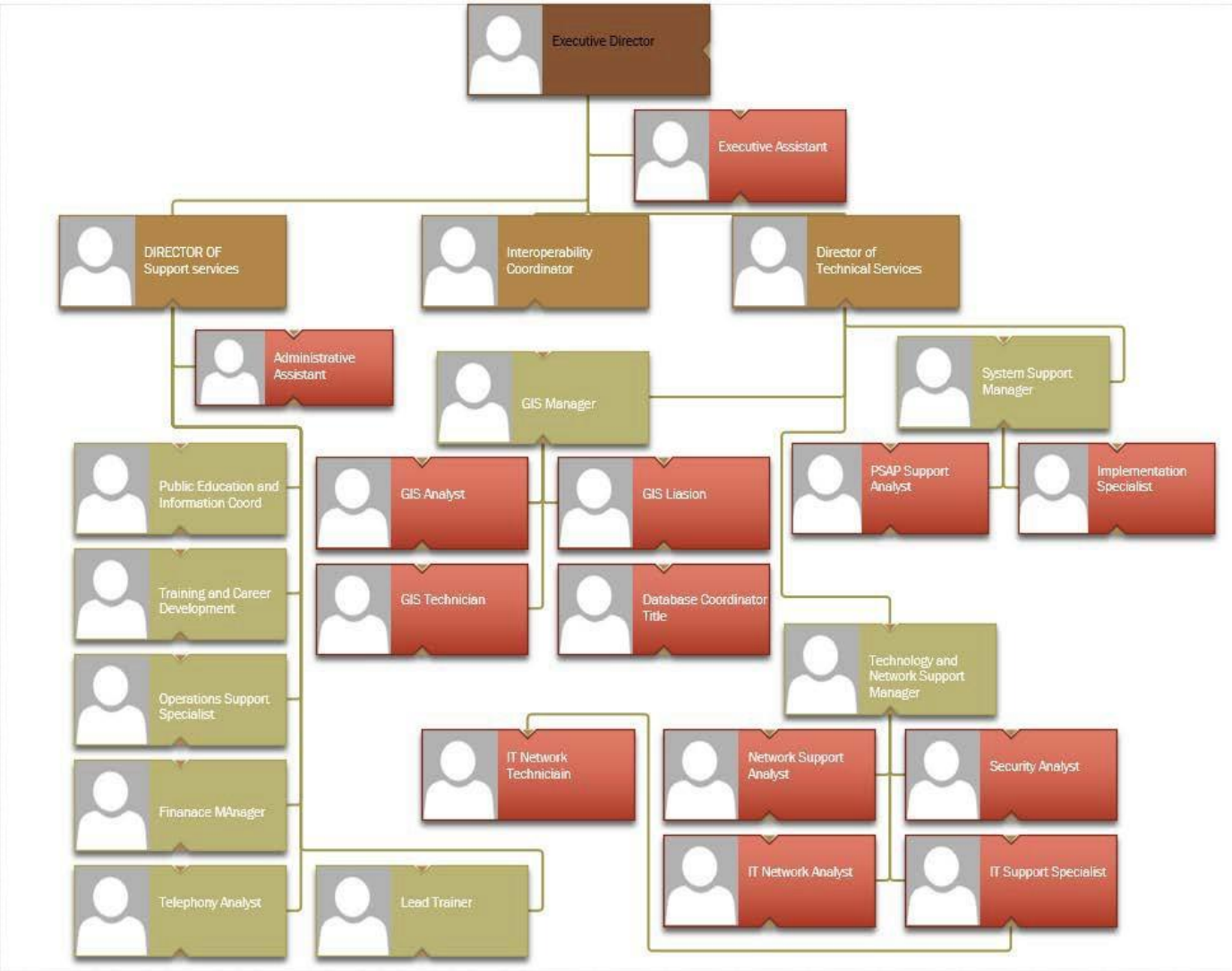
Member	Appointed By
Don Crowson (Chair)	Arlington
Rick Brunson (Vice-Chair)	Tarrant County
Robert Brooks (Secretary)	AT&T (non-voting)
Aubry Insco (Treasurer)	Grand Prairie
Brian Johnson	Mayors' Council
James Davis	Fort Worth
Doug Hooten	Fort Worth
Jeff Spivey	Irving

The Emergency Telephone Number Act states, "…the board shall manage, control and administer the District. The board may adopt rules for the operation of the District." The legislation also allows the board to appoint a director of communications for the District who serves as its general manager. The director, with approval from the board, manages the services necessary to carry out the purposes of the Emergency Telephone Number Act.

Mission

The Tarrant County 9-1-1 District will continuously provide **reliable, accurate, responsive, and effective** emergency communication networks and services to our member jurisdictions ensuring the protection of life and property for citizens in our community. The employees of the District believe in this mission fulfilling their role provided up-to-date 9-1-1 systems, Public Education, and training and Education Development. Each employee is highly motivated and experienced in their area of technical and professional roles in the public safety realm. Changes in the Organization Chart for the District reflect the increased attention to changes in Next Generation 9-1-1 services and essential succession planning.

TARRANT COUNTY 9-1-1 DISTRICT ORGANIZATION CHART



Goals and Objectives

Goal 1: Maintain Standards of Sound Governance

Objective 1-A: Budget Performance

Objective 1-B: Annual Policy Review

Objective 1-C: Annual Review of mandated statutory and regulation compliance

Objective 1-D: Annual PSAP Managers Survey

Objective 1-E: Staff Development

Objective 1-F: External Influence

Goal 2: Maintain Reliable Network

Objective 2-A: Network Availability

Objective 2-B: Monitor PSAP Hold times

Objective 2-C: Mean-time to repair

Objective 2-D: System Capacity

Objective 2-E: Preparedness

Objective 2-F: Wireless and Nomadic VoIP Testing

Objective 2-G: Customer Premise Equipment

Goal 3: Maintain Quality Databases

Objective 3-A: Call Statistics

Objective 3-B: Routing

Goal 4: Effective Outreach, Communications, and Education

Objective 4-A: Engaging Stakeholders

Objective 4-B: Stakeholder Communications

Objective 4-C: Training

TARRANT COUNTY 9-1-1 DISTRICT
2020-2021 BUDGET

Executive Summary

The 2020-2021 Budget has been crafted to support the District's forward movement in a number of critical areas of public safety communications. Portions of the 2019-2020 initiatives have been moved to the upcoming year due to COVID-19 related delays.

- Continued efforts to assist in reducing the personnel costs of member PSAPs through assistance in recruitment, pre-hire testing, and training and retention programs for 9-1-1 call-takers.
- Planned progress on the Next Generation of 9-1-1 services through continued interaction with our user base, proof of concept projects, as well as the continued maintenance and upgrades to NG911 system, when appropriate.
- During the budget year the District will initiate Text-to- 911 capabilities as well as initiate a Real Time Texting implementation.
- Continued emphasis on increasing Wireless 9-1-1 activity through continued wireless accuracy testing, testing of new wireless devices and services, and expansion of Wireless one-on-one training in PSAPs.
- A continued focus on Contingency and Continuation of Operations through proof of concept on our Regional Relocation Site strategy and an expanded program for onsite power support to enhance the ability of PSAPs to remain in their primary facility and sustain normal operations during limited commercial failure incidents.
- Begin strategic planning for the Next Generation 911 network upgrades redesign scheduled to initiate 2021 and network core services
- Continue testing with carriers and service providers for improved location based routing and preparation for the Z-Axis (height) data that is scheduled to be available April of 2021

Funding

Legislation under which the District was created authorizes the District to receive a monthly per-line fee from each telephone customer of up to six percent of the dominate telephone service provider's base rate. The following monthly 9-1-1 service fees on each telephone have been updated to reflect the fee schedule the Board approved on September 21st of 2020:

Residential lines:	$0.20 per line
Business lines:	$1.75 per line
Business trunks:	$2.50 per trunk
Nomadic VoIP:	based on type of service

In addition to the fee established by the Board of Managers, the District also receives a portion of the statewide surcharge on wireless telephone service. The surcharge is assessed at 50 cents per activated handset, and is distributed to 9-1-1 jurisdictions based upon population.

Expenditures

The District's operational expenditures have decreased this fiscal year slightly, mainly due to the adjustment to salaries and benefits and the completion of the building renovation. Expenses of note,

- Continued focus on network security and upgrades for both the PSAP and administrative networks.

- A continued focus on uninterruptible power support for the 9-1-1 centers to increase sustainability during commercial power failures is included

- An extensively expanded training program and assistance with pre-hiring testing to support call-taker retention at participating 9-1-1 centers.

- An expanded public education program focused on young consumers and family units. New projects include Light- up Arlington and The First Responders Bowl, which will hopefully be renewed this fiscal year.

- The GIS team will continue to work on addressing data to ensure optimal location accuracy for wireless devices used to call for assistance. Securing the Master Street Address Guide and ALI data is current and matching the NENA standards of %98 accuracy (currently at %99.22)

The collection of the new revenue amounts is expected to begin in January of 2021. This adjustment of fees after 35 years will allow the District to maintain a balanced budget and build capital resources. The resources will ensure the District stays current with next-generation 9-1-1 technologies and have resources for necessary service and technology upgrades. Increased funding will allow more opportunities for new technologies that increase responder safety by providing expanded access to situational specific data. With consideration of interoperability, the District will contribute experience and resources toward technologies that will support consolidated regional efforts.

The District's capital expenses have increased this fiscal year as the final payment of the Call Processing Equipment (VESTA) is due to be made.

2019-2023 FUND BALANCE PROJECTION

There are three major types of reserve funds: Legally Restricted Reserves, Board Designated Reserves and Unrestricted Reserves. Legally Restricted Reserves have restrictions imposed by an outside source, such as bond covenants, contractual obligations, etc. Board Designated Reserves are set aside for a specific purpose as determined by the Board of Managers. The Board of Managers has the authority to redirect the use of these reserves as the needs of the District change. Unrestricted Reserves are planned for use within a budget year for contingencies.

Legally Restricted Reserves

9-1-1 Emergency Equipment Fund

This fund was established by the Board to fund equipment acquisition and replacement projects as planned in the Capital Improvement Program (CIP) and the Five-Year Financial Plan. The balance shall not exceed total expenditures planned in the Capital Improvement Program and Five-Year Financial Plan.

Board Designated Reserves

Employee Benefits Payable Fund

Even though Government Accounting Standards Board (GASB) Statement 45 does NOT require the reporting of other post-employment benefits, they are a financial obligation of the District.

Sick Leave Payable: It is the policy of the District to reward an employee upon retirement for a percentage of unused sick leave in accordance with the provision of the Personnel Policy.

Vacation Payable: Upon termination of employment, each employee is eligible for their accrued vacation.

TCDRS Underfunding: If at any time the District's Texas County and District Retirement System (TCDRS) account is underfunded, the District will establish sufficient reserves to fully fund that account.

Unemployment Compensation: The District is self-insured against unemployment liabilities. The District shall maintain sufficient reserves for this self-insurance.

Pre-65 retiree Health Insurance: A gap provision for employees subject to annual budget approval

PSAP Assistance and Radio Interoperability Grant Funding

The minimum balance in this fund shall be three (3) million dollars. All disbursements shall be made in accordance with each programs policy manual.

Unrestricted Undesignated Reserves

Any remaining balance shall be considered unrestricted reserves. Any excess reserves in this category may result in an adjustment to the District's service fee.

TC9-1-1 Reserve Fund - Specific Purposes

Fund Balance, September 30, 2019	$21,407,683
Projected surplus (deficit), 2019-2020	($6,924,358)
Projected Fund Balance, September 30, 2020	$14,483,325
Three Month Operating Reserve	($6,000,000)
Available Equipment Replacement Fund	$ 8,010,855
Anticipated Replacement Fund Needs – Not to change	
2020-2021 (System upgrade)	($6,000,000)
2021-2022 (System upgrade)	($2,000,000)
Projected Replacement Fund Balance (YE2022)	$5,663,567

Tarrant County 9-1-1 District Emergency Assistance District
2020-2021 BUDGET SUMMARY

	2018-19 BUDGET	2019-20 BUDGET	2020-21 BUDGET
Revenue:	$ 15,140,039	$ 15,120,630	$ 16,914,021
Transfer from Equipment Replacement Fund	$ 9,009,452	$ 8,786,598	$ 8,010,855
Total Revenue	**$ 24,149,491**	**$ 23,907,228**	**$ 24,924,876**
Expenditures:			
Personal Services	$ 2,713,986	$ 3,269,698	$ 3,174,150
Supplies/Materials	$ 198,134	$ 308,929	$ 369,816
Furniture/Equipment	$ 201,250	$ 2,870,400	$ 1,314,456
Services/Rentals	$ 21,036,121	$ 8,661,146	$ 10,016,129
Total Operational Expenditures	**$ 24,149,491**	**$ 15,110,172**	**$ 14,874,551**
Total Capital Expenditures		**$ 8,797,056**	**$ 10,050,325**
Transfer to Equipment Replacement Fund	**$ -**	**$ -**	**$ -**

Tarrant County 9-1-1 District Emergency Assistance District
Annual Operating Budget Summary for FY 2021

Acct. No.	Account Description	FY2021	FY2020	$ Inc / (Dec)	% Inc / (Dec)
	Revenue:				
4010	Wireline Service Fee	$ 4,186,511	$ 2,406,710	$ 1,779,801	73.95%
4011	Wireless Service Fee	$ 12,583,510	$ 12,458,920	$ 124,590	1.00%
4020	Interest Income	$ 144,000	$ 255,000	$ (111,000)	-43.53%
	Total Income	**$ 16,914,021**	**$ 15,120,630**	**$ 1,793,391**	**11.86%**
	Expenses:				
5110	Salaries	$ 2,062,829	$ 2,062,829	$ 0	0.00%
5120	Health Insurance	$ 900,000	$ 957,435	$ (57,435)	-6.00%
5130	Retirement Benefits	$ 167,605	$ 206,283	$ (38,678)	-18.75%
5132	Medicare	$ 30,716	$ 29,911	$ 805	2.69%
5140	Worker's Comp	$ 13,000	$ 13,240	$ (240)	-1.81%
	Personal Services	**$ 3,174,150**	**$ 3,269,698**	**$ (95,548)**	**-2.92%**
5210	Supplies (Office/Other Supplies)	$ 78,034	$ 60,734	$ 17,300	28.49%
5211	Incentives / Appreciations	$ 22,600	$ 11,400	$ 11,200	98.25%
5220	Printing	$ 2,350	$ 3,750	$ (1,400)	-37.33%
5230	Postage	$ 2,480	$ 2,880	$ (400)	-13.89%
5240	Maps and Materials - Data	$ 18,850	$ 22,800	$ (3,950)	-17.32%
5250	Software	$ 245,502	$ 207,365	$ 38,137	18.39%
	Supplies and Materials	**$ 369,816**	**$ 308,929**	**$ 60,887**	**19.71%**
5411	Legal	$ 156,000	$ 136,000	$ 20,000	14.71%
5413	Professional Audit	$ 24,000	$ 23,000	$ 1,000	4.35%
5414	Equipment Maintenance	$ 531,872	$ 98,200	$ 433,672	441.62%
5415	Other Services	$ 113,125	$ 148,745	$ (35,620)	-23.95%
5416	Professional Development/Training	$ 84,066	$ 97,654	$ (13,588)	-13.91%
5418	Building Improvements - Repairs	$ 120,000	$ 435,000	$ (315,000)	-72.41%
5419	Building Utilities	$ 110,000	$ 110,000	$ -	0.00%
5421	PSAP Assistance	$ 1,034,898	$ 1,034,400	$ 498	0.05%
5428	Radio interoperability Assistance	$ 2,035,787	$ 4,055,186	$ (2,019,399)	-49.80%
5429	Professional Services / Contracts	$ 609,725	$ 488,434	$ 121,291	24.83%
5430	IT Admin Services	$ 111,876	$ 27,100	$ 84,776	312.83%
	Services, Rentals and Contractual Services	**$ 4,931,350**	**$ 6,653,719**	**$ (1,722,369)**	**-25.89%**
5422	Equipment Lease	$ 5,000	$ 5,000	$ -	0.00%
5423	Back-Up Site Lease	$ 93,500	$ 85,000	$ 8,500	10.00%
5424	Back-Up Site Fuel	$ 2,000	$ 2,000	$ -	0.00%
5425	Back-Up Site Maintenance	$ 52,000	$ 29,000	$ 23,000	79.31%
5427	Vehicle Lease	$ 26,400	$ 21,000	$ 5,400	25.71%
	Lease Expense	**$ 178,900**	**$ 142,000**	**$ 36,900**	**25.99%**
5431	Auto Allowance	$ 16,200	$ 16,200	$ -	0.00%
5432	Travel	$ 126,297	$ 166,300	$ (40,003)	-24.05%
5433	Vehicle Maintenance	$ 6,400	$ -	$ 6,400	0.00%
	Travel and Auto	**$ 148,897**	**$ 182,500**	**$ (33,603)**	**-18.41%**

Acct. No.	Account Description	FY2021	FY2020	$ Inc / (Dec)	% Inc / (Dec)
5441	Professional Memberships	$ 16,750	$ 12,462	$ 4,288	34.41%
5442	Subscriptions	$ 2,400	$ 2,900	$ (500)	-17.24%
	Memberships and Subscriptions	**$ 19,150**	**$ 15,362**	**$ 3,788**	**24.66%**
5451	Office Telephone	$ 8,600	$ 8,600	$ -	0.00%
5452	9-1-1 Telephone Service	$ 5,172,089	$ 3,689,765	$ 1,482,324	40.17%
5453	9-1-1 Enhancements	$ 150,000	$ 150,000	$ -	0.00%
5454	PS 9-1-1 Service	$ 34,000	$ 35,000	$ (1,000)	-2.86%
5456	Wireless 9-1-1 Service	$ 200,000	$ 200,000	$ -	0.00%
	Total Utilities	**$ 5,564,689**	**$ 4,083,365**	**$ 1,481,324**	**36.28%**
5460	Insurance	$ 78,000	$ 47,000	$ 31,000	65.96%
	Insurance	**$ 78,000**	**$ 47,000**	**$ 31,000**	**65.96%**
5472	Pub. Ed. Products/Services	$ 172,300	$ 170,800	$ 1,500	0.88%
5474	Pub. Ed. Activities	$ 234,300	$ 235,800	$ (1,500)	-0.64%
	Advertising	**$ 406,600**	**$ 406,600**	**$ -**	**0.00%**
5420	Bank Charges & Fees	$ 3,000	$ 1,000	$ 2,000	200.00%
	Miscellaneous	**$ 3,000**	**$ 1,000**	**$ 2,000**	**200.00%**
	Total Expenses	**$ 14,874,551**	**$ 15,110,172**	**$ (235,621)**	**-1.56%**
	Operating Gain (Loss)	**$ 2,039,470**	**$ 10,458**	**$ 2,029,012**	

-

Tarrant County 9-1-1 District Emergency Assistance District
Annual Capital Budget Summary for FY 2021

Acct. No.	Account Description	FY2021	FY2020	$ Inc / (Dec)	% Inc / (Dec)
5310	Office Furniture	$ 10,000	$ 28,800	$ (18,800)	-65.28%
5311	PSAP Furniture	$ 56,000	$ 6,000	$ 50,000	833.33%
5320	Office Equipment	$ 237,456	$ 315,100	$ (77,644)	-24.64%
5321	PSAP Equipment	$ 1,011,000	$ 2,520,500	$ (1,509,500)	-59.89%
	Furniture and Equipment	**$ 1,314,456**	**$ 2,870,400**	**$ (1,555,944)**	**-54.21%**
5452	9-1-1 Telephone Service	$ 1,726,267	$ 2,303,735	$ (577,468)	-25.07%
5453	9-1-1 Enhancements	$ 7,009,602	$ 3,622,921	$ 3,386,681	93.48%
	Total 9-1-1 Enhancements	**$ 8,735,869**	**$ 5,926,656**	**$ 2,809,213**	**47.40%**
	Total Capital	**$ 10,050,325**	**$ 8,797,056**	**$ 1,253,269**	**14.25%**

Tarrant County 9-1-1 Emergency Assistance District
Modeled Five-Year Funding Projection

Acc. #	Account Description	2018-2019 Actuals	2019-2020 Estimated YE	2020-2021 Budget	2021-2022 Forecast	2022-2023 Forecast
	REVENUES					
4010	Wireline Service Fee	$ 2,537,984	$ 2,406,710	$ 4,186,511	$ 5,484,895	$ 4,662,161
4011	Wireless Service Fee	$ 12,353,104	$ 12,458,920	$ 12,583,510	$ 12,709,346	$ 12,836,440
4020	Interest Income	$ 569,480	$ 255,000	$ 144,000	$ 150,000	$ 150,000
	Total Income	**$ 15,460,568**	**$ 15,120,630**	**$ 16,914,021**	**$ 18,344,241**	**$ 17,648,601**
	OPERATING EXPENDITURES					
5110	Salaries	$ 1,988,000	$ 2,062,829	$ 2,062,829	$ 2,135,028	$ 2,209,754
5120	Health Insurance	$ 661,775	$ 700,000	$ 900,000	$ 990,000	$ 1,089,000
5130	Retirement Benefits	$ 362,783	$ 206,283	$ 167,605	$ 213,503	$ 220,975
5132	Medicare	$ 29,183	$ 29,911	$ 30,716	$ 32,025	$ 33,146
5140	Worker's Comp	$ 7,727	$ 11,405	$ 13,000	$ 13,000	$ 13,000
	Personal Services	**$ 3,049,468**	**$ 3,010,428**	**$ 3,174,150**	**$ 3,383,556**	**$ 3,565,875**
5210	Office Supplies (Other Supplies)	$ 57,337	$ 58,820	$ 78,034	$ 62,556	$ 64,433
5211	Incentives/ Appreciation	$ -	$ 11,400	$ 22,600	$ 23,278	$ 23,976
5220	Printing	$ 1,943	$ 3,008	$ 2,350	$ 3,863	$ 3,978
5230	Postage	$ 570	$ 1,042	$ 2,480	$ 2,966	$ 3,055
5240	Maps and Materials - Data	$ 29,625	$ 20,460	$ 18,850	$ 23,484	$ 24,189
5250	Software	$ 92,399	$ 195,822	$ 245,502	$ 100,000	$ 103,000
	Supplies and Materials	**$ 181,874**	**$ 290,552**	**$ 369,816**	**$ 216,147**	**$ 222,631**
5411	Legal	$ 13,281	$ 136,000	$ 156,000	$ 156,000	$ 156,000
5413	Professional Audit	$ 21,435	$ 22,000	$ 24,000	$ 25,000	$ 26,000
5414	Equipment Maintenance	$ 25,972	$ 56,900	$ 531,872	$ 101,146	$ 104,180
5415	Contract & Other Services	$ 4,630,131	$ 80,035	$ 113,125	$ 153,207	$ 157,804
5416	Professional Development/Training	$ 58,916	$ 89,189	$ 84,066	$ 100,584	$ 103,601
5418	Building Improvements - Repairs	$ 68,518	$ 435,000	$ 120,000	$ 100,000	$ 100,000
5419	Building Utilities	$ 86,681	$ 110,235	$ 110,000	$ 113,300	$ 116,699
5421	PSAP Assistance	$ -	$ 1,017,214	$ 1,034,898	$ 1,034,898	$ 1,034,898
5428	Radio Interoperability Assistance	$ -	$ 3,025,740	$ 2,035,787	$ 2,035,787	$ 2,035,787
5429	Professional Services/Contracts	$ -	$ 418,397	$ 609,725	$ 495,877	$ 510,753
5430	IT Admin Services	$ -	$ 53,579	$ 111,876	$ 30,000	$ 30,000
	Services, Rentals and Contractual Services	**$ 4,904,934**	**$ 5,444,289**	**$ 4,931,350**	**$ 4,345,799**	**$ 4,375,722**
5422	Equipment Lease	$ 4,419	$ 5,000	$ 5,000	$ 5,150	$ 5,665
5423	Back-Up Site Lease	$ 61,267	$ 75,171	$ 93,500	$ 96,305	$ 96,305
5424	Back-Up Site Fuel	$ -	$ 400	$ 2,000	$ 2,060	$ 2,266
5425	Back-Up Site Maintenance	$ 14,957	$ 4,500	$ 52,000	$ 29,870	$ 32,857
5427	Vehicle Lease	$ -	$ 21,000	$ 26,400	$ 34,282	$ 35,996
	Lease Payments	**$ 80,643**	**$ 106,071**	**$ 178,900**	**$ 167,667**	**$ 173,089**
5431	Auto Allowance	$ 21,938	$ 16,200	$ 16,200	$ 16,200	$ 16,200
5432	Travel	$ 138,907	$ 129,127	$ 126,297	$ 132,612	$ 132,612
5433	Vehicle Maintenance	$ -	$ -	$ 6,400	$ 7,000	$ 7,500
	Travel and Auto	**$ 160,845**	**$ 145,327**	**$ 148,897**	**$ 155,812**	**$ 156,312**
5441	Professional Memberships	$ 14,381	$ 10,225	$ 16,750	$ 12,836	$ 13,221
5442	Subscriptions	$ 779	$ 2,856	$ 2,400	$ 2,987	$ 3,077
	Memberships and Subscriptions	**$ 15,160**	**$ 13,081**	**$ 19,150**	**$ 15,823**	**$ 16,298**
5451	Office Telephone	$ 8,026	$ 7,500	$ 8,600	$ 8,858	$ 9,124
5452	9-1-1 Telephone Service	$ 5,367,864	$ 5,122,377	$ 5,172,089	$ 5,633,890	$ 5,295,857
5453	9-1-1 Enhancements	$ -	$ 127,785	$ 150,000	$ 175,000	$ 175,000
5454	PS 9-1-1 Service	$ 24,179	$ 32,543	$ 34,000	$ 36,050	$ 37,132
5456	Wireless 9-1-1 Service	$ 197,335	$ 195,075	$ 200,000	$ 200,000	$ 200,000

Acc. #	Account Description	2018-2019 Actuals	2019-2020 Estimated YE	2020-2021 Budget	2021-2022 Forecast	2022-2023 Forecast
	Total Utilities	**$ 5,597,404**	**$ 5,485,280**	**$ 5,564,689**	**$ 6,053,798**	**$ 5,717,113**
5460	Insurance	$ 44,281	$ 50,226	$ 78,000	$ 81,900	$ 85,995
	Insurance	**$ 44,281**	**$ 50,226**	**$ 78,000**	**$ 81,900**	**$ 85,995**
5472	Pub. Ed. Products/Services	$ 137,537	$ 170,799	$ 172,300	$ 175,924	$ 181,202
5474	Pub. Ed. Activities	$ 234,104	$ 235,799	$ 234,300	$ 242,874	$ 250,160
	Advertising	**$ 371,642**	**$ 406,599**	**$ 406,600**	**$ 418,798**	**$ 431,362**
5420	Bank Charges & Fees	$ -	$ -	$ 3,000	$ 3,000	$ 3,000
	Miscellaneous	**$ -**	**$ -**	**$ 3,000**	**$ 3,000**	**$ 3,000**
	Total Operating Expenses	**$ 14,406,250**	**$ 14,951,852**	**$ 14,874,551**	**$ 14,842,300**	**$ 14,747,397**
				-		
	Operating Gain (Loss)	**$ 1,054,318**	**$ 168,778**	**$ 2,039,470**	**$ 3,501,941**	**$ 2,901,203**
				-		
	FUND BALANCE MOVEMENT					
	Beginning Fund Balance	**$ 23,659,574**	**$ 21,407,683**	**$ 14,483,325**	**$ 5,372,470**	**$ 5,663,567**
	CAPITAL EXPENDITURES/RESERVES					
5310	Office Furniture	$ 19,870	$ 28,800	$ 10,000	$ 29,664	$ 30,554
5311	PSAP Furniture	$ 6,550	$ -	$ 56,000	$ 6,180	$ 6,365
5320	Office Equipment	$ 50,139	$ 261,140	$ 237,456	$ 150,000	$ 154,500
5321	PSAP Equipment	$ 18,507	$ 2,012,399	$ 1,011,000	$ 100,000	$ 100,000
5452	9-1-1 Telephone Service	$ -	$ 849,000	$ 1,726,267	$ -	$ -
5453	9-1-1 Enhancements	$ 2,141,561	$ 2,872,214	$ 7,009,602	$ 1,825,000	$ 1,825,000
5330	Equipment Replacement Reserve	$ 1,069,582	$ 1,069,582	$ 1,100,000	$ 1,100,000	$ 1,200,000
Less	**Total Capital Expenses / Reserves**	**$ 3,306,209**	**$ 7,093,136**	**$ 11,150,325**	**$ 3,210,844**	**$ 3,316,419**
Add	**Total Operating Gain (Loss)**	**$ 1,054,318**	**$ 168,778**	**$ 2,039,470**	**$ 3,501,941**	**$ 2,901,203**
	Estimated Ending Fund Balance	**$ 21,407,683**	**$ 14,483,325**	**$ 5,372,470**	**$ 5,663,567**	**$ 5,248,351**

Legislation Details (With Text)

File #:	20-10430	**Version:**	1	**Name:**	Contract with LandCare for tree pruning in Peninsula PID (Council Districts 4 and 6) Contract with LandCare for landscape maintenance in Peninsula PID (Council Districts 4 and 6) Contract with LandCare for landscape maintenance in Peninsula PI
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/30/2020			**In control:**	City Council
On agenda:	10/13/2020			**Final action:**	
Title:	Contract with LandCare for Tree Pruning in the amount of $104,000 in Peninsula PID (Council Districts 4 and 6)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A PNPID Budget Peninsula FY21.pdf				

Date	Ver.	Action By	Action	Result

From
Lee Harriss, Special District Administrator

Title
Contract with LandCare for Tree Pruning in the amount of $104,000 in Peninsula PID (Council Districts 4 and 6)

Presenter
Lee Harriss, Special District Administrator

Recommend Action
Approve

Analysis
The PID Board recommended that LandCare be awarded a contract for tree pruning services. The term extends from January 1, 2021 through December 31, 2021.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with LandCare following approval by the City Council.

Financial Consideration
Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate $1,758,771 for the fiscal year.

GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8
Peninsula
Five Year Service Plan 2021 - 2025 BUDGET

Income based on Assessment Rate of $0.12 per $100 of appraised value.
Service Plan projects a 1% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue
Appraised Value	1,465,642,854	$ 0.12	$ 1,758,771

Description	**Account**	**2021**	**2022**	**2023**	**2024**	**2025**
Beginning Balance (Estimated)		**$ 742,574**	**$ 180,668**	**$ 66,663**	**$ 10,928**	**$ 19,349**
P.I.D. Assessment	42620	$ 1,758,771	1,821,067	1,884,432	1,948,883	2,014,434
Developer Participation (L V)	46110	5,000	5,000	5,000	5,000	5,000
City Contribution	49780	81,830	81,830	81,830	81,830	81,830
TOTAL INCOME		**$ 1,845,601**	**$ 1,907,897**	**$ 1,971,262**	**$ 2,035,713**	**$ 2,101,264**
Amount Available		**$ 2,588,175**	**$ 2,088,565**	**$ 2,037,925**	**$ 2,046,641**	**$ 2,120,613**

EXPENSES:

Description		**2021**	**2022**	**2023**	**2024**	**2025**
Supplies	60020	$ 500	$ 500	$ 500	$ 500	$ 500
Decorations	60132	70,000	70,000	70,000	70,000	70,000
Beautification	60490	50,000	50,000	40,000	40,000	40,000
Wall Maintenance	60776	160,000	160,000	160,000	160,000	160,000
Professional Engineering Services	61041	-	-	-	-	-
Banners	61601	15,000	15,000	15,000	15,000	15,000
Mowing	61225	715,000	715,000	715,000	715,000	715,000
Collection Service	61380	11,807	12,102	12,397	12,692	12,987
Misc.	61485	600	600	600	600	600
Accounting/Audit		-	-	-	-	-
Admin./Management	61510	26,000	26,000	26,000	26,000	26,000
Postage	61520	100	100	100	100	100
Electric Power	62030	42,000	44,100	46,300	46,300	48,600
Water Utility	62035	240,000	252,000	264,600	264,600	277,800
Bldgs And Grounds Maint.	63010	-	-	-	-	-
Pond Maint-Aquatic	63038	85,000	85,000	85,000	85,000	85,000
Pond Maint-Equipment	63039	50,000	50,000	50,000	50,000	50,000
Water Well Maintenance	63045	5,000	5,000	5,000	5,000	5,000
Irrigation System Maintenance	63065	70,000	70,000	70,000	70,000	70,000
Decorative Roadway Signs Maint	63115	15,000	15,000	15,000	15,000	15,000
Playgrounds/Picnic Area Maint.	63135	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maint.	63146	25,000	25,000	25,000	25,000	25,000
Property Insurance Premium	64080	3,500	3,500	3,500	3,500	3,500
Liability Insurance Premium	64090	3,500	3,500	3,500	3,500	3,500
Pond Improvement	68206	800,000	400,000	400,000	400,000	400,000
Landscaping	68250	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
Water Wells (Tr To Wter, 5005)	90009	16,000	16,000	16,000	16,000	16,000
		-	-	-	-	-
TOTAL EXPENSES		**$ 2,407,507**	**$ 2,021,902**	**$ 2,026,997**	**$ 2,027,292**	**$ 2,043,087**
Ending Balance		**$ 180,668**	**$ 66,663**	**$ 10,928**	**$ 19,349**	**$ 77,526**

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.
$100,000	$120
$200,000	$240
$300,000	$360
$400,000	$480
$500,000	$600
$600,000	$720
$700,000	$840

Avg. Property Value:	$ 365,224
Avg. Property Assessment:	$ 438
No. of Properties:	4,013

Legislation Details (With Text)

File #:	20-10432	**Version:**	1	**Name:**	CO 4 w/Hill & Wilkinson for City Hall Municipal Campus Ph 2
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	9/30/2020			**In control:**	Engineering
On agenda:	10/13/2020			**Final action:**	
Title:	Change Order/Amendment No. 4 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of $103,689.52 for millwork changes, structural repair, concrete ramp work, protective wall covering, additional drainage, structural steel modifications, masonry infill, interior finish revisions, roller shades, breakroom equipment changes and building exterior finish adjustments				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	WO 620.26.pdf				

Date	Ver.	Action By	Action	Result

From
Max

Title
Change Order/Amendment No. 4 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of $103,689.52 for millwork changes, structural repair, concrete ramp work, protective wall covering, additional drainage, structural steel modifications, masonry infill, interior finish revisions, roller shades, breakroom equipment changes and building exterior finish adjustments

Presenter
Andy Henning, Senior Building and Construction Projects Manager

Recommended Action
Approve

Analysis
On June 4, 2019 the City Council awarded the Construction Manager at Risk (CMAR) contract to Hill & Wilkinson General Contractors (19-9024) for pre-construction services in the amount of zero dollars ($0). This award provided for CMAR services including development of project estimates, preliminary construction schedules, value engineering proposals and constructability review during the Design Phase.

Current Change Order/Amendment No. 4 in the amount of $103,689.52 is divided as follows:
$9,603.60 for millwork changes to lobby drawing review counter including added structural steel
$7,361.04 for repair of an existing concrete grade beam that was discovered to be damaged
$8,922.02 for concrete ramp work due to uncovered floor elevation conflict at southwest connector
$4,545.99 for protective wall covering in conference rooms to prevent wall damage from chairs
$1,917.99 for a curb drain to coordinate with existing grades and new concrete ramp construction

$7,537.97 for added structural steel at east façade to address existing conditions lacking support
$3,297.86 for concrete masonry block infill at hidden opening condition uncovered
$70,837.11 for reinstatement of interior finish materials previously removed from lobby design
$2,089.70 for additional manually operated roller shades at south-facing lobby huddle rooms
$2,406.92 credit for deletion of specialty breakroom equipment not required
$10,016.84 credit for painting of the existing exterior masonry in lieu of stain due to existing condition of mortar material at the northeast wall area and all north wall square footage

Change Order/Amendment No. 1 in the amount of $6,215,173 was approved by City Council on December 17, 2019 (19-9613) and represented the Guaranteed Maximum Price (GMP) for the scope of work defined in the Rouch Architects Construction Documents package as competitively bid by Subcontractors to Hill & Wilkinson General Contractors. Costs above and beyond the Hill & Wilkinson portion of the project addressed in Change Order/Amendment No. 1 included previously approved Construction Manager pre-construction fees ($0) and an asbestos remediation allowance ($30,000); 5% contingency ($310,759); allowance for FF&E ($1,200,000); allowance for IT/data design and installation ($95,000); allowance for A/V equipment ($200,000); allowance for door access and security systems ($95,000); allowance for Oncor Electric power line relocation ($125,000); plus an allowance for construction testing ($25,000), all of which total the overall project budget of $8,295,932.

Change Order/Amendment No. 2 in the amount of $109,179.10 was approved by City Council on June 2, 2020 (20-10026) and was comprised of the following:
$7,980.98 for electrical panel LA-4 coordination with existing conditions
$94,410.97 for electrical upgrades of existing equipment in order to meet all code requirements
$528.84 for minor adjustments to landscape and civil engineering designs to coordinate both scopes
$2,706.35 for change in length of HVAC slot diffusers required to allow proper air flow
$3,551.96 for replacement of existing fire alarm strobes in City Hall West in order to allow new overall fire alarm system for all three (3) connected City Hall buildings to communicate seamlessly and report appropriately to the Grand Prairie Fire Department

Change Order/Amendment No. 3 in the amount of $75,637.77 was approved by City Council on August 4, 2020 (20-10204) and was comprised of the following:
$70,495.30 for additional structural steel supports, masonry supports and exterior stone material
$2,083.41 for additional door, frame and hardware required
$19,667.82 for a trench drain along the west side of the building due to moisture concerns
$5,094.41 for added moisture barrier at exterior walls
$14,950.65 for additional structure steel support due to existing conditions discovered
$4,085.16 for further electrical code compliance upgrades of existing equipment
$1,813.29 for raising of an existing rooftop mechanical unit to coordinate with new roof installation
$3,915.56 for wood panel material and stain revisions above the public lobby transaction windows
$1,894.96 for added metal stud framing and drywall to create a required soffit condition
$48,069.22 credit for elimination of the potassium injection treatment
$1,863.56 for added wood paneling framing support above the public lobby transaction windows
$2,737.76 for ten revised hollow metal door frames to coordinate with the ceiling height reduction
$4,894.89 credit for reimbursement for new furniture ordered due to water infiltration damage

Items applicable to performance by the Construction Manager at Risk (CMAR) will be incorporated into the current Hill & Wilkinson General Contractors contract for a revised total contract in the amount of **$6,503,679.39.**

This item was taken to the Finance and Government Committee on October 13, 2020 for their review and recommendation for approval.

Financial Consideration

Funding in the amount of $103,689.52 is available in Municipal Facilities Capital Projects Fund (405090) W.O. 02002603 (Municipal Complex Ph II) Purchase Order 413519 contingency.

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 405090 / 02002603
Project Title: Municipal Complex Ph II
Current Request: $0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
61041 Prof Eng Srv	$23,560	$1,665	$0	$1,665	$23,560
60530 Small FFE	$60,000	$51,978	$0	$51,978	$60,000
61205 Enviro Remediation	$45,101	$1,462	$0	$1,462	$45,101
61405 Survey and Studies	$3,402	$652	$0	$652	$3,402
63010 Bldgs & Grounds Maint	$15,000	$2,482	$0	$2,482	$15,000
68270 Com & Video Equip	$38,572	$6,651	$0	$6,651	$38,572
63125 Traffic Signal Maint	$1,450	$1,450	$0	$1,450	$1,450
68290 FF& E	**$1,052,320**	**$229,070**	**$0**	**$229,070**	**$1,052,320**
68380 Security Equipment	$113,991	$4,721	$0	$4,721	$113,991
68410 Data Processing Equip	$295,000	$2,016	$0	$2,016	$295,000
68540 Construction	$6,750,878	$171,460	$0	$171,460	$6,750,878
68560 Eng/Con/Geo	$496,507	$0	$0	$0	$496,507
TOTAL	**$8,895,781**	**$473,607**	**$0**	**$473,607**	**$8,895,781**

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10439	**Version:**	1	**Name:**	Municipal Court Credit Card Processor
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/1/2020			**In control:**	Municipal Court
On agenda:	10/13/2020			**Final action:**	
Title:	Contract for Credit Card Payment System with sole source provider OpenEdge for an initial term of 3 years with two options to renew for 2-year terms, for .$08 per transaction for an annual amount not to exceed $125,000; authorize the City Manager to execute renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	analysis.pdf pricelockguarantee.pdf solesource.pdf 20-10439 Expenditure Form.pdf				

Date	Ver.	Action By	Action	Result

From
Steven Cherry

Title
Contract for Credit Card Payment System with sole source provider OpenEdge for an initial term of 3 years with two options to renew for 2-year terms, for .$08 per transaction for an annual amount not to exceed $125,000; authorize the City Manager to execute renewal options with aggregate price fluctuations of the lesser of up to $50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Presenter
Steven Cherry, Court Services Director

Recommended Action
Approve

Analysis
OpenEdge is a preferred partner of Tyler Technologies Software products which hosts the courts case manager software "INCODE". OpenEdge is the integrated credit card processor for automated bank reconciliation, direct refunds to credit card accounts and one step voided payments. With the current provider citizens must wait 3 to 4 days for their payments reflect back on their credit cards for voided transactions.

Financial Consideration
The current credit card provider has an effective rate of 1.24% and OpenEdge will have effective rate of 0.95%.

Based on an analysis of $320,621 in revenues a month there will be an approximate savings to the City of $918.15. The Municipal Court in 2019 processed 40,398 credit card transactions with a associated amount of $6,936,217.27 in revenues. OpenEdge has also submitted an IC + Fee Lock Guarantee for the term of the contract. Funds are available in the FY2020/2021 Pooled Investment Fund budget 223810-61425 and will be charged accordingly through the end of the fiscal year. Funding for future fiscal years will be paid from that year's approved budget.

openedge
A division of globalpayments

Grand Prairie Municipal Court
Analysis based on data supplied for processing month: Jan-20
Quote subject to change after 30 days 2/24/2020

SUMMARY

	Current Processor	openedge
Total Volume	$320,621.00	$320,621.00
Total Transactions	1696	1696
Total Fees	$3,966.35	$3,048.20
Effective Rate	1.24%	0.95%
$ Monthly Savings		$918.15
% Monthly Savings		23%
Annual Savings		**$11,017.82**

DETAIL

				Current Processor			openedge		
Card Type	Charge Type	# Trans	$ Sales	% Disc	Per Item	Total Fees	% Disc	Per Item	Total Fees
MC	Qualified	461	$89,452.90	0.398%	0.080	$393.14	0.150%	0.080	$171.06
VISA	Qualified	1235	$231,168.10	0.398%	0.080	$1,019.46	0.150%	0.080	$445.55
DS/VS/MC/AX	Excess Auth. Fees	172	$0.00	0.000%	0.080	$13.76	0.000%	0.080	$13.76
DS/VS/MC/AX	Interchange	1696	$320,621.00	0.000%	0.000	$1,818.58	0.000%	0.000	$1,818.58
FEE	PCI ASSURE Monthly Fee	1	$0.00	0.000%	12.500	$12.50	0.000%	14.750	$14.75
VISA	ISA Fee	3	$759.00	1.000%	0.000	$7.59	1.000%	0.000	$7.59
VISA	IAF Fee	3	$759.00	0.450%	0.000	$3.42	0.450%	0.000	$3.42
MC	File Transmission Fee	461	$0.00	0.000%	0.002	$0.83	0.000%	0.000	$0.00
MC	Digital Enablement Fee	0	$89,452.90	0.010%	0.000	$8.95	0.010%	0.000	$8.95
MC	Acceptance Fee	461	$0.00	0.000%	0.002	$1.01	0.000%	0.000	$0.00
MC	AVS Fee	509	$0.00	0.000%	0.010	$5.09	0.000%	0.000	$0.00
MC	Cross Border Fee	1	$100.00	0.600%	0.000	$0.60	0.600%	0.000	$0.60
MC	Acq. Support Fee	1	$100.00	0.850%	0.000	$0.85	0.850%	0.000	$0.85
FEE	Chargeback Fee	3	$0.00	0.000%	15.000	$45.00	0.000%	15.000	$45.00
VISA	Assessments	141	$34,881.00	0.140%	0.000	$48.83	0.140%	0.000	$48.83
VISA DEBIT	Assessments	1094	$196,287.10	0.130%	0.000	$255.17	0.130%	0.000	$255.17
MC	Assessments	461	$89,452.90	0.130%	0.000	$116.29	0.130%	0.000	$116.29
MC	Licensing Fee	461	$89,452.90	0.005%	0.000	$4.20	0.020%	0.000	$17.89
VISA	Kilobyte Fees	1235	$0.00	0.000%	0.0018	$2.22	0.000%	0.0085	$10.50
MC	NABU Fees	509	$0.00	0.000%	0.0195	$9.93	0.000%	0.0195	$9.93
VISA	APF Fees	155	$0.00	0.000%	0.0195	$3.02	0.000%	0.0195	$3.02
VISA DEBIT	APF Fees	1204	$0.00	0.000%	0.0155	$18.66	0.000%	0.0155	$18.66
FEE	Batch Fees	16	$0.00	0.000%	0.020	$0.32	0.000%	0.250	$4.00
FEE	Regulatory Compliance Fee	0	$0.00	0.000%	0.000	$0.00	0.000%	0.000	$5.60
FEE	MC Monthly Location Fee	0	$0.00	0.000%	0.000	$1.25	0.000%	0.000	$1.25
FEE	VISA FANF	0	$0.00	0.000%	0.000	$164.00	0.000%	0.000	$6.95
FEE	Monthly Fees					$11.67			$20.00
		1696	$320,621.00			$3,966.35			$3,048.20

POTENTIAL MONTHLY SAVINGS	$918.15
POTENTIAL YEARLY SAVINGS	$11,017.82
PERCENTAGE SAVINGS	23%

**Current processor's monthly fees include a $2.00 Account Fee, a $7.50 Statement Fee, and a $2.17 Card Brand Fee.*

openedge
A division of globalpayments

Date: 10/1/20

Merchant Name: Grand Prairie Municipal Court

IC + FEE LOCK GUARANTEE

Notwithstanding the provisions of the Global Payments Direct, Inc. ("Global Direct") "Application for Merchant Processing" form, or the Global Direct "Card Services Terms & Conditions" Agreement (collectively, the "Agreement"), OpenEdge Payments LLC (OpenEdge) guarantees that Global Direct will not increase the "Discount Rate", "Per Item" or "Per Auth." fees listed in the Agreement during the Term of the Agreement. Nothing herein shall control or restrict the normal adjustment of the interchange rate for transactions or any other fee or charge imposed by the card brands or any other third party.

In the event of any inadvertent change to your "Discount Rate", "Per Item" or "Per Auth." Fees, please contact customer service and reference this Guarantee to resolve the concern.

OpenEdge Payments LLC

By: Matt Hyde

Name: Matt Hyde

Title: VP of OpenEdge Sales

Open Edge Integration to Tyler Incode - Sole Source Letter

To Whom It May Concern:

This letter is to confirm that OpenEdge, owns all rights, title and license in and to, the OpenEdge payment processing solution and related services (collectively, the "OpenEdge Solution"). OpenEdge is the only authorized developer and licensor of the OpenEdge Solution and, except as set forth in agreements with its marketing partners, is the only entity authorized to implement, promote and maintain the OpenEdge Solution.

Open Edge is a Tyler Technologies, Inc. ("Tyler") Preferred Partner. Tyler is an authorized marketing partner of OpenEdge. The OpenEdge Solution is an integrated payment processing solution that directly integrates with mutually agreed upon Tyler software products, including those applications that have been identified to you as "Incode."

Open Edge is the only solution provider for Tyler products that offers an integrated system for: automated bank reconciliation, direct refunds to credit card accounts, one-step voided payments.

Tyler is contractually authorized to include the OpenEdge Solution, including the terms and conditions applicable to that Solution, in Tyler-client contracts, or amendments thereto.

OpenEdge is currently the only solution that can meet Tyler's comprehensive requirements for a fully integrated, highly secure, credit card processing system.

Tyler Technologies, Inc.

By: _____

Name: Shane Shepherd

Title: Director

Date: 01/23/2019

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	Pooled Investments
AGENCY:	Municipal Court
ACCOUNTING UNIT:	223810
AVAILABLE:	61425 – Credit Card Service Charges. $282,000 available as of October 5, 2020
STAFF CONTACT:	Steven Cherry
VENDOR NUMBER:	_____
VENDOR NAME:	OpenEdge
CONTINGENCY:	_____

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10449	**Version:**	1	**Name:**	Ordinance; Construction Contract with Felix Construction Company for Southwest Sector Pump Station Ph 2
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Engineering
On agenda:	10/13/2020			**Final action:**	
Title:	Construction contract with Felix Construction Company in the amount of $7,899,537 for Southwest Sector Pump Station Phase 2; 5% construction contingency in the amount of $394,977; Materials testing with Alliance Geotechnical in the amount of $51,708.40; in-house labor distribution in the amount of $39,500 for a total of $8,385,722.40				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10449 WO 618.105.pdf 20-10449 WO 42510033.pdf Final Recommendation of Award.09-30-2020.pdf				

Date	Ver.	Action By	Action	Result

From
max

Title
Construction contract with Felix Construction Company in the amount of $7,899,537 for Southwest Sector Pump Station Phase 2; 5% construction contingency in the amount of $394,977; Materials testing with Alliance Geotechnical in the amount of $51,708.40; in-house labor distribution in the amount of $39,500 for a total of $8,385,722.40

Presenter
Gabe Johnson, Director of Public Works and Romin Khavari, City Engineer

Recommended Action
Approve

Analysis
This project provides for the construction of six (6) MGD Pump Station, 2 million gallons ground storage tank, 15,000-gallons hydro-pneumatic tank, installation of pumps, piping, valves, vaults, meters, electrical gear, controls, instrumentation, earthwork and other miscellaneous site work. this proposal also provided for an added alternate bid for excavation and backfill placement for future 3 million gallons ground storage tank at the project site along SH 360.

The City of Grand Prairie advertised and received four (4) proposals for this project on Tuesday August 25, 2020. This project was advertised as a competitive sealed proposal method which allows the selection of a

contractor who provides the best value for the City based on pre-established ranking criteria specified in the proposal documents including contract price, Proposer Key personnel, sub-contractors and Relevant experience and past performance on City of Grand Prairie projects.

A review and evaluation committee consisting of City Engineering and public Works Staff and project engineering consultant staff with Freese and Nichols Inc. evaluated and ranked each proposal as follows:

Rank	Contractor	Total Points
1	Felix	85.22
2	Archer Western	79.26
3	Bar Constructors	72.58
4	Red River	72.14

The following list shows the relative ranking and proposal price for the four proposals received.

Relative Evaluated Rank	Contractor	Base Proposal Price	Base Proposal + Add Alternate 1a Price
1	Felix Construction Company	$7,625,884.00	$7,899,527.00
2	Archer WEstern Construction	$8,533,850.00	$9,014,850.00
3	BAR Constructors, Inc.	$8,069,625.00	$8,370,625.00
4	Red River Construction Co.	$7,690,700.00	$7,973,700.00

Review of the Proposals received indicates that the offer of Felix provides the best value to the Owner, consistent with the ranking and scoring criteria provided in the proposal documents. A review of Felix's Statement of Qualifications and a check of the references provided indicates that Felix Construction Co. meets the qualification requirements specified in the Contract Documents and that their previous experience on similar projects has been acceptable.
City and Freese and Nichols consultant staff recommend this contract be awarded to Felix Construction. The recommended amount of the award is $7,899,537.00 and includes the base bid and Additive Alternate 1a and a construction period of 510 calendar days.

Construction of this project is anticipated to start in November 2020 with completion in April 2022.

Financial Consideration

The City currently has funds in escrow with the Texas Water Development Board (TWDB) that may allow reimbursement of part or all of the funds being used for this project.

Funding in the total amount of $8,385,723 is available as follows:
1. $6,476,891 is available in Water Capital Projects Fund (500592) W.O. 01810503 (Southwest Sector Pump Station)
2. $1,908,832 is available in Escrow Fund (500892) W.O. 42510033 (Mansfield Pump Station (original name of current Southwest Sector Pump Station))

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500592 / 01810503
Project Title: Southwest Sector Pump Station
Current Request:

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
68540 Construction	$6,044,140	$5,994,110	$0	$5,994,110	$6,044,140
68560 Eng/Con/Geo	$685,460	$357,781	$0	$357,781	$685,460
68999 Labor	$125,000	$125,000	$0	$125,000	$125,000
				$0	$0
				$0	$0
				$0	$0
				$0	$0
TOTAL	**$6,854,600**	**$6,476,891**	**$0**	**$6,476,891**	**$6,854,600**

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500892/42510033
Project Title: Mansfield Pump Station
Current Request:

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
68540 Construction	$2,117,416	$2,062,107	$0	$2,062,107	$2,117,416
68560 Eng/Con/Geo	$759,900	$54,946	$0	$54,946	$759,900
			$0	$0	$0
				$0	$0
				$0	$0
				$0	$0
				$0	$0
TOTAL	**$2,877,316**	**$2,117,053**	**$0**	**$2,117,053**	**$2,877,316**

FREESE AND NICHOLS
Innovative approaches
Practical results
Outstanding service
4055 International Plaza, Suite 200 • Fort Worth, Texas 76109 • 817-735-7300 • fax 817-735-7491 www.freese.com

September 30, 2020

Gabe Johnson, P.E.
Director of Engineering and Public Works
City of Grand Prairie
Development Center
300 W Main St.
Grand Prairie, TX 75050

Re: City of Grand Prairie – Southwest Sector Pump Station Phase 2
Work Order No.: 611.71
TWDB Project #21667 CID02
Recommendation of Contract Award

Dear Mr. Johnson:

The purpose of this letter is to formally recommend award of the above referenced project. On Tuesday, August 25, 2020 proposals were opened electronically for this project. A total of four proposals were received. After review and evaluation of the proposals for the Southwest Sector Pump Station by the project proposal review committee, FNI recommends that Felix Construction Company (Felix) be awarded the Contract. The recommended amount of the award is $7,899,537.00 and includes not only the base bid but Additive Alternate 1a.

The following list shows the relative ranking and proposal price for the four proposals received. Review of the Proposals received indicates that the offer of Felix provides the best value to the Owner, consistent with the ranking and scoring criteria provided in the proposal documents. A review of Felix's Statement of Qualifications and a check of the references provided indicates that Felix meets the qualification requirements specified in the Contract Documents and that their previous experience on similar projects has been acceptable.

Relative Evaluated Rank	Contractor	Base Bid Price	Base Bid + Add Alternate 1a Price
1	Felix Construction Company	$7,625,884.00	$7,899,537.00
2	Archer Western Construction	$8,533,850.00	$9,014,850.00
3	BAR Constructors, Inc.	$8,069,625.00	$8,370,625.00
4	Red River Construction Co.	$7,690,700.00	$7,973,700.00

Please let me know if there is anything else we can do to assist you.

Sincerely,

Kelly W Wood

09/30/2020

Kelly W. Wood, P.E.
Freese and Nichols, Inc.
Texas Board of Professional Engineers
Firm Registration Number F-2144

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10440	**Version:**	1	**Name:**	Contract with Home Depot for Yurt Cabin Installation
Type:	Ordinance			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Parks & Recreation
On agenda:	10/13/2020			**Final action:**	
Title:	Contract with Home Depot for the installation of two (2) prefabricated Yurt cabins in the amount of $60,580 plus a 5% Contingency of $3,029 for a total of $63,609				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10440.pdf				

Date	Ver.	Action By	Action	Result

From
Duane Strawn, Director Of Parks, Arts, and Recreation

Title
Contract with Home Depot for the installation of two (2) prefabricated Yurt cabins in the amount of $60,580 plus a 5% Contingency of $3,029 for a total of $63,609

Presenter
Duane Strawn, Director of Parks, Arts and Recreation

Recommended Action
Approve

Analysis
The Lake Parks Division seeks professional installation of two Yurts for Loyd Park. The Yurts are 24' in diameter with insulated walls and ceiling. Each Yurt will be fully furnished and have a restroom, kitchen, heating / air conditioning, and a deck. These Yurts come in a ready to assemble kit and two sites have been selected for installation. This is a test of the "Glamping" themed area, and if successful we will be adding more to our inventory.

Assembly and installation will be through Home Depot's US Communities contract #16154 which was effective February 1, 2017 and will expire December 31, 2026. Furniture and fixtures will be purchased through standard bid laws.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including U.S. Communities.

U.S. Communities is the leading national government purchasing cooperative, providing world class government procurement resources and solutions to local and state government agencies, school district (K-12), higher education institutes, and nonprofits looking for the best overall supplier government pricing.

This item was presented to the Finance and Government Committee on October 13, 2020 for their recommendation and approval.

Financial Consideration

Funding for a contract with Home Depot to complete installation of two prefabricated Yurt cabins, in the amount of $63,609, is available in the Lake Capital Project Fund (318793) WO # 02013703 (Lake Park Yurts).

powered by Legistar™

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 02013703
Project Title: Lake Park Yurts
Current Request: $0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
MISCELLANEOUS SERVICES	$1,800	$0	$0	$0	$1,800
BLDGS AND GROUNDS MAINTENANCE	$118,660	$118,660	$0	$118,660	$118,660
MISCELLANEOUS IMPROVEMENT	$59,540	$0	$0	$0	$59,540
TOTAL	**$180,000**	**$118,660**	**$0**	**$118,660**	**$180,000**

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10442	**Version:**	1	**Name:**	Little Boxes
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	City Manager's Office
On agenda:	10/13/2020			**Final action:**	
Title:	Interlocal Cooperation Agreement with Grand Prairie Independent School District to build Little Pantry and Little Library boxes for the Grand Prairie Community				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10442.pdf				

Date	Ver.	Action By	Action	Result

From
Andrew Fortune

Title
Interlocal Cooperation Agreement with Grand Prairie Independent School District to build Little Pantry and Little Library boxes for the Grand Prairie Community

Presenter
Andrew Fortune, Assistant to the City Manager

Recommended Action
Approve

Analysis
The Community Revitalization Division will work with GPISD to build the Little Library and Little Pantry boxes. The Little Pantry boxes will provide more easily accessible basic staples found in a food pantry for those in need. The Little Library boxes will provide literature for residents and visitors to enjoy. The City's Library System will partner to keep the Little Library stocked. The City will work with nonprofits like Grand Prairie United Charities to stock the Little Pantry with appropriate items. Initial boxes will be placed along the Downtown corridor, serving as a pilot program, before the end of the calendar year. The Community Revitalization Division will evaluate future recommendations for new box locations on a case-by-case basis.

Chapter 791 of the Texas Government Code provides authorization for units of local government to enter into Interlocal Cooperation Agreements to perform governmental functions and services.
The purpose of this Agreement is for the City and GPISD (Dubiski Career High School) to work together to build free little pantries and free little libraries to provide food and books to those within the Grand Prairie community.
This Agreement is for a term of one year and will automatically renew for additional one-year terms until it is terminated with written notice by either party.
Under this agreement, the City will:

a. Provide supplies for the purpose of building the boxes
b. Provide general plan and specifics for construction
c. Provide funding for the construction of the boxes

Under this agreement, the School District will:
a. Review and follow the City's general plan and specifics for construction
b. Use materials approved by the City
c. Follow the agreed upon timeline for construction and completion

Financial Consideration

Funding under this agreement is not to exceed $2,000 for box construction, and funding will come from 405090-01816803-61130, the Community Revitalization Redevelopment project activity.

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 01816803
Project Title: Redevelopment Projects
Current Request: $0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
PROFESSIONAL ENGINEERING SRV	$53,765	$0	$0	$0	$53,765
SPECIAL EVENTS	$1,513,558	$726,063	$0	$726,063	$1,513,558
MISCELLANEOUS IMPROVEMENT	$50,000	$0	$0	$0	$50,000
EQUIPMENT/HARDWARE/SUPPLIES	$149,122	$0	$0	$0	$149,122
TOTAL	**$1,766,445**	**$726,063**	**$0**	**$726,063**	**$1,766,445**

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10444	**Version:**	1	**Name:**	2020 NCTCOG Traffic Grant
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Fire
On agenda:	10/13/2020			**Final action:**	
Title:	Application and acceptance of the North Central Texas Council of Governments (NCTCOG) 2020 Traffic Incident Management Equipment Grant in the amount of $65,600, and award a contract to Gulf Highway Equipment, a sole source provider, for the installation of TrafFix Devices Scorpion Mounted Attenuators in the amount of $65,599.50				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Grant Scoring Grand Prairie Fire Department Project Submittal and approval				

Date	Ver.	Action By	Action	Result

From
Robert Fite, Fire Chief

Title
Application and acceptance of the North Central Texas Council of Governments (NCTCOG) 2020 Traffic Incident Management Equipment Grant in the amount of $65,600, and award a contract to Gulf Highway Equipment, a sole source provider, for the installation of TrafFix Devices Scorpion Mounted Attenuators in the amount of $65,599.50

Presenter
Robert Fite, Fire Chief

Recommended Action
Approve

Analysis
The NCTCOG offered all participating agencies the opportunity to receive funding from their Traffic Incident Management grant. This grant is for equipment to improve traffic safety for all workers on the roadway. Our grant will equip two reserve fire engines as highway "Blockers". These blockers will have directional arrows, enhanced lighting and a scorpion impact deflection device. This will enhance the safety for Fire, Police, Public Works and other roadway workers. The installation is done by Gulf Highway Equipment and TrafFix Devices under a sole source process to include a Scorpion truck mounted attenuator, 48"x96' lighted arrow board, and multiple directional lighting added to the exterior of the apparatus.

Financial Consideration
This is a non matching grant funded by the NCTCOG in the amount of $65,600.

2020 TRAFFIC INCIDENT MANAGEMENT CALL FOR PROJECTS - SCORING CRITERIA TABLE - EAST

Yellow fields: Input | *Greyed fields: Pre-Populated* | *White fields: Information only*

	EASTERN SUBREGION DALLAS DISTRICT SHARE (66%) - $990,000		12 unique agencies submitted eligible projects under this CFP	AVERAGE PROJECT SCORE	EQUIPMENT DESCRIPTION (TIM USE)	TIM COURSE PARTICIPATION (# ATTENDEES)	TIM SURVEY COMPLETED (Y = 1 N = 0)	CRASH RATE FACTOR		ADOPTED INCIDENT MANAGENET RESOLUTION (Y = 1 N = 0)	ADOPTED REGIONAL PERFORMANCE MEASURE STANDARD DEFINITIONS (Y = 1 N = 0)	INCIDENT MANAGEMENT GOALS/TARGETS	NOTES
					50%	15%	5%		10%	10%	5%	5%	
	SCORING INSTRUCTIONS	Project Cost	Project Name		*Project Description provided (how equipment will be used to aid in incident clearance/crash mitigation), each agency can be awarded up to 50 points [15 points for detailed/clear description 20 points for TIM best practice 15 points for innovativeness]*	*Pre-Populated [0 points for No TIM Training 7.5 points for police OR fire 15 points for police AND fire] NCTCOG*	*Pre-Populated [If Agency has completed IM survey - 5 points are received; if agency has not completed IM survey - 0 points are received]*	*Automatically Calculate 2018 Crash Rate*	*Pre-Populated [5 points for crash rate below the region-wide average 10 points for crash rate above the region-wide average] 2018 Regional Crash Rate: 77.40*	*Pre-Populated [If agency has an adopted resolution (NCTCOG will verify) - 10 points are received; if agency has not adopted a resolution - 0 points are received]*	*Pre-Populated [If agency has adopted regional definitions (NCTCOG will verify) - 5 points received; if agency has not adopted - 0 points are received]*	*Pre-Populated Based on Goals/Targets in Place 0 Points for No Goals/Targets 2.5 points - Statement of Goals/Targets 5 points - Statement of Goals/Targets AND details specific Goals/Targets*	
	City/Agency Name												
	PROJECTS RECOMMENDED FOR FUNDING												
1	City of Balch Springs	$31,190	Portable Solar Message Boards	93	43	15	5	262.29	10	10	5	5	
2	City of Balch Springs	$7,760	Traffic Control & Scene Management Equipment	92	42	15	5	262.29	10	10	5	5	
3	City of Frisco	$245,000	Closest To Dispatching Enhancement	90	40	15	5	152.52	10	10	5	5	Followed-up with Frisco to determine the differences between this project & the "Closest to Dispatching Enhancement" project funded under the 2014 CFP. Update will use real-time traffic data and requires a new API to share data.
4	* Dallas County Sheriff's Office	$66,540	Highway Incident Reporting Software & Equipment	90	45	15	0	166.11	10	10	5	5	Project will be funded with STBGP funds and will be funded through the TXDOT implemented MAPP project.
5	City of Balch Springs	$8,160	Radio & Communication Equipment	90	40	15	5	262.29	10	10	5	5	
6	Town of Prosper	$68,505	Thermal Imaging Cameras	89	46	7.5	5	279.75	10	10	5	5	
7	Town of Prosper	$3,200	Traffic Safety Vests	84	41	7.5	5	279.75	10	10	5	5	
8	City of Dallas	$38,500	LED Active Lighting Reflective Safety Vests	79	36	15	5	199.89	10	10	0	2.5	
9	City of Dallas	$70,000	Portable Hand-held Radios	77	34	15	5	199.89	10	10	0	2.5	
10	City of Terrell	$70,522	FARO Laser Scanner System	72	40	7.5	5	288.26	10	10	0	0	
11	Kaufman Police & Fire Department	$16,595	Portable Message Board	68	36	0	5	199.34	10	10	5	2.5	
12	Kaufman Police & Fire Department	$9,300	Arrowboard Trailers	68	35	0	5	199.34	10	10	5	2.5	
13	Kaufman Police & Fire Department	$2,400	Reflective Class 2 Vests	66	33	0	5	199.34	10	10	5	2.5	
14	Kaufman Police & Fire Department	$950	Traffic Cones	65	33	0	5	199.34	10	10	5	2.5	
15	City of Terrell	$9,307	Traffic Control & Scene Management Equipment	65	33	7.5	5	288.26	10	10	0	0	
16	Town of Flower Mound	$54,250	Response Trailer & Equipment	65	40	7.5	5	132.95	10	0	0	2.5	
17	Irving Police Department	$5,585	Crash Data Recovery Kit	64	39	15	0	95.27	10	0	0	0	
18	Farmersville Police Department	$9,042	Speed Trailer & Equipment	62	32	15	5	344.96	10	0	0	0	
19	City of Richardson	$57,590	FARO 3D Scanner	60	35	7.5	5	118.41	10	0	0	2.5	
20	City of Richardson	$39,790	Video Management System	57	32	7.5	5	118.41	10	0	0	2.5	City of Richardson confirmed "VMS" will allow sharing of video streams with City of Richardson Police Department, Emergency Dispatch, & Neighboring and Regional Agencies
21	Cedar Hill Police Department	$26,570	Dynamic Message Signs	57	34	7.5	5	150.86	10	0	0	0	
22	Irving Police Department	$98,384	Traffic Control, Safety & Personal Protective Equipment	54	29	15	0	95.27	10	0	0	0	
	Total	$939,140											
	PROJECTS "DO NOT" EXCEED $990,000 FUNDING												
	INELIGIBLE PROJECTS												
23	Town of Prosper	$20,631	Drones (Accident Mapping UAS)	90	47	7.5	5	279.75	10	10	5	5	Ineligible due to federal restrictions on purchasing drones manufactured in China with federal funds.
24	City of Frisco	$5,000	Drones (Crash Scene Investigations)	86	41	15	5	152.52	10	10	0	5	Ineligible due to federal restrictions on purchasing drones manufactured in China with federal funds.
25	Town of Flower Mound	$185,210	GPS Opticom System Upgrade (Year 1)	68	43	7.5	5	132.95	10	0	0	2.5	Ineligible under CMAQ
26	Town of Flower Mound	$153,715	GPS Opticom System Upgrade (Year 2)	68	43	7.5	5	132.95	10	0	0	2.5	Ineligible under CMAQ
27	City of Richardson	$79,253	Opticom System Upgrade	63	38	7.5	5	118.41	10	0	0	2.5	Ineligible under CMAQ
28	City of Lucas	$70,000	Emergency Traffic Incident Management Vehicle	20		0	10	183.47	10	0	0	0	Vehicles are ineligible under this CFP.
	Total	$513,809											
	CRASH ATTENUATOR PROJECTS SUBMITTED (RTR: PILOT PROJECT OPPORUNITY)												
29	* Mesquite Fire Department	$39,200	Scorpion Attenuator/Blocker	45		15	10	560.28	10	10	0	0	Proposed to fund with RTR Funds as part of a pilot project.
30	* City of Grand Prairie	$34,500	204 Scorpion Blocker	50		7.5	10		10	10	10	2.5	Proposed to fund with RTR Funds as part of a pilot project.
		$31,400	A1R1 Scorpion Blocker	50				133.07					Proposed to fund with RTR Funds as part of a pilot project.
31	* Town of Flower Mound	$26,900	Scorpion Trailer Attenuator/Blocker & Arrowboard	30		7.5	10	132.95	10	0	0	2.5	Proposed to fund with RTR Funds as part of a pilot project.
	Total	$132,000											

* Agencies will be funded directly. All other projects will be awarded through NCTCOG.

TRAFFIC INCIDENT MANAGEMENT CALL FOR PROJECTS - SCORING CRITERIA TABLE

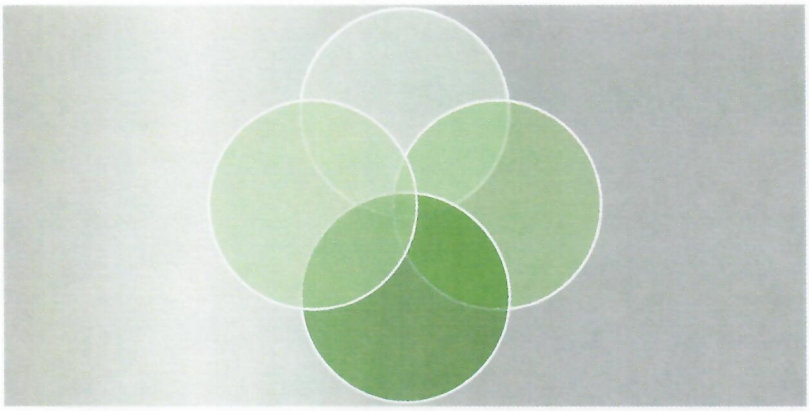
Yellow fields: Input | *Greyed fields: Pre-Populated* | *White fields: Information only*

	WESTERN SUBREGION DALLAS DISTRICT SHARE (34%) - $510,000		6 unique agencies submitted eligible projects under this CFP	AVERAGE PROJECT SCORE	EQUIPMENT DESCRIPTION (TIM USE)	TIM COURSE PARTICIPATION (# ATTENDEES)	TIM SURVEY COMPLETED (Y = 1 N = 0)	CRASH RATE FACTOR		ADOPTED INCIDENT MANAGENET RESOLUTION (Y = 1 N = 0)	ADOPTED REGIONAL PERFORMANCE MEASURE STANDARD DEFINITIONS (Y = 1 N = 0)	INCIDENT MANAGEMENT GOALS/TARGETS	NOTES
					50%	15%	5%		10%	10%	5%	5%	
	SCORING INSTRUCTIONS	Project Cost	Project Name		*Project Description provided (how equipment will be used to aid in incident clearance/crash mitigation), each agency can be awarded up to 50 points* ***[15 points for detailed/clear description 20 points for TIM best practice 15 points for innovativeness]***	*Pre-Populated* ***[0 points for No TIM Training 7.5 points for police OR fire 15 points for police AND fire]*** ***NCTCOG***	*Pre-Populated* ***[If Agency has completed IM survey - 5 points are received; if agency has not completed IM survey - 0 points are received]***	*Automatically Calculate 2018 Crash Rate*	*Pre-Populated* ***[5 points for crash rate below the county-wide average 10 points for crash rate above the county-wide average]*** ***2018 Regional Crash Rate: 77.40***	*Pre-Populated* ***[If agency has an adopted resolution (NCTCOG will verify) - 10 points are received; if agency has not adopted a resolution - 0 points are received]***	*Pre-Populated* ***[If agency has adopted regional definitions (NCTCOG will verify) - 5 points received; if agency has not adopted - 0 points are received]***	*Pre-Populated Based on Goals/Targets in Place* ***0 Points for No Goals/Targets 2.5 points - Statement of Goals/Targets 5 points - Statement of Goals/Targets AND details specific Goals/Targets***	
	City/Agency Name												
	PROJECTS RECOMMENDED FOR FUNDING												
1	North Richland Hills Police Department	$27,338	Crash Data Retrieval Premium Kit	87	45	15	5	100.13	10	10	0	2.5	
2	North Richland Hills Fire Department	$27,285	HAAS Alert Safety Cloud Service	87	44	15	5	100.13	10	10	0	2.5	
3	City of Keller	$32,000	Crash Data Retrieval Kit (CDR)	78	40	7.5	5	106.77	10	10	0	5	
4	City of Colleyville	$40,000	Portable Radios and Batteries	74	34	7.5	5	112.68	10	10	5	2.5	
5	City of Keller	$24,700	Traffic Control & Scene Management Equipment	67	30	7.5	5	106.77	10	10	0	5	
6	Fort Worth Police Department	$6,150	Traffic Cones	53	30	7.5	5	183.07	10	0	0	0	
7	Fort Worth Police Department	$3,480	Roadside Assistance Equipment	52	29	7.5	5	183.07	10	0	0	0	
8	Fort Worth Police Department	$2,669	Tow/Recovery Equipment	51	28	7.5	5	183.07	10	0	0	0	
9	Fort Worth Police Department	$32,680	PPE Equipment	51	28	7.5	5	183.07	10	0	0	0	
10	City of Fort Worth	$107,500	Pan-Till-Zoom Camera	49	27	7.5	5	183.07	10	0	0	0	Amount eligible for funding reduced by $17,500 based on coverage redundancy with TxDOT cameras
	Total	$303,802											
	PROJECTS "DO NOT" EXCEED $510,000 FUNDING												
	INELIGIBLE PROJECTS												
11	City of Fort Worth	$90,000	Portable Traffic Signal	50	27	7.5	5	183.07	10	0	0	0	*Should be submitted in Regional Traffic Signal Program*
12	City of Fort Worth	$400,000	Advanced Traffic Signal Detector	36	13	7.5	5	183.07	10	0	0	0	*Should be submitted in Regional Traffic Signal Program*
13	City of Fort Worth	$275,000	Battery Backup Unit	36	13	7.5	5	183.07	10	0	0	0	Not directly related to mitigating traffic crashes in incident management *(accompanies Advanced Traffic Signal Detector project above)*
	Total	$765,000											

PROJECT APPLICATION SUBMITTAL FORM

NCTCOG INCIDENT MANAGEMENT EQUIPMENT PURCHASE

2020 CALL FOR PROJECTS



Submitting Agency: City of Grand Prairie

Project Title: Highway Protection Program

APPLICATION DUE:

FEBRUARY 21, 2020 BY 5:00 PM CST

North Central Texas
Council of Governments

Project applications must be received by 5:00 pm, Central Standard Time, on Friday, February 21, 2020.

NCTCOG must have the submitted application "in hand" at the NCTCOG offices by the February 21, 2020 application deadline. A postmark by the established deadline does not constitute an on-time application. In addition, supplemental information, other than administrative clarifications, will not be accepted after the application deadline. Incomplete applications or those not submitted by the deadline will not be accepted. Project sponsors are encouraged to submit their applications far enough in advance of the submission deadline to allow NCTCOG staff to review applications for completeness.

Project applications must consist of three (3) original hard copies (including attachments) and one (1) electronic copy of all files on a USB drive.

Project applications should be mailed or hand-delivered to:

Mail:	Physical location:
North Central Texas Council of Governments Transportation Department Attn: Camille Fountain P.O. Box 5888 Arlington, Texas 76005-5888	North Central Texas Council of Governments Transportation Department Attn: Camille Fountain 616 Six Flags Drive Arlington, Texas 76011

The information in this application is public record. Therefore, applicants should not include information regarded as confidential.

1. **SUBMITTING AGENCY CONTACT INFORMATION**
Provide the name and contact information for the representative of the Submitting Agency familiar with the project and authorized to answer questions.

Submitting Agency Name: City of Grand Prairie

Contact Person (name): John Stevenson

Title: Captain, Special Operations

Department: Fire

Mailing Address: 1525 Arkansas Ln. 3rd floor

City: Grand Prairie

State: Texas Zip Code: 75052

Phone: 972-237-8315

Email: jstevens@gptx.org

2. **PUBLIC SECTOR AGENCY**
Is your agency classified as a public sector agency?
☒ Yes
☐ No

3. **AGENCY FISCAL YEAR**
Please specify the fiscal year that your agency operates under.
☐ January 1 – December 31
☐ September 1 – August 31
☒ October 1 – September 30
☐ Other: _____

4. **AGENCY LOCATION**
a. Number of cities in your agency's jurisdiction: 1

b. City/Cities in your agency's jurisdiction:

Grand Prairie

c. **County/Counties in which the agency is located:**
(Select one unless jurisdictional boundaries are in more than one county)

TxDOT Dallas District

- ☐ Collin County
- ☒ Dallas County
- ☐ Denton County
- ☒ Ellis County
- ☐ Kaufman County
- ☐ Rockwall County

TxDOT Fort Worth District

- ☒ Johnson County
- ☐ Parker County
- ☒ Tarrant County
- ☐ Wise County

5. PROJECT TITLE Highway Protection Project

Provide the name of the project.

6. PROJECT TYPE

Select the type of the project. (Select all that apply.)

- ☒ Equipment
- ☐ Technology
- ☐ Other Category

GULF HIGHWAY EQUIPMENT
6000 GARDEN ST
Haltom City, TX. 76117
Phone: 682-708-8721 Fax: 000- -

ESTIMATE #
002018

Estimate for Services

Estimate Date : 7/29/2020

City of Grand Prarie - John Stevenson
1821 S Hwy 161
Grand Prairie, TX 75052
Home: 817-946-7502

0 -
Lic # : - TX
Unit # : 204
VIN # : 204BL0CKER

Odom. In: 0

Part Description / *Number*	Qty	Sale	Ext
TMA POWER WIRE KIT *PWKIT*	1.00	480.00	480.00
MISC METAL *MISC METAL*	1.00	675.00	675.00
4200 MINI CONTROLLER *4200*	1.00	163.50	163.50
FUSUION LIGHT BAR AMBER *FN-1016S*	2.00	898.50	1,797.00
ARROWBOARD,,SKIDMNT,W CMN,25L,4X8,ACT,WRLS *217421*	1.00	5,075.00	5,075.00
Scorpion II MASH Model C TL-3 TMA, 12V, FB Mount, side support, 8" Red/white Shtg Module A & Lower half Module D, LED Lights high reach, 12 volt motor *10475*	1.00	19,995.00	19,995.00

Labor Description	Hours	Extended
INSTALL TMA	14.00	1,400.00
INSTALL ARROW BOARD, FAB MOUNT TO TOP OF FIRE TRUCK	12.00	1,200.00
INSTALL AND WIRE ARROW STICKS TO SIDE OF TRUCK	16.00	1,600.00
EXTEND FRAME TO REAR OF TRUCK, MODIFY TOOL BOX	20.00	2,000.00

Parts/Supplies: 28,185.50 Labor: 6,200.00 Total : $ 34,385.50

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and /or your employees permission to operate the vehicle described for testing and/or inspection. Express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto. SMOG: I understand that I can have emission service and/or adjustments done elsewhere. I hereby waive this right.

TEARDOWN ESTIMATE: I understand that my vehicle will be reassembled within____days of the date shown above if I choose not to authorize the service recommended. All Parts removed will be discarded unless instructed otherwise: Save all Parts____. NOT RESPONSIBLE FOR LOSS OR DAMAGE TO CARS OR ARTICLES LEFT IN CARS IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE.

Signature _____ Date_____ Time_____

Copyright (c) 2020 Mitchell Repair Information Company, LLC esthrs 4.06.2016kr

GULF HIGHWAY EQUIPMENT
6000 GARDEN ST
Haltom City, TX. 76117
Phone: 682-708-8721 Fax: 000- -

ESTIMATE #
002019

Estimate for Services

Estimate Date : 7/30/2020

City of Grand Prarie - John Stevenson
1821 S Hwy 161
Grand Prairie, TX 75052
Home: 817-946-7502

0 -
Lic # : -
VIN # :

Odom. In: 0

Part Description / *Number*	Qty	Sale	Ext
Scorpion II Model "C", TL-3 TMA (MASH) *TMA(2) SERIAL#*	1.00	19,995.00	19,995.00
Fusion Light bar Amber *FN-1016S*	2.00	898.50	1,797.00
4200 Mini Controller *4200*	1.00	163.50	163.50
ARWBD, SKIDMNT,25L 4x8,AC *217421*	1.00	5,075.00	5,075.00
TMA power wire kit *PWKIT*	1.00	480.00	480.00
Misc metal *Misc metal*	1.00	675.00	675.00

Labor Description	Hours	Extended
Install arrow board, fad mount to top of fire truck	12.00	1,200.00
Install and wire arrow stick to side of truck	16.00	1,600.00
Install MASH TMA on truck	14.00	2,000.00
Extend frame to rear of truck, modify tool box	20.00	2,000.00

Parts/Supplies: 28,185.50 Labor: 6,800.00 Total : $ 34,985.50

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and /or your employees permission to operate the vehicle described for testing and/or inspection. Express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto. SMOG: I understand that I can have emission service and/or adjustments done elsewhere. I hereby waive this right.

TEARDOWN ESTIMATE: I understand that my vehicle will be reassembled within____days of the date shown above if I choose not to authorize the service recommended. All Parts removed will be discarded unless instructed otherwise: Save all Parts____. NOT RESPONSIBLE FOR LOSS OR DAMAGE TO CARS OR ARTICLES LEFT IN CARS IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE.

Signature _____ Date_____ Time_____

Copyright (c) 2020 Mitchell Repair Information Company, LLC esthrs 4.06.2016kr

John Stevenson

From: Camille Fountain <CFountain@nctcog.org>
Sent: Monday, August 31, 2020 11:26 AM
To: John Stevenson
Subject: 2020 NCTCOG Traffic Incident Management CFP - Notification (City of Grand Prairie)
Attachments: TIM CFP - Scoring Criteria_Table_2020_UPDATED RECOMMENDATION SUMMARY_East&West.pdf

Good Afternoon.

The City of Grand Prairie recently submitted an application as part of the North Central Texas Council of Governments (NCTCOG) 2020 Traffic Incident Management Equipment Purchase Call for Projects (CFP). Both the NCTCOG Regional Transportation Council and Executive Board, approved the attached project recommendations for funding in July 2020. Please note that "Blocking Equipment" projects received through this CFP will be funded using RTR funds as part of a regional Incident Management Blocking Pilot Project. The City of Grand Prairie's submitted blocking projects were approved - *see attached Project Recommendations Summary Table for details (scroll to bottom of the summary table).*

We are currently coordinating internally on risk-assessment and procurement-related items. After NCTCOG coordination activities have been finalized, we'll begin coordinating with individual agencies to develop/finalize the interlocal cooperation agreements.

Please note that any project related purchases completed before the agreement has been executed will be ineligible for reimbursement.

Let me know if you have any questions.

Thanks,

Camille Fountain
Transportation Planner III
"North Central Texas Council of Governments"
Email: ccotton@nctcog.org
Phone - (817) 704-2521
Have a great day!

2020 TRAFFIC INCIDENT MANAGEMENT CALL FOR PROJECTS - SCORING CRITERIA TABLE - EAST

Yellow fields: Input | *Greyed fields: Pre-Populated* | *White fields: information only*

	EASTERN SUBREGION DALLAS DISTRICT SHARE (66%) - $990,000		12 unique agencies submitted eligible projects under this CFP	AVERAGE PROJECT SCORE	EQUIPMENT DESCRIPTION (TIM USE)	TIM COURSE PARTICIPATION (# ATTENDEES)	TIM SURVEY COMPLETED (Y = 1 N = 0)	CRASH RATE FACTOR		ADOPTED INCIDENT MANAGENET RESOLUTION (Y = 1 N = 0)	ADOPTED REGIONAL PERFORMANCE MEASURE STANDARD DEFINITIONS (Y = 1 N = 0)	INCIDENT MANAGEMENT GOALS/TARGETS	NOTES
					50%	15%	5%		10%	10%	5%	5%	
	SCORING INSTRUCTIONS →	Project Cost	Project Name		*Project Description provided (how equipment will be used to aid in incident clearance/crash mitigation), each agency can be awarded up to 50 points [15 points for detailed/clear description 20 points for TIM best practice 15 points for innovativeness]*	*Pre-Populated [0 points for No TIM Training 7.5 points for police OR fire 15 points for police AND fire] NCTCOG*	*Pre-Populated [If Agency has completed IM survey - 5 points are received; if agency has not completed IM survey - 0 points are received]*	*Automatically Calculate 2018 Crash Rate*	*Pre-Populated [5 points for crash rate below the region-wide average 10 points for crash rate above the region-wide average] 2018 Regional Crash Rate: 77.40*	*Pre-Populated [If agency has an adopted resolution. (NCTCOG will verify) - 10 points are received; if agency has not adopted a resolution - 0 points are received]*	*Pre-Populated [If agency has adopted regional definitions. (NCTCOG will verify) - 5 points received; if agency has not adopted - 0 points are received]*	*Pre-Populated Based on Goals/Targets. In Place 0 Points for No Goals/Targets 2.5 points - Statement of Goals/Targets 5 points - Statement of Goals/Targets AND details specific Goals/Targets*	
	City/Agency Name												
	PROJECTS RECOMMENDED FOR FUNDING												
1	City of Balch Springs	$31,190	Portable Solar Message Boards	93	43	15	5	262.29	10	10	5	5	
2	City of Balch Springs	$7,760	Traffic Control & Scene Management Equipment	92	42	15	5	262.29	10	10	5	5	
3	City of Frisco	$245,000	Closest To Dispatching Enhancement	90	40	15	5	152.52	10	10	5	5	Followed-up with Frisco to determine the differences between this project & the "Closest to Dispatching Enhancement" project funded under the 2014 CFP. Update will use real-time traffic data and requires a new API to share data.
4	* Dallas County Sheriff's Office	$66,540	Highway Incident Reporting Software & Equipment	90	45	15	0	166.11	10	10	5	5	Project will be funded with STBGP funds and will be funded through the TXDOT implemented MAPP project.
5	City of Balch Springs	$8,160	Radio & Communication Equipment	90	40	15	5	262.29	10	10	5	5	
6	Town of Prosper	$68,505	Thermal Imaging Cameras	89	46	7.5	5	279.75	10	10	5	5	
7	Town of Prosper	$3,200	Traffic Safety Vests	84	41	7.5	5	279.75	10	10	5	5	
8	City of Dallas	$38,500	LED Active Lighting Reflective Safety Vests	79	36	15	5	109.89	10	10	0	2.5	
9	City of Dallas	$70,000	Portable Hand-held Radios	77	34	15	5	109.89	10	10	0	2.5	
10	City of Terrell	$70,522	FARO Laser Scanner System	72	40	7.5	5	288.26	10	10	0	0	
11	Kaufman Police & Fire Department	$16,595	Portable Message Board	68	36	0	5	199.34	10	10	5	2.5	
12	Kaufman Police & Fire Department	$9,300	Arrowboard Trailers	68	35	0	5	199.34	10	10	5	2.5	
13	Kaufman Police & Fire Department	$2,400	Reflective Class 2 Vests	66	33	0	5	199.34	10	10	5	2.5	
14	Kaufman Police & Fire Department	$950	Traffic Cones	65	33	0	5	199.34	10	10	5	2.5	
15	City of Terrell	$9,307	Traffic Control & Scene Management Equipment	65	33	7.5	5	288.26	10	10	0	0	
16	Town of Flower Mound	$54,250	Response Trailer & Equipment	65	40	7.5	5	132.95	10	0	0	2.5	
17	Irving Police Department	$5,585	Crash Data Recovery Kit	64	39	15	0	95.27	10	0	0	0	
18	Farmersville Police Department	$9,042	Speed Trailer & Equipment	62	32	15	5	344.96	10	0	0	0	
19	City of Richardson	$57,590	FARO 3D Scanner	60	35	7.5	5	118.41	10	0	0	2.5	
20	City of Richardson	$39,790	Video Management System	57	32	7.5	5	118.41	10	0	0	2.5	City of Richardson confirmed "VMS" will allow sharing of video streams with City of Richardson Police Department, Emergency Dispatch, & Neighboring and Regional Agencies.
21	Cedar Hill Police Department	$26,570	Dynamic Message Signs	57	34	7.5	5	150.86	10	0	0	0	
22	Irving Police Department	$98,384	Traffic Control, Safety & Personal Protective Equipment	54	29	15	0	95.27	10	0	0	0	
	Total	$839,140											
	PROJECTS "DO NOT" EXCEED $990,000 FUNDING												
	INELIGIBLE PROJECTS												
23	Town of Prosper	$20,631	Drones (Accident Mapping UAS)	90	47	7.5	5	279.75	10	10	5	5	Ineligible due to federal restrictions on purchasing drones manufactured in China with federal funds.
24	City of Frisco	$5,000	Drones (Crash Scene Investigations)	86	41	15	5	152.52	10	10	0	5	Ineligible due to federal restrictions on purchasing drones manufactured in China with federal funds.
25	Town of Flower Mound	$185,210	GPS Opticom System Upgrade (Year 1)	68	43	7.5	5	132.95	10	0	0	2.5	Ineligible under CMAQ
26	Town of Flower Mound	$153,715	GPS Opticom System Upgrade (Year 2)	68	43	7.5	5	132.95	10	0	0	2.5	Ineligible under CMAQ
27	City of Richardson	$79,253	Opticom System Upgrade	63	38	7.5	5	118.41	10	0	0	2.5	Ineligible under CMAQ
28	City of Lucas	$70,000	Emergency Traffic Incident Management Vehicle	28		0	10	183.47	10	0	0	0	Vehicles are ineligible under this CFP.
	Total	$513,809											
29	* Mesquite Fire Department	$39,200	Scorpion Attenuator/Blocker	45		15	10	560.28	10	10	0	0	Proposed to fund with RTR Funds as part of a pilot project.
30	* City of Grand Prairie	$34,500	204 Scorpion Blocker	50		7.5	10	133.07	10	10	10	2.5	Proposed to fund with RTR Funds as part of a pilot project.
		$31,400	A1R1 Scorpion Blocker	50									Proposed to fund with RTR Funds as part of a pilot project.
31	* Town of Flower Mound	$26,900	Scorpion Trailer Attenuator/Blocker & Arrowboard	30		7.5	10	132.95	10	0	0	2.5	Proposed to fund with RTR Funds as part of a pilot project.
	Total	$132,000											

*Agencies will be funded directly. All other projects will be awarded through NCTCOG.

TRAFFIC INCIDENT MANAGEMENT CALL FOR PROJECTS - SCORING CRITERIA TABLE

Yellow fields: Input | *Greyed fields: Pre-Populated* | *White fields: Information only*

	WESTERN SUBREGION DALLAS DISTRICT SHARE (34%) - $510,000		6 unique agencies submitted eligible projects under this CFP	AVERAGE PROJECT SCORE	EQUIPMENT DESCRIPTION (TIM USE)	TIM COURSE PARTICIPATION (# ATTENDEES)	TIM SURVEY COMPLETED (Y = 1 N = 0)	CRASH RATE FACTOR		ADOPTED INCIDENT MANAGENET RESOLUTION (Y = 1 N = 0)	ADOPTED REGIONAL PERFORMANCE MEASURE STANDARD DEFINITIONS (Y = 1 N = 0)	INCIDENT MANAGEMENT GOALS/TARGETS	NOTES
					50%	15%	5%		10%	10%	5%	5%	
	SCORING INSTRUCTIONS	Project Cost	Project Name		*Project Description provided (how equipment will be used to aid in incident clearance/crash mitigation), each agency can be awarded up to 50 points [15 points for detailed/clear description 20 points for TIM best practice 15 points for innovativeness]*	*Pre-Populated [0 points for No TIM Training 7.5 points for police OR fire 15 points for police AND fire] NCTCOG*	*Pre-Populated [If Agency has completed TIM survey - 5 points are received; if agency has not completed TIM survey - 0 points are received]*	*Automatically Calculate 2018 Crash Rate*	*Pre-Populated [5 points for crash rate below the county-wide average 10 points for crash rate above the county-wide average] 2018 Regional Crash Rate: 77.40*	*Pre-Populated [If agency has an adopted resolution (NCTCOG will verify) - 10 points are received; if agency has not adopted a resolution - 0 points are received]*	*Pre-Populated [If agency has adopted regional definitions (NCTCOG will verify) - 5 points received; if agency has not adopted - 0 points are received]*	*Pre-Populated Based on Goals/Targets in Place 0 Points for No Goals/Targets 2.5 points - Statement of Goals/Targets 5 points - Statement of Goals/Targets AND details specific Goals/Targets*	
	City/Agency Name												
	PROJECTS RECOMMENDED FOR FUNDING												
1	North Richland Hills Police Department	$27,338	Crash Data Retrieval Premium Kit	87	45	15	5	100.13	10	10	0	2.5	
2	North Richland Hills Fire Department	$27,285	HAAS Alert Safety Cloud Service	87	44	15	5	100.13	10	10	0	2.5	
3	City of Keller	$32,000	Crash Data Retrieval Kit (CDR)	78	40	7.5	5	106.77	10	10	0	5	
4	City of Colleyville	$40,000	Portable Radios and Batteries	74	34	7.5	5	112.68	10	10	5	2.5	
5	City of Keller	$24,700	Traffic Control & Scene Management Equipment	67	30	7.5	5	106.77	10	10	0	5	
6	Fort Worth Police Department	$6,150	Traffic Cones	53	30	7.5	5	183.07	10	0	0	0	
7	Fort Worth Police Department	$3,480	Roadside Assistance Equipment	52	29	7.5	5	183.07	10	0	0	0	
8	Fort Worth Police Department	$2,661	Tow/Recovery Equipment	51	28	7.5	5	183.07	10	0	0	0	
9	Fort Worth Police Department	$22,680	PPE Equipment	51	28	7.5	5	183.07	10	0	0	0	
10	City of Fort Worth	$107,500	Pan-Tilt-Zoom Camera	49	27	7.5	5	183.07	10	0	0	0	Amount eligible for funding reduced by $17,500 based on coverage redundancy with TxDOT cameras
	Total	$303,892											
	PROJECTS "DO NOT" EXCEED $510,000 FUNDING												
	INELIGIBLE PROJECTS												
11	City of Fort Worth	$90,000	Portable Traffic Signal	50	27	7.5	5	183.07	10	0	0	0	*Should be submitted in Regional Traffic Signal Program*
12	City of Fort Worth	$400,000	Advanced Traffic Signal Detector	36	13	7.5	5	183.07	10	0	0	0	*Should be submitted in Regional Traffic Signal Program*
13	City of Fort Worth	$275,000	Battery Backup Unit	36	13	7.5	5	183.07	10	0	0	0	*Not directly related to mitigating traffic crashes in incident management (accompanies Advanced Traffic Signal Detector project above)*
	Total	$765,000											

7. TOTAL PROJECT AMOUNT AND RANKING

a. Total Project Application Amount: $65,599.50

b. Total number of project purchases submitted as part of this project application: 2

c. Complete the table below if the submitted application includes more than one project purchase.

Project Ranking Example: if three different types of equipment or technology purchases are submitted as part of the project application (i.e. traffic cones, traffic barriers, software), each purchase type should be ranked by priority: 1 out of 3; 2 out of 3; and 3 out of 3; with (1) highest priority and (3) lowest priority.

Project Purchase Name	Purchase Amount	Anticipated Fiscal Year of Purchase	Project Ranking ____ out of ____
204 Blocker	$34,385.50	2020	
A1R1 Blocker	$31,214.00	2020	

If application includes more than 10 project purchases, please enter additional information on a separate sheet.

8. PROJECT BUDGET SUMMARY

Complete and attach the Project Budget Workbook (in Microsoft Office Excel format) for the project type(s) for which you are requesting funding. **Label as "Attachment (A) – Project Budget Summary"**

☒ **Equipment** – check here if the Project Budget Worksheet for Equipment Purchases has been completed (this is required submittal information).

☐ **Technology** – check here if the Project Budget Worksheet for Technology Purchases has been completed (this is required submittal information).

☐ **Other Category** – check here if the Project Budget Worksheet for Other Purchases has been completed (this is required submittal information).

9. DESCRIPTION OF PROPOSED EQUIPMENT OR TECHNOLOGY – Explain how the equipment or technology will be used to aid in quick incident clearance or to mitigate crashes within your jurisdiction.

Provide a clear description of the purpose of the project/equipment/technology. Each project type or purchase should include a separate description. Project labeling should be consistent. Supplemental materials such as pictures, exhibits, diagrams, etc., are required and should be provided to explain the crash mitigation benefits. **Label as "Attachment (B) – Project Description Supplemental Material"**. Vague descriptions may result in lower evaluation scores and lower ranking. **(Limited to 3,500 characters including spaces)**

10. HAS YOUR AGENCY PARTICIPATED IN TRAFFIC INCIDENT MANAGEMENT TRAINING RECENTLY (SINCE AUGUST OF 2013)?

■ Yes

■ NCTCOG Traffic Incident Management Training

■ In-House or Agency Sponsored Training - *Training that has components related to safe/effective incident management. Please submit verification documentation (i.e. course overview, section of course material, power-point slides, etc.) for in-house training.* **Label as "Attachment (C) – Jurisdiction Specific Documentation"**

☐ No

11. HAS YOUR AGENCY COMPLETED THE CURRENT 2019/2020 NCTCOG INCIDENT MANAGEMENT COMMITMENT LEVEL SURVEY? *(NCTCOG will confirm receipt of completed survey.)*

■ Yes

☐ No

12. HAS YOUR AGENCY ADOPTED AN INCIDENT MANAGEMENT RESOLUTION (NCTCOG or AGENCY)?

■ Yes (Please include a copy of the adopted resolution by your jurisdiction. Include as part Of **Attachment (C)).**

☐ No

13. DOES YOUR AGENCY HAVE INCIDENT MANAGEMENT GOALS/TARGETS IN PLACE?

■ Yes (Please include a copy of the goals/targets. Include as part of **Attachment (C)).**

☐ No

14. HAS YOUR AGENCY ADOPTED THE STANDARD NCTCOG REGIONAL PERFORMANCE STANDARD DEFINITIONS)?

■ Yes (Please see Appendix G to reference).

☐ No

PROJECT COMMITMENT

By submitting an application, the submitting agency commits that if this project is selected for funding, it will be used to aid in quick incident clearance and/or crash mitigation.

Signature _____

Printed Name Robert Fite

Title Fire Chief

Date 2/19/2020

The Application form must be signed by a representative of the Submitting Agency that has signature authority.

FINAL SUBMISSION DUE DATE FOR ALL DOCUMENTATION
Friday, February 21, 2020 by 5:00 pm CST

Project Submittal and Attachment Checklist

Check all that apply and are included in the Submission package (both hard copy and CD or USB drive). Items noted as **[Required]** must be checked and included with the application, or the application will be deemed incomplete. **Label each attachment according to the list below.**

- ☐ Three (3) signed original Application (including attachments) – **[Required]**
- ☐ One (1) electronic copy of all files on a USB drive – **[Required]**
  - ☐ PDF of the Application Form
  - ☐ PDF of all attachments labeled according to the submittal checklist

- ☐ **Attachment (A) – Project Budget Summary - [Required]**
  - ☐ **Equipment** - check here if the Project Budget Workbook for Equipment Purchases has been completed.
  - ☐ **Technology** – check here if the Project Budget Workbook for Technology Purchases has been completed.
  - ☐ **Other Category** – check here if the Project Budget Workbook for Other Category Purchases has been completed.

- ☐ **Attachment (B) – Project Description Supplemental Material - [Required]**
  (i.e. pictures, graphics, diagrams, exhibits, etc.) – Graphics, such as maps or photographs, should be submitted as portable document format (PDF), jpeg, or bitmap files.

  If pictures; graphics; diagrams; or exhibits are not provided, please provide an explanation as to why the material is not included, as part of **Attachment (B).**

- ☐ **Attachment (C) Jurisdiction Specific Documentation** (check all that apply)
  - ☐ **In-house Incident Management Training Supporting Documentation**
  - ☐ **Agency Specific Adopted Incident Management Resolution**
  - ☐ **Agency Specific Incident Management Goals and/or Targets**

- ☐ **Attachment (D) Online Risk Assessment** (https://www.surveymonkey.com/r/5FH6G5F)

ATTACHMENT (A) - IM 2020 EQUIPMENT PURCHASE PROJECT BUDGET SUMMARY

Project Name

Highway Protection Project

Project Budget Summary

Total Equipment Costs:	1.	$53,500
Total Technology Costs:	2.	$0
Total Other Category Costs:	3.	$12,100
Total Project Cost (Boxes 1 - 3):	4.	$65,600

Local Match:

The receiving agency will not be required to provide a local match for the 2020 IM Call for Projects.

Instructions:

On the ***"Itemized Costs"*** worksheet itemize all equipment, technology, and other category costs proposed to be reimbursed through the IM 2020 Call for Projects. The totals from these worksheets will automatically populate the appropriate lines in the ***"Budget_Summary"*** worksheet. All yellow cells contain formulas to perform calculations.

On the ***"Budget_Summary"*** worksheet, complete the orange cell for Project Name.

Once complete, print each worksheet in the workbook (***"Budget Summary", "Equipment Costs", "Technology Costs", and "Other Category Costs"***) and attach to the Application form as ***Attachment (A) Project Budget Summary***.

Itemized Equipment Costs

Equipment Name	Quantity	Units	Unit Price	Amount
Scorpion II MASH Model C TL-3 TMA, 12V,FB Mount, side Support, 8" Red/Wht Shtg Module A & Lower Half Module D, LED lights high reach, 12 volt motor 10475	1.00	1	$19,995.00	$19,995
Fusion Light Bar amber FN-1016S	2.00	2	$898.50	$1,797
4200 Mini Controller	1.00	1	$163.50	$164
ARWBD,SKIDMNT,WCMN,25L,4X8,ACT, WRLS 217421	1.00	1	$5,075.00	$5,075
TMA Power wire kit PWKIT	1.00	1	$480.00	$480
misc metal	1.00	1	$675.00	$675
				$0
Scorpion II METRO TL-2 Plus (50 mph / 80 kph) TMA that is MASH Tested and Passed half model	1.00	1	$17,500.00	$17,500
Fusion Light Bar amber FN-1016S	3.00	3	$898.50	$2,696
4200 Mini Controller	1.00	1	$178.50	$179
48x96 25 bulb led arrow board WSA 48X96	1.00	1	$3,335.00	$3,335
30 extension cable	1.00	1	$450.00	$450
TMA Power wire kit PWKIT	1.00	1	$480.00	$480
misc metal	1.00	1	$675.00	$675
				$0
				$0
				$0
				$0
				$0
				$0
			Subtotal:	$53,500

Itemized Technology Costs

Technology Name	Quantity	Units	Unit Price	Amount
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0

Itemized Equipment Costs

Product Name	Quantity	Units	Unit Price	Amount
Scorpion II MASH Model C TL-3 TMA, 12V,FB Mount, side Support, 8" Red/Wht Shtg Module A & Lower Half Module D, LED lights high reach, 12 volt motor 10475	1.00	1	$19,995.00	$19,995
Fusion Light Bar amber FN-1016S	2.00	2	$898.50	$1,797
4200 Mini Controller	1.00	1	$163.50	$164
ARWBD,SKIDMNT,WCMN,25L,4X8,ACT, WRLS 21742	1.00	1	$5,075.00	$5,075
TMA Power wire kit PWKIT	1.00	1	$480.00	$480
misc metal	1.00	1	$675.00	$675
				$0
Scorpion II METRO TL-2 Plus (50 mph / 80 kph) TMA that is MASH Tested and Passed half model	1.00	1	$17,500.00	$17,500
Fusion Light Bar amber FN-1016S	3.00	3	$898.50	$2,696
4200 Mini Controller	1.00	1	$178.50	$179
48x96 25 bulb led arrow board WSA 48X96	1.00	1	$3,335.00	$3,335
30 extension cable	1.00	1	$450.00	$450
TMA Power wire kit PWKIT	1.00	1	$480.00	$480
misc metal	1.00	1	$675.00	$675
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0

				$0
				$0
				$0
			Subtotal:	$53,500

Itemized Technology Costs

Product Name	Quantity	Units	Unit Price	Amount
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
			Subtotal:	$0

Itemized Other Category Costs

Product Name	Quantity	Units	Unit Price	Amount
Labor Installation Blocker A1R1	1.00	1	$5,900.00	$5,900
Labor Installation Blocker 204	1.00	1	$6,200.00	$6,200
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
			Subtotal:	$12,100

INCIDENT MANAGEMENT EQUIPMENT PURCHASE 2020 CALL FOR PROJECTS

North Central Texas Council of Governments

Pilot Project - Supplement

As part of a special pilot project, NCTCOG may consider accepting requests to purchase equipment used to provide blockage during an incident response (e.g. crash barriers, attenuators, etc.). If received, NCTCOG would utilize requests for these types of blockage equipment to determine local government level of interest/needs. Projects selected under the special pilot project would be funded using non-federal funds.

Dealing with a highway incident is the most dangerous thing we do. Each year an estimated 171,500 highway vehicle fires occur in the United States. In 2014, fire departments in the US responded to an estimated 4.6 million incidents on roadways. More than 27% of these were along roads with speeds greater than 55 mph. In the first four months of 2019, 16 emergency responders were struck and killed by vehicles. According to the National Fire Protection Association, firetruck accidents rank as the second leading cause of on-the-job deaths for firefighters.

- In 2017, 15,145 fire department vehicles were involved in collisions nationwide, leading to 1,080 injury incidents and 18 deaths, including 10 cases of firefighters being directly struck by other vehicles.
- Traffic accidents are deadlier to firefighters than smoke, flames, and building collapses; only heart attacks from overexertion has a higher fatality for firefighters.

The average comprehensive cost for a fatal collision involving a regular citizen is more than $11 million, but first responder collisions and deaths are much more costly for several reasons.

- Fire trucks can cost more than $2 million to replace.
- Emergency vehicle collisions often result in lawsuits that can incur settlements reaching millions of dollars in city and municipal costs and insurance payouts.
- Disability for injured emergency responders, training costs for new recruits, overtime pay to cover recovering responders, costs of operating reserve apparatus, and additional expenses related to collisions and struck-by incidents all contribute to the extra cost of these incidents.

All responder agencies should strive to provide the most effective temporary traffic controls and advance warning in the earliest stages of all incidents using available emergency vehicles, emergency warning lights, and temporary traffic control devices, as outlined in training and local procedures. (ERSI, Struck-By-Vehicle Fatality Report, 2019)

The city of Grand Prairie has experienced these losses. In response to these hazards, the City of Grand prairie Fire department is committed to the protection of the public and the responders that serve them. The equipment requested in our Highway Protection Project will be used to provide a safe working space for emergency responders. Our commitment is to place two apparatus in service, strategically placed to respond to all highway incidents with dedicated personnel to operate them. These apparatus will be fitted with the Scorpion Truck Mounted Attenuator(TMA), and a 48x96, 25 light arrow board. Also, each aspect of the apparatus will include a directional Fusion Light Bar, and standard emergency lighting per NFPA standards.

TrafFix Devices has used an independent testing laboratory to conduct a series of crash, vibration, and endurance tests on the Scorpion TMA. The Scorpion TMA has passed all the mandatory test requirements to be approved for NCHRP-350, test Level-3 certification. TrafFix Device conducted three additional offset crash tests with varying angles of impact, successfully passing all three. The Scorpion TMA has set the benchmark for increased performance and safety, and the Grand Prairie Fire department will set the benchmark for highway protective measures.

INCIDENT MANAGEMENT EQUIPMENT PURCHASE 2020 CALL FOR PROJECTS

Dealing with a highway incident is the most dangerous thing we do. Each year an estimated 171,500 highway vehicle fires occur in the United States. In 2014, fire departments in the US responded to an estimated 4.6 million incidents on roadways. More than 27% of these were along roads with speeds greater than 55 mph. In the first four months of 2019, 16 emergency responders were struck and killed by vehicles. According to the National Fire Protection Association, firetruck accidents rank as the second leading cause of on-the-job deaths for firefighters.

- In 2017, 15,145 fire department vehicles were involved in collisions nationwide, leading to 1,080 injury incidents and 18 deaths, including 10 cases of firefighters being directly struck by other vehicles.
- Traffic accidents are deadlier to firefighters than smoke, flames, and building collapses; only heart attacks from overexertion has a higher fatality for firefighters.

The average comprehensive cost for a fatal collision involving a regular citizen is more than $11 million, but first responder collisions and deaths are much more costly for several reasons.

- Fire trucks can cost more than $2 million to replace.
- Emergency vehicle collisions often result in lawsuits that can incur settlements reaching millions of dollars in city and municipal costs and insurance payouts.
- Disability for injured emergency responders, training costs for new recruits, overtime pay to cover recovering responders, costs of operating reserve apparatus, and additional expenses related to collisions and struck-by incidents all contribute to the extra cost of these incidents.

All responder agencies should strive to provide the most effective temporary traffic controls and advance warning in the earliest stages of all incidents using available emergency vehicles, emergency warning lights, and temporary traffic control devices, as outlined in training and local procedures. (ERSI, Struck-By-Vehicle Fatality Report, 2019)

The city of Grand Prairie has experienced these losses. In response to these hazards, the City of Grand Prairie Fire department is committed to the protection of the public and the responders that serve them. The equipment requested in our Highway Protection Project will be used to provide a safe working space for emergency responders. Our commitment is to place two apparatus in service, strategically placed to respond to all highway incidents with dedicated personnel to operate them. These apparatus will be fitted with the Scorpion Truck Mounted Attenuator (TMA), and a 48x96, 25 light arrow board. In addition, each aspect of the apparatus will include a directional Fusion Light Bar, and standard emergency lighting per NFPA standards.

TrafFix Devices has used an independent testing laboratory to conduct a series of crash, vibration, and endurance tests on the Scorpion TMA. The Scorpion TMA has passed all the mandatory test requirements to be approved for NCHRP-350, test Level-3 certification. TrafFix Device conducted three additional offset crash tests with varying angles of impact, successfully passing all three. The Scorpion TMA has set the benchmark for increased performance and safety, and the Grand Prairie Fire department will set the benchmark for highway protective measures.

Reference:

Retrieved from, https://www.respondersafety.com/Struck-By-Incidents/2019-ERSI-StruckByVehicle-Fatality-Report.aspx

At Gulf Highway Equipment we strive to give the world the safest highways by designing and manufacturing quality traffic safety equipment. The public driving on the roads today deserves and expect to have the highest quality TMA's. As we look to the future highway systems of the world, we realize that only with innovative products will there be an economical way for governments and contractors to supply the needs of ever-growing road systems and increasing traffic on them. The driving public no matter what age, relies on work zones to safely travel thru construction. We are proud to offer TMA's manufactured to highest standards. We use only the highest quality Chassis and TMA's on the market. We are partnered with Kenworth, Freightliner, Ford, Traffix Devices and Wanco to bring you the finest quality parts. Please feel free to contact our sales staff with any questions or special requests for your equipment requirements.

GHE offers engineering drawings for all products built by them

GULF HIGHWAY EQUIPMENT
6000 GARDEN ST
Haltom City, TX. 76117
Phone: 682-708-8721 Fax: 000- -

ESTIMATE #
001711

Estimate for Services

Estimate Date : 2/17/2020

City of Grand Prarie - John Stevenson
1821 S Hwy 161
Grand Prairie, TX 75052
Home: 817-946-7502

0 -
Lic # : - TX
Unit # : 204
VIN # : 204BL0CKER

Odom. In: 0

Part Description / *Number*	Qty	Sale	Ext
Scorpion II MASH Model C TL-3 TMA, 12V,FB Mount, side Support, 8" Red/Wht Shtg Module A & Lower Half Module D, LED lights high reach, 12 volt motor *10475*	1.00	19,995.00	19,995.00
Fusion light bar amber *FN-1016S*	2.00	898.50	1,797.00
4200 Mini controller *4200*	1.00	163.50	163.50
ARWBD,SKIDMNT,WCMN,25L,4X8,ACT,WRLS *217421*	1.00	5,075.00	5,075.00
TMA power wire kit *PWKIT*	1.00	480.00	480.00
misc metal *misc metal*	1.00	675.00	675.00

Labor Description	Hours	Extended
Install MASH TMA on truck 204		
Extend frame to rear of truck, modify tool box	20.00	2,000.00
Install TMA	14.00	1,400.00
Install arrowboard, fab mount to top of fire truck	12.00	1,200.00
Install and wire arrow sticks to side of truck	16.00	1,600.00

Parts/Supplies: 28,185.50 Labor: 6,200.00 Total : $ 34,385.50

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the vehicle described for testing and/or inspection. Express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto.
SMOG: I understand that I can have emission service and/or adjustments done elsewhere. I hereby waive this right.
TEARDOWN ESTIMATE: I understand that my vehicle will be reassembled within____days of the date shown above if I choose not to authorize the service recommended. All Parts removed will be discarded unless instructed otherwise: Save all Parts____. NOT RESPONSIBLE FOR LOSS OR DAMAGE TO CARS OR ARTICLES LEFT IN CARS IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE.

Signature _____ Date_____ Time_____

Copyright (c) 2020 Mitchell Repair Information Company, LLC esthrs 4.06.2016kr

Grand Prairie Blocker 204 side view stowed rendering

Grand Prairie Blocker 204 deployed view rendering

Scorpion II Truck Mounted Attenuator (TMA) is a mobile crash cushion attached to the rear of a support vehicle's frame. The TMA may be used on moving shadow trucks, stationary block vehicles, or advanced warning vehicles upstream of a moving or stationary operation. The TMA is tested, passed and eligible to MASH TL-3 (62.5 mph / 100 kph). The TMA can be used on support vehicles with a minimum actual/curb weight of 20,000 lbs., per TXDOT, (6,804 kg) with no upper weight limit (infinite weight). Lighting consists of LED brake, directional, signal and running lights for enhancement of advanced warning to drivers. The TL-3 TMA has an overall dimension of 12.94 ft. (3.9 m) × 8.0 ft (2.4 m) × 2.0 ft (0.6 m) and has a ground clearance of 12" ± 1" (305 mm ± 25.4 mm) when deployed in the horizontal operating position. The TMA can be rotated in a double 90° fold position over the support vehicles bed with a stored height of less than 13’1".

At Gulf Highway Equipment we strive to give the world the safest highways by designing and manufacturing quality traffic safety equipment. The public driving on the roads today deserves and expect to have the highest quality TMA's. As we look to the future highway systems of the world, we realize that only with innovative products will there be an economical way for governments and contractors to supply the needs of ever-growing road systems and increasing traffic on them. The driving public no matter what age, relies on work zones to safely travel thru construction. We are proud to offer TMA's manufactured to highest standards. We use only the highest quality Chassis and TMA's on the market. We are partnered with Kenworth, Freightliner, Ford, Traffix Devices and Wanco to bring you the finest quality parts. Please feel free to contact our sales staff with any questions or special requests for your equipment requirements.

GHE offers engineering drawings for all products built by them

GULF HIGHWAY EQUIPMENT
6000 GARDEN ST
Haltom City, TX. 76117
Phone: 682-708-8721 Fax: 000- -

ESTIMATE #
001712

Estimate for Services

Estimate Date : 2/17/2020

City of Grand Prarie - John Stevenson
1821 S Hwy 161
Grand Prairie, TX 75052
Home: 817-946-7502

0 -
Lic # : - TX
Unit # : AIR1
VIN # : BL0CKERA1R1

Odom. In: 0

Part Description / *Number*	Qty	Sale	Ext
Scorpion II METRO TL-2 Plus (50 mph / 80 kph) TMA that is MASH Tested and Passed half model *Metro*	1.00	17,500.00	17,500.00
Fusion lightbar amber *FN-1016S*	3.00	898.50	2,695.50
4200 Mini controller *4200*	1.00	178.50	178.50
48x96 25 bulb led arrow board *WSA 48x96*	1.00	3,335.00	3,335.00
30 extension cable *Cable*	1.00	450.00	450.00
TMA power wire kit *PWKIT*	1.00	480.00	480.00
misc metal *misc metal*	1.00	675.00	675.00

Labor Description	Hours	Extended
Install metro TMA on A1R blocker		
Extend frame to rear of truck	20.00	2,000.00
Install TMA	12.00	1,200.00
Install arrow board fab brackets to rear of body	12.00	1,200.00
Install arrow sticks	15.00	1,500.00

Parts/Supplies: 25,314.00 Labor: 5,900.00 Total : $ 31,214.00

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the vehicle described for testing and/or inspection. Express mechanic's lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto.
SMOG: I understand that I can have emission service and/or adjustments done elsewhere. I hereby waive this right.
TEARDOWN ESTIMATE: I understand that my vehicle will be reassembled within____days of the date shown above if I choose not to authorize the service recommended. All Parts removed will be discarded unless instructed otherwise: Save all Parts____. NOT RESPONSIBLE FOR LOSS OR DAMAGE TO CARS OR ARTICLES LEFT IN CARS IN CASE OF FIRE, THEFT OR ANY OTHER CAUSE.

Signature _____ Date_____ Time_____

Copyright (c) 2020 Mitchell Repair Information Company, LLC esthrs 4.06.2016kr

Grand Prairie Blocker AIR1 side view stowed rendering

Grand Prairie Blocker AIR1 rear view deployed rendering

Scorpion II® METRO

MASH
Manual for Assessing Safety Hardware

Tested and Passed

The Scorpion II METRO is the only TL-2 Plus (50 mph / 80 kph) TMA that is MASH Tested and Passed.

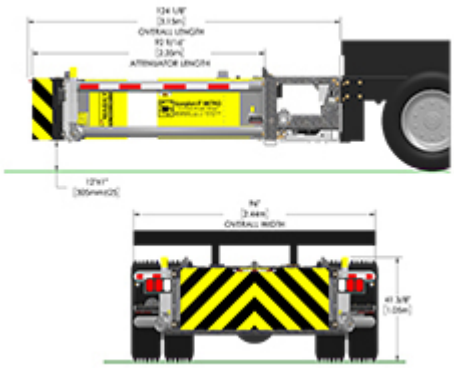
The Scorpion II METRO is the ideal TMA for cities, counties, and urban districts with posted speeds of 50 mph (80 kph) or less.

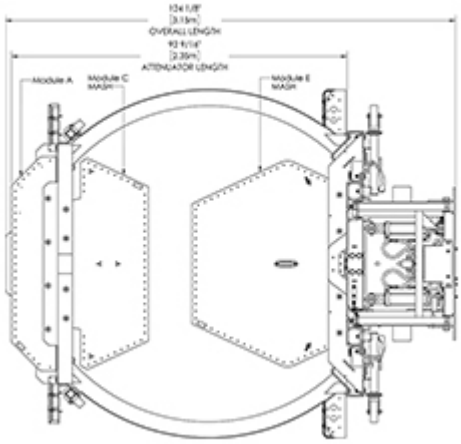
The Scorpion II Metro is the shortest TL-2 Plus MASH TMA on the market with a length of only 8 ft (2.44 m), and a vertical storage height of less than 11.2 ft (3.4m), making it ideal for urban areas. The Scorpion II Metro provides full width impact protection by redirecting the impacting vehicle away from the "coffin corner" with its patented curved aluminum tube frames, and energy absorbing modules. The curved aluminum tubes provide protection against nuisance impacts while providing re-directional capabilities along the entire length of the TMA. Each energy absorbing module is made powder coated aluminum boxes with an aluminum honeycomb core for maximum durability and longevity.

The Scorpion II Metro is MASH Tested and Passed at "infinite weight" allowing attachment to host vehicles with curb weights of only 7,500 lbs (3,402 kg), such as a *Ford F-550*.

Like the rest of the Scorpion line of impact attenuators, the Scorpion II Metro has a modular design that crushes in progressive stages, slowing the vehicle to a stop, and allowing easy replacement of damaged parts. This keeps your repair costs down, and helps to reduce waste entering our landfills.

Specification

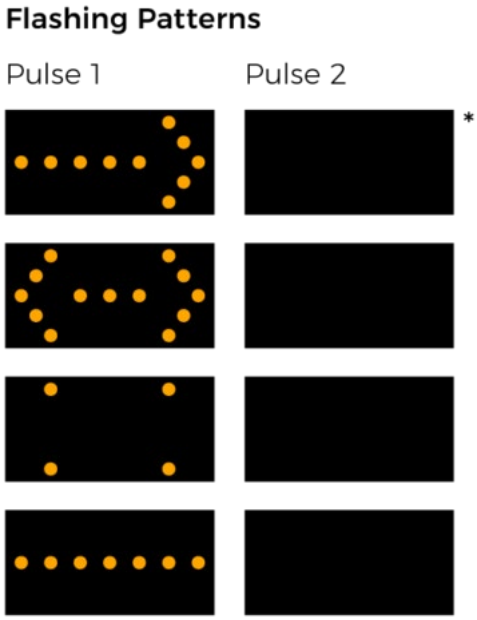


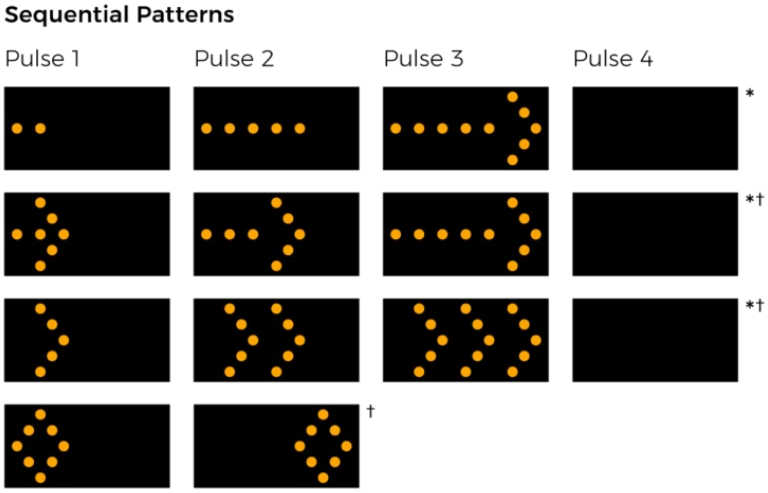


	High Pivot	Low Pivot
Length of TMA	7' 9" (2.36m)	7' 9" (2.36m)
Length from truck end	8' 10" (2.69m)	10' 4" (3.15m)
Width	8' (2.44m)	8' (2.44m)
Height	11' 2" (3.4m)	9' 9" (2.97m)

The Truck Mounted Attenuator (TMA) is a mobile crash cushion attached to the rear of a support vehicle's frame. The TMA may be used on moving shadow trucks, stationary block vehicles, or advanced warning vehicles upstream of a moving or stationary operation. The Metro TMA shall be tested, passed and eligible to MASH TL-2 Plus (50 mph / 80 kph). The TMA can be used on support vehicles with a minimum actual/curb weight of 7,500 lbs (3,402 kg) with no upper weight limit (infinite weight). Lighting consists of LED brake, directional, signal, and running lights for enhancement of advanced warning to drivers. The Metro TMA has an overall dimension of 8 ft (2.4 m) × 8.0 ft (2.4 m) × 2.0 ft (0.6 m) and has a ground clearance of 12 in ± 1 in (305 mm ± 25.4 mm) when deployed in the horizontal operating position. The Metro TMA consists of two (2) main components: Cartridge and backup/diaphragm frames. The Cartridge section is the energy attenuation component. The aluminum structural weldments bolt to a structural steel diaphragm/backup frame. The Metro can be used with all existing Scorpion mounting systems (Standard and Fast-Trak Mounts). The Metro TMA can be vertically lifted in a single 90° fold position to the support vehicles bed with a stored height of less than 10 ft (3.0 m) with the low pivot mounting option or 11.2 ft (3.4 m) with the high pivot option. An optional hydraulic powered vertical lift can be utilized with the Metro TMA to deploy a display panel when the Metro TMA is lowered into the use position. The vertical lift is powered by the same onboard hydraulic system that raises the TMA into the stored and/or use position. The vertical lift is sequenced to raise and lower a panel for displaying advanced messages, directional indicators, or other notifications.

Wanco Arrow Boards





- High-output LEDs provide superior visibility
- 25-light models
- 5, 7 or 12 arrow display modes
- Positive-drive voltage system applies power to lamps only when lit
- Optional automatic dimming
- Flash rate of 30-40 per minute
- Meets MUTCD

Product will be same on both vehicles: 48x96 25 bulb arrow board

Wanco Truck-Mount Arrow Boards provide the ideal solution for convoys, crash-cushion (TMA) trucks, and emergency repair crews. Wanco's proprietary LED design provides wide angularity and superior visibility.

Fusion 200 Lightsticks arrow board has 39 flash patterns available in single color and 117 flash patterns for dual color. The Fusion Arrow Board has built-in surface mount hardware for easy installation. Available with optics for long range 180° optics for a wide light spread.

Major components listed above. All items come installed with manufacture warranty. Products offered are installed by certified installers. All controls operate inside cab of truck.

The City of Grand Prairie Fire Department mandates completion of an approved Federal Highway Administration Traffic Incident Management Program according to the Texas Commission on Fire Protection rule §435.29 - requiring regulated entities to ensure that the FHA's Traffic Incident Management program, or an equivalent commission-approved course, is completed by certified fire protection personnel by Dec. 1, 2020.

I attest that all responders employed by the City of Grand Prairie Fire Department are in compliance with TCFP rule §435.29.

CJR

C.J. Grippin
Assistant Chief
Grand Prairie Fire Department
(972)237-8302

Course Number

FHWA-NHI-133126A

Course Title

National Traffic Incident Management Responder Training - Web-Based

This training was developed under the second Strategic Highway Research Program (SHRP2), and is being provided to
you by the FHWA Office of Operations.
Three injury crashes occur every minute in the United States, putting nearly 39,000 incident responders potentially in harm's way every day. Congestion from these incidents often generates secondary crashes, further increasing traveler
delay and frustration. The longer incident responders remain at the scene, the greater the risk they, and the traveling public, face. A cadre of well-trained responders helps improve traffic incident response. Better incident response improve the safety of responders and drivers, reduces crashes that occur because of incident-related congestion, decreases traffic delays caused by incidents, and can cut incident response time.
The National Traffic Incident Management Responder Training was created by responders for responders. This course
provides first responders a shared understanding of the requirements for safe, quick clearance of traffic incident scenes;
prompt, reliable and open communication; and motorist and responder safeguards. First responders learn how to operate more efficiently and collectively.
This training covers many TIM recommended procedures and techniques, including:
- TIM Fundamentals and Terminology
- Notification and Scene Size-Up
- Safe Vehicle Positioning
- Scene Safety
- Command Responsibilities
- Traffic Management
- Special Circumstances
- Clearance and Termination

Prerequisite Note:
It is recommended that you take the following courses offered by FEMA:
IS 700 - National Management System (NIMS), An Introduction
ICS 100 - Introduction to Incident Command System (ICS)
ICS 200 - ICS for Single Resources and Initial Action Incidents
This training was developed through the second Strategic Highway Research Program (SHRP2).

Outcomes

Upon completion of the course, participants will be able to:
• Use a common set of practices and advance standards across all responder disciplines.
• The National Traffic Incident Management Training Program equips responders with a common set of core competencies and
assists them in achieving the TIM National Unified Goal of strengthening TIM programs in the areas of: Responder safety; Safe,
quick clearance; and Prompt, reliable, and interoperable communications.

Target Audience

The target audience for the training is individuals from all TIM responder disciplines, including: Law Enforcement, Fire/
Rescue, Emergency Medical Service, Towing and Recovery, Emergency Management, Communications, Highway/ Transportation and Dispatch within States, regions and localities.

DESIGN AND TRAFFIC OPERATIONS

Training Level: Basic
Fee: 2020: $0 Per Person; 2021: N/A
Length: 4.1 HOURS (CEU: .4 UNITS)
Class Size: MINIMUM: 1; MAXIMUM: 1
NHI Customer Service: (877) 558-6873 • nhicustomerservice@dot.gov

RECOMMENDED REGIONAL INCIDENT MANAGEMENT DEFINITIONS

1) **Response Time** - The elapse time between when an incident is detected to when the response vehicles arrive at the scene.

2) **Incident Clearance Time** – The time between the first recordable awareness and the time at which the last responder has left the scene.

3) **Roadway Clearance Time** – The time between first recordable awareness of an incident by the responding agency that all lanes are available for traffic flow.

4) **Secondary Crash** – Incidents beginning with the time of detection of the primary incident where a collision occurs either a) within the incident scene or b) within the queue, including the opposite direction, resulting from the original incident.

5) **Recovery Time** – Defined as between awareness of an incident and restoration of impacted roadway / roadways to “normal” operations.

MEMORANDUM OF UNDERSTANDING BETWEEN DALLAS-FORT WORTH REGIONAL INTELLIGENT TRANSPORTATION SYSTEM PARTNERS CONCERNING GUIDING PRINCIPLES FOR MULTI-AGENCY COMMUNICATION, DATA AND VIDEO SHARING

This Memorandum of Understanding (MOU) is entered into between the Dallas-Fort Worth Regional Intelligent Transportation System (ITS) partner agencies (Partners). The purpose of this MOU is to outline the roles and responsibilities of each Partner with respect to development of multiagency communication, data and video sharing on a regional network.

WHEREAS, the North Central Texas Council of Governments is responsible for the maintenance of the North Texas Intelligent Transportation System Regional Architecture, a blueprint for transportation integration and technological advancement through agreements and implementation; and

WHEREAS, the policy in Mobility 2040: The Metropolitan Transportation Plan for North Central Texas, a long-term transportation plan that defines a vision for the region's multimodal transportation system, requires the integration of all traffic operations systems between public sector entities, including sharing of data and video; and

WHEREAS, A regional communications network is necessary for the purpose of exchanging transportation-related information when required; and

WHEREAS, the North Central Texas Council of Governments will facilitate development of a regional network by establishing a North Central Texas Regional Communications Network Committee (Committee) comprised of the Partners that have executed this MOU; and

WHEREAS, the North Central Texas Regional Communications Network Committee will develop and put forth the standards, guidelines and structures necessary to establish, operate and maintain a regional network, including but not limited to a submittal, review and approval process; and

WHEREAS, physical connection points between Partners' networks will be necessary to establish a regional network and existing connections should be used to the extent possible; and

WHEREAS, redundant paths should be created to minimize system downtime due to disruption in service (i.e., cable cut) and redundancy will be a goal, and redundant physical paths may not be possible in all cases and the need for redundancy will be evaluated against the risks of failure and the costs to provide redundancy; and

WHEREAS, a Request for Authorization of Fiber Optic Cable and/or Related Infrastructure and Connectivity forms and diagram will be developed, and the Committee must approve each such request prior to an agency's participation.

NOW, THEREFORE, in consideration of these premises, and the Parties agree as follows:

Section 1. Partners' Responsibilities

1. Each Partner agrees to participate in the Committee and to provide input to Committee decisions.
2. The Committee will be comprised of representatives of agencies executing this MOU.

3. Each Partner with fiber optic cable or comparable wireless communications agrees to allow the use of two available fibers in dedicated fiber paths or bandwidth in the wireless path and for the exchange of regional transportation information (data and video) with any agency that participates on the shared regional network.

4. Each Partner agrees to provide its own hardware necessary to connect to the regional network, including but not limited to cabling, switches, firewall, and work stations.

5. Each Partner with communication links to the regional network agrees to provide reasonable efforts to maintain the connection of their local communication systems with those of other Partners. "Communication link" is intended to include fiber, wireless and other approved connectivity methods.

6. Each Partner agrees to continue participation in the regional network until the Partner provides written notice to the other Partners of its termination of participation.

7. Each Partner agrees to share the cost of operating and maintaining the proposed regional network, provided, however, that the amount of each Partner's share of any costs will be fixed by future agreement(s) and nothing in this MOU shall render a Partner liable for the payment of any costs without further action by each Partner. Each Partner will provide input into the total cost and sharing of cost to be set by future agreement(s).

8. Each Partner will be responsible for the cost of operating and maintaining its own portion of the regional network.

9. Each Partner will be responsible for the cost of establishing the connection(s) it desires and recognizes that regional funds may be available to provide Partners with a single connection to the network.

10. Each Partner agrees to develop and provide Center to Center plug-in for its respective internal system(s), including a Center to Center Data Extractor, Provider and Collector to retrieve and provide desired data with the purpose of establishing the regional exchange of information.

11. Each Partner agrees to use the regional video standard to exchange video on the regional network, should a regional video standard be developed and adopted.

12. To the extent permitted by law, each Partner agrees to indemnify and hold harmless other Partners for the failure of communications or devices beyond Partners' control.

13. Each Partner agrees to share any and all transportation data it provides on the regional network with Partners, or to limit accessibility as needed.

14. Each Partner agrees not to transmit, exchange or otherwise share video or data obtained solely from the regional network with entities not participating in the regional network.

15. Each Partner agrees to share real time status of ITS devices and ITS data to the extent possible for purposes of distribution to the public via the regional traveler information system.

16. Each Partner agrees not to record any network video without the express written consent of the Partner providing such video.

17. Each Partner agrees to log and update real time transportation data for distribution to other Partners to the extent practical and funded.

18. Each Partner agrees to provide maintenance for its own portion of the network.

19. Each Partner agrees to allow the use of shared data in training and outreach to support and improve regional operations.

Section 2. North Central Texas Council of Governments' Responsibilities

1. NCTCOG agrees to investigate the possibility of funding for the network and one connection to the network for each Partner.

2. NCTCOG agrees to establish and moderate the Committee.

Section 3. General Provisions

1. The regional network will not damage nor degrade the ability of any Partner's network to perform its normal operation.

2. Hardware and other equipment will be required to be compatible with the existing network. Hardware and other equipment will need to be determined on a case-by-case basis until a standard configuration can be developed and as new technology becomes available.

3. ITS data sharing methods will in no way allow for or risk the exposure of IT security measures and internal IT structures.

4. Costs for shared portions of the network will be determined as the regional network is developed, and standards and standard operating procedures will be established by consensus among the Committee.

5. The Committee will identify what types of data and video will be entered into the traveler information system, and acceptable uses of such data, as the concept is developed.

6. The types of shared data and acceptable uses of such data will be determined as the concept is developed.

7. Priorities and permissions will be developed and implemented to optimize network performance and security.

8. Processes and participants for submittals, requests, approvals and responsibilities will be developed by the Committee.

9. The Committee will review and approve requests for new Partners or other changes related to the regional network.

10. The entity responsible for maintaining the regional network will be determined by the Committee.

11. A Partner may cancel or discontinue participation either completely or in part by providing one hundred eighty (180) days prior written notice to the regional network Partners.

12. Concepts developed for this program should be vendor neutral.

13. Technical capabilities and requirements of the regional network will be evaluated as the regional network is developed.

14. The Partners recognize that future agreements will be needed to effectuate and implement a regional network.

15. A more detailed agreement will be executed among the parties to effectuate and carry out the intent of the principles contained herein.

16. This MOU may be amended at any time upon mutual agreement of the parties.

17. The effective date of this MOU is the date of last signature by the parties hereto.

18. This MOU may be executed in two or more identical counterparts, each of which is deemed an original but all constitute one and the same instrument. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the parties.

[*Signature pages follow.*]

Signed and Duly Executed by the Parties Below:

_____

Mike Eastland Date
Executive Director
North Central Texas Council of Governments

Signed and Duly Executed by the Parties Below:

8/31/17

Name BILL CROLLEY Date
Position ASSISTANT CITY MANAGER
Agency CITY OF GRAND PRAIRIE

APPROVED AS TO FORM

CITY ATTORNEY

RESOLUTION NO. 4893-2017

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, APPROVING THE MEMORANDUM OF UNDERSTANDING REGARDING THE DEVELOPMENT OF MULTIAGENCY COMMUNICATION, DATA AND VIDEO SHARING ON A REGIONAL NETWORK

WHEREAS, a regional communications network is necessary for the purpose of exchanging transportation-related information when required;

WHEREAS, the North Central Texas Council of Governments will facilitate development of a regional network by establishing a North Central Texas Regional Communications Network Committee ("Committee") comprised of the Partners that have executed this MOU;

WHEREAS, the North Central Texas Regional Communications Network Committee will develop and put forth the standards, guidelines and structures necessary to establish, operate and maintain a regional network, including but not limited to a submittal, review and approval process;

WHEREAS, physical connection points between networks will be necessary to establish a regional network and existing connections should be used to the extent possible;

WHEREAS, each Partner with fiber optic cable or comparable wireless communications agrees to allow the use of two fibers in every dedicated fiber path or bandwidth in the wireless path and for the exchange of regional transportation information (data and video) with any agency that participates on the shared regional network; and

WHEREAS, each Partner agrees that future agreements may be needed to effectuate and implement a regional network and will provide input to the development of future regional network agreements.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT the City Manager is hereby authorized to enter into a memorandum of understanding (MOU) between Dallas-Fort Worth Regional Intelligent Transportation System (ITS) partners to share communication media, data and video with regional partners such as TXDOT and other cities.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS ON THIS THE 18TH DAY OF JULY 2017.

APPROVED:

Ron Jensen, Mayor

ATTEST:

for **City Secretary**

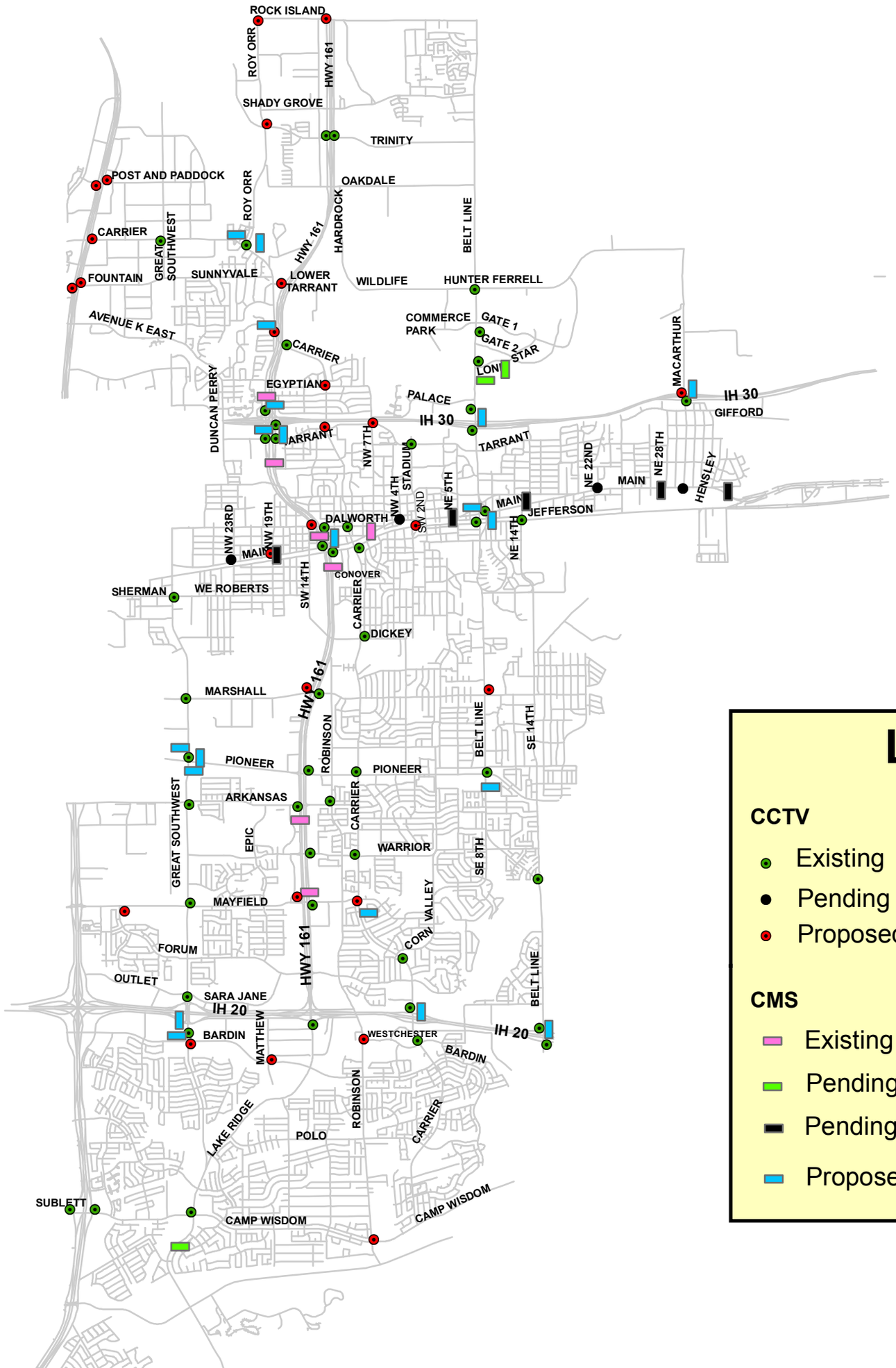
APPROVED AS TO FORM:

City Attorney

City's Incident Management Goal

City of Grand Prairie Incident Management plan were developed as part of the City's Traffic Management Plan. Incident locations and Traffic diverted from the Interstate or State Highway were estimated and distributed through the Grand Prairie roadway network. City recognized there is a need to improve monitoring of local, event traffic and traffic diverted from freeways during incidents or freeway construction by installation of CCTV cameras at strategic locations and feedback traffic condition information back to motoring public via installation of permanent DMS at critical locations.

The attached map represent City's existing and proposed CCTV and DMS locations toward City's Incident Management Goal; furthermore, City working toward coordinated incident management response via sharing the video and data with other regional agencies such as TXDOT.



LEGEND

CCTV

- Existing
- Pending LPAFA
- Proposed -- unfunded

CMS

- Existing
- Pending GPPD Funding
- Pending LPAFA
- Proposed -- unfunded

	WRITTEN DIRECTIVE GRAND PRAIRIE (TEXAS) POLICE DEPARTMENT	*Issued By:*
	PATROL PROCEDURES POLICY 5.11 **VEHICLE IMPOUNDMENT**	**Steve Dye, Chief of Police** Effective: 01-15-2004 Revised: 04-13-2018

TO VERIFY CURRENT POLICIES, REFER TO THE WRITTEN DIRECTIVES MANUAL ON THE "G" NETWORK DRIVE.

PURPOSE. To establish guidelines for Police Department responsibilities involving the removal, seizure, impoundment, storage and sale of abandoned, junked, seized or inoperative motor vehicles.

POLICY. To reduce public nuisance created by abandoned, junked and inoperative vehicles by providing the means of their removal from public view in accordance with State Law and City Ordinance.

5.11.01 DEFINITIONS

Abandoned Motor Vehicle: A motor vehicle that is inoperable, is more than five years old, and has been left unattended on public property for more than 48 hours; has remained illegally on public property for more than 48 hours; has remained on private property without the consent of the owner or person in charge of the property for more than 48 hours; has been left unattended on the right-of-way of a designated county, state or federal highway for more than 48 hours or has been left unattended on the right-of-way of a controlled access highway.

Garage Keeper: Any owner or operator of a parking place or establishment, motor vehicle storage facility, or any establishment for the servicing, repair, or maintenance of motor vehicles.

Junked Vehicle (TRC 683.071): A vehicle that is self-propelled and inoperative and:

A. does not have lawfully attached to it:
   1. an unexpired license plate; or
   2. a valid motor vehicle inspection certificate; and,
      a. is wrecked, dismantled or partially dismantled, or discarded; or
      b. has remained inoperative for more than 72 hours on public property or 30 days on private property.

Storage Facility: A garage, parking lot, or any type of facility or establishment for the servicing, repairing, storing or parking of motor vehicles.

Motor Vehicle: Any motor vehicle subject to registration pursuant to the Texas Certificate of Title Act.

Public Nuisance: Junked vehicles, which are located in any place where they are visible from a public place or public right-of-way, are detrimental to the safety and welfare of the general public, tending to reduce the value of private property, to invite vandalism, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, and are detrimental to the economic welfare of the State by producing urban blight, which is adverse to the maintenance and continuing development of the City of Grand Prairie and such vehicles are therefore, declared to be a public nuisance.

Parking Notice: The adhesive backed decal used by the Department to give notice to vehicle owners that they are in violation of State Law and/or City Ordinance and giving them a fixed time to correct the problem noted on the decal which is affixed to the abandoned, inoperative or junked vehicle, and to remove the vehicle from public view.

Impoundment Lot: The City of Grand Prairie vehicle storage facility located at 3010 Hardrock.

Notification: The sending of a certified letter, return receipt requested to the registered owner, the lien holder and the driver, when applicable, of an impounded vehicle that gives the addressee twenty (20) calendar days to claim the vehicle.

Wrecker Service: The Company having the current contract to tow vehicles for the City of Grand Prairie.

5.11.02 EXEMPTIONS

I. This Policy does not apply to:

A. A vehicle, or part thereof, which is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property; or

B. A vehicle, or part thereof, which is stored or parked in a lawful manner on private property in connection with the business of a licensed vehicle dealer or a junkyard, if a trailer, occupied in a trailer park or other lawful place; or

C. A bona fide racing vehicle or antique vehicle which is stored on a duly licensed trailer or otherwise kept in such manner as not to allow undergrowth of weeds and brush, infestation by animals, or to create an attractive nuisance to minors.

5.11.03 JUNKED, ABANDONED OR INOPERABLE VEHICLES OFF ROADWAY

I. Unless requested to assist the Code Compliance Division, or instructed by a police supervisor, police officers will not enforce abandoned, junked or inoperable vehicle statutes that apply to vehicles that are off the roadway. Police employees who become aware of off the road violations will refer the complaint to Code Compliance Division.

5.11.04 IMPOUNDING VEHICLES

I. Police Officers will cause vehicles to be impounded under the following circumstances:

A. The driver of the vehicle is arrested and there is no one available to take control of the vehicle.

1. Prior to releasing a vehicle to a person in lieu of impoundment, the arresting officer will verify the person taking possession of the vehicle is a licensed driver. The arresting officer will narrate in the arrest report that the arrested person voluntarily released the vehicle and will also include the person's identity, correct address, telephone number and driver’s license number with the state of issuance.

B. Vehicles that are traffic hazards meeting the following criteria:

1. A vehicle (car or truck) that is inoperable and is left in a lane of traffic where parking is prohibited by sign or by ordinance such as parking of a tractor trailer in residential areas.

2. A vehicle that is inoperable, junked or abandoned and is illegally parked in a roadway so that the roadway is obstructed.

3. A vehicle that is involved in a motor vehicle accident and is blocking a roadway.

C. Vehicles that are left on public roadways for longer than 48 hours after having been tagged with a parking notice and the owner has not moved the vehicle or in the case of residential areas, made the vehicle operable.

1. When tagging vehicles on Interstate or State Highways, officers shall use an approved florescent marker to place the time and date on the vehicle's window that faces oncoming traffic.

2. Officers tagging abandoned, junked or inoperable vehicles are responsible for making a reasonable effort to notify the registered owner or lien holder at the time the vehicle is tagged.

3. The officer who tags a vehicle is responsible for following up to see that either compliance has occurred or the vehicle is impounded.

D. Vehicles being operated without proof of financial responsibility (no insurance) may be towed and stored at the city auto pound for the reasons listed under 5.11.05, Impounding Vehicles for Safety Responsibility Violations.

E. Vehicles that are disabled or abandoned on the main travel lanes, shoulder, or right of way of a controlled access highway. *(TRC 545.305 and 545.3051)*

II. It is the responsibility of the officers impounding vehicles to:

A. Complete the appropriate offense/incident report when no arrest is involved.

B Check both the registration and vehicle identification numbers for stolen. If the vehicle is "clear," the officer will note that by writing "clear" under "condition of vehicle" on the impound slip.

C. Complete the impound slip.

D. Complete a personal property inventory and document all personal property of value onto the impound slip.

E. Deliver to the wrecker driver a completed impound slip.

F. It is the responsibility of the impound supervisor to cause the file maintenance of all impound slips at the Police Department facility for future use in the event of property disputes, criminal court evidence and/or litigation.

III. It is the responsibility of auto pound personnel to:

A. Check the license plate number and vehicle identification number (VIN) for stolen and to determine the registered owner, via the computer.

B. If the vehicle is not stolen, attach both computer printouts to the back of the hard copy of the impound card.

C. If the vehicle shows to be stolen, mark the impound card "Stolen Authority of (agency name)." Then forward a copy to the Auto Theft Section and notify an on duty patrol supervisor so that the arresting officer or designee will add the appropriate charge(s) to the prisoner's arrest sheet.

1. The dispatcher will then notify the owner of the stolen vehicle of its whereabouts and the procedures for releasing it prior to the end of their shift.

a. It is then the responsibility of the Investigations Bureau Lieutenant to cause notification to be made.

5.11.05 IMPOUNDING VEHICLES FOR SAFETY RESPONSIBILITY VIOLATIONS

I. Officers may impound vehicles for the following reasons:

A. Traffic Stops.

1. If the driver is unable to produce the required proof of financial responsibility, the officer should generally issue a citation.

2. If the officer, through a drivers license check or through personal contacts, knows that the driver has previously received a citation(s) for operating the vehicle with no insurance, and the operator continues to operate the vehicle without the required coverage, the officer may impound the vehicle. The impounding officer will complete the required impound slip and offense/incident report. When the operator of the vehicle is arrested an offense/incident report is not required. The arresting officer will note in the narrative section of the arrest report that the vehicle was impounded and by what wrecker service and where the vehicle is impounded.

3. If the driver is unlicensed and is not covered by any existing insurance policy on the vehicle, the officer may impound the vehicle.

B. Accidents:

1. During the course of investigating a motor vehicle accident, an officer determines that one or more of the vehicles involved was operated without the required insurance, the officer should impound the vehicle(s).

2. Impoundment should generally be restricted to those cases where the driver admits to not having insurance or the officer is able to verify that no insurance exists.

3. If an operator claims to have insurance but is unable to provide proof of the coverage, the officer should make reasonable efforts to verify the existence of the

insurance through the verification program. Steps to verify coverage may include but are not limited to the following:

a. Prior to issuing a citation for FMFR, enter the vehicle's license plate through TCIC to determine whether the insurance status is "Confirmed" or "Unconfirmed". An "Unconfirmed" status does not appear until the insurance has lapsed for 45 days. Some vehicles may be uninsured and still show "Confirmed".

b. If the driver admits that the car is uninsured, is excluded, or unlicensed and not listed on the policy, a citation may be issued.

c. Contacting the driver's insurance company.

d. Contacting the driver's insurance agent.

4. After making a reasonable effort to verify coverage and the officer is unable to determine if coverage exists and the driver continues to claim that coverage exists, the officer may elect not to tow the vehicle. Officers should note on the accident report under "officer summary" the steps taken to verify coverage.

5 If the vehicle is impounded, the officer shall issue a citation for failure to maintain or show proof of financial responsibility.

6. If it is determined that the driver does not have the required insurance coverage and the officer believes that there are mitigating circumstances to not impound the vehicle, a supervisor will be contacted for approval.

7. If an officer investigates an accident and insurance coverage is provided at the scene but later it is determined that the insurance was not valid, the investigating officer will correct the original accident report and issue an at-large citation for the insurance violation.

a. If an accident is cleared through a "blue form" and it is later determined that the insurance information was false, the complainant should be referred to the Traffic Section for follow-up.

C. Impoundment Procedures. Before impounding a vehicle under this procedure, officers should consider the circumstance surrounding the situation including:

1. Time of day.
2. Location.
3. Ability for the operator to be safely removed from the location.
4. Availability of other units to assist with the safe removal of occupants.
5. Call demand.
6. Weather conditions.
7. Lighting.
8. Traffic volume and speed.

D. Officers impounding vehicles for failure to maintain financial responsibility will make a reasonable effort to provide for the safety of the drivers and any occupants. Reasonable efforts would include transporting the driver and occupants to a safe place or calling a friend or relative to provide a ride for them. If there is no reasonable way to avoid placing the driver and occupants in an unsafe situation, the officer should not impound the vehicle.

E. A vehicle impounded under this procedure will be taken to the city auto pound. Private tows or tows to dealerships are not allowed. A driver may not release the vehicle to another driver unless proof of insurance is provided. Officer will write the words “no insurance” on the impound slip under reason for impoundment.

G. The shift commander has the authority to suspend any of these procedures based on workload or weather conditions and has the discretion to authorize a no-fee release of a vehicle if towed in error resulting from an overt action or a clear omission on the part of the officer that failed to uncover the existence of the insurance.

5.11.06 IMPOUNDING VEHICLES FOR SAFEKEEPING

I. When vehicles are located that do not meet the criteria established in the above "Procedures: Impounding Vehicles I., A through C.2.," it is the responsibility of the officers to:

A. Check the vehicle for stolen. If stolen, follow the above mentioned procedures.

B. If not reported stolen, cause the owner to be contacted.

C. If unable to locate or contact the owner, notify and advise a Shift Sergeant of the circumstances.

D. If the vehicle is impounded by the authority of a Shift Sergeant, include in the narrative of the "impounded vehicle" incident report all details including the attempts to locate and contact the vehicle's owner. Note all damage, missing parts and the name of the Shift Sergeant authorizing the impoundment.

II. It is the responsibility of the Shift Sergeant to either authorize or not authorize the impoundment of vehicles for safekeeping purposes based on the totality of circumstances involved.

5.11.07 INVENTORY OF PROPERTY WHEN IMPOUNDING VEHICLES

I. It is the responsibility of officers impounding vehicles to:

A. Thoroughly inspect and inventory the affected vehicle's exterior and interior which includes the passenger and trunk areas of automobiles and the passenger and bed areas of trucks (whether the bed is enclosed or open) for:

1. All property, personal and otherwise, in an effort to properly provide for the safekeeping of all impounded property and to assure the liability of damaged and/or lost property to the responsible party.

2. Any property of excessive value ($500 or more) or items of lesser value that can easily be stolen (i.e., GPS, firearms, phones, computers, other electronic devices, cash,

credit/debit/gift cards, passports, identification documents) or anything an officer believes should be secured will be booked into property for safekeeping.

II. When inspecting and inventorying vehicles, it is the officer's responsibility to open and to inventory the contents of articles such as briefcases, boxes and other containers that are not secured by locks or by other devices that would cause damage if opened. Officers will follow current case law as it pertains to opening and inventorying closed containers.

A. Once an inventory is made of the contents of any container, it is the responsibility of the officer to properly secure the container so that no damage or loss occurs resulting from the inventory.

5.11.08 CRIMINAL INVESTIGATION HOLD PLACED ON IMPOUNDED VEHICLE

I. The following are instances where a hold will be placed on an impounded vehicle by marking the appropriate section on the impound card:

A. Stolen vehicles that require investigative or crime scene search follow-up. (Indicate Authority)

B. Vehicles involved in criminal offenses. (Specify incident or case number and must have supervisory approval.)

C. VIN plates that have been altered or tampered with.

D. No or improper registration.

E. Narcotics violations (with supervisory approval).

F. Investigatory felon holds pending the issuance of a search warrant.

G. When instructed by a member of an investigative unit, supervisor or commander.

II. When instructed to put a hold on an impounded vehicle, write the person’s name who instructs you to make the impoundment and the reason for the hold on the impound card and any other applicable reports.

III. All holds require a photocopy of the impound card be forwarded to the Investigations Bureau with any other paperwork regarding the case or in the event there is no other paperwork, send the copy by itself.

IV. It is the responsibility of the Investigations Bureau Investigator receiving an impound card with a hold on it to:

A. Review the merit of the case within five days and either:

1. Release or continue the hold by contacting the auto pound personnel by telephone or via computer mail.

5.11.09 RELEASE OF IMPOUNDED VEHICLES

I. Impounded vehicles will be released only under one or more of the following conditions:

A. The vehicle does not indicate as having been stolen on the computer. If shown stolen and there is not a hold placed on the vehicle by any agency, the vehicle may be released to the owner.

B. To the person who has a notarized letter from the owner or lien holder giving them authorization to pick up the vehicle.

C. To the person who presents the original title and/or current registration receipt to the vehicle.

D. To the person who has a driver's license with information that coincides with computer registration information.

E. Upon the approval of the City Impound Supervisor or Fiscal Administrator.

F. Proof of insurance will be required prior to release of any vehicle driven from the city auto pound. If towed from the lot, proof of insurance is not required.

5.11.10 SEIZURE OF IMPOUNDED VEHICLES

I. It is the responsibility of the officer applying to seize an impounded vehicle to:

A. Contact the auto pound personnel and cause the impound slip to be marked "seized." Also included will be the name of the officer applying for the seizure, ID #, date, time, and the officer's assignment.

1. The designated police personnel will complete the seizure process in accordance with State Law.

B. Once the vehicle has been awarded by the Court, the designated police personnel will notify the auto pound personnel.

5.11.11 AUCTION PROCESS

I. It is the responsibility of the auto pound personnel to cause:

A. A registration and stolen check on each impounded vehicle be completed as soon as it arrives at the auto pound. A subsequent registration and stolen check will be completed on the 5th day after the vehicle arrives.

B. On the 5th day after the vehicle arrives at the auto pound, a certified letter shall be mailed to the last known registered owner, lien holder or driver. If the certified letter is returned, the vehicle will be eligible for auction 30 days after its initial date of arrival at the auto pound.

C. Prior to the vehicle's auction, a final registration and stolen check shall be conducted.

D. The notification process is to be followed according to State Law, City Ordinance, and Departmental policy.

5.11.12 WAIVING WRECKER AND STORAGE FEES ON IMPOUNDED VEHICLES

I. During regular business hours, the authorization to waive any wrecker or storage fees may come from the Chief of Police, Assistant Chief of Police of Special Operations or the Fiscal Administrator.

II. After regular business hours, if a vehicle is impounded or fees charged that are inappropriate and immediate release is necessary, an on duty supervisor may waive the related fee and cause the release of the vehicle in the event the vehicle should not have been initially towed or stored. The on duty supervisor will forward a Memorandum, containing details and reasons for the release, directly to the Chief of Police via the chain of command.

5.11.13 STOLEN VEHICLES AT PRIVATE FACILITIES

I. Officers answering calls involving the recovery of a stolen vehicle at a private storage facility will:

A. Contact the originating agency and confirm the vehicle status.

1. If confirmed stolen, notify the originating agency of the vehicle's location. The vehicle will be released according to the request of the originating agency. If the agency wants the vehicle to be released from the private facility or simply left at the facility for the vehicle owner to pick up, include, on the supplemental report, the person's name and identification number who authorizes the release. If the originating agency requests, impound and store the vehicle at the City lot. The originating agency in some cases may choose to take charge of the vehicle at the scene.

B. If Grand Prairie is the originating agency, the officer will tow the vehicle to the Grand Prairie Auto Pound to either process for evidence or place a hold for further investigative measures.

5.11.14 VEHICLES IMPOUNDED ON PRIVATE PROPERTY

I. If the vehicle is on private property as a result of a motor vehicle accident and is inoperable, the officer will:

A. Contact the City contracted wrecker service or allow the vehicle’s owner to remove the vehicle via a private wrecker service. If the owner chooses to use a private wrecker service, the time allotted for its arrival on scene shall not be longer than the normal response time of the City contracted wrecker service.

II. If the vehicle is on the property as a result of a criminal act and is material to the investigation, it will be impounded.

A. The property owner or vehicle owner/operator will have no option as to the disposition of the vehicle until it is ready to be released by the Department according to other provisions of this policy.

B. The responding officer(s) primary responsibilities are to:

1. Protect the scene in criminal cases.

2. Keep the peace by preventing violence between the vehicle owner/operator or the property owner.

3. Taking applicable reports.

4. Making appropriate referrals.

5. Remain impartial.

6. Call for supervisory assistance, if needed.

C. The responding officer(s) will not:

1. Use force to secure on person's property rights.

2. Allow the use of force by one or both parties against the other.

3. Allow any wrecker service except the City contracted wrecker service to take charge of the vehicle.

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10424	**Version:**	1	**Name:**	North Texas Strike Force MOU with DEA
Type:	Resolution			**Status:**	Consent Agenda
File created:	9/29/2020			**In control:**	Police
On agenda:	10/13/2020			**Final action:**	
Title:	Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the United States Department of Justice, Drug Enforcement Administration (DEA) as it relates to the North Texas Strike Force (Dallas)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20200902152121161_0001.pdf 20200902152121161_0002.pdf				

Date	Ver.	Action By	Action	Result

From
Fred Bates, Jr.

Title
Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the United States Department of Justice, Drug Enforcement Administration (DEA) as it relates to the North Texas Strike Force (Dallas)

Presenter
Daniel Scesney, Chief of Police

Recommended Action
Approve

Analysis
The City of Grand Prairie, situated in the center of the Dallas - Fort Worth Metroplex, remains a vitally important collaborative partner in the regional effort to investigate and enforce local and federal crimes that inherently lend themselves to the propagation of violent crimes. Law Enforcement, particularly criminal investigations, often extends beyond the boundaries of the City limits. It is, therefore, important that local, state, and federal agencies mutually cooperate to effectively serve and protect their respective constituents. The U.S. Drug Enforcement Administration (DEA) has invited the Grand Prairie Police Department to join this collaborative effort known as the North Texas Strike Force (Dallas).

The primary purpose of this Task Force will be to perform activities and duties that include, but are not limited to; disrupting the trafficking in narcotics and dangerous drugs, gathering intelligence data relating to trafficking in narcotics and dangerous drugs in the North Texas area, and other traditional methods of investigation that will result in effective prosecution before the courts of the United States and the State of Texas.

Vernon's Texas Statues and Codes Annotated (VTCA), Local Government Code 791, The Texas Interlocal Cooperation Act, provides that any one or more local governmental entities may contract with each other for the performance of governmental functions and for the joint use of facilities or services for police protection and for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties.

The Grand Prairie Police Department along with other local law enforcement agencies in the Dallas - Fort Worth Metropolitan area will benefit from the collaborative effort with the DEA in investigating and resolving illegal activity involving the trafficking in narcotics and dangerous drugs that has a substantial and detrimental effect on the health and general welfare of the people of North Texas.

The Public Safety, Health, and Environmental Committee reviewed this item on October 5, 2020 and recommended it be forwarded to Council for approval.

Financial Consideration

None

Body

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING / INTERLOCAL AGREEMENT (MOU/ILA) WITH THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION (DEA) AS IT RELATES TO THE NORTH TEXAS STRIKE FORCE (DALLAS).

WHEREAS, The Drug Enforcement Administration (DEA) has invited the Grand Prairie Police Department to participate and collaborate in the North Texas Strike Force (Dallas).

WHEREAS, the City of Grand Prairie, which is centrally located within the Dallas - Fort Worth Metropolitan (North Texas) area, wishes to participate in a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the Drug Enforcement Administration (DEA) as it relates to the North Texas Strike Force (Dallas).

WHEREAS, the Vernon's Texas Statues and Codes Annotated, Government Code, 791, the Texas Interlocal Cooperation Act, provides for such an agreement between two or more local governmental agencies for the joint use of facilities and services for police protection and the promotion and protection of the health and welfare of the inhabitants of the State of Texas and the mutual benefit of both parties;

WHEREAS, the City is not responsible for any cost associated with this mutual access and benefit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT

SECTION 1: the City Council of the City of Grand Prairie, Texas, does hereby authorize the City Manager to enter into a mutual Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the Drug Enforcement Administration (DEA) as it relates to the North Texas Strike Force (Dallas).

SECTION 2: this resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THIS 13th DAY OF OCTOBER, 2020.

2021 PROGRAM - FUNDED STATE AND LOCAL TASK FORCE AGREEMENT
DALLAS FIELD DIVISION
NORTH TEXAS STRIKE FORCE (DALLAS)
GRAND PRAIRIE POLICE DEPARTMENT

This agreement is made this 1st day of October, 2020, between the United States Department of Justice, Drug Enforcement Administration (hereinafter "DEA"), and the Grand Prairie Department ORI# TX0571200 (hereinafter "Grand Prairie PD"). The DEA is authorized to enter into this cooperative agreement concerning the use and abuse of controlled substances under the provisions of 21 U.S.C. § 873.

WHEREAS there is evidence that trafficking in narcotics and dangerous drugs exists in the North Texas area and that such illegal activity has a substantial and detrimental effect on the health and general welfare of the people of North Texas, the parties hereto agree to the following:

1. The North Texas Strike Force (Dallas) will perform the activities and duties described below:

    a. disrupt the illicit drug traffic in the North Texas area by immobilizing targeted violators and trafficking organizations;
    b. gather and report intelligence data relating to trafficking in narcotics and dangerous drugs; and
    c. conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the Strike Force's activities will result in effective prosecution before the courts of the United States and the State of Texas.

2. To accomplish the objectives of North Texas Strike Force (Dallas), the Grand Prairie PD agrees to detail two (2) experienced officers to North Texas Strike Force (Dallas) for a period of not less than two years. During this period of assignment, the Grand Prairie PD officers will be under the direct supervision and control of DEA supervisory personnel assigned to the Strike Force.

3. The Grand Prairie PD officers assigned to the Strike Force shall adhere to DEA policies and procedures. Failure to adhere to DEA policies and procedures shall be grounds for dismissal from the Strike Force.

4. The Grand Prairie PD officers assigned to the Strike Force shall be deputized as a Task Force Officer of DEA pursuant to 21 U.S.C. Section 878.

5. To accomplish the objectives of the North Texas Strike Force (Dallas), DEA will assign five (5) Special Agents to the Strike Force. DEA will also, subject to the availability of annually appropriated funds or any continuing resolution thereof, provide necessary funds and equipment to support the acitivies of the DEA Special Agents and officers assigned to the Strike Force. This support will include: office space, office supplies, travel funds, funds for thepurchase of evidence and information, investigative equipment,

training, and other support items.

6. During the period of assignment to the Strike Force, the Grand Prairie PD will remain responsible for establishing the salary and benefits, including overtime, of the officers assigned to the Strike Force, and for making all payments due them. DEA will, subject to availability of funds, reimburse the Grand Prairie PD for overtime payment. Annual overtime for each state or local law enforcement officer is capped at the equivalent of 25% of a GS-12, Step 1, of the general pay scale for the Rest of United States. Reimbursement for all types of qualified expenses shall be contingent upon availability of funds and the submission of a proper request for reimbursement which shall be submitted **monthly or quarterly** on a fiscal year basis, and which provides the names of the investigators who incurred overtime for DEA during the invoiced period, the number of overtime hours incurred, the hourly regular and overtime rates in effect for each investigator, and the total cost for the invoiced period. Invoices must be submitted at least quarterly within 10 business days of the end of the invoiced period. **Note: Strike Force Officer's overtime "shall not include any costs for benefits, such as retirement, FICA, and other expenses."**

7. In no event will the Grand Prairie PD charge any indirect cost rate to DEA for the administration or implementation of this agreement.

8. The Grand Prairie PD shall maintain on a current basis complete and accurate records and accounts of all obligations and expenditures of funds under this agreement in accordance with generally accepted accounting principles and instructions provided by DEA to facilitate on-site inspection and auditing of such records and accounts.

9. The Grand Prairie PD shall permit and have readily available for examination and auditing by DEA, the United States Department of Justice, the Comptroller General of the United States, and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts or expenditures relating to this agreement. The Grand Prairie PD shall maintain all such reports and records until all audits and examinations are completed and resolved, or for a period of six (6) years after termination of this agreement, whichever is sooner.

10. The Grand Prairie PD shall comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, as amended, and all requirements imposed by or pursuant to the regulations of the United States Department of Justice implementing those laws, 28 C.F.R. Part 42, Subparts C, F, G, H and I.

11. The Grand Prairie PD agrees that an authorized officers or employee will execute and return to DEA the attached OJP Form 4061/6, Certification Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements. The Grand Prairie PD acknowledges that this agreement will not take effect and no Federal funds will be awarded to the Grand Prairie PD by DEA until the

completed certification is received.

12. When issuing statements, press releases, requests for proposals, bid solicitations, and other documents describing projects or programs funded in whole in part with Federal money, the Grand Prairie PD shall clearly state (1) the percentage of the total cost of the program or project which will be financed with Federal money and (2) the dollar amount of Federal funds for the project or program.

13. The term of this agreement shall be effective from the date in paragraph number one until September 30, 2021. This agreement may be terminated by either party on thirty days' advance written notice. Billing for all outstanding obligations must be received by DEA within 90 days of the date of termination of this agreement. DEA will be responsible only for obligations incurred by Grand Prairie PD during the term of this agreement.

For the Drug Enforcement Administration:

_____ Date: _____

Eduardo A. Chavez
Special Agent in Charge

For the Grand Prairie Police Department
Recommended By:

_____ Date: 9-2-2020

Daniel Scesney
Chief of Police
Grand Prairie Police Department

APPROVED AS TO FORM

By: _____

Assistant City Attorney

SALARY TABLE 2020-RUS
INCORPORATING THE 2.6% GENERAL SCHEDULE INCREASE AND A LOCALITY PAYMENT OF 15.95%
FOR THE LOCALITY PAY AREA OF REST OF U.S.
TOTAL INCREASE: 2.85%
EFFECTIVE JANUARY 2020

Annual Rates by Grade and Step

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
1	$ 22,660	$ 23,420	$ 24,173	$ 24,922	$ 25,676	$ 26,117	$ 26,861	$ 27,612	$ 27,642	$ 28,347
2	25,479	26,085	26,929	27,642	27,953	28,775	29,597	30,419	31,242	32,064
3	27,800	28,727	29,653	30,579	31,506	32,432	33,359	34,285	35,212	36,138
4	31,208	32,248	33,288	34,328	35,368	36,408	37,448	38,488	39,529	40,569
5	34,916	36,080	37,244	38,408	39,573	40,737	41,901	43,065	44,229	45,393
6	38,921	40,218	41,516	42,813	44,111	45,408	46,706	48,003	49,301	50,598
7	43,251	44,692	46,133	47,574	49,016	50,457	51,898	53,339	54,781	56,222
8	47,899	49,496	51,092	52,689	54,285	55,882	57,479	59,075	60,672	62,269
9	52,905	54,668	56,432	58,195	59,959	61,723	63,486	65,250	67,013	68,777
10	58,260	60,202	62,145	64,087	66,029	67,971	69,913	71,855	73,798	75,740
11	64,009	66,143	68,276	70,409	72,543	74,676	76,810	78,943	81,077	83,210
12	76,721	79,278	81,836	84,394	86,952	89,510	92,068	94,626	97,183	99,741
13	91,231	94,272	97,313	100,355	103,396	106,437	109,479	112,520	115,562	118,603
14	107,807	111,400	114,993	118,587	122,180	125,773	129,367	132,960	136,553	140,146
15	126,810	131,037	135,265	139,492	143,720	147,948	152,175	156,403	160,630	164,858

Applicable locations are shown on the 2020 Locality Pay Area Definitions page: http://www.opm.gov/policy-data-oversight/pay-leave/salaries-wages/2020/locality-pay-area-definitions/

U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS
OFFICE OF THE COMPTROLLER

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; AND DRUG-FREE WORKPLACE REQUIREMENTS

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this from. Signature of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying" and 28 CFR Part 67, "Government-wide Department and Suspension (Nonprocurement) and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 CFR Part 69, the applicant certifies that:

(a) No Federal appropriate funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all sub-recipients shall certify and disclose accordingly.

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS (DIRECT RECIPIENT)

As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 CFR Prt 67, for prospective participants in primary covered transactions, as defined at 28 CFR Part 67, Section 67.510-

A. The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

3. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67 Sections 67.615 and 67.620-

A. The applicant certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about-

(1) The dangers of drugs abuse in the workplace;

(2) The grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will-

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted-

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug- free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The grantee may insert in the space provided below the site (s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, country, state, zip code)

Check ☐ if there are workplace on file that are not identified here.

Section 67, 630 of the regulations provides that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for Department of Justice funding. States and State agencies may elect to use OJP Form 4061/7.

Check ☐ if the State has elected to complete OJP Form 4061/7.

DRUG-FREE WORKPLACE
(GRANTEES WHO ARE INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67; Sections 67.615 and 67.620-

A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in condition any activity with the grant; and

B. If convinced of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certifications.

1. Grantee Name and Address:

Grand Prairie Police Department
1525 Arkansas Lane, Grand Prairie, TX 75052

2. Application Number and/or Project Name

Strike Force 2

3. Grantee IRS/Vendor Number

75-6000543

4. Typed Name and Title of Authorized Representative

Daniel Scesney, Chief of Police

5. Signature

6. Date

09/02/2020

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10438	**Version:**	1	**Name:**	Resolution Low Income Housing Tax Credits
Type:	Resolution			**Status:**	Consent Agenda
File created:	10/1/2020			**In control:**	City Attorney
On agenda:	10/13/2020			**Final action:**	
Title:	Resolution amending Resolution 5007-2019 (Low Income Housing Tax Credits (LIHTC) Review and Recommendation Policy) for the City of Grand Prairie, Texas by the Incorporation of a Housing Revitalization Policy and a Housing Tax Credit Policy				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit B- Housing Revitalization Policy.pdf Exhibit C - Housing Tax Credit Policy.pdf Exhibit A				

Date	Ver.	Action By	Action	Result

From
Megan Mahan

Title
Resolution amending Resolution 5007-2019 (Low Income Housing Tax Credits (LIHTC) Review and Recommendation Policy) for the City of Grand Prairie, Texas by the Incorporation of a Housing Revitalization Policy and a Housing Tax Credit Policy

Presenter
William A. Hills, Deputy City Manager

Recommended Action
Approve

Analysis
On April 2, 2019, City Council passed a establishing a Low Income Housing Tax Credits (LIHTC) Review and Recommendation policy. This policy provided specific guidelines and clarify the Grand Prairie City Council's guidance for the approval of Low Income Housing Tax Credit projects requesting a Resolution of Support or Resolution of No Objection from the Grand Prairie City Council. Staff wishes to amend Attachment A and further define the policy by adding 1) a housing revitalization policy focused on the preservation and rehabilitation of multi-family housing units and various tools available to developers in pursuit of these goals, and 2) a housing tax credit policy that provides a more detailed explanation of the process and criteria used when applying for, and in review of, applications for 9% and 4% LIHTC projects.

Financial Consideration
None

Body

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING RESOLUTION NUMBER 5007-2019 BY THE INCORPORATION OF A HOUSING REVITALIZATION POLICY AND A HOUSING TAX CREDIT POLICY

WHEREAS, Grand Prairie, Texas City Council supports the development of (LHITC) projects; and

WHEREAS, on April 2, 2019, the Grand Prairie City Council approved Resolution No. 5007-2019 approving and adopting a "Housing Tax Credit Review and Recommendation Policy" (attached as Exhibit A) establishing a policy for the review and recommendation of projects requesting a resolution of support or a resolution of no objection from the Grand Prairie City Council; and

WHEREAS, Grand Prairie, Texas City Council wishes to further encourage the development of LIHTC projects by amending Resolution No. 5007-2019 to incorporate 1) a housing revitalization policy focused on the preservation and rehabilitation of multi-family housing units and various tools available to developers in pursuit of these goals, and 2) a housing tax credit policy that provides a more detailed explanation of the process and criteria used when applying for, and in review of, applications for 9% and 4% LIHTC projects.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. That the City Council approves and adopts this amendment to Resolution No. 5007-2019; and

SECTION 2. That copies of the "City of Grand Prairie Housing Revitalization Policy" and the "Housing Tax Credit Policy" (attached hereto as Exhibits B and C, respectively), are incorporated herein for all intents and purposes.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, OCTOBER 13, 2020.

powered by Legistar™

Exhibit B

City of Grand Prairie Housing Revitalization Policy

Vision

To be a world class organization and city in which people want to live, have a business or just come visit. To be a city people talk about because of our high quality of life; commitment to inclusiveness, equitable opportunity, and diversity; and variety of high quality affordable housing options.

Mission

The City of Grand Prairie will endeavor to utilize a wholistic approach by harnessing available City resources; partnering with public and private developers to improve, revitalize, and preserve existing affordable multifamily housing; and strengthening neighborhoods throughout the City of Grand Prairie

Purpose

The City has identified the preservation and rehabilitation of existing multifamily developments throughout the City as a priority for the City's housing department. The purpose of this Housing Revitalization Policy is to align resources, outline a unified strategic direction, and facilitate community partnerships to share the City's vision of increasing the availability of quality affordable housing through the revitalization of existing multifamily developments within the City.

Defining Affordability

The U.S. Department of Housing and Urban Development defines affordable housing as "Housing in which the occupant(s) is/are paying no more than 30% of his or her income for gross housing costs, including utilities." As such, the definition of affordability is tied to the income of a particular tenant. The City recognizes that there is existing need for affordability at various income levels throughout the population. As such, the use of varying tools may be called for and may be utilized to achieve the goals of this policy to best tailor available incentives to differing income bands, as appropriate and sustainable at each individual development site.

Engagement with the Development Community

On an annual basis, the City will host a Development Open House to engage with the development community regarding the City's efforts to promote rehabilitation of existing multifamily developments and to encourage the preservation of affordable units throughout the City. This Open House will allow the City to outline its priority goals and present available tools to the development community as well as to solicit feedback and suggestions from interested developers. In addition, owners of existing properties will be invited to encourage open dialogue about possible tools and incentives for the preservation of existing affordable housing.

Affordable Housing Tools

In a desire to encourage strong public-private partnerships in the undertaking of the goals outlined within this policy, the City has identified the following tools which may be used either individually or in combination, as appropriate, to encourage and incentivize the rehabilitation of existing multifamily affordable housing. On a case-by-case basis, City staff will work with developers and project owners to review a proposed development and assess which, if any, of the following tools may be best suited to the characteristics of the proposed development.[i]

Low Income Housing Tax Credits. The City will promote the utilization of Competitive (9%) and Noncompetitive (4%) Low Income Housing Tax Credits in the rehabilitation of existing affordable multifamily developments through the adoption of a Low Income Housing Tax Credit Policy to outline priority treatment for rehabilitation developments within the City of Grand Prairie.

Public Facility Corporation. On a case-by-case basis, the City may consider partnering with prospective developers to afford an ad valorem tax exemption to multifamily properties undergoing significant rehabilitation. At a minimum, such properties would be required to satisfy the following requirements:

- At least 50% of units within the development must be reserved for individuals earning at or below 80% of area median income.
- Both the fee simple interest and the improvements in the development would be owned by the public facility corporation.
- An affiliate of the public facility corporation must serve as a partner or member of the entity that will operate the project

This tool will be available solely at the discretion of the City in instances where City staff has evaluated the development and has determined that the ad valorem exemption is necessary to the inclusion of affordable units within the project. As consideration for serving in the development's ownership structure, the City or its Public Facility Corporation may require a percentage of cash flow, development fee, or other compensation.

Zoning and Land Use. On an as-needed basis, City staff will undertake best efforts to coordinate with the development community to provide reasonable incentives in connection with developments that include the rehabilitation of existing affordable multifamily developments. Such incentives may include waivers to allow for reduced parking requirements or to allow for increased unit density, where appropriate.

Sales Tax Exemption. In projects in which a City instrumentality serves as a member of the ownership structure, the City may consider acting as the General Contractor for the development in conjunction with a Master Subcontractor to be agreed upon by the City and the Developer.

Gap Financing. On a limited basis, and subject to the availability of an available funding source, the City and/or its instrumentalities may consider contributing Gap financing to a particularly desirable rehabilitation project. In particular, HOME funds, CDBG funds, and any program income deriving therefrom may be considered for use as a gap loan in highly desirable redevelopment projects.

---

[i] By adopting this Housing Revitalization Policy, the City Council intends to demonstrate its commitment to the revitalization of existing affordable multifamily housing. However, implementation of any of the tools outlined within this Policy will require separate and specific review and implementation by City Staff or the City Council, as applicable. Adoption of this Policy does not mandate or otherwise obligate the implementation of any item outlined therein.

Exhibit C

Housing Tax Credit Policy

This policy outlines the city of Grand Prairie's evaluation process for proposed developments seeking allocations of Low Income Housing Tax Credits (LIHTC). This policy aims to promote developments that meet citywide goals to improve, revitalize, and preserve existing affordable housing throughout the City through the receipt of resolutions of no objection and resolutions of support for applications to the Texas Department of Housing and Community Affairs. The City of Grand Prairie (the City) has adopted this policy as guidance to ensure clarity and transparency for developers requesting LIHTC allocations for projects located within the City's territorial limits.

Developments that meet the policy directives outlined herein will be recommended for approval of a Resolution of No Objection for 4% Noncompetitive LIHTC Applications or for a Resolution of Support for 9% Competitive LIHTC Applications. Developments involving new construction or otherwise not complying with this Policy will be considered on a case by case basis.

Background

LIHTC are awarded to projects once per year by the Texas Department of Housing and Community Affairs (TDHCA) in compliance with the competitive process outlined in the Qualified Allocation Plan (QAP), which is adopted annually. 9% LIHTC Applications can receive 17 points for a "Resolution of Support" from the governing body of the municipality in which the development is sited. "Resolutions of No Objection" from the governing body are worth 14 points. 9% LIHTC applications can receive one additional point for a commitment of development funding from a city or county in which the development is located in the form of a letter from a county or city official stating the jurisdiction will provide a loan, a grant, reduced fees or a contribution of other value for the benefit of the development.

4% LIHTC awards are coupled with the Multifamily Bond program and are awarded on a rolling basis. Unlike the 9% LIHTC program, TDHCA's approval of a 4% LIHTC application is tied to a checklist rather than the scoring of an application. A public hearing and receipt of a Resolution of No Objection from the City Council is required by TDHCA for a 4% LIHTC application to receive an allocation of LIHTC.

Criteria for Resolutions of Support and No Objection

Eligibility for Resolutions of Support (9% LIHTC) and No Objection (4% LIHTC)

Priority consideration for a Resolutions of Support under the 9% LIHTC program and for Resolutions of No Objection under the 4% LIHTC program will be given to Developments involving the Rehabilitation of Existing Multifamily Developments. In order to receive a resolution, the City's housing department should be notified of the potential development no later than January 15th of the year for 9% LIHTC applications or 60 Days prior to Adoption of a Resolution for 4% LIHTC applications[1]. This notification should include the proposed location of the development, a brief summary of the scope of the anticipated rehabilitation, a brief summary of plans regarding the relocation of any existing residents, and a proposed project budget and accompanying draft pro forma.

[1] Resolutions may be delayed, in City Staff's sole discretion, if the 60 day period includes a time period in which few or no City Council meetings are scheduled. Additionally, this period may be extended in the event that City Staff requires additional information to complete evaluation and review of the proposed development.

Criteria for Additional Resolution Provisions

An applicant may request that the provisions in this section added to their Resolution of Support or No Objection. Such requests will be evaluated solely at the discretion of City Staff.

Contributing More to a Concerted Revitalization Plan (9% LIHTC Applications Only)

9% LIHTC applicants can earn points if the City specifically identifies the development as contributing more than any other proposed developments within a Concerted Revitalization Plan to the efforts of the plan. If more than one proposed development is seeking points under the same Concerted Revitalization Plan, staff will evaluate each proposed development and will recommend that the project which it believes will most contribute to the revitalization and improvement of the surrounding neighborhood.

High Poverty Census Tract Waiver

If the development is in a census tract with a poverty rate of 40% or more, TDHCA allows the City Council to issue a Resolution acknowledging the high poverty rate and authorizing the development to move forward.

The applicant should provide a narrative describing the mitigation underway to address the high poverty rate. The narrative should include evidence of decreasing poverty trends, sustained job growth and employment opportunities, career training opportunities or job placement services, and any evidence of gentrification in the area (including an increase in poverty values).

This waiver's inclusion in a Resolution of Support or No Objection is subject to council approval.

Commitment of Development Funding (9% LIHTC Applications Only)

At its discretion, the City Council may choose to offer developments that receive a Resolution of Support a commitment of development funding in the form of a partial or full waiver of development fees. Projects involving substantial rehabilitation will be considered for this additional commitment.

Evaluation and Approval of Resolutions

City staff will evaluate all materials timely submitted in order to formalize recommendations to the City Council regarding the issuance of Resolutions. Regardless of such recommendations, the City Council reserves the right to issue a Resolution of Support, a Resolution of No Objection, or to not issue any Resolutions.

Housing Tax Credit Review and Recommendation Policy
City of Grand Prairie, Texas
(3/11/19)

The City of Grand Prairie City Council will consider a Resolution of Support or a Resolution of No Objection for the State's Low Income Housing Tax Credit (LIHTC) projects that provide long-term, high quality sustainable affordable housing to the City. To determine if a proposed LIHTC project meets the standards adopted by the City Council, staff will evaluate both the proposed project as well as the proposed development entity using the following criteria.

1. The proposed developer has a track record of developing and managing high quality LIHTC housing, with the following characteristics:

    - Lower crime rate than comparable properties in the community;
    - Hands-on management which includes comprehensive tenant screening;
    - Participation in the Crime Free Multi-Family program administered by the Grand Prairie Police Department

2. The proposed project should be consistent with the City's Comprehensive & Consolidated Plans.

3. The proposed project should use energy-efficient, sustainable building materials.

4. The City has a preference for (i) the acquisition and rehabilitation of existing multi-family properties or (ii) the demolishing of existing structures and the re-construction of new senior and/or affordable multifamily housing.

5. The City has a preference for developers with experience constructing and owning/managing well-maintained, quality properties and a preference for local, on-site property management.

6. The City has a preference for developers who are willing to identify the Grand Prairie Housing Finance Corporation (GPHFC) as the intended recipient of the Right of First Refusal for the issuance of tax credit induced bonds.

The Developer should address how the development entity and the proposed project meet each of these criteria in their request to the City. Housing and Planning Department staff will evaluate the developer's proposal using these criteria as well as applicable city ordinances and will make a recommendation to the City Council as to whether it should be Considered for a Resolution of Support or Resolution of No Objection. It is important to note that City Council will review each development individually and on a case-by-case basis, taking any and all factors into account allowable under the law. A development that meets the above criteria is not guaranteed to receive approval from City Council.

Consideration of the developer's request for a Resolution of Support or a Resolution of No Objection in no way impacts the City's right to approve, disapprove or modify the developer's proposed site plans or to modify the zoning for the proposed development.

Exhibit A

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10433	**Version:**	1	**Name:**	Resolution Renaming Mountain Creek Lake Park To Mi Familia Park
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/1/2020			**In control:**	Parks & Recreation
On agenda:	10/13/2020			**Final action:**	
Title:	Resolution to rename Mountain Creek Lake Park to "Mi Familia Park"				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

From
Duane Strawn, Director Of Parks, Arts, and Recreation

Title
Resolution to rename Mountain Creek Lake Park to "Mi Familia Park"

Presenter
Duane Strawn, Director Of Parks, Arts, and Recreation

Recommended Action
Approve

Analysis
The Park Board established a naming committee for Mountain Creek Lake Park at their June 24,2020 meeting. Accordingly, the naming committee scheduled subsequent meetings to consider various naming options for the renaming of Mountain Creek Lake Park. At the August 26, 2020 Park Board meeting, the naming committee presented their recommendation to the Park Board; with a vote of 5-1, 2 abstain and 1 absent, the Park Board approved the recommendation to rename Mountain Creek Lake Park to Mi Familia Park

Financial Consideration
The cost for signage to rename Mountain Creek Lake Park to Mi Familia Park is under review and will be funded through existing appropriations.

Body
A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, RENAMING MOUNTAIN CREEK LAKE PARK TO MI FAMILIA PARK.

WHEREAS, The Park Board having established a naming committee at the June 24, 2020 meeting for Mountain Creek Lake Park;

powered by Legistar™

WHEREAS, The naming committee submitted a renaming recommendation to the Park Board at the August 26, 2020 meeting;

WHEREAS, The Park Board received a motion and second to approve the renaming of Mountain Creek Lake Park to Mi Familia Park;

WHEREAS, The final vote of 5 - 1, 2 abstain and 1 absent in favor to approve the renaming of Mountain Creek Lake Park to Mi Familia Park;

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The City Council officially renames Mountain Creek Lake Park to Mi Familia Park.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, OCTOBER 13, 2020.

powered by Legistar™

Legislation Details (With Text)

File #:	20-10436	**Version:**	1	**Name:**	Resolution to name Great Southwest Nature Park
Type:	Resolution			**Status:**	Consent Agenda
File created:	10/1/2020			**In control:**	Parks & Recreation
On agenda:	10/13/2020			**Final action:**	
Title:	Resolution to name a linear park located on a portion of the former Great Southwest Golf Course to "Great Southwest Nature Park"				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

From
Duane Strawn, Director Of Parks, Arts, and Recreation

Title
Resolution to name a linear park located on a portion of the former Great Southwest Golf Course to "Great Southwest Nature Park"

Presenter
Duane Strawn, Director Of Parks, Arts, and Recreation

Recommended Action
Approve

Analysis
The City received a donated portion of land for a future development as a passive linear park; the donated parcel was a portion of what was formerly known as Great Southwest Golf Course. The Park Board established a naming committee for linear park at their January 22, 2020 meeting. Accordingly, the naming committee scheduled subsequent meetings to consider various naming options for the naming of the donated land that would become the linear park. At the February 19, 2020 Park Board meeting, the naming committee presented their recommendation to the Park Board; with a vote of 8-0 and 1 abstain, the Park Board approved the recommendation to name the linear park as Great Southwest Nature Park.

Financial Consideration
The cost for signage to name Great Southwest Nature Park under review and will be funded through existing appropriations.

Body
A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, NAME A LINEAR PARK DEVELOPMENT AS GREAT SOUTHWEST NATURE PARK

WHEREAS, The City received a donated portion of land for a linear park development at the former Great Southwest Golf Course;

WHEREAS, The Park Board having established a naming committee at the January 22, 2020 meeting for the linear park naming;

WHEREAS, The naming committee submitted a naming recommendation to the Park Board at the February 19, 2020 meeting;

WHEREAS, The Park Board received a motion and second to approve the naming of the linear park as Great Southwest Nature Park;

WHEREAS, The final vote of 8 - 0 and 1 abstain, in favor to approve the naming of the linear park as Great Southwest Nature Park;

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The City Council officially names the linear park, that was a portion of the former Great Southwest Golf Course, as Great Southwest Nature Park.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, OCTOBER 13, 2020.

powered by Legistar™

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10435	**Version:**	1	**Name:**	CARES Projects Funding
Type:	Resolution			**Status:**	Consent Agenda
File created:	10/1/2020			**In control:**	Fire
On agenda:	10/13/2020			**Final action:**	
Title:	Resolution ratifying and/or authorizing the acceptance of Coronavirus Aid, Relief, and Economic Security Act (CARES) funding and authorizing approximately $10,707,180 to be expended for the purposes of mitigating and responding to COVID-19				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHIBIT A – AUTHORIZED AND NECESSARY CARES FUND PROJECTS				

Date	Ver.	Action By	Action	Result

From
Mike Joy, Senior Financial Analyst

Title
Resolution ratifying and/or authorizing the acceptance of Coronavirus Aid, Relief, and Economic Security Act (CARES) funding and authorizing approximately $10,707,180 to be expended for the purposes of mitigating and responding to COVID-19

Presenter
Steve Dye, Deputy City Manager/Chief Operating Officer

Recommended Action
Approve

Analysis
Dallas and Tarrant County Coronavirus Aid, Relief, and Economic Security Act (CARES) funds have been applied for and are available to the City of Grand Prairie. The City has been approved to receive CARES funds from Dallas and Tarrant Counties. The expenditures referenced in Exhibit "A" are believed by staff to be necessary due to the Public Health Emergency and appear to qualify as an authorized expenditure based upon the most recent guidance from the Department of Treasury. Preliminary approval from Dallas and Tarrant Counties for the reimbursement through CARES funding has been sought and granted.

City staff is seeking authorization to accept the funding and expend it for the purposes and amounts provided in Exhibit "A" for a total of $10,707,180 (Dallas County- $7,339,475.00 / Tarrant County- $3,367,705.00).

Financial Consideration
There is no cash match requirement for this funding source.

Body

powered by Legistar™

RESOLUTION RATIFYING AND/OR AUTHORIZING THE ACCEPTANCE OF CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT (CARES) FUNDING AND AUTHORIZING APPROXIMATELY $10,707,000 TO BE EXPENDED FOR THE PURPOSES OF PROVIDING PUBLIC ASSISTANCE IN MITIGATION AND RESPONSE TO COVID-19

WHEREAS, the City of Grand Prairie has been allocated approximately $10,707,000 in Coronavirus Aid, Relief, and Economic Security Act (CARES) funding;

WHEREAS, this funding allows the City of Grand Prairie to obtain reimbursement or otherwise provides funding for necessary expenditures due to the COVID19 Public Health Emergency

WHEREAS, the items/expenditures outlined in Exhibit "A" are necessary due to the COVID19 Public Health Emergency;

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The City Manager or designee is hereby authorized to apply for, accept, and expend Coronavirus Aid, Relief, and Economic Security Act (CARES) funds for the amounts and purposes in Exhibit "A". Said expenses must be incurred, in accordance with federal CARES fund guidance, between March 1, 2020 and December 30, 2020.

SECTION 2. This resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

powered by Legistar™

EXHIBIT A – AUTHORIZED AND NECESSARY CARES FUND PROJECTS

Item	Amount Authorized	Purpose(s)
28 SCBA's to be distributed among 14 ambulances (Fire Department)	211,860.04	Public health expenses related to mitigating or responding to the COVID19 public health emergency
Payroll for Fire Dept. employees stationed in Dallas County (Fire Department)	7,000,000.00 (Estimate)	Payroll expenses for public safety whose services are substantially dedicated to mitigating or responding to the COVID19 public health emergency
Payroll for Fire Dept. employees stationed in Tarrant County (Fire Department)	2,800,000.00 (Estimate)	Payroll expenses for public safety whose services are substantially dedicated to mitigating or responding to the COVID19 public health emergency
Provide rental assistance to Grand Prairie residents suffering financial hardship due to COVID-19 in Dallas County (CMO)	438,900.00	Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency
Provide rental assistance to Grand Prairie residents suffering financial hardship due to COVID-19 in Tarrant County (CMO)	165,000.00	Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency
Drive through, at home, and nursing home COVID testing (OEM/Environmental Quality)	513,000.00 (Estimate)	Medical expenses related to mitigating or responding to the COVID19 public health emergency
Thermal Scanners (Environmental Quality)	79,886.50	Public health expenses related to mitigating or responding to the COVID19 public health emergency
Public Education Materials (Environmental Quality)	21,260.54	Public health expenses related to mitigating or responding to the COVID19 public health emergency
Hand Sanitizer (Environmental Quality)	21,939.88	Public health expenses related to mitigating or responding to the COVID19 public health emergency
Enhancing Teleworking Capabilities (Information Technology)	67,483.13	Expenses of actions to facilitate compliance with COVID-19-related public health measures
Acrylic Panels (Library)	3,452.70	Public health expenses related to mitigating or responding to the COVID19 public health emergency
Tablets for Patrons (Library)	26,720.00	Public health expenses related to mitigating or responding to the COVID19 public health emergency
Website Module (Marketing)	12,250.00	Expenses of actions to facilitate compliance with COVID-19-related public health measures

Enhancing Teleworking Capabilities (Courts)	23,671.40	Expenses of actions to facilitate compliance with COVID-19-related public health measures
Federal Testing Site Support (Police Department)	132,794.64	Payroll expenses for public safety whose services are substantially dedicated to mitigating or responding to the COVID19 public health emergency
Grand Prairie Food Drive Support (Police Department)	19,143.87	Payroll expenses for public safety whose services are substantially dedicated to mitigating or responding to the COVID19 public health emergency
Hazardous Materials/Infectious Disease PPE (Fire Department)	10,149.50	Public health expenses related to mitigating or responding to the COVID19 public health emergency
Total Authorized (ESTIMATE)	$11,547,512.20	

Legislation Details (With Text)

File #:	20-10446	**Version:**	1	**Name:**	Reimbursement Resolution
Type:	Resolution			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Finance
On agenda:	10/13/2020			**Final action:**	
Title:	Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting equipment as outlined in the adopted Capital Improvements Program				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

From
Brady Olsen, Treasury & Debt Manager

Title
Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting equipment as outlined in the adopted Capital Improvements Program

Presenter
Becky Brooks, CFO

Recommended Action
Approve

Analysis
This resolution provides the mechanism to issue bonds in FY 2020-2021 to reimburse expenditures incurred in the current fiscal year to expend items related to the adopted Capital Improvement Program (CIP).

Financial Consideration
Funding for reimbursement will occur when debt is issued and funds delivered approximately February 2nd, 2021.

Body
A RESOLUTION DECLARING EXPECTATION TO REIMBURSE EXPENDITURES FOR FIRE-FIGHTING EQUIPMENT WITH PROCEEDS OF FUTURE DEBT

WHEREAS, the City of Grand Prairie, Texas (the “Issuer”) intends to issue debt for (i) acquiring fire-fighting equipment therefore (collectively, the "Project") and further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures

with proceeds of such debt.

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Issuer must declare its expectation to make such reimbursement; and

WHEREAS, the Issuer desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE ISSUER THAT the Issuer reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Issuer, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is $2,000,000.

PASSED AND APPROVED this the 13th day of October 2020.

powered by Legistar™

Legislation Details (With Text)

File #:	20-10443	**Version:**	1	**Name:**	Fire Truck 1 Replacement
Type:	Agenda Item			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Fire
On agenda:	10/13/2020			**Final action:**	
Title:	Purchase and prepayment to replace one (1) truck from Siddons-Martin of Denton, using the Buy Board cooperative agreement at a total cost of $1,478,966.10 after discounts from chassis prepayment discount, 100% prepayment discount, contract discount, and aerial prepay discount totaling $100,544.40 along with equipment purchases of $21,033.90 through established price agreements				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Grand Prairie 793 Buy Board 25 2020-09-22.pdf 20-10443.pdf				

Date	Ver.	Action By	Action	Result

From
Mike Joy

Title
Purchase and prepayment to replace one (1) truck from Siddons-Martin of Denton, using the Buy Board cooperative agreement at a total cost of $1,478,966.10 after discounts from chassis prepayment discount, 100% prepayment discount, contract discount, and aerial prepay discount totaling $100,544.40 along with equipment purchases of $21,033.90 through established price agreements

Presenter
Robert Fite, Fire Chief

Recommended Action
Approve

Analysis
The purchase to replacement Fire Truck One (1), along with related make ready, tools, and equipment are planned to be purchase for FY 2020/2021. The cost for the replacement unit is $1,478,966.10 after discounts totaling $100,544.40 for prepayment and dealer discounts, through the Buy Board from Siddons-Martin of Denton, TX, contract number 571-18. Tools/equipment ($21,033.90) will be purchased through already established price agreements.

Truck 1 chassis		$1,579,510.50
Prepay Discount (chassis)	-	$13,184.00
Full Prepay Discount	-	$21,248.00
Contract Discount	-	$57,468.40

Aerial Prepay Discount	- $ 8,644.00
TRUCK SUB TOTAL	$1,478,966.10
Tools and Equipment	+ $21,033.90
TRUCK TOTAL	**$1,500,000.00**

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including BuyBoard.

The BuyBoard is able to save money by pooling the impressive purchasing power of their members, which include hundreds of school districts, municipalities, counties, other local governments, and nonprofits across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now.

Siddons-Martin through their BuyBoard contract #571-18 offers Fire Service Apparatus Service Vehicles.

The BuyBoard contract began September, 2018 and will expire September 29, 2021.

Financial Consideration

The cost of the truck will be paid from the Capital Lending Fund and will subsequently be reimbursed with the 2021 bond issuance, likely in February of 2021.

powered by Legistar™

Buy Board Contract 571-18

CONTRACT PRICING WORKSHEET
for motor vehicles only

Contract No.: **571-18** **Date:** 9/22/2020

Agency:	Grand Prairie Fire Department	**Contractor:**	Siddons-Martin Emergency Group
Contact:	Chief Bill Murphy	**Prepared:**	Jeff Doran
Phone:	817-913-0541	**Phone:**	281-442-6806
Fax:	N/A	**Fax:**	
Email:	bmurphy@gptx.org	**Email:**	jdoran@siddons-martin.com

Prod. Code:	25	**Description:**	**Custom Pierce Chassis, Mid-Mount**

A. Product Item Base Unit Price Per Contractor's Buy Board Contract: $ 1,322,460.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	$ 176,063.50
		Subtotal B:	$ 176,063.50

Total Published Options $ 1,498,523.50

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	$ 79,487.00
		Subtotal C:	$ 79,487.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B). 5%

D. Other Cost Items Not Itemized Above (e.g. Installation, Freight, Delivery, Etc.)

Description	Cost	Description	Cost
		Subtotal D:	$ -

E. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C+D) $ 1,578,010.50

Quantity Ordered:	1	**X Subtotal of A + B + C + D:**	1578010.5	=	**Subtotal E:** $ 1,578,010.50

F. Buy Board Fee Calculation (From Current Fee Tables) **Subtotal F:** $ 1,500.00

Description	Cost	Description	Cost		
Chassis Pre-Payment Discount	**$ (13,184.00)**	**Contract Discount**	**$ (57,468.40)**		
100% Pre-Payment Discount	**$ (21,248.00)**	**Aerial Prepay Discount**	**$ (8,644.00)**		
Subtotal of column	$ (34,432.00)	Subtotal of Column	$ (66,112.40)	**Subtotal G:**	$ (100,544.40)

Delivery Date: **11 - 12 Months ARO** **H. Total Purchase Price (E+F+G):** $ 1,478,966.10

Option Number	Qty	Description	Published Options	Unpublished Options
109	1	TAK-4 Suspension	$16,965.00	
113	1	Change to Air Ride Suspension, Tandem	$6,850.00	
121	(1)	Credit Custom Aluminum Wheels, front	$2,066.00	
123	(1)	Credit Aluminum Wheels Tandem Axle	$4,747.00	
134	1	Air inlet-outlet	$724.00	
135	1	Additional Air Tanks	$385.00	
136	1	12 or 120 volt air compressor	$1,855.00	
137	1	Brake fittings compression type	$1,437.00	
142	1	Detroit DD13 470 to 525	$4,788.00	
151	1	Aggressive Down shift	$143.00	
156	1	Increase DEF Capacity	$511.00	
158	1	Steering with controls	$1,552.00	
159	1	Add Extended Bumper	$2,335.00	
166	1	Linex Bumper Coating	$417.00	
167	1	Mirrors - change to Bus style cab corner	$3,125.00	
173	3	Stainless Door Jamb Scuffplates	$2,163.00	
174	1	Mounting plate on engine tunnel	$505.00	
176	1	Electric Door locks	$1,159.00	
179	1	Safety System	$10,111.00	
187	3	EMS Compartment w outside access (each)	$8,493.00	
188	3	Upgrade SCBA Bracket to Hands Free	$2,301.00	
190	1	Handrail with LED Lighting Cab	$576.00	
192	1	Cab Windows Factory Tint	$504.00	
196	1	Upgrade to extended cab	$0.00	
202	1	Upgrade Arrow to Velocity	$13,056.00	
208	6	Spare 12 volt power (each)	$714.00	
209	1	Radio with Weatherband	$1,070.00	
214	1	Install Customer GPS	$381.00	
215	1	install Customer radio	$947.00	
222	1	Camera System, Sides and rear to mux	$4,032.00	
230	0.5	Camera, Stabilizer Placement with Command Zone Display with Laser	$2,945.50	
231	1	Intercom System (BASIC)	$2,503.00	
240	1	Kussmaul Charger	$1,826.00	
245	2	Auto-eject 20 amp	$1,082.00	
247	1	Transfer switch	$628.00	
255	1	LED Headlights	$1,800.00	
258	2	12 volt LED Flood Brow light A	$4,010.00	
262	2	12 volt-Hi Viz LED (per light)	$3,572.00	
264	2	12 volt LED Flood Recessed or surface (per light) B	$3,704.00	
310	8	Adjustable Compartment shelves	$1,600.00	
312	2	Swing-out tool board	$3,494.00	
314	1	Slide-out floor tray	$842.00	
319	5	PegBoard in compartment	$2,785.00	
320	1	Vertical Partition	$267.00	
325	1	SCBA Cylinder storage in fender panel single (each)	$682.00	
328	1	SCBA Storage in fender panel	$1,112.00	
329	4	Extinguisher Compartment	$2,680.00	
331	1	Add Dura Surf (per each)	$25.00	
336	1	Increase Pump from 1500 to 2000 gpm	$3,986.00	
403	1	LED Emergency Light Package	$12,466.00	
410	1	Airbag Rack (each)	$186.00	
420	1	Additional Speaker	$645.00	
422	1	Q2B Siren	$4,122.00	
461	3	Electrical Receptacle duplex (per each) 15 or 20 amp	$897.00	
482	1	Lyfe Brackets 3 in 1	$1,736.00	
486	1	2- VUM Manual Monitor Valves	$5,313.00	
492	1	LED Rung Lighting	$4,455.00	
499	1	Painted Grill	$1,246.00	
506	2	Graphics Upgraded 4	$9,412.00	
567	2	Each Portable Hand Light w/ Mounting Brackets	$276.00	
589	1	Poly Console Box	$1,854.00	
1362	1	Intercom, Firecom 5100D Single Radio, 1 Wireless Base Station, 5 wireless GPFD		$9,006.00
1363	3	tool holder, Plastic, Siddons-Martin		$1,950.00
1364	1	Custom Poly tool trays/shelf inserts		$3,500.00
1365	1	Tool Mounting Hardware		$1,177.00
1366	1	Generator, MEPS installed by dealer		$7,960.00
55486	1	Drain, Remote Air Tank, w/Pull Cable, All Tanks		$728.00
606691	1	Steps, 4-Door Cab, Dual, 2" Larger Middle and Bottom Steps		$1,288.00
611794	10	Trim, Rollup Door, Painted Door Color, Amdor		$1,667.00
618686	1	Fasteners, Mechanical, Insulation, Eng Tunnel and Cab and Crew Floor		$787.00

632269	1	Switches, Additional, Aerial Master/PTO, Pump Panel		$769.00
640940	1	Handlts, (4) Streamlight, Knucklehead LED, 12v, Orange, 90670 Fast Chargers		$1,770.00
642600	1	Upgrade EVS 4000 to 4500		$2,225.00
677382	1	Guard, Brush, Painted, For Coleman A/C		$687.00
738981	1	Bumper,Rear,3",Steel,Painted,Full 45 Deg Angled Corner,Rubber Dock Bumper,100AAT		$744.00
740150	1	Compt,Partial Cargo Area,Aluminum Tread,D-Ring,Cylinders,Reinforced,Light		$2,401.00
741457	1	Fender Crowns, Rear, Rubber, Painted, w/Removable Fender Liner, Tandem Aerial,3G		$1,797.00
750754	1	Basket Access, Ladder Style, Brushed S/S Step Well		$1,017.00
750755	1	Turntable Steps, Punched Grip Pattern, Swing-Down, LS, Brushed S/S		$893.00
750803	1	Pump House, Vertical Surfaces, Brushed Aluminum, IPO Std		$442.00
750828	1	Slides Only, 120.00" Long One Way, 17.00" W, SlideMaster SM2-HD, Torque Box		$2,034.00
757235	1	Rub Rail, 2.00" High Rubber, Side of Body		$1,188.00
759397	1	Air Conditioning, Coleman-March 8, Roughneck, 120 V		$3,141.00
759981	2	Light, FRC, Spectra, SRA100-07* LED, 12 Volt DC, Under Steps, 100AAT		$1,823.00
760219	1	Light, Tip, FRC SRA100-07* LED, Front of Basket		$791.00
760385	1	Lights, Tracking, FRC SRA100-07* LED, 100AAT 2lts		$1,684.00
764091	1	DC Power to Tip		$2,803.00
764886	1	Lettering, Printed Effect Gold Leaf, "Dial 911", 10", Pair		$177.00
771862	1	Stabilizers, Three Sets		$2,985.00
771870	1	Upgrade Aerial to 100'		$19,848.00
776119	1	Pegboard, 3/16" Alum, w/o Holes, Side Wall Compt, w/Track		$414.00
777780	1	Emblem, ISO CLASS 1, w/Ribbon, Gold Leaf, Pair		$356.00
791091	1	Filter, Coolant, Remote Mount, w/Shut Off Valves, DD13		$1,435.00
		Base Bid	**$ 1,322,460.00**	
		Published Options	**$ 176,063.50**	
		Total with Published Options	**$ 1,498,523.50**	
		Unpublished Options	**$ 79,487.00**	**5.30%**
		Total Options including Fee	**$ 1,578,010.50**	

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 02100403
Project Title: FY21 Truck/Quint Replacement T1
Current Request: $0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Fire Trucks (68340)	$1,500,000	$1,500,000	$0	$1,500,000	$1,500,000
TOTAL	**$1,500,000**	**$1,500,000**	**$0**	**$1,500,000**	**$1,500,000**

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10441	**Version:**	1	**Name:**	Ordinance; Construction contract with Gomez Brothers Construction for Brent Court Storm Drainage Improvements
Type:	Ordinance			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Engineering
On agenda:	10/13/2020			**Final action:**	
Title:	Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Construction contract with Gomez Brothers Construction, Inc. for Brent Court Storm Drainage Improvements in the total amount of $387,046.00; material testing with Team Consultants in the amount of $14,377.80; in-house engineering in the amount of $19,352.30; and 5% construction contract contingency in the amount of $19,352.30 for a total project cost of $440,128.40				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Brent CT Storm Drain Improvements recommendation for final acceptance 10-01-20.pdf 20-10441 W.O. 619.58.pdf				

Date	Ver.	Action By	Action	Result

From
Max

Title
Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Construction contract with Gomez Brothers Construction, Inc. for Brent Court Storm Drainage Improvements in the total amount of $387,046.00; material testing with Team Consultants in the amount of $14,377.80; in-house engineering in the amount of $19,352.30; and 5% construction contract contingency in the amount of $19,352.30 for a total project cost of $440,128.40

Presenter
Gabe Johnson, Director of Public Works and Romin Khavari, City Engineer

Recommended Action
Approve

Analysis
On Tuesday, September 29, 2020, the City of Grand Prairie opened bids for Brent Court Storm Drainage Improvements, (W.O. #619.58). The low bidder is Gomez Brothers Construction, Inc. in the total bid amount of $387,046.00.

This project was identified as part of the FY19 Capital Projects Budget and Capital Projects Plan for proposed drainage projects. The Brent Court Storm Drainage Improvements, (W.O. #619.58) project provides for underground storm drainage improvements in Marshall Drive at and in Brent Court to address street flooding problems at this location.

The Brent Court Storm Drainage Improvements project is part of the City-Wide Master Drainage Plan for storm drainage improvements in the Cottonwood Creek watershed area of the City.
This project provides for installation of 749 linear feet of 30-inch diameter reinforced concrete storm drainage pipe, 259 linear feet of 24-inch diameter reinforced concrete storm drainage pipe, three 20-foot wide street curb drainage inlets in Marshall Drive, replacement of four existing 10-foot wide street curb drainage inlets in Brent Court and Crooks Court, over 910 square yards of asphalt overlaid concrete pavement replacement, replacement of conflicting water and wastewater services and other items necessary for construction as detailed in the plans and specifications.

Company	Base Bid	Total Bid
Gomez Brothers Construction, Inc.	$387.046.00	$387.046.00
SYB Construction Company, Inc.	$ 418,328.00	$ 418,328.00
Jeske Construction Company	$427,920.00	$427,920.00
M-Co Construction, Inc.	$444,504.00	$444,504.00
Saber Development Corporation	$451,567.00	$451,567.00
Atkins Brothers Equipment Co., Inc.	$513,539.00	$513,539.00
Canary Construction, Inc.	$543,074.00	$543,074.00

Construction of this project is scheduled to begin around the second week of November 2020 with projected completion around March 2021.

Financial Consideration

Funding in the total amount of $440,129 is available as follows:
1. $436,301 is available in Storm Drainage Capital Projects Fund (401592) W.O. 01905803 (Brent Court from West Marshall to Crooks)
2. $3,828 is available by appropriating and transferring from the unobligated fund balance of Storm Drainage Capital Projects Fund (401592) to W.O. 01905803 (Brent Court from West Marshall to Crooks)

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2020/2021 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING $3,828 FROM THE UNOBLIGATED FUND BALANCE TO W.O. 01905803 (BRENT COURT FROM WEST MARSHALL TO CROOKS)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT THE FY 2020/2021 Capital Improvement Projects Budget be amended by transferring and appropriating $3,828 from the unobligated fund balance in the FY 2020/2021 Capital Projects Fund to W.O. 01905803 (Brent Court from West Marshall to Crooks)

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, OCTOBER 13, 2020.

MULTATECH
ARCHITECTS • ENGINEERS
2821 West 7th Street, Suite 400 • Fort Worth, Texas 76107
Phone: 817.877.5571 • Fax: 817.877.4245 • www.multatech.com

September, 30, 2020

Mr. Romin Khavari, P.E., CFM
City Engineer
City of Grand Prairie – Engineering Division
206 W. Church Street
Grand Prairie, Texas 75050

RE: Bent Court Storm Drainage Improvements (W.O. #619.58)

Dear Mr. Khavari:

Bids for the referenced project were received and opened publicly at 3: PM on Tuesday, September 29, 2020 at the City of Grand Prairie. A total of seven (7) bids were received. Below is a summary of the bid tabulation from low to high.

Organization	Total Bid Amount
Gomez Brothers Construction, Inc.	$387,046.00
SYB Construction, Co., Inc.	$418,328.00
Jeske Construction Company	$427,920.00
M-Co Construction, Inc.	$444,504.00
Saber Development Corporation	$451,567.00
Atkins Brothers Equipment Co,, Inc.	$513,539.00
Canary Construction, Inc.	$543,074.00

The total Engineer's opinion of probable construction cost was $390,870.69. GOMEZ BROTHERS CONSTRUCTION INC. was the low bidder and had a total bid of Three Hundred and Eighty-Seven Thousand and Forty-Six dollars ($387,046.00) for the Base Bid. with 129 calendar days to complete the project. We checked the bids for errors and omissions and found no mathematical errors on any of the bid proposals.

We have reviewed GOMEZ BROTHERS CONSTRUCTION INC along with their qualifications. We have also contacted five individuals listed as references by the contractor. References include: Derek Thomas: City of Coppell, TX; Steve Frydenfeldt: Benbrook Water Authority; Eric W.: City of White Settlement, TX; Rick Guzman: City of Carrollton, TX; and Joe Bernal: City of Dallas, TX. The Bidder Reference Inquiry Forms are provided for your records.

We received favorable reviews for the work GOMEZ BROTHERS CONSTRUCTION INC has performed on similar type projects. All responded that GOMEZ BROTHERS CONSTRUCTION INC performed well with similar sized projects, they were easy to work with, their crews did excellent work, and they responded immediately and decisively on any concerns that the owner or private citizens may have had. All entities stated that GOMEZ BROTHERS CONSTRUCTION INC would

MULTATECH
ARCHITECTS • ENGINEERS
2821 West 7th Street, Suite 400 • Fort Worth, Texas 76107
Phone: 817.877.5571 • Fax: 817.877.4245 • www.multatech.com

be solid choice for this type of project and would have no hesitation in using them for again for work in their cities or agencies.

Based on our evaluation, we have found nothing significant to warrant the disqualification of GOMEZ BROTHERS CONSTRUCTION INC and therefore recommend that the Bent Court Storm Drainage Improvements (W.O.#619.58) project be awarded to GOMEZ BROTHERS CONSTRUCTION INC for the Base Bid shown above.

Sincerely,

Walter O'Reilly

Walter O'Reilly, P.E.
Engineer of Record

MULTATECH Engineering, Inc.
2821 West 7th St., #400
Fort Worth, TX 76107-2219
TBPE Reg# F351

CC Chris Agnew, PE
City Project Manager

CONTRACTOR REFERENCE INQUIRY

Job No.: W.O. #619.58

By: WJO'R

Date: 9-30-2020 Contact: Derek Thomas Phone: 469-576-5999

Time: 11:24 AM Representing: **City of Coppel, TX**

Contact was named as a referenced by: Gomez Brothers Construction, INC.

Referenced Project: **Oak Grove Lane Utilities**

Date: 2020

---

1. Project Description:
900 LF of 8" Sanitary Sewer & 600 LF of 24"-36" Storm Sewer

2. Project successfully completed?
Yes it was successful

3. Project completed on time?
Completed on time

4. Problems?
Some minor issues with installation at corporation stops. Being resolved

5. How many change orders?
Some change orders, but all were fair and well priced.

6. Other Comments by Contact:
Project went smoothly and work was performed as expected. City would use again.

CONTRACTOR REFERENCE INQUIRY Job No.: W.O. #619.58

By: WJO'R

Date: 9-30-2020 Contact: Steve Frydenfeldt Phone: 817-319-9898

Time: 9:45 AM Representing: **Benbrook Water Authority, Benbrook, TX**

Contact was named as a referenced by: Gomez Brothers Construction, INC.

Referenced Project: **Benbrook Waterline Renewals**

Date: 2019-2020

---

1. **Project Description:**
   Installation of 4000 lf of 8" water line.

2. **Project successfully completed?**
   Yes, it was successful

3. **Project completed on time?**
   Completed on time

4. **Problems?**
   None noted

5. **How many change orders?**
   None noted

6. **Other Comments by Contact:**
   Project went smoothly and work was performed as expected. One of the cleanest contractors they worked with. Contractor was very conscientious and would quickly address any concerns raised by citizens or owner. Would absolutely work with them again.

CONTRACTOR REFERENCE INQUIRY Job No.: W.O. #619.58

By: WJO'R

Date: 9-30-2020 Contact: Eric W. Phone: 817-247-5900

Time: 9:45 AM Representing: **City of White Settlement, TX**

Contact was named as a referenced by: Gomez Brothers Construction, INC.

Referenced Project: **Saddle Hills Sewer Line Improvements**

Date: 2018-2019

---

1. Project Description:
Installation of 3000 LF of 18" Sanitary Sewer

2. Project successfully completed?
Yes, it was successful

3. Project completed on time?
Completed on time minus weather delays

4. Problems?
None noted

5. How many change orders?
Design related change. Fair pricing

6. Other Comments by Contact:
This was first job as a prime for White Settlement. Performed well.

CONTRACTOR REFERENCE INQUIRY

Job No.: W.O. #619.58

By: WJO'R

Date: 9-30-2020 Contact: Rick Guzman. Phone: 469-491-6166

Time: 11:40 AM Representing: **City of Carrollton, TX**

Contact was named as a referenced by: Gomez Brothers Construction, INC.

Referenced Project: **Myerwood / Green Ridge Drive**

Date: 2019

---

1. **Project Description:**
   2500 LF of 8" Sanitary Sewer Installation & 900 LF of 18"-30" Storm Sewer.

2. **Project successfully completed?**
   Yes, it was successful

3. **Project completed on time?**
   Completed ahead of time

4. **Problems?**
   None noted

5. **How many change orders?**
   Major design change, price for change very reasonable

6. **Other Comments by Contact:**
   Very Good Contractors. Cleanest contractor they worked with

CONTRACTOR REFERENCE INQUIRY

Job No.: W.O. #619.58

By: WJO'R

Date: 9-30-2020 Contact: Joe Bernal Phone: 214-289-6841

Time: 11:45 AM Representing: **City of Dallas, TX**

Contact was named as a referenced by: Gomez Brothers Construction, INC.

Referenced Project: **Valley Ridge**

Date: 2020

---

1. Project Description:
1300 LF of 8" Sanitary Sewer Installation & 2000 LF of 8" Water Line

2. **Project successfully completed?**
Yes, it was successful. No complications whatsoever

3. **Project completed on time?**
Completed ahead time

4. **Problems?**
None noted

5. **How many change orders?**
None noted

6. **Other Comments by Contact:**
Have done numerous projects approximately 6-7 with Gomez. Great contractors, quick response, good safety practices.

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 401592 / 01905803
Project Title: Brent Court from West Marshall to Crooks
Current Request: $3,828.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
68540 Construction	$402,571	$402,571	$3,828	$406,399	$406,399
68560 Eng/Con/Geo	$81,945	$14,378	$0	$14,378	$81,945
68999 Labor	$21,884	$19,352	$0	$19,352	$21,884
				$0	$0
				$0	$0
				$0	$0
				$0	$0
TOTAL	**$506,400**	**$436,301**	**$3,828**	**$440,129**	**$510,228**

Legislation Details (With Text)

File #:	20-10408	**Version:**	1	**Name:**	Ordinance amending the Code of Ordinance, Chapter 29, "Code Compliance" relating to sidewalk and right-of-way maintenance
Type:	Ordinance			**Status:**	Consent Agenda
File created:	9/21/2020			**In control:**	Public Works
On agenda:	10/13/2020			**Final action:**	
Title:	Ordinance amending the Code of Ordinance, Chapter 29, "Code Compliance" relating to sidewalk and right-of-way maintenance				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

From
Max

Title
Ordinance amending the Code of Ordinance, Chapter 29, "Code Compliance" relating to sidewalk and right-of-way maintenance

Presenter
Gabe Johnson, Public Works Director

Recommend Action
Approve

Analysis
Due to numerous requests by citizens, staff is recommending amending the Code of Ordinances for the City of Grand Prairie Chapter 29, "Code Compliance" Section 29-113 regarding maintenance of the sidewalk and right-of-way to clarify that driveway and approaches are included as part of the homeowner, lessor, lessee, resident, occupant, property manager or agent of the same's responsibility to maintain.

Financial Consideration
No funding is required for this ordinance.

Body

AN ORDINANCE AMENDING CHAPTER 29, "CODE COMPLIANCE", OF THE CODE OF ORDINANCES OF THE CITY OF GRAND PRAIRIE, TEXAS; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Section 29-113 of Chapter 29, "Code Compliance," of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby amended to read as follows:

29-113 - Maintenance of the sidewalk and right-of-way.

In all provisions of this Code relative to the responsibility of a homeowner, lessor, lessee, resident, occupant, property manager or agent of the same, of real property within the city that abuts a street, alley, public easement or public right-of-way, sidewalk, or driveway, it shall be the joint and several responsibility of such homeowner, lessor, lessee, resident, occupant, property manager or agent of the same to maintain the areas abutting the property in good and safe condition, free from any defects and hazards, including the curb and all right-of way. Whenever any provision of this Code shall provide that any property shall be maintained, it is to be read to include all such area, including buildings, the property, the adjacent right-of-way, driveway, sidewalk, approach, and the surface of all easements, and such persons shall do nothing that would prevent the purpose and all incidental uses of such areas."

SECTION 2. That Chapter 29, "Code Compliance," of the Code of Ordinances of the City of Grand Prairie, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 3. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 4. That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 5. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 6. That this Ordinance shall be and become effective immediately upon and after its passage and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 13th DAY OF OCTOBER 2020.

powered by Legistar™

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10447	**Version:**	1	**Name:**	Ordinance; Construction Contract with North Texas Contracting for the North Dallas Water Utilities (DWU) Water Vault
Type:	Ordinance			**Status:**	Consent Agenda
File created:	10/2/2020			**In control:**	Engineering
On agenda:	10/13/2020			**Final action:**	
Title:	Ordinance amending the FY20/21 CIP Budget and a construction contract with North Texas Contracting in the amount of $1,322,496 for North Dallas Water Utilities (DWU) Water Vault Replacement; 5%construction contingency of $66,125; Materials testing with Alliance Geotechnical in the amount of $14,989.80; In-house labor distribution in the amount of $66,125 for a total project cost of $1,469,735.80				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20-10447 WO 619.108.pdf W.O#619.108 North Texas Recommendation of Award Letter				

Date	Ver.	Action By	Action	Result

From
Max

Title
Ordinance amending the FY20/21 CIP Budget and a construction contract with North Texas Contracting in the amount of $1,322,496 for North Dallas Water Utilities (DWU) Water Vault Replacement; 5%construction contingency of $66,125; Materials testing with Alliance Geotechnical in the amount of $14,989.80; In-house labor distribution in the amount of $66,125 for a total project cost of $1,469,735.80

Presenter
Gabe Johnson, Director of Public Works

Recommended Action
Approve

Analysis
The Dallas North Water Vault Replacement at Belt line Road was identified as part of the FY 19 Capital Projects Budget and Capital Projects Plan for proposed water projects.

The City received bids on September 30,2020 for the North DWU Water Vault Replacement. This project provides for a base bid of $1,322,496 for the installation of two precast meter vaults and piping, 18” magnetic water meters and appurtenances including Electrical; and bid alternates of $142,000 and 8000 for the installation of a new chemical feed system and for 36” water connection.

The City of Grand Prairie advertised and received six (6) bids on September 30, 2020as follows:

	Base Bid	Chemical Alternate	36”x18” alternate
North Texas Construction	$1,322,496.00	$134,000.00	$8,000.00
SJ Louis Construction	$1,373,685.05	$67,400.00	$33,000.00
Excel Trenching	$1,364,000.00	$109,600.00	$56,000.00
Dake Construction	$1,380,556.00	$84,000.00	$62,300.00
Acadia Services, LLC	$1,577,890.00	$79,700.00	$49,000.00
Atkins BROS.	$3,137,220.00	$250,000.00	$60,000.00

All bids exceeded the engineer's estimate of $1,000,000

City and Freese and Nichols Staff recommend the Base bid for this project be awarded to North Texas Contracting, Inc. in the total amount of $1,322,496.00;

Project is anticipated to begin in November 2020 with projected completion in May 2021.

Financial Consideration

Funding in the total amount of $1,469,736 is available as follows:

1. $1,045,400 is available in Water Capital Projects Fund (500592) W.O. 01910803 (7N - Dallas North Vault Replacement)
2. $424,336 is available by approving an ordinance appropriating and transferring from the unobligated fund balance of Water Capital Projects Fund (500592) to W.O. 01910803 (7N-Dallas North Vault Replacement)

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2020/2021 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING $424,336 FROM THE UNOBLIGATED FUND BALANCE IN THE WATER CAPITAL PROJECTS FUND (500592) WO#01910803 (7N-DALLAS NORTH VAULT REPLACEMENT)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT THE FY 2020/2021 Capital Improvement Projects Budget be amended by transferring and appropriating $424,336 from the unobligated fund balance in the Water Capital Projects Fund (500592) WO#01910803 (7N-Dallas North Vault Replacement)

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, OCTOBER 13TH, 2020.

powered by Legistar™

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500592 / 01910803
Project Title: 7N-Dallas North Vault Replacement
Current Request: $424,336.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
68540 Construction	$712,500	$712,500	$424,336	$1,136,836	$1,136,836
68560 Eng/Con/Geo	$550,000	$295,400	$0	$295,400	$550,000
68999 Labor	$37,500	$37,500	$0	$37,500	$37,500
				$0	$0
				$0	$0
				$0	$0
				$0	$0
TOTAL	**$1,300,000**	**$1,045,400**	**$424,336**	**$1,469,736**	**$1,724,336**

MEMORANDUM

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

4055 International Plaza, Suite 200 • Fort Worth, Texas 76109 • 817-735-7300 • fax 817-735-7491 www.freese.com

TO: Romin Khavari, City Engineer

FROM: Amanda Johnson, P.E.

SUBJECT: Recommendation of Award for North DWU Meter Vault Replacement (W.O. #619.108)

DATE: October 2, 2020

The North DWU Meter Vault Replacement consists of two pre-cast vaults, 18" and 30" piping, 18" magnetic flow meters, associated appurtenances, and chemical feed improvements. Bids for the project were received and opened virtually through Zoom on Wednesday, September 30, 2020. A total of six (6) bids were received. A table outlining the base bid, alternate bid, and the total bid is shown below.

Contractor	Base Bid	Chemical Feed Alternate	Lowest 36" Connection Alternate
North Texas Contracting, Inc.	$1,322,496.00	$134,000.00	$8,000.00
SJ Louis Construction	$1,373,685.05	$67,400.00	$33,000.00
Excel Trenching	$1,364,000.00	$109,600.00	$56,000.00
Dake Construction	$1,380,556.00	$84,000.00	$62,300.00
Acadia Services, LLC	$1,577,890.00	$79,700.00	$49,000.00
ATKINS BROS.	$3,137,220.00	$250,000.00	$60,000.00

The total Engineer's opinion of probable construction cost was $1,000,000. We believe that due to the current construction climate labor and installation costs were higher than anticipated. North Texas Contracting (NTC) had the lowest base bid of $1,322,496.00. The bid tabulations were checked for errors and omissions and none were found.

We received feedback from five of the seven references NTC listed. All five provided favorable reviews for the work NTC has performed. All references confirmed that NTC provided good quality of work and customer service. Additionally, all references expressed a willingness to work with NTC again. The following individuals provided feedback:

- City of Frisco — David Chacon — (972) 292-5875
- DFW Airport — Anthony Watson — (972) 948-7025
- CP&Y — John Levitt — (214) 638-0500
- Archer Western — Patrick Nunn — (214) 695-2118
- McCarthy Building — John Frazier — (214) 336-5949

Based on the references received and the City's past experience with North Texas, we recommend that the project, North DWU Meter Vault Replacement (W.O. #619.108), be awarded to North Texas Contracting for the base bid amount of $1,322,496.00. No alternates will be awarded.

STATE OF TEXAS
AMANDA N. JOHNSON
131706
LICENSED
PROFESSIONAL ENGINEER

10/02/2020

Amanda Johnson

FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

cc: Gabe Johnson – Public Works Director
George Fanous – Senior Engineer
Maxine Snow – Administrative Assistant
Robert Barron – Chief Engineering Inspector

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10403	**Version:**	1	**Name:**	S200901 - Site Plan - Kalterra Phase 1 (City Council District 2).
Type:	Agenda Item			**Status:**	Planning and Zoning Cases to be Tabled
File created:	9/21/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	

Title: S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr. (On September 28, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0)

Sponsors:

Indexes:

Code sections:

Attachments:
- Exhibit A - Location Map.pdf
- Exhibit B - Site Plan.pdf
- Exhibit C - Landscape Plan.pdf
- Exhibit D - Building Elevations.pdf
- Exhibit E - Appendix W Amenities.pdf
- PZ Draft Minutes 09-28-2020.pdf

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title
S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr. (On September 28, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0)

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action

Staff is unable support the request as presented.

Analysis
SUMMARY:

Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William

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

PURPOSE OF REQUEST:

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

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

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

Max. Density (DUA)	40	35.09	Yes
Max. One Bedroom (%)	70	60	Yes

Parking

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

Table 3: Parking Requirements

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

Landscape and Screening

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

Table 4: Landscape & Screening Requirements

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

Exterior Building Materials

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

Appendix W Amenities

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

VARIANCES:

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

ANALYSIS:

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

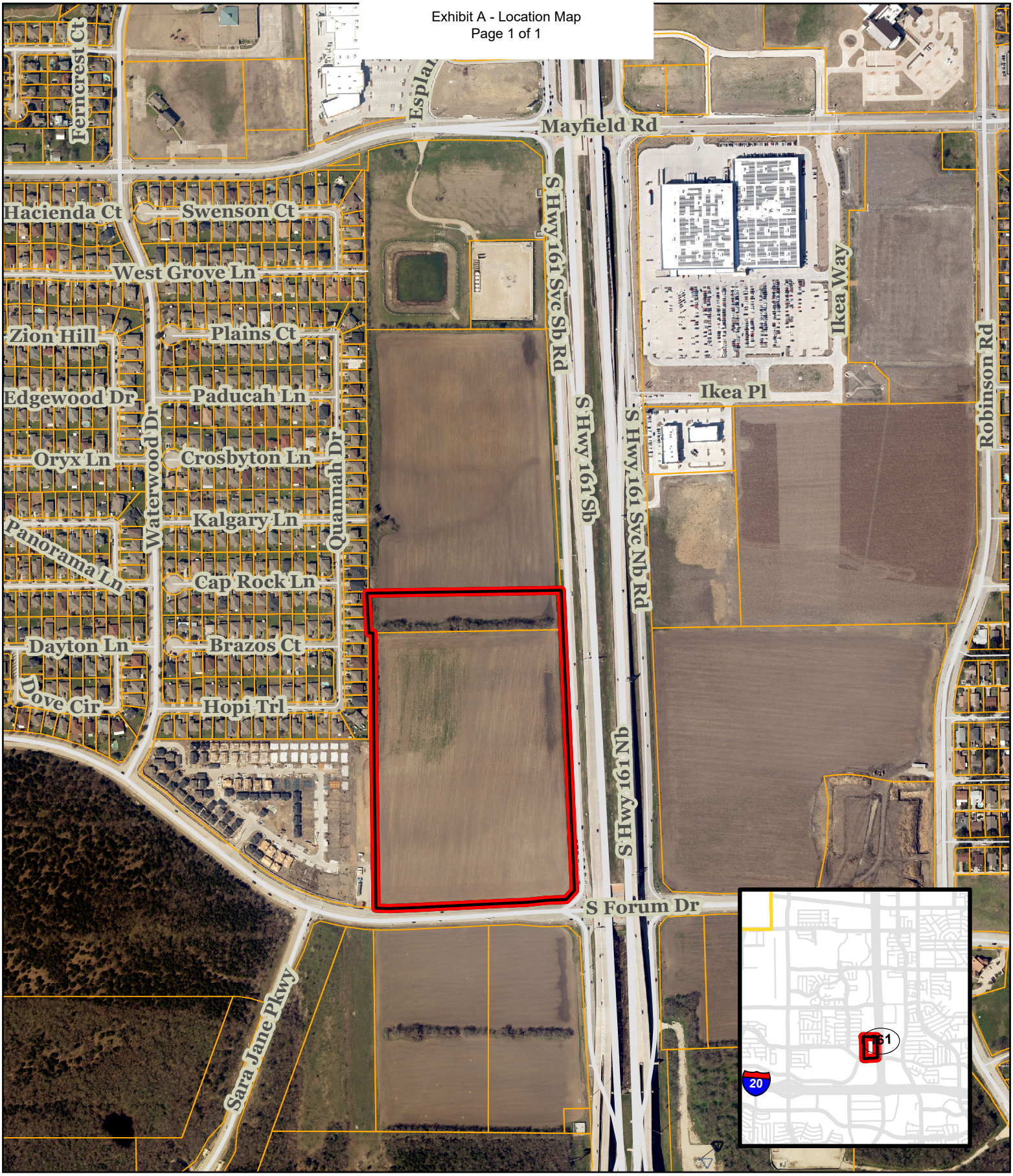
- The reconfigured buildings no longer enclose and screen surface parking from the internal street.
- There are two parallel drives between each building that breaks of the consistent street edge, disrupts the pedestrian path, and increases potential conflicts between traffic and people on foot.

powered by Legistar™

- The Site Plan removes the textured paving and enhanced pedestrian crossings.

RECOMMENDATION:

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



GRand PRaiRie TEXAS PLANNING

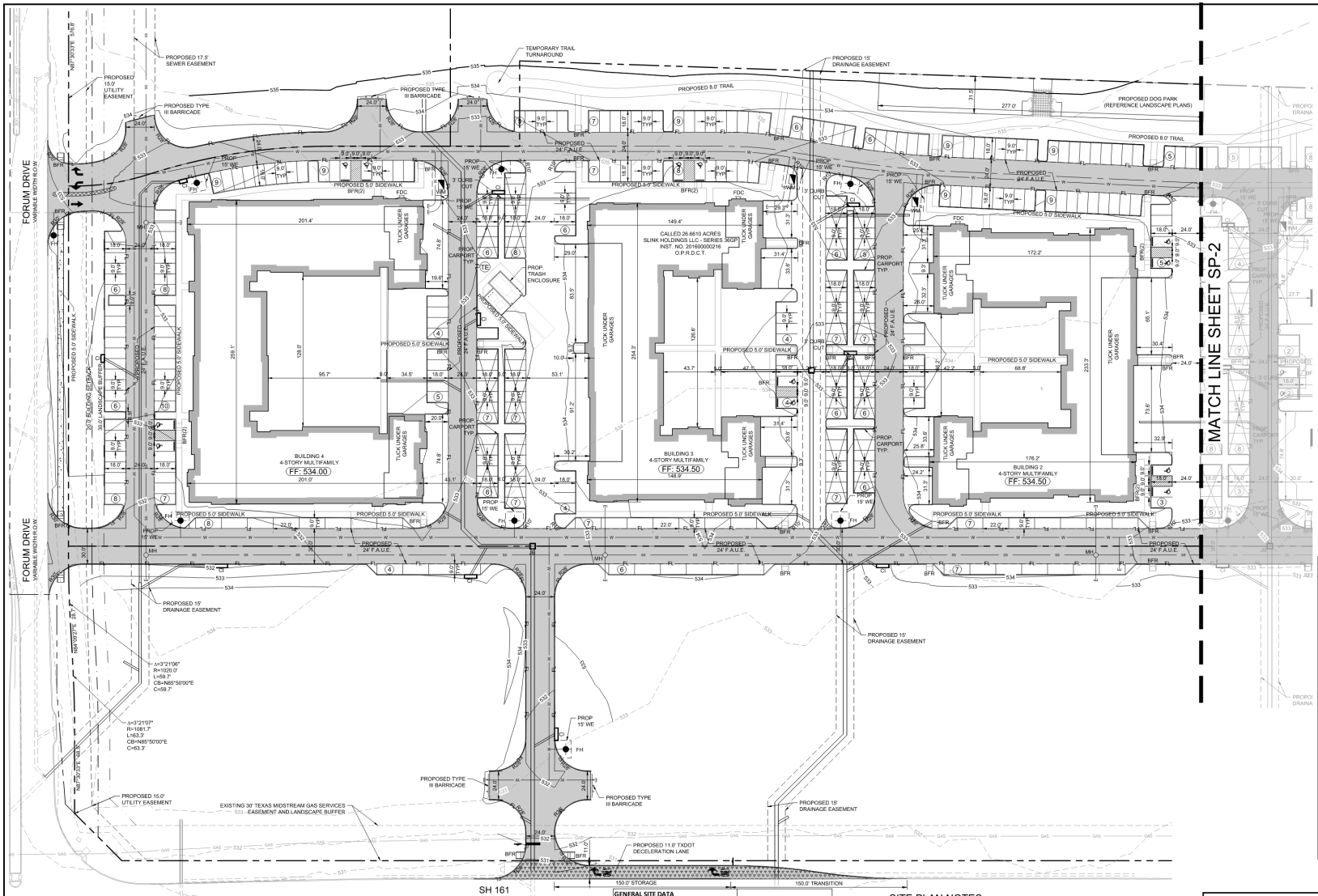
CASE LOCATION MAP

Site Plan - S200901

Kalterra Phase 1

N

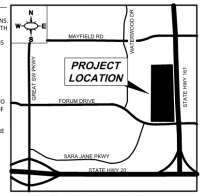
City of Grand Prairie
Development Services
(972) 237-8255
www.gptx.org



GENERAL SITE DATA	
LOT AREA (SQUARE FEET AND ACRES)	511,394 SF/ 11.74 AC
ZONING	PD ORD. NO. 10753-2019
EX LAND USE	VACANT
PROP LAND USE	MULTIFAMILY
BUILDING HEIGHT (#STORIES)	4
RESIDENTIAL UNITS	412
RESIDENTIAL DENSITY	35.09 UNITS/ AC
ACRES WITHIN 100 YEAR FLOODPLAIN	N/A
PERCENTAGE OF SITE LANDSCAPING	
PARKING	
TOTAL SPACES REQUIRED	536
TOTAL SPACES PROVIDED	536
GARAGES REQUIRED (20% OF TOTAL)	54
GARAGES PROVIDED	59
CARPORTS REQUIRED (20% OF TOTAL)	108
CARPORTS PROVIDED	138
UNIT MIX	
1 BED	237
2 BED	127

SITE PLAN NOTES

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



Vicinity Map
NTS

OVERALL SITE PLAN

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

DEVELOPER:
Kalterra Construction, LLC
1701 N. Market Street
Dallas, TX 75202
Contact: Chase Wood
Phone: 903-360-1706

ARCHITECT:
Cross Architects, PLLC
879 Junction Drive,
Allen, TX 75013
Contact: Gabriel Northington
Phone: 469-393-1136

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1370
Contact: Jonathan C. Kerby, P.E.

BENCH MARK LIST

BM #50 CITY OF GRAND PRAIRIE GPS MONUMENT 39
A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 39" SET IN A WELL WITH AN ALUMINUM ACCESS COVER FLUSH WITH GROUND LOCATED BETWEEN A SIDEWALK AND CURB, APPROX. 186 FEET SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF WARRIOR TRAIL AND CARRIER PARKWAY, 59 FEET WEST OF BUILDING CORNER AND 26 FEET NORTHWEST FROM A 10 INCH ELM TREE.

ELEV. = 526.54

BM #51 CITY OF GRAND PRAIRIE GPS MONUMENT 38
A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 38" SET IN A WELL WITH AN ALUMINUM ACCESS COVER (MISSING) FLUSH WITH GROUND LOCATED APPROX. 85 FEET EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND APPROX. 42 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD.

ELEV. = 564.65

BM #52 CITY OF GRAND PRAIRIE GPS MONUMENT 37
A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 37" SET IN A WELL WITH AN ALUMINUM ACCESS COVER FLUSH WITH GROUND LOCATED APPROX. 275 FEET SOUTH OF THE CENTERLINE INTERSECTION OF WARRIOR TRAIL AND GREAT SOUTHWEST PARKWAY ON THE WEST SIDE OF GREAT SOUTHWEST PARKWAY, 3.8 FEET INSIDE THE FENCE OF THE GRAND PRAIRIE AIRPORT AND 29.5 FEET NORTHWEST FROM A POWER POLE.

ELEV. = 577.94

V. = 538.67

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

NORTH
GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JONATHAN C. KERBY
P.E. No. 127734 Date 09/11/2020

PROJECT No.	061305001
DATE:	SEPT. 2020
SCALE:	AS SHOWN
DESIGNED BY:	PJH
DRAWN BY:	RC
CHECKED BY:	CF

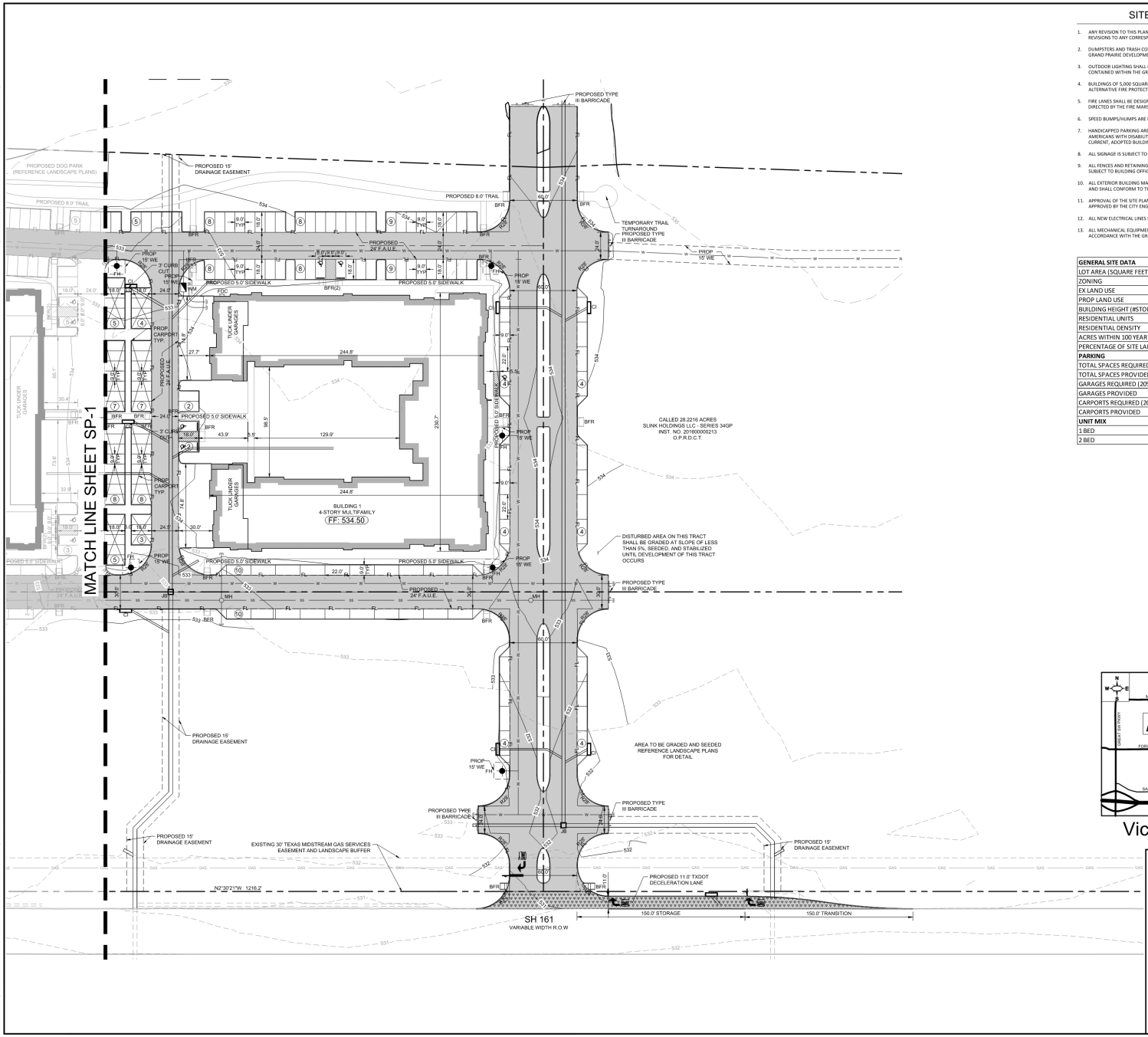
SITE PLAN

KALTERRA PHASE 1
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
SP-1

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES:
XREFS:
PLOTTED BY: CHASE.WOOD, KAITLYNE.
PLOTTED ON: 9/11/2020 11:07 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



SITE PLAN NOTES

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

GENERAL SITE DATA	
LOT AREA (SQUARE FEET AND ACRES)	511,394 SF / 11.74 AC
ZONING	PD ORD. NO. 10753-2019
EX LAND USE	VACANT
PROP LAND USE	MULTIFAMILY
BUILDING HEIGHT (#STORIES)	4
RESIDENTIAL UNITS	412
RESIDENTIAL DENSITY	35.09 UNITS/ AC
ACRES WITHIN 100 YEAR FLOODPLAIN	N/A
PERCENTAGE OF SITE LANDSCAPING	
PARKING	
TOTAL SPACES REQUIRED	536
TOTAL SPACES PROVIDED	536
GARAGES REQUIRED (20% OF TOTAL)	54
GARAGES PROVIDED	59
CARPORTS REQUIRED (20% OF TOTAL)	108
CARPORTS PROVIDED	138
UNIT MIX	
1 BED	237
2 BED	127

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED FIRE LANE
- PROPOSED DECEL LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- EXISTING CONTOUR LINE - MAJOR
- EXISTING CONTOUR LINE - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- TRASH ENCLOSURE
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HWI HEADWALL
- TYP TYPICAL
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- CI CURB INLET
- GI GRATE INLET
- WI WYE INLET
- JB JUNCTION BOX
- MH MANHOLE
- AD AREA DRAIN
- EX EXISTING
- PROP. PROPOSED
- FF FINISHED FLOOR

BENCH MARK LIST

BM #50 CITY OF GRAND PRAIRIE GPS MONUMENT 39 A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 39" SET IN A WELL WITH AN ALUMINUM ACCESS COVER FLUSH WITH GROUND LOCATED BETWEEN A SIDEWALK AND CURB. APPROX. 186 FEET SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF WARRIOR TRAIL AND CARRIER PARKWAY, 59 FEET WEST OF BUILDING CORNER AND 26 FEET NORTHWEST FROM A 10 INCH ELM TREE.

ELEV. = 526.54

BM #51 CITY OF GRAND PRAIRIE GPS MONUMENT 38 A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 38" SET IN A WELL WITH AN ALUMINUM ACCESS COVER (MISSING) FLUSH WITH GROUND LOCATED APPROX. 85 FEET EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND APPROX. 42 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD.

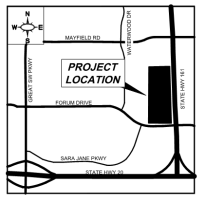
ELEV. = 564.65

BM #52 CITY OF GRAND PRAIRIE GPS MONUMENT 37 A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 37" SET IN A WELL WITH AN ALUMINUM ACCESS COVER FLUSH WITH GROUND LOCATED APPROX. 275 FEET SOUTH OF THE CENTERLINE INTERSECTION OF WARRIOR TRAIL AND GREAT SOUTHWEST PARKWAY ON THE WEST SIDE OF GREAT SOUTHWEST PARKWAY, 3.8 FEET INSIDE THE FENCE OF THE GRAND PRAIRIE AIRPORT AND 29.5 FEET NORTHWEST FROM A POWER POLE.

ELEV. = 577.94

V. = 538.67

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



Vicinity Map
NTS

OVERALL SITE PLAN

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

DEVELOPER:
Kalterra Construction, LLC
1701 N. Market Street
Dallas, TX 75202
Contact: Chase Wood Phone: 903-360-1708

ARCHITECT:
Cross Architects, PLLC
879 Junction Drive,
Allen, TX 75013
Contact: Gabriel Northington
Phone: 469-393-1136

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1370
Contact: Jonathan C. Kerby, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JONATHAN C. KERBY
P.E. No. 127754 Date: 09/11/2020

PROJECT No.	061305001
DATE:	SEPT. 2020
SCALE:	AS SHOWN
DESIGNED BY:	PJH
DRAWN BY:	RC
CHECKED BY:	CF

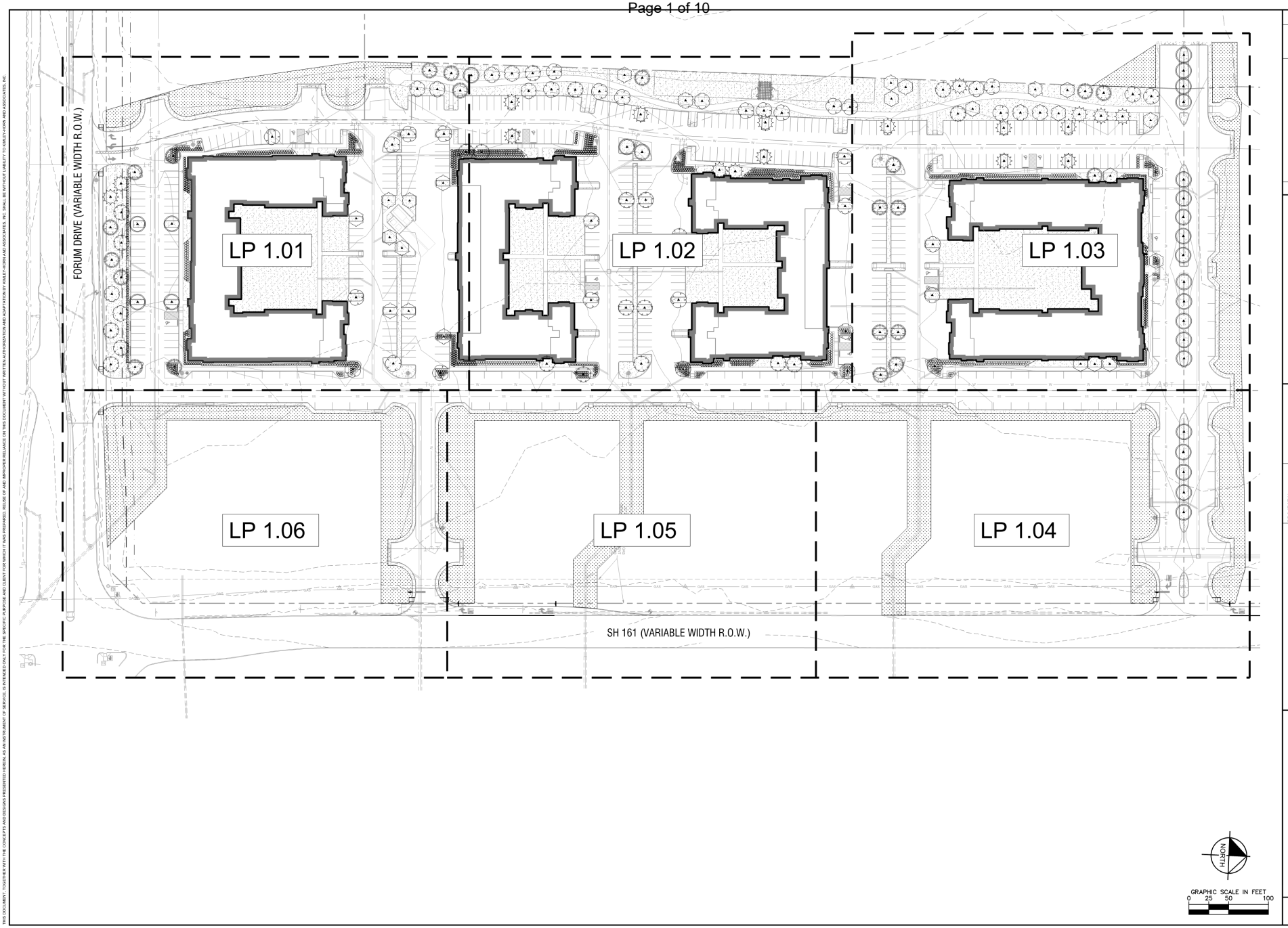
SITE PLAN

KALTERRA PHASE 1
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
SP-2

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS
PLOT STYLE TABLE: NONE
PLOTTED BY: CORMARTIN, SCHPHAEL 9/11/2020 11:18 AM
LAST SAVED: 9/10/2020 9:00 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENDRE L. PORTER
L.A. No. 3128 Date 9/11/2020

PROJECT No. 061305001
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

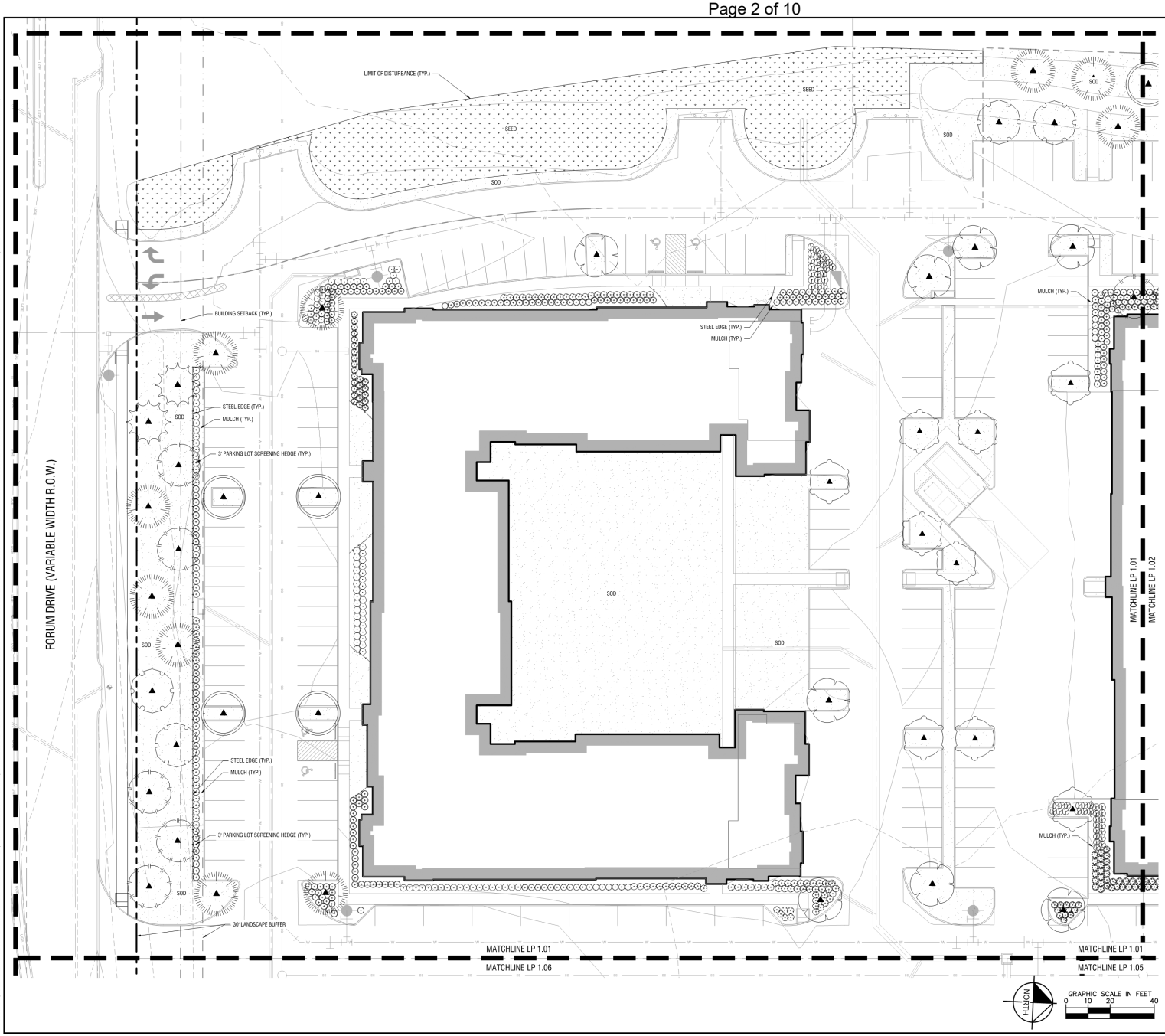
OVERALL SITE PLAN

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LC 1.01

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREF Attachments: XREF dPoint: XREF dG-L: XREF dLot: XREF dSite: Water: XREF dSite: XREF dLot: XREF dSite: XREF dLot: XREF dSite: Cross: XREF 11x17 TBlock_Cross Arch_2017: XREF dSite-Overall: XREF dSite: XREF dAlte: XREF dSite
PLOTTED BY: SCHELLJ-HORN, KYLE 9/11/2020 10:06 AM
PLOT SCALE: 1:1
DWG NAME: S:\CAD\061305001-KALTERRA GRAND PRAIRIE\LANDSCAPE\DESIGN\01 PERMIT-CODE\PLAN\SHEET\LC 1.01.DWG
LAST SAVED: 9/11/2020 10:05 AM
PLOTTED BY: SCHELLJ-HORN, KYLE 9/11/2020 10:06 AM
PAGE SETUP: TOGEBER
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	24	Acer saccharum caddo / Caddo Sugar Maple
	PC	22	Pistacia chinensis / Chinese Pistache
	QS	21	Quercus shumardii / Shumard Red Oak
	QV	20	Quercus virginiana / Southern Live Oak
	TD	18	Taxodium distichum / Bald Cypress
	UC	23	Ulmus crassifolia / Cedar Elm
	UP	26	Ulmus parvifolia / Lacebark Elm

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ADC	142	Abelia x `Edward Goucher` / Compact Abelia
	INY	291	Ilex vomitoria `Nana` / Dwarf Yaupon Holly
	LCS	193	Leucophyllum frutescens `Compacta` / Compact Texas Sage
	LPF	171	Loropetalum chinense `Shang-hi` / Purple Diamond Fringe Flower
	MYR	192	Myrica pusilla / Dwarf Wax Myrtle
	PIW	186	Pittosporum tobira `Wheelers Dwarf` / Dwarf Pittosporum

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	MUH	229	Muhlenbergia capillaris / Pink Muhly
	MUB	146	Muhlenbergia lindheimeri / Lindheimeri Muhly

MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED	TBD	Cynodon dactylon / Common Bermuda
	MULCH	TBD	Shredded Hardwood Mulch
	STEEL EDGE	TBD	Steel Edging

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

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

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS
SITE AREA: 511,494 SF

	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA - APPENDIX W.3.II.G		
15% OF TOTAL SITE AREA	76,724 SF	148,966 SF
((511,494 SF) X 15% = 76,724 SF)		
TREES - APPENDIX W.3.II.G		
ALL TREES MINIMUM 3" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA	154 TREES	154 TREES
(76,724 SF / 500 = 154 TREES)		
STREET TREES SPACED BETWEEN 25LF - 50 LF	YES	YES
1 TREE PER 20 PARKING SPACES	YES	YES
(536 SPACES / 20 = 27 TREES)		
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES
SHRUBS - ARTICLE 8.7.3.D		
1 SHRUB PER 50 SF REQUIRED LANDSCAPE AREA	1,535 SHRUBS	1,550 SHRUBS
(76,724 SF / 50 = 1,535 SHRUBS)		
ALL SHRUBS MINIMUM 5 GALLONS	YES	YES
PARKING LOT SCREENED W/MIN 3' HEDGE	YES	YES

PLANTING NOTES

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

RELEASED FOR REVIEW
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. NENDEL PORTER
L.A. No. 3128 Date 8/13/2020

PROJECT No. 061300501
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

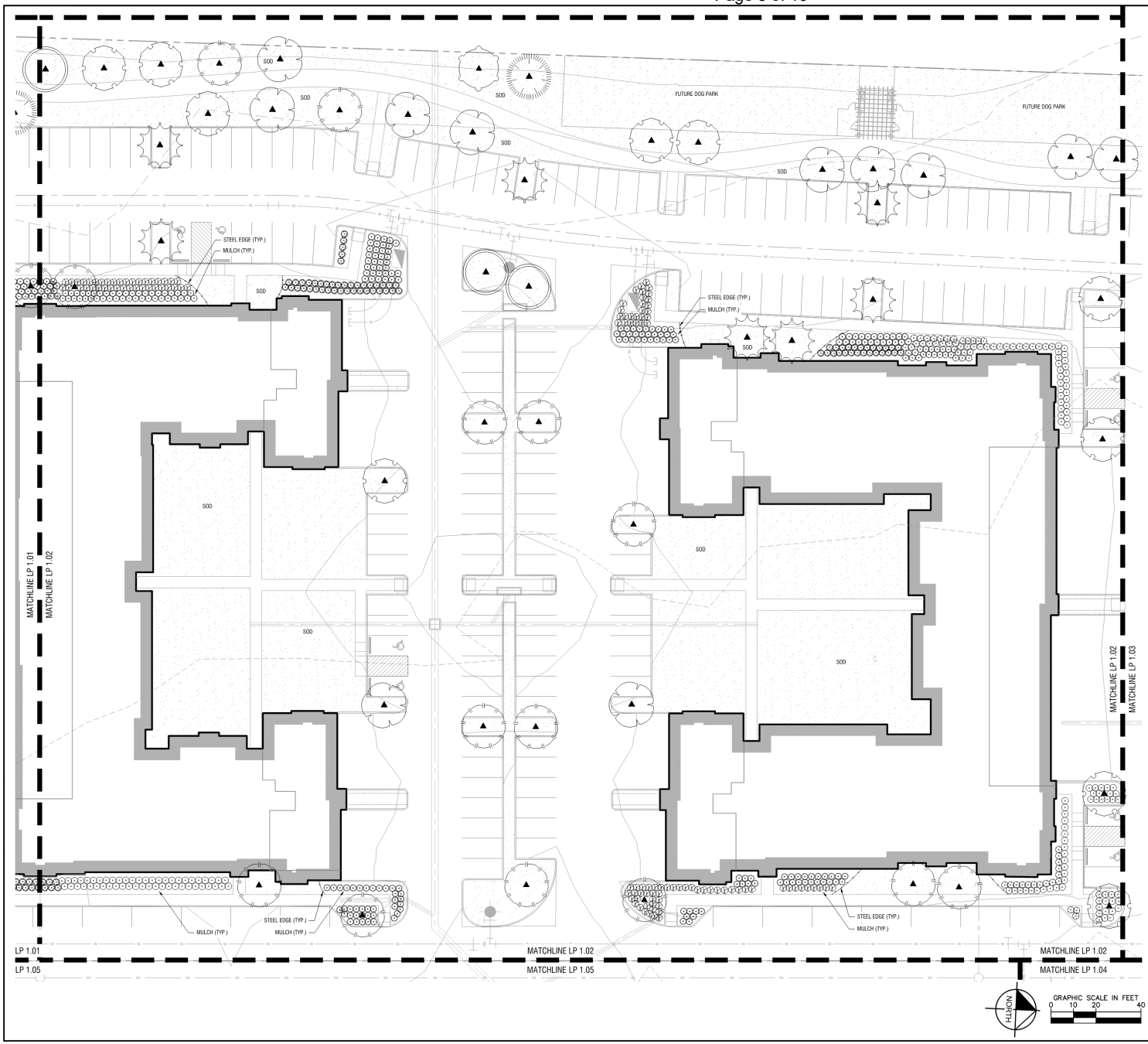
LANDSCAPE PLAN

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 1.01

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	24	Acer saccharum caddo / Caddo Sugar Maple
	PC	22	Pistacia chinensis / Chinese Pistache
	QS	21	Quercus shumardii / Shumard Red Oak
	QV	20	Quercus virginiana / Southern Live Oak
	TD	18	Taxodium distichum / Bald Cypress
	UC	23	Ulmus crassifolia / Cedar Elm
	UP	26	Ulmus parvifolia / Lacebark Elm

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ADC	142	Abelia x 'Edward Goucher' / Compact Abelia
	INY	291	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly
	LCS	193	Leucophyllum frutescens 'Compacta' / Compact Texas Sage
	LPF	171	Loropetalum chinense 'Shang-hi' / Purple Diamond Fringe Flower
	MYR	192	Myrica pusilla / Dwarf Wax Myrtle
	PIW	186	Pittosporum tobira 'Wheelers Dwarf' / Dwarf Pittosporum

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	MUH	229	Muhlenbergia capillaris / Pink Muhly
	MUB	146	Muhlenbergia lindheimeri / Lindheimeri Muhly

MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED	TBD	Cynodon dactylon / Common Bermuda
	MULCH	TBD	Shredded Hardwood Mulch
	STEEL EDGE	TBD	Steel Edging

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

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

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS
SITE AREA: 511,494 SF

	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA - APPENDIX W.3.II.G		
15% OF TOTAL SITE AREA	76,724 SF	148,966 SF
((511,494 SF) X 15% = 76,724 SF)		
TREES - APPENDIX W.3.II.G		
ALL TREES MINIMUM 3" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA	154 TREES	154 TREES
(76,724 SF / 500 = 154 TREES)		
STREET TREES SPACED BETWEEN 25LF - 50 LF	YES	YES
1 TREE PER 20 PARKING SPACES	YES	YES
(536 SPACES / 20 = 27 TREES)		
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES
SHRUBS - ARTICLE 8.7.3.D		
1 SHRUB PER 50 SF REQUIRED LANDSCAPE AREA	1,535 SHRUBS	1,550 SHRUBS
(76,724 SF / 50 = 1,535 SHRUBS)		
ALL SHRUBS MINIMUM 5 GALLONS	YES	YES
PARKING LOT SCREENED W/MIN 3' HEDGE	YES	YES

PLANTING NOTES

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENDEL L. PORTER
L.A. No. 3126 Date 9/11/2020

PROJECT No. 069200200
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

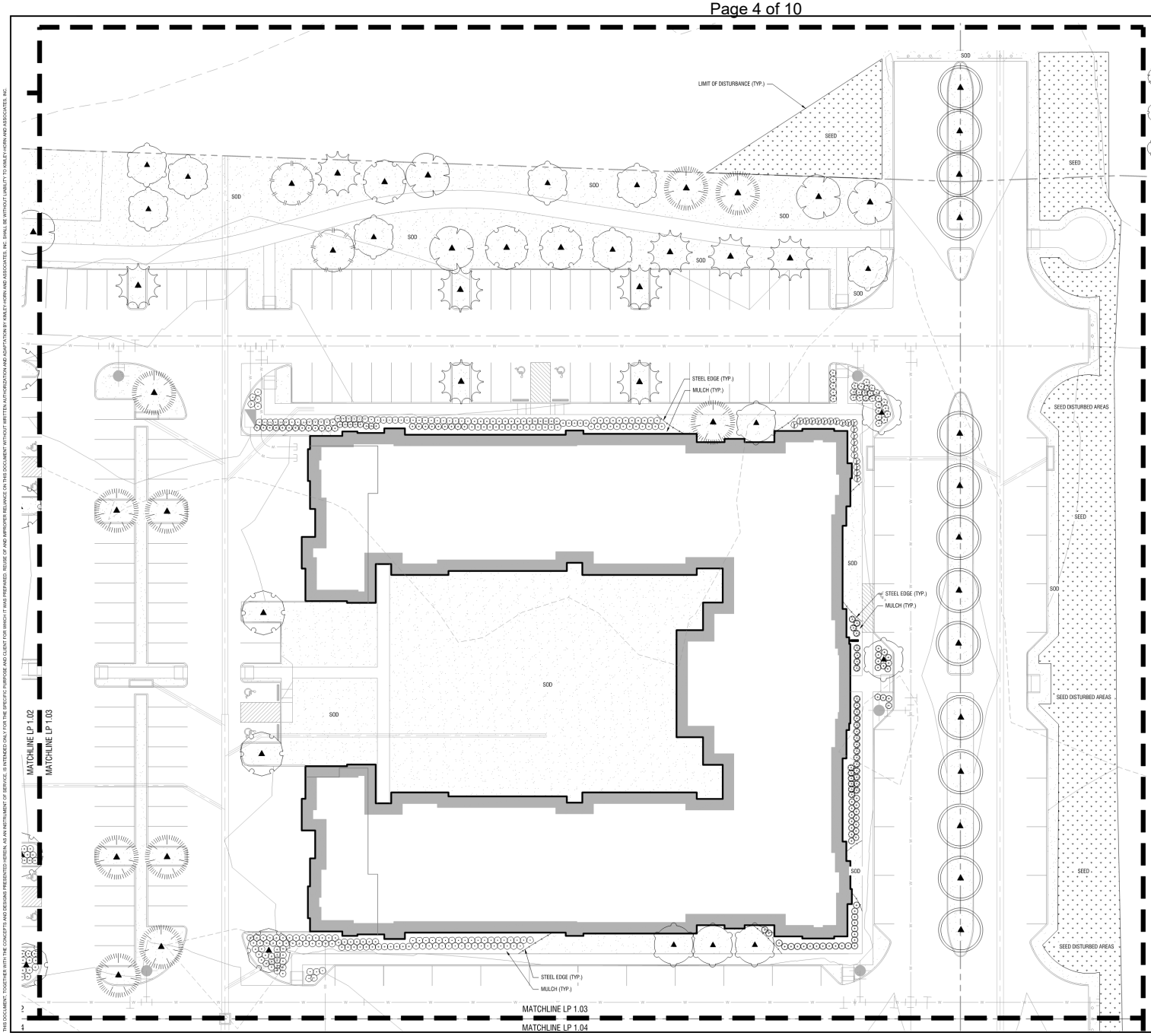
LANDSCAPE PLAN

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 1.02

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	24	Acer saccharum caddo / Caddo Sugar Maple
	PC	22	Pistacia chinensis / Chinese Pistache
	QS	21	Quercus shumardii / Shumard Red Oak
	QV	20	Quercus virginiana / Southern Live Oak
	TD	18	Taxodium distichum / Bald Cypress
	UC	23	Ulmus crassifolia / Cedar Elm
	UP	26	Ulmus parvifolia / Lacebark Elm

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ADC	142	Abelia x `Edward Goucher` / Compact Abelia
	INY	291	Ilex vomitoria `Nana` / Dwarf Yaupon Holly
	LCS	193	Leucophyllum frutescens `Compacta` / Compact Texas Sage
	LPF	171	Loropetalum chinense `Shang-hi` / Purple Diamond Fringe Flower
	MYR	192	Myrica pusilla / Dwarf Wax Myrtle
	PIW	186	Pittosporum tobira `Wheelers Dwarf` / Dwarf Pittosporum

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	MUH	229	Muhlenbergia capillaris / Pink Muhly
	MUB	146	Muhlenbergia lindheimeri / Lindheimeri Muhly

MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED	TBD	Cynodon dactylon / Common Bermuda
	MULCH	TBD	Shredded Hardwood Mulch
	STEEL EDGE	TBD	Steel Edging

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

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

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS
SITE AREA: 511,494 SF

	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA - APPENDIX W.3.II.G		
15% OF TOTAL SITE AREA (511,494 SF) X 15% = 76,724 SF)	76,724 SF	148,966 SF
TREES - APPENDIX W.3.II.G		
ALL TREES MINIMUM 3" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA (76,724 SF / 500 = 154 TREES)	154 TREES	154 TREES
STREET TREES SPACED BETWEEN 25LF - 50 LF	YES	YES
1 TREE PER 20 PARKING SPACES (536 SPACES / 20 = 27 TREES)	YES	YES
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES
SHRUBS - ARTICLE 8.7.3.D		
1 SHRUB PER 50 SF REQUIRED LANDSCAPE AREA (76,724 SF / 50 = 1,535 SHRUBS)	1,535 SHRUBS	1,550 SHRUBS
ALL SHRUBS MINIMUM 5 GALLONS	YES	YES
PARKING LOT SCREENED W/MIN 3' HEDGE	YES	YES

PLANTING NOTES

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

SHOVE PROPOSAL TO
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENDEL L. PORTER
L.A. No. 3136 Date 9/11/2020

PROJECT No. 061365001
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

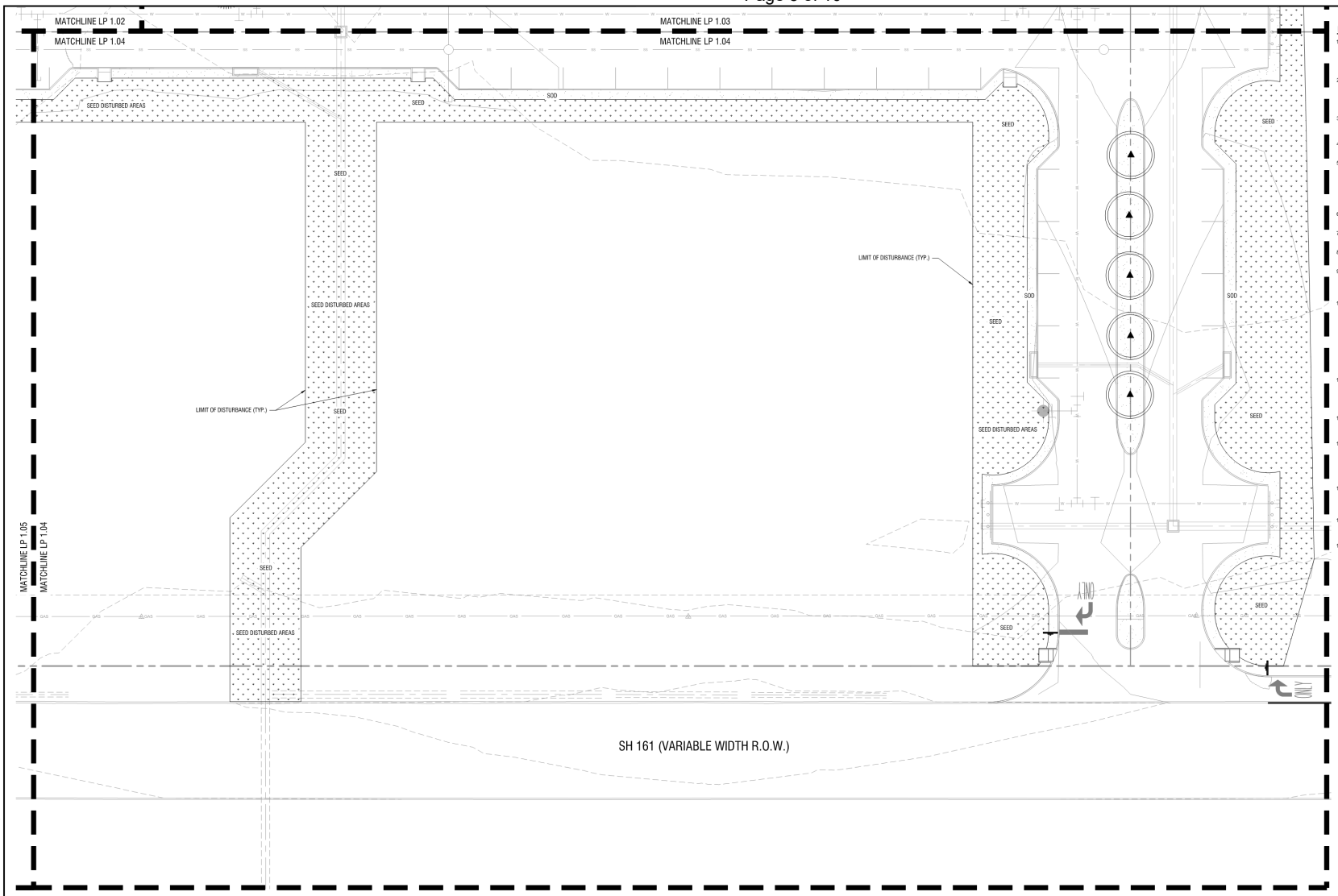
LANDSCAPE PLAN

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 1.03

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREF-Mbaseline - XREF-Plant - XREF-FG-1 - XREF-Grid - XREF-Site - Water - XREF-Site - XREF-Util - XREF-Grav - XREF-EGrid - XREF-EGrid - XREF-Site-Cross - XREF-Site-Overall - XREF-Site - XREF-LS36 - XREF-Site
PLOTTED BY SCHELLHORN, KYLE 9/11/2020 10:06 AM
LAYOUT TAB LP1.03 - LANDSCAPE PLAN AND PRAIRIELANDSCAPEORIENTAL PERMIT-COVER_LANDSHEET LP 1.01.DWG
LAST SAVED 9/11/2020 10:05 AM
LAST PLOTTED 9/11/2020 10:06 AM
LAST SAVED 9/11/2020 10:05 AM
THE DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANTING NOTES

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

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	24	Acer saccharum caddo / Caddo Sugar Maple
	PC	22	Pistacia chinensis / Chinese Pistache
	QS	21	Quercus shumardii / Shumard Red Oak
	QV	20	Quercus virginiana / Southern Live Oak
	TD	18	Taxodium distichum / Bald Cypress
	UC	23	Ulmus crassifolia / Cedar Elm
	UP	26	Ulmus parvifolia / Lacebark Elm

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ADC	142	Abelia x `Edward Goucher` / Compact Abelia
	INY	291	Ilex vomitoria `Nana` / Dwarf Yaupon Holly
	LCS	193	Leucophyllum frutescens `Compacta` / Compact Texas Sage
	LPF	171	Loropetalum chinense `Shang-hi` / Purple Diamond Fringe Flower
	MYR	192	Myrica pusilla / Dwarf Wax Myrtle
	PIW	186	Pittosporum tobira `Wheelers Dwarf` / Dwarf Pittosporum

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	MUH	229	Muhlenbergia capillaris / Pink Muhly
	MUB	146	Muhlenbergia lindheimeri / Lindheimeri Muhly

MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED	TBD	Cynodon dactylon / Common Bermuda
	MULCH	TBD	Shredded Hardwood Mulch
	STEEL EDGE	TBD	Steel Edging

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

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

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS

SITE AREA: 511,494 SF

	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA - APPENDIX W.3.II.G 15% OF TOTAL SITE AREA ((511,494 SF) X 15% = 76,724 SF)	76,724 SF	148,966 SF
TREES - APPENDIX W.3.II.G		
ALL TREES MINIMUM 3" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA (76,724 SF / 500 = 154 TREES)	154 TREES	154 TREES
STREET TREES SPACED BETWEEN 25LF - 50 LF	YES	YES
1 TREE PER 20 PARKING SPACES (536 SPACES / 20 = 27 TREES)	YES	YES
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES
SHRUBS - ARTICLE 8.7.3.D		
1 SHRUB PER 50 SF REQUIRED LANDSCAPE AREA (76,724 SF / 50 = 1,535 SHRUBS)	1,535 SHRUBS	1,550 SHRUBS
ALL SHRUBS MINIMUM 5 GALLONS	YES	YES
PARKING LOT SCREENED W/MIN 3' HEDGE	YES	YES

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

K.N.E. Porter
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E. #
L.A. No. 2128 Date 9/11/2020
KENZIE L. PORTER

PROJECT No. 061300501
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

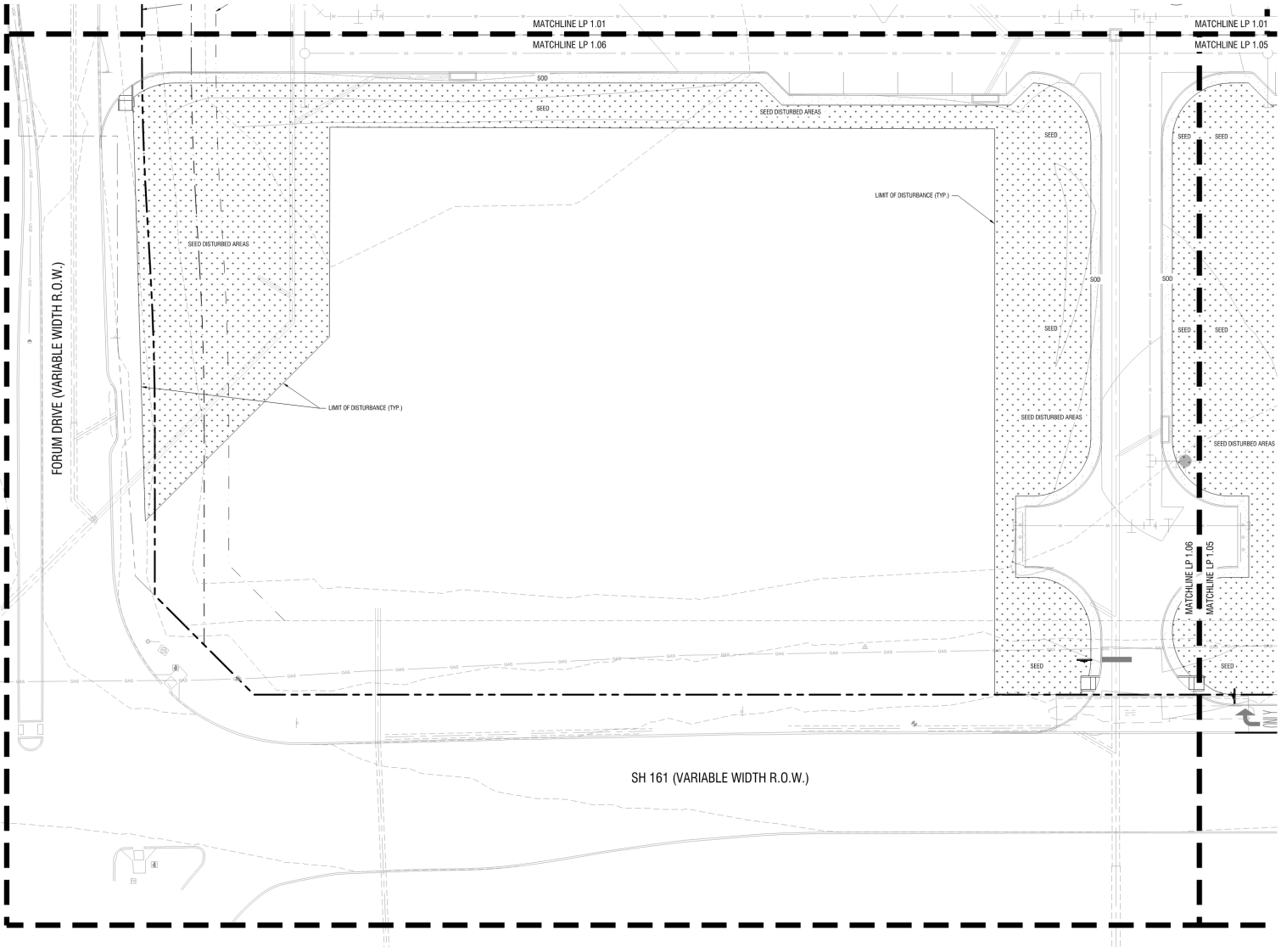
LANDSCAPE PLAN

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 1.04

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES:
NONE
PLOTTED BY: KORBI.HOOKS, KYLE.PARTRIDGE
PLOTTED ON: 9/11/2020 10:07 AM
LAST SAVED: 9/11/2020 10:05 AM
PLOTTED BY: KORBI.HOOKS, KYLE.PARTRIDGE
LAST SAVED: 9/11/2020 10:05 AM
PLOTTED ON: 9/11/2020 10:07 AM
LAST SAVED: 9/11/2020 10:05 AM
BY PROCEEDING TO REVIEW THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	24	Acer saccharum caddo / Caddo Sugar Maple
	PC	22	Pistacia chinensis / Chinese Pistache
	QS	21	Quercus shumardii / Shumard Red Oak
	QV	20	Quercus virginiana / Southern Live Oak
	TD	18	Taxodium distichum / Bald Cypress
	UC	23	Ulmus crassifolia / Cedar Elm
	UP	26	Ulmus parvifolia / Lacebark Elm

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ADC	142	Abelia x `Edward Goucher` / Compact Abelia
	INY	291	Ilex vomitoria `Nana` / Dwarf Yaupon Holly
	LCS	193	Leucophyllum frutescens `Compacta` / Compact Texas Sage
	LPF	171	Loropetalum chinense `Shang-hi` / Purple Diamond Fringe Flower
	MYR	192	Myrica pusilla / Dwarf Wax Myrtle
	PIW	186	Pittosporum tobira `Wheelers Dwarf` / Dwarf Pittosporum

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	MUH	229	Muhlenbergia capillaris / Pink Muhly
	MUB	146	Muhlenbergia lindheimeri / Lindheimeri Muhly

MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED	TBD	Cynodon dactylon / Common Bermuda
	MULCH	TBD	Shredded Hardwood Mulch
	STEEL EDGE	TBD	Steel Edging

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

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

PLANTING NOTES

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

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS
SITE AREA: 511,494 SF

	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA - APPENDIX W.3.II.G		
15% OF TOTAL SITE AREA	76,724 SF	148,966 SF
((511,494 SF) X 15% = 76,724 SF)		
TREES - APPENDIX W.3.II.G		
ALL TREES MINIMUM 3" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA	154 TREES	154 TREES
(76,724 SF / 500 = 154 TREES)		
STREET TREES SPACED BETWEEN 25LF - 50 LF	YES	YES
1 TREE PER 20 PARKING SPACES	YES	YES
(536 SPACES / 20 = 27 TREES)		
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES
SHRUBS - ARTICLE 8.7.3.D		
1 SHRUB PER 50 SF REQUIRED LANDSCAPE AREA	1,535 SHRUBS	1,550 SHRUBS
(76,724 SF / 50 = 1,535 SHRUBS)		
ALL SHRUBS MINIMUM 5 GALLONS	YES	YES
PARKING LOT SCREENED W/MIN 3' HEDGE	YES	YES

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENDEL PORTER
Lic. No. 3126 Date 9/11/2020

PROJECT No. 069200007
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

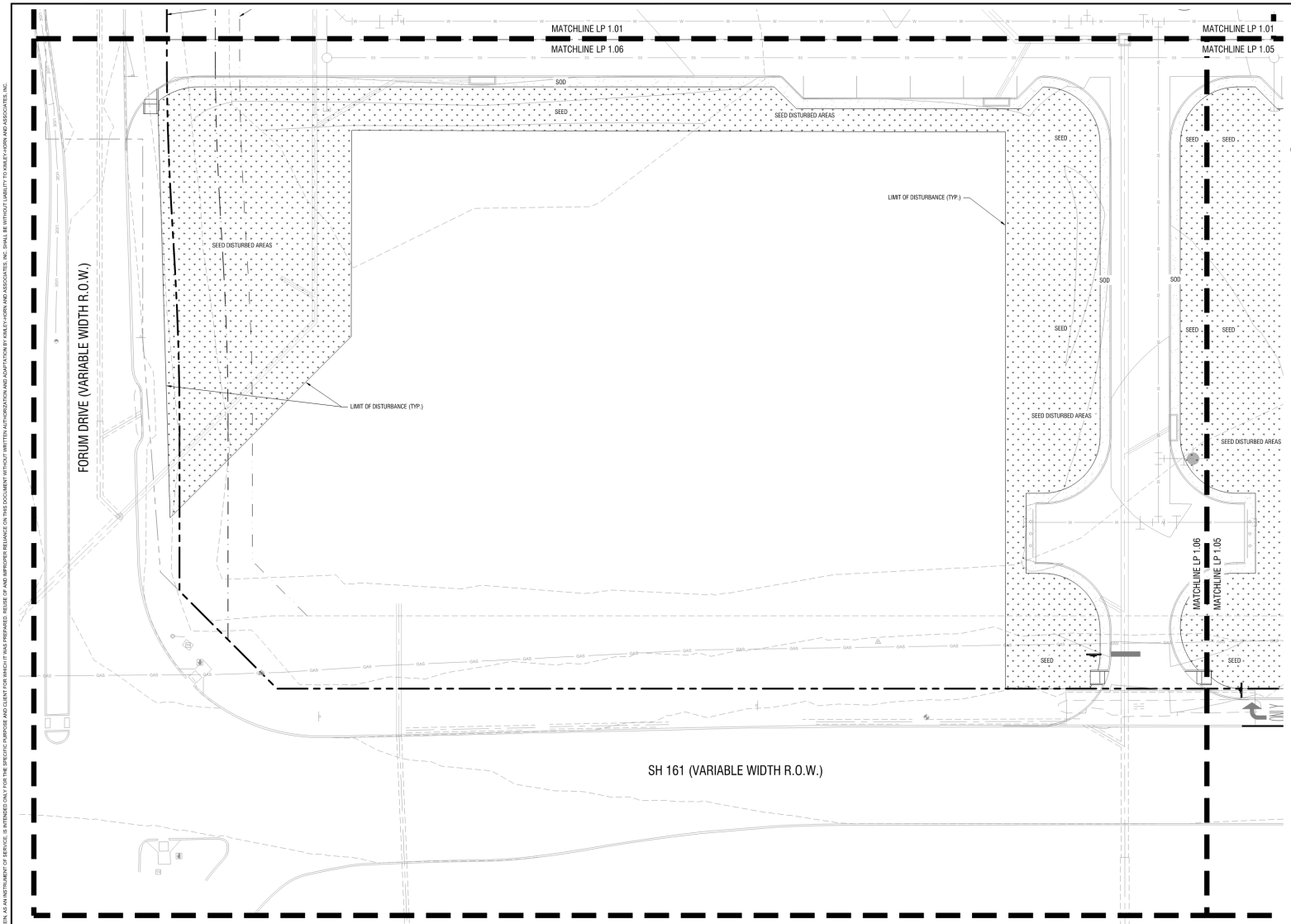
LANDSCAPE PLAN

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 1.06

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
NAMES
PLOTTED BY
PLOTTED ON
LAST SAVED
LAST PLOTTED
LAST SAVED
XREF Attachlist: XREF xPlan: XREF xFC-1 : XREF xGM : XREF xSite : Water : XREF xSite : XREF xGM : XREF xGM1 : XREF xSite-Cross : XREF xSite-Overall : XREF xSite : XREF xGM : XREF xSite
SCHILLAROSS, KYLE 9/11/2020 10:07 AM
K:\DFW\069200007 - KALTERRA GRAND PRAIRIE\LANDSCAPE\DESIGN\01 PERMIT CODE\PLANSHEET LP 1.01.DWG
9/11/2020 10:03 AM
Kyle.Porter.Kimley-Horn.com
9/11/2020 10:07 AM
9/11/2020 10:03 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	24	Acer saccharum caddo / Caddo Sugar Maple
	PC	22	Pistacia chinensis / Chinese Pistache
	QS	21	Quercus shumardii / Shumard Red Oak
	QV	20	Quercus virginiana / Southern Live Oak
	TD	18	Taxodium distichum / Bald Cypress
	UC	23	Ulmus crassifolia / Cedar Elm
	UP	26	Ulmus parvifolia / Lacebark Elm

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ADC	142	Abelia x `Edward Goucher` / Compact Abelia
	INY	291	Ilex vomitoria `Nana` / Dwarf Yaupon Holly
	LCS	193	Leucophyllum frutescens `Compacta` / Compact Texas Sage
	LPF	171	Loropetalum chinense `Shang-hi` / Purple Diamond Fringe Flower
	MYR	192	Myrica pusilla / Dwarf Wax Myrtle
	PIW	186	Pittosporum tobira `Wheelers Dwarf` / Dwarf Pittosporum

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	MUH	229	Muhlenbergia capillaris / Pink Muhly
	MUB	146	Muhlenbergia lindheimeri / Lindheimeri Muhly

MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	Cynodon dactylon / Common Bermuda
	SEED	TBD	Cynodon dactylon / Common Bermuda
	MULCH	TBD	Shredded Hardwood Mulch
	STEEL EDGE	TBD	Steel Edging

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

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

PLANTING NOTES

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

GRAND PRAIRIE LANDSCAPE CODE & CORRIDOR OVERLAY DISTRICT REQUIREMENTS
SITE AREA: 511,494 SF

	REQUIRED	PROVIDED
REQUIRED LANDSCAPE AREA - APPENDIX W.3.II.G		
15% OF TOTAL SITE AREA	76,724 SF	148,966 SF
(511,494 SF) X 15% = 76,724 SF)		
TREES - APPENDIX W.3.II.G		
ALL TREES MINIMUM 3" CALIPER	YES	YES
1 TREE PER 500 SF REQUIRED LANDSCAPE AREA	154 TREES	154 TREES
(76,724 SF / 500 = 154 TREES)		
STREET TREES SPACED BETWEEN 25LF - 50 LF	YES	YES
1 TREE PER 20 PARKING SPACES	YES	YES
(536 SPACES / 20 = 27 TREES)		
ALL PARKING SPACES WITHIN 100 LF OF A TREE	YES	YES
MAX 10 PARKING SPACES W/OUT ISLAND	YES	YES
SHRUBS - ARTICLE 8.7.3 D		
1 SHRUB PER SQ SF REQUIRED LANDSCAPE AREA	1,535 SHRUBS	1,550 SHRUBS
(76,724 SF / 50 = 1,535 SHRUBS)		
ALL SHRUBS MINIMUM 5 GALLONS	YES	YES
PARKING LOT SCREENED WIMIN 3' HEDGE	YES	YES

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
2700 COLLINS CROSS TOWER, SUITE 700
13455 NOEL ROAD, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

DRAFT
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENDIS L. FORTER
L.A. No 3128 Date 9/11/2020

PROJECT No. 061300001
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

LANDSCAPE PLAN

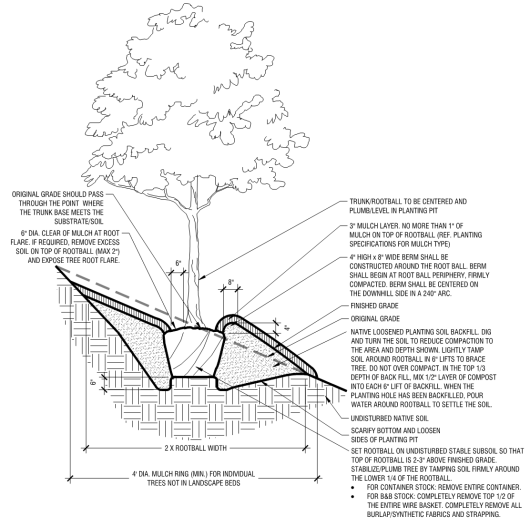
KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 1.06

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

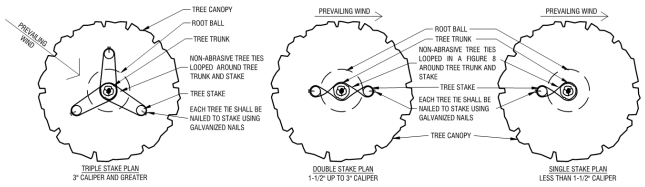
IMAGES
DATE: 9/11/2020 2:10 PM
PLOTTED BY: SCHELLHORN, KYLE 9/11/2020 10:07 AM
LAYOUT: LP1.06
LAST SAVED: 9/11/2020 10:05 AM
PLOTTED BY: SCHELLHORN, KYLE 9/11/2020 10:07 AM
PAGESETUP: 1 = 1
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.

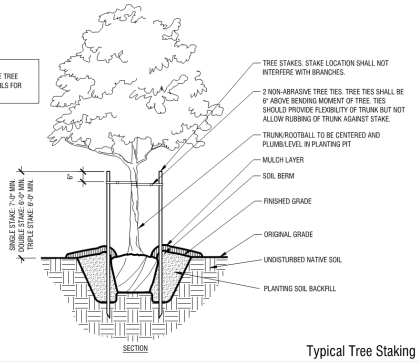


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) **D**

Scale: NTS

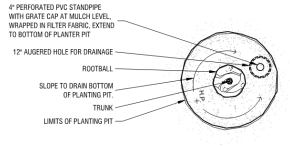


NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



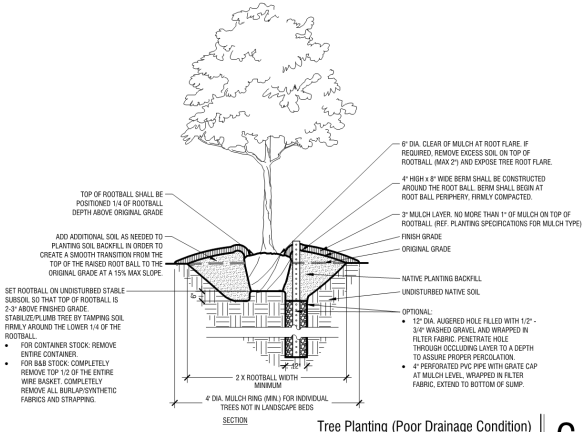
Typical Tree Staking **B**

Scale: NTS



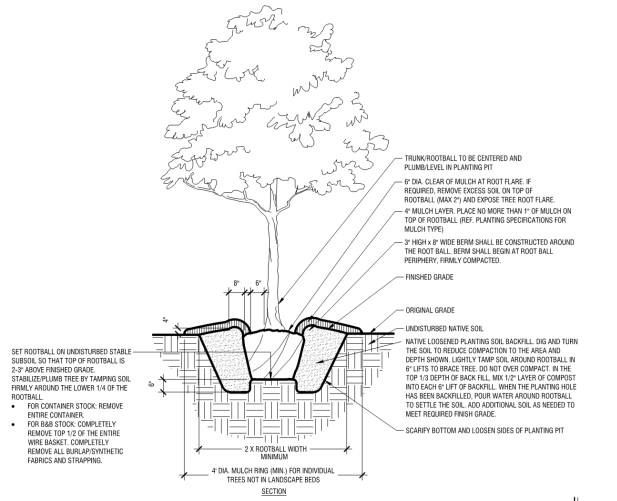
PLAN

NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



Tree Planting (Poor Drainage Condition) **C**

Scale: NTS



Typical Tree Planting (Up to 3" Caliper) **A**

Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENDEL PORTER
L.A. No. 2126 Date 9/11/2020

PROJECT No. 069097000
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

LANDSCAPE DETAILS

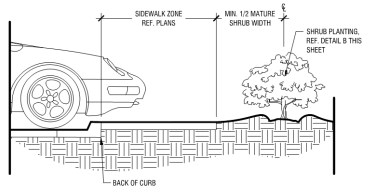
KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 3.01

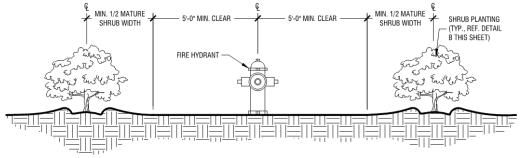
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
NONE
XREF: G2N, X2EP, tPoint
PLOTTED BY: KCHELLHORN, KYLE 9/11/2020 10:06 AM
PLOT TIME/SCALE: 9/11/2020 10:06 AM, 1:1 LAYOUT: LP3.01 (LP3D)
LAST SAVED: 9/3/2021 1:15 PM
PLOT STYLE: KCHELLHORN.CTB
LAST SAVED: 9/3/2021 1:15 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

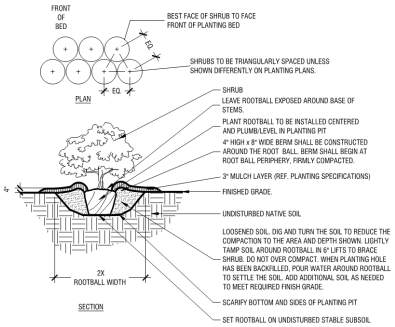
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



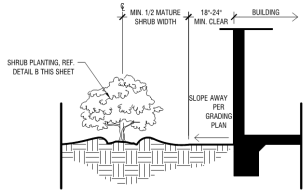
Shrub Planting at Sidewalk | F
Scale: NTS



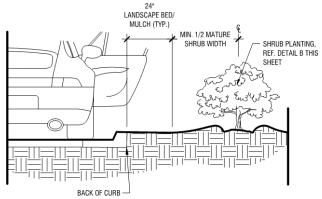
Shrub Planting at Fire Hydrant | E
Scale: NTS

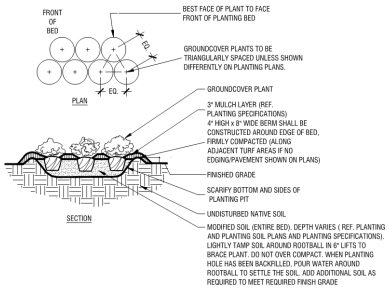


Typical Shrub Planting | B
Scale: NTS

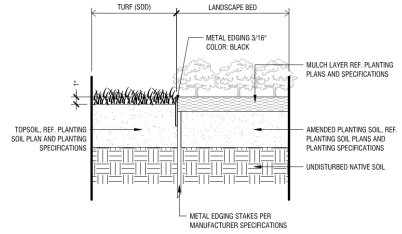


Shrub Planting at Building Edge | D
Scale: NTS

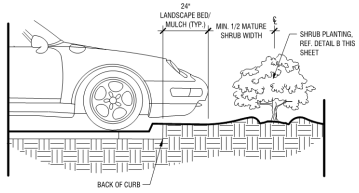




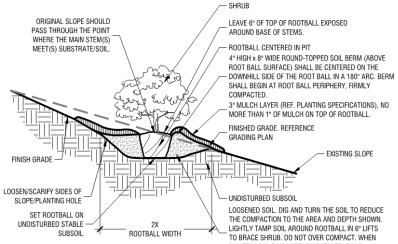
Typical Groundcover Planting | A
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) | H
Scale: 1 1/2" = 1'-0"



Shrub Planting at Curb | G
Scale: NTS



Shrub Planting On 5-50% (20:1 TO 2:1) Slope | C
Scale: NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

ITEM INCORPORATED
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. KENDEL PORTER
L.A. No. 2128 Date 8/13/2020

PROJECT No. 061205001
DATE: SEPT. 2020
SCALE: AS SHOWN
DESIGNED BY: MLS
DRAWN BY: MLS
CHECKED BY: KLP

LANDSCAPE DETAILS

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 3.02

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
NONE
XREF(S)
XREF (S)54 - XREF (P)list
PLOTTED BY: KURELLIRAMON, KATE E 8/13/2020 10:08 AM
LAYOUT TAB: LP3.02 - LANDSCAPE DETAILS (GRAND PRAIRIE)(LANDSCAPE)(REVISION)(1) PROJECT CONTOUR(LANDSHEET) P 1.01.DWG
LAST SAVED: 8/13/2020 11:15 PM
PLOTTED BY: KURELLIRAMON, KATE E 8/13/2020 10:08 AM
LAST SAVED: 8/13/2020 11:15 PM

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	AC	24	Acer saccharum caddo / Caddo Sugar Maple	3" cal, 14` ht, 6`-8` spr	Full, Straight, Single Leader
	PC	22	Pistacia chinensis / Chinese Pistache	3" cal, 12` ht, 4`-5` spr	Full, Straight, Single Leader
	QS	21	Quercus shumardii / Shumard Red Oak	3" cal, 14` ht, 5`-6` spr	Full, Straight, Single Leader
	QV	20	Quercus virginiana / Southern Live Oak	3" cal, 16` ht, 6` spr	Full, Straight, Single Leader
	TD	18	Taxodium distichum / Bald Cypress	3" cal, 14` ht, 5` spr	Full, Straight, Single Leader
	UC	23	Ulmus crassifolia / Cedar Elm	3" cal, 14` ht, 6` spr	Full, Straight, Single Leader
	UP	26	Ulmus parvifolia / Lacebark Elm	3" cal, 14` ht, 6` spr	Full, Straight, Single Leader
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**REMARKS**
	ADC	142	Abelia x `Edward Goucher` / Compact Abelia	18" ht, 18" spr, 36" oc	Full, 5 gal.
	INY	291	Ilex vomitoria `Nana` / Dwarf Yaupon Holly	18" ht, 18" spr, 36" oc	Full, 5 gal.
	LCS	193	Leucophyllum frutescens `Compacta` / Compact Texas Sage	24" ht, 18" spr, 36" oc	Full, 5 gal.
	LPF	171	Loropetalum chinense `Shang-hi` / Purple Diamond Fringe Flower	24" ht, 18" spr, 36" oc	Full, 5 gal.
	MYR	192	Myrica pusilla / Dwarf Wax Myrtle	18" ht, 18" spr, 36" oc	Full, 5 gal.
	PIW	186	Pittosporum tobira `Wheelers Dwarf` / Dwarf Pittosporum	18" ht, 18" spr, 36" oc	Full, 5 gal.
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**REMARKS**
	MUH	229	Muhlenbergia capillaris / Pink Muhly	24" ht, 18" spr, 36" oc	Full, 5 gal.
	MUB	146	Muhlenbergia lindheimeri / Lindheimeri Muhly	24" ht, 18" spr, 36" oc	Full, 5 gal.
MISC	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SPECIFICATIONS**	
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid Sod, rolled tight with sand filled joints, 100% weed, pest, and disease free	
	SEED	TBD	Cynodon dactylon / Common Bermuda	Hydroseed areas. See Landscape Specifications	
	MULCH	TBD	Shredded Hardwood Mulch	Min. 3" depth, trees in sod to receive 4' dia. ring	
	STEEL EDGE	TBD	Steel Edging	$\frac{3}{16}$" x 4", black	

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

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

PLANTING NOTES

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

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
   a. ORGANIC SOIL AMENDMENTS
      1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
      2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
      3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
      4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
      5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
      6. WORM CASTINGS: EARTHWORMS.

   b. INORGANIC SOIL AMENDMENTS
      1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
      2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
      3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
      4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
      5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

   c. PLANTING SOIL MIX
      1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
      2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

      2. SOD/SEED AREA TOPSOIL
      ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENZIE L. PORTER
L.A. No. 3128 Date 9/11/2020

PROJECT No.	061305001
DATE:	SEPT. 2020
SCALE:	AS SHOWN
DESIGNED BY:	MLS
DRAWN BY:	MLS
CHECKED BY:	KLP

LANDSCAPE SPECIFICATIONS

KALTERRA
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

SHEET NUMBER
LP 3.03

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS XREF x2436 - XREF xPlant
PLOTTED BY SCHELLHORN, KYLE 9/11/2020 10:08 AM
DWG NAME K:\DAL_CIVIL\061305001 - KALTERRA GRAND PRAIRIE\LANDSCAPE\DESIGN\01 PERMIT-CODE\PLANSHEET\LP 3.01.DWG
LAST SAVED 8/3/2020 11:15 PM
PLOTTED BY SCHELLHORN, KYLE 9/11/2020 10:08 AM
LAST SAVED 8/3/2020 11:15 PM

BUILDING 1

UDC APPLICABILITY:	BUILDING '1'
TOTAL FACADE AREAS:	66,318 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	15128.00 S.F.
PROPOSED BUILDING HEIGHT:	51' 8 1/2"

BLDG. MATERIALS	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	4510.00	65.9%	3467.00	41.8%	3467.00	41.8%	945.00	23.4%	945.00	23.4%	3140.00	60.6%	3140.00	61.0%	2621.00	72.2%	7977.00	52.7%
STUCCO	1784.00	26.1%	4330.00	52.3%	4330.00	52.3%	2518.00	62.4%	2518.00	62.4%	1524.00	29.4%	1490.00	29.0%	937.00	25.8%	6114.00	40.4%
FIBER CEMENT SIDING	549.00	8.0%	488.00	5.9%	488.00	5.9%	570.00	14.1%	570.00	14.1%	516.00	10.0%	516.00	10.0%	70.00	1.9%	1037.00	6.9%
TOTALS	6843.00	100%	8285.00	100%	8285.00	100%	4033.00	100%	4033.00	100%	5180.00	100%	5146.00	100%	3628.00	100%	15128.00	100%

BUILDING 1

BRICK SELECTION	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	340.00	7.5%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	306.00	11.7%
DARK GRAY	853.00	18.9%	470.00	13.6%	470.00	13.6%	488.00	51.6%	488.00	51.6%	298.00	9.5%	298.00	9.5%	223.00	8.5%
GRAY	1298.00	28.8%	747.00	21.5%	747.00	21.5%	457.00	48.4%	457.00	48.4%	384.00	12.2%	384.00	12.2%	2092.00	79.8%
RED	2010.00	44.8%	2250.00	64.9%	2250.00	64.9%	0.00	0.0%	0.00	0.0%	2458.00	78.3%	2458.00	78.3%	0.00	0.0%
TOTALS	4510.00	100%	3467.00	100%	3467.00	100%	945.00	100%	945.00	100%	3140.00	100%	3140.00	100%	2621.00	100%

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

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

09/09/2020

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A01

BLDG. '1' EXTERIOR ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

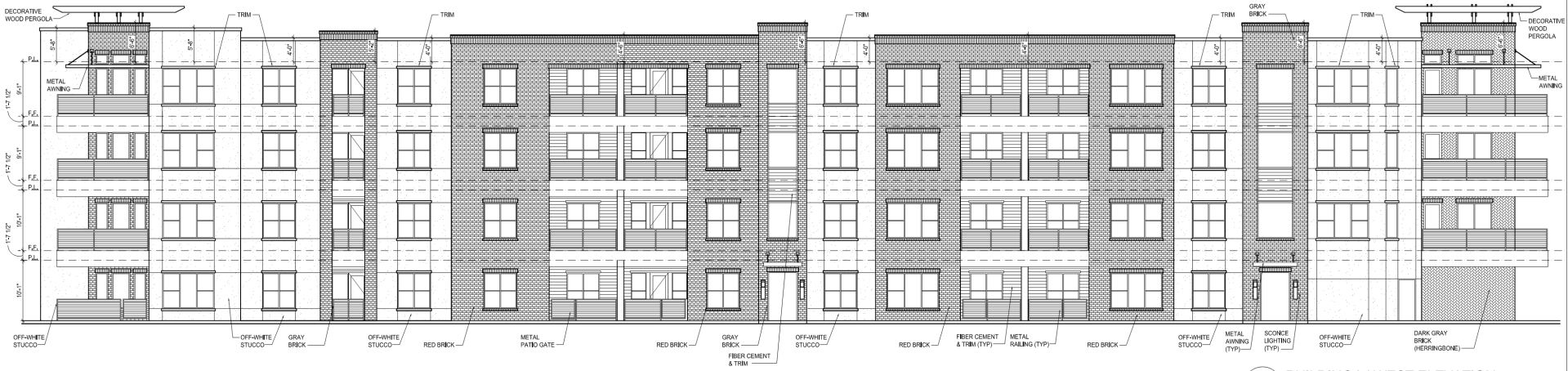
BUILDING 1

UDC APPLICABILITY:	BUILDING '1'
TOTAL FACADE AREAS:	66,318 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	15128.00 S.F.
PROPOSED BUILDING HEIGHT:	51'-8 1/2"

BLDG. MATERIALS	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	4510.00	65.9%	3467.00	41.8%	3467.00	41.8%	945.00	23.4%	945.00	23.4%	3140.00	60.6%	3140.00	61.0%	2621.00	72.2%	7977.00	52.7%
STUCCO	1784.00	26.1%	4330.00	52.3%	4330.00	52.3%	2518.00	62.4%	2518.00	62.4%	1524.00	29.4%	1490.00	29.0%	937.00	25.8%	6114.00	40.4%
FIBER CEMENT SIDING	549.00	8.0%	488.00	5.9%	488.00	5.9%	570.00	14.1%	570.00	14.1%	516.00	10.0%	516.00	10.0%	70.00	1.9%	1037.00	6.9%
TOTALS	6843.00	100%	8285.00	100%	8285.00	100%	4033.00	100%	4033.00	100%	5180.00	100%	5146.00	100%	3628.00	100%	15128.00	100%

BUILDING 1

BRICK SELECTION	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	340.00	7.5%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	306.00	11.7%
DARK GRAY	853.00	18.9%	470.00	13.6%	470.00	13.6%	488.00	51.6%	488.00	51.6%	298.00	9.5%	298.00	9.5%	223.00	8.5%
GRAY	1298.00	28.8%	747.00	21.5%	747.00	21.5%	457.00	48.4%	457.00	48.4%	384.00	12.2%	384.00	12.2%	2092.00	79.8%
RED	2019.00	44.8%	2250.00	64.9%	2250.00	64.9%	0.00	0.0%	0.00	0.0%	2458.00	78.3%	2458.00	78.3%	0.00	0.0%
TOTALS	4510.00	100%	3467.00	100%	3467.00	100%	945.00	100%	945.00	100%	3140.00	100%	3140.00	100%	2621.00	100%



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

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

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

09/09/2020

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A02

BLDG. '1'
EXTERIOR
ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

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

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

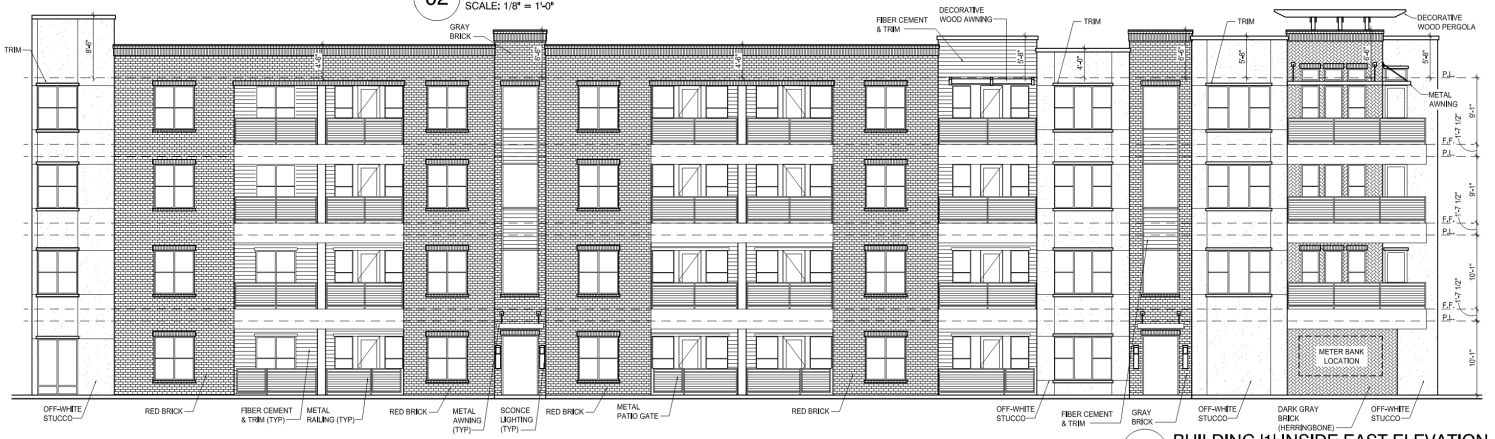
BUILDING 1

UDC APPLICABILITY: BUILDING '1'
TOTAL FACADE AREAS: 66,318 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: 15128.00 S.F.
PROPOSED BUILDING HEIGHT: 51'-8 1/2"

BLDG. MATERIALS	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	4510.00	65.9%	3467.00	41.8%	3467.00	41.8%	945.00	23.4%	945.00	23.4%	3140.00	60.6%	3140.00	61.0%	2621.00	72.2%	7977.00	52.7%
STUCCO	1794.00	26.1%	4330.00	52.3%	4330.00	52.3%	2518.00	62.4%	2518.00	62.4%	1524.00	29.4%	1490.00	29.0%	937.00	25.8%	6114.00	40.4%
FIBER CEMENT SIDING	549.00	8.0%	488.00	5.9%	488.00	5.9%	570.00	14.1%	570.00	14.1%	516.00	10.0%	516.00	10.0%	70.00	1.9%	1037.00	6.9%
TOTALS	6853.00	100%	8285.00	100%	8285.00	100%	4033.00	100%	4033.00	100%	5180.00	100%	5146.00	100%	3628.00	100%	15128.00	100%

BUILDING 1

BRICK SELECTION	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	340.00	7.5%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	306.00	11.7%
DARK GRAY	853.00	18.9%	470.00	13.6%	470.00	13.6%	488.00	51.6%	488.00	51.6%	298.00	9.5%	298.00	9.5%	223.00	8.5%
GRAY	1298.00	28.8%	747.00	21.5%	747.00	21.5%	457.00	48.4%	457.00	48.4%	384.00	12.2%	384.00	12.2%	2092.00	79.8%
RED	2019.00	44.8%	2250.00	64.9%	2250.00	64.9%	0.00	0.0%	0.00	0.0%	2458.00	78.3%	2458.00	78.3%	0.00	0.0%
TOTALS	4510.00	100%	3467.00	100%	3467.00	100%	945.00	100%	945.00	100%	3140.00	100%	3140.00	100%	2621.00	100%



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

09/09/2020

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A03

BLDG. '1' EXTERIOR ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

BUILDING 2

UDC APPLICABILITY: BUILDING '2'
TOTAL FACADE AREAS: 51107 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: 13000.00 S.F.
PROPOSED BUILDING HEIGHT: 50'-2 1/2"

BLDG. MATERIALS	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	3304.00	54.9%	2511.00	50.4%	2350.00	43.5%	2350.00	65.2%	1660.00	65.2%	1884.00	51.1%	1731.00	51.8%	1196.00	34.3%	5815.00	52.9%
STUCCO	2272.00	37.7%	2229.00	44.8%	2717.00	50.3%	885.00	34.8%	885.00	34.8%	1442.00	39.1%	1406.00	41.9%	1715.00	49.2%	4501.00	40.9%
FIBER CEMENT SIDING	444.00	7.4%	240.00	4.8%	337.00	6.2%	0.00	0.0%	0.00	0.0%	358.00	9.7%	208.00	6.2%	575.00	16.5%	684.00	6.2%
TOTALS	6020.00	100%	4980.00	100%	5404.00	100%	2545.00	100%	2545.00	100%	3684.00	100%	3345.00	100%	3486.00	100%	11000.00	100%

BUILDING 2

BRICK SELECTION	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	258.00	14.9%	0.00	0.0%
DARK GRAY	396.00	12.0%	525.00	13.7%	556.00	21.7%	440.00	26.5%	440.00	26.5%	300.00	15.9%	329.00	19.0%	0.00	0.0%
GRAY	764.00	23.1%	803.00	20.9%	761.00	32.4%	1220.00	73.5%	1220.00	73.5%	348.00	18.5%	1144.00	66.1%	1196.00	100.0%
RED	2144.00	64.9%	2511.00	65.4%	1033.00	44.0%	0.00	0.0%	0.00	0.0%	1236.00	65.6%	0.00	0.0%	0.00	0.0%
TOTALS	3304.00	100%	3839.00	100%	2350.00	100%	1660.00	100%	1660.00	100%	1884.00	100%	1731.00	100%	1196.00	100%

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

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

09/09/2020

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A04

BLDG. '2'
EXTERIOR
ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

BUILDING 2

LOC APPLICABILITY:	BUILDING '2'
TOTAL FACADE AREAS:	51107 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	10000.00 S.F.
PROPOSED BUILDING HEIGHT:	50' 2 1/2"

BLDG. MATERIALS	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	3304.00	54.9%	2511.00	50.4%	2350.00	43.5%	1660.00	65.2%	1660.00	65.2%	1884.00	51.1%	1731.00	51.8%	1196.00	34.3%	5815.00	52.9%
STUCCO	2272.00	37.7%	2229.00	44.8%	2717.00	50.3%	885.00	34.8%	885.00	34.8%	1442.00	39.1%	1400.00	41.9%	1715.00	49.2%	4501.00	40.9%
FIBER CEMENT SIDING	444.00	7.4%	240.00	4.8%	337.00	6.2%	0.00	0.0%	0.00	0.0%	358.00	9.7%	208.00	6.2%	575.00	16.5%	684.00	6.2%
TOTALS	6020.00	100%	4980.00	100%	5404.00	100%	2545.00	100%	2545.00	100%	3684.00	100%	3339.00	100%	3486.00	100%	11000.00	100%

BUILDING 2

BRICK SELECTION	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	258.00	14.9%	0.00	0.0%
DARK GRAY	396.00	12.0%	525.00	13.7%	556.00	23.7%	440.00	26.5%	440.00	26.5%	300.00	15.9%	329.00	19.0%	0.00	0.0%
GRAY	764.00	23.1%	803.00	20.9%	761.00	32.4%	1220.00	73.5%	1220.00	73.5%	348.00	18.5%	1144.00	66.1%	1196.00	100.0%
RED	2144.00	64.9%	2511.00	65.4%	1033.00	44.0%	0.00	0.0%	0.00	0.0%	1236.00	65.6%	0.00	0.0%	0.00	0.0%
TOTALS:	3304.00	100%	3839.00	100%	2350.00	100%	1660.00	100%	1660.00	100%	1884.00	100%	1731.00	100%	1196.00	100%

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

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

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

09/09/2020

Cross architects

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A05

BLDG. '2'
EXTERIOR
ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

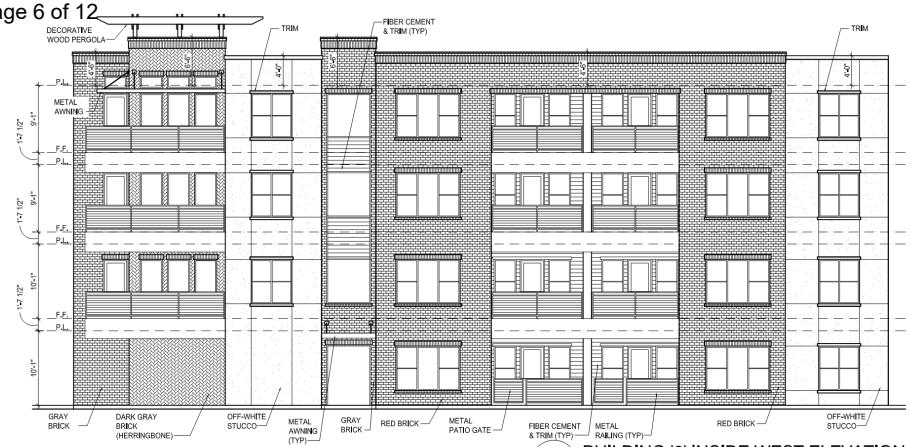
BUILDING 2

UDC APPLICABILITY:	BUILDING '2'
TOTAL FACADE AREAS:	52107 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	11000.00 S.F.
PROPOSED BUILDING HEIGHT:	50'-2 1/2"

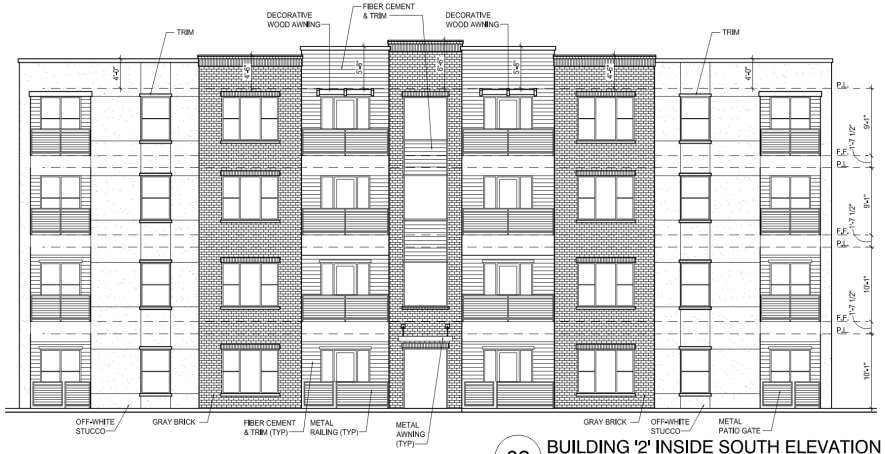
BLDG. MATERIALS	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	3304.00	54.9%	2511.00	50.4%	2350.00	43.5%	1660.00	65.2%	1660.00	65.2%	1884.00	51.1%	1731.00	51.8%	1196.00	34.3%	5815.00	52.9%
STUCCO	2272.00	37.7%	2229.00	44.8%	2717.00	50.3%	885.00	34.8%	885.00	34.8%	1442.00	39.1%	1400.00	41.9%	1715.00	49.2%	4501.00	40.9%
FIBER CEMENT SIDING	444.00	7.4%	240.00	4.8%	337.00	6.2%	0.00	0.0%	0.00	0.0%	358.00	9.7%	208.00	6.2%	575.00	16.5%	684.00	6.2%
TOTALS	6020.00	100%	4980.00	100%	5404.00	100%	2545.00	100%	2545.00	100%	3684.00	100%	3339.00	100%	3486.00	100%	11000.00	100%

BUILDING 2

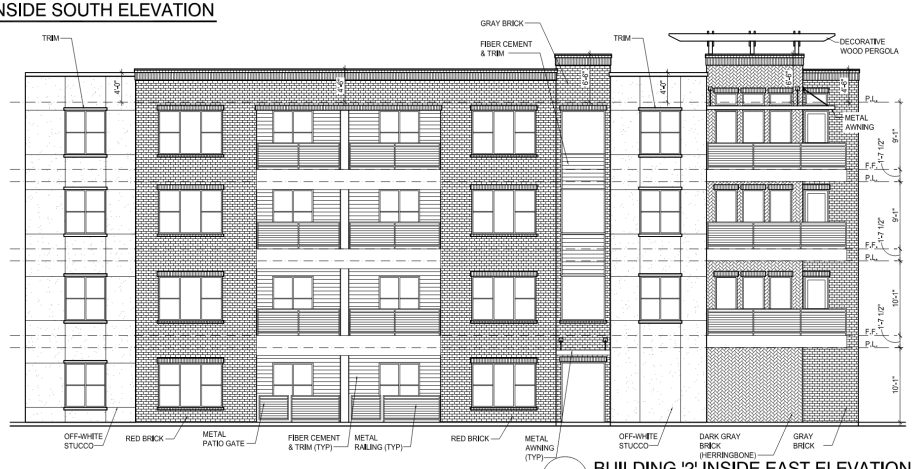
BRICK SELECTION	NORTH		EAST		WEST		SOUTHEAST		SOUTHWEST		INSIDE EAST		INSIDE WEST		INSIDE SOUTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	258.00	14.9%	0.00	0.0%
DARK GRAY	396.00	12.0%	525.00	13.7%	556.00	23.7%	440.00	26.5%	440.00	26.5%	300.00	15.9%	329.00	19.0%	0.00	0.0%
GRAY	764.00	23.1%	803.00	20.9%	761.00	32.4%	1220.00	73.5%	1220.00	73.5%	348.00	18.5%	1144.00	66.1%	1196.00	100.0%
RED	2144.00	64.9%	2511.00	65.4%	1033.00	44.0%	0.00	0.0%	0.00	0.0%	1236.00	65.6%	0.00	0.0%	0.00	0.0%
TOTALS	3304.00	100%	3839.00	100%	2350.00	100%	1660.00	100%	1660.00	100%	1884.00	100%	1731.00	100%	1196.00	100%



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



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



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

09/09/2020

Cross architects

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A06

BLDG. '2'
EXTERIOR
ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

BUILDING 3

UDC APPLICABILITY:	BUILDING '3'
TOTAL FACADE AREAS:	47971 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	31223.00 S.F.
PROPOSED BUILDING HEIGHT:	50'-2 1/2"

BLDG. MATERIALS	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	4135.00	54.5%	2073.00	45.3%	2059.00	46.1%	945.00	44.6%	945.00	44.6%	1436.00	50.2%	1386.00	48.2%	2437.00	52.6%	15416.00	49.4%
STUCCO	2854.00	37.6%	2214.00	48.4%	2185.00	48.9%	1175.00	55.4%	1175.00	55.4%	1334.00	46.6%	1387.00	48.2%	1732.00	37.4%	14056.00	45.0%
FIBER CEMENT SIDING	604.00	8.0%	271.00	5.9%	220.00	4.9%	0.00	0.0%	0.00	0.0%	92.00	3.2%	102.00	3.5%	462.00	10.0%	1751.00	5.6%
TOTALS:	7593.00	100%	4558.00	100%	4464.00	100%	2120.00	100%	2120.00	100%	2862.00	100%	2875.00	100%	4631.00	100%	31223.00	100%

BUILDING 3

BRICK SELECTION	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%
DARK GRAY	356.00	12.0%	336.00	16.2%	336.00	16.3%	495.00	52.4%	495.00	52.4%	417.00	29.0%	416.00	30.1%	0.00	0.0%
GRAY	764.00	23.1%	599.00	28.9%	587.00	28.5%	450.00	47.6%	450.00	47.6%	1019.00	71.0%	968.00	69.9%	1201.00	49.3%
RED	2184.00	64.9%	1138.00	54.9%	1136.00	55.2%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	1236.00	50.7%
TOTALS:	3304.00	100%	2073.00	100%	2059.00	100%	945.00	100%	945.00	100%	1436.00	100%	1384.00	100%	2437.00	100%

03 BUILDING '3' EAST ELEVATION
SCALE: 1/8" = 1'-0"

02 BUILDING '3' NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

01 BUILDING '3' NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

09/09/2020

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A07

BLDG. '3' EXTERIOR ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

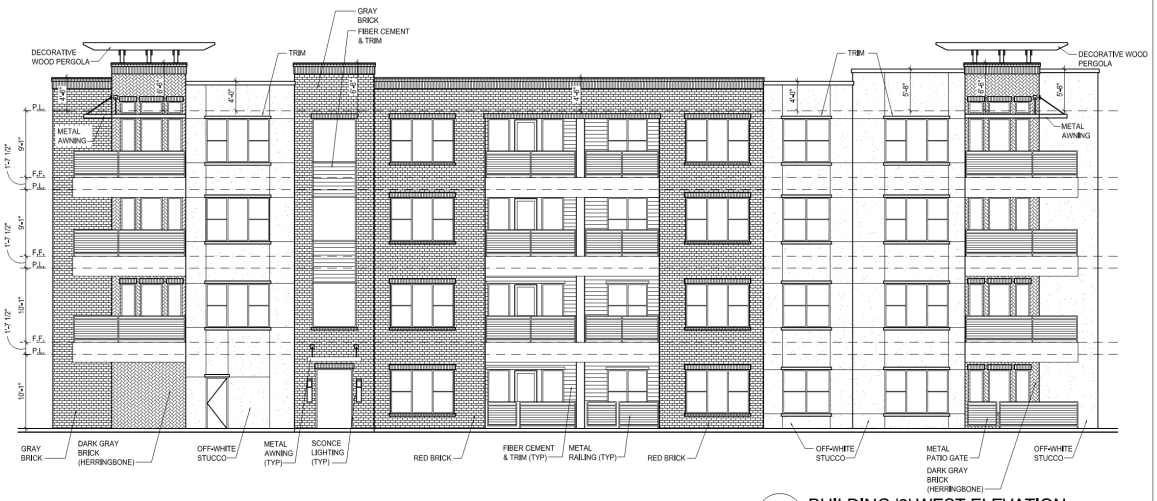
BUILDING 3

UDC APPLICABILITY:	BUILDING '3'
TOTAL FACADE AREAS :	47971 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	31223.00 S.F.
PROPOSED BUILDING HEIGHT:	50'-2 1/2"

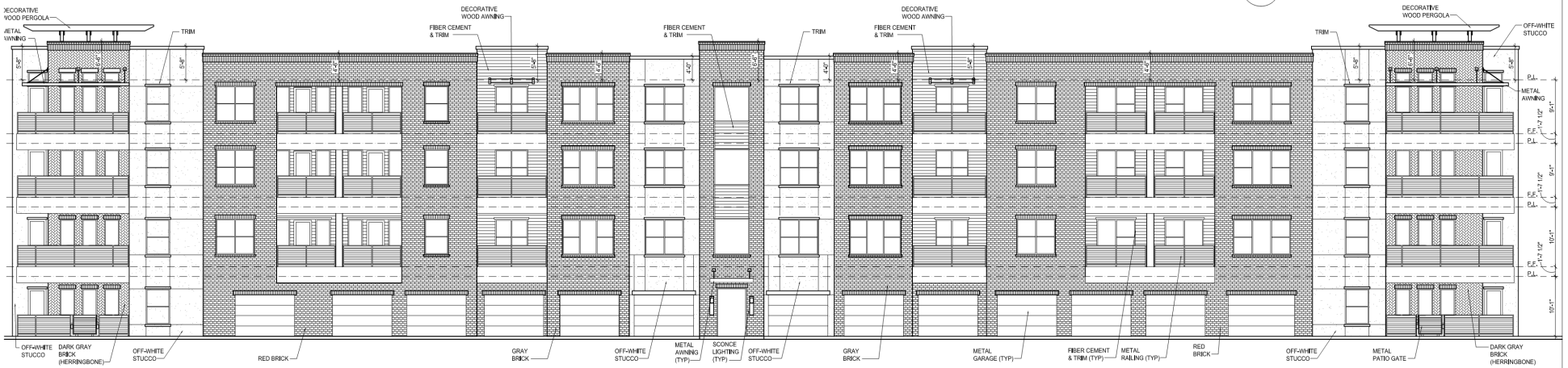
BLDG. MATERIALS	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	4135.00	54.5%	2073.00	45.5%	2059.00	46.1%	945.00	44.6%	945.00	44.6%	1436.00	50.2%	1386.00	48.2%	2437.00	52.6%	15416.00	49.4%
STUCCO	2854.00	37.6%	2214.00	48.6%	2185.00	48.9%	1175.00	55.4%	1175.00	55.4%	1334.00	46.6%	1387.00	48.2%	1732.00	37.4%	14056.00	45.0%
FIBER CEMENT SIDING	604.00	8.0%	271.00	5.9%	220.00	4.9%	0.00	0.0%	0.00	0.0%	92.00	3.2%	102.00	3.5%	462.00	10.0%	1751.00	5.6%
TOTALS	7593.00	100%	4558.00	100%	4464.00	100%	2120.00	100%	2120.00	100%	2862.00	100%	2875.00	100%	4631.00	100%	31223.00	100%

BUILDING 3

BRICK SELECTION	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%
DARK GRAY	396.00	12.0%	336.00	16.2%	336.00	16.3%	495.00	52.4%	495.00	52.4%	417.00	29.0%	416.00	30.1%	0.00	0.0%
GRAY	764.00	23.1%	599.00	28.9%	587.00	28.5%	450.00	47.6%	450.00	47.6%	1019.00	71.0%	968.00	69.9%	1201.00	49.3%
RED	2144.00	64.9%	1138.00	54.9%	1136.00	55.2%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	1236.00	50.7%
TOTALS	3304.00	100%	2073.00	100%	2059.00	100%	945.00	100%	945.00	100%	1436.00	100%	1384.00	100%	2437.00	100%



02 BUILDING '3' WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING '3' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

09/09/2020

Cross architects

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE: 09/09/2020

PROJECT NUMBER: 20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR: PRICING

SHEET NUMBER

A08

BLDG. '3' EXTERIOR ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER S200901

BUILDING 3

UDC APPLICABILITY:	BUILDING '3'
TOTAL FACADE AREAS:	47971 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	31223.00 S.F.
PROPOSED BUILDING HEIGHT:	50'-2 1/2"

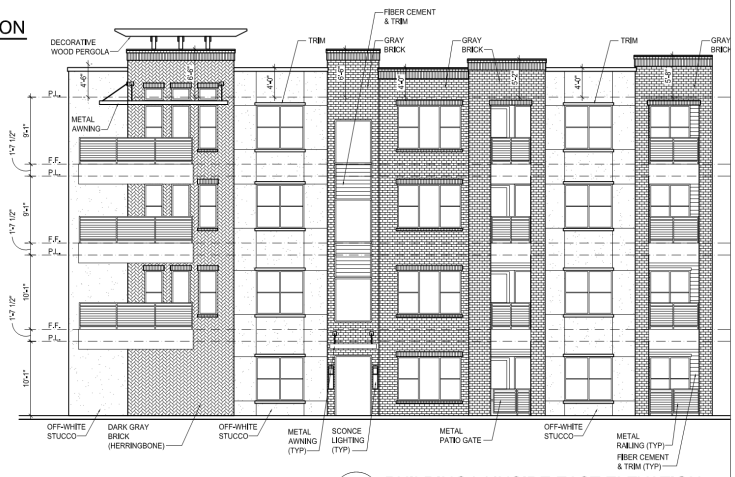
BLDG. MATERIALS	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	4135.00	54.5%	2073.00	45.5%	2059.00	46.1%	945.00	44.6%	945.00	44.6%	1436.0	50.2%	1386.00	48.2%	2437.00	52.6%	15416.00	49.4%
STUCCO	2854.00	37.6%	2214.00	48.6%	2185.00	48.9%	1175.00	55.4%	1175.00	55.4%	1334.0	46.6%	1287.00	48.2%	1752.00	37.4%	14256.00	45.0%
FIBER CEMENT SIDING	604.00	8.0%	271.00	5.9%	220.00	4.9%	0.00	0.0%	0.00	0.0%	92.0	3.2%	102.00	3.5%	462.00	10.0%	1751.00	5.6%
TOTALS	7593.00	100%	4558.00	100%	4464.00	100%	2120.00	100%	2120.00	100%	2862.0	100%	2875.00	100%	4631.00	100%	31223.00	100%

BUILDING 3

BRICK SELECTION	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%
DARK GRAY	396.00	12.0%	336.00	16.2%	336.00	16.3%	495.00	52.4%	495.00	52.4%	417.00	29.0%	416.00	30.1%	0.00	0.0%
GRAY	764.00	23.1%	599.00	28.9%	587.00	28.5%	450.00	47.6%	450.00	47.6%	1019.00	71.0%	968.00	69.9%	1201.00	49.3%
RED	2144.00	64.9%	1138.00	54.9%	1136.00	55.2%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	1236.00	50.7%
TOTALS	3304.00	100%	2073.00	100%	2059.00	100%	945.00	100%	945.00	100%	1436.00	100%	1384.00	100%	2437.00	100%

03 BUILDING '3' INSIDE WEST ELEVATION
SCALE: 1/8" = 1'-0"

02 BUILDING '3' INSIDE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING '3' INSIDE EAST ELEVATION
SCALE: 1/8" = 1'-0"

09/09/2020

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.298.6644
WWW.CROSSARCHITECTS.COM

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A09

BLDG. '3'
EXTERIOR
ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

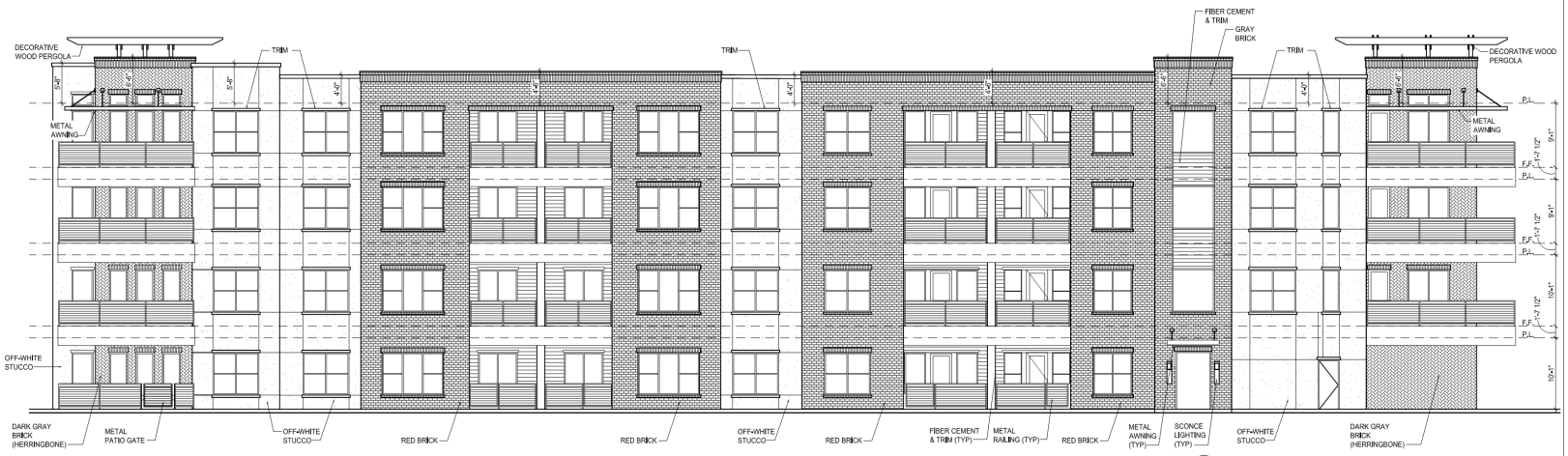
BUILDING 4

UDC APPLICABILITY:	BUILDING '4'
TOTAL FACADE AREAS:	59638 S.F.
TOTAL FACADE AREAS (XCLUDING OPENINGS, WINDOWS AND DOORS:	37140.00 S.F.
PROPOSED BUILDING HEIGHT:	50'-2 1/2"

BLDG. MATERIALS	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	3944.00	54.2%	3102.00	51.9%	3102.00	51.9%	1374.00	53.9%	1374.00	53.9%	2086.00	48.2%	2141.00	48.8%	2276.00	55.5%	15599.00	52.2%
STUCCO	2597.00	35.7%	2536.00	42.4%	2536.00	42.4%	1173.00	46.1%	1173.00	46.1%	1815.00	41.9%	1820.00	41.5%	1471.00	35.9%	15121.00	40.7%
FIBER CEMENT SIDING	732.00	10.1%	338.00	5.7%	338.00	5.7%	0.00	0.0%	0.00	0.0%	428.00	9.9%	428.00	9.8%	356.00	8.7%	2620.00	7.1%
TOTALS	7273.00	100%	5976.00	100%	5976.00	100%	2547.00	100%	2547.00	100%	4329.00	100%	4389.00	100%	4103.00	100%	37140.00	100%

BUILDING 4

BRICK SELECTION	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	297.00	13.9%	0.00	0.0%
DARK GRAY	272.00	6.9%	553.00	17.8%	553.00	18.5%	484.00	35.2%	484.00	35.2%	297.00	14.2%	713.00	33.3%	150.00	6.6%
GRAY	1646.00	41.7%	315.00	10.2%	315.00	10.5%	890.00	64.8%	890.00	64.8%	658.00	31.5%	1133.00	52.8%	893.00	39.2%
RED	2026.00	51.4%	2234.00	72.0%	2118.00	70.9%	0.00	0.0%	0.00	0.0%	1133.00	54.2%	0.00	0.0%	1233.00	54.2%
TOTALS	3944.00	100%	3102.00	100%	2986.00	100%	1374.00	100%	1374.00	100%	2086.00	100%	2141.00	100%	2276.00	100%



03 BUILDING '4' EAST ELEVATION
SCALE: 1/8" = 1'-0"

02 BUILDING '4' NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

01 BUILDING '4' NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

09/09/2020

Cross architects

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A10

BLDG. '4' EXTERIOR ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

BUILDING 4

UDC APPLICABILITY: BUILDING '4'
TOTAL FACADE AREAS: 59638 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: 37140.00 S.F.
PROPOSED BUILDING HEIGHT: 50'-2 1/2"

BLDG. MATERIALS	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	3944.00	54.2%	3102.00	51.9%	3102.00	51.9%	1374.00	53.9%	1374.00	53.9%	2086.00	48.2%	2141.00	48.8%	2276.00	55.5%	19895.00	52.2%
STUCCO	2597.00	35.7%	2536.00	42.4%	2536.00	42.4%	1173.00	46.1%	1173.00	46.1%	1815.00	41.9%	1820.00	41.5%	1471.00	35.9%	15121.00	40.7%
FIBER CEMENT SIDING	732.00	10.1%	338.00	5.7%	338.00	5.7%	0.00	0.0%	0.00	0.0%	428.00	9.9%	428.00	9.8%	356.00	8.7%	2620.00	7.1%
TOTALS	7273.00	100%	5976.00	100%	5976.00	100%	2547.00	100%	2547.00	100%	4329.00	100%	4389.00	100%	4103.00	100%	37140.00	100%

BUILDING 4

BRICK SELECTION	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	297.00	13.9%	0.00	0.0%
DARK GRAY	272.00	6.9%	553.00	17.8%	553.00	18.5%	484.00	35.2%	484.00	35.2%	297.00	14.2%	713.00	33.3%	150.00	6.6%
GRAY	1646.00	41.7%	315.00	10.2%	315.00	10.5%	890.00	64.8%	890.00	64.8%	658.00	31.5%	1131.00	52.8%	893.00	39.2%
RED	2026.00	51.4%	2234.00	72.0%	2118.00	70.9%	0.00	0.0%	0.00	0.0%	1131.00	54.2%	0.00	0.0%	1233.00	54.2%
TOTALS	3944.00	100%	3102.00	100%	2986.00	100%	1374.00	100%	1374.00	100%	2086.00	100%	2141.00	100%	2276.00	100%

02 BUILDING '4' WEST ELEVATION
SCALE: 1/8" = 1'-0"

01 BUILDING '4' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

09/09/2020

Cross architects

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A11

BLDG. '4'
EXTERIOR
ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

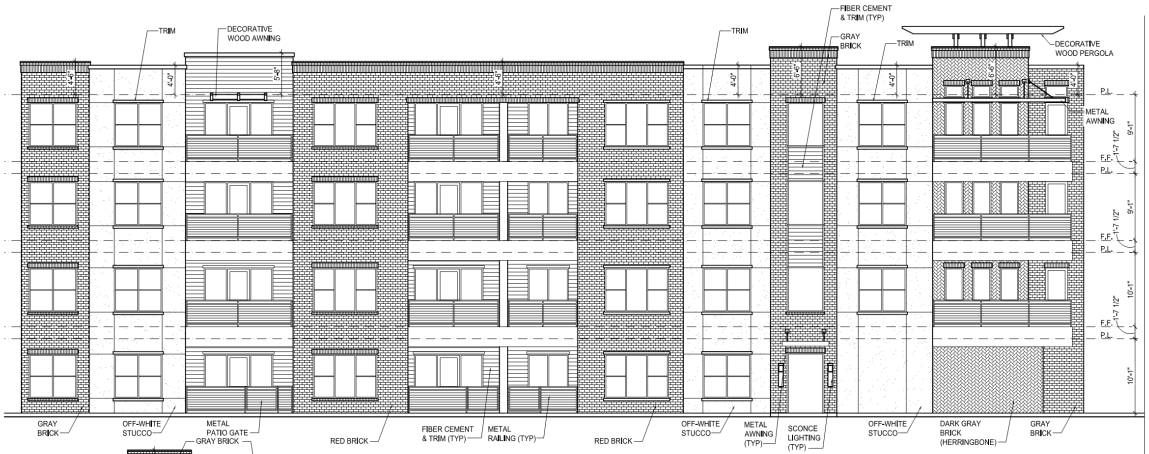
BUILDING 4

UDC APPLICABILITY:	BUILDING '4'
TOTAL FACADE AREAS:	59638 S.F.
TOTAL FACADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS:	37140.00 S.F.
PROPOSED BUILDING HEIGHT:	50'-2 1/2"

BLDG. MATERIALS	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
BRICK	3944.00	54.2%	3102.00	51.9%	3102.00	51.9%	1374.00	53.9%	1374.00	53.9%	2086.00	48.2%	2141.00	48.8%	2276.00	55.5%	19996.00	52.2%
STUCCO	2597.00	35.7%	2536.00	42.4%	2536.00	42.4%	1173.00	46.1%	1173.00	46.1%	1815.00	41.9%	1820.00	41.5%	1471.00	35.9%	15121.00	40.7%
FIBER CEMENT SIDING	732.00	10.1%	338.00	5.7%	338.00	5.7%	0.00	0.0%	0.00	0.0%	428.00	9.9%	428.00	9.8%	356.00	8.7%	2620.00	7.1%
TOTALS:	7273.00	100%	5976.00	100%	5976.00	100%	2547.00	100%	2547.00	100%	4329.00	100%	4389.00	100%	4103.00	100%	37740.00	100%

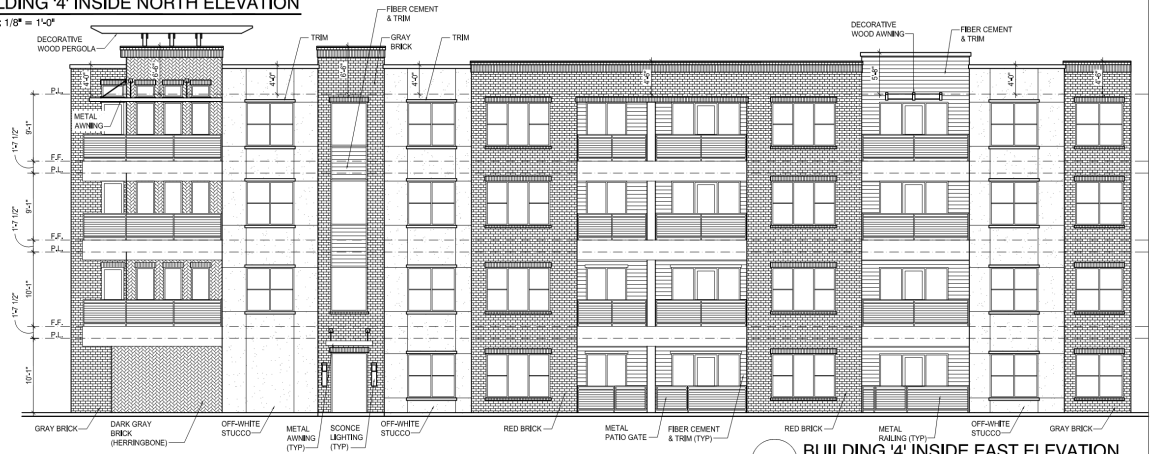
BUILDING 4

BRICK SELECTION	SOUTH		EAST		WEST		NORTHEAST		NORTHWEST		INSIDE EAST		INSIDE WEST		INSIDE NORTH	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
OFF-WHITE	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	297.00	13.9%	0.00	0.0%
DARK GRAY	272.00	6.9%	553.00	17.8%	553.00	18.5%	484.00	35.2%	484.00	35.2%	297.00	14.2%	713.00	33.3%	150.00	6.6%
GRAY	1646.00	41.7%	315.00	10.2%	315.00	10.5%	890.00	64.8%	890.00	64.8%	658.00	31.5%	1131.00	52.8%	893.00	39.2%
RED	2026.00	51.4%	2234.00	72.0%	2118.00	70.9%	0.00	0.0%	0.00	0.0%	1133.00	54.2%	0.00	0.0%	1233.00	54.2%
TOTALS:	3944.00	100%	3102.00	100%	2986.00	100%	1374.00	100%	1374.00	100%	2086.00	100%	2141.00	100%	2276.00	100%



03 BUILDING '4' INSIDE WEST ELEVATION
SCALE: 1/8" = 1'-0"

02 BUILDING '4' INSIDE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



01 BUILDING '4' INSIDE EAST ELEVATION
SCALE: 1/8" = 1'-0"

09/09/2020

Cross architects

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

THE FOUNDRY
GRAND PRAIRIE, TEXAS

DATE:
09/09/2020

PROJECT NUMBER:
20053

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PRICING

SHEET NUMBER
A12

BLDG. '4'
EXTERIOR
ELEVATIONS

COPYRIGHT © 2020

CASE NUMBER
S200901

Category 1: Environmentally-friendly building materials, construction techniques, or other features

Tier I (Pick Three)

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

Tier II (Pick Four)

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

Tier III (Pick Five)

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

Category 2: High-quality features or designs

Tier I (Pick Four)

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

Tier II (Pick Five)

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

Category 3: Technology (Provide All)

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

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.

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10378	**Version:**	1	**Name:**	RA200901 - Right of Way Abandonment
Type:	Ordinance			**Status:**	Public Hearing Consent Agenda
File created:	9/8/2020			**In control:**	Planning
On agenda:	10/13/2020			**Final action:**	
Title:	RA200901 - Right of Way Abandonment - Abandonment of a portion of City right-of-way known as Esplanade for development of the EpicCentral project located in the Central Park Addition, City of Grand Prairie, Dallas County, Texas. EpicCentral is located at the intersections of Arkansas Lane, SH 161 and West Warrior Trail. The applicant is the City of Grand Prairie, Texas. a. Conduct a public hearing b. Ordinance authorizing the abandonment of an portion of the street right-of-way				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHIBIT A EXPLANADE ABANDONMENT.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
RA200901 - Right of Way Abandonment - Abandonment of a portion of City right-of-way known as Esplanade for development of the EpicCentral project located in the Central Park Addition, City of Grand Prairie, Dallas County, Texas. EpicCentral is located at the intersections of Arkansas Lane, SH 161 and West Warrior Trail. The applicant is the City of Grand Prairie, Texas.
a. Conduct a public hearing
b. Ordinance authorizing the abandonment of an portion of the street right-of-way

Presenter
Gabe Johnson, Director of Public Works, and Andy C. Henning, Senior Building and Construction Projects Manager

Recommended Action
Approve

Analysis
In order to develop the EpicCentral project, a portion of dedicated right-of-way of Esplanade needs to be abandoned. This right-of-way was dedicated in fee to the City of Grand Prairie by plat of the Central Park Addition. The abutting property owner and underlying fee owner is the City of Grand Prairie.

Ownership of the abandoned right-of-way will stay with the City of Grand Prairie to be incorporated into the development plans of EpicCentral (see property description **Exhibit "A"**).

Staff has reviewed the requested abandonment and recommends the street abandonment with the conditions set forth in the ordinance.

..Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, PROVIDING FOR THE ABANDONMENT OF A PORTION OF STREET RIGHT-OF-WAY KNOWN AS ESPLANADE IN THE CENTRAL PARK ADDITION, OUT OF THE D.R. CAMERON SURVEY, ABSTRACT NO. 295, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; PROVIDING FOR THE CITY OF GRAND PRAIRIE, THE ABUTTING OWNER AND UNDERLYING FEE OWNER OF ESPLANADE TO RETAIN ALL ITS RIGHTS, TITLE AND INTERESTS TO THE ABANDONED ESPLANADE RIGHT-OF-WAY; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request of **THE CITY OF GRAND PRAIRIE**, deems it advisable to abandon a portion of a street right-of-way known as Esplanade, in the City of Grand Prairie, Dallas County, Texas, to allow for the development of the EpicCentral project, said right-of-way more particularly described in attached "**Exhibit A"** attached hereto and incorporated herein; and

WHEREAS, said right-of-way was dedicated in fee simple to the City of Grand Prairie, Texas, by the City of Grand Prairie, Texas, by plat of Central Park Addition, recorded in the Official Public Records of Dallas County, Texas, as Instrument Number 200900026373, filed January 29, 2009; and

WHEREAS, the City Council of the City of Grand Prairie in order to move forward with the development of EpicCentral plans deems it necessary for that portion of Esplanade right-of-way containing approximately 1.7236 acres (or 75,078 s.f.) as shown in "**Exhibit A"**, be abandoned; and

WHEREAS, the City Council is of the opinion that the best interest and welfare of the public will be served by abandoning that specific portion of Esplanade in order to incorporate the abandoned right-of-way into the new EpicCentral development plans.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE:

SECTION 1. That the tract of land described in "**Exhibit A"** attached hereto and made a part hereof, be and the same shall be abandoned, vacated and closed; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That the City of Grand Prairie abandon that portion of Esplanade right-of-way subject to the conditions hereinafter made, HOWEVER, the City of Grand Prairie is retaining all its rights, title and interests in and to that Esplanade right-of-way described in '**Exhibit A"** attached hereto and made a part hereof.

SECTION 3. That the terms and conditions contained in this ordinance shall be binding upon the City, its successors and assigns.

SECTION 4. That the abandonment provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Grand Prairie may legally and lawfully abandon and vacate.

SECTION 5. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Real Property Records of Dallas County, Texas, and shall deliver to GRANTEE a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 13th DAY OF OCTOBER 2020.

APPROVED:

_____

Ron Jensen, Mayor

ATTEST:

_____

City Secretary

APPROVED AS TO FORM:
MEGAN MAHAN, CITY ATTORNEY

_____

City Attorney

CASE NO. RA200901

EPIC CENTRAL
PHASE III
GRAND PRAIRIE, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 345-6200

Revision	No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
ROBERT E. COSSETT 107349
NAME P.E. NO.
DATE 10/25/2019
TBPE FIRM # F-312

Project No.: 34658
Issued: JUNE, 2020
Drawn By: CAD
Checked By: REG
Scale: AS SHOWN
Sheet Title: ROW ABANDONMENT EXHIBIT
Sheet Number: 1

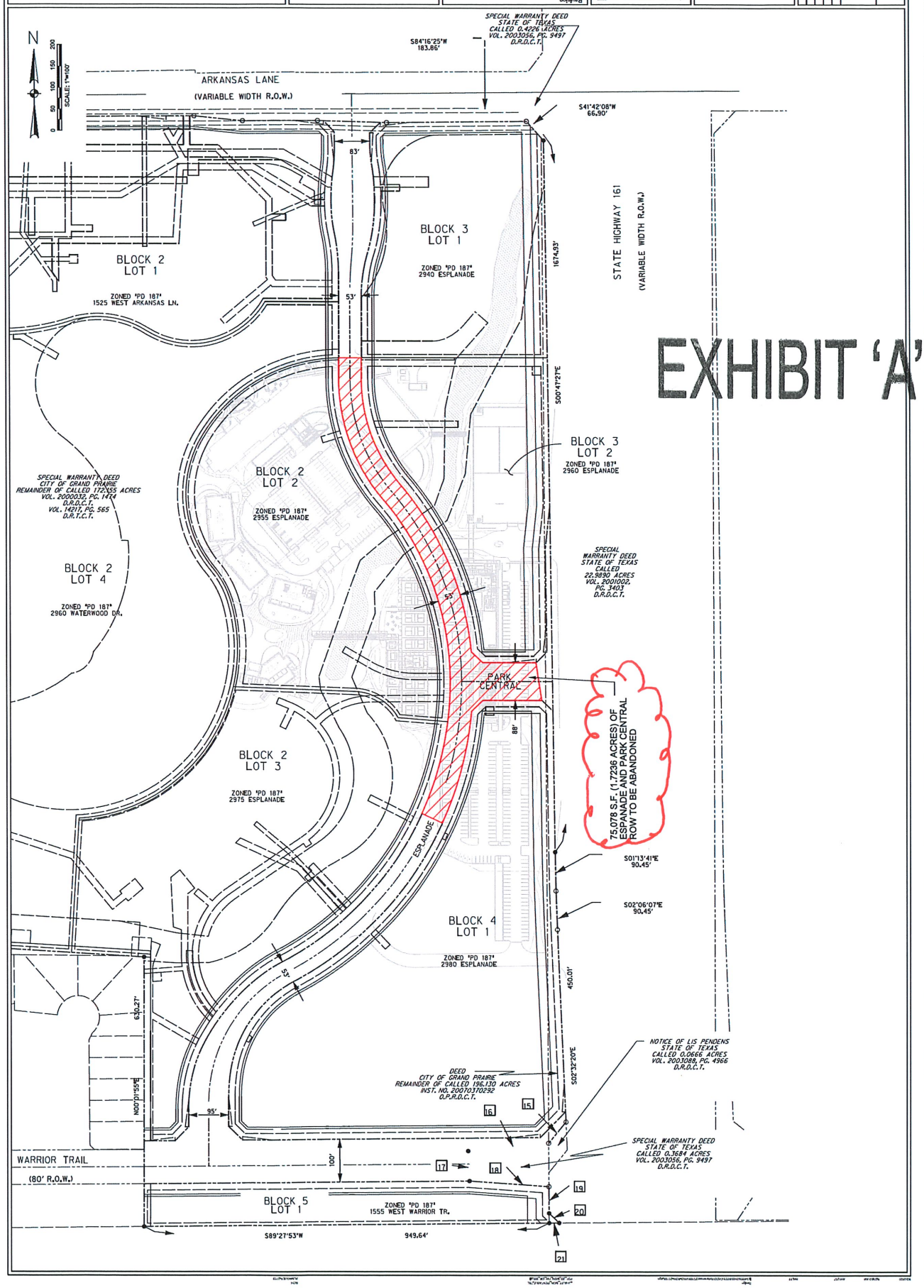


EXHIBIT 'A'

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10362	**Version:**	1	**Name:**	S200902 - Site Plan - West Oakdale Industrial III (City Council District 1)
Type:	Agenda Item			**Status:**	Planning and Zoning Items for Individual Consideration
File created:	9/4/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	

Title: S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Sponsors:

Indexes:

Code sections:

Attachments:
- Exhibit A Locator Map S200902
- Exhibit B SP S200902
- Exhibit C LP S200902
- Exhibit D Tree Suv S200902
- Exhibit E Elev S200902
- PZ Draft Minutes 09-14-2020.pdf

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Presenter
Charles Lee, AICP, CBO, Senior Planner

Recommended Action
Approve

Analysis
SUMMARY:

Site Plan request to authorize construction an office/warehouse building on 19.30 acres. The proposed

development is situated in the James McLaughlin Survey, Abstract No. 848, City of Grand Prairie, Dallas County, Texas, generally located south of E. Oakdale Road approximately 1,650 feet west of N. Belt Line Road. The property is zoned Planned Development 39 (PD-39) District.

PURPOSE OF REQUEST:

The applicant intends to construct a 335,687 sq. ft. office/warehouse building on 19.30 acres. The proposed site consists of multiple undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses with buildings exceeding 50,000 square feet.

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

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	LI	Undeveloped
South	PD-39	Undeveloped
West	PD-39	Undeveloped
East	PD-39	Undeveloped (Open Space)

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposal includes one side-loaded office/warehouse-building. The building is speculative and will be developed without specific tenants. The site will be accessible from two commercial drives off W. Oakdale Road and includes a fire lane and access easement that loops around the facility. The site includes 76 overhead dock doors and 84 tractor trailer parking spaces.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	840,761	Yes
Min. Lot Width (Ft.)	100	820	Yes

Min. Lot Depth (Ft.)	150	1,457	Yes
Front Setback (Ft.)	25	100	Yes
Side Setback (Ft.)	30	200	Yes
Max. Height (Ft.)	50	47.5	Yes
Max. Floor Area Ratio	1:1	0.44:1	Yes

Landscape and Screening

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

Table 3: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	84,076	125,320	Yes
Trees	168	168	Yes
Parking Lot Trees	17	35	Yes
Shrubs	1,682	1,758	Yes
Foundation Plantings	Along Primary Facades	Provided Plantings	Yes
Entrance Plantings	At Building Entrance	Provided Plantings	Yes
Truck Screening	Wing Wall	Wing Walls	Yes

The site includes the required activation feature with 1.09 acres of open space, 978 linear ft. of walking trails, a seating area, and a 6,832 sq. ft. garden.

Building Materials and Design

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

The building exterior consists of textured concrete tilt-wall panels. The north facade elements include 15% glazing, building articulation, and accent lighting.

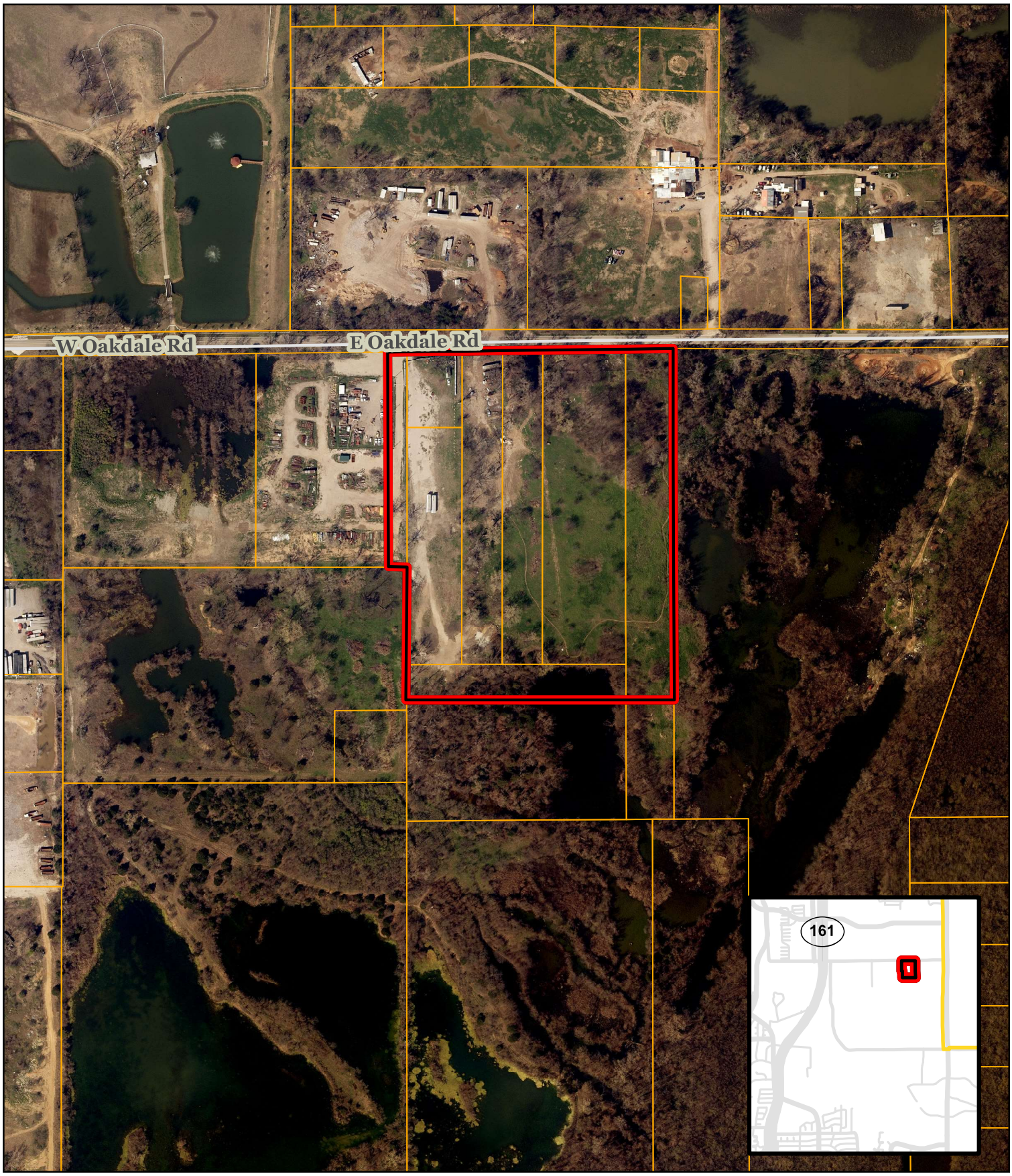
Table 4: Building Design Elements

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

VARIANCES:
The applicant is not requesting any variances.

RECOMMENDATION:
The Development Review Committee (DRC) recommends approval.

EXHIBIT A LOCATOR MAP



GRand PRaiRie TEXAS PLANNING

CASE LOCATION MAP

Site Plan - S200902

West Oakdale Industrial III

N

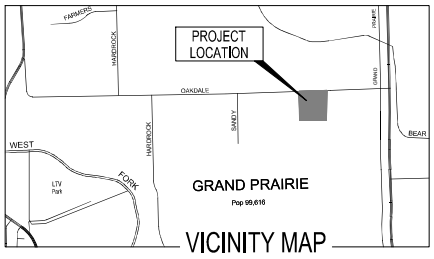
City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org

EXHIBIT B SITE PLAN



VICINITY MAP

BUILDING A PARKING ANALYSIS

DIMENSIONS = 9' x 18'
14,808 SF OFFICE (4.4%) 1:1,000 = 15 SPACES
320,883 SF: 5000 = 65 SPACES + 20 SPACES = 85 SPACES
TOTAL PARKING REQUIRED = 100 SPACES
TOTAL PARKING PROVIDED = 245 SPACES
INCLUDING 8 HC (ALL VAN ACCESSIBLE)
TOTAL # OF DOCK DOORS = 76
TOTAL # OF TRAILER PARKING SPACES = 84

ARCHITECT

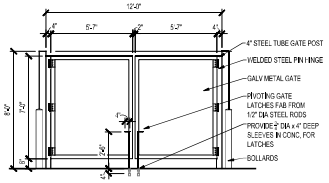
AZIMUTH ARCHITECTURE, INC
JOHN TAYLOR
10225 E NORTHWEST HWY., BOX 66
DALLAS, TEXAS 75228
(214) 261-9060 BUSINESS
jtaylor@azimutharc.com

WEST OAKDALE INDUSTRIAL III SITE ANALYSIS

PROPOSED USE: OFFICE & WAREHOUSE
EXISTING ZONING: LI-LIGHT INDUSTRIAL
SITE AREA: 19.3 ACRES
BUILDING AREA: 335,687 SF
PROPOSED LOT COVERAGE: 43.7%
FLOOR AREA RATIO: 0.437 to 1

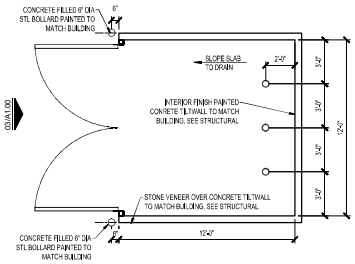
DEVELOPER

CHI / ACQUISITIONS, L.P.
CROW HOLDINGS INDUSTRIAL
WILL MUNDOWER
3819 MAPLE AVE
DALLAS, TEXAS 75219
(214) 617-2000 BUSINESS
(214) 443-2993 BUSINESS FAX
wmundower@crowholdingsindustrial.com



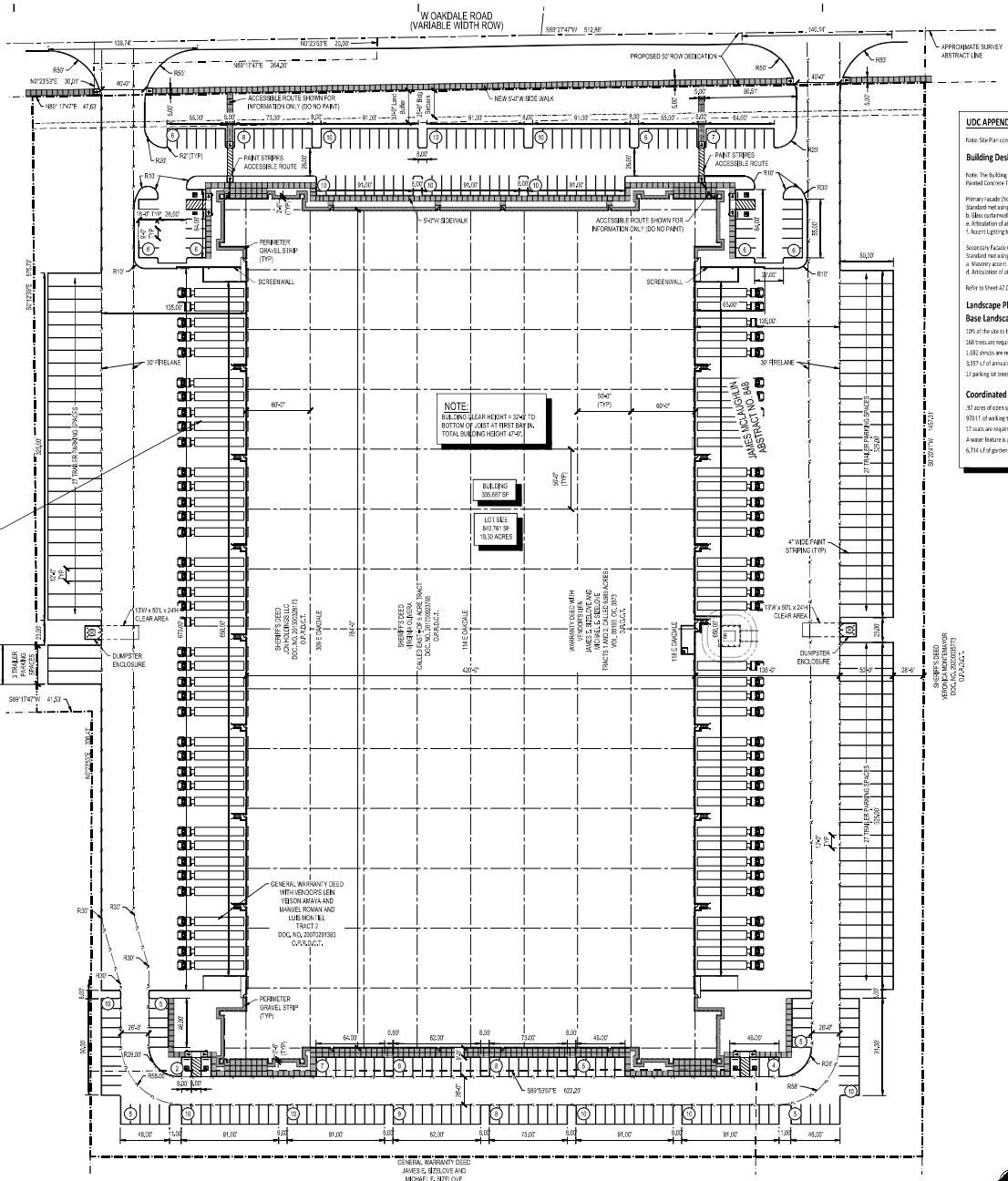
03 TRASH ENCLOSURE GATE ELEV.

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



02 TRASH ENCLOSURE GATE PLAN

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



01 OVERALL SITE PLAN

Scale: 1" = 50'-0

UDC APPENDIX X SUMMARY:

Note: Site Plan complies with and/or exceeds UDC's Appendix X.

Building Design Standards

Note: The Building is 100% Masonry excluding Glass and Canopy Structures. Standard met utilizing Painted Concrete Tiltwall.

Primary Facade (North) requires 3 elements.
Standard met using:
b. Glass curtainwall comprising 15% of facade.
e. Articulation of at least 2 distinct areas of Vertical and Horizontal Offset.
f. Accent Lighting totaling a dimension of at least 50% of the facade length.

Secondary Facade (West, South and East) require 2 elements
Standard met using:
a. Masonry accent material or color comprising 10% to 25% of the facade area.
d. Articulation of at least 2 areas of vertical offset.

Refer to Sheet A7.00 for detailed Materials Table, Articulation Table and Articulation Diagrams.

Landscape Plan Standards

Base Landscape Requirements:

10% of the site to be landscape area - 125,320 s.f. (14.9%) landscape area provided
168 trees are required, 168 trees are proposed.
1,682 shrubs are required, 1,758 shrubs are proposed.
3,357 s.f of annuals, perennials or native grasses are required, 4,200 s.f. are proposed.
17 parking lot trees are required, 35 trees are proposed.

Coordinated Open Space Requirements:

.97 acres of open space is required, 1.09 acres is proposed
970 l.f. of walking trail is required, 978 l.f. are proposed
17 seats are required, 20 seats are proposed
A water feature is proposed
6,714 s.f of garden area is required, 6,832 s.f of garden area is proposed.

TRUE NORTH PLAN NORTH

SITE PLAN
WEST OAKDALE INDUSTRIAL III
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
17.2 ACRES
BUILDING: 335,687 SF
CASE NO: S200902

AZIMUTH:
architecture
10225 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060
www.azimutharc.com

CLIENT: WEST OAKDALE INDUSTRIAL III

JOB #: 2610

REVISIONS:

1	08.03.20	DRC Submittal
2	08.27.20	P&Z Submittal
3		
4		
5		
6		
7		
8		
9		

SEAL:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL LONGLINE, ARCHITECT #18915 ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

SHEET CONTENTS:

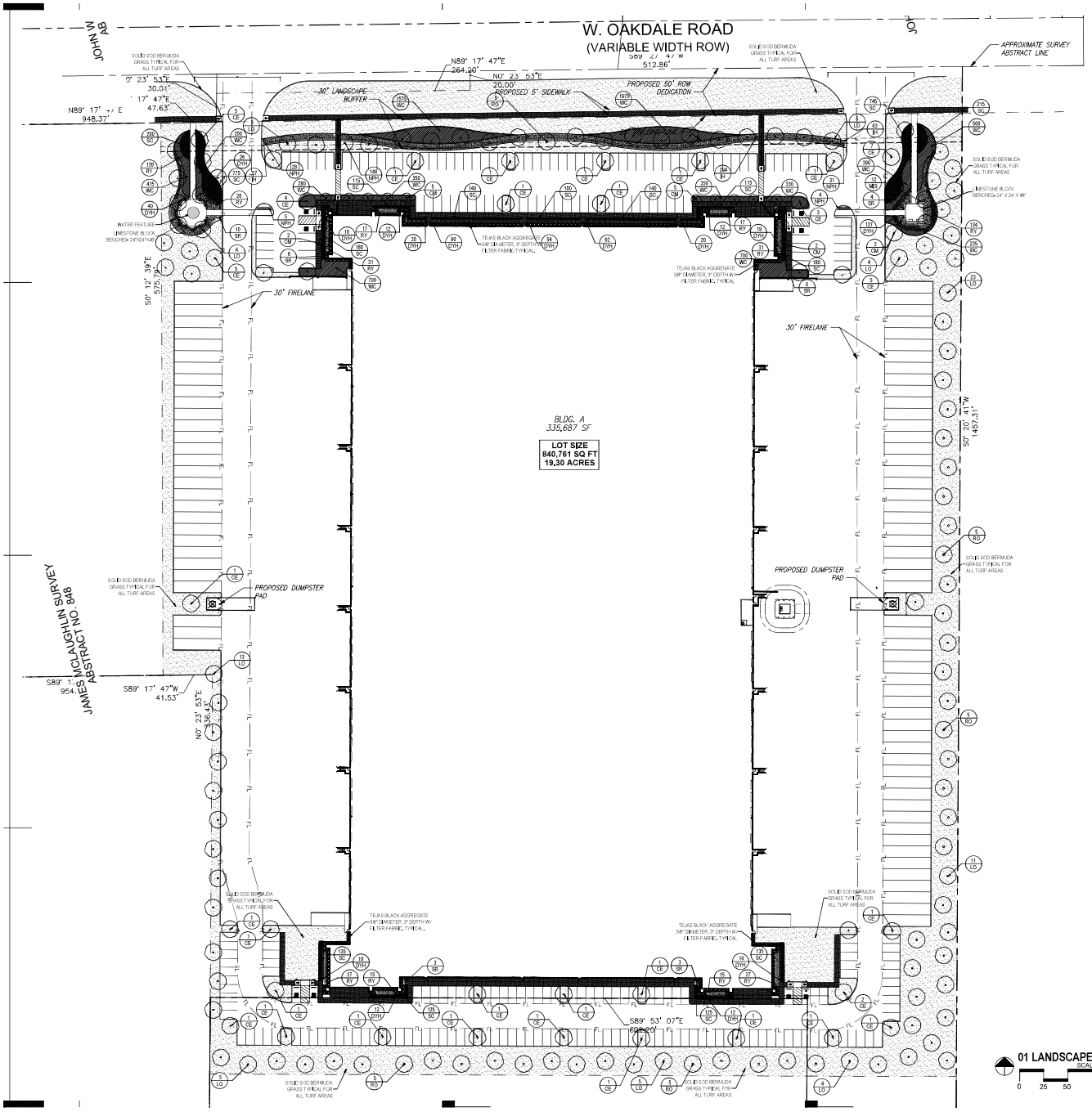
OVERALL SITE PLAN

DATE: August 27, 2020

SHEET: A1.00

© COPYRIGHT 2020 AZIMUTH : ARCHITECTURE, INC.

EXHIBIT C LANDSCAPE PLAN



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

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.

HYDROMULCH NOTES

1. *ALL LAWN AREAS TO BE HYDROMULCH BERMUDAGRASS, UNLESS NOTED OTHERWISE ON DRAWINGS.*
2. *CONTRACTOR SHALL SCARIFY, RIP, LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.*
3. *BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL MEET TEXAS STATE LAW REQUIREMENTS.*
4. *FIBER: SHALL BE ONE HUNDRED (100%) PERCENT WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, "CONWEB" OR EQUAL.*
5. *FIBER TACK: SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL BE "TERRO-TACK ONE" AS MANUFACTURED BY GROWERS, INC., OR EQUAL.*
6. *HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FOOT.*
7. *USE A 4'X8' BATTER BOARD AGAINST ALL BEDS AREAS.*
8. *IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON.*
9. *IN THE EVENT RYE GRASS IS NECESSARY DUE TO TIME OF YEAR INSTALLATION, IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO SCALP EXISTING GRASS, BAG CLIPPINGS, AND SCARIFY SOIL TO A DEPTH OF 1" PRIOR TO PERMANENT LAWN GRASS INSTALLATION.*
10. *ALL LAWN AREAS TO BE HYDROMULCHED, SHALL HAVE ONE HUNDRED (100%) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.*
11. *CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING, AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.*
12. *CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.*

PLANT MATERIAL SCHEDULE

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	55	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	16	Crepe Myrtle	*Lagerstroemia indica 'Dallas Red'*	8' ht.	container, 3 of 5 trucks, tree form
LO	69	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
RO	28	Red Oak	*Quercus shumardii*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
DYH	614	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container grown, 20" spread
MIS	12	Adagio Maiden Grass	*Miscanthus Sinensis 'Adagio'*	3 gal.	container full, well rooted
NPH	214	Needlepoint Holly	*Ilex cornuta "Needlepoint"*	36" ht.	container, 30" spread, 30" o.c.
IH	414	Indian Hawthorne	*Rhaphiolepsis indica*	3 gal.	container grown, 20" spread
RY	472	Red Yucca	*Hesperaloe parviflora*	3 gal.	container full, well rooted
SR	32	Skyrocket Juniper	*Juniperus scopulorum "Skyrocket"*	60" ht.	container, 30" spread
GROUNDCOVERS					
WC	7,600	Purple Wintercreeper	*Euonymus fortunei 'Coloratus'*	4" pots	3-5 12" runners, 10" o.c., well rooted
SC	3,425	Seasonal Color		4" pots	3-5 12" runners, 10" o.c., selection by owner
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod / Hydro Mulch refer to notes

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.

LANDSCAPE TABULATIONS

BASE LANDSCAPE REQUIREMENTS: SITE AREA: 840,761 S.F.
BUILDING AREA: 335,687 S.F.

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

REQUIRED	PROVIDED
84,076 S.F. OF LANDSCAPE AREA	(125,320) S.F. OF LANDSCAPE AREA
(168) 3" CAL. TREES	(168) PROPOSED 3" CALIPER TREE
(1,682) SHRUBS	(1,758) SHRUBS
3,357 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES	(4,200) S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES

PARKING LOT LANDSCAPING REQUIREMENTS: PARKING SPACES: 250 SPACES

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

REQUIRED	PROVIDED
(17) 3" CAL. TREES	(35) 3" CAL. TREES

LANDSCAPE TABULATIONS

COORDINATED OPEN SPACE REQUIREMENTS:

1 ACRE OF COMMON OPEN SPACE FOR EACH 20 ACRES TO BE DEVELOPED AT BUILDOUT.
1,000 FEET OF PAVED WALKING TRAIL FOR EACH ACRE OF REQUIRED OPEN SPACE.
SEATING WITHIN A SHADED AREA (1) SEAT PER 20,000 OF PROPOSED BUILDING AREA.
AN ACTIVE WATER FEATURE
1 S.F. OF GARDEN FOR EVERY 50 S.F. OF BUILDING AREA (335,687 S.F.)

REQUIRED	PROVIDED
0.97 ACRES OF OPEN SPACE	(1.09) ACRES OF OPEN SPACE
970 L.F. OF WALKING TRAIL	(978) L.F. OF WALKING TRAIL
17 SEATS	(20) SEATS- 10 LIMESTONE BLOCKS (24"X24"X 48" LENGTH)
WATER FEATURE PROVIDED	
6,714 S.F. OF GARDEN AREA	(6,832) S.F. OF GARDEN AREA

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DRIVE
SUITE 110
ALLEN, TEXAS 75013
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

LANDSCAPE PLAN
WEST OAKDALE INDUSTRIAL III
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
19.3 ACRES
BUILDING 335,687 S.F.
CASE NO. S200902

AZIMUTH: architecture
9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060
www.azimutharc.com

CLIENT: OAKDALE PHASE III
GRAND PRAIRIE, TX

JOB #:

REVISIONS:
1 08.03.2020 FOR APPROVAL
2 08.27.2020 FOR APPROVAL
3
4
5
6
7
8
9

SEAL: 08.27.2020

SHEET CONTENTS:
LANDSCAPE PLAN

DATE: AUGUST 27, 2020
SHEET:
L1.01

EXHIBIT D TREE SURVEY1

EXHIBIT D TREE SURVEY2

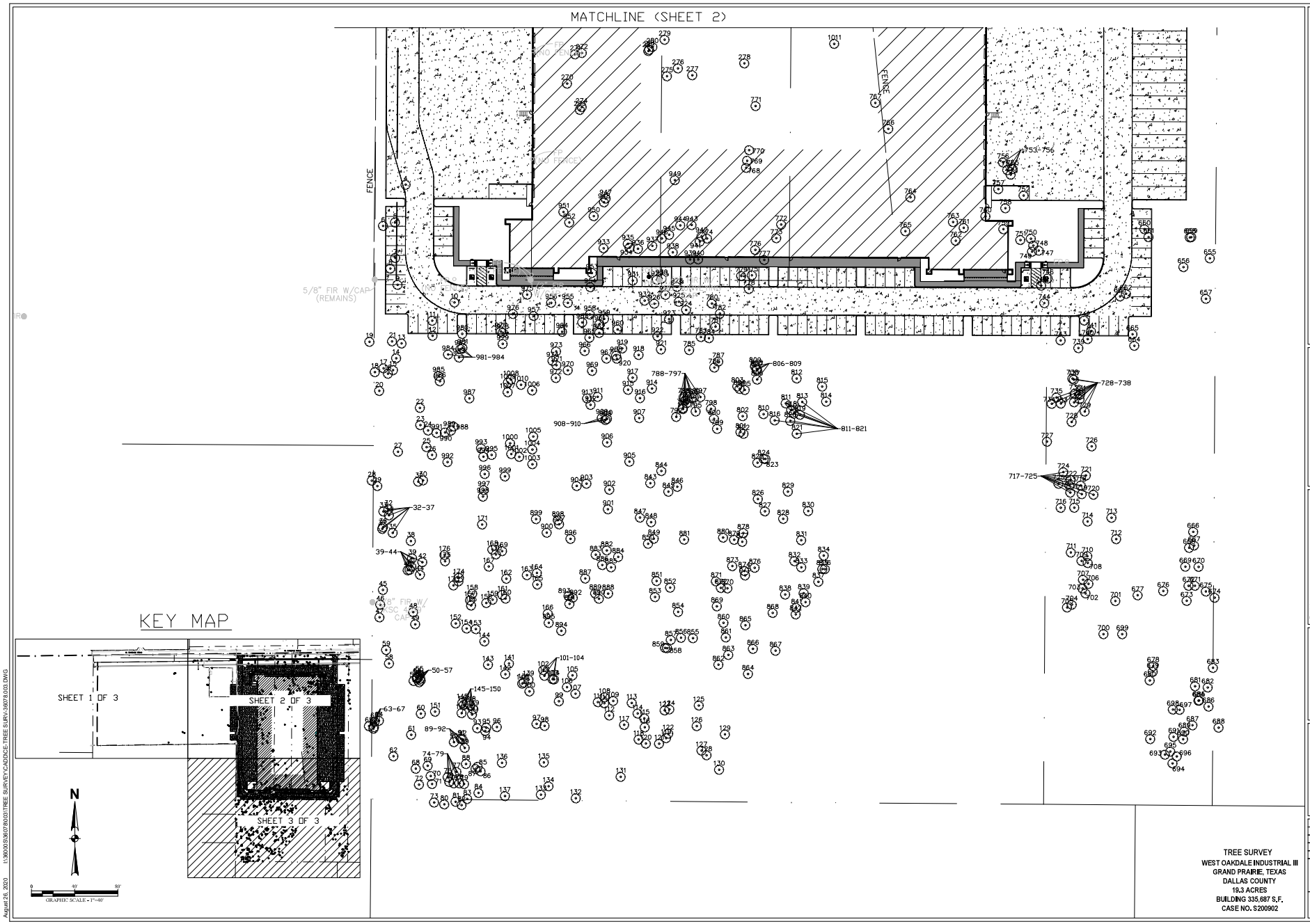


EXHIBIT D TREE SURVEY3

TREES PRESERVED

Tag ID	Common Name	Scientific Name	DBH (in)
894	Black Willow	*Salix nigra*	13.5
895	American Elm	*Ulmus americana*	15
896	Cottonwood	*Populus deltoides*	17
897	Cottonwood	*Populus deltoides*	33
898	American Elm	*Ulmus americana*	13
899	Post Oak	*Quercus stellata*	8.5
900	Pecan	*Carya illinoinensis*	9
901	American Elm	*Ulmus americana*	10.5
902	Cedar Elm	*Ulmus crassifolia*	9
903	Cottonwood	*Populus deltoides*	27.5
904	American Elm	*Ulmus americana*	16
905	Eastern Red Cedar	*Juniperus virginiana*	12.5
906	Cottonwood	*Populus deltoides*	22
907	Pecan	*Carya illinoinensis*	8.5
908	American Elm	*Ulmus americana*	18.5
909	Cottonwood	*Populus deltoides*	22.5
910	Cottonwood	*Populus deltoides*	16.5
911	American Elm	*Ulmus americana*	18.5
912	American Elm	*Ulmus americana*	12
913	Cottonwood	*Populus deltoides*	19
914	Bur Oak	*Quercus macrocarpa*	7
915	American Elm	*Ulmus americana*	6.5
916	Eastern Red Cedar	*Juniperus virginiana*	15
917	Post Oak	*Quercus stellata*	7
918	Pecan	*Carya illinoinensis*	10
919	Pecan	*Carya illinoinensis*	11.5
920	Pecan	*Carya illinoinensis*	12
921	Eastern Red Cedar	*Juniperus virginiana*	10.5
965	Hackberry	*Celtis laevigata*	7.5
966	American Elm	*Ulmus americana*	13
967	Pecan	*Carya illinoinensis*	12
968	Pecan	*Carya illinoinensis*	10
969	Eastern Red Cedar	*Juniperus virginiana*	13
970	Pecan	*Carya illinoinensis*	6.5
971	Eastern Red Cedar	*Juniperus virginiana*	9.5
972	Pecan	*Carya illinoinensis*	9
973	Eastern Red Cedar	*Juniperus virginiana*	7
974	Eastern Red Cedar	*Juniperus virginiana*	14
979	Pecan	*Carya illinoinensis*	6.5
980	Pecan	*Carya illinoinensis*	6.5
981	Cottonwood	*Populus deltoides*	10.5
982	Shumard Oak	*Quercus shumardii*	14
983	Cottonwood	*Populus deltoides*	9.5
984	Pecan	*Carya illinoinensis*	10.5
985	American Elm	*Ulmus americana*	12
986	American Elm	*Ulmus americana*	8.5
987	American Elm	*Ulmus americana*	32.5
988	American Elm	*Ulmus americana*	14.5
989	Cottonwood	*Populus deltoides*	16.5
990	American Elm	*Ulmus americana*	15
991	Cottonwood	*Populus deltoides*	30
992	American Elm	*Ulmus americana*	25
993	American Elm	*Ulmus americana*	7
994	Hackberry	*Celtis laevigata*	7
995	Pecan	*Carya illinoinensis*	8.5
996	Cottonwood	*Populus deltoides*	16.5
997	Pecan	*Carya illinoinensis*	6.5
998	Pecan	*Carya illinoinensis*	7
999	American Elm	*Ulmus americana*	8
1000	American Elm	*Ulmus americana*	24
1001	Pecan	*Carya illinoinensis*	7.5
1002	Hackberry	*Celtis laevigata*	8
1003	Pecan	*Carya illinoinensis*	6
1004	Pecan	*Carya illinoinensis*	6.5
1005	Post Oak	*Quercus stellata*	8.5
1006	American Elm	*Ulmus americana*	11.5
1007	Pecan	*Carya illinoinensis*	7
1008	Pecan	*Carya illinoinensis*	7.5
1009	Pecan	*Carya illinoinensis*	8
1010	Hackberry	*Celtis laevigata*	8
1047	American Elm	*Ulmus americana*	8.5
1048	American Elm	*Ulmus americana*	21
1049	American Elm	*Ulmus americana*	10
1050	American Elm	*Ulmus americana*	10
1051	American Elm	*Ulmus americana*	12
1052	American Elm	*Ulmus americana*	16
1053	Black Willow	*Salix nigra*	8
1054	American Elm	*Ulmus americana*	9
1055	American Elm	*Ulmus americana*	14
1056	Cottonwood	*Populus deltoides*	19.5
1057	American Elm	*Ulmus americana*	9

SUMMARY TABLE

Trees Removed

	# of Trees	Total Points
Total	449	1,645

Trees Preserved

	# of Trees	Points
Total	521	1,871.0

Total Positive Tree Points	1,871.00
Total Negative Tree Points	1,645.0
Overall (Positive) Tree Points	226.00

TREE SURVEY
WEST OAKDALE INDUSTRIAL III
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
19.3 ACRES
BUILDING 335,687 S.F.
CASE NO. S200902

OAKDALE III
GRAND PRAIRIE, TEXAS

HALFF
400 FORT WORTH, TEXAS 76137-2700
FORT WORTH, TEXAS
TBPE FIRM #F-312

Revision No.	Date	Description

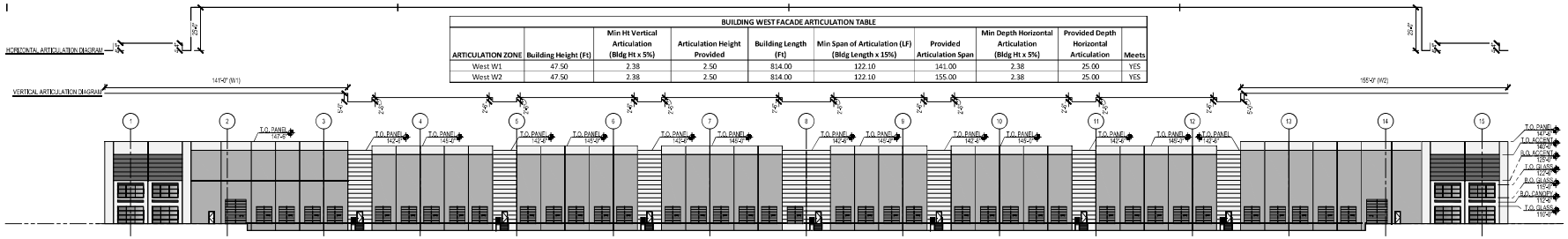
Project No.	37470
Issued:	08/25/2020
Drawn By:	BC, SR
Checked By:	CRH
Scale	AS NOTED
Sheet Title	TREE SURVEY TABLE (SHEET 10 OF 10)

13
Sheet Number

August 28, 2020 I:\3600\S\36078\0031\TREE SURVEY\CADD\CE-TREE SURV-36078.003.DWG

EXHIBIT EXTERIOR ELEVATIONS

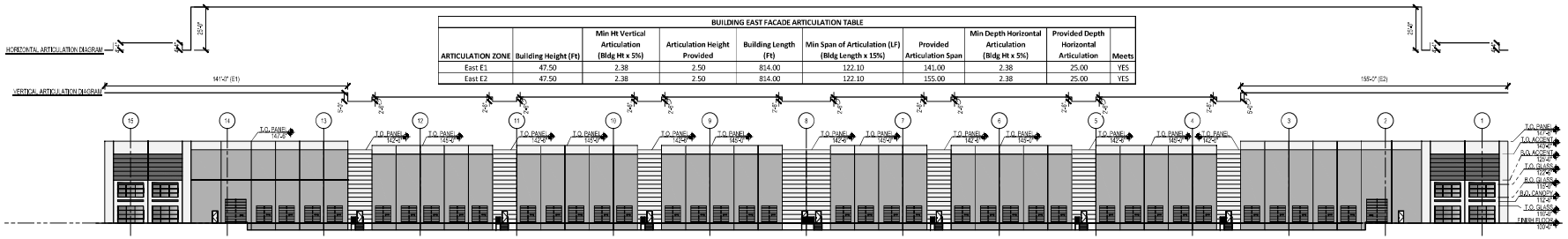
BUILDING WEST FACADE ARTICULATION TABLE								
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
West W1	47.50	2.38	2.50	814.00	122.10	141.00	2.38	25.00	YES
West W2	47.50	2.38	2.50	814.00	122.10	155.00	2.38	25.00	YES



04 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1" = 30'-0"

BUILDING EAST FACADE ARTICULATION TABLE								
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
East E1	47.50	2.38	2.50	814.00	122.10	141.00	2.38	25.00	YES
East E2	47.50	2.38	2.50	814.00	122.10	155.00	2.38	25.00	YES



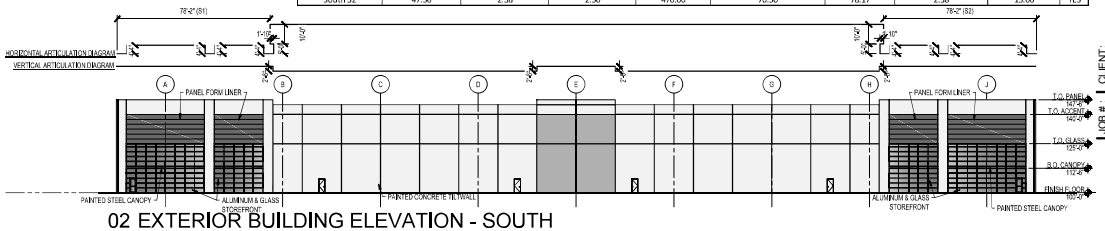
03 EXTERIOR BUILDING ELEVATION - EAST

Scale: 1" = 30'-0"

BUILDING MATERIALS TABLE										
Direction	Total Area	Total Openings	Total Canopy	Canopy %	Total Glass	Glass %	Total Accent	Accent%	Tiltwall w/ 2" Reveals	Principal Masonry	Meets
North	21,650	3,346	80	0.4%	3,250	15.0%	3,550	16.4%	11,424	100.00%	YES
South	21,650	3,346	80	0.4%	3,250	15.0%	3,550	16.4%	11,424	100.00%	YES
East	39,684	5,045	120	0.3%	1,050	2.6%	6,217	15.7%	27,252	100.00%	YES
West	39,684	5,111	120	0.3%	1,050	2.6%	6,217	15.7%	27,186	100.00%	YES

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

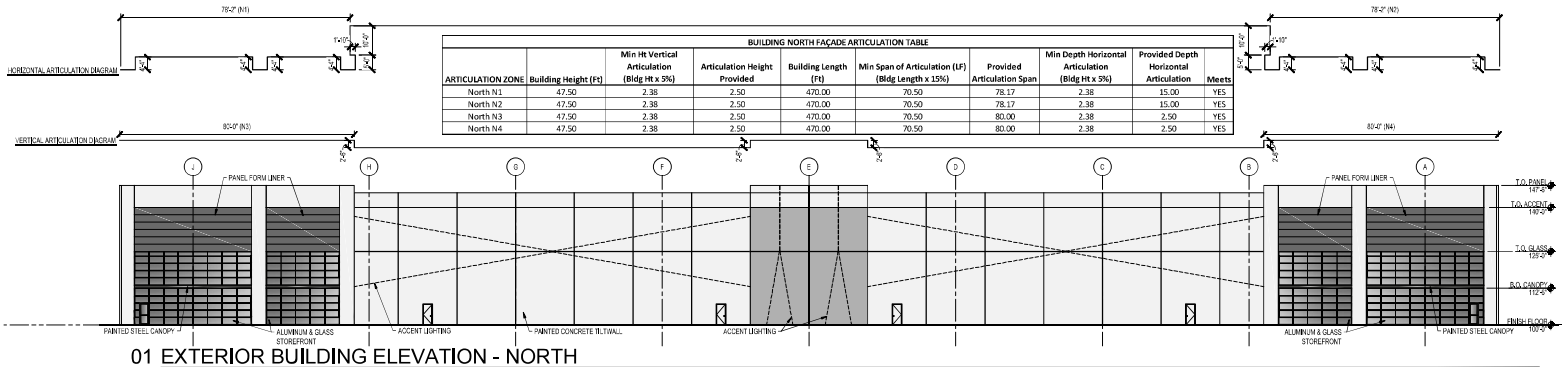
BUILDING SOUTH FAÇADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
South S1	47.50	2.38	2.50	470.00	70.50	78.17	2.38	15.00	YES
South S2	47.50	2.38	2.50	470.00	70.50	78.17	2.38	15.00	YES



02 EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 1" = 30'-0"

BUILDING NORTH FAÇADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht x 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length x 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht x 5%)	Provided Depth Horizontal Articulation	Meets
North N1	47.50	2.38	2.50	470.00	70.50	78.17	2.38	15.00	YES
North N2	47.50	2.38	2.50	470.00	70.50	78.17	2.38	15.00	YES
North N3	47.50	2.38	2.50	470.00	70.50	80.00	2.38	2.50	YES
North N4	47.50	2.38	2.50	470.00	70.50	80.00	2.38	2.50	YES



01 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1" = 20'-0"

SITE PLAN
WEST OAKDALE INDUSTRIAL III
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
17.7 ACRES
BUILDING: 335,687 SF
CASE NO. S201602

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

CLIENT: WEST OAKDALE INDUSTRIAL III

JOB #: 2610

REVISIONS:

1	08.03.20	DRC Submittal
2	08.27.20	P&Z Submittal
3		
4		
5		
6		
7		
8		
9		

SEAL:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL LONGLINE, ARCHITECT #18815 ALTERATIONS OF SEALED DOCUMENTS WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

SHEET CONTENTS: EXTERIOR ELEVATIONS

DATE: August 27, 2020

SHEET: A7.00

© COPYRIGHT 2020 AZIMUTH : ARCHITECTURE, INC.

REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 14, 2020

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

COMMISSIONERS ABSENT: None

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

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

Citizen Comments: None

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

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

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

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

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

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

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

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

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

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

The action and vote recorded as follows:

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

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

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

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

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

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

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

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

The action and vote recorded as follows:

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

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

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

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

- Hours of operation shall not extend beyond midnight.

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

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

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

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

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

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

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

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

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

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

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

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

The action and vote recorded as follows:

Motion: Moser
Second: Perez
Ayes: Spare, Connor, Coleman, Fisher, Perez, Hedin, Moser
Nays: Smith, Landrum
Approved: 7-2
Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, SEPTEMBER 14, 2020

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

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

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

The Commission granting the following exceptions:

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

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

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

The action and vote recorded as follows:

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

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

Table 1: Adjacent Zoning and Land Uses

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

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

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

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

The action and vote recorded as follows:

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

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:54 p.m.

_____
Joshua Spare, Chairperson

ATTEST:

_____
Max Coleman, Secretary

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

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10363	**Version:**	1	**Name:**	SU200903/S200903 - Site Plan - PJ's Coffee (City Council District 5).
Type:	Ordinance			**Status:**	Public Hearing on Zoning Applications
File created:	9/4/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	
Title:	SU200903/S200903 - Specific Use Permit/Site Plan - PJ's Coffee (City Council District 5). Specific Use Permit and Site Plan for a 2,580 sq. ft. Restaurant with a Drive-Through on one lot. 0.50 acres out of the Richard Wilson Survey, Abstract 1548, Sheets Subdivision, Block A, Lot 2, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, generally located east of N. Belt Line Road and approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A Location Map Exhibit B SP SU200903 Exhibit C Elev SU200903 Exhibit D Rend SU200903 PZ Draft Minutes 09-14-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
SU200903/S200903 - Specific Use Permit/Site Plan - PJ's Coffee (City Council District 5). Specific Use Permit and Site Plan for a 2,580 sq. ft. Restaurant with a Drive-Through on one lot. 0.50 acres out of the Richard Wilson Survey, Abstract 1548, Sheets Subdivision, Block A, Lot 2, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, generally located east of N. Belt Line Road and approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Presenter
Savannah Ware, AICP, Cheif City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Specific Use Permit and Site Plan request to authorize construction a 2,580 sq. ft. restaurant with a drive-through on 0.50 acres. The proposed development is situated in the Richard Wilson Survey, Abstract No. 1578,

Sheets Addition, Block A, Lot 2, Grand Prairie, Dallas County, Texas, generally located east of N. Belt Line Road approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road. The property is zoned Commercial (C) District.

PURPOSE OF REQUEST:

The applicant intends to construct a 2,580 sq. ft. restaurant with drive through on 0.50 acres. Drive through restaurants require a Specific Use Permit. Development at this location requires a Specific Use Permit and Site Plan approval by City Council.

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	Commercial	Undeveloped
South	Commercial	Animal Clinic
West	SF-1	Park Land
East	Commercial	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed use is a Restaurant (Coffee Shop) with a Drive Through. The Site Plan includes a 2,580 sq. ft. restaurant with one way circulation, dumpster enclosure, drive aisle, and 22 parking spaces. The site will be accessible from a commercial drive along northbound N. Belt Line Road.

The drive-through lane wraps around the building. The menu board is located at rear of the building and the pickup window is located on the north side of the building. The site includes an outdoor seating area at the building entrance underneath a decorative canopy.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	21,835	Yes
Min. Lot Width (Ft.)	50	150	Yes
Min. Lot Depth (Ft.)	100	161	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	25	24	Yes
Max. Floor Area Ratio	.5:1	.02:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes

powered by Legistar™

these requirements. The proposal meets the parking requirements.

Table 3: Parking Summary

Standard	Required	Provided	Meets
Parking	12	22	Yes
Handicap	2	2	Yes
Total Spaces	14	22	Yes

Landscape and Screening

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

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	1,092	2,838	Yes
Trees	8	8	Yes
Shrubs	22	22	Yes

Building Design

The proposed exterior building materials are stucco and brick. The light brown stucco is accented by a gray brick wainscot approximately three ft. in height.

SHARED FACILITIES:

The applicant constructed the veterinarian clinic south of the subject property in 2013. The clinic's dumpster and nine of its parking spaces are located on the subject property. The applicant is proposing that both properties use the existing dumpster and share the nine parking spaces.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval by a vote of 9-0.

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

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

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A RESTAURANT WITH A DRIVE-THROUGH: BEING LOT 2, BLOCK A, SHEETS ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Restaurant with a Drive-Through; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 14, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Restaurant with a Drive-Through is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Restaurant with a Drive-Through; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on October 13, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Restaurant with a Drive-Through on Lot 2, Block A, Sheets Addition, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A - Location Map, attached hereto.

SECTION 2. That the purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

powered by Legistar™

SECTION 3. That for development and operations of a Restaurant with a Drive-Through, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site/Landscape Plan, Exhibit C - Building Elevations, and Exhibit E - Rendering, which are herein incorporated by reference.

2. The applicant shall create and file a shared facilities agreement for Lots 1 and 2, Block A, Sheets Addition, that addresses the shared parking, shared dumpster, and any necessary adjustments to the frequency of garbage collection. This agreement shall be filed prior to the issuance of a building permit.

SECTION 4. That the operations of a Restaurant with a Drive-Through shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.

2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.

3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.

4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.

6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. That it is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 8. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 9. That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

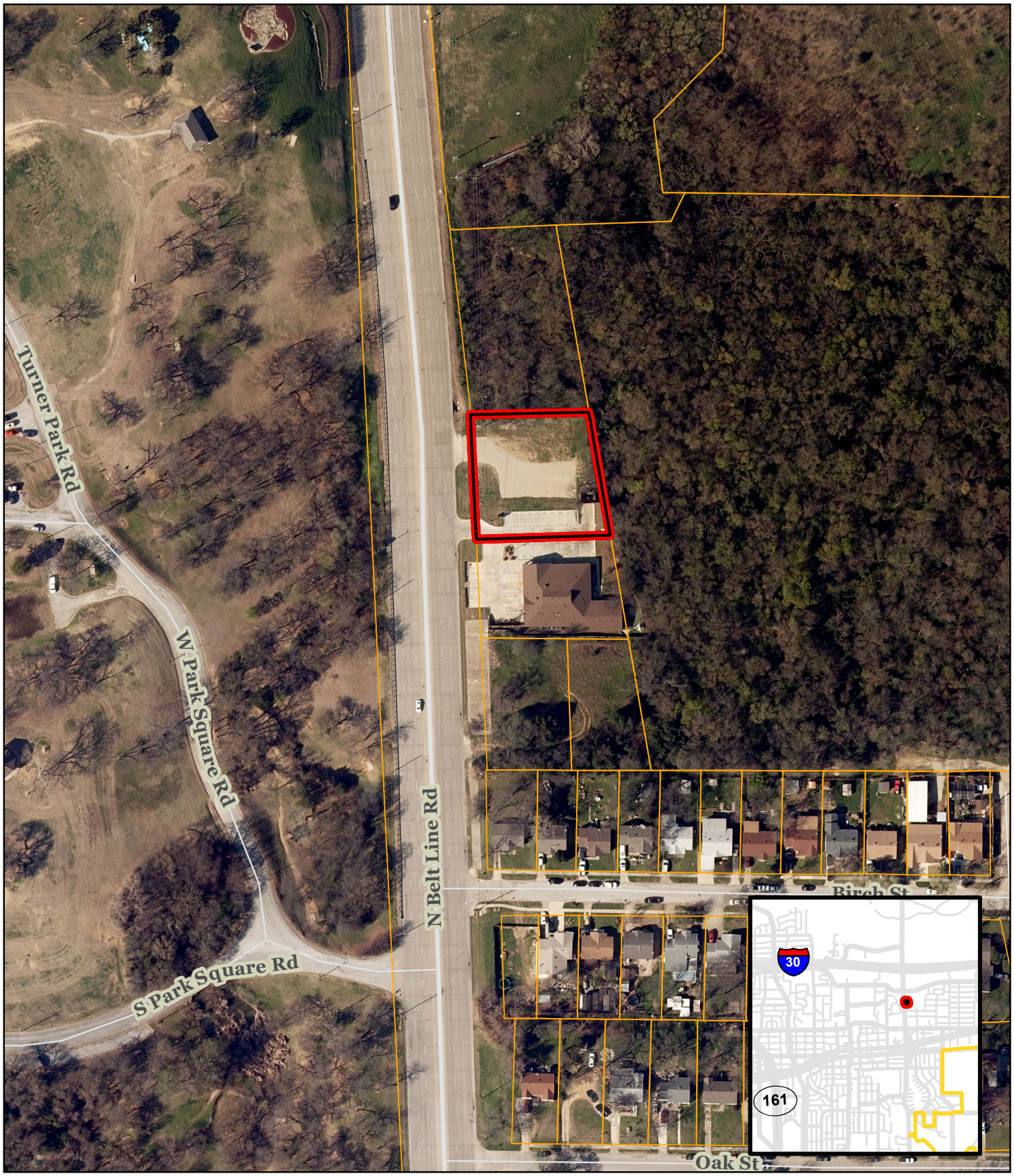
SECTION 10. That this Ordinance shall be in full force and effect from and after its passage and approval.

powered by Legistar™

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 13TH OF OCTOBER, 2020.

ORDINANCE NO. XXXXX-2020
SPECIFIC USE PERMIT NO. XXXX
CASE NO. SU200903/S200903

EXHIBIT A



GRand Prairie TEXAS PLANNING

CASE LOCATION MAP

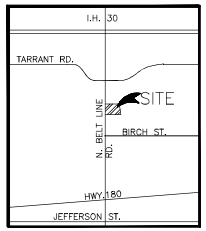
SU200903/S200903

PJ's Coffee

N

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

EXHIBIT B



VICINITY MAP
N.T.S.
MAPSCO MAP # 51A (A)

I.R.F. IRON ROD FOUND
FND "X" FOUND "X" IN CONCRETE
U.E. UTILITY EASEMENT
B.L. BUILDING LINE
M.H. MANHOLE
WM WATER METER
WV WATER VALVE
F.H. FIRE HYDRANT
P.P. POWER POLE
C.O. SANITARY SEWER CLEAN OUT
PROPOSED NATIVE PLANTING
PROPOSED TREE 3 " DIAMETER MIN

CITY OF GRAND PRAIRIE GPS MONUMENT No. 55

GRID COORDINATES (NAD 83, TEXAS NORTH CENTRAL ZONE 4202)

NORTHING: 6957258.15 FEET
EASTING: 2428620.33 FEET
CONVERGENCE: 0°48'58.5"
SCALE FACTOR: 0.99986583

STATION LOCATION: STATION IS LOCATED ON THE EAST SIDE OF CENTER STREET 100 +/- FEET SOUTH FROM THE INTERSECTION OF S.H. 180 (MAIN STREET), 52 FEET WEST OF FAST FOOD BUILDING, AND 7.5 FEET NORTH FROM LIGHT POLE. MAPSCO 51H

CITY OF GRAND PRAIRIE GPS MONUMENT No. 56

GRID COORDINATES (NAD 83, TEXAS NORTH CENTRAL ZONE 4202)

NORTHING: 6957476.84 FEET
EASTING: 2433619.11 FEET
CONVERGENCE: 0°49'30.4"
SCALE FACTOR: 0.99986685

STATION LOCATION: STATION IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST 14TH STREET AND 51 FEET NORTH FROM THE BACK OF CURB ON JEFFERSON STREET. MAPSCO 51A-F

SITE BENCHMARKS

BM# 1011. IRON ROD SET 10 FEET SOUTHEAST OF THE EXISTING FIRE HYDRANT AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, SHEETS ADDITION. ELEV. 461.90'
NORTHING: 6960308.485
EASTING: 2431279.239

BM#1012. P.K. TYPE NAIL SET ON TOP OF NORTH CURB OF GRAND PRAIRIE ANIMAL CLINIC ENTRANCE. 26 FEET WEST OF THE CLINIC SIGN. ELEV. 465.449'
NORTHING: 6960194.775
EASTING:2431286.899

COORDINATES ARE NAD 1983 TEXAS STATE PLANE NORTH CENTRAL FIPS 4202 FEET COORDINATE SYSTEM. (NO PROJECTION, NO SCALE)

FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY IS ZONED "X" ON FIRM PANEL 315, COMMUNITY NUMBER 435472, MAP NUMBER No. 48113C0315 L
EFFECTIVE DATE: MARCH 3, 2019.

ZONE "X" IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

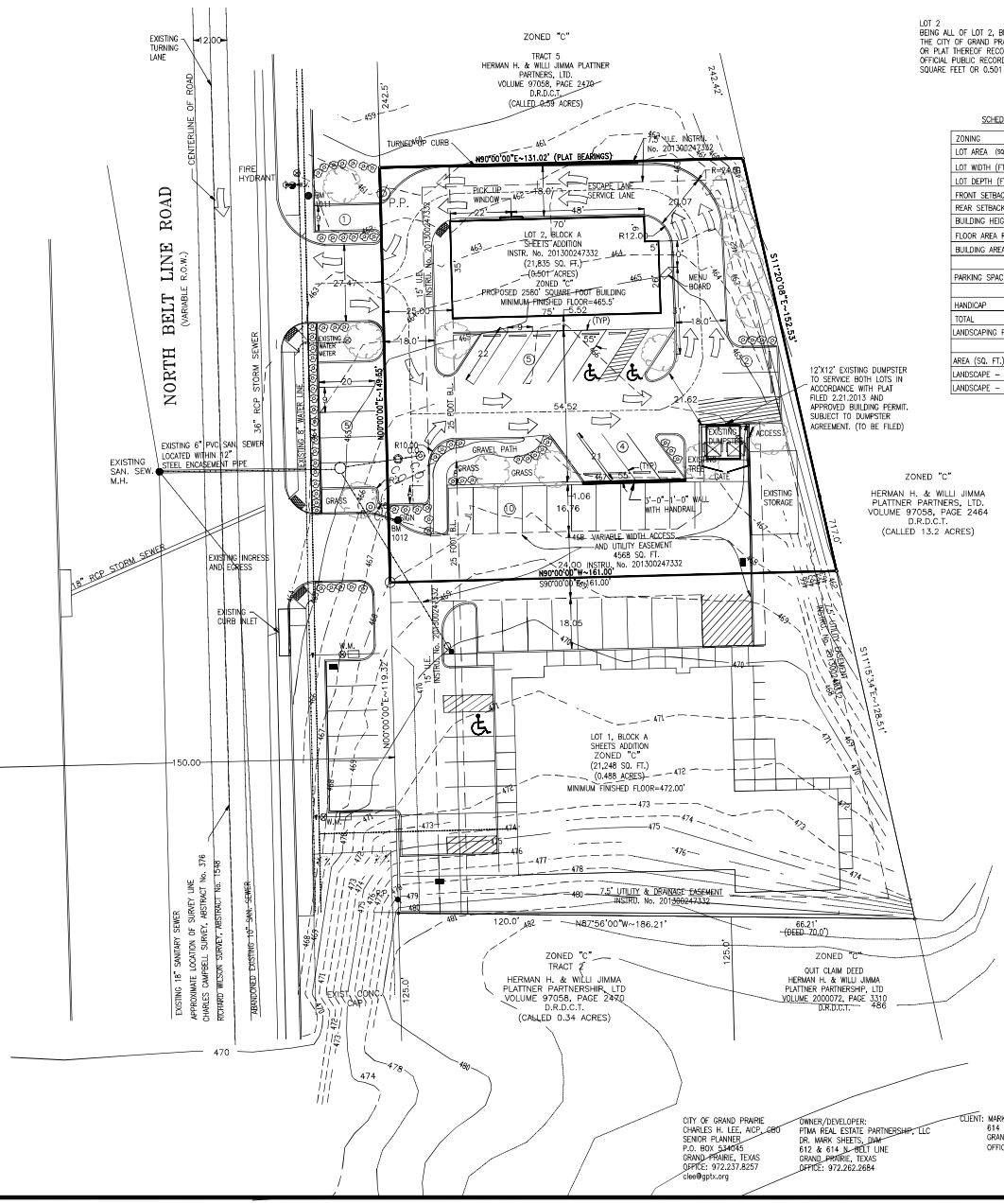
SURVEY NOTES

1. PROPERTY SUBJECT TO AN EASEMENT TO TEXAS ELECTRIC SERVICE COMPANY AS RECORDED IN VOLUME 2359, PAGE 636, DEED RECORDS, DALLAS COUNTY, TEXAS.

2. EASEMENT TO GRAND PRAIRIE METROPOLITAN UTILITY AND RECLAMATION DISTRICT EXECUTED 1-30 PARTNERS, LTD. AS RECORDED IN VOLUME 86238, PAGE 5223, DEED RECORDS, DALLAS COUNTY, TEXAS.

3. EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

PAVEMENT NOTES
ALL PAVEMENT SHALL BE A MINIMUM OF 6" CONCRETE WITH #3@24" cc EACH WAY PER CITY STANDARDS.
DRIVEWAY PAVEMENT SHALL BE A MINIMUM OF 6" CONCRETE WITH #4@ 24"cc EACH WAY.
PAVEMENT AT THE DUMPSTER AREA SHALL BE A MINIMUM OF 8" CONCRETE WITH #4@16"CC EACH WAY.
SIDEWALKS AT STREET TO BE 6' WIDE WITH HANDICAP RAMPS AT DRIVEWAY INTERSECTIONS.
PER CITY STANDARDS.
(SEE ATTACHED PAVING DETAILS)



LOT 2
BEING ALL OF LOT 2, BLOCK A, OF THE SHEETS ADDITION AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED BY INSTRUMENT No. 201300247332 IN THE OFFICIAL PUBLIC RECORDS, DALLAS, COUNTY, TEXAS AND CONTAINING 21,835 SQUARE FEET OR 0.501 ACRES OF LAND.

LOT 2, BLOCK A SITE DATA SUMMARY TABLE

SCHEDULE	REQUIRED	PROVIDED
ZONING	SUP	"C" COMMERCIAL
LOT AREA (SQ. FT. & AC.)	5,000 SQ. FT.	21,835 SQ. FT., 0.501 AC.
LOT WIDTH (FT.)	50 FT.	150 FT.
LOT DEPTH (FT.)	100 FT.	161 FT.
FRONT SETBACK (FT.)	25 FT.	25 FT.
REAR SETBACK (FT)	0	0
BUILDING HEIGHT (No. OF STORIES & FT)	25'	1 STORY, 24'
FLOOR AREA RATIO	.5:1	.02:1
BUILDING AREA (GROSS SQ. FT.)		2,580 SQ. FT.
PARKING SPACES	12	17 (NON-SHARED)
		10 (SHARED WITH LOT 1)
HANDICAP	2 PER 25 SPACES REQUIRED	2
TOTAL	14	22
LANDSCAPING PROVIDED		
	5%	13%
AREA (SQ. FT.)	1,092	2,838 SQ. FT.
LANDSCAPE - TREES	8	8 @3" CALIPER MIN.
LANDSCAPE - SHRUBS	22	22-24

LANDSCAPING NOTES

1. A COMBINATION OF NATIVE AND ADAPTIVE LANDSCAPING THAT WILL BE USED WILL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

2. ONE EXISTING TREE AT 10 INCH CALIPER FOR 3 TREE CREDITS.

3. NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 24 INCHES TO A HEIGHT OF 12 FEET ABOVE STREET GRADE AND EIGHT FEET ABOVE THE SIDEWALK, INCLUDING BUT NOT LIMITED TO, TREES, SHRUBS, BUILDINGS, WALKS, SIGNS, CARS, TRUCKS, ETC.

ZONED "C"
HERMAN H. & WILLI JIMMA PLATTNER PARTNERS, LTD.
VOLUME 97058, PAGE 2464
D.R.D.C.T.
(CALLED 13.2 ACRES)

STATE OF TEXAS
PETER HENNESSEY
33295
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: PETER HENNESSEY, P.E. 33295 ON AUGUST 04, 2020.

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. SU200903/S200903

3	09.21.20 REVISED PER P&Z MEETING.
2	09.10.20 REVISED LANDSCAPING CALCULATIONS.
1	09.03.20 REVISED PER CITY OF GRAND PRAIRIE COMMENTS.
0	08.27.20 REVISED PER CITY OF GRAND PRAIRIE COMMENTS.

SITE PLAN
614 N. BELT LINE ROAD
HENNESSEY ENGINEERING, INC.
1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478) henengz@aol.com
CITY OF GRAND PRAIRIE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	JB	08.04.20	1"=20'		J003	C2

CITY OF GRAND PRAIRIE
CHARLES H. LEE, AICP, CEO
SENIOR PLANNER
P.O. BOX 534045
GRAND PRAIRIE, TEXAS
OFFICE: 972.237.8257
clee@gptx.org

OWNER/DEVELOPER:
FTMA REAL ESTATE PARTNERSHIP, LLC
DR. MARK SHEETS, DVM
612 & 614 N. BELT LINE
GRAND PRAIRIE, TEXAS
OFFICE: 972.262.2684

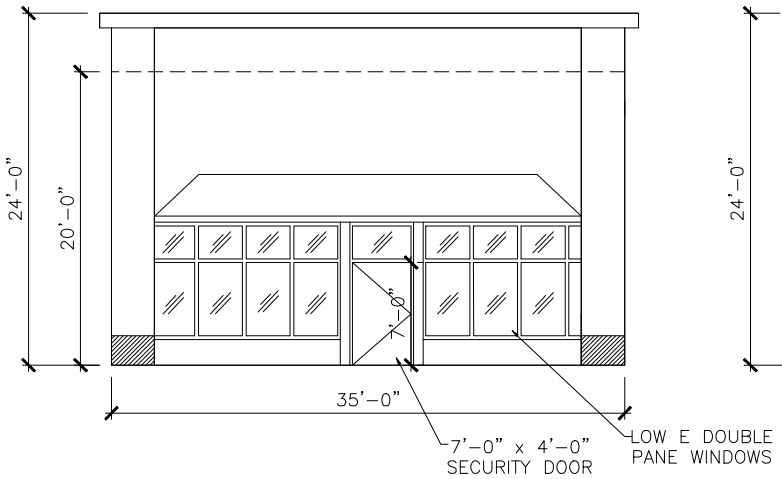
CLIENT: MARK SHEETS, D.V.M.
614 N. BELT LINE ROAD
GRAND PRAIRIE, TEXAS
OFFICE # 972.262.2684

SCALE IN FEET
1"=20'

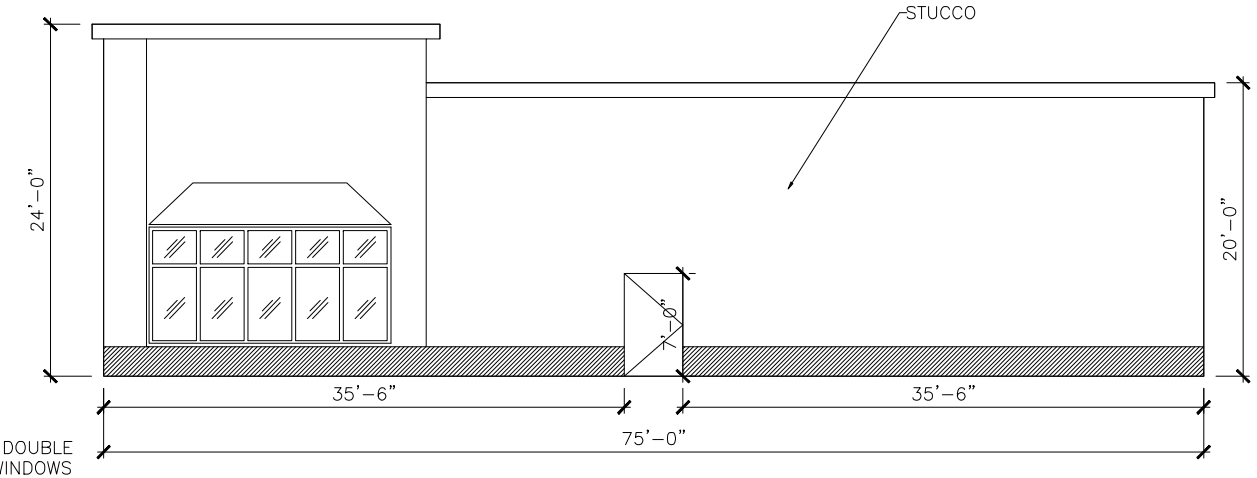
COPYRIGHT © 2009, BY HENNESSEY ENGINEERING, INC.
TBPE Firm Certificate of Registration No. F-002956
Sep 21, 2020-10:46am \\Server2000\server2008\DRAWINGS\2000\J0033\CIVIL\J0033 C2 SITE PLAN .dwg

CASE No. SU200903/S200903

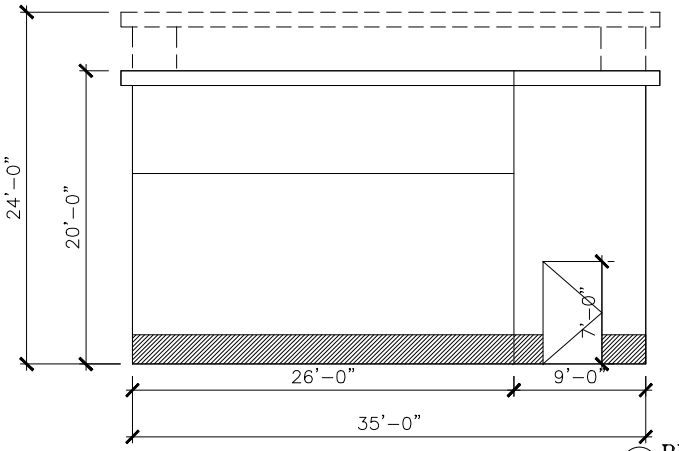
EXHIBIT C ELEVATION



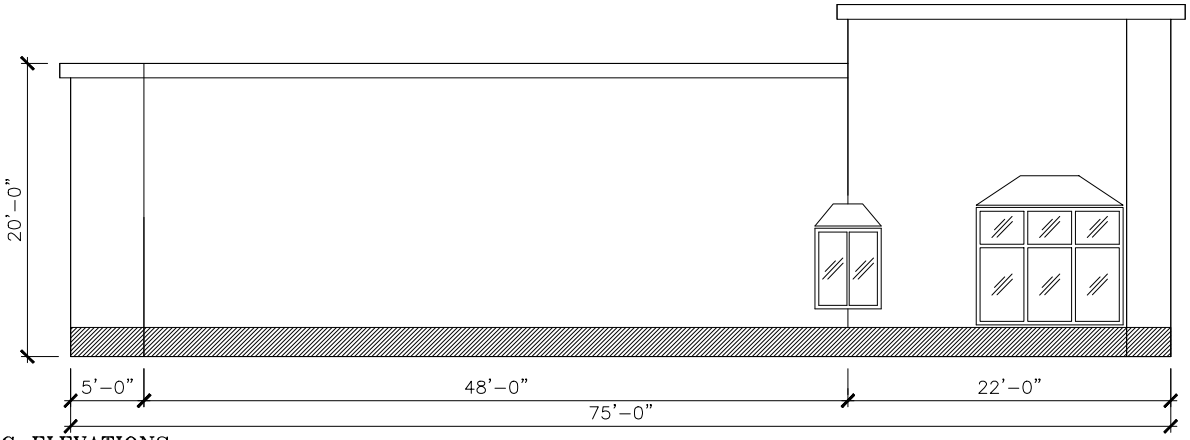
1 WEST ELEVATION FRONT
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION SIDE
SCALE: 1/4"=1'-0"



3 EAST ELEVATION REAR
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION SIDE
SCALE: 1/4"=1'-0"

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

SUMMARY

AREA (SQ. FT.)	2580 SQ. FT.
EXTERIOR	STUCCO / BRICK
WINDOWS	LOW E, DOUBLE PANE
ROOF	ICE & WATER SHIELD
FLOORING	TILE
INTERIOR	SHEET ROCK & WOOD PANELING

OWNER/DEVELOPER:
PTMA REAL ESTATE PARTNERSHIP, LLC
DR. MARK SHEETS, DVM
612 & 614 N. BELT LINE
GRAND PRAIRIE, TEXAS
OFFICE: 972.262.2684

CLIENT: MARK SHEETS, D.V.M.
614 N. BELT LINE ROAD
GRAND PRAIRIE, TEXAS
OFFICE # 972.262.2684

CASE #: SU200903/S200903

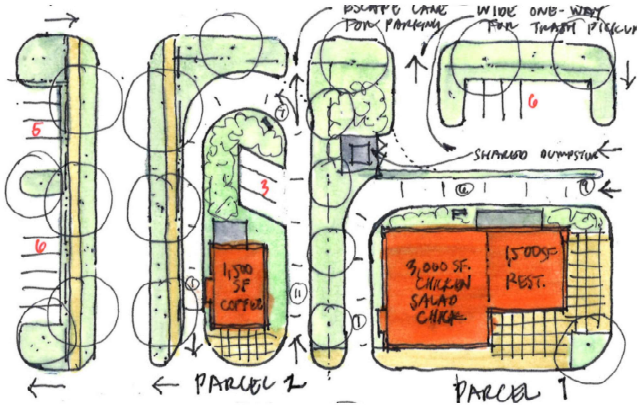
PJ'S COFFEE SHOP
N. BELT LINE
HENNESSEY ENGINEERING, INC.
1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478)
CITY OF GRAND PRAIRIE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JB	BM	08.27.20	1/4"=1'		J0033	S1

TBPE Firm Certificate of Registration No. F-002956
Aug 28, 2020-3:10pm F:\DRAWINGS\2000\J0033\BUILDING ELEVATIONS\J0033 BUILDING ELEVATIONS.dwg
COPYRIGHT © 2020, BY HENNESSEY ENGINEERING, INC.

CASE #: SU200903/S200903

EXHIBIT D RENDERING



25ft x 60ft = 1,500sf

L|P

PJ'S COFFEE / OLD TOWN - COLUMBUS GA

OWNER/DEVELOPER:
PTMA REAL ESTATE PARTNERSHIP, LLC
DR. MARK SHEETS, DVM
612 & 614 N. BELT LINE
GRAND PRAIRIE, TEXAS
OFFICE: 972.262.2684

CLIENT: MARK SHEETS, D.V.M.
614 N. BELT LINE ROAD
GRAND PRAIRIE, TEXAS
OFFICE # 972.262.2684

ELEVATION EXHIBIT
N. BELT LINE ROAD

HENNESSEY ENGINEERING, INC.
1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478) henengz@aol.com

CITY OF GRAND PRAIRIE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	JB	08.04.20	1"=20'		J003	S1

Legislation Details (With Text)

File #:	20-10364	**Version:**	1	**Name:**	SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5).
Type:	Ordinance			**Status:**	Public Hearing on Zoning Applications
File created:	9/4/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	
Title:	SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Attachment i - Floorplan.pdf Attachment ii - Operational Plan.pdf PZ Draft Minutes 09-14-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

SUMMARY:

SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St.

PURPOSE OF REQUEST:

The applicant intends to open a Tattoo and Body Piercing Studio at 117 E Main St. A Tattoo and Body Piercing Studio requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	CA	Office, Entertainment (Uptow
East	CA	Restaurant, Retail, Services
South	CA	Railroad
West	CA	Restaurant, Retail, Services

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to open a Tattoo and Body Piercing Studio in an existing building. The studio will include a front reception area, in which the applicant plans to create a small art gallery, and space for tattoo/piercing stations.

The Unified Development Code (UDC) contains operational conditions for Tattoo and Body Piercing Studios. The applicant will be required to comply with these conditions, which include the following:

- A studio shall operate with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates;
- No more than two Tattoo and Body Piercing Studios can operate in the Central Area zoning district;
- The operator in charge of the studio shall complete eight hours of continuing education on the practice and safety regulations; and
- Hours of operation shall not extend beyond midnight.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) in the City of Grand Prairie's 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this area as Mixed Use. Mixed use areas are integrated developments of retail, public, office, entertainment, and residential uses. These areas are intended to provide flexibility and encourage innovative, unique, and sustainable developments. The proposed use is consistent with the FLUM.

The location is within the Downtown Plan study area. The purpose of the plan is to create a unique and identifiable downtown that serves the local residents and community, supports economic vibrancy, and offers destination-oriented uses to create greater regional gravity. The proposed use is consistent with the plan's purpose.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval by a vote of 7-2.

The Development Review Committee (DRC) recommends approval with the condition that the applicant

powered by Legistar™

comply with the operation conditions in the UDC.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A TATTOO AND BODY PIERCING STUDIO IN THE CENTRAL AREA ZONING DISTRICT: BEING LOT 8, BLOCK 1, ORIGINAL TOWN OF GRAND PRAIRIE, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Tattoo and Body Piercing Studio; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 14, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Tattoo and Body Piercing Studio is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 2 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Tattoo and Body Piercing Studio; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on October 13, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990,

powered by Legistar™

TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended to establish a Specific Use Permit for a Tattoo and Body Piercing Studio on Lot 8, Block 1, Original Town of Grand Prairie, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A - Location Map, attached hereto.

SECTION 2. That the purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. That for operations of a Tattoo and Body Piercing Studio, the following standards and conditions are hereby established as part of this ordinance:

1. The Tattoo and Body Piercing Studio shall comply with Section 14 "Operation of Tattoo and Body Piercing Studio" in Article 11 of the Unified Development Code, as may be amended.

2. The Tattoo and Body Piercing Studio shall operate only with a valid license issued by the Texas Department of State Health Services and subject to inspection by the State Department or its affiliates.

3. The Tattoo and Body Piercing Studio shall be subject to licensure and inspection by the City of Grand Prairie.

4. Hours of operation shall not extend beyond midnight.

5. Annually each permit holder, owner or operator in charge of the studio shall complete eight (8) hours of continuing education on the practice and safety regulations for tattoo and body piercing such as blood-borne pathogens, aseptic techniques, disease control, personal protection, signs of infection and cardio-pulmonary resuscitation (CPR). The permit holder, owner or operator in charge shall complete the required training within twelve (12) months from the date of issuance of the permit. Records of such education and training shall be maintained on site and shall be made available to the City upon request.

SECTION 4. That the operations of a Tattoo and Body Piercing Studio shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.

2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.

3. If the City or State regulatory authority determines that a Studio is in violation of this article or other law, it may notify the studio in writing of the violation and by written order direct the studio to correct the violation within a definite period of time.

powered by Legistar™

4. If the City or State regulatory authority determines that the violation constitutes an imminent and serious threat to the public health or safety, it may order the permit holder to correct the violation immediately or to cease operations to the extent determined necessary to abate the threat until the violation is corrected.

5. In addition to the authority listed above, the City shall be entitled to pursue all other remedies including the issuance of citations for municipal court, initiating procedures to suspend or revoke a Specific Use Permit, or filing a complaint with the Department of State Health Services.

6. The City Attorney may engage in the enforcement of the civil penalty and injunction order of the state law if requested by the Department of State Health Services Commissioner pursuant to Texas Health and Safety Code, Section 146.020, Civil Penalty and Injunction.

7. The City may administratively suspend a Specific Use Permit or license issued under provision of this article if it determines that the owner, operator, or person in charge a Studio has:

    a. Been convicted twice within any twelve (12) month period for violation of this article;
    b. Failed to comply, within the time specified, with an order to correct or abate an imminent threat to the public health or safety;
    c. Intentionally or knowingly provided false information to the City or State regulatory authority or designee during a lawful inspection; or
    d. Intentionally or knowingly impeded a lawful inspection by the City or State regulatory authority or designee.

8. The City shall suspend the permit for a definite period of time not to exceed twelve (12) months, or until the violations resulting in said suspension have been corrected or abated.

9. Upon receipt of written notice of suspension issued by the City, the permit holder shall immediately cease operation of the facility for which the permit is suspended until the violations resulting in said suspension have been corrected or abated. The notice of suspension must include:
    a. The name of the permit holder;
    b. The location or identification of the establishment for which the permit is suspended;
    c. The reason for the suspension; and
    d. A statement informing the establishment of its right to appeal the suspension.

10. An administrative decision by the City invoking a suspension of a permit is final unless an appeal is filed, in writing, with the Director of Development Services within ten (10) days of the notice of suspension appealing the decision to the Zoning Board of Adjustments and Appeals.

11. The Director of Development Services or designee shall set a time and date for a hearing on the suspension before the Zoning Board of Adjustments and Appeals. The filing of an appeal in accordance with subsection 1 of this section enjoins or stays an action of the City pending a final decision by the Zoning Board.

12. Notwithstanding the previous section, if violations have not been corrected within twelve (12) months of the permit being suspended by the City, or if more than two (2) violations of this article occur within a twelve (12) month period, or if one or more violations occurs in three (3) successive years, the City shall issue the holder of the Specific Use Permit a notice of revocation. Notice shall give a time and date of the next available City Council hearing at which the recommendation for revocation will be heard. The applicant will have opportunity

powered by Legistar™

to respond in writing or in person at the hearing.

13. The decision of the City Council to revoke shall be final.

14. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.

15. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

16. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.

17. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. That it is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 8. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 9. That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10. That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 13TH OF OCTOBER, 2020.

ORDINANCE NO. -2020
SPECIFIC USE PERMIT NO.
CASE NO. SU200901

Grand Prairie TEXAS PLANNING

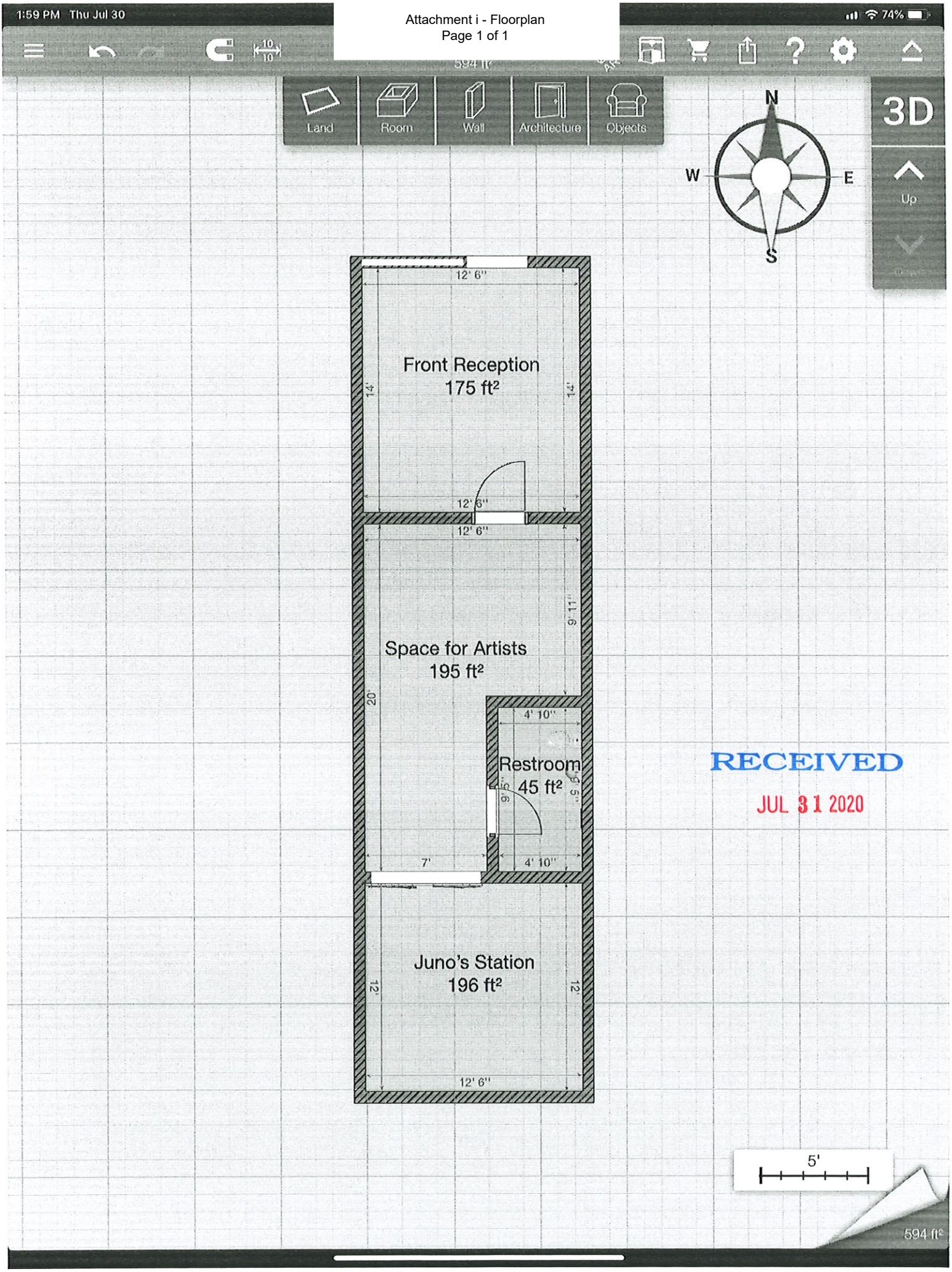
CASE LOCATION MAP

SU200901

Beautiful Ink Tattoos

N

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



RECEIVED
JUL 31 2020

Operational Plan

My name is Juno Alaskah. I am a professional tattoo and piercing artist. Originally from California, We moved to Texas, specifically Grand Prairie, Spring of 1999. Since then, I went to school here, graduated and worked. Now, as an adult, I believe it's time to make my mark here. I am inquiring to open a tattoo/body piercing studio at 117 E. Main St. Grand Prairie, TX 75050.

I started my brand or DBA as Beautiful Ink Tattoos on February of 2011. The name has followed me my entire professional career. My concept has always been different from your "traditional" tattoo shop. I want it to have a very modern feel. To start, I've never liked or used the word "shop" in my description. I want to be host to artists from around the world by offering guest spots. Guest Spots are perfect for a traveling artist who wants to experience a new city/place. If they're well known, they can attract a wide variety of clients from all over. My studio will have a mini art gallery at the front main entrance where local artists can display their art. My idea is to create beautiful body art experience to share with the world. We will provide exceptional professional customer service to ALL. LGBTQ+

The services Beautiful Ink Tattoos will provide are tattoos and body piercing. All implements used for either services are disposable, pre-sterilized and one-time use.

Tattoo pricing ultimately depends on 3 things: Size, Placement, and overall Complexity of the design. The tattoo studio minimum is $80. For bigger/custom projects the tattoo hourly rate will be $120/hour.

An updated price list for body piercing could be provided upon request.

My hours of operation would be as followed:

Monday - Thursday 11 AM to 10 PM.
- Last available appointment for body piercing will be accepted by 9:00 PM.
- Last available appointment for a tattoo will be accept by 8:00 PM

Friday - Sunday 12 PM to 11 PM.
- Last available appointment for body piercing will be accepted by 10:00 PM.
- Last available appointment for a tattoo will be accept by 9:00 PM

To ensure the safety of our clients and of our artists, tattoo, body piercing and consultation services will be done by appointment only. Walk-ins are welcome for consultations, following up with an appointment. Clients will be limited to be accompanied by up to 2 guests. All consent forms will be filled out digitally.

Employees: 1 - 4. Three artists and possibly one front desk reception.

All artists will be required to provide proof of BBP Training Certification and CPR training.

I've attached a few copies of a mockup storefront.

RECEIVED
JUL 31 2020

Legislation Details (With Text)

File #:	20-10365	**Version:**	1	**Name:**	Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1).
Type:	Ordinance			**Status:**	Public Hearing on Zoning Applications
File created:	9/4/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	
Title:	Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Planned Development (zoning) and Site Plan request for (130' height monopole) cellular tower location. 0.057 acre tract (approximately 2,500 SF) situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and located in State Hwy 161 (SH-161) Overlay Corridor District. The property is generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Hwy 161 Service Road.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Boundary Description.pdf Exhibit B - Site Plan.pdf PZ Draft Minutes 09-14-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Planned Development (zoning) and Site Plan request for (130' height monopole) cellular tower location. 0.057 acre tract (approximately 2,500 SF) situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and located in State Hwy 161 (SH-161) Overlay Corridor District. The property is generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Hwy 161 Service Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Consider approval of a Planned Development-Office Zoning District and Site Plan to allow for a 130' height (monopole) cellular communications tower location. The 0.057-acre property situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and generally located southeast of Lower

Tarrant Road and approximately 1,530 feet east of State Highway 161, specifically addressed as 1700 Lower Tarrant Rd. The property is within the SH 161 Corridor Overlay District.

PURPOSE OF REQUEST:

The purpose of the request is to create a Planned Development District with a base zoning district of Office that allows a cell tower greater than 85 ft. by right. The applicant intends to construct and operate a 130' (monopole) cellular tower. Cell towers greater than 85 ft. in height typically require approval of a Site Plan.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

In accordance with the applicant's Operational Plan, the location, design and functions of the 130' steel monopole will serve growing wireless users within the SH 161 corridor. In addition, it will provide a critical link to Nation's FirstNet system and allow for dedicated frequencies for Grand Prairie' First Responders. The closest cellular tower is nearly two miles (7,050 ft.) to the east along Wildlife Pkwy.

The site is located just south of the City of Grand Prairie's utility facility along Lower Tarrant Road and approximately 530' north of the Trinity River. The 3,350 sq. ft. site consists of the proposed tower and a small unmanned (elevated) utility structure, housing generators and miscellaneous communication equipment. The site shall be secured with minimum six-foot chain-link fence with overhead barbed wire along the perimeter.

CONFORMANCE WITH COMPREHENSIVE PLAN:
The subject property is designated as appropriate for Open Space/Drainage uses on the Future Land Use Map (FLUM). Open Space/Drainage designations are typically located in 100 yr. flood plain and floodway areas. The proposal is inconsistent with the FLUM.
Acknowledging the growing need for critical location of wireless communication facilities with the increase demand for 5G and secured public safety systems, considerations should be weighed in as to the appropriateness of the site.

APPLICABLE DEVELOPMENT STANDARDS:
This site shall conform to:

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

REQUESTED APPEALS BY APPLICANT:

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

RECOMMENDATION:

The Planning and Zoning Commission recommended approval by a vote of 9-0.

Due to the benefits of the proposed increase in service to residents and first responders, staff is amenable to the proposed request for a Planned Development-Office District and Site Plan approval for construction and operation of a 130' Monopole Cellular Tower subject to conformance with:

- FAA standards for communication towers.

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

The Commission granting the following exceptions:

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

Body

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 0.174 ACRES OF LAND OUT OF THE JAMES W. HARRIS SURVEY, ABSTRACT NO. 1072, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS FROM SINGLE FAMILY-ONE DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR OFFICE USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Single Family-One District to a Planned Development District for Office Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 14, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Single Family-One District to a Planned Development District for Commercial and Multi-Family Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on October 13, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning

powered by Legistar™

Ordinance from its classification of Single Family-One District to a Planned Development District for Office Use; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN…"

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Single Family-One District to a Planned Development District for Office Use; as described and depicted in Exhibit A - Boundary Description.

SECTION 2. THAT the purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3. THAT the following shall apply to development in the Planned Development District:

A. Development shall comply with Exhibit B - Site Plan.

B. Office (O) District shall be the base zoning district for this Planned Development District.

C. Development shall comply with the use and development standards for Office (O) District, as may be amended, and with the exceptions and additions included in this section.

D. A freestanding monopole telecommunications tower greater than 85 ft. in height shall be allowed by right, without the requirement of a Specific Use Permit.

E. As part this Planned Development request, City Council grants the exception and variance listed below.

a. Exception to the requirement that telecommunication facilities be located on a platted lot to allow the location of the cell tower to locate on unplatted property.

b. Variance to the minimum 3 to 1 distance to height ration from a single-family residential district to allow the cell tower at the proposed location.

SECTION 4. THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 5. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 6. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 13th day of October, 2020.

Ordinance No. #-2020
Zoning Case No. Z200901
Planned Development No. #

PROPOSED "O" OFFICE DISTRICT

BEING a 0.174 acre (7,600.46 square feet) tract of land situated in the James W Harris Survey, Abstract No 1072, out of a called 27.98 acres, being described in deed to Grand Prairie Sportsman, recorded in deed Volume 97097, Page 99, in Deed Records, Dallas County, Texas, described in metes and bounds as follows;

COMMENCING at a found 1/2" iron rod at northwest corner of said 27.98 acres, situated on the northeast right-of-way line of Lower Tarrant Road (various width public right-of-way);

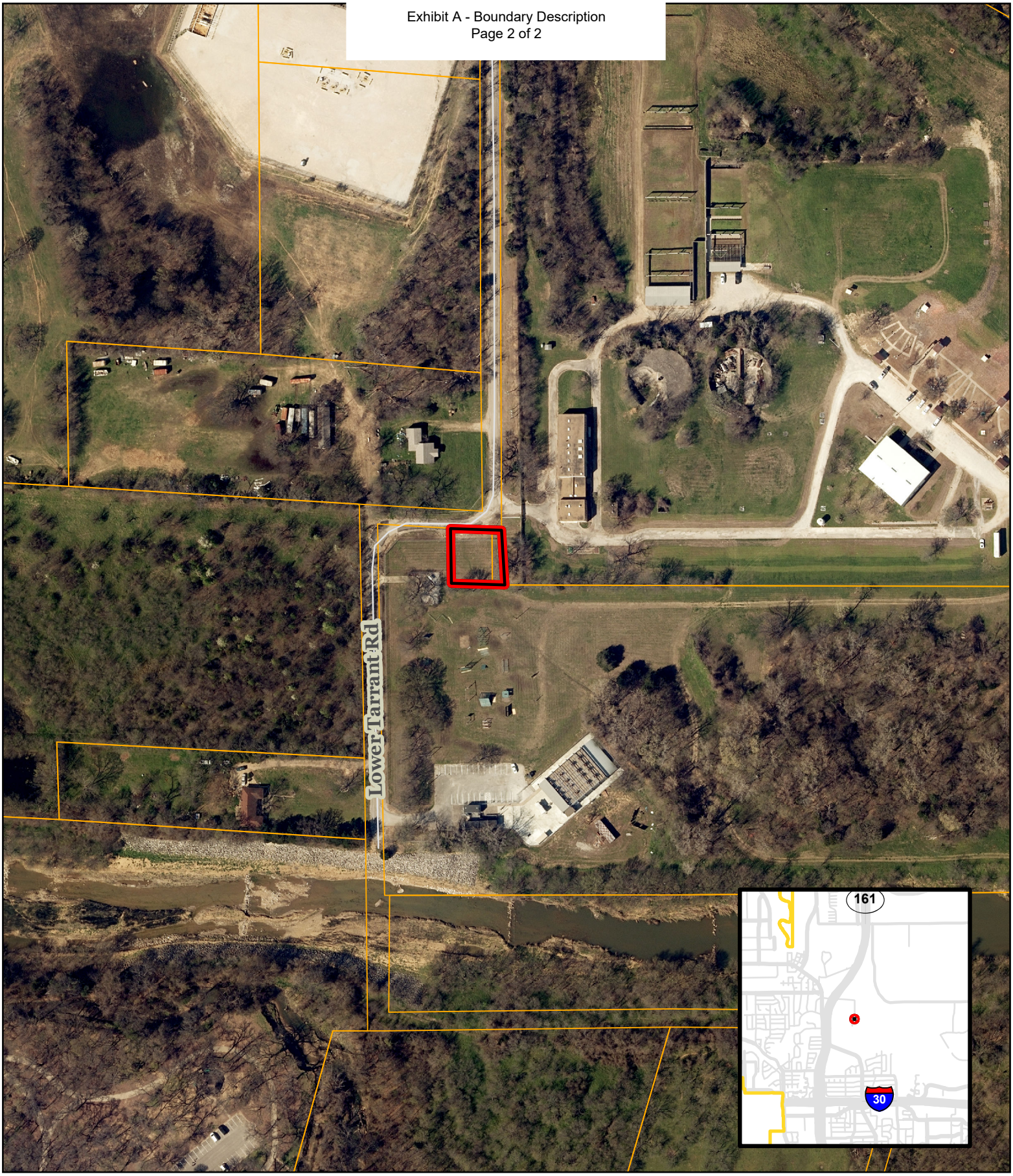
THENCE South 89° 43' 37" East for a distance of 98.80 feet to a point for the POINT OF BEGINNING;

THENCE South 89° 43' 37" East for a distance of 86.51 feet to a found 1/2" iron rod for corner, being an interior corner of the called 27.98 acres;

THENCE South 02° 40' 49" East for a distance of 85.78 feet to a found 1/2" iron rod for corner, being an interior corner of the called 27.98 acres;

THENCE North 89° 43' 37" West for a distance of 90.93 feet to a point for corner;

THENCE North 00° 16' 23" East a distance of 85.67 feet to the POINT OF BEGINNING, and containing 0.174 acre (7,600.46 square feet) of land, more or less.



Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Zoning Change - Z200901

AT&T Cellular Tower

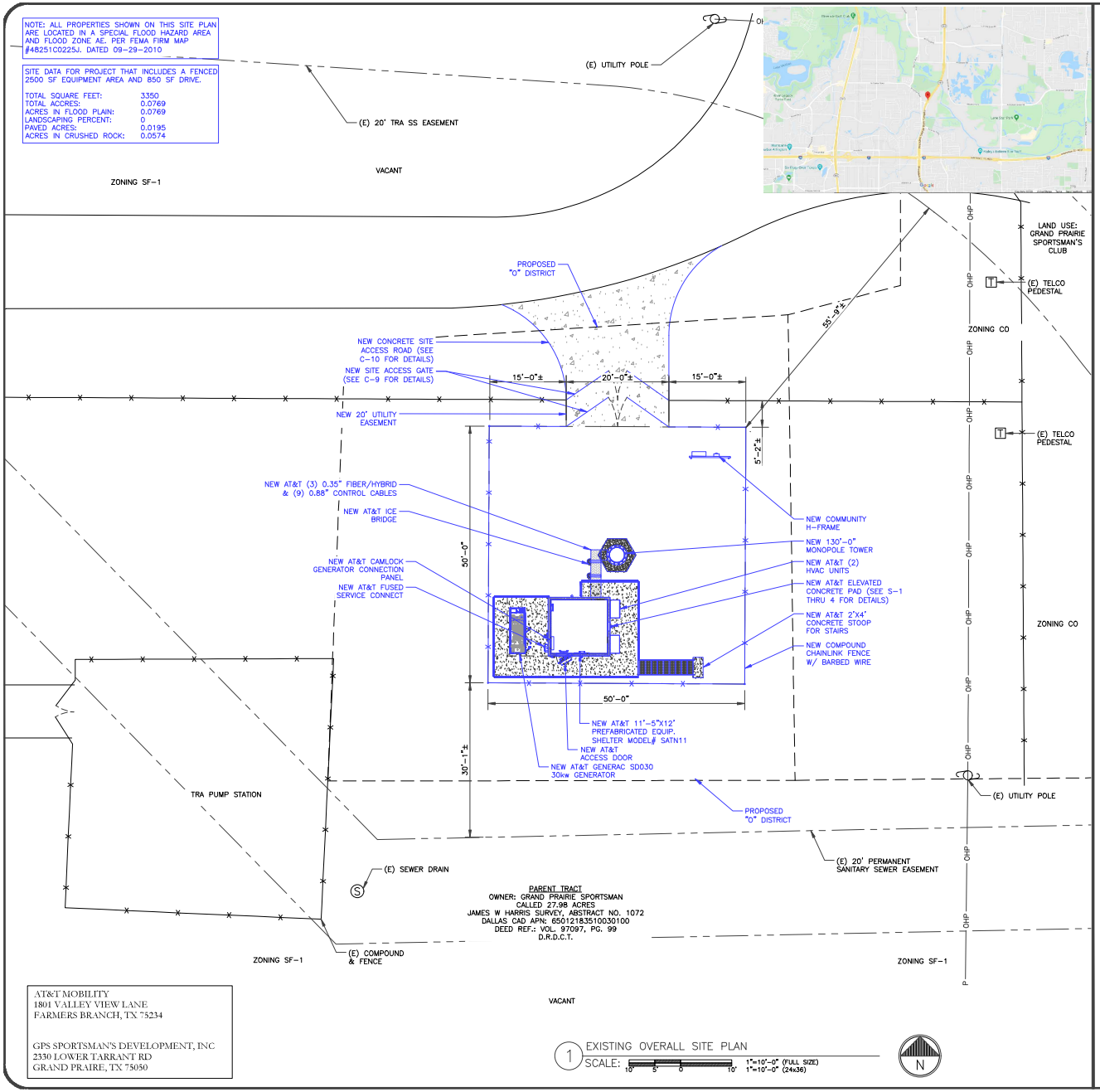
N

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

NOTE: ALL PROPERTIES SHOWN ON THIS SITE PLAN ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE AE. PER FEMA FIRM MAP #48251C0225J. DATED 09-29-2010

SITE DATA FOR PROJECT THAT INCLUDES A FENCED 2500 SF EQUIPMENT AREA AND 850 SF DRIVE.

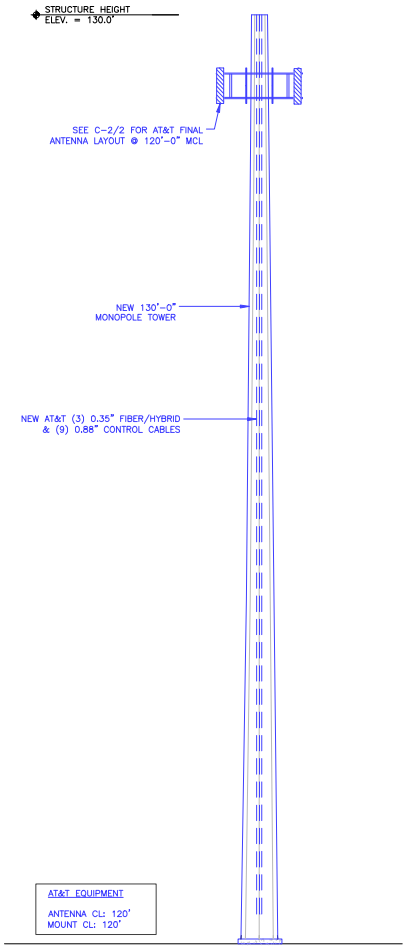
TOTAL SQUARE FEET:	3350
TOTAL ACCRES:	0.0769
ACRES IN FLOOD PLAIN:	0.0769
LANDSCAPING PERCENT:	0
PAVED ACRES:	0.0195
ACRES IN CRUSHED ROCK:	0.0574



AT&T MOBILITY
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

GPS SPORTSMAN'S DEVELOPMENT, INC
2330 LOWER TARRANT RD
GRAND PRAIRE, TX 75050

1 EXISTING OVERALL SITE PLAN
SCALE: 1"=10'-0" (FULL SIZE) 1"=10'-0" (24x36)



2 FINAL TOWER ELEVATION
SCALE: NOT TO SCALE

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06553

HWY 161/SUNNYVALE

1700 LOWER TARRANT ROAD
GRAND PRAIRIE, TX 75050

NEW MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
PCD0	01-29-2020	JAS	PRELIMINARY	ELG
PCD0	02-18-2020	JAS	FINAL	ELG
PCD1	03-30-2020	JAS	FINAL	ELG
PCD2	06-19-2020	JAS	FINAL	ELG
PCD3	07-27-2020	JAS	FINAL	ELG
PCD4	08-26-2020	MN	FINAL	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
8-31-2020

EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F-9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
(972) 239-5495

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Z200901

SHEET NUMBER: C-1.1
REVISION: FCD4

Legislation Details (With Text)

File #:	20-10366	**Version:**	1	**Name:**	Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5).
Type:	Ordinance			**Status:**	Public Hearing on Zoning Applications
File created:	9/4/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	
Title:	Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf PZ Draft Minutes 09-14-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza

Title
Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Presenter
Savannah Ware, Chief City Planner

Recommended Action
Approve

Analysis

SUMMARY:

A request to change the zoning from GR, General Retail District to SF-6, Single-Family Six Residential District, to allow for one residential dwelling on a platted lot. Located at 317 NW 14th Street, legally described

as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District.

Table 1: Adjacent Zoning and Land Uses

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

PURPOSE OF REQUEST:

The purpose of this request is to change the zoning on 0.15 acres from GR General Retail District to SF-6 Single-Family Six Residential District, to allow the applicant to construct a single-family dwelling on the lot. The lot reasonably accommodates the uses permitted in the SF-6 base zoning district, and staff has found no indication of adverse impacts on neighboring lands in relation to this zoning, or adverse effects on the public health, safety, or welfare.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is requesting a zoning change from General Retail (GR) District to Single Family-Six (SF-6) District to allow the construction of a single family detached home. If the property is rezoned to Single Family-Six (SF-6) District, the property and proposed single family houses shall meet the minimum density and dimensional requirements of the Unified Development Code. In order for the property to meet all the conditions of Single Family-Six District, the applicant will be required to replat the property from two lots into one lot.

The zoning of General Retail District for this location and along Dalworth Street has been in place since the 1970's. In the last four years, City Council has approved similar zoning requests along Dalworth Street.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates the subject property as Commercial/Retail/Office (CRO). CRO is not consistent with the SF-6. Staff is not proposing any changes to the FLUM at this time. The FLUM designates the surrounding area as Mixed Use and CRO. This request and existing development identify the need to review the FLUM for this area.

ZONING REQUIREMENTS

The existing base zoning is GR General Retail District. The proposed base zoning for the 0.15 acres is SF-6. All zoning will defer to the Unified Development Code (UDC) as amended.

Dimensional Requirements

The following outlines the minimum dimensional requirements of the SF-6 district and provides an analysis of the proposed compliance with the district.

Standard	Required	Meets	If Replatted?
Min. Lot Area	5,000 s.f.	No	Yes
Min. Lot Width	50 ft.	No	Yes
Min. Lot Depth	100 ft.	Yes	Yes

powered by Legistar™

Min. Front Setback	25 ft.	Yes	Yes

VARIANCES:
The applicant is not requesting any variances.

RECOMMENDATION:
The Planning and Zoning Commission recommended approval by a vote of 9-0.

The Development Review Committee recommends approval of the requested zoning change from General Retail (GR) District to Single Family-Six (SF-6) District subject to the following condition:

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

Body

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE LOT 8, BLOCK 20, DALWORTH PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 317 NORTHWEST 14th STREET, FROM GR GENERAL RETAIL DISTRICT TO SF-6 SINGLE-FAMILY SIX RESIDENTIAL DISTRICT; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **GR General Retail District to SF-6 Single-Family Six Residential District;** and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 14, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of **GR General Retail District to SF-6 Single-Family Six Residential District;** and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on October 13, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general

circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **GR General Retail District to SF-6 Single-Family Six Residential District;** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN…"

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of **GR General Retail District to SF-6 Single-Family Six Residential District;** as depicted in **Exhibit A - Location Map.**

Description of Land:

Being Lots 3 and 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, located at 317 NW 14th Street, and depicted in Exhibit A - Zoning Boundary, incorporated herein by reference;

SECTION 2. That land uses shall be restricted to those uses permitted in the Single-Family Six Residential District (SF-6) allowing for residential uses as specified in Article 4 - "Permissible Uses" of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 3. That development shall conform to the density and dimensional standards for the Single Family-Four District as specified in Article 6 - "Density and Dimensional Requirements" of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 4. That if any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provisions and such holding shall not affect the validity of the remaining portions thereof.

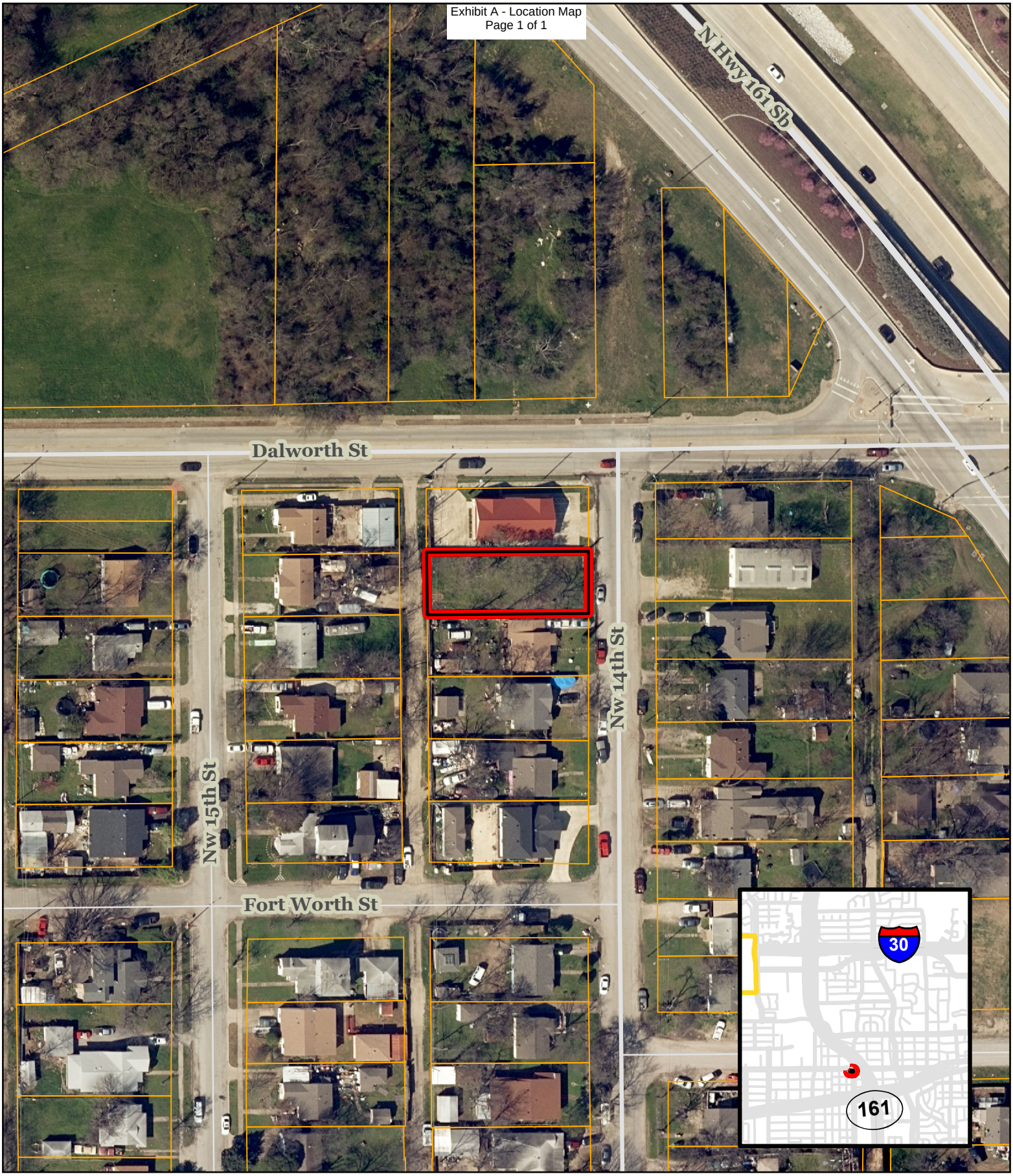
SECTION 5. That this ordinance shall be in full force and effect from and after its passage, approval and

powered by Legistar™

publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 13th DAY OF OCTOBER 2020.

ORDINANCE NO.



Grand Prairie TEXAS PLANNING

CASE LOCATION MAP

Zoning Change - Z200902

SF-6 at 317 NW 14th

N

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

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10404	**Version:**	1	**Name:**	Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2).
Type:	Ordinance			**Status:**	Public Hearing on Zoning Applications
File created:	9/21/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	
Title:	Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Boundary Description.pdf Exhibit B - Concept Plan.pdf Exhibit C - Conceptual Building Elevations.pdf Attachment i - Proposed Development Standards.pdf PZ Draft Minutes 09-28-2020.pdf				

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title
Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis

SUMMARY:

Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units

per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy.

PURPOSE OF REQUEST:

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

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

ZONING REQUIREMENTS:

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

Table 2: Development Characteristics and Standards Comparison

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

RECOMMENDATION:

The Planning and Zoning Commission recommended approval with staff conditions by a vote of 7-0.

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.

Body

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 18.975 ACRES OF LAND OUT OF THE CHARLES D. BALL SURVEY, ABSTRACT NO. 1699 AND THE WILLIAM H. BEEMAN SURVEY, ABSTRACT NO. 1236, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-29 AND PLANNED DEVELOPMENT-288 TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY USE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Planned Development-29 and Planned Development-288 to a Planned Development District for Multi-Family Use; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 28, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development-29 and Planned Development-288 to a Planned Development District for Multi-Family Use; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on October 13, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding

property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Planned Development-29 and Planned Development-288; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN…"

and passed and approved November 20, 1990, as amended, is hereby further amended to rezone from its classification of Planned Development-29 and Planned Development-288 to a Planned Development District for Multi-Family Use; as described and depicted in Exhibit A - Boundary Description.

SECTION 2. THAT the purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3. THAT the following shall apply to development in the Planned Development District:

A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Conceptual Building Elevations.

B. Multi-Family Development:

1. Multi-family development shall comply with the use and development standards for Multi-Family Two (MF-2) District and Appendix W: Residential Development Standards in the Unified Development Code, as amended.

2. Any variances shall be evaluated with the Site Plan when finalized building elevations are reviewed as part of the development request.

SECTION 4. THAT a Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance

powered by Legistar™

shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 13th day of October, 2020.

Ordinance No. #-2020
Zoning Case No. Z200903/CP200901
Planned Development No. #

Metes and Bounds

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

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

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

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

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

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

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

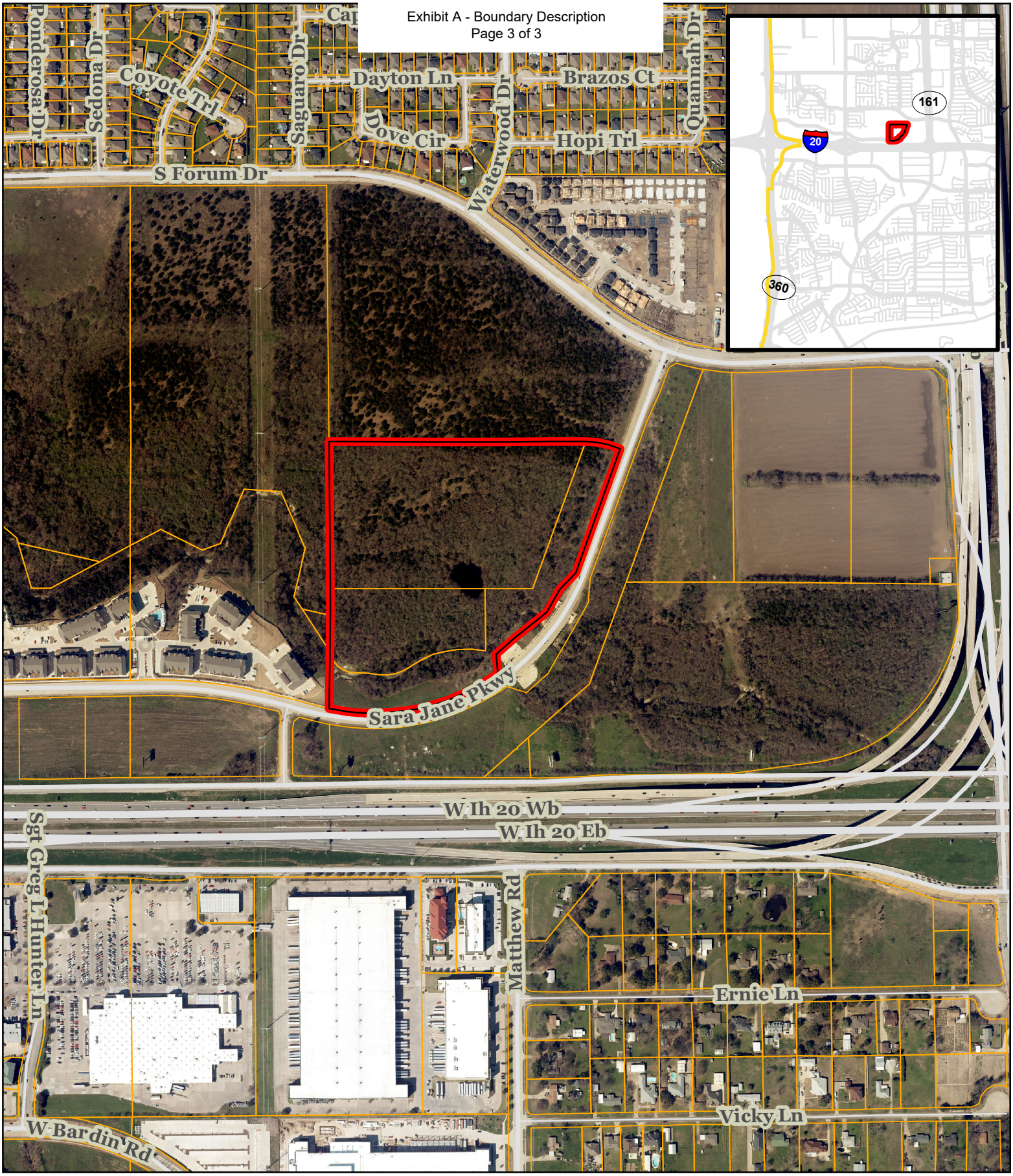
THENCE southwesterly, along the northwesterly right-of-way line of said Sara Jane Parkway, the following three (3) calls:

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

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

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

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



GRand PRaiRie TEXAS PLANNING

CASE LOCATION MAP

Case Number Z200903/CP200901

Springs at Grand Prairie Multi-Family

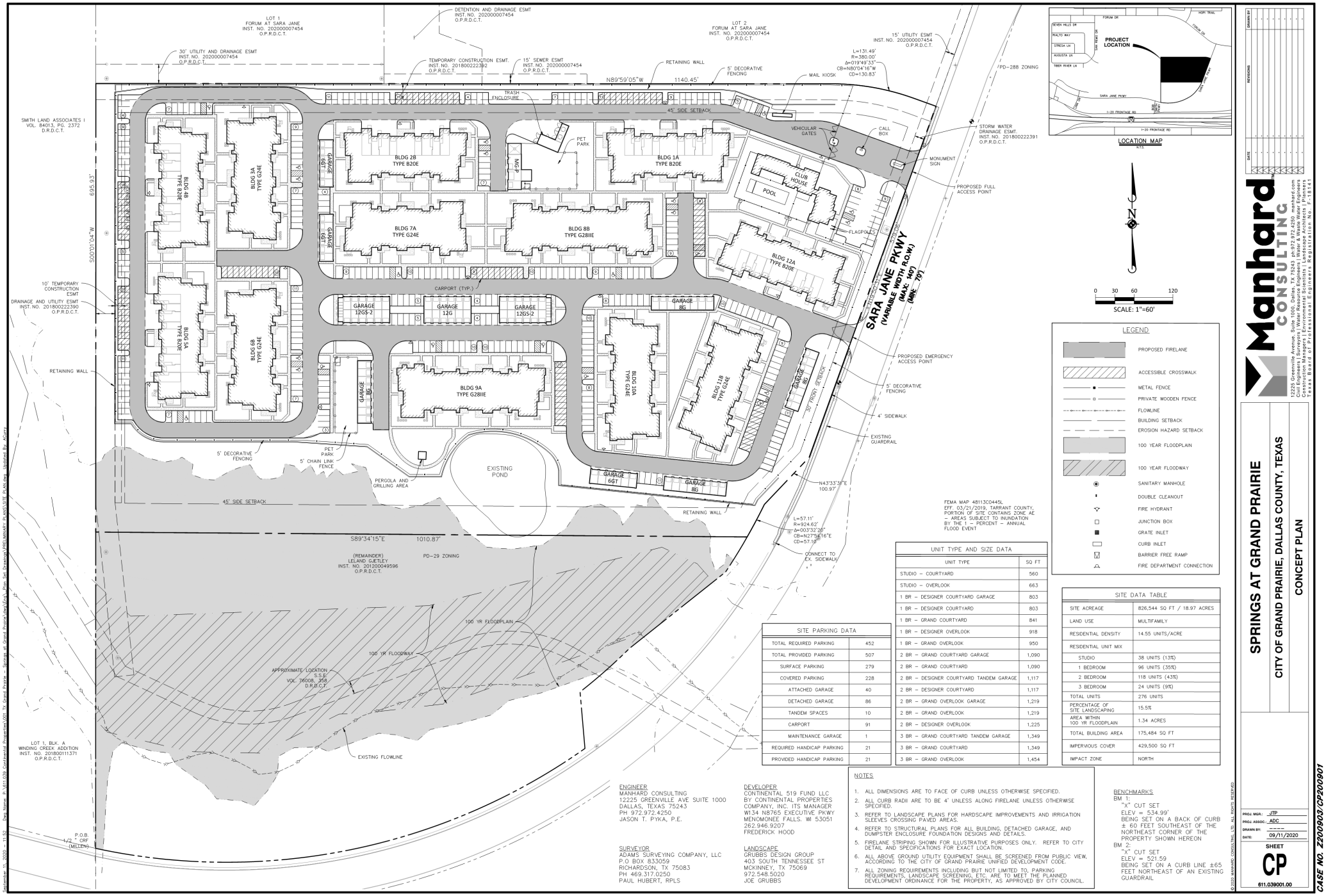
N

City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org



SITE PARKING DATA	
TOTAL REQUIRED PARKING	452
TOTAL PROVIDED PARKING	507
SURFACE PARKING	279
COVERED PARKING	228
ATTACHED GARAGE	40
DETACHED GARAGE	86
TANDEM SPACES	10
CARPORT	91
MAINTENANCE GARAGE	1
REQUIRED HANDICAP PARKING	21
PROVIDED HANDICAP PARKING	21

UNIT TYPE AND SIZE DATA	
UNIT TYPE	SQ FT
STUDIO – COURTYARD	560
STUDIO – OVERLOOK	663
1 BR – DESIGNER COURTYARD GARAGE	803
1 BR – DESIGNER COURTYARD	803
1 BR – GRAND COURTYARD	841
1 BR – DESIGNER OVERLOOK	918
1 BR – GRAND OVERLOOK	950
2 BR – GRAND COURTYARD GARAGE	1,090
2 BR – GRAND COURTYARD	1,090
2 BR – DESIGNER COURTYARD TANDEM GARAGE	1,117
2 BR – DESIGNER COURTYARD	1,117
2 BR – GRAND OVERLOOK GARAGE	1,219
2 BR – GRAND OVERLOOK	1,219
2 BR – DESIGNER OVERLOOK	1,225
3 BR – GRAND COURTYARD TANDEM GARAGE	1,349
3 BR – GRAND COURTYARD	1,349
3 BR – GRAND OVERLOOK	1,454

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

NOTES

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

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

DEVELOPER
CONTINENTAL 519 FUND LLC
BY CONTINENTAL PROPERTIES
COMPANY, INC. ITS MANAGER
W134 N8765 EXECUTIVE PKWY
MENOMONEE FALLS, WI 53051
262.946.9207
FREDERICK HOOD

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

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

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

REVISIONS	DATE	DRAWN BY
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Manhard CONSULTING
12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph.972.972.4250 manhard.com
Civil Engineers | Water Resource Engineers | Structural Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers Registration No. F-10141

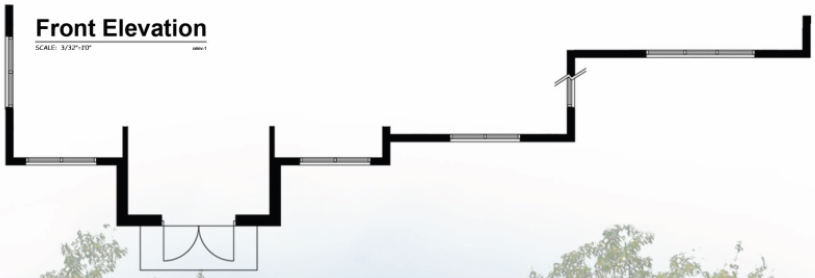
SPRINGS AT GRAND PRAIRIE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CONCEPT PLAN

PROJ. MGR.: JTP
PROJ. ASSOC.: ADC
DRAWN BY: ------
DATE: 09/11/2020
SHEET
CP
611.039001.00

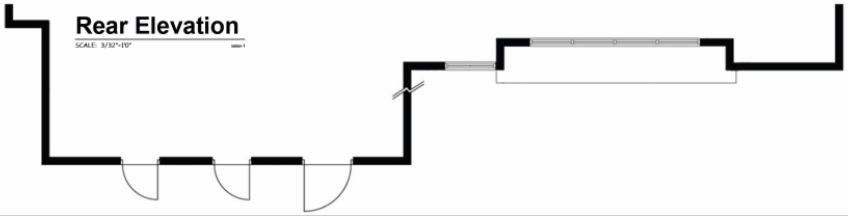
© 2020 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

CASE NO. Z200903/CP200901

Dwg Name: P:\611.039 Continental Properties\001 TX Grand Prairie - Springs at Grand Prairie\Civil\Cad\Plan Sets\Concepts\PRELIMINARY PLANS\SITE PLAN.dwg Updated By: ADCarry
September 11, 2020 - 11:52



Front Elevation



Rear Elevation

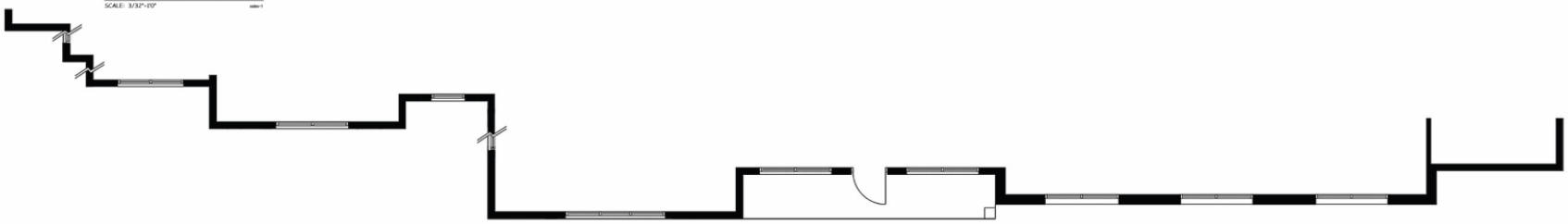
CLUBHOUSE

4630 SQ FT

CONTINENTAL PROPERTIES

YOU ARE HERE

Right Elevation



CLUBHOUSE

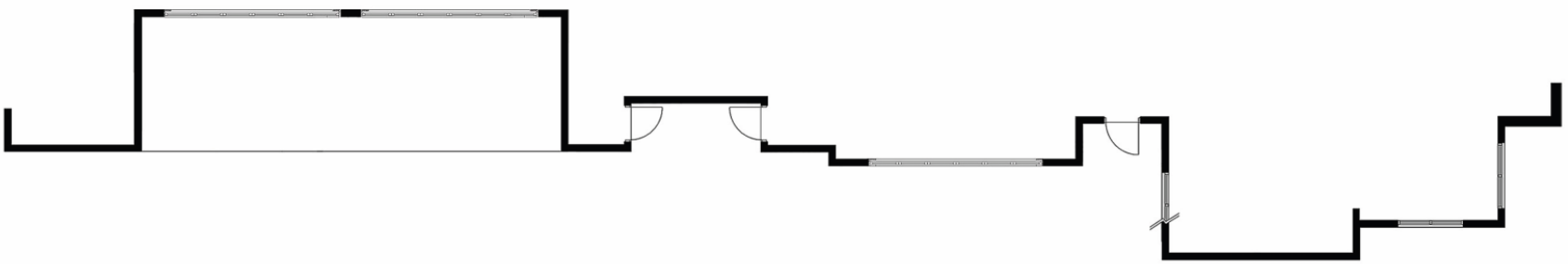
4630 SQ FT

CONTINENTAL PROPERTIES

YOU ARE HERE

Left Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE

4630 SQ FT

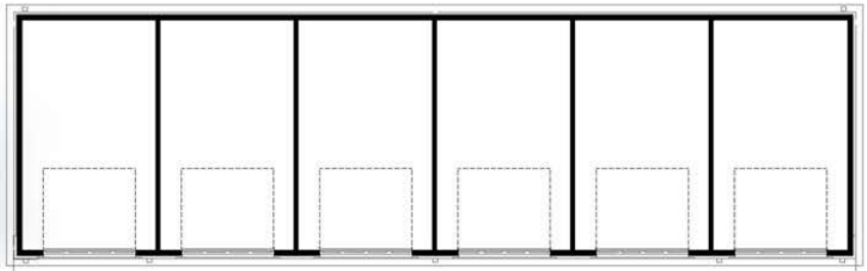
CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

Left Elevation

Right Elevation



Floor Plan Elevation

Rear Elevation

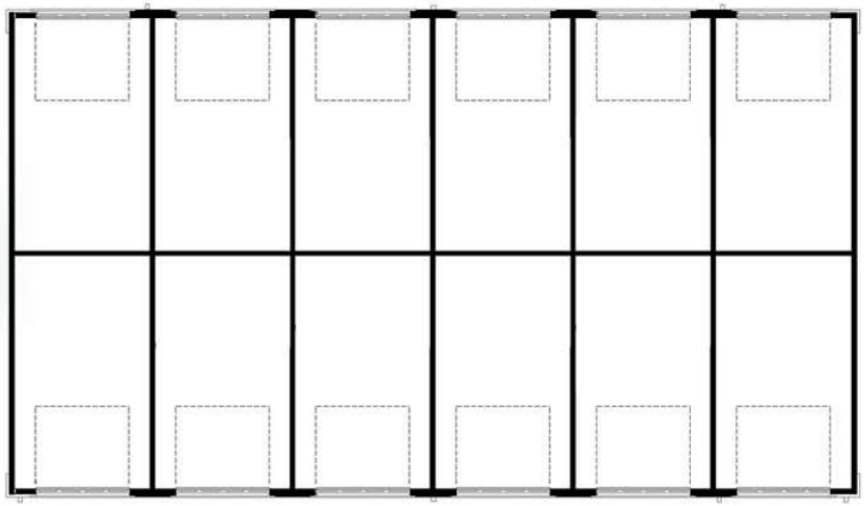
6G GARAGE

Front Elevation

Left Elevation

Right Elevation

Rear Elevation



Floor Plan Elevation

12G GARAGE

CONTINENTAL PROPERTIES

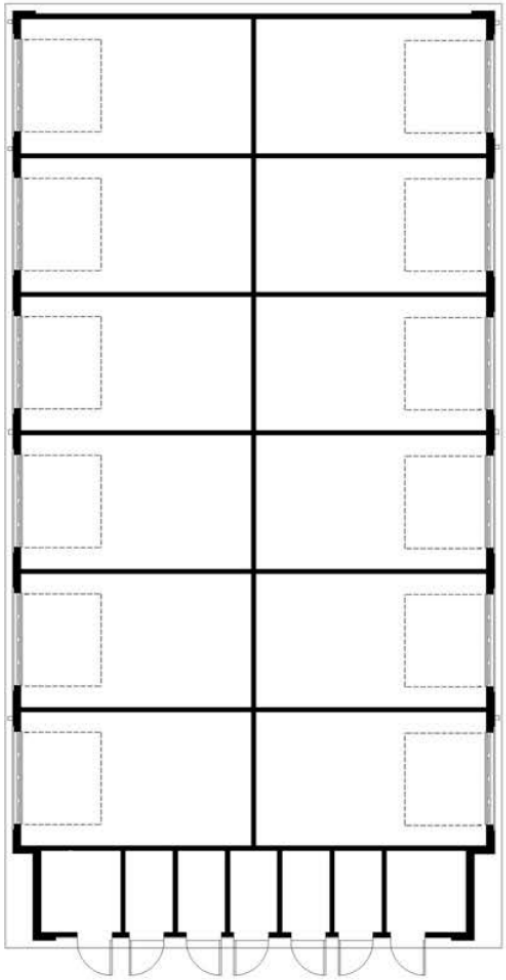
YOU ARE HERE

Front Elevation

Left Elevation

Right Elevation

Rear Elevation



Floor Plan Elevation

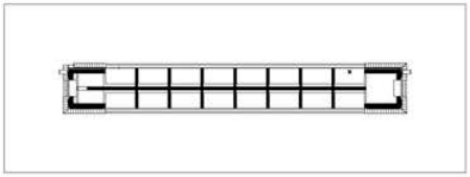
12GS-2 GARAGE

CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

Side Elevation



Floor Plan

MAIL KIOSK

CONTINENTAL PROPERTIES

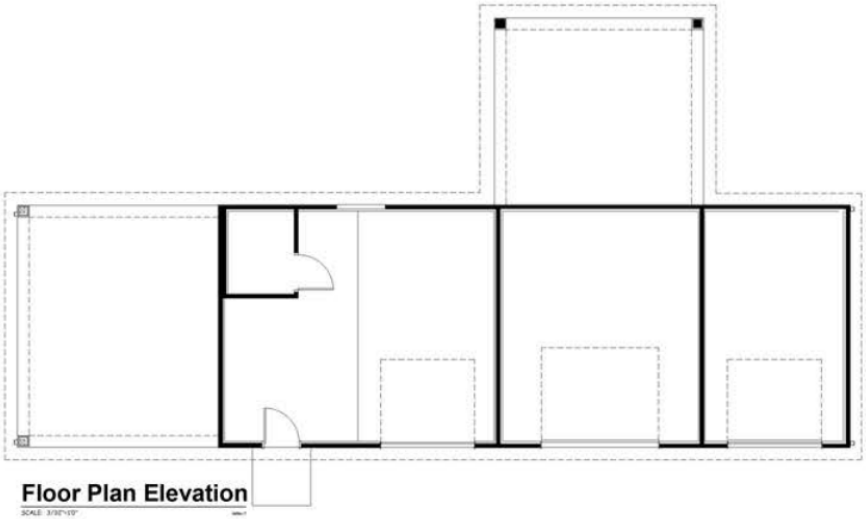
YOU ARE HERE

Front Elevation

Left Elevation

Right Elevation

Rear Elevation



Floor Plan Elevation

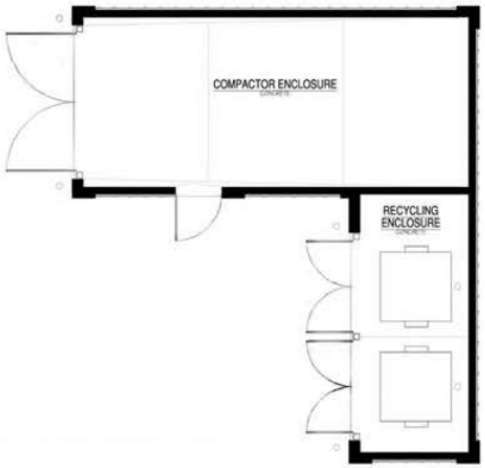
MAINTENANCE GARAGE

Left Elevation

Rear Elevation

Right Elevation

Front Elevation

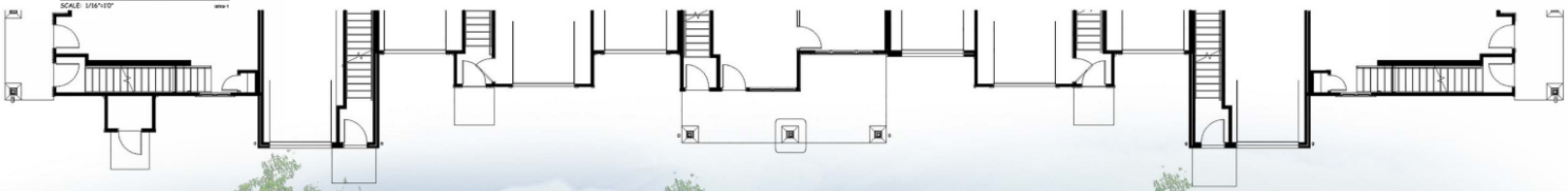


Floor Plan Elevation

TRASH ENCLOSURE

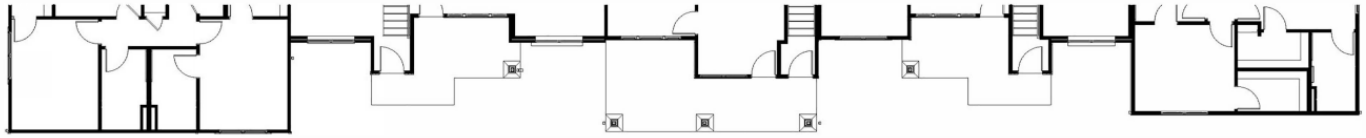
Front Elevation

SCALE: 1/16"=1'0"



Rear Elevation

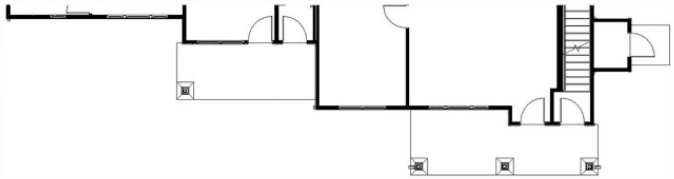
SCALE: 1/16"=1'0"



B20 E

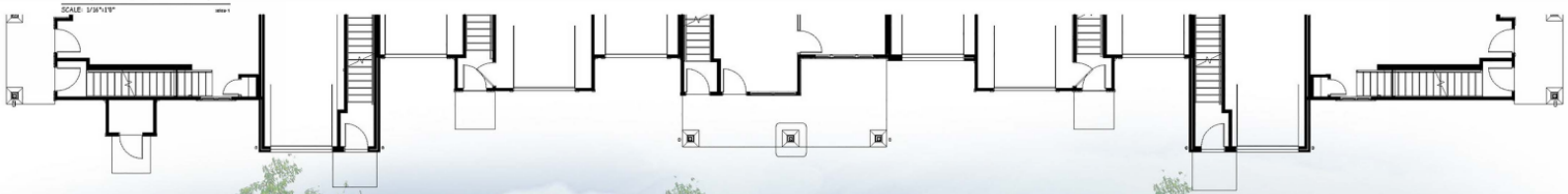
Right Elevation

Left Elevation

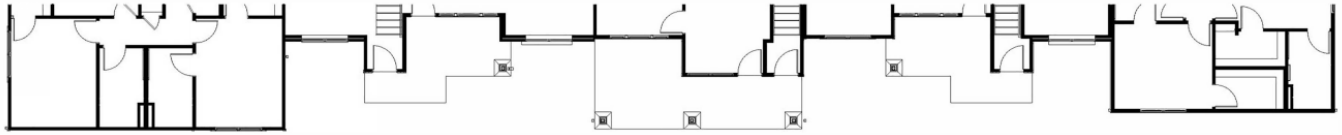


B20 E

Front Elevation



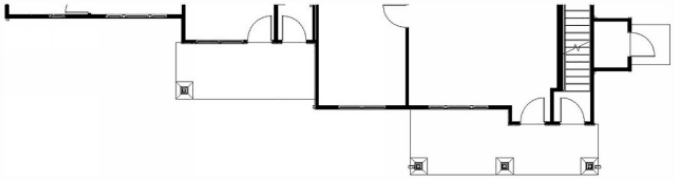
Rear Elevation



B20 E

Right Elevation

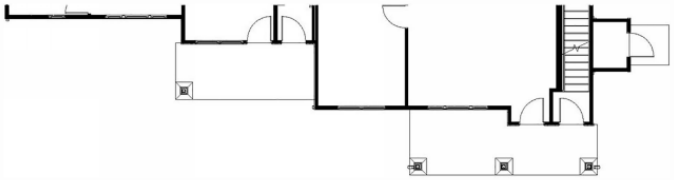
Left Elevation



B20 E

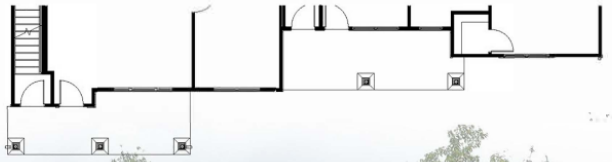
Right Elevation

Left Elevation

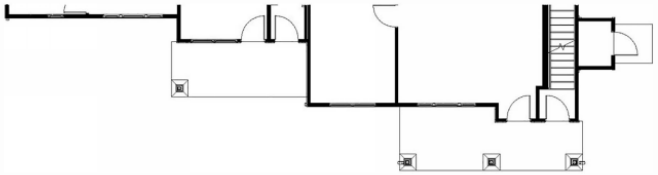


G24 E

Right Elevation

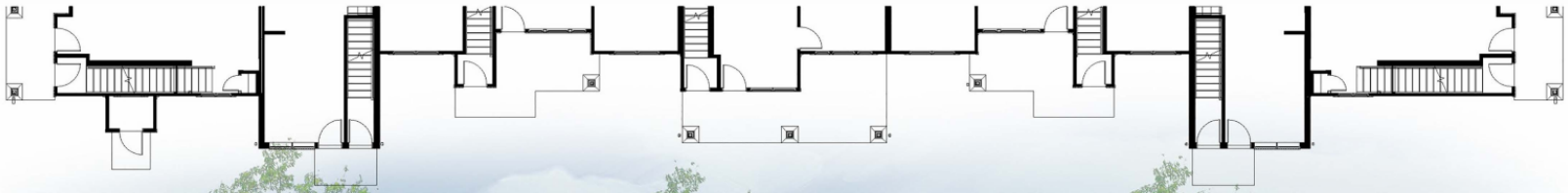


Left Elevation

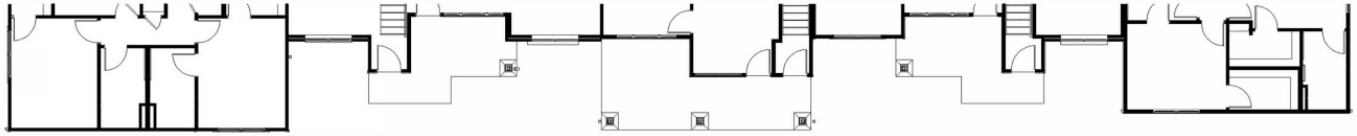


G24 E

Front Elevation



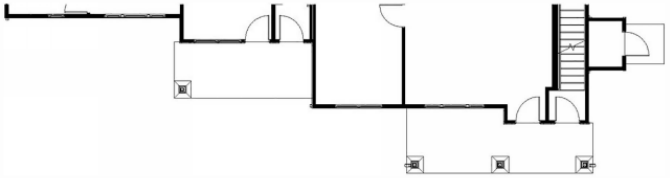
Rear Elevation



G24 E

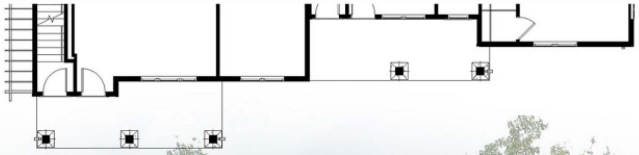
Right Elevation

Left Elevation

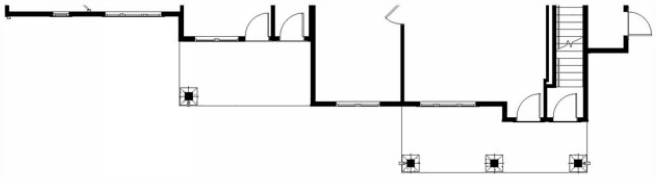


G24 E

Right Elevation



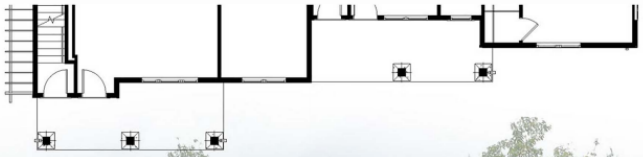
Left Elevation



BUILDING G28 IIE

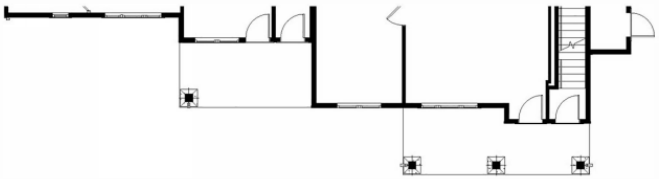
Right Elevation

SCALE: 1/16"=1'0"



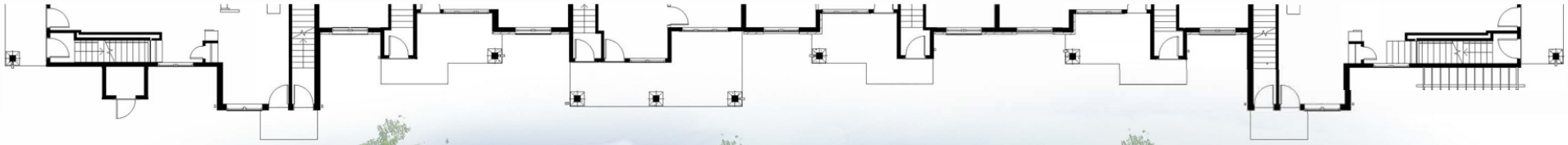
Left Elevation

SCALE: 1/16"=1'0"

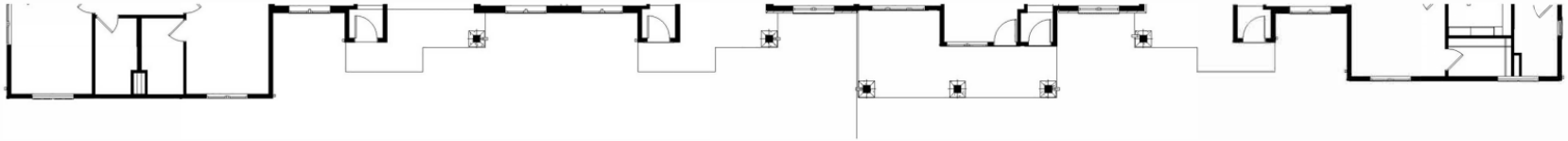


BUILDING G28 IIE

Front Elevation



Rear Elevation

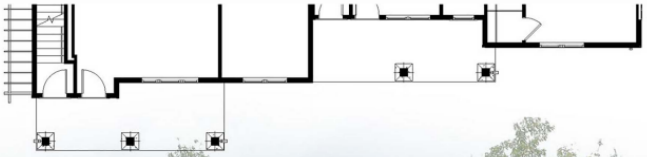


BUILDING G28 IIE

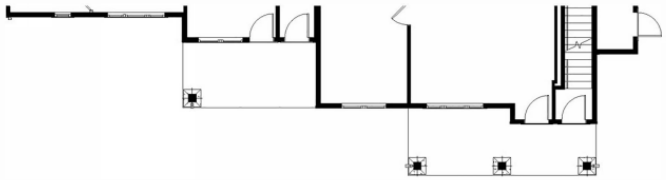
CONTINENTAL PROPERTIES

YOU ARE HERE

Right Elevation



Left Elevation



BUILDING G28 IIE

CONTINENTAL PROPERTIES

YOU ARE HERE

Development Standards

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

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

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

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

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10406	**Version:**	1	**Name:**	SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1).
Type:	Ordinance			**Status:**	Public Hearing on Zoning Applications
File created:	9/21/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	

Title: SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1). Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).

Sponsors:

Indexes:

Code sections:

Attachments:
- Exhibit A - Property Boundary Description.pdf
- Exhibit B - Site Plan.pdf
- Exhibit C - Landscape Plan.pdf
- Exhibit D - Building Elevations.pdf
- Exhibit E - Appendix F Menu Items Checklist.pdf
- PZ Draft Minutes 09-28-2020.pdf

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title
SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1). Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:
Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136

acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

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

PURPOSE OF REQUEST:

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

SITE CHARACTERISTICS AND FUNCTION:

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

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2: Site Data Summary

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

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The

table below summarizes these requirements. The proposal exceeds the landscape and screening requirements.

Table 3: Landscape & Screening Requirements

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

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

APPENDIX F STANDARDS:

Building Design

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

Menu Items

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 12 Menu Items and meets the Appendix F Menu Items requirements.

Table 5: Appendix F Menu Items

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

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval by a vote of 6-1.

The Development Review Committee (DRC) recommends approval.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE

AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR HEAVY TRUCK PARKING AND HEAVY EQUIPMENT PARKING IN A LIGHT INDUSTRIAL DISTRICT: BEING 2.136 ACRES OUT OF THE JOHN C. READ SURVEY, ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for Heavy Truck Parking and Heavy Equipment Parking; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on September 28, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for Heavy Truck Parking and Heavy Equipment Parking is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 1 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for Heavy Truck Parking and Heavy Equipment Parking; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on October 13, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

powered by Legistar™

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for Heavy Truck Parking and Heavy Equipment Parking on 2.136 acres out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, as described in Exhibit A - Property Boundary Description, attached hereto.

SECTION 2. That the purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. That for development of a Heavy Truck Parking and Heavy Equipment Parking facility, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, Exhibit C - Landscape Plan, Exhibit D - Building Elevations, and Exhibit E - Appendix F Menu Items Checklist of this ordinance, which are herein incorporated by reference.

2. Existing vegetation may be used as natural screening along SH-161 instead of a masonry wall.

3. All vehicles shall be parked on city approved surfaces.

4. There shall be no onsite vehicle maintenance or repairs.

SECTION 4. That the operations of a Heavy Truck Parking and Heavy Equipment Parking facility shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.

2. Furthermore, by this Ordinance, the City Council shall conduct a public hearing one year following the certificate of occupancy to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and with other applicable regulatory requirements administered and/or enforced by the state and federal government.

3. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.

4. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.

5. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

6. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.

powered by Legistar™

7. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. That it is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 8. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 9. That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10. That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 13TH OF OCTOBER, 2020.

ORDINANCE NO. #-2020
SPECIFIC USE PERMIT NO. #
CASE NO. SU200601/S200601

State of Texas
County of Dallas

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

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

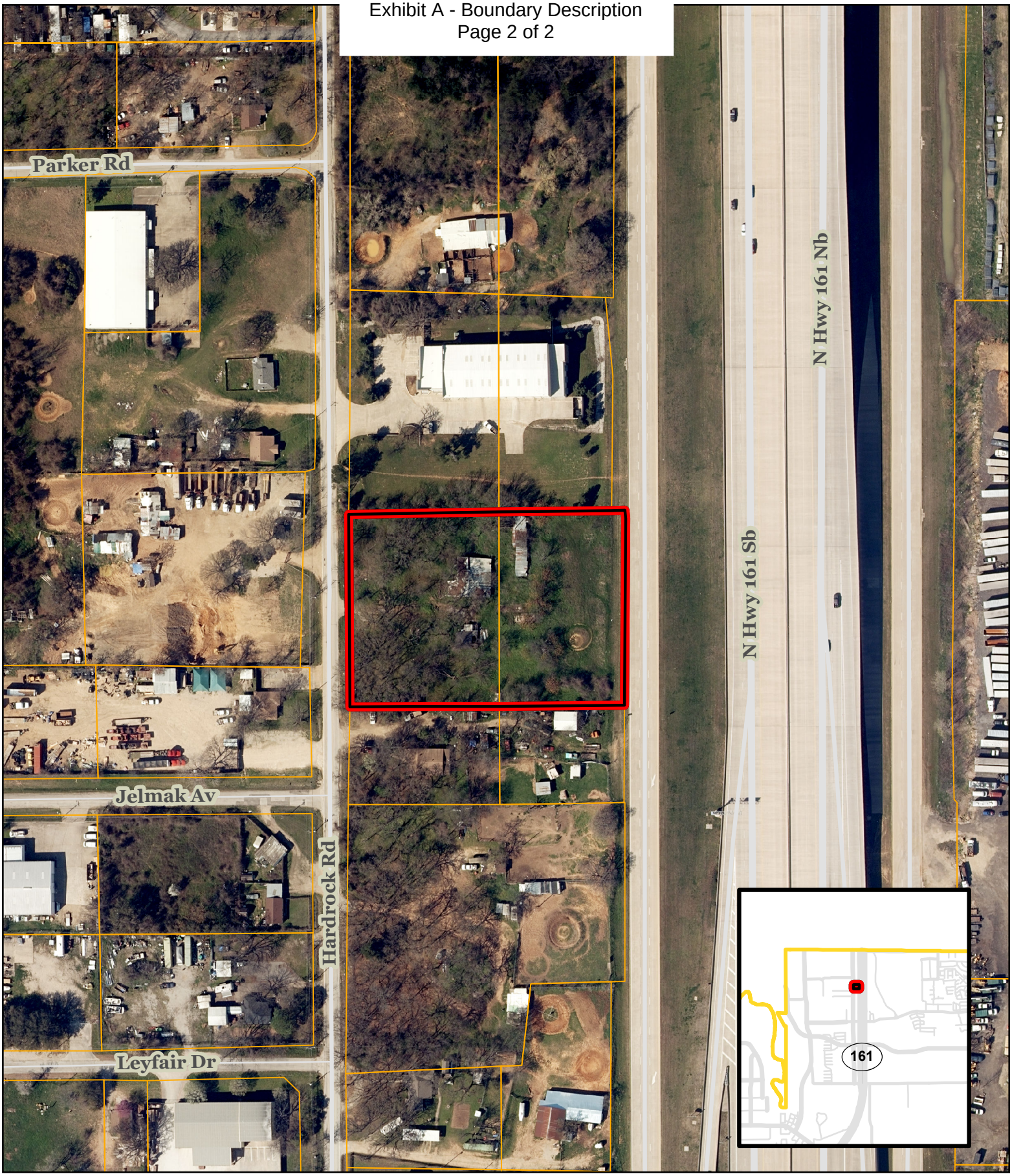
THENCE N 00°17'42" W, along the east right-of-way line of said Hardrock Road, and the west line of said Parker Road tract, a distance of 260.55 feet to 1/2" iron rod found, said iron rod being the northwest corner of said Parker Road tract, and the southwest corner of a Right-Of-Way Dedication tract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

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

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

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

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



Grand Prairie TEXAS PLANNING

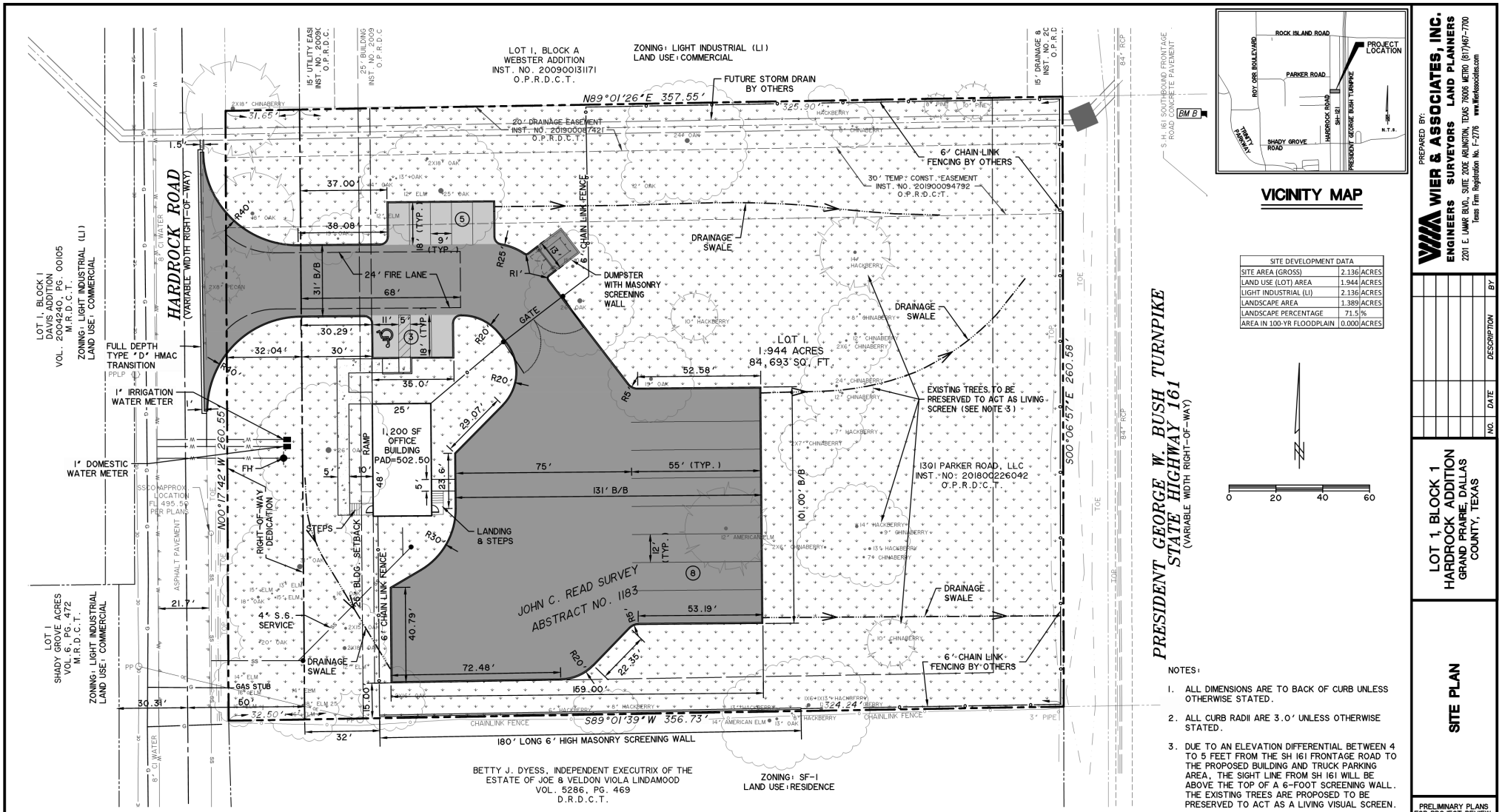
CASE LOCATION MAP

Case Number SU200601/S200601

R/T Services Office and Truck Storage

N

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



SITE DEVELOPMENT DATA		
SITE AREA (GROSS)	2.136	ACRES
LAND USE (LOT) AREA	1.944	ACRES
LIGHT INDUSTRIAL (LI)	2.136	ACRES
LANDSCAPE AREA	1.389	ACRES
LANDSCAPE PERCENTAGE	71.5	%
AREA IN 100-YR FLOODPLAIN	0.000	ACRES

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE STATED.
2. ALL CURB RADII ARE 3.0' UNLESS OTHERWISE STATED.
3. DUE TO AN ELEVATION DIFFERENTIAL BETWEEN 4 TO 5 FEET FROM THE SH 161 FRONTAGE ROAD TO THE PROPOSED BUILDING AND TRUCK PARKING AREA, THE SIGHT LINE FROM SH 161 WILL BE ABOVE THE TOP OF A 6-FOOT SCREENING WALL. THE EXISTING TREES ARE PROPOSED TO BE PRESERVED TO ACT AS A LIVING VISUAL SCREEN.

LEGEND

- 5" 3,600 P.S.I. LIGHT DUTY REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 18" C/C
- 6" 3,600 P.S.I. MEDIUM DUTY REINFORCED CONCRETE PAVEMENT W/ #3 BARS @ 18" C/C
- 4" 3,000 P.S.I. REINFORCED CONCRETE SIDEWALK w/ #3 BARS @ 18" C/C
- LANDSCAPED AREA
- FLOW DIRECTION ARROW
- PROPOSED SWALE

CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

ENGINEER:
WIER & ASSOCIATES, Inc.
2201 E. LAMAR BLVD, STE. 200E
ARLINGTON, TEXAS 76006
CONTACT: PHILIP GRAHAM, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713
PHILIPG@WIERASSOCIATES.COM

OWNER:
1301 PARKER ROAD, LLC
1501 HUGHES WAY, SUITE 200
LONG BEACH, CALIFORNIA 90810
(310) 507-8196
CONTACT: GREG STEELE
GSTEELE@DYLT.COM

CASE No. SU200601 / S200601
SUBMITTAL DATE: SEPTEMBER 3, 2020

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

NO.	DATE	DESCRIPTION	BY

LOT 1, BLOCK 1
HARDROCK ADDITION
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SITE PLAN

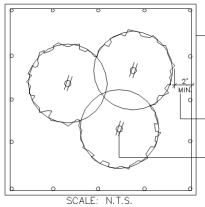
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Philip L. Graham, PE Texas Registration No. 94719 On Date Shown Below.

COPYRIGHT © WIER & ASSOCIATES, INC.
LAST SHEET EDIT DATE 9/2/2020
WA# 18065.01

SHEET NO. S101

PRINTED: 9/2/2020 STB FILE: WIER-PAVING.STB LAST SAVED: 9/2/2020 7:59 PM SAVED BY: PHILIPG FILE: S101 SITE PLAN-18065.01.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

TREE PROTECTION FENCE AND NOTES



SCALE: N.T.S.

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

PLANT MATERIAL SCHEDULE

	KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
	TREES				
NATIVE	RBV	6	RUSTY BLACKHAW VIBURNUM	Viburnum rufidulum	3" caliper, 8' tall. 15' oc
NATIVE	YH	12	YAUPON HOLLY	Ilex vomitoria	8' tall, multi-trnk-3" cal. min., 15' oc
	SHRUBS				
	DA	18	DWARF ABELIA	Abelia sp 'Edward Goucher'	5 gallon, full to base, 36" on center.
	DBH	42	DWARF BURFORD HOLLY	Ilex cornuta, var. 'Burfard nana'	5 gallon, full to base, 36" on center.
NATIVE	RY	25	RED YUCCA	Hesperaloe parviflora	5 gallon, full to base, 48" on center.
	PERENNIALS				
NATIVE	COR	60	COREOPSIS	Coreopsis spp.	1 gallon, 18"-24" on center.
	DAY	110	DAYLILY - (COLOR MIX)	Hemerocallis spp.	1 gallon, 18"-24" on center.
	TURF GRASS				
			BERMUDA GRASS	Cynodon dactylon	Hydromulch

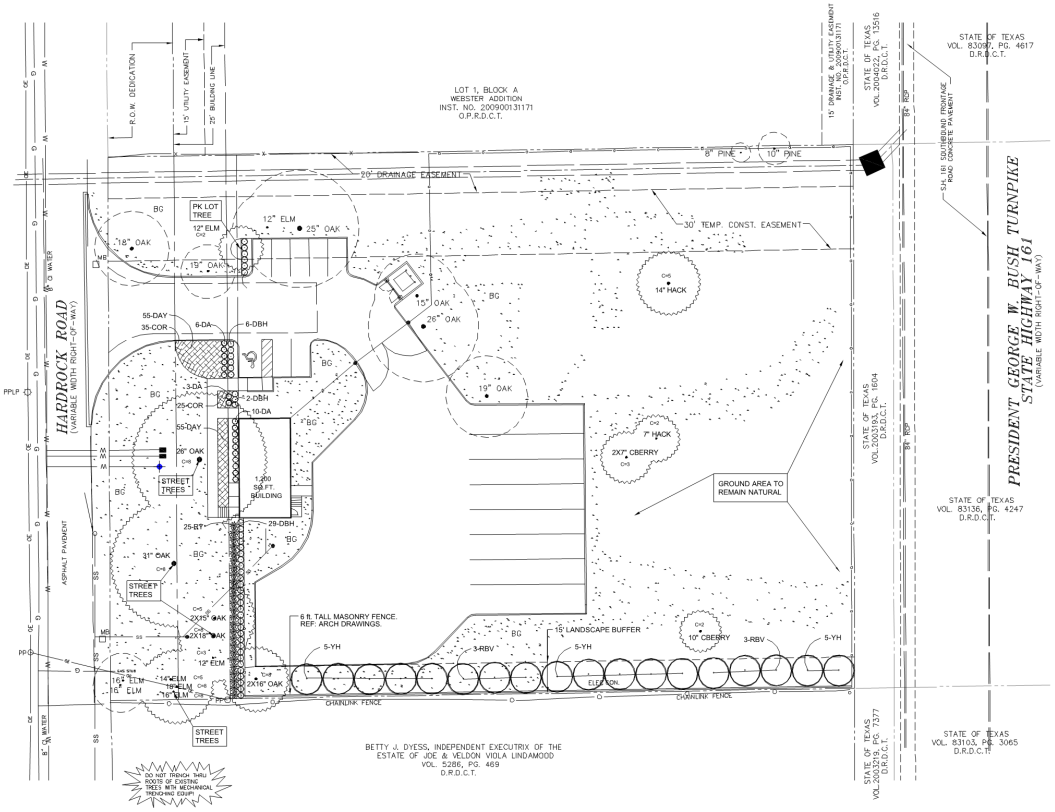
NOTE: OF THE EIGHT PLANTS SPECIFIED, 50 % ARE NATIVE.

EXISTING TREES /CREDITS

EXISTING TREE	CALIPER	TREE CREDITS
ELM	12"	2
OAK	26"	8
OAK	31"	8
OAK	2x15"	8
OAK	2x18"	8
ELM	12"	3
ELM	14"	5
ELM	18"	8
ELM	14"	5
ELM	18"	8
ELM	16"	5
OAK	2x16"	8
C BERRY	10"	2
H BERRY	7"	2
C BERRY	2x7"	3
H BERRY	14"	5
		88 TREES TOTAL

LEGEND

- (12) EXISTING TREES - TO REMAIN USED FOR (88) TREE CREDITS
- (35) EXISTING TREES - TO REMAIN NOT USED FOR TREE CREDITS.
- (18) PROPOSED TREES
- (85) NEW 5 GALLON SHRUBS
- (170) 1 GAL - PERENNIALS
- BERMUDA GRASS - HYDROMULCH



NORTH

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

EXISTING TREE PROTECTION:

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

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

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

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

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

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

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

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

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

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

All work will comply with ordinance 18615 regarding tree preservation.

EXISTING TREE-CONSTRUCTION PREP:

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A CERTIFIED ARBORIST TO INSPECT THE EXISTING TREES, NOTED ON THE PLAN, TO REMAIN AND DETERMINE THE MOST PRACTIAL METHOD TO MAINTAIN HEALTH DURNING CONSTRUCT, FORMULATE A PLAN TO PROVIDE ROOT PRUNING, PRIOR TO CONSTRUCTION, SO THAT THE TREES HAVE THE BEST CHANCE FOR SURVIVAL. IN ADDITION, THE ABORIST SHALL PROVIDE ROOT INVIGORATION WHICH SHALL INCLUDE CULTIVATION OF THE NATIVE SOIL BENEATH THE CROWN OF THE TREES TO A DEPTH OF 8"-9" USING AN AIRSPADE. THEN, BASED ON SOIL ANALYSIS, A COMPOST IS MIXED AND APPLIED TO A DEPTH OF 2 INCHES TO THE TREATED AREA FOLLOWING CULTIVATION. IN ADDITION, THE ARBORIST SHALL PRUNE, THIN AND LIFT BRANCHES AS NEEDED TO COMPENSATE FOR LOSS OF ROOTS.

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

LANDSCAPE MAINTENANCE NOTE:

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

LANDSCAPE NOTES:

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIBILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKEING SYSTEMS SUCH AS "T POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHAL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OR ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.
29. SCARIFY AND ERADICATE AREAS PRIOR TO INSTALLING PERMEABLE, POLY WEED BLOCK. THEN, EVENLY SPREAD A 3"-4" BLANKET OF DECOMPOSED GRANITE AS NOTED ON THE PLAN.
30. REFERENCE ENLARGED LANDSCAPE PLANS, DETAILS, PLANTING SPECIFICATIONS AND IRRIGATION DRAWINGS FOR ADDITIONAL INFORMATION.

CALCULATIONS:

TOTAL LOT AREA = 93,049 SF = 2.136 ACRES
MINUS R.O.W. DEDICATION = 8,356 SF = 0.19 ACRES
NET LOT AREA= 84,693 SF = 1.94 ACRES

REQUIRED LANDSCAPE AREA = 10% = 8,469 SF W/ 75% = 6,352 SF IN FRONT YARD.
61,429 SF PROVIDED WITH 6,894 SF IN FRONT YARD.

8,469/500 = 17 TREES REQUIRED. 17+ TREES PROVIDED.
8,469/50 = 170 SHRUBS REQUIRED. 85 SHRUBS AND 85 TREE CREDITS PROVIDED.
FLOWERING & COLORFUL PLANTS = 15% OF REQ'D SHRUBS.
170 x 5 GALLON = 850/.15 =128 1-GALLON REQ'D. 128 PROVIDED.

STREET TREES:
HARDROCK ROAD = 260.5/50' = 6 TREES REQ'D. 6 EXISTING TREES PROVIDED.

BUFFER TREES:
324/15' = (22) 3" CAL SHADE TREES REQ'D. 19 NEW & 3 EXIST. TREES PROVIDED.

PARKING LOT TREE:
TOTAL PARKING SPACES =8/20 = 0 TREES REQ'D. 1 EXISTING TREE PROVIDED.

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

CASE NUMBER: SU200601/S200601

REGISTERED LANDSCAPE ARCHITECT
DON C. WHEELER
0767
STATE OF TEXAS
7/02/20

DON C. WHEELER, LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE PLANNING IRRIGATION DESIGN
P.O. BOX 470865
FORT WORTH, TX 76147
(817) 335-1405
don@dcwla.com

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

NO.	REVISIONS/SUBMISSIONS	DATE	ITEM	DATE
1				

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

PROJECT NO: 2k20-06
SHEET TITLE: LANDSCAPE PLAN SCHEDULES, DETAIL
SHEET NO: L-1.0
OF X L SHEETS

EXISTING TREES /CREDITS

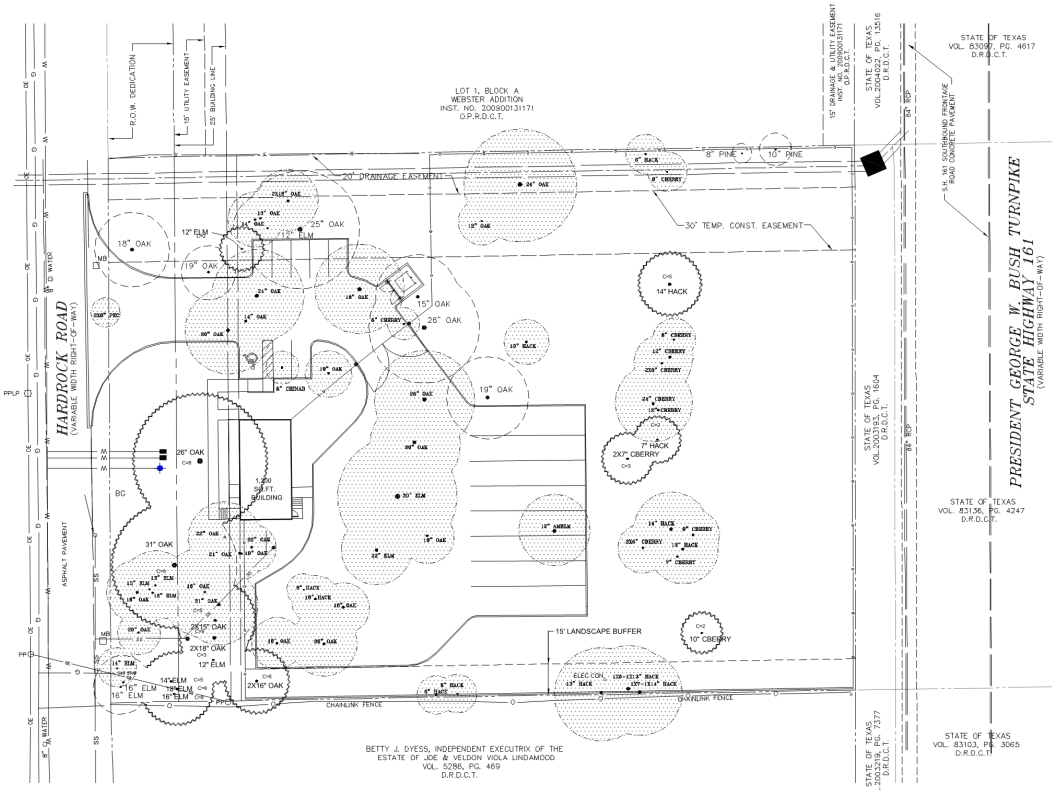
EXISTING TREE/CALIPER		TREE CREDITS
ELM	12"	2
OAK	26"	8
OAK	31"	8
OAK	2x15"	8
OAK	2x18"	8
ELM	12"	3
ELM	14"	5
ELM	18"	8
ELM	14"	5
ELM	18"	8
ELM	16"	5
OAK	2x16"	8
C BERRY	10"	2
H BERRY	7"	2
C BERRY	2x7"	3
H BERRY	14"	5
		88 TREES TOTAL

LEGEND

(12) EXISTING TREES - TO REMAIN USED FOR (88) TREE CREDITS

(35) EXISTING TREES - TO REMAIN NOT USED FOR TREE CREDITS.

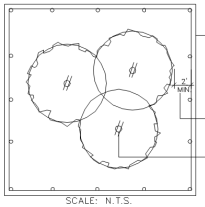
(54) EXISTING TREES - TO BE REMOVED



NORTH

1 TREE PROTECTION PLAN
SCALE: 1"=30'-0"
0' 15' 30' 60'

TREE PROTECTION FENCE AND NOTES



SCALE: N.T.S.

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

EXISTING TREE PROTECTION:

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

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

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

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

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

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

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

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

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

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

All work will comply with ordinance 18615 regarding tree preservation.

EXISTING TREE-CONSTRUCTION PREP:

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A CERTIFIED ARBORIST TO INSPECT THE EXISTING TREES, NOTED ON THE PLAN, TO REMAIN AND DETERMINE THE MOST PRACTIAL METHOD TO MAINTAIN HEALTH DURNING CONSTRUCT. FORMULATE A PLAN TO PROVIDE ROOT PRUNING, PRIOR TO CONSTRUCTION, SO THAT THE TREES HAVE THE BEST CHANCE FOR SURVIVAL. IN ADDITION, THE ABORIST SHALL PROVIDE ROOT INVIGORATION WHICH SHALL INCLUDE CULTIVATION OF THE NATIVE SOIL, BENEATH THE CROWN OF THE TREES TO A DEPTH OF 6"-9" USING AN AIRSPADE. THEN, BASED ON SOIL ANALYSIS, A COMPOST IS MIXED AND APPLIED TO A DEPTH OF 2 INCHES TO THE TREATED AREA FOLLOWING CULTIVATION. IN ADDITION, THE ARBORIST SHALL: PRUNE, THIN AND LIFT BRANCHES AS NEEDED TO COMPENSATE FOR LOSS OF ROOTS.

FOR REFERENCE: BARTLET TREE EXPERTS
MR. GARETH HARRIER, ISA BOARD CERTIFIED MASTER ARBORIST
11376 KLINE DRIVE
DALLAS, TX 75229
(972) 620.0073
gharrierAbartlett.com

CASE NUMBER: SU200601/S200601

REGISTERED LANDSCAPE ARCHITECT
DON C. WHEELER
0787
STATE OF TEXAS
6/18/20

DON C. WHEELER, LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE PLANNING IRRIGATION DESIGN
P.O. BOX 470865
FORT WORTH, TX 76147
(817) 335-1405
dcw@dcwla.com

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

NO.	REVISIONS/SUBMISSIONS	DATE	ITEM	DATE

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

PROJECT NO: 2k20-06

SHEET TITLE: TREE PROTECTION PLAN, DETAIL, NOTES

SHEET NO: L-1.1
OF X L SHEETS

© COPYRIGHT 2019 - ALLIANCE ARCHITECTS

APPENDIX F - 161 CORRIDOR OVERLAY STANDARDS COMPLIANCE

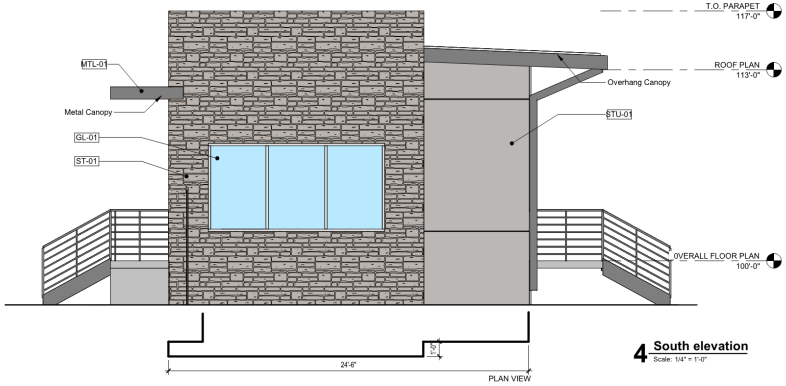
STANDARD	TEXT OF REQUIREMENT	ELEMENTS PROVIDED / CALCULATIONS	MEETS
APPENDIX F 7.C.1	PRINCIPAL MASONRY REQUIREMENT – 100% OF THE EXTERIOR OF ALL BUILDINGS (EXCLUDING DOORS AND WINDOWS) SHALL BE FINISHED WITH ONE OR MORE OF THE FOLLOWING PRINCIPAL MASONRY MATERIALS: a. BRICK, STONE, CAST STONE, CULTURED STONE, ROCK, MARBLE, GRANITE, POURED IN PLACE TILT WALL, CONCRETE, EXTERIOR PORTLAND CEMENT PLASTER (STUCCO) WITH 3 COATS OVER METAL LATH OR WIRE FABRIC LATH, AND FIBER CEMENT SIDING (EXCLUDING LAP SIDING AND AS DEFINED IN THE MOST RECENTLY ADOPTED BUILDING CODE AND APPROVED BY THE BUILDING OFFICIAL).	EXTERIOR MATERIALS USED: STONE STUCCO VERTICAL FIBER CEMENT SIDING	YES
APPENDIX F 7.C.6	BUILDINGS SHALL INCLUDE HORIZONTAL AND VERTICAL ARTICULATION ON ALL FOUR FACADES	ELEMENTS OTHER THAN STUCCO BUMP OUT 1 FT HORIZONTALLY AND FROM 1 TO 2 FEET VERTICALLY FROM THE REST OF THE FAÇADE.	YES
APPENDIX F 7.C.8	FACADES SHALL INCLUDE WINDOWS IN ACCORDANCE WITH ONE OF THE MINIMUM REQUIREMENTS BELOW. a. AN AREA EQUAL TO 50% OF THE OVERALL VERTICAL SURFACE AREA OF ALL FACADES. b. THE LENGTH OF 50% OF ALL FOUR FACADES.	TOTAL LENGTH OF ALL FACADES = 149'-0" 50% OF LENGTH OF ALL FACADES = 74'-6" LENGTH OF WINDOWS PROVIDED = 84'-0"	YES
APPENDIX F 7.C.9	WINDOWS SHALL ACCOUNT FOR AT LEAST 30% OF THE AREA OF FACADES THAT FACE, OR ARE MOSTLY PARALLEL, TO STREETS.	WEST FAÇADE (FRONT) TOTAL SF = 829 SF 30% OF FAÇADE = 829 SF X 30% = 249 SF WINDOW AREA PROVIDED = 274 SF	YES
APPENDIX F 7.C.10	FACADES SHALL INCLUDE COVERED WALKWAYS, AWNINGS, CANOPIES, OR PORTICOS ALONG AT LEAST 25% OF THE LENGTH OF ALL FOUR FACADES.	TOTAL LENGTH OF ALL FACADES = 149'-0" 25% OF LENGTH OF ALL FACADES = 37'-3" LENGTH OF CANOPY PROVIDED = 70'-6"	YES
APPENDIX F 7.D.1	MATERIALS MIX – A SINGLE MATERIAL, COLOR, OR TEXTURE SHALL NOT EXCEED 60% OF A SINGLE FACADE.	SEE MATERIAL PERCENTAGE SCHEDULE	YES
APPENDIX F 7.D.2	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.	TOTAL AREA OF ALL FACADES = 2693 SF 25% OF AREA OF ALL FACADES = 673 SF STONE AREA PROVIDED = 693 SF	YES
APPENDIX F 7.D.6	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.	ELEMENTS USED: RECESSED FACADE, TALLER DOOR DIMENSIONS (8'-0"), STEPS OR STOOPS, CHANGES IN MATERIALS	YES

Exterior Materials

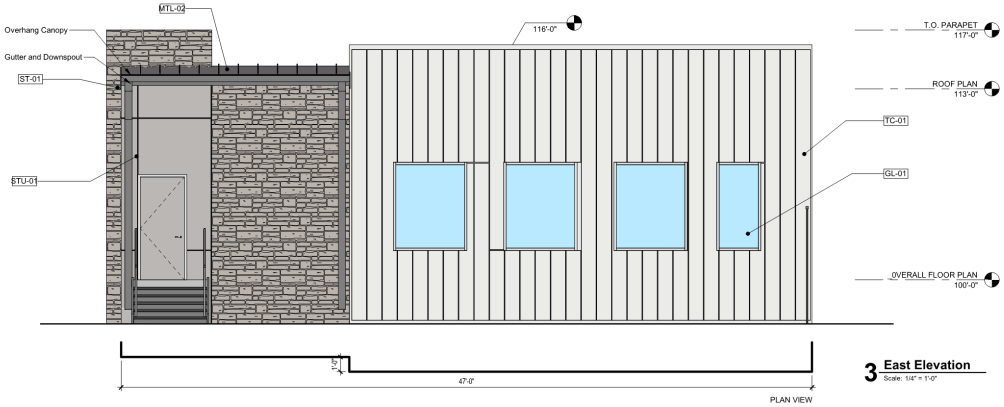
TC-01	Fiber Cement Siding - Arctic white HARDIEPANEL -Vertical Siding
STU-01	Stucco - SW 6002 Essential Gray
ST-01	Stone - CORONADO STONE - Old World Ledge - Birch Grove
MTL-01	Aluminum Composite Metal (ACM) - ALUCOBOND - West Pewter Mica II
MTL-02	Metal Roof Standing Seam - NUCOR Charcoal
GL-01	Glass - VITRO Optigray Glass - Clear Anodized Aluminum

Material Percentage Schedule

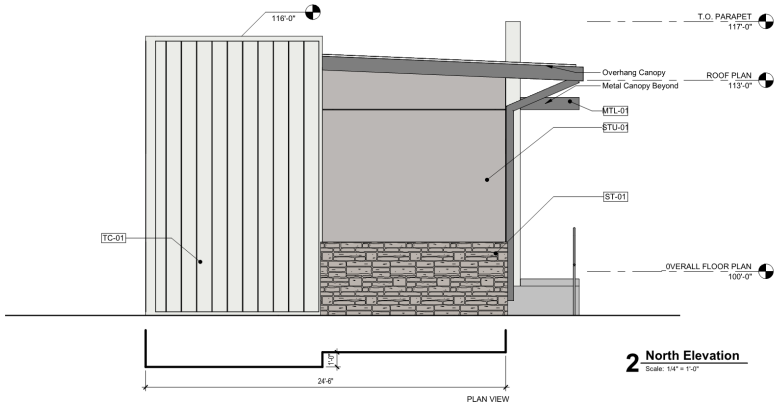
Elevation	Total Area	GL-01	STU-01	TC-01	ST-01	MTL-01	MTL-02	Doors
West	829 SF	31%	22%	20%	20%	3%	4%	0%
North	475 SF	0%	30%	52%	13%	1%	4%	0%
East	908 SF	12%	8%	54%	21%	0%	2%	3%
South	481 SF	20%	19%	0%	57%	1%	3%	0%



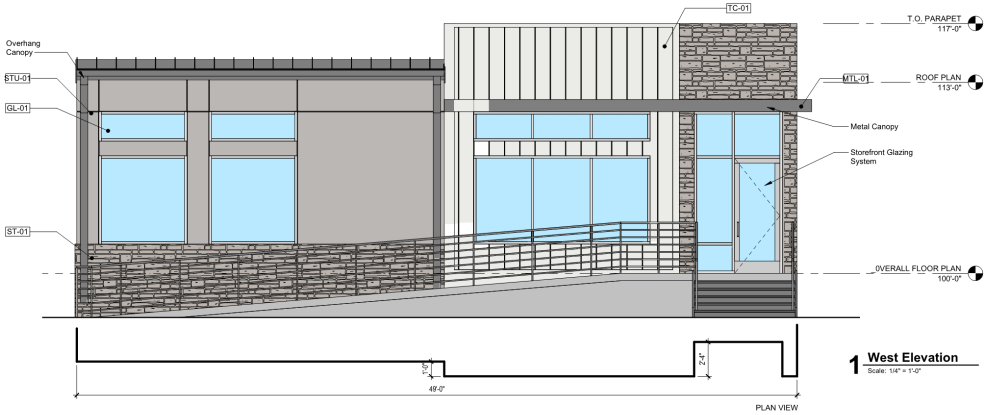
4 South elevation
Scale: 1/4" = 1'-0"



3 East Elevation
Scale: 1/4" = 1'-0"



2 North Elevation
Scale: 1/4" = 1'-0"



1 West Elevation
Scale: 1/4" = 1'-0"

ALLIANCE ARCHITECTS
1600 N. Collins Blvd., Suite 1000
Richardson, Texas 75080
Ph: (972) 233-0400

PRELIMINARY
CHAD D. MICHEL
REG. #TX 20709
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

06/15/2020

Schwob BUILDING COMPANY, LTD

Grand Prairie TEXAS

3409 Hardrock
ADDRESS LINE

EXTERIOR BUILDING ELEVATIONS

DRAWING RECORD	
Date	Description
xx/xx/xx	Revision 1

A5.01

PROJECT NO.: Project Number

Appendix F Menu Items Checklist

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

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

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

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

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

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

Alternative Compliance

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

✓ If Selected	Proposed Item/Element	Description
☐		
☐		

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

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10401	**Version:**	1	**Name:**	S200905 -Site Plan -DevTex Industrial (City Council District 1).
Type:	Agenda Item			**Status:**	Planning and Zoning Items for Individual Consideration
File created:	9/21/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	

Title: S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,160 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Mayor Pro Tem Jorja Clemson. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Sponsors:

Indexes:

Code sections:

Attachments:
- Exhibit A Location Map S200905
- Exhibit B SP S200905 DevTex
- Exhibit C LP S200905 DevTex
- Exhibit D Exterior Elevations Bldg A
- Exhibit D Exterior Elevations Bldg B
- Exhibit E Rendering Bldg A
- PZ Draft Minutes 09-28-2020.pdf

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title
S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,160 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Mayor Pro Tem Jorja Clemson. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Presenter
Charles Lee, AICP, CBO, Senior Planner

Recommended Action
Approve

Analysis

SUMMARY:

S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,160 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Councilman Jorja Clemson.

PURPOSE OF REQUEST:

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

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

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

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

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

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

PROPOSED USE CHARACTERISTICS AND FUNCTION:

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

to be removed with 11 preserved.

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

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

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Table 2: Site Data Summary

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

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

Landscape and Screening

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

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

Table 3: Landscape & Screening Requirements

Standard	Required (GP)	Lot 13A1	Req. (Arlingto	Lot 13A2	Meets
Area (Sq. Ft.)	29,990	75,441	NA	125,320	Yes
Trees	50	**16 (No)**	21	21	Yes
Street Trees	8	8	NA	NA	Yes
Shrubs	500	500		NA	Yes
Foundation Plant	Primary Facades	Provided	Provided Plant	Yes	

Entrance Planting	At Building Entrance	Provided	Provided PlantYes
Truck Screenig Lot Trees	Wing Wall 4	Provided	Yes

Building Materials and Design

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

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

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

Table 4A: Building Design Elements for Building A

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

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

VARIANCES:

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

RECOMMENDATION:

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

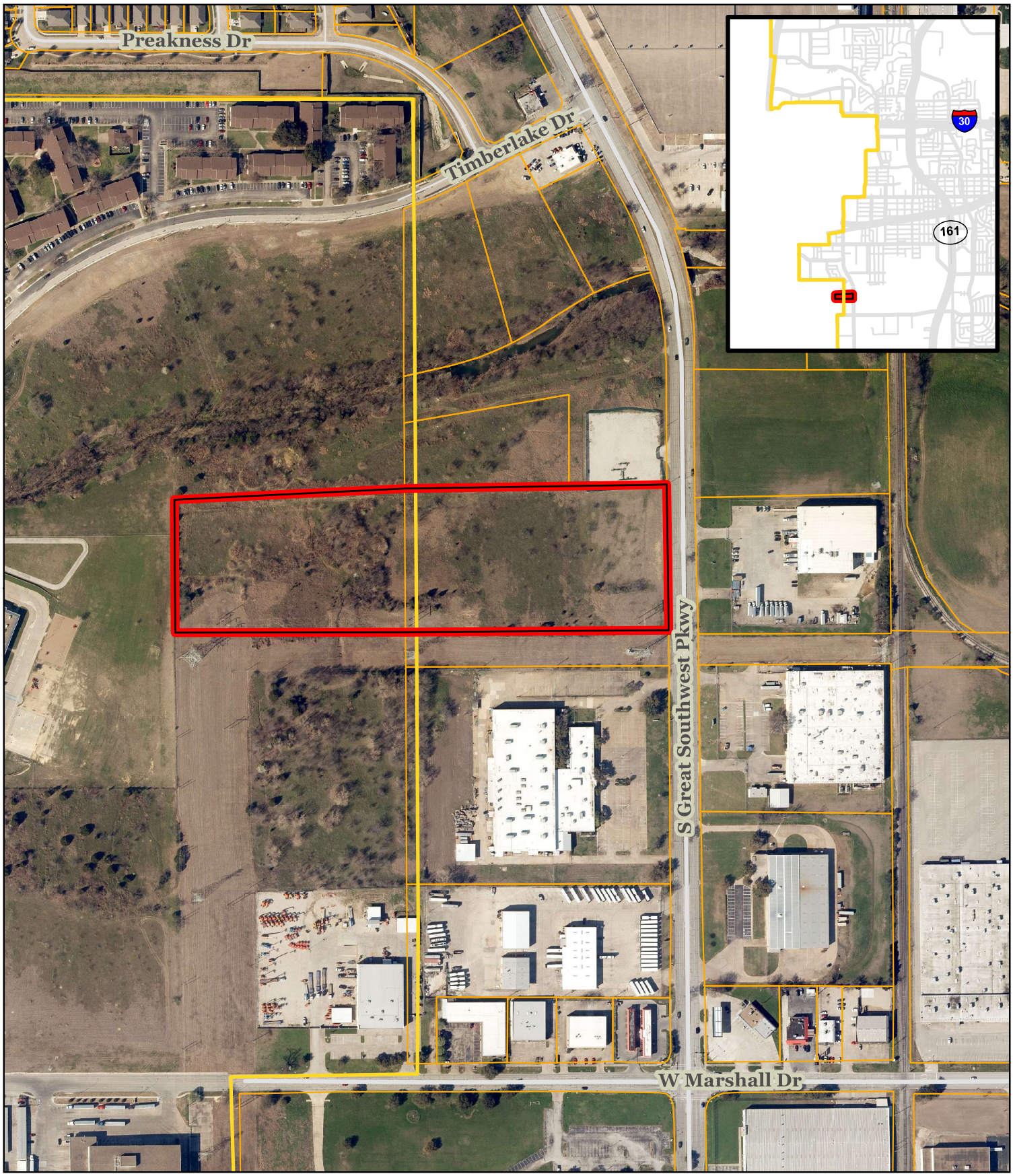
Planning & Zoning Commission recommended approval per staff's recommendation by vote 7-0.

- Accepting the requested exceptions/variances as requested.

powered by Legistar™

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

EXHIBIT A LOCATION MAP



Grand Prairie TEXAS PLANNING

CASE LOCATION MAP
Case Number S200905
DevTex Industrial

N

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

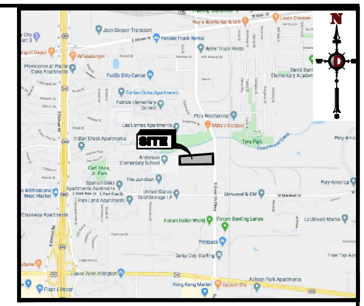
EXHIBIT B SITE PLAN

ARLINGTON SITE DEVELOPMENT SUMMARY				
	REQUIRED	OVERALL	LOT 13A1	LOT 13A2
TOTAL SITE ACREAGE	--	11 AC	3.1 AC	7.9 AC
TOTAL BUILDING AREA	--	102,938 SF	55,450 SF	47,488 sf
TOTAL BUILDING COVERAGE	--	21%	41%	14%
ZONING:	INDUSTRIAL MANUFACTURING			
MINIMUM YARD SETBACK				
FRONT**	20 FT	--	100 FT	103 FT
REAR	0 FT	--	103 FT	488 FT
SIDE	0	--	30 FT	34 FT
MAXIMUM HEIGHT	N/A	36 FT	36 FT	33 FT
MAXIMUM FAR	N/A	0.21:1	0.41:1	0.14:1
MINIMUM OPEN SPACE	10%	10%	10%	10%
PARKING SPACES REQUIRED***	-	**82**	44	38
0.8 SPACES / 1000 GFA				
PARKING SPACES PROVIDED	--	127	62*	65
ADA SPACES REQUIRED (REGULAR/VAN)	--	--	2/1	2/1
ADA PARKING PROVIDED (REGULAR/VAN)	--	--	2/1	2/1

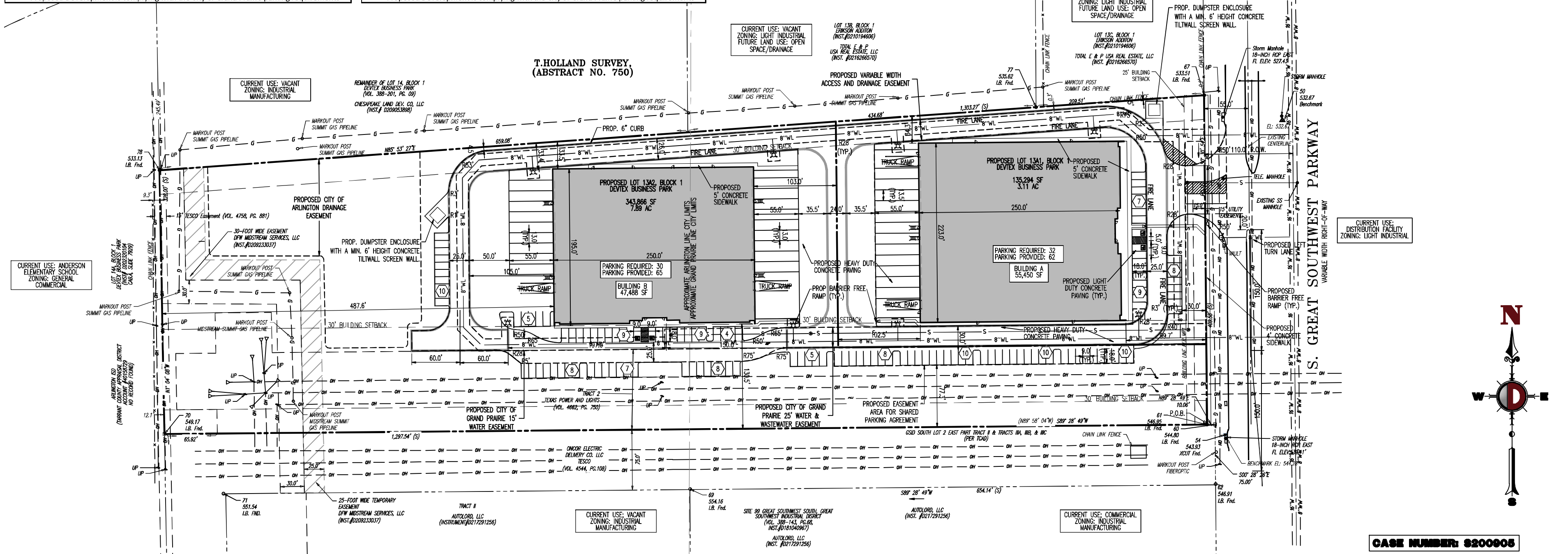
PLEASE REFER TO THE ELEVATIONS AND RENDERINGS BY MEINHARDT & ASSOCIATES FOR THE BUILDING/FAÇADE INFORMATION
* A shared parking agreement is to be provided for parking within Lot 13A2.
** Proposed Development is complying with the City of Grand Prairie Front Yard Setback
*** Proposed Development is complying with the City of Grand Prairie parking requirements

GRAND PRAIRIE SITE DEVELOPMENT SUMMARY				
	REQUIRED	OVERALL	LOT 13A1	LOT 13A2
TOTAL SITE ACREAGE	--	11 AC	3.1 AC	7.9 AC
TOTAL BUILDING AREA	--	102,938 SF	55,450 SF	47,488 sf
TOTAL BUILDING COVERAGE	--	21%	41%	14%
ZONING:	LIGHT INDUSTRIAL			
MINIMUM YARD SETBACK				
FRONT**	25 FT	--	100 FT	103 FT
REAR	0 FT	--	103 FT	488 FT
SIDE (BUILDING HEIGHT <50FT)	30 FT	--	30 FT	34 FT
MAXIMUM HEIGHT	50 FT	36 FT	36 FT	33 FT
MAXIMUM FAR	1:1	0.21:1	0.41:1	0.14:1
MINIMUM OPEN SPACE	10%	10%	10%	10%
PARKING SPACES REQUIRED***	--	**52**	27	25
20 SPACES + 1 SPACE / 500 SF (UDC ARTICLE 10)				
PARKING SPACES PROVIDED	--	127	62*	65
ADA SPACES REQUIRED (REGULAR/VAN)	--	--	2/1	2/1
ADA PARKING PROVIDED (REGULAR/VAN)	--	--	2/1	2/1

PLEASE REFER TO THE ELEVATIONS AND RENDERINGS BY MEINHARDT & ASSOCIATES FOR THE BUILDING/FAÇADE INFORMATION
* A shared parking agreement is to be provided for parking within Lot 13A2.
** Proposed Development is complying with the City of Grand Prairie Front Yard Setback
*** Proposed Development is complying with the City of Grand Prairie parking requirements



VICINITY MAP
SCALE: NTS



CASE NUMBER: S200905

GENERAL NOTES

1. DRILLING WATER WELLS: ALL PROPERTY OWNERS WISHING TO DRILL A WELL MUST OBTAIN A WELL DRILLING PERMIT FROM THE ENVIRONMENTAL SERVICES DEPARTMENT PRIOR TO DRILLING. DRILLERS MUST BE LICENSED BY THE TEXAS WELL DRILLERS BOARD. [TEXAS WATER WELL DRILLERS ACT SUB-SECTION 287.91].
2. NUISANCE: NO OPERATIONS OR ACTIVITIES MAY RESULT IN CREATION OF A NUISANCE AS DEFINED IN CITY CODE 29-68(12) TO (29). SPECIFICALLY, NO BUILDING, ROAD OR CONSTRUCTION ACTIVITY MAY CAUSE WATER TO STAND AND RESULT IN MOSQUITO HARBORAGE.
3. MOSQUITO HARBORAGE: PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL MOSQUITO CONTROL ACTIVITIES ON ANY BODY OF WATER CREATED AS PART OF THE SITE DRAINAGE PLAN. [CITY CODE 29-68(3)]
4. NOISE: ALL NOISE CREATED DURING THE CONSTRUCTION AND SUBSEQUENT OPERATIONAL ACTIVITIES CONDUCTED ON THE SUBJECT PROPERTY MUST COMPLY WITH CITY CODE CHAPTER 13, ARTICLE XIII, SECTIONS 13-275 TO 13-286. CONSTRUCTION MUST BE LIMITED THE DAYTIME HOURS BETWEEN SIX O'CLOCK A.M. AND TEN O'CLOCK P.M. WHEN CONSTRUCTING A BUILDING WITH 300 FEET OF A RESIDENCE.
A NOISE ABATEMENT STUDY MAY BE REQUIRED ON ANY NEW BUSINESSES WHICH MAY AFFECT RESIDENCE THAT LIVE WITHIN 300 FEET.
5. ILLEGAL STORM WATER RUNOFF: ONLY RAIN WATER IS ALLOWED INTO THE STORM WATER SYSTEM. ANY WASTEWATER GENERATED FROM ANY SWIMMING POOL MAINTENANCE, COMMERCIAL OR INDUSTRIAL OPERATIONS MUST BE DISCHARGED TO THE SANITARY SEWER. ALL DISCHARGES INTO THE SANITARY SEWER MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL INDUSTRIAL DISCHARGE REQUIREMENTS [40 CFR PART 122 AND CITY CODE 26-40 TO 26-69]
6. WASH BAYS: WASH BAYS MUST BE COVERED TO PREVENT STORM WATER OR SURFACE RUNOFF FROM ENTERING THE SANITARY SEWER SYSTEM. (CITY CODE 26-45(A)(1)]
7. GREASE AND SAND TRAPS: GREASE AND SAND TRAPS FROM AUTOMOTIVE CENTERS, SERVICE CENTERS, AND VEHICLE WASH OPERATIONS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM [CITY CODE 26-41)]
8. VEHICLES IN THE FLOOD PLAIN: VEHICLES MUST NOT BECOME FLOODED SO THAT GREASES, OILS, OR OTHER AUTOMOTIVE FLUIDS DO NOT CONTAMINATE STORM WATER. A BULK STORAGE PERMIT IS REQUIRED FOR THESE FLUIDS [CITY CODE 29-150(22)].
9. UNDERGROUND STORAGE TANKS: APPLICANTS FOR PERMITS TO INSTALL, REPAIR, OR REMOVE UNDERGROUND OR ABOVE GROUND STORAGE TANKS OR THEIR ASSOCIATED PIPING OR ANY PART THEREOF MUST CONTACT THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ) AND THE CITY OF GRAND PRAIRIE ENVIRONMENTAL SERVICES DEPARTMENT AT (972)237-8055 PRIOR TO BEGINNING WORK ON THE PROJECT.
10. MANUFACTURING: THE ENVIRONMENTAL SERVICES DEPARTMENT MUST REVIEW ALL MANUFACTURING OR INDUSTRIAL OPERATIONS BEFORE CONSTRUCTION IS BEGUN. [CITY CODE 26-51]
11. SPECIFIC COMMENTS: ALL EXISTING BUILDINGS AND FACILITIES MUST BE UPGRADED TO COMPLY WITH CURRENT HEALTH AND WATER QUALITY STANDARDS BEFORE A NEW CERTIFICATE OF OCCUPANCY CAN BE ISSUED. THESE ISSUES WILL BE ADDRESSED DURING THE BUILDING REVIEW PROCESS.
12. STRIP CENTER/RETAIL BUILDING: IF THE RETAIL BUILDING HAS A PROJECTED FOOD SERVICE USE, THE SANITARY SEWER MUST BE DESIGNED IN A WAY THAT A GREASE TRAP AND AN INDUSTRIAL WASTE SAMPLE POINT CAN BE INSTALLED FOR EACH OF THOSE PROPOSED SUITES.
13. DUMPSTER ENCLOSURE: FOR NEW BUSINESS CUSTOMERS SEEKING A CERTIFICATE OF OCCUPANCY OR SUBMITTING A SITE LAYOUT, MUST ADHERE TO REQUIREMENTS OUTLINED IN "COMMERCIAL GARBAGE COLLECTION AND CONTAINER REQUIREMENTS, WHICH MAY BE ACCESSED AT:
HTTP://WWW.GPTX.ORG/INDEX.ASPX?PAGE=1808
14. SITE SHALL COMPLY WITH AND/OR EXCEED THE CITY OF GRAND PRAIRIE'S UDC'S APPENDIX X.

SITE DEVELOPMENT DATA

1. PROPERTY OWNER/APPLICANT
HAMILTON COMMERICAL
HAMILTON PECK
1600 EAST PIONEER PARKWAY, SUITE 550
ARLINGTON, TEXAS 76010
2. ENGINEER
DYNAMIC ENGINEERING CONSULTANTS
CAROLYN O'BRIEN, PE
714 S. GREENVILLE AVENUE, SUITE 100
ALLEN, TEXAS 75002
3. ARCHITECT
MEINHARDT & ASSOCIATES ARCHITECTS
DAVID MEINHARDT
14643 DALLAS PARKWAY, SUITE 636
DALLAS TX 75254
4. THE PROPERTY IS ZONED LIGHT INDUSTRIAL
5. THE PROPOSED USE IS A WAREHOUSE DISTRIBUTION CENTER
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP NO. 48439C0360L; MAP REVISED MARCH 21, 2019, FOR TARRANT COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
7. LEGAL DESCRIPTION: BEING ALL OF LOT 13A, BLOCK 1 OF DEVTEX BUDINESS PARK, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS ACCORDING TO THE PLAT THEREOF FILED 09/22/2008, RECORDED IN CABINET A, SLIDE 12956, PLAT RECORDS, TARRANT COUNTY, TEXAS

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

BENCHMARK

1. BASIS OF BEARINGS IS THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983 (NAD83, 2011) TX NORTH CENTRAL ZONE 4202.
2. VERTICAL DATUM – NAVD 88 (GEOID 12B), BASED ON GNSS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON MAY 5, 2020 UTILIZING THE LEICA SMAR NET MAX NETWORK

Rev.	Date	Comments	By

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Additional offices conveniently located at:
6925 Portwest Drive Suite, Houston, TX 77024 T: 281.789.6400 | 901 Mopac Expressway South, Barton Oaks Plaza One, Suite 300, Austin, TX 78746 T: 512.646.2646
1904 Main Street, Lake Como, NJ 07719 T: 732.974.0198 F: 732.974.3521 | 245 Main Street, Suite 110, Chester, NJ 07930 T: 908.879.9229 F: 908.879.0222
790 Newtown Yardley Road, Suite 425, PA 18940 T: 267.685.0276 F: 267.685.0361 | 8 Robbins Street, Suite 102, Toms River, NJ 08753 T: 732.974.0198 F: 732.974.3521

Texas Registered Engineering Firm No. F-13660
714 S. Greenville Ave - Suite 100
Allen, TX 75002
T: 972.534.2100
www.dynamicec.com

TITLE: SITE PLAN

PROJECT: DEVTEX INDUSTRIAL COMPLEX
HAMILTON COMMERCIAL
PROPOSED LOT 13A1 & 13A2, BLOCK 1 DEVTEX BUSINESS PARK
1550 S. GREAT SOUTHWEST PARKWAY
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

JOB No: 3389-99-003
DATE: 09/23/20
DRAWN BY: EIM
SCALE: (H) 1"=60' (V) .
DESIGNED BY: KAV
CHECKED BY: KAV
SHEET No: 1 OF 1

PRELIMINARY PLAN FOR REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF KYLE A. VRLA, STATE LICENSE NUMBER 119166 ON 09/23/20 . THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

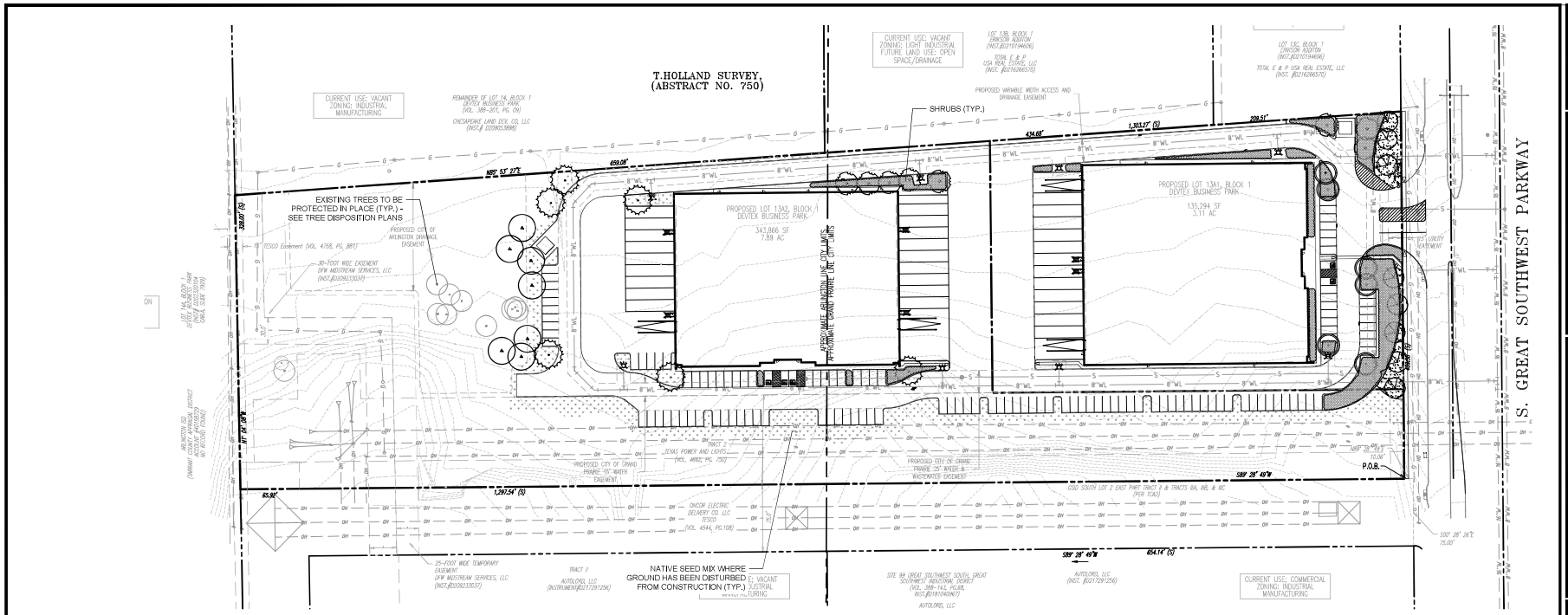
KYLE A. VRLA
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 119166

CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE

DEC Client Code: 3389
Rev. # 0

Plotted: 09/23/20 – 4:37 PM, By: emoreno, – Product Ver: 23.1s (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\3389 Hamilton Commercial\99-003 DevTe_GP_TX\Dwg\Site Plans\D338999003DRC.dwg, ---> 1 SITE PLAN DRC

EXHIBIT C LANDSCAPE PLAN



ROOT BARRIERS

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

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE CALCULATIONS - GRAND PRAIRIE

TOTAL SITE AREA:	249,897 SF
LANDSCAPE AREA REQUIRED:	24,990 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	75,441 SF (30.2%)
TOTAL STREET FRONTAGE:	410 LF
STREET TREES REQUIRED:	8 TREES (1 TREE PER 50 LF OF FRONTAGE)
STREET TREES PROVIDED:	8 TREES
SITE TREES REQUIRED:	50 TREES (1 TREE PER 500 SF OF REQUIRED LANDSCAPE)
SITE TREES PROVIDED:	16 TREES*
SITE SHRUBS REQUIRED:	500 SHRUBS (1 SHRUB PER 50 SF OF REQUIRED LANDSCAPE AREA)
SITE SHRUBS TO BE PROVIDED:	~500 SHRUBS
TOTAL PARKING SPACES:	79
PARKING LOT TREES REQUIRED:	4 TREES (1 TREE PER 20 SPACES)
PARKING LOT TREES PROVIDED:	4 TREES

* NOT ALL TREES CAN BE PLACED DUE TO UTILITY EASEMENTS AND UTILITIES

NOTE: TOTAL REQUIRED PARKING LOT TREES INCLUDED IN SITE TREE TOTALS.

LANDSCAPE CALCULATIONS - ARLINGTON

LANDSCAPE SETBACK
NO STREET FRONTAGE WITHIN THE CITY OF ARLINGTON

INTERIOR PARKING

TOTAL PARKING SPACES:	125 SPACES (83 REQUIRED, 42 OVERPARKED)
TREES REQUIRED:	21 TREES - 1 TREE PER 10 REQUIRED SPACES = 8 TREES - 1 TREE PER 3 OVERPARKED SPACES = 42 ADD'L SPACES/3 = 14 TREES
TREES PROVIDED:	21 TREES (9 EXISTING, 12 PROPOSED)

CONCEPTUAL PLANT LEGEND

TREES

Carya illinoinensis	Pecan
Koelreteuria paniculata	Goldenrain Tree
Platanus mexicana	Mexican Sycamore
Quercus muehlenbergii	Chinquapin Oak
Ulmus crassifolia	Cedar Elm

SHRUBS

Cotinus coggygria 'Royal Purple'	Purple Smoke Tree
Hibiscus syriacus cvs.	Rose-of-Sharon
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
Punica granatum 'Nana'	Dwarf Pomegranite
Rosmarinus officinalis and cvs.	Rosemary
Symphoricarpos orbiculatus	Coralberry

PERENNIALS

Aster oblongifolium	Fragrant Aster
Gaillardia hybrids and cultivars	Gaillardia
Gaura (pink varieties)	Gaura
Hesperaloe parviflora	Red Yucca
Hibiscus syriacus cvs.	Rose-of-Sharon
Lantana cvs.	Lantana
Malvaviscus drummondii	Turk's Cap
Phlomis fruticosa	Jerusalem Sage

0' 30' 60' 120'
Scale 1" = 60'

LICENSED LANDSCAPE ARCHITECT
LAURENCE A. LEGGE
2547
STATE OF TEXAS
9/23/2020

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

COPYRIGHT © 2020 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

DYNAMIC ENGINEERING CONSULTANTS • PLANNERS • SURVEYORS • TRAFFIC

REV.	DATE	COMMENTS	BY

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

DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY:

PROJECT: DEVTEX INDUSTRIAL COMPLEX
HAMILTON, COMMERCIAL
LOT 13A, BLOCK 1, DEVTEX BUSINESS PARK
1500 S. GREAT SOUTHWEST PARKWAY
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
714 S. Greenville Avenue
Suite 100, Allen, TX 75013
T: 972.534.2100
Offices conveniently located at:
Lake Grove, New Jersey • T: 732.974.0198
Cherry Hill, New Jersey • T: 908.874.9229
Newark, New Jersey • T: 973.733.1700
Toms River, New Jersey • T: 732.974.0198
Horsham, Pennsylvania • T: 267.685.6270
Austin, Texas • T: 512.346.2930
Houston, Texas • T: 281.398.6400
Austin, Texas • T: 512.346.2930
Tulsa, Oklahoma, Florida • T: 561.721.8570
Texas Registered Engineering Firm No. F-13660
www.dynamicec.com

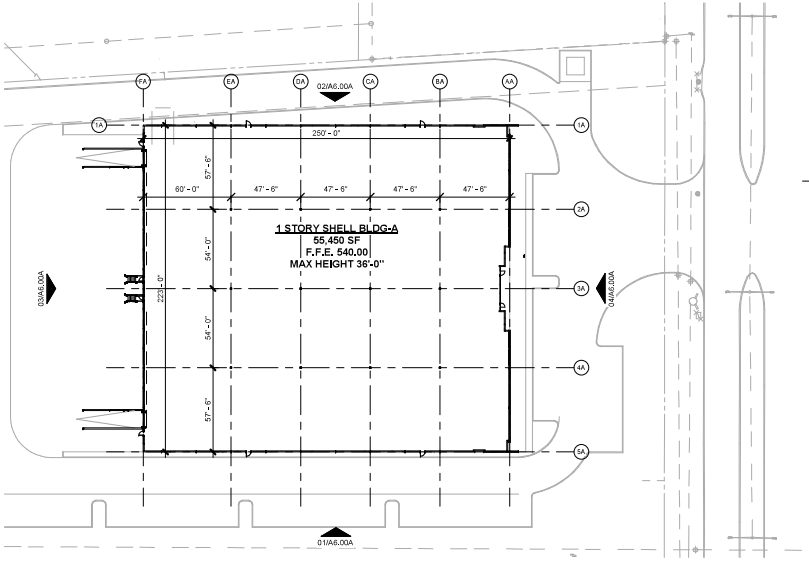
TITLE: PLANTING PLAN

SCALE: (H) (V) | DATE: 9/11/2020
PROJECT No: 3389-99-003

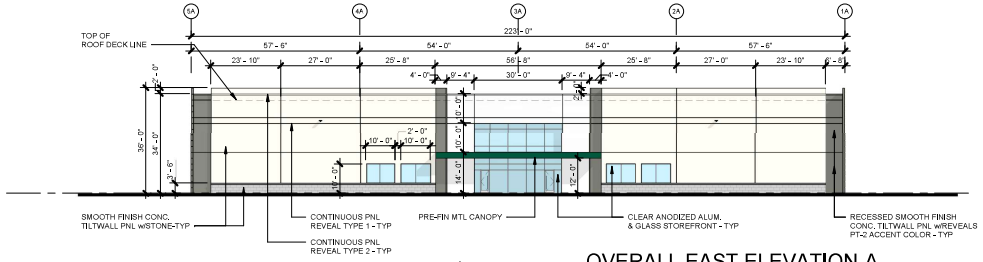
SHEET No: LP-1 | Rev. #: 0' XX

CASE #SZ00905

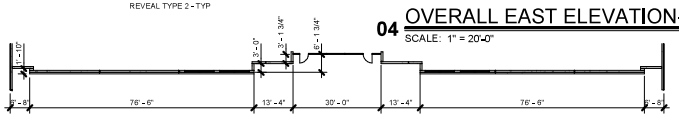
EXHIBIT D EXT ELEVATIONS BLDG A



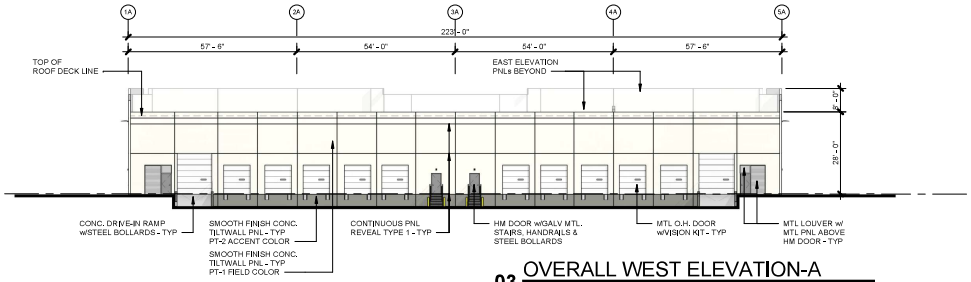
05 OVERALL SHELL PLAN-A
SCALE: 1" = 40'-0"



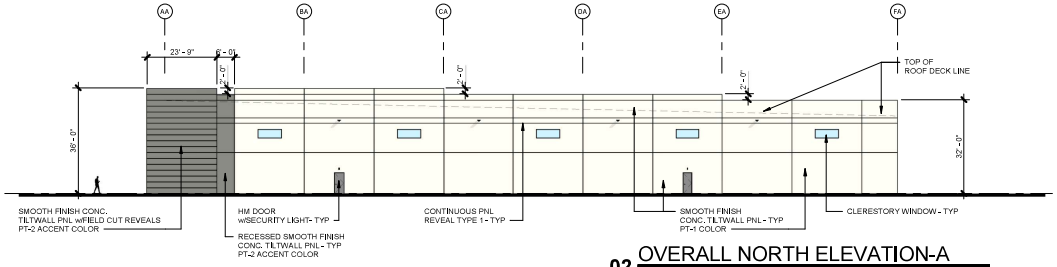
04 OVERALL EAST ELEVATION-A
SCALE: 1" = 20'-0"



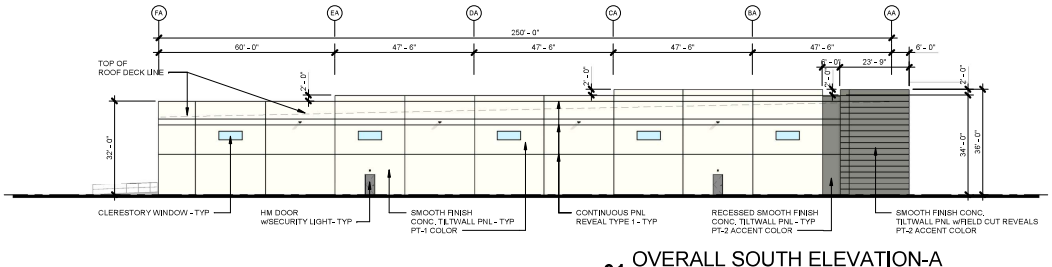
ARTICULATION DEPTH PLAN DIAGRAM



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



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



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

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 4 – BUILDING DESIGN STANDARDS FOR INDUSTRIAL DEVELOPMENT - ELEMENTS

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

ARTICULATION CALCS-A

EAST ELEVATION - PRIMARY FACADE	
ELEVATION HEIGHT = 36'-0" REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-9 5/8"	2'-0" PROVIDED
ELEVATION LENGTH = 223'-0" REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLDG LEGNTH x 15%) = 33'-5 3/8"	80'-6 3/4" PROVIDED
REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-9 5/8"	6' - 1 3/4" PROVIDED
NORTH AND SOUTH ELEVATION - SECONDARY FACADE	
ELEVATION HEIGHT = 36'-0" REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-9 5/8"	2'-0" PROVIDED
ELEVATION LENGTH = 250'-0" REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLDG LEGNTH x 15%) = 37'-6"	232'-3" PROVIDED
REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-9 5/8"	6' - 0" PROVIDED
WEST ELEVATION (DOCK) - SECONDARY FACADE - NO ARTICULATION	

ELEVATION + MATERIAL CALCS-A

BUILDING HEIGHT = 36'-0" ONE STORY

EAST ELEVATION - PRIMARY FACADE		**WEST ELEVATION-DOCK**	
TOTAL FACADE AREA = 7,906.67 SF	100%	TOTAL FACADE AREA = 7,015.00 SF	100%
• CONCRETE TILTWALL = 6,338.34 SF	80.2%	• CONCRETE TILTWALL = 5,470.00 SF	78.0%
• GLASS = 920.00 SF	11.6%	• GLASS = 14.00 SF	0.20%
• STONE = 535.00 SF	6.77%	• STONE = 00.00 SF	0.0%
• MTL ACCENT CANOPY = 113.33 SF	1.43%	• MTL LOUVER + PNL = 66.00 SF	0.95%
		• OH + HM DOORS = 1,465 SF	20.85%
NORTH ELEVATION		**SOUTH ELEVATION**	
TOTAL FACADE AREA = 8,774.00 SF	100%	TOTAL FACADE AREA = 8,774.00 SF	100%
• CONCRETE TILTWALL = 8,606.22 SF	98.1%	• CONCRETE TILTWALL = 8,606.22 SF	98.1%
• GLASS = 120 SF	1.36%	• GLASS = 120 SF	1.36%
• STONE = 0.00 SF	0.00%	• STONE = 0.00 SF	0.00%
• HM DOORS = 47.78 SF	0.54%	• HM DOORS = 47.78 SF	0.54%

LENGTH OF ALL BUILDING FACADES = 958'-0"

CANOPY SHADE SYSTEM = 56'-8" OF LENGTH | 56'-8" ÷ 958'-0" = 5.9%

MATERIAL LEGEND

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

REVISIONS

HAMILTON COMMERCIAL 1550

GRAND PRAIRIE, TEXAS

1550 GREAT SOUTHWEST PKWY

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

09.11.2020

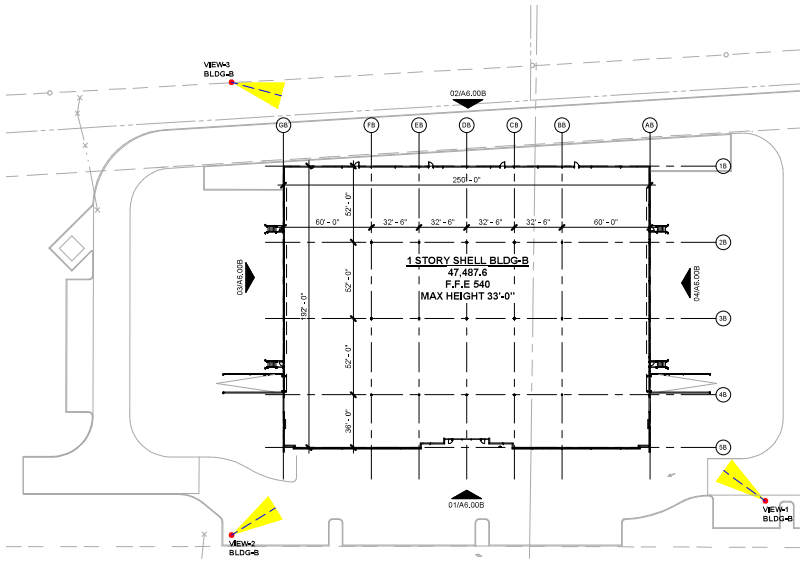
PROJECT NO: 20-207
DATE: 09.11.20
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: OVERALL ELEVATIONS

A6.00A

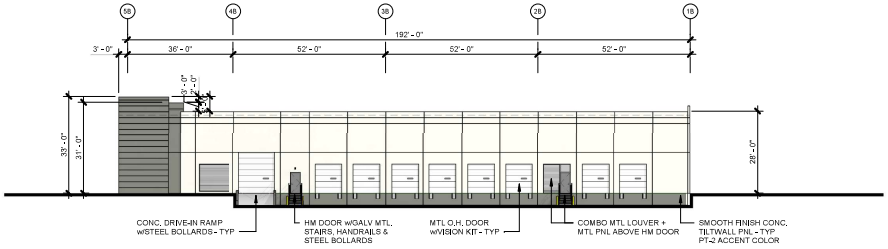
CASE NUMBER S200905

9/11/2020 9:11:58 AM G:\MISC\20207-Hamilton Commercial 1550 GSW PKWY CDs Shell\REVIT\20207_ARCH_HAMILTON 1550_R20.rvt

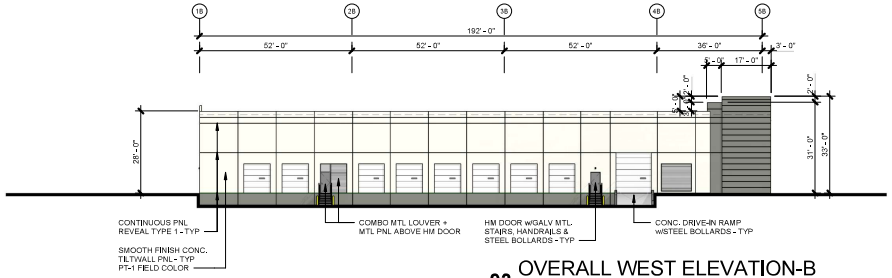
EXHIBIT D EXT ELEVATIONS BLDG B



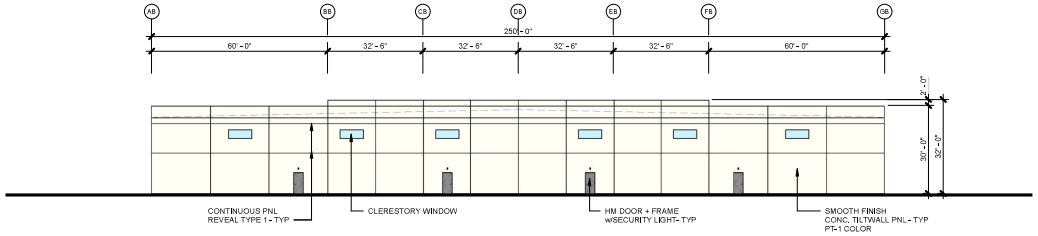
05 OVERALL SHELL PLAN-B
SCALE: 1" = 40'-0"



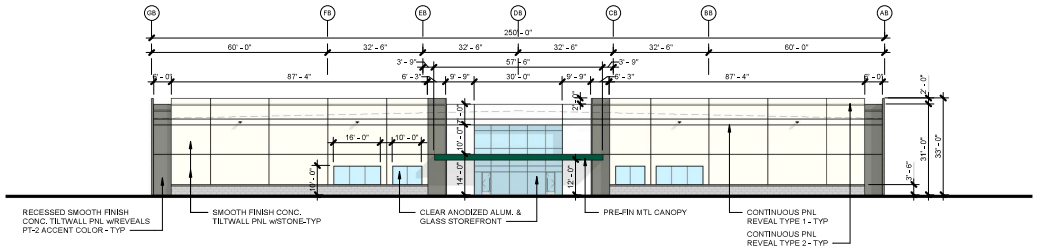
04 OVERALL EAST ELEVATION-B
SCALE: 1" = 20'-0"



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



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



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

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

SECTION 4 – BUILDING DESIGN STANDARDS FOR INDUSTRIAL DEVELOPMENT - ELEMENTS

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

ARTICULATION CALCS-B

SOUTH ELEVATION - SECONDARY FACADE	
ELEVATION HEIGHT = 33'-0" REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4"	2'-0" PROVIDED
ELEVATION LENGTH = 250'-0" REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLDG LEGNTH x 15%) = 37'-6"	61'-6" PROVIDED
REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4"	5'-7" PROVIDED
EAST AND WEST ELEVATION - SECONDARY FACADE	
ELEVATION HEIGHT = 33'-0" REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4"	5'-0" PROVIDED
ELEVATION LENGTH = 195'-0" REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLDG LEGNTH x 15%) = 29'-3"	178'-0" PROVIDED
REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4"	0'-8" PROVIDED
NORTH ELEVATION - SECONDARY FACADE - NO ARTICULATION	
ELEVATION HEIGHT = 32'-0" REQUIRED MIN VERTICAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4"	2'-0" PROVIDED
ELEVATION LENGTH = 250'-0" REQUIRED MIN SPAN OF VERTICAL ARTICULATION (BLDG LEGNTH x 15%) = 37'-6"	120'-0" PROVIDED
REQUIRED MIN DEPTH OF HORIZONTAL ARTICULATION (BLDG HT x 5%) = 1'-7 3/4"	0'-0" PROVIDED

ELEVATION + MATERIAL CALCS-B

BUILDING HEIGHT = 33'-0" ONE STORY

EAST ELEVATION-DOCK		**WEST ELEVATION-DOCK**	
TOTAL FACADE AREA = 6,062.00 SF	100%	TOTAL FACADE AREA = 6,062.00 SF	100%
• CONCRETE TILTWALL = 4,955.00	81.7%	• CONCRETE TILTWALL = 4,955.00	81.7%
• GLASS = 9.00 SF	0.15%	• GLASS = 9.00 SF	0.15%
• STONE = 00.00 SF	0.00%	• STONE = 00.00 SF	0.00%
• MTL DOORS + LOUVERS = 1,098 SF	18.15%	• MTL DOORS + LOUVERS = 1,098 SF	18.15%
NORTH ELEVATION		**SOUTH ELEVATION**	
TOTAL FACADE AREA = 7,760.00 SF	100%	TOTAL FACADE AREA = 8,127.00 SF	100%
• CONCRETE TILTWALL = 7,520.44 SF	96.9%	• CONCRETE TILTWALL = 6,402.67 SF	78.8%
• GLASS = 144 SF	1.86%	• GLASS = 998 SF	12.3%
• STONE = 0.00 SF	0.00%	• STONE = 611.33 SF	7.50%
• HM DOORS = 95.56 SF	1.24%	• MTL ACCENT CANOPY = 115.00	1.40%

LENGTH OF ALL BUILDING FACADES = 912'-9"

CANOPY SHADE SYSTEM = 56'-8" OF LENGTH | 56'-8" ÷ 912'-9" = 6.2%

MATERIAL LEGEND

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

REVISIONS

HAMILTON COMMERCIAL 1550

1550 GREAT SOUTHWEST PKWY

GRAND PRAIRIE, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

09.11.2020

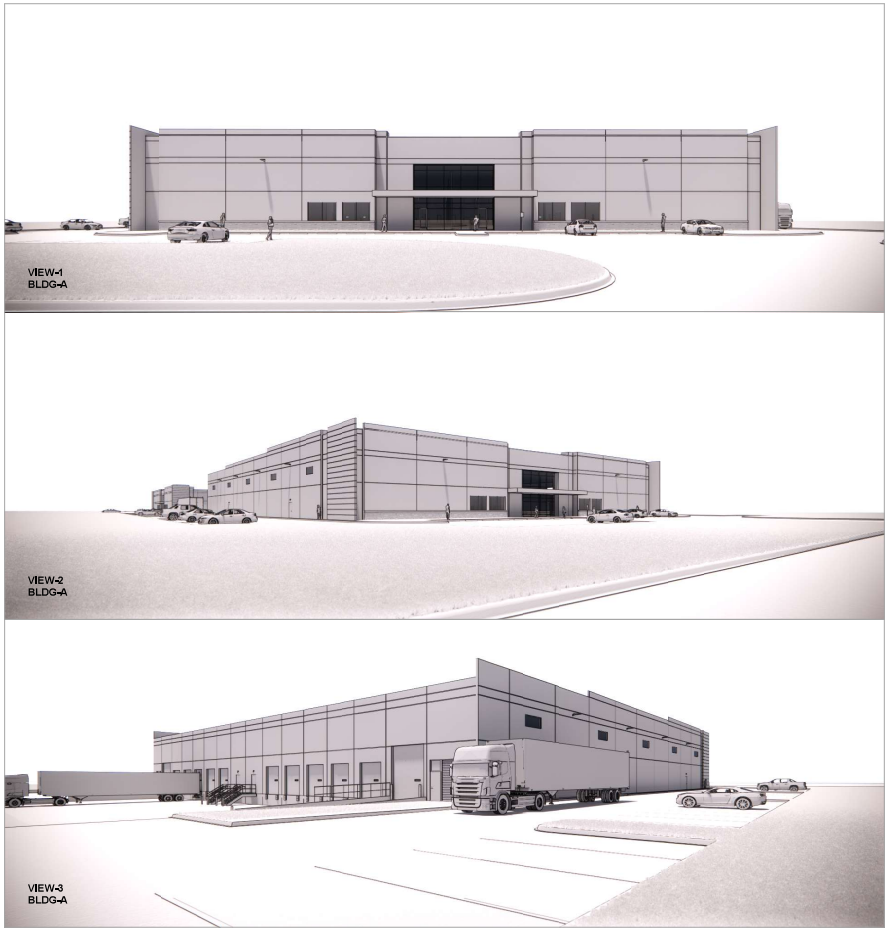
PROJECT NO: 20-207
DATE: 09.11.20
DRAWN BY: DBC
CHECKED BY: DDM
SHEET: OVERALL ELEVATIONS

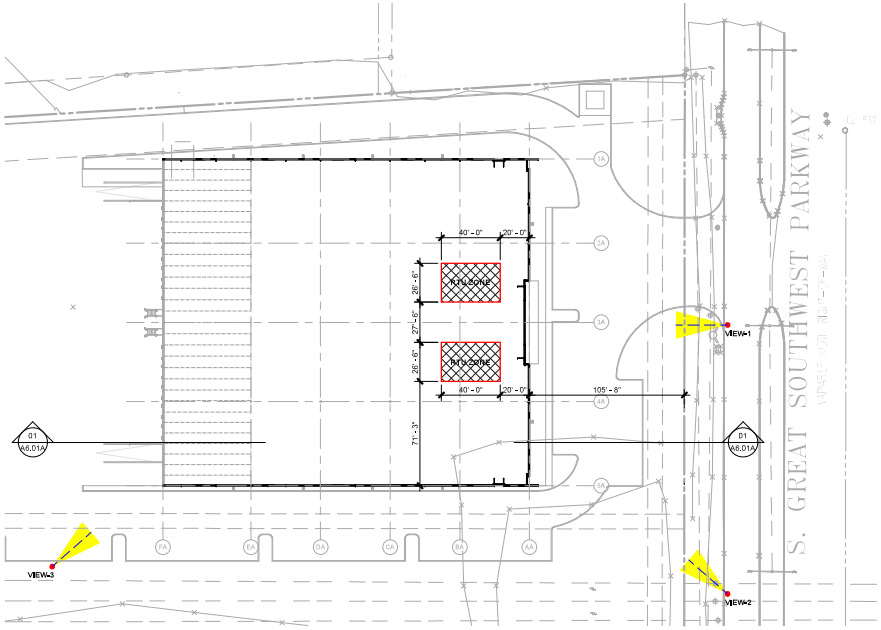
A6.00B

CASE NUMBER S200905

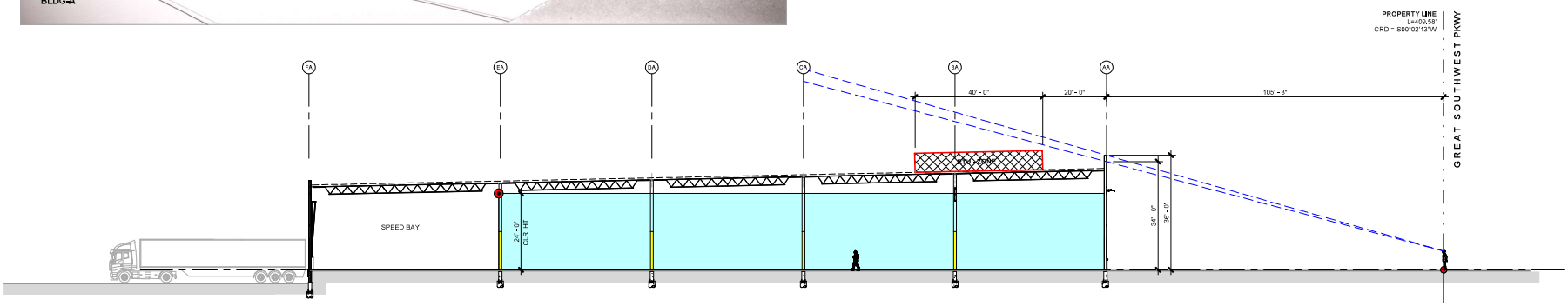
9/11/2020 9:12:01 AM G:\MISC\2020\207-Hamilton Commercial 1550 GSW PKWY CDs Shell\REVIT\20207_ARCH_HAMILTON 1550_R20.rvt

EXHIBIT E RENDERING BLDG A





02 RTU LOCATION PLAN-A
SCALE: 1" = 40'-0"



01 LINE-OF-SIGHT SECTION-A
SCALE: 1/16" = 1'-0"

CASE NUMBER
S200905

REVISIONS

HAMILTON COMMERCIAL 1550

1550 GREAT SOUTHWEST PKWY
GRAND PRAIRIE, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS
09.11.2020

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

A6.01A

9/11/2020 9:12:02 AM G:\MISC\20207-Hamilton Commercial 1550 GSW PKWY\CDs Sheet\REV\T\20207_ARCH_HAMILTON 1550_R20.rvt

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10402	**Version:**	1	**Name:**	S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4).
Type:	Agenda Item			**Status:**	Planning and Zoning Items for Individual Consideration
File created:	9/21/2020			**In control:**	Planning and Zoning Commission
On agenda:	10/13/2020			**Final action:**	

Title: S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Site Plan for a multi-family and mixed use development with 270 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. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Sponsors:

Indexes:

Code sections:

Attachments:
- Exhibit A - Location Map.pdf
- Exhibit B - Site Plan.pdf
- Exhibit C - Landscape Plan.pdf
- Exhibit D - Building Elevations.pdf
- PZ Draft Minutes 09-28-2020.pdf

Date	Ver.	Action By	Action	Result

From
Monica Espinoza, Executive Assistant

Title
S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Site Plan for a multi-family and mixed use development with 270 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. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Presenter
Savannah Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis
SUMMARY:

Site Plan for a multi-family and mixed use development with 270 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.

PURPOSE OF REQUEST:

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.

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-384	Undeveloped
South	A; PD-384	Lift Station; Undeveloped
West	PD-384	Undeveloped
East	A; PD-213A	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to develop 10.12 acres with multi-family and mixed uses. The Site plan depicts 270 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail. The primary entrance to the site is off Lake Ridge Pkwy; secondary access will be off the future extension of Grandway Dr. The live/work units and retail spaces are located on the north and east sides of Building 1.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-384 with a base zoning of Multi-Family Three District; development is subject to the standards for PD-384 and for Multi-Family Three District in the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	12,000	440,796	Yes
Min. Lot Width (Ft.)	100	1,176	Yes
Min. Lot Depth (Ft.)	120	390.83	Yes
Front Setback (Ft.)	30	30	Yes
Rear Setback (Ft.)	20	20	Yes

Max. Height (Ft.)	50	42.25	Yes
Max. Density (DUA)	28.06	28.06	Yes
Max. One Bedroom (%)	60	54.2	Yes

Parking

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

Table 3: Parking Requirements

Standard	Required	Provided	Meets
Total Parking Spac	453	514	Yes
Garage	8%	8%	Yes
Carport	20%	15%	No

Landscape and Screening

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

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	66,135	66,135	Yes
Trees	133	150	Yes
Shrubs	1,322	1,800 Container Gallons	Yes*
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

*The proposed landscape plan includes enough total container gallons of shrubs to satisfy the requirements, but the size of the individual shrubs do not meet the required five container gallons.

Exterior Building Materials

The exterior finish materials include stone, stucco, and metal awnings. The proposed elevations are consistent with the conceptual elevations in PD-384 and the Lake Ridge Corridor's established design theme. The proposed building elevations also meet the recommended design and building materials in Appendix W.

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

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

VARIANCES:

1. Covered Parking Spaces - the proposal includes 15% covered parking spaces when 20% is required. The design incentives allow the applicant to decrease the percentage of required garages. Staff does not object using the design incentive to decrease the percentage of required carports.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval by a vote of 7-0.

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.

powered by Legistar™

CASE LOCATION MAP

Case Number S200906

Lake Ridge Commons Multi-Family

N

City of Grand Prairie

Development Services

(972) 237-8255

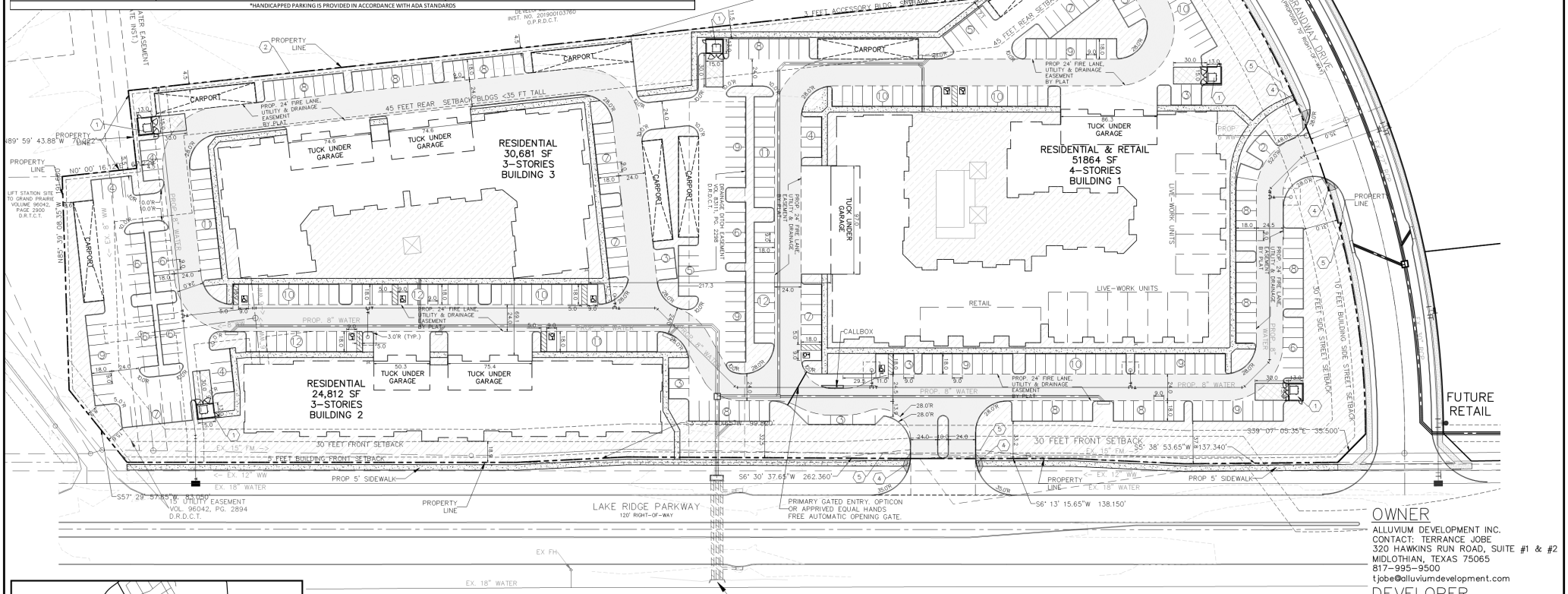
www.gptx.org

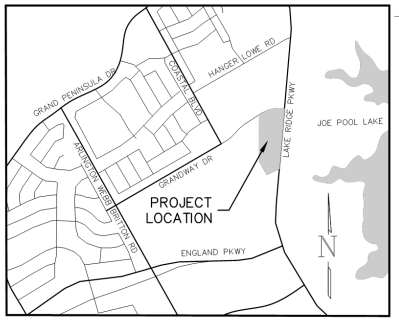
SITE PLAN SUMARY

ZONING:	PD-384	BUILDING AREAS:	107357 sf	UNITS:	
		-BUILDING 1:	51864sf	LIVE-WORK:	14 UNITS (4.9%)
PROPOSED USE:	MIXED	-BUILDING 2:	24812sf	1 BEDROOM:	154 UNITS (54.2%)
		-BUILDING 3:	30681sf	2 BEDROOMS:	102 UNITS (36.9%)
LOT AREA:	440796sf / 10.12Ac			3 BEDROOMS:	14 UNITS (4.9%)
-RESIDENTIAL	107323sf /2.46Ac	BUILDING HEIGHT:			
-RETAIL	3000sf	-BUILDING 1:	4 STORIES	TOTAL:	284 UNITS
-GREEN SPACE	145517sf / 3.34Ac	-BUILDING 2:	3 STORIES	DENSITY:	28.06DU/AC
-PAVING	187932sf / 4.31Ac	-BUILDING 3:	3 STORIES		
				NON-RESIDENTIAL	
LOT COVERAGE:	57%	FLOOR AREA RATIO:	24%	RETAIL AREA:	3,236sf
				LIVE/WORK AREA:	14,221sf
SQUARE FOOTAGE OF	295279sf	USABLE OPEN SPACE:	33%		
		% RETAIL FOR TRACT:	24%	TOTAL 1ST FLOOR MF:	72,549sf
		% MF FOR TRACT:	76%	TUCK UNDER GARAGES:	13,519sf
				1ST FLOOR MF NET GARAGES:	59,030sf

PARKING REQUIRED:		
-1 BEDROOM UNITS = 1.25 SPACES PER UNIT	=	192
-2 BEDROOM UNITS = 2.0 SPACES PER UNIT	=	204
-3 BEDROOM UNITS = 2.0 SPACES PER UNIT	=	28
-LIVE WORK/ WORK UNITS = 1.25 SPACES PER UNIT	=	18
-RETAIL SPACE = 1 SPACE PER 275sf	=	11
TOTAL REQUIRED PARKING	=	453
PARKING PROVIDED:		514
STANDARD:		505
SURFACE:		395 (77%)
CARPORT:		70 (14%)
GARAGES:		37 (7%)
HANDICAPPED:		9 (2%)

*HANDICAPPED PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



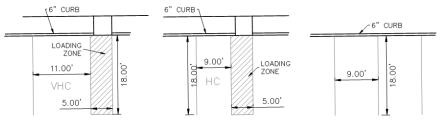


VICINITY MAP

SCALE: 1"=1/4 MILE

LEGEND

- Parking Pavement: 5" thick conc. pvmt. reinf. w/ #3 bars at 18" o.c.e.w. on 6" recompacted subgrade, compacted to 95% of max. dry weight, +2% of optimum moisture content (astm d-698).
- Left Turn Lane Pavement: 9" thick 4,000 psi conc. pvmt. reinforced with #4 bars, 24" o.c.e.w. on a 8" lime stabilized subgrade (min. 36 lbs/sy hydrated lime – actual lbs/sy will be determined by lime series) compacted to 95% standard proctor density at optimum moisture content and above.
- Dumpster Pavement: 7" thick conc. pvmt. reinf. w/ #4 bars at 18" o.c.e.w. on 6" recompacted subgrade, compacted to 95% of max. dry weight, +2% of optimum moisture content (astm d-698).
- Firelane & Utility Easement: 6" thick conc. pvmt. reinf. w/ #3 bars at 18" o.c.e.w. on 6" recompacted subgrade, compacted to 95% of max. dry weight, +2% of optimum moisture content (astm d-698).
- Open Space
- Proposed Sidewalk Pavement
- Parking count
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Sanitary Sewer Cleanout
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Proposed Valve
- Proposed Valve
- Proposed 11.25° Horiz. Bend
- Proposed 45° Horiz. Bend
- Existing Storm Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Water Line
- Proposed Water Line
- Boundary Line
- Setback Line
- Adjacent Lot/Right-of-way Line
- Existing Easement
- Barrier Free Ramp Per City of Grand Prairie Standards



VAN ACCESSIBLE HANDICAP PARKING SPACE DIMENSIONS
NOT TO SCALE

HANDICAP PARKING SPACE DIMENSIONS
NOT TO SCALE

TYPICAL PARKING SPACE DIMENSIONS
NOT TO SCALE

NOTES BY SYMBOL

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

FOR REVIEW ONLY
DAYTON C. MACATEE, P.E., 65028
08/18/2020

OWNER

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

DEVELOPER

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

CASE #: S200906

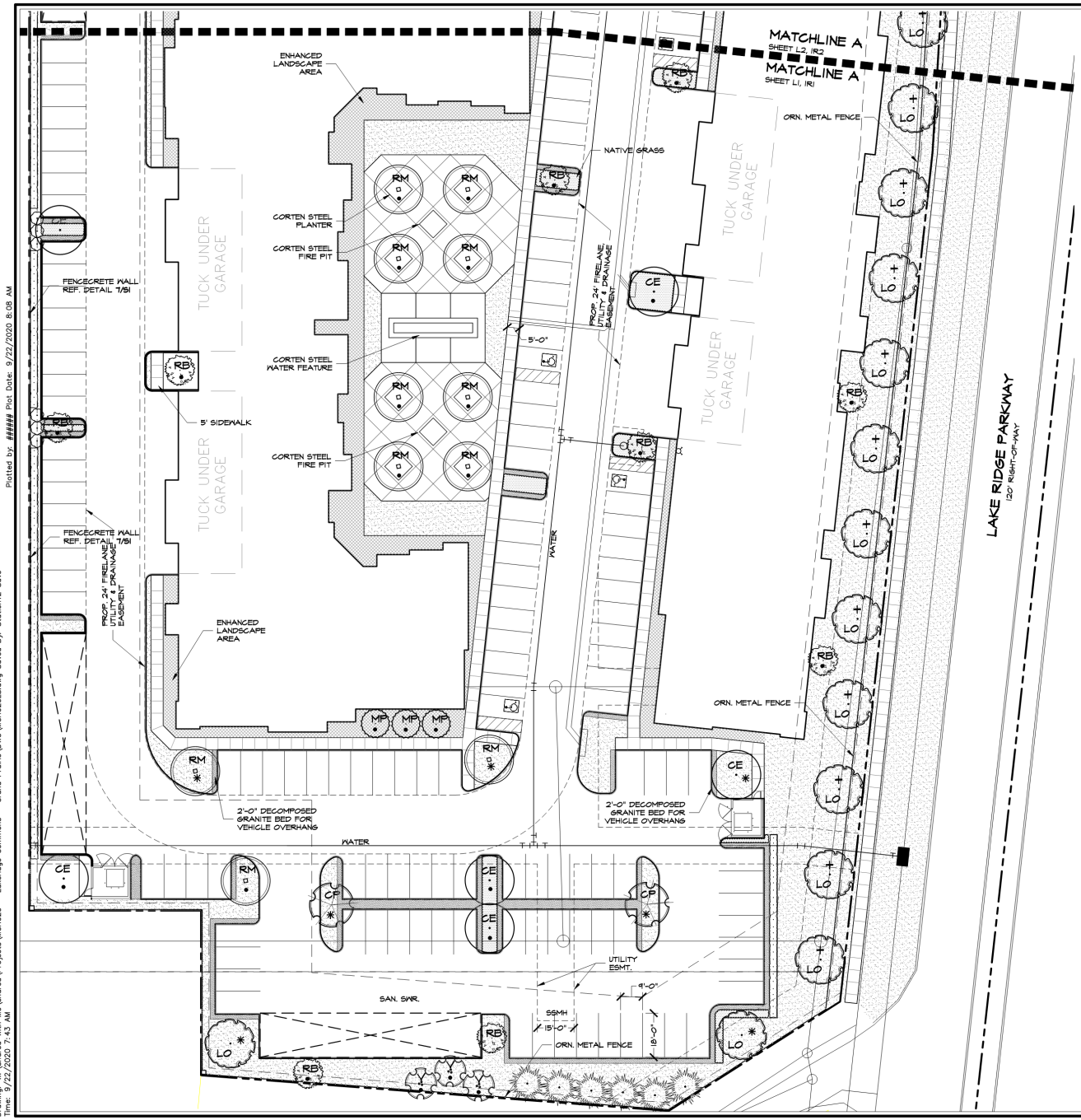
SITE PLAN

THE PENINSULA AT LAKERIDGE

CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

MACATEE CIVIL ENGINEERING
CIVIL ENGINEERING DESIGN & CONSULTING
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
daytonm@macatee-engineering.com
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
BCP	PJF	09/22/2020	MGP_SITE PLAN		1 OF 5



LANDSCAPE LEGEND

LO	LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
CE	CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
CP	CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIPER)
S 50	SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
C-M	CADDO MAPLE / ACER RUBRUM (3" CALIPER)
LE	LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
RB	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' (3" CALIPER)
V	VITEX / VITEX AGNES-CASTUS (3" CALIPER)
	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
CM	CRAPE MYRTLE / LAGERSTROEMIA INDICA (3" CALIPER)
	SOLID BERMUDA SOD
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN' (1 GALLON, PLANTS SPACED 18" O.C.)
	GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 18" O.C.)
	MEXICAN FEATHER GRASS / STIPA TENNUISSIMA (1 GALLON, PLANTS SPACED 18" O.C.)
	CORTEN STEEL PLANTER
	BIG BLOCK STONE BENCH
	WEEPING LOVE GRASS / ERAGROSTIS CURVULA HYDROMULCH
	DECOMPOSED GRANITE 4" DEPTH
	HORSETAIL REED / EQUISETUM HYEMALE (1 GALLON, PLANTS SPACED 12" O.C.)
	E. RED CEDAR / J. VIRGINIANA 'TAYLOR' 15 GALLON
	NELLIE R STEVENS HOLLY / ILEX x NELLIE R STEVENS 15 GALLON
	WAX MYRTLE / MYRICA CERIFERA 15 GALLON
	ELEAGNUS / ELEAGNUS x EBBINGEI 15 GALLON

8.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING
8.7.2 PLANTING MATERIALS
8.4.1.19 TREES
FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3" CALIPER OR LARGER IS REQUIRED.

SITE = 440,545 SF. 15% REQUIRED LANDSCAPE AREA = 66,135 SF / 500 = 133 TREES

PROVIDED LANDSCAPE AREA = 66,135 SF / = 15%

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

STREET TREE
SHALL BE PLANTED A MINIMUM 25 LINEAR FEET APART AND A MAXIMUM OF 50 LINEAR FEET APART ALONG COLLECTORS AND ARTERIALS.
PROVIDED: TREES ALONG GRANDWAY (513 LF) AT 35 LINEAR FEET APART, (14 TOTAL)
TREES ALONG LAKERIDGE PKWY. (1043 LF) AT 35 LINEAR FEET APART, (29 TOTAL)

PARKING LOT TREES
SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20 PARKING SPACES)
453 / 20 = 23 TREES REQUIRED
PROVIDED: 23 TREE LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.

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

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

8.7.3
D. SHRUBS
IN ORDER TO MEET THE LANDSCAPING REQUIREMENTS, SHRUBS SHALL BE A MINIMUM OF 5 GALLON CONTAINER SIZE AND MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. FOR EVERY 50 SQUARE FEET , OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE SHRUB MINIMUM OF 5 GALLON IN SIZE IS REQUIRED. UP TO 50% OF THE REQUIRED SHRUBS MAY BE REPLACED BY THREE INCH CALIER TREES AT A RATE OF 10 SHRUBS EQUALS ONE TREE.

REQUIRED: 66,135 SF / 50 = 1,324 SHRUBS

PROVIDED: 1,324 - 5 GALLON SHRUBS AND GRASSES
17 - 3" CALIPER TREES AT A RATE OF 10 SHRUBS EQUALS 1 TREE

Case #S200906

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020

NORTH

20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Lakeridge Multi-Family

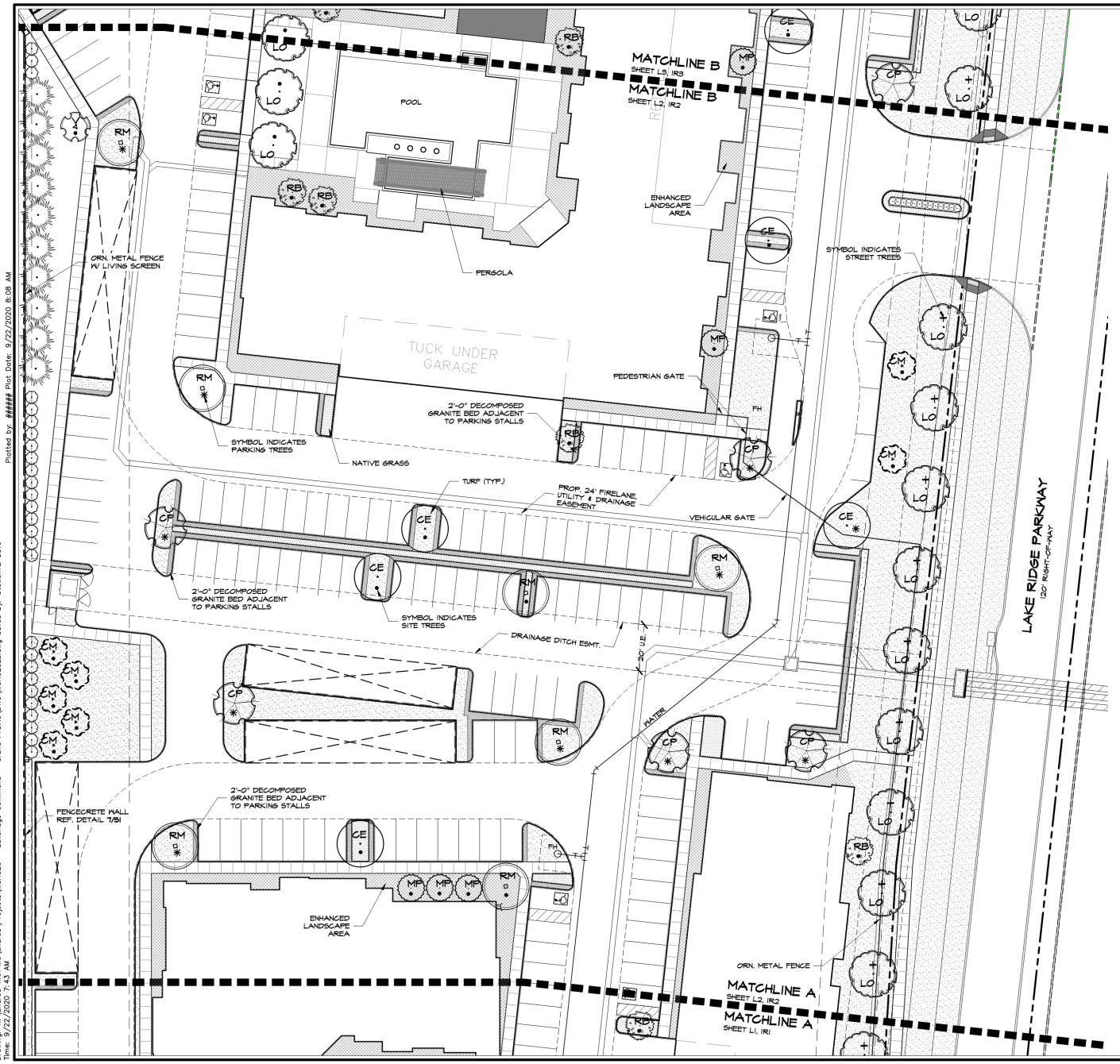
City of Grand Prairie, Tarrant County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
MGH020

SHEET
L1 of 4

Drawing: W:\Shared With Me\shared\Projects\MGH020 - Lakeridge Commons - Grand Prairie\DWG\MGH020LS.dwg Saved By: Station12 Save Time: 9/22/2020 7:43 AM Plotted by: ##### Plot Date: 9/22/2020 8:08 AM



LANDSCAPE LEGEND

- LO — LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- CE — CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
- CP — CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIPER)
- SO — SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
- C-M — CADDO MAPLE / ACER RUBRUM (3" CALIPER)
- LE — LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
- RB — FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' (3" CALIPER)
- V — VITEX / VITEX AGNES-CASTUS (3" CALIPER)
- EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
- CM — CRAPE MYRTLE / LAGERSTROEMIA INDICA (3" CALIPER)
- SOLID BERMUDA SOD
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
- DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN' (1 GALLON, PLANTS SPACED 18" O.C.)
- GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 18" O.C.)
- MEXICAN FEATHER GRASS / STIPA TENUISSIMA (1 GALLON, PLANTS SPACED 18" O.C.)
- CORTEN STEEL PLANTER
- BIG BLOCK STONE BENCH
- WEEPING LOVE GRASS / ERAGROSTIS CURVULA HYDROMULCH
- DECOMPOSED GRANITE 4" DEPTH
- HORSETAIL REED / EQUISETUM HYEMALE (1 GALLON, PLANTS SPACED 12" O.C.)
- E. RED CEDAR / J. VIRGINIANA 'TAYLOR' 15 GALLON
- NELLIE R STEVENS HOLLY / ILEX x NELLIE R STEVENS 15 GALLON
- WAX MYRTLE / MYRICA CERIFERA 15 GALLON
- ELEAGNUS / ELEAGNUS x EBBINGEI 15 GALLON

Case #S200906

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020

NORTH

20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Lakeridge Multi-Family

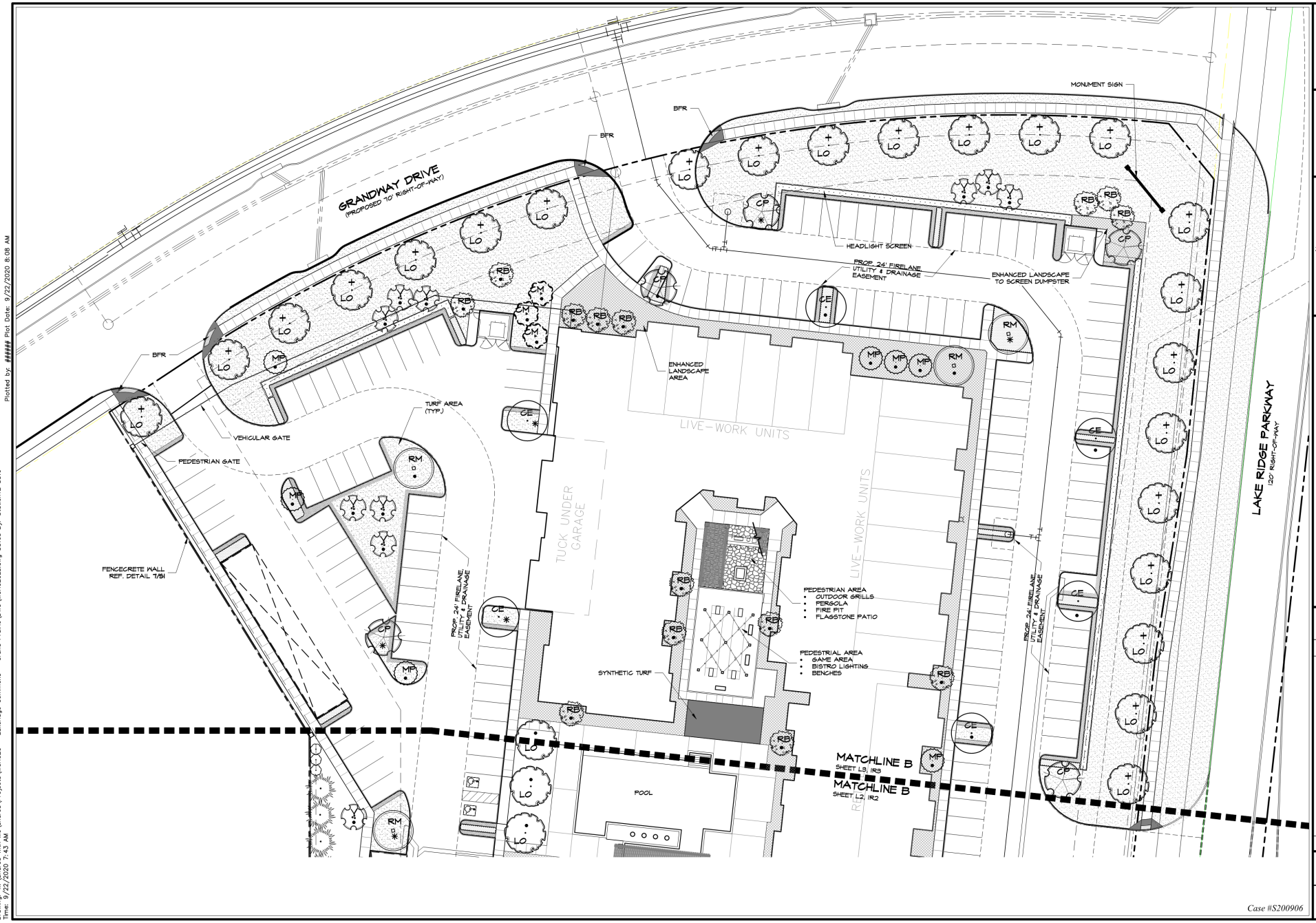
City of Grand Prairie, Tarrant County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
MGH020

SHEET
L2 of 4

Drawing: W:\Shared With Me\shared\Projects\MGH020 - Lakeridge Commons - Grand Prairie\DWG\MGH020LS.dwg Saved By: Station12 Save
Time: 9/22/2020 7:43 AM
Plotted by: ##### Plot Date: 9/22/2020 8:08 AM



Drawing: W:\Shared With Me\shared\Projects\MGH020 - Lakeridge Commons - Grand Prairie\DWG\MGH020LS.dwg Saved By: Station12 Save
Time: 9/22/2020 7:43 AM

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

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020

NORTH

20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Lakeridge Multi-Family

City of Grand Prairie, Tarrant County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

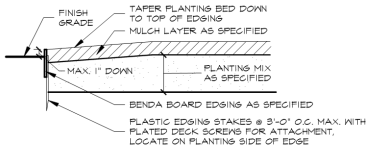
PROJECT
MGH020

SHEET
L3 of 4

LANDSCAPE NOTES:

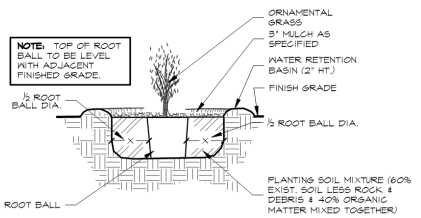
1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **CITY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

	NAME	BOTANNICAL NAME	SIZE	SPACING	QTY.	REMARKS
LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	42	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	19	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	14	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
SO	SHUMARD OAK	QUESCUS SHUMARDII	3" CALIPER	AS SHOWN	24	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
C-M	CADDO MAPLE	ACER SACCHARUM 'CADDO'	3" CALIPER	AS SHOWN	32	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MI. BRANCHING HT; NURSERY GROWN
ERC	E. RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	11	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MIN. BRANCHING HT; NURSERY GROWN
LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	33	6' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MIN. BRANCHING HT; NURSERY GROWN
RB	RED BUD	CERCIS CANADENSIS 'FOREST PANSY'	3" CALIPER	AS SHOWN	42	5' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MIN. HT; MIN. 3 CANES; NURSERY GROWN
V	VITEX	VITES AGNES-CASTUS	3" CALIPER	AS SHOWN	35	5' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MIN. HT; MIN. 3 CANES; NURSERY GROWN
CM	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3" CALIPER	AS SHOWN	24	4' MIN. SPREAD; 12' MIN. HT; FULL HEAD 6' MIN. HT; MIN. 3 CANES; NURSERY GROWN
	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	SQ. FT.	264,900	100% COVERAGE; 70% DENSITY
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GALLON	18" O.C.	1,450	FULL PLANTS
	HAMELN GRASS	PENNISETUM ALOPERGUIDES	1 GALLON	18" O.C.	5,140	FULL PLANTS
	GULF MUHLY	MUHLENBERGIA CAPILLARIS	1 GALLON	18" O.C.	1,450	FULL PLANTS
	MEXICAN FEATHER GRASS	STIPA TENNUISSIMA	1 GALLON	18" O.C.	1,625	FULL PLANTS
	HORSETAIL REED	EQUISETUM HYEMALE	1 GALLON	12" O.C.	785	FULL PLANTS; PLANTED IN STEEL PLANTERS
	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	DRILL SEED	SQ. FT.	122,500	100% COVERAGE; 70% DENSITY
	DECOMPOSED GRANITE			SQ. FT.	29,500	INSTALLED PER DETAILS
	STEEL EDGING			LINER FT.	5,600	INSTALLED PER DETAILS
	CORTEN STEEL PLANTER		10'x4'x24"	EACH	17	CONTRACTOR TO PROVIDE SHOP DRAWINGS
	LIMESTONE BLOCK BENCH		5'x2'x24"	EACH	6	CONTRACTOR TO PROVIDE SAMPLE IMAGE FOR APPROVAL



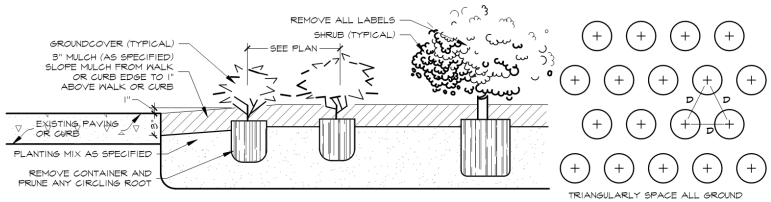
3 / L6 TYPICAL BED EDGING DETAIL

NOT TO SCALE



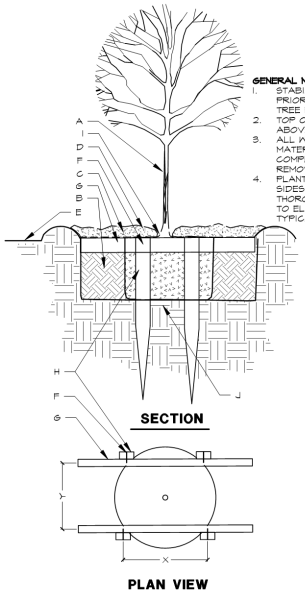
1 / L6 POCKET PLANTING ORNAMENTAL GRASS DETAIL

NOT TO SCALE



2 / L6 SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.

CONSTRUCTION NOTES:

A. TREE
B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
C. WATER RETENTION BASIN
D. 3" DEPTH MULCH AS SPECIFIED
E. FINISH GRADE
F. 2 1/2 DRYWALL SCREW (UNFINISHED)
G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT 'WICKING' OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

4 / L6 TREE PLANTING

NOT TO SCALE

Case #S200906

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2020

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

One Inch

LANDSCAPE AND SCREENING

Landscape Details

Sutton Fields North Ph. 2C

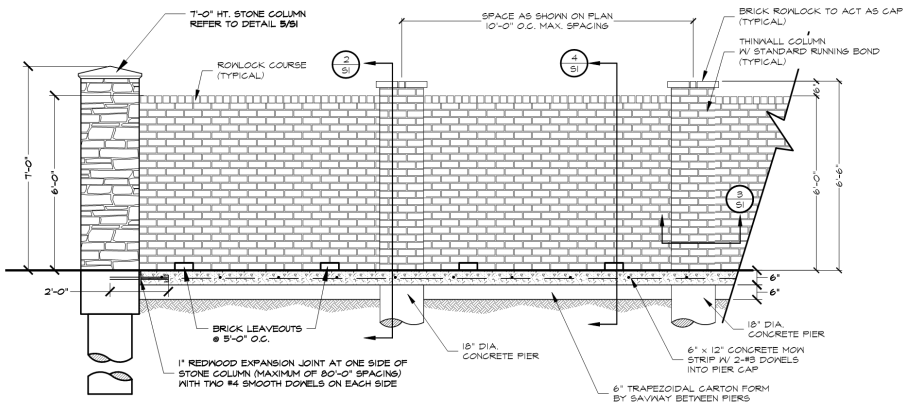
CITY OF GRAND PRAIRIE, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

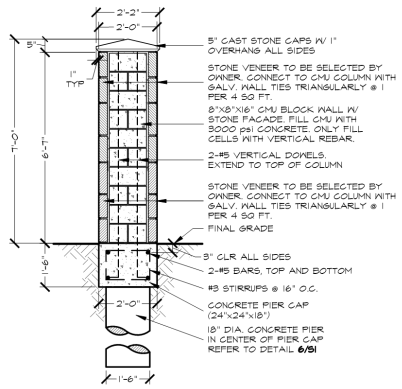
PROJECT CAD090

SHEET L4 of 4

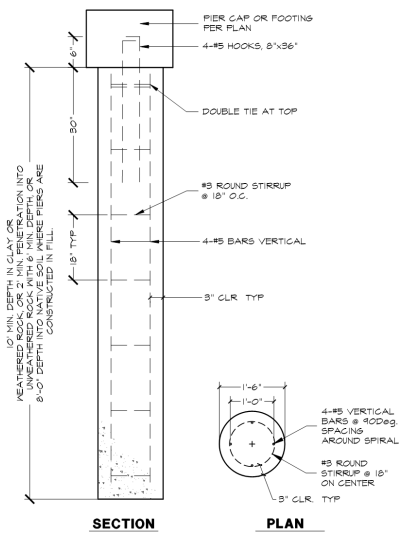
Drawing: W:\Shared With Me\shared\Projects\MGH020 – Lakeridge Commons – Grand Prairie\DWG\MGH020LS.dwg Saved By: Station12 Save
Time: 9/22/2020 7:43 AM
Plotted by: ##### Plot Date: 9/22/2020 8:08 AM



1 / S1 PARTIAL BRICK THINWALL
ELEVATION
SCALE: ½" = 1'-0"



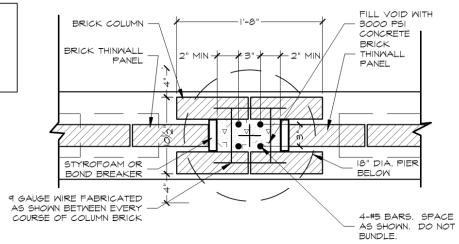
5 / S1 7'-0" HT. STONE COLUMN
SECTION
SCALE: 1/2"=1'-0"



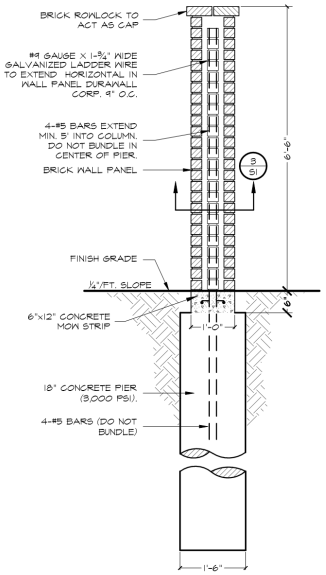
6 / S1 PIER [18" DIA.]
PLAN/SECTION
SCALE: 3/4" = 1'-0"

NOTE:
CONCRETE MOW STRIP SHALL BE CONTINUOUS THROUGH BRICK THINWALL COLUMN PIERS. CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT EACH ENHANCED STONE COLUMN; NO MORE THAN 50'-0" O.C. MAXIMUM.

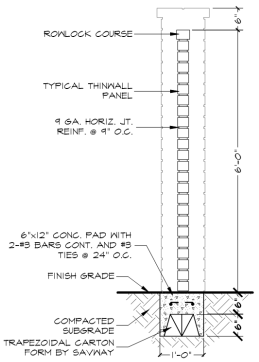
NOTE:
CONTRACTOR SHALL PROVIDE WEEP HOLES AND/OR BRICK LEAVE OUTS EVERY 5'-0" O.C. FOR DRAINAGE PURPOSES. OWNER SHALL MAINTAIN THESE OPENINGS TO PREVENT STANDING WATER AND HEAVING OF WALL PANELS.



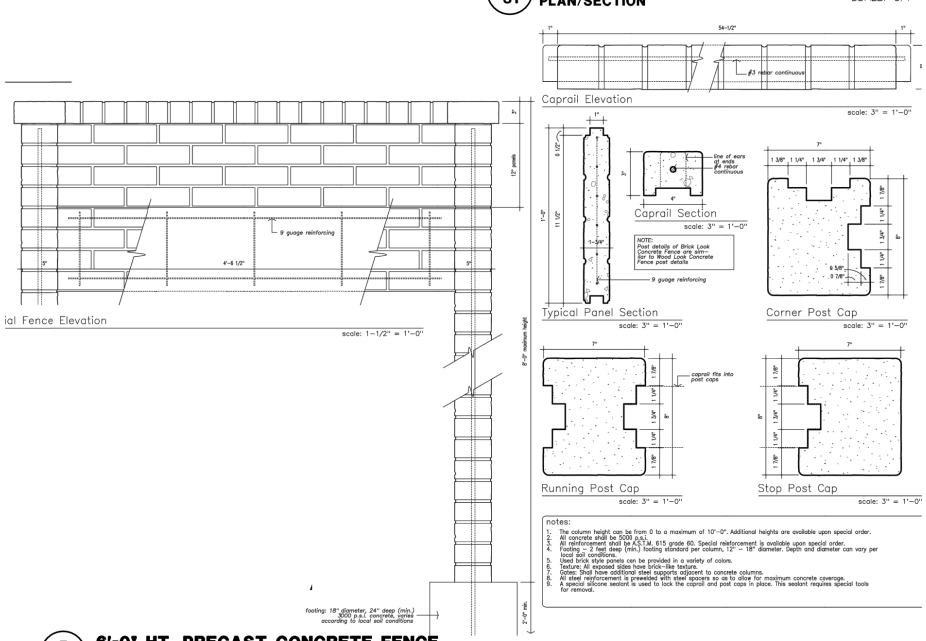
3 / S1 THINWALL COLUMN
PLAN/SECTION
SCALE: 1-1/2" = 1'-0"



2 / S1 THINWALL COLUMN
SECTION
SCALE: 3/4" = 1'-0"



4 / S1 BRICK THINWALL PANEL
SECTION
SCALE: 3/4" = 1'-0"



notes:
1. The column height can be from 0 to a maximum of 10'-0". Additional heights are available upon special order.
2. All concrete shall be 3000 p.s.i.
3. All reinforcement shall be A.S.T.M. 615 grade 60. Special reinforcement is available upon special order.
4. Footing - 2 feet deep (min.) footing standard per column, 12" - 18" diameter. Depth and diameter can vary per soil conditions.
5. Used brick style panels can be provided in a variety of colors.
6. Texture: All exposed sides have brick-like texture.
7. Gates: Shall have additional steel supports adjacent to concrete columns.
8. All steel reinforcement is provided with steel spacers so as to allow for maximum concrete coverage.
9. A special silicone sealant is used to lock the caprail and post caps in place. This sealant requires special tools for removal.

7 / S1 6'-0" HT. PRECAST CONCRETE FENCE
ELEVATION / SECTION
SCALE: 3/4"=1'-0"

Case #S200906

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

2400 W. PIONEER PKWY
SUITE 130
PANTEGO, TEXAS 76013
(817) 860-0166
JORDAN CONSULTING ENGINEERS, INC.
TBPE FIRM #4430

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

LANDSCAPE AND SCREENING

Hardscape Details

Lakeridge Multi-Family

City of Grand Prairie, Tarrant County, Texas

#	BY	DATE	PLAN REVIEW REVISIONS
0			

PROJECT
MGH020

SHEET
S1

Plotted by: ###### Plot Date: 9/22/2020 8:08 AM
Drawing: W:\Shared With Me\shared\Projects\MGH020 - Lakeridge Commons - Grand Prairie\DWG\MGH020LS.dwg Saved By: Station12 Save Time: 9/22/2020 7:43 AM

STRING LIGHT EQUIPMENT SCHEDULE

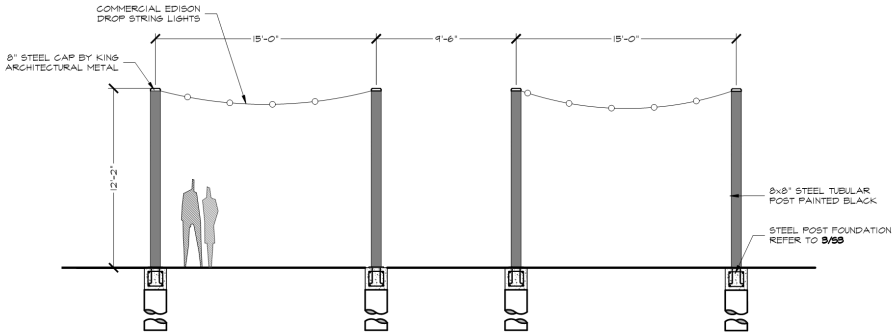
EQUIPMENT ITEM	QUANTITY	MANUFACTURER	MODEL	PRODUCT REPRESENTATIVE
COMMERCIAL EDISON DROP STRING LIGHTS, 100' LENGTH	7	LIGHTS & DECOR FOR ALL OCCASIONS	SV-CGBLIO6-CL-SUS	Lights for all occasions Vaughan Premier, Ltd. 14800 40th Avenue NE Building D, Suite 101 Marysville, WA 98271 USA
24 HOUR OUTDOOR MECHANICAL TIMER	2	LIGHTS & DECOR FOR ALL OCCASIONS	OR-56454	Lights for all occasions Vaughan Premier, Ltd. 14800 40th Avenue NE Building D, Suite 101 Marysville, WA 98271 USA

STEEL CONSTRUCTION NOTES:

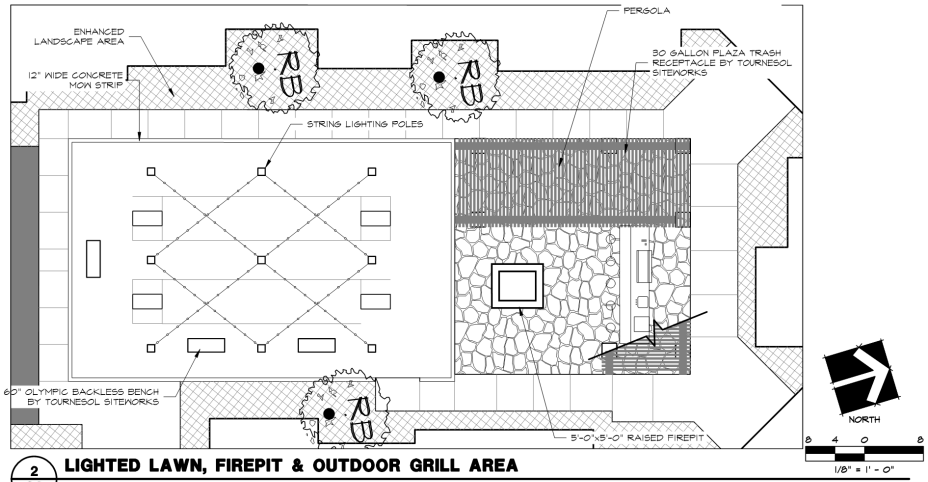
1. ANY WELDS OR CUTS TO BE GROUND SMOOTH AND REFINISHED TO MATCH. CONTRACTOR TO SELECT WELDING MATERIALS AND TECHNIQUES TO ENSURE THAT FINISHED WELDS LOOK & WEATHER AT SAME RATE AS STEEL STRUCTURE.
2. ALL FASTENERS, PLATES AND ALL OTHER STEEL ITEMS TO BE WEATHERING STEEL.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR SHADE STRUCTURE CONSTRUCTION FOR REVIEW.
4. ALL TUBULAR STEEL TO HAVE 0.187" WALL THICKNESS AND MEET ASTM A847 STANDARDS.

SITE DETAIL SCHEDULE

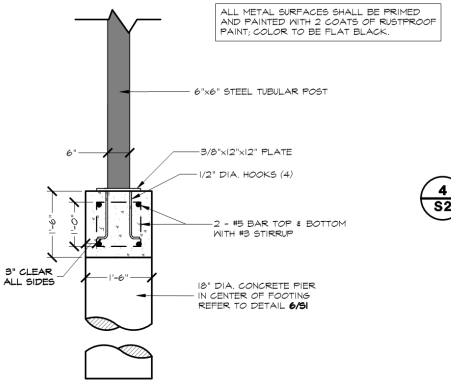
ITEM (APPROVED VENDORS)	QUANTITY	MANUFACTURER	MODEL	PRODUCT REPRESENTATIVE
60" BACKLESS BENCH OLYMPIC COLLECTION	10	TOURNESOL SITEWORKS	MODEL #OL-0420-60	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
30 GAL. TRASH RECEPTACLE PLAZA COLLECTION	2	TOURNESOL SITEWORKS	MODEL #PZ-075-30 w/ PZ-HDT	2930 FABER ST UNION CITY, CA 94587 PHONE: 800-543-2282
PET DRINKING FOUNTAIN	1	DOG-ON-IT PARKS	PET FOUNTAIN MODEL #7216	4818 EVERGREEN WAY SUITE 250 EVERETT, WA 98203 PHONE: 877-348-3647
PET WASTE STATION	1	DOG-ON-IT PARKS	PET WASTE STATION MODEL #7408S	4818 EVERGREEN WAY SUITE 250 EVERETT, WA 98203 PHONE: 877-348-3647



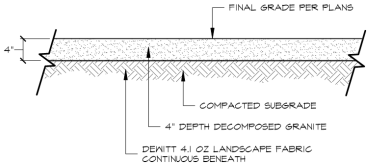
1 / S2 LIGHTED LAWN AREA ELEVATION
SCALE: 1/4"=1'-0"



2 / S2 LIGHTED LAWN, FIREPIT & OUTDOOR GRILL AREA PLAN



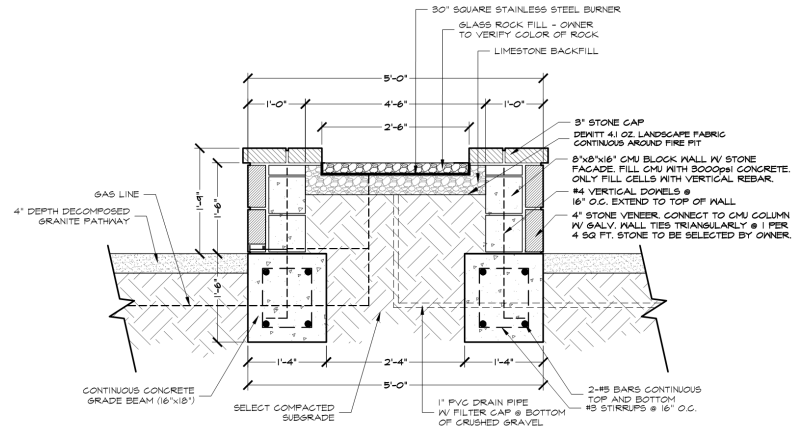
3 / S2 LIGHT POST FOUNDATION SECTION
SCALE: 3/4"=1'-0"



4 / S2 DECOMPOSED GRANITE PATH / BASE SECTION
SCALE: 1" = 1'-0"

5 / S2 MOW STRIP SECTION
SCALE: 1" = 1'-0"

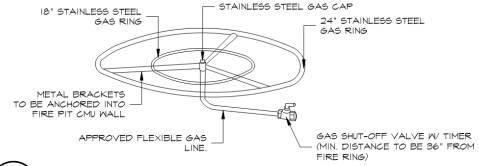
NOTE: THE CONTRACTOR SHALL PROVIDE TIMER FOR FIREPIT USE



7 / S2 FIRE PIT SECTION
SCALE: 1" = 1'-0"

NOTES:

- 30" SQUARE SPUN STAINLESS STEEL - 150k BTU A/G POWERED FIRE PIT RING.
- RING SHALL BE 16 GUAGE (.065) WITH STAINLESS STEEL CONTROL VALVE W/ ON/OFF SWITCH.
- CONTRACTOR TO INCLUDE SHUTOFF TIMER AND 45" RETRACTABLE BLACK VINYL COVER.



6 / S2 FIRE PIT
SCALE: 1" = 1'-0"

Case #S200906

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

2400 W. PIONEER PKWY SUITE 130
PANTEGO TEXAS 76013
(817) 860-0166
JORDAN CONSULTING ENGINEERS, INC.
TBPE FIRM #4430

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

LANDSCAPE AND SCREENING

Hardscape Details

Lakeridge Multi-Family

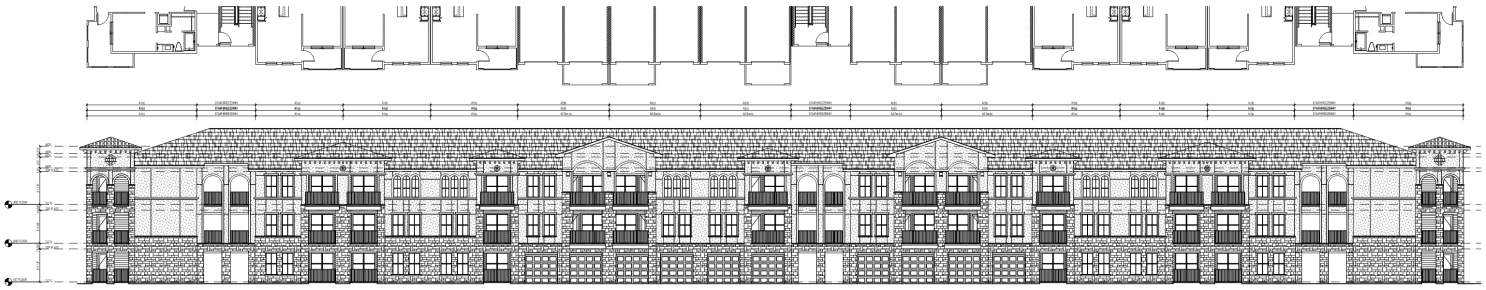
City of Grand Prairie, Tarrant County, Texas

	BY	DATE
PLAN REVIEW REVISIONS		
1		
2		

PROJECT
MGH020

SHEET
S2

Plotted by: ###### Plot Date: 9/22/2020, 8:08 AM
Drawing: W:\Shared With Me\shared\Projects\MGH020 – Lakeridge Commons – Grand Prairie\DWG\MGH020LS.dwg Saved By: Station12 Save Time: 9/22/2020 7:43 AM



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

BUILDING #2

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

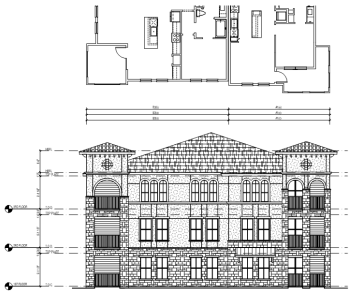
NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

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

BUILDING #2

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

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



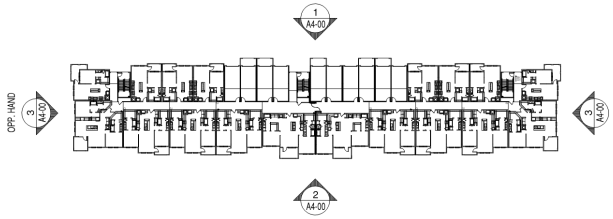
3 BUILDING TYPE 'A' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #2

BUILDING MATERIAL %	
STUCCO - P1 COLOR	7%
STUCCO - P2 COLOR	31%
STUCCO - P3 COLOR	11%
STONE VENEER	51%

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

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



4 BUILDING KEY
SCALE: NTS

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS
- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- WINDOW KEY RE: A2-02
- THIN-CUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE AND MUST BE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION

CASE NUMBER: S200906

REVISIONS

THE PENINSULA AT LAKE RIDGE

APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

ISSUED FOR SITE DEVELOPMENT PLAN 09-11-20

REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

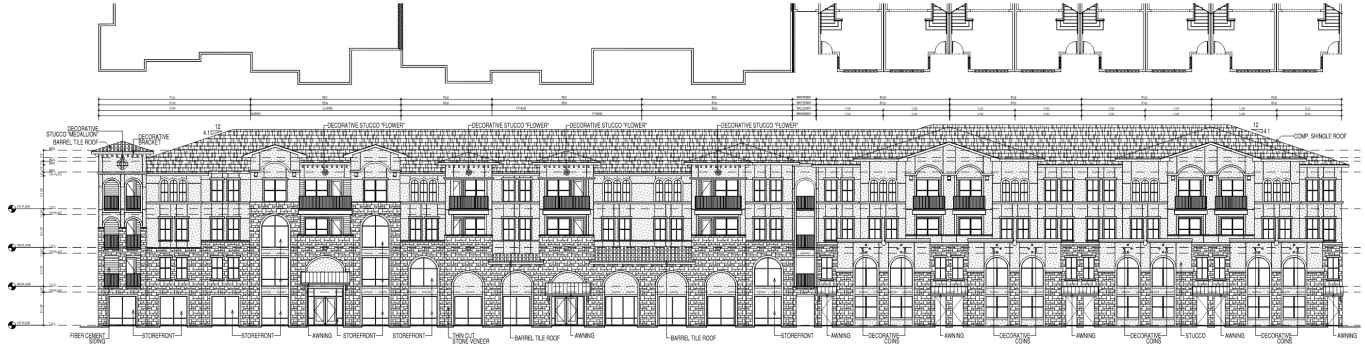
HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878
hedk.com

DATE
09-11-2020

PROJECT
19171

SHEET NUMBER
A4-00
BLDG. 'A' ELEVATION

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED



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

BUILDING #1

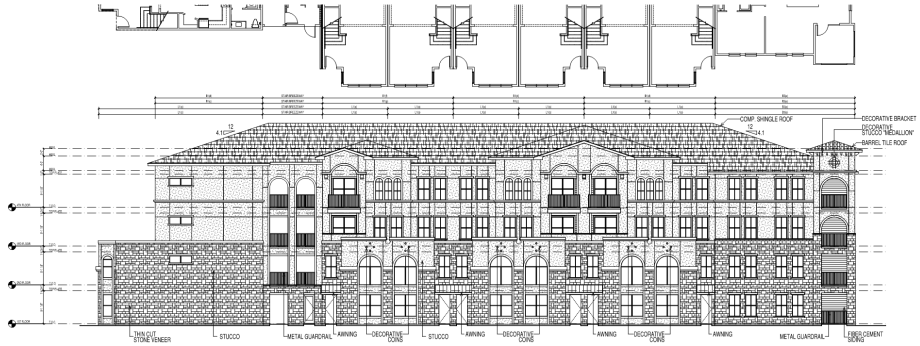
OVERALL BUILDING MATERIAL %	
STUCCO - P1 COLOR	6%
STUCCO - P2 COLOR	30%
STUCCO - P3 COLOR	12%
STONE VENEER	52%

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS
- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- WINDOW KEY RE: A2-02
- THIN-CUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE ARC AND MUST BE CONTRACTOR ON SITE TO ADJUST AS NECESSARY TO ACCOMMODATE SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION

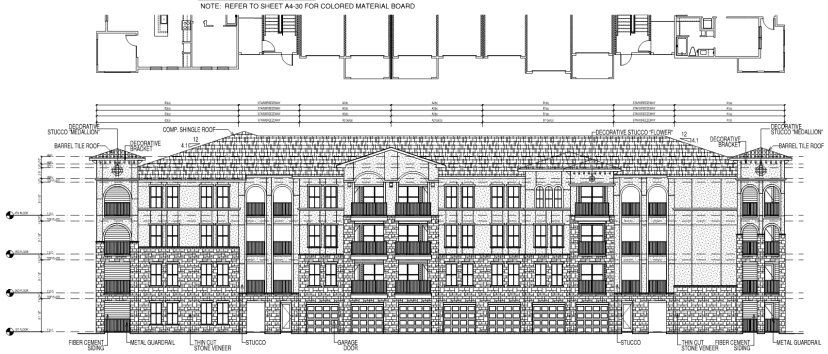


2 BUILDING TYPE 'B' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #1

BUILDING MATERIAL %	
STUCCO - P1 COLOR	1%
STUCCO - P2 COLOR	41%
STUCCO - P3 COLOR	14%
STONE VENEER	44%

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



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

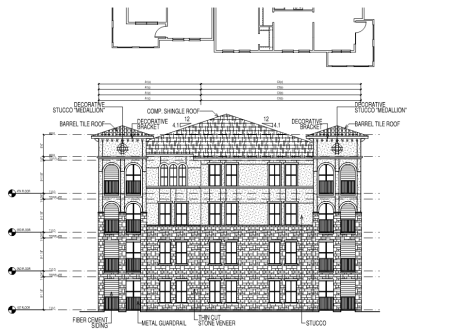
BUILDING #1

BUILDING MATERIAL %	
STUCCO - P1 COLOR	3%
STUCCO - P2 COLOR	44%
STUCCO - P3 COLOR	12%
STONE VENEER	41%

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

BUILDING MATERIAL %	
STUCCO - P1 COLOR	6%
STUCCO - P2 COLOR	33%
STUCCO - P3 COLOR	11%
STONE VENEER	50%

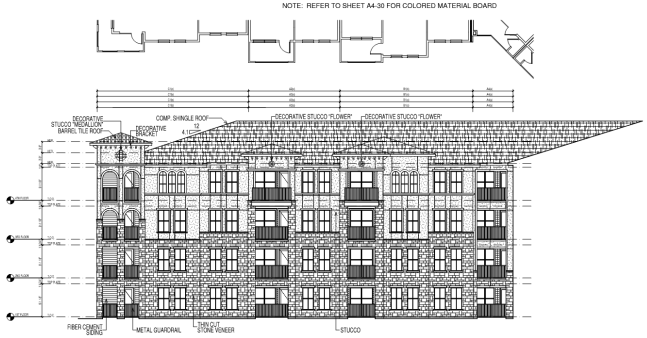
NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



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

BUILDING MATERIAL %	
STUCCO - P1 COLOR	16%
STUCCO - P2 COLOR	18%
STUCCO - P3 COLOR	10%
STONE VENEER	56%

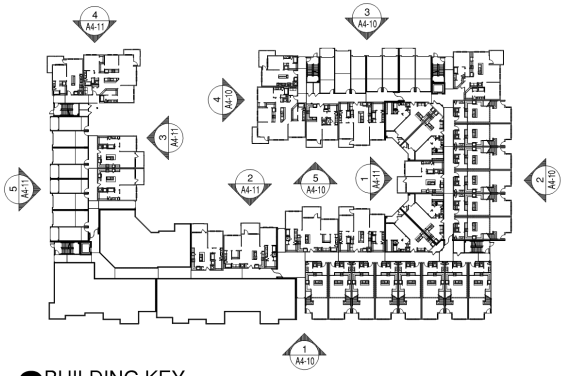
NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



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

BUILDING MATERIAL %	
STUCCO - P1 COLOR	5%
STUCCO - P2 COLOR	27%
STUCCO - P3 COLOR	12%
STONE VENEER	56%

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



6 BUILDING KEY
SCALE: NTS

CASE NUMBER: S200906

REVISIONS

THE PENINSULA AT LAKE RIDGE

APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

ISSUED FOR SITE DEVELOPMENT PLAN 09-11-20

REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

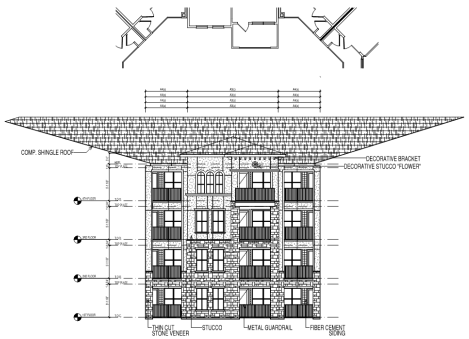
HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878 hedk.com

DATE
09-11-2020

PROJECT
19171

SHEET NUMBER
A4-10
BLDG. 'B' ELEVATION

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED



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

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

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

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

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

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

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS
- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- WINDOW KEY RE: A2-02
- THIN-CUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

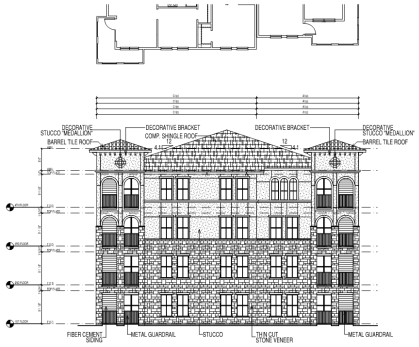
GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE AND MUST BE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. DOWNSPOUTS SHALL BE ARCHITECT TO SUPPLIER BUILDER TO COORDINATE WITH UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION

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

BUILDING MATERIAL %	
STUCCO - P1 COLOR	4%
STUCCO - P2 COLOR	24%
STUCCO - P3 COLOR	12%
STONE VENEER	60%

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



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

BUILDING MATERIAL %	
STUCCO - P1 COLOR	16%
STUCCO - P2 COLOR	18%
STUCCO - P3 COLOR	10%
STONE VENEER	56%

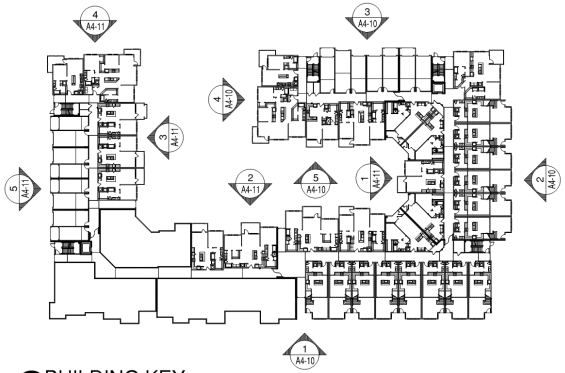
NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD

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

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

BUILDING MATERIAL %	
STUCCO - P1 COLOR	6%
STUCCO - P2 COLOR	29%
STUCCO - P3 COLOR	10%
STONE VENEER	55%

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



6 BUILDING KEY
SCALE: NTS

CASE NUMBER: S200906

REVISIONS

THE PENINSULA AT LAKE RIDGE

APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

ISSUED FOR SITE DEVELOPMENT PLAN 09-11-20

REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.5978
hedk.com

DATE
09-11-2020

PROJECT
19171

SHEET NUMBER
A4-11
BLDG. 'B' ELEVATION

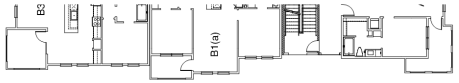
COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

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

BUILDING #3

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

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

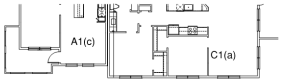


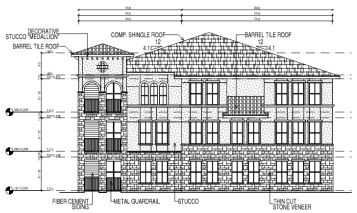
2 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

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

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



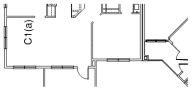


3 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

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

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



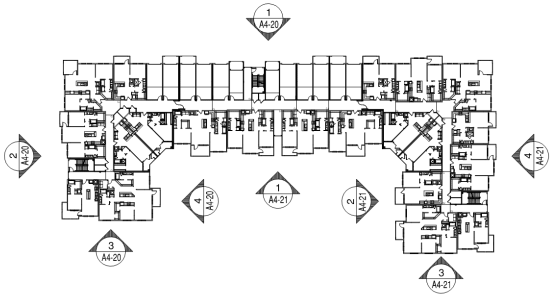
4 BUILDING TYPE 'C' ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING #3

BUILDING MATERIAL %	
STUCCO - P1 COLOR	0%
STUCCO - P2 COLOR	40%
STUCCO - P3 COLOR	12%
STONE VENEER	48%

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

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



5 BUILDING KEY
SCALE: NTS

CASE NUMBER: S200906

ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS
- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- WINDOW KEY RE: A2-02
- THIN-CUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE AND MUST BE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER COMPONENTS TERMINATE IN UNDERGROUND PIPES AND NOT OVERFLOW OR DRAIN FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION

REVISIONS

THE PENINSULA AT LAKE RIDGE

APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

ISSUED FOR
SITE DEVELOPMENT PLAN
09-11-20

REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8879
hedk.com

DATE
09-11-2020

PROJECT
19171

SHEET NUMBER
A4-20

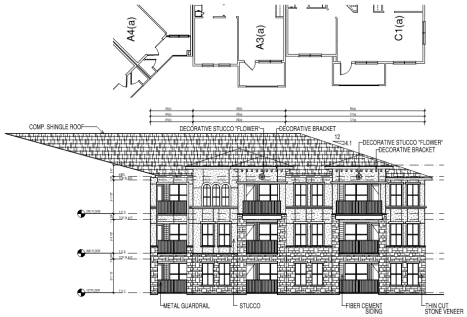
BLDG. 'C' ELEVATION

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

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

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

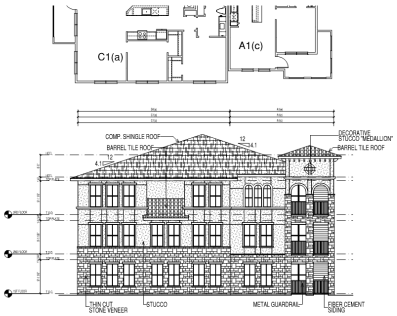
NOTE: REFER TO SHEET A4-30 FOR COLORED MATERIAL BOARD



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

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

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



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

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

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

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

BUILDING MATERIAL %	
STUCCO - P1 COLOR	8%
STUCCO - P2 COLOR	32%
STUCCO - P3 COLOR	13%
STONE VENEER	47%

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

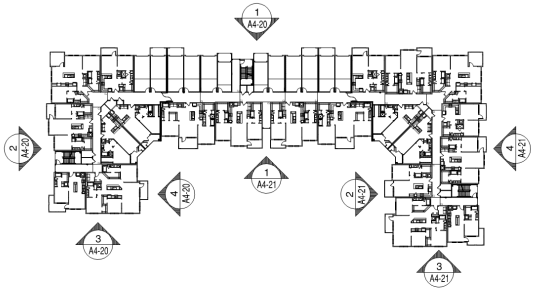
ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS
- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- WINDOW KEY RE: A2-02
- THIN-CUT STONE VENEER
- STUCCO
- FIBER CEMENT SIDING
- DECORATIVE BUILDING LIGHTING

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE AND MUST BE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IF SO, THE INTENT OF THE ARCHITECT THAT OUTFLOW SHALL BE TERMINATED IN UNDERGROUND SUBSURFACE DRAINAGE SYSTEM AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURE REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF AN DEVIATION

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



5 BUILDING KEY
SCALE: NTS

CASE NUMBER: S200906

REVISIONS

THE PENINSULA AT LAKE RIDGE

APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

ISSUED FOR
SITE DEVELOPMENT PLAN
09-11-20

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878
hedk.com

DATE
09-11-2020

PROJECT
19171

SHEET NUMBER
A4-21

BLDG. 'C'
ELEVATION

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

S1 - STONE
MANUFACTURER:
EL DORADO STONE
COLOR: BOARDWALK

P1 - PAINT
MANUFACTURER:
SHERWIN WILLIAM
COLOR: HIGH SIERRA
SW 9588

STUCCO

P2 - PAINT
MANUFACTURER:
SHERWIN WILLIAM
COLOR: NATURAL WHITE
SW 9542

STUCCO, BALCONIES

P3 - PAINT
MANUFACTURER:
SHERWIN WILLIAM
COLOR: VAN DYKE
SW 7041

TRIMS, WINDOW TRIMS, DOOR TRIMS, DOORS, RAILINGS, BRACKETS

M1 - METAL AWNINGS
MANUFACTURER:
BERRIDGE
COLOR: TERRA-COTTA

R1-ROOF SHINGLES
MANUFACTURER:
GAF
COLOR: HICKORY

R2-ROOF TILES
MANUFACTURER:
BORAL
COLOR: ROMANO PANS
- RED

W1 - WINDOW
MANUFACTURER:
PLY-GEM
COLOR: CLAY

CASE NUMBER: S200906

REVISIONS

THE PENINSULA AT LAKE RIDGE

APARTMENTS IN GRAND PRAIRIE, TEXAS FOR
MEGATEL

ISSUED FOR
SITE DEVELOPMENT PLAN
09-11-20

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

HEDK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
214-520-8878 hedk.com

DATE
09-11-2020

PROJECT
19171

SHEET NUMBER
A4-30
MATERIAL BOARD

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

Legislation Details (With Text)

File #:	20-10407	**Version:**	1	**Name:**	Ordinance and Interlocal Agreement for City of Venus ETJ Request - Proposed release of a portion of ETJ to the City of Venus, in an area generally located north of U.S. 67 and east of F.M. 157 on both sides of the Johnson-Ellis County Line.
Type:	Ordinance			**Status:**	Planning and Zoning Items for Individual Consideration
File created:	9/21/2020			**In control:**	Planning
On agenda:	10/13/2020			**Final action:**	
Title:	Ordinance and Interlocal Agreement for City of Venus ETJ Request - Proposed release of a portion of ETJ to the City of Venus, in an area generally located north of U.S. 67 and east of F.M. 157 on both sides of the Johnson-Ellis County Line.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit 1.pdf				

Date	Ver.	Action By	Action	Result

From
Rashad Jackson, AICP, Planning & Development Director

Title
Ordinance and Interlocal Agreement for City of Venus ETJ Request - Proposed release of a portion of ETJ to the City of Venus, in an area generally located north of U.S. 67 and east of F.M. 157 on both sides of the Johnson-Ellis County Line.

Presenter
Rashad Jackson, AICP, Planning & Development Director

Recommended Action
Approve

Analysis
In May of 2018, the City of Venus approached Grand Prairie planning staff regarding the transfer/release of a portion of Grand Prairie's ETJ between US Hwy 287 and US Hwy 67 in Johnson County. The portion of ETJ is contiguous with developments currently under construction or planned within the City of Venus and its ETJ. The area proposed for transferal to the City of Venus is within the Venus ISD and sits near the projected alignment for future southern phases of SH 360. The Future Land Use map designates the area as a mixture of Single-Family Residential, Open Space/Flood Plain, Industrial, and Commercial. The area is near to but does not have direct frontage on Hwy 67 or Hwy 287.

This request was presented to the City Council Development Committee (CCDC) in July 2018 and December 2019. Based on CCDC comment in July 2018, the City of Venus adjusted the proposal to include only single-

family lots currently proposed for development which the City of Venus will serve, leaving the projected SH 360 corridor within the Grand Prairie ETJ. The item was presented again to the CCDC on December 17, 2019 where they recommended approval of the revised request.

The City of Venus has prepared the attached documentation which includes an ordinance and metes & bounds description. The request is in line with CCDC approval. Grand Prairie legal staff has worked with the City of Venus and approves of the proposed ordinance wording and legal description.

Financial Consideration

N/A

Body

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, CONFIRMING AND APPROVING AN INTERLOCAL COOPERATION AGREEMENT RELEASING EXTRATERRITORIAL JURISDICTION WITH THE CITY OF VENUS, TEXAS, ADJUSTING EXTRATERRITORIAL JURISDICTION OF THE CITIES AND PROVIDING FOR RELATED OBLIGATIONS OF THE CITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grand Prairie ("Grand Prairie") and the City of Venus ("Venus") (collectively referred to as the "Cities") are adjacent and neighboring municipalities that currently share common extraterritorial jurisdiction ("ETJ") boundaries, and are empowered by State law and the Constitution to establish their respective corporate boundaries and ETJ; and

WHEREAS, Grand Prairie has agreed to release certain portions of its extraterritorial jurisdiction to Venus (hereinafter "Grand Prairie Release Area"); and

WHEREAS, the Cities seek to avoid conflicts and uncertainty relative to the extent and location of their respective corporate limits and ETJ; and

WHEREAS, the Cities each desire to approve by ordinance an Interlocal Cooperation Agreement Releasing Extraterritorial Jurisdiction, attached and incorporated herein by reference as Exhibit 1 (hereinafter "ETJ Release Agreement") which confirms and adjusts their respective ETJ; and

WHEREAS, each of the Cities has reviewed their respective corporate boundaries and ETJ based upon their respective populations, Chapter 42 of the Texas Local Government Code, and the location of the Grand Prairie Release Area and has determined that such tracts would be better served by the municipal services of the City of Venus as reflected in the attached ETJ Release Agreement; and

WHEREAS, the Cities find and determine it necessary for the health, safety and welfare of their residents to confirm boundaries and make certain agreements and adjustments regarding their respective ETJ; and

WHEREAS, the ETJ Release Agreement is made under the authority granted by and pursuant to Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended, providing for the cooperation between local governmental bodies, for beneficial governmental purposes; and

WHEREAS, the Cities have each agreed to submit to their respective governing bodies an ordinance

approving the ETJ Release Agreement which confirms and adjusts their respective ETJ boundaries, as set forth in the ETJ Release Agreement which includes a map depicting the ETJ released by Grand Prairie to Venus (**Exhibit A** thereto) and a metes and bounds description of the ETJ released by Grand Prairie to Venus (**Exhibit B** thereto); and

WHEREAS, the respective meeting(s) at which this Ordinance is considered are open to the public as required by law, and the public notice of the time, place and purpose of said meeting(s) was given as required by Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

Section 1. The City Council of the City of Grand Prairie finds that the above and foregoing recitals are true and accurate and are hereby incorporated for all purposes as official findings of the City Council of the City of Grand Prairie.

Section 2. The terms and conditions of the ETJ Release Agreement, attached as Exhibit 1, are hereby approved, authorized, and accepted, which confirm and adjust the respective ETJ of the Cities, specifically releasing from Grand Prairie's ETJ to Venus's ETJ the area depicted in **Exhibit A** of the ETJ Release Agreement and as specifically described by metes and bounds in **Exhibit B** of the ETJ Release Agreement. The Mayor is hereby authorized and directed to execute this Ordinance and execute and deliver the ETJ Release Agreement to the City of Venus for consideration and execution.

Section 3. The City Council of the City of Grand Prairie shall take all appropriate action necessary to effectuate the terms of this Ordinance and the ETJ Release Agreement approved hereby and through the adoption of an official map ("Official Map") showing the respective boundaries and ETJ as required by Section 41.001 of the Texas Local Government Code. The Official Map of the City of Grand Prairie shall be filed with the Dallas, Tarrant and Ellis County Clerks within thirty (30) days of the adoption of the City's Official Map, and a copy of this Ordinance, adopting and authorizing the execution of the ETJ Release Agreement shall be filed by the City within thirty (30) days after the effective date of the ETJ Release Agreement, in the deed records of the Dallas, Tarrant and Ellis County Clerks.

Section 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or unlawful, such holding shall not affect the validity of the remaining provisions of this Ordinance.

Section 5. This Ordinance approving the ETJ Release Agreement shall only become effective upon the adoption by ordinance of the ETJ Release Agreement by the City of Venus.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 13TH DAY OF OCTOBER, 2020.

powered by Legistar™

EXHIBIT 1

INTERLOCAL COOPERATION AGREEMENT RELEASING
EXTRATERRITORIAL JURISDICTION

Interlocal Cooperation
Agreement Releasing Extraterritorial Jurisdiction

This Interlocal Cooperation Agreement Releasing Extraterritiorial Jurisdiction with Exhibits A and B attached hereto (hereinafter " ETJ Release Agreement") is entered into by and between the City of Venus, a general law municipality located in Johnson and Ellis Counties, Texas ("Venus"), and the City of Grand Prairie, a home-rule municipality located in Dallas, Tarrant and Ellis Counties ("Grand Prairie") (each individually referred to as a "City" and collectively referred to as the "Cities"), each acting through their duly authorized representatives.

WHEREAS, Venus and Grand Prairie are adjacent municipalities that currently or will in the future share common ETJ boundaries and that are empowered by state law and the Constitution to establish their respective corporate boundaries; and

WHEREAS, Grand Prairie has agreed to release certain portions of its extraterritorial jurisdiction ("ETJ") to Venus (hereinafter "Grand Prairie Release Area") in exchange for such good and valuable consideration hereinafter recited, the receipt and sufficiency of which is hereby recognized; and

WHEREAS, the Cities seek to avoid certain conflicts and uncertainty relative to the extent and location of their respective corporate limits and ETJ; and

WHEREAS, each of the Cities has reviewed their respective corporate boundaries and ETJ based upon their respective populations, Chapter 42 of the Texas Local Government Code, and the location of the Grand Prairie Release Area and has determined that the Grand Prairie Release Area would be better served by the municipal services of Venus, the Grand Prairie Release Area being the area outlined in red in the attached map, attached hereto as **Exhibit A**, and as more fully described by the legal description in **Exhibit B**; and

WHEREAS, the Cities find and determine it necessary for the health, safety and welfare of their residents to confirm boundaries and make certain agreements and adjustments regarding their respective ETJ; and

WHEREAS, this ETJ Release Agreement is made under the authority granted by and pursuant to Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended, providing for the cooperation between local governmental bodies, for beneficial governmental purposes; and

WHEREAS, the Cities have each submitted to their respective governing bodies an ordinance approving this ETJ Release Agreement which confirms and adjusts their respective ETJ and recognizes the release by Grand Prairie of ETJ territory outlined in **Exhibit A** and more fully described in **Exhibit B** to Venus.

NOW THEREFORE, for and in consideration for the mutual covenants and agreements contained herein, the Cities agree as follows:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
OBLIGATIONS AND AGREEMENTS OF THE CITIES

2.01 Release of ETJ. Grand Prairie hereby releases certain portions of its ETJ to Venus for inclusion in its ETJ. Areas released are as shown as the red-outlined portion of **Exhibit A** and are more fully described in **Exhibit B** (the " Grand Prairie Release Area").

2.02 Boundaries. The Cities covenant and agree that from and after the approval and execution of this ETJ Release Agreement by each of the respective Cities, the boundaries in the depicted area of the respective corporate limits and ETJ of Grand Prairie and Venus as to the dealings between these Cities shall be those shown on the attached **Exhibit A** with the red-outlined area having been released from the Grand Prairie ETJ to the Venus ETJ. The Cities covenant and agree that no City shall assert any police powers or other governmental powers, nor annex property or expand ETJ, into any area depicted on the **Exhibit A** as being within another City's ETJ without such City's written consent. A City may otherwise expand its ETJ in accordance with state law; however, in no event may a City's ETJ include an area shown on **Exhibit A** to be within the ETJ of any other City, without such City's written consent.

2.03 Adoption of Official Map. The respective governing bodies of the Cities shall take appropriate action to effectuate the terms of this ETJ Release Agreement approved hereby through the adoption of an official map ("Official Map") showing their respective ETJ as required by Section 41.001 of the Texas Local Government Code. The Official Map of each City shall be filed by each respective City with the appropriate county clerk(s) within thirty (30) days of adoption of the City's Official Map, and a copy of each City's ordinance adopting, and authorizing the execution of this ETJ Release Agreement, after the effective date, shall be filed in the deed records of the appropriate counties where the Cities are situated.

2.04 Release. Each City fully waives and releases, to date, any and all claims of every conceivable nature against each other City and their respective City Council members, officers, employees and representatives regarding this ETJ Release Agreement, the ordinance adopting and authorizing this ETJ Release Agreement, and any and all boundary, ETJ, and annexation issues or claims, demands, controversies or causes of action, including under the Declaratory Judgment Act.

2.05 Metes and Bounds Description of Boundary. The Cities acknowledge that the boundaries and ETJ depicted on the attached **Exhibit A** is not described by metes and bounds and are approximates. The metes and bounds of the ETJ area released by Grand Prairie, *i.e.*, the Grand Prairie Release Area, to Venus are described by **Exhibit B**.

SECTION 3
TERM / CONSIDERATION

3.01 The Cities agree and stipulate that the mutual covenants and agreements contained herein, and the actions taken by each of the Cities in fulfilling its agreements hereunder are good and valuable consideration for this ETJ Release Agreement. The Cities further agree that the ETJ adjustments made hereunder constitute additional good and valid consideration and serve the valid government purpose of establishing and confirming corporate boundaries and ETJ.

SECTION 4
GENERAL PROVISIONS

4.01 Default. In the event of a breach of this ETJ Release Agreement by either party the other party may pursue only injunctive relief or specific performance through declaratory judgment. The Cities waive and release all other remedies.

4.02 Additional Documents. The Cities agree to cooperate fully and in good faith to execute any and all supplementary documents and to take all actions which are necessary to give full force and effect to the basic terms of this ETJ Release Agreement.

4.03 Relationship of Parties. The parties understand and agree that each of the Cities performing obligations required by this ETJ Release Agreement acting as an independent entity and that the execution of this ETJ Release Agreement shall not be construed as creating a joint venture or agency relationship by or among any one or more of the Cities. Each party hereto is an independent governmental entity acting pursuant to the state laws and local ordinances regulating its conduct, and by execution of this ETJ Release Agreement, the parties make no representations regarding the validity of the actions taken by any of the other parties hereto.

4.04 Third Party Beneficiaries. Nothing in this ETJ Release Agreement shall be construed to create any right in any third party not a signatory to this ETJ Release Agreement and the parties do not intend to create any third party beneficiaries by entering into this ETJ Release Agreement.

4.05 Immunity. Nothing in this ETJ Release Agreement shall be deemed a waiver of the governmental, sovereign, or official immunity afforded by law to the Cities, either individually or collectively. The parties stipulate that this ETJ Release Agreement is not subject to the terms of Local Government Code Ch. 271, Subchapter I.

4.06 Notices. All written notices required under this ETJ Release Agreement must be hand delivered or sent by certified mail return receipt requested addressed to the proper party at the following addresses:

City of Venus:

Attention:	City Secretary
Address:	700 W. Hwy 67 Venus, TX 76084
Phone Number:	(972) 366-3348
Fax:	(972) 366-3824

City of Grand Prairie:

Attention:	City Secretary
Address:	300 W. Main Street Grand Prairie, TX 75050
Phone Number:	(972) 237-8000
Fax:	(972) 237-8088

Each party may change the address to which notices are sent by giving the other parties written notice, within ten (10) days, of the new address in the manner provided by this paragraph.

4.07 Capacity. Each of the signatories below hereby represents that this ETJ Release Agreement has been approved by his or her City Council and that he/she has full capacity and authority to sign and assume all obligations granted and assumed under this ETJ Release Agreement.

4.08 Waiver of Breach. Forbearance or waiver of one or more instances of breach of this ETJ Release Agreement by any party shall not constitute a continuing forbearance or a waiver of any subsequent breach of this ETJ Release Agreement.

4.09 Applicable Law / Venue/ Mediation. This ETJ Release Agreement shall be construed under, and in accordance with the laws of the State of Texas, and exclusive venue shall lie in Ellis County, Texas. If one or more disputes arise with regard to the interpretation, performance and/or breach of this ETJ Release Agreement or any of its provisions, the Cities agree to attempt in good faith to resolve same by scheduling and attending one day of mediation. The mediation shall be conducted within 30 days of the dispute with a mediator agreed to by the Cities, and the cost of the mediation shall be shared equally by the Cities. If a City refuses to mediate, that City shall not recover or seek to recover attorney's fees or costs in any lawsuit brought to construe or enforce this ETJ Release Agreement.

4.10 Legal Construction/Severability. In case any section, article, paragraph, provision, sentence, clause, phrase or word provisions contained in this ETJ Release Agreement shall for any reason be held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or

unenforceability shall not affect any other provision of this ETJ Release Agreement, and this ETJ Release Agreement shall be construed as if the invalid, illegal, or unenforceable provision had not been included in this ETJ Release Agreement. Such holding shall not affect the validity of the remaining portions of this ETJ Release Agreement, and the respective governing body of each of the Cities hereby declares it would have passed and approved such remaining portions of this ETJ Release Agreement despite such invalidity, which remaining portions shall remain in full force and effect. The parties expressly agree that if, as of the effective date of this ETJ Release Agreement, any portion of the ETJ of any City shown on **Exhibit A** is within the corporate limits or ETJ of any other city that is not a party to this ETJ Release Agreement, the remainder of the ETJ Release Agreement shall remain in full force and effect as if such property had not been included.

4.11 No Actions Inconsistent with this Agreement. Neither Venus nor Grand Prairie shall release any portion of its ETJ to any party to this ETJ Release Agreement or to any city that is not a party to this ETJ Release Agreement in a manner inconsistent with the release of ETJ memorialized by **Exhibit A** and described by **Exhibit B**.

4.12 Entire Agreement. This ETJ Release Agreement constitutes the sole and entire agreement of the Cities and supersedes any prior understandings or written or oral agreements between the Cities relating to the subject matter of this ETJ Release Agreement.

4.13 Construction. This ETJ Release Agreement has been negotiated by the parties and shall be deemed drafted equally by all parties hereto. The language of all parts of this ETJ Release Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply.

4.14 Amendment. No amendment, modification, or alteration of the terms of this ETJ Release Agreement shall be binding unless it is in writing, dated subsequent to the date of this ETJ Release Agreement, and duly approved and executed by the authorized representative of each of the Cities to this ETJ Release Agreement; however, the Cities may adjust mutual boundaries with other cities without the written consent of any of the other parties to this ETJ Release Agreement.

4.15 Counterparts. This ETJ Release Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

[The remainder of this page is left blank intentionally.]

_____
James L. Burgess, Mayor
City of Venus, Texas

EFFECTIVE DATE: _____

ATTEST:

_____
City Secretary
City of Venus, Texas

APPROVED AS TO FORM:

_____
Timothy A. Dunn, City Attorney
City of Venus, Texas

_____
Ron Jensen, Mayor
City of Grand Prairie, Texas

EFFECTIVE DATE: _____

ATTEST:

_____
City Secretary
City of Grand Prairie, Texas

APPROVED AS TO FORM:

_____
City Attorney
City of Grand Prairie

Exhibit A

ETJ Boundary Map

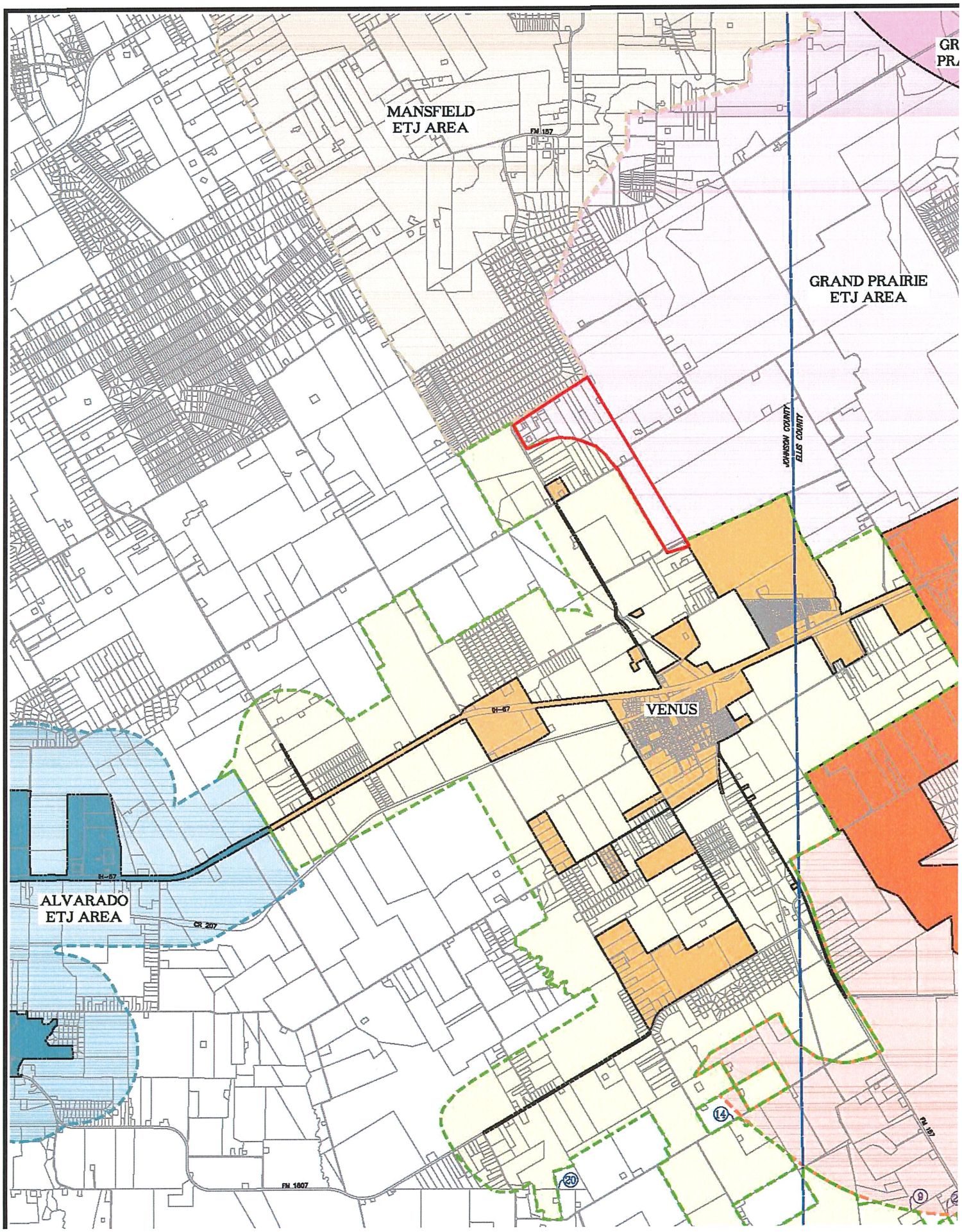

MANSFIELD
ETJ AREA
FM 157
GRAND PRAIRIE
ETJ AREA
JOHNSON COUNTY
ELLIS COUNTY
VENUS
IH-67
ALVARADO
ETJ AREA
CR 207
FM 1807
14
20
9

Exhibit B

Legal Description of ETJ Released by Grand Prairie to Venus

EXHIBIT "A"
FIELD NOTE DESCRIPTION
FOR
ANNEXATION OF 269.412 ACRES SITUATED IN THE
R. BERRY SURVEY, ABSTRACT NO. 26, J.N. ELY SURVEY, ABSTRACT NO. 261, AND J. WARE SURVEY, ABSTRACT NO. 913, JOHNSON COUNTY, TEXAS
INTO
THE EXTRATERRITORIAL JURISDICTION OF VENUS, TEXAS

Being a 269.412 acres of land for annexation into the Extraterritorial Jurisdiction (ETJ) limits of the City of Venus, Texas, said 269.412 acres being in the R. Berry Survey, Abstract Number 26, J. N. Ely Survey, Abstract Number 261, and the J. Ware Survey, Abstract Number 913, Johnson County, Texas, said 269.412 acres containing the following tract of land:

Said 269.412 acre for ETJ annexation being more particularly described as follows:

- J. Ware Survey, Abstract Number 913: Tracts 3C1, 3C, 3C3, 3C2, 3G, 3G1, 3F, 3F1, 3F2, 3H2, 3H3, 3H4, 4B, 4A, 4C2, 4C1, 4C1A, 4D, 4E, 4E1, and part of tracts 3B, 3D, 3E1, 3E, 3J, 3K, 5C, 5D, 5
- A. Williams Survey, Abstract Number 857, 2A, 2B, and part of tracts 4, 4B, 5
- R. Berry Survey, Abstract Number 26, part of tract 3A

BEGINNING at a point for corner, said point being on the south right-of-way line (ROW) of County Road (C.R.) 502 (50' Prescriptive ROW), and also being on the east right-of-way line of C.R. 620 (40' Prescriptive ROW), said point also being on the common ETJ line of the City of Grand Prairie, and the City of Venus;

THENCE S 25°20'03" E, along the east ROW line of said C.R. 620, and also being along the west property line of a called 236.75 acre tract of land conveyed to LGI Homes Texas LLC by deed recorded in Instrument Number 17418 of the Deed Records of Johnson County, Texas (DRJCT), and also being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 250.94 feet to a point for corner;

THENCE S 75°58'29" W, departing the east ROW line of said C.R. 620, and being across a 10.00 acre tract of land conveyed to Edwin Rodgers by deed recorded in Volume 867, Page 368, DRJCT, also being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 368.36 feet to a point for corner;

THENCE S 66°02'51" W, continuing across said 10.00 acre Rodgers tract, and also being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 521.45 feet to a point for corner;

THENCE N 30°56'14" W, across said 10.00 acre Rodgers tract, and across a called 5.63 acre tract of land conveyed to Sweeney Five Family Limited Partnership by deed recorded in Instrument No. 25250, DRJCT, and being across a called 244.40 acre tract of land conveyed to Sweeney Family Limited Partnership by deed recorded in Instrument No. 25250, DRJCT, and also being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 4,175.45 feet to a point for corner, said point being inside a called 47.38 acre tract of land conveyed to Freddie Cooper by deed recorded in Volume 1659, Page 257, DRJCT, said point also being the beginning of a non-tangent curve to the left having a radius of 2,483.45 feet, a central angle of 94°27'58", chord length of 3,646.31 feet, and a chord bearing of N 79°16'55" W;

THENCE along said curve to left, and said common City of Grand Prairie, and City of Venus ETJ line, and being across the following tracts of land:

- Said 47.38 acre Cooper tract
- A called 9.00 acre tract of land conveyed to Kimberly Byars by deed recorded in Volume 3643, Page 630, DRJCT

- A called 10.00 acre tract of land conveyed to Jimmy Lebeau by deed recorded in Instrument Number 29470, DRJCT
- A called 18.00 acre tract of land conveyed to William Thomas and Alice Kuykendall by deed recorded in Instrument Number 36603, DRJCT
- A called 23.62 acre tract of land conveyed to William Thomas and Alice Kuykendall by deed recorded in Instrument Number 36603, DRJCT
- A called 10.00 acre tract of land conveyed to John and Claudia Nelson by deed recorded in Volume 848, Page 223, DRJCT
- A called 10.00 acre tract of land conveyed to Luke and Vicki Herman by deed recorded in Volume 879, Page 657, DRJCT

An arc distance of 4,094.58 feet to a point for corner;

THENCE N 26°28'38" W, along said common City of Grand Prairie, and City of Venus ETJ line, and being across the following tracts of land:

- Said 10.00 acre Herman tract
- A called 5.00 acre tract of land conveyed to Loyd & Cynthia Lorentz by deed recorded in Volume 2121, Page 551, DRJCT
- A called 1.00 acre tract of land conveyed to Loyd & Cynthia Lorentz by deed recorded in Volume 2121, Page 551, DRJCT
- A called 3.57 acre tract of land conveyed to Atasha & Britney Jackson by deed recorded in Instrument Number 18379, DRJCT
- A called 3.85 acre tract of land conveyed to Rickey Saldivar by deed recorded in Volume 2374, Page 754, DRJCT

A distance of 1,225.60 feet to point for corner;

THENCE N 19°41'15" E, across said 3.85 acre Saldivar tract, and being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 26.46 feet to a point for corner;

THENCE N 49°40'17" E, across said 3.85 acre Saldivar tract, and being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 91.17 feet to a point for corner;

THENCE N 59°48'18" E, along said common City of Grand Prairie, and City of Venus ETJ line, and being along the north property lines of the following tracts of land:

- Said 3.85 acre Saldivar tract
- A called 0.50 acre tract of land conveyed to Trinket Dillard by deed recorded in Volume 2218, Page 119, DRJCT
- A called 0.50 acre tract of land conveyed to Jose Rivera by deed recorded in Instrument Number 29554, DRJCT
- A called 4.68 acre tract of land conveyed to Loyd and Cynthia Lorentz by deed recorded in Volume 1972, Page 99, DRJCT
- A called 1.51 acre tract of land conveyed to Nathan and Elizabeth Dera by deed recorded in Instrument Number 31334, DRJCT
- A called 9.00 acre tract of land conveyed to Nathan and Elizabeth Dera by deed recorded in Instrument Number 31334, DRJCT
- A called 1.00 acre tract of land conveyed to Sylvia Tello by deed recorded in Volume 2760, Page 666, DRJCT
- Said 23.62 acre Thomas & Kuykendall tract
- A called 1.00 acre tract of land conveyed to William Thomas & Alice Kuykendall by deed recorded in Instrument Number 36603, DRJCT

- Said 18.00 acre Thomas & Kuykendall tract
- A called 9.47 acre tract of land conveyed to Numesio Munoz by deed recorded in Volume 1882, Page 542, DRJCT
- A called 2.83 acre tract of land conveyed to David Munoz by deed recorded in Instrument Number 16896, DRJCT
- A called 19.00 acre tract of land conveyed to Vickie Hughes by deed recorded in Volume 3160, Page 801, DRJCT
- A called 19.07 acre tract of land conveyed to Vickie Hughes by deed recorded in Instrument Number 18580, DRJCT

A distance of 3,093.77 feet to point for corner, said point being on the north property line of said 19.07 acre Hughes tract;

THENCE N 57°02'15" E, along the north property line of said 19.07 acre Hughes tract, and being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 354.17 feet to a point for corner, said point being on a northeast property corner of said 19.07 acre Hughes tract;

THENCE S 30°18'20" E, along the east property line of said 19.07 acre Hughes tract, and being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 2,004.92 feet to a point for corner, said point being on the southeast property line of said 19.07 acre Hughes tract, and also being on the northeast property corner of a called 47.38 acre tract of land conveyed to Freddie Cooper by deed recorded in Volume 1659, Page 267, DRJCT;

THENCE S 30°48'56" E, along the east property line of said 47.38 acre Cooper tract, and being along said common City of Grand Prairie, and City of Venus ETJ line, a distance of 5,741.01 feet to the POINT OF BEGINNING, and containing a total of 269.412 acres of land, more or less.

NOTES:

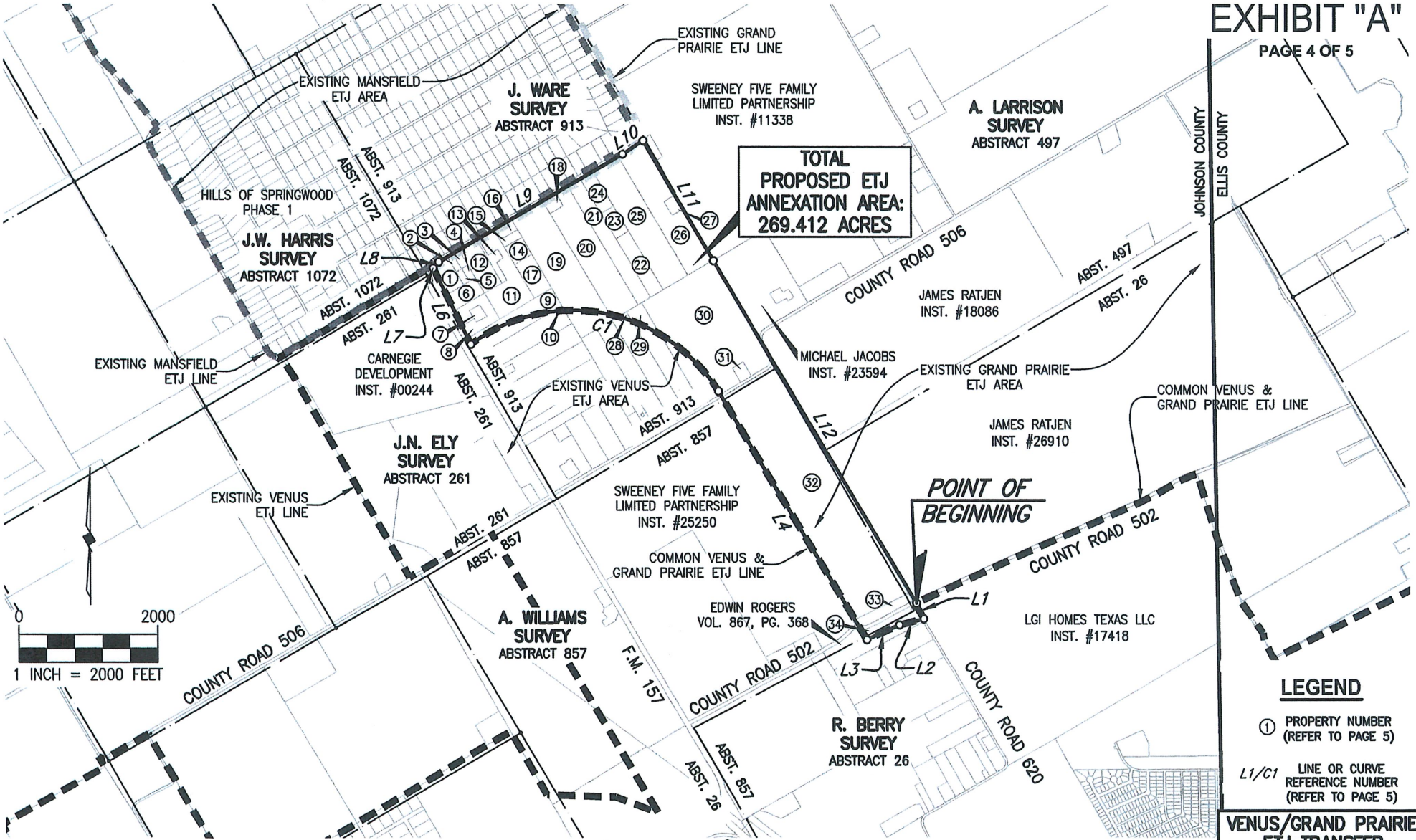
1. This document was prepared under 22 TAC § 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Basis of Bearings & Distances: Johnson County Central Appraisal District G.I.S. Parcel Map.
3. A plat of even date accompanies this field note description.

Derek B. Chaney, P.E., R.P.L.S.
Texas Registration No. 6523
Birkhoff, Hendricks & Carter, L.L.P.
TBPLS Firm No. 100318-00
11910 Greenville Ave., Suite 600
Dallas, Texas 75243
Phone: 214-361-7900

09/11/20

STATE OF TEXAS
REGISTERED
DEREK B. CHANEY
6523
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"



LEGEND

① PROPERTY NUMBER (REFER TO PAGE 5)

L1/C1 LINE OR CURVE REFERENCE NUMBER (REFER TO PAGE 5)

VENUS/GRAND PRAIRIE ETJ TRANSFER

NOTES

1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Basis of Bearings & Distance: Johnson County Central Appraisal District G.I.S. Parcel Map.
3. A field note description of even date accompanies this plat.

09/11/20

STATE OF TEXAS REGISTERED DEREK B. CHANEY 6523 PROFESSIONAL LAND SURVEYOR

CITY OF VENUS, TEXAS

ETJ ANNEXATION PLAT

269.412 ACRES INTO THE R. BERRY SURVEY, ABSTRACT NO. 26, J.N. ELY SURVEY, ABSTRACT 261, AND J. WARE SURVEY 913, JOHNSON COUNTY, TEXAS

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

SEPTEMBER 2020

11x17 Jobs\Venus\Venus ETJ Annexation\Venus ETJ Annexation 11x17.dwg — Layout: Page 4 — 09/11/2020 10:17:11 AM

EXHIBIT "A"

PROPERTY OWNER INFORMATION

NUMBER	OWNER NAME	ACREAGE	RECORDING INFORMATION
1	RICKY SALDIVAR	3.85 ACRES	VOL. 2374, PG. 754
2	TRINKET DILLARD	0.50 ACRES	VOL. 2218, PG. 119
3	JOSE RIVERA	0.50 ACRES	INST. # 29554
4	KENNETH JORDAN	0.50 ACRES	INST. # 07900
5	MICHAEL GARRETT	0.50 ACRES	INST. # 01242
6	ATASHA & BRITNEY JACKSON	3.57 ACRES	INST. # 18379
7	LOYD & CYNTHIA LORENTZ	1.00 ACRES	VOL. 2121, PG. 551
8	LOYD & CYNTHIA LORENTZ	5.00 ACRES	VOL. 2121, PG. 551
9	LUKE & VICKI HERMAN	10.00 ACRES	VOL. 879, PG. 657
10	JOHN & CLAUDIA NELSON	10.00 ACRES	VOL. 848, PG. 223
11	NATHAN & ELIZABETH DERA	9.00 ACRES	INST. # 31334
12	LOYD & CYNTHIA LORENTZ	4.68 ACRES	VOL. 1972, PG. 99
13	NATHAN & ELIZABETH DERA	1.51 ACRES	INST. # 31334
14	PATRICIA MEDINA	1.90 ACRES	VOL. 1563, PG. 707
15	SYLVIA TELLO	0.89 ACRES	VOL. 2760, PG. 666
16	SYLVIA TELLO	1.00 ACRES	VOL. 2760, PG. 666

PROPERTY OWNER INFORMATION

NUMBER	OWNER NAME	ACREAGE	RECORDING INFORMATION
17	LINDA MALLEY	3.79 ACRES	VOL. 1518, PG. 966
18	WILLIAM THOMAS & ALICE KUYKENDALL	1.00 ACRES	INST. # 36603
19	WILLIAM THOMAS & ALICE KUYKENDALL	23.62 ACRES	INST. # 36603
20	WILLIAM THOMAS & ALICE KUYKENDALL	18.00 ACRES	INST. # 36603
21	NUMESIO MUNOZ	9.47 ACRES	VOL. 1882, PG. 542
22	DANIEL CUEVAS	4.75 ACRES	INST. # 26414
23	ENRIQUETA CUEVAS	1.92 ACRES	INST. # 16897
24	DAVID MUNOZ	2.83 ACRES	INST. # 16896
25	VICKIE HUGHES	19.00 ACRES	VOL. 3160, PG. 801
26	VICKIE HUGHES	19.07 ACRES	INST. # 18580
27	VICKIE HUGHES	1.00 ACRES	INST. # 18580
28	JIMMY LEBEAU	10.00 ACRES	INST. # 29470
29	KIMBERLY BYARS	9.00 ACRES	VOL. 3643, PG. 630
30	FREDDIE COOPER	47.38 ACRES	VOL. 1659, PG. 267
31	FREDDIE COOPER	1.00 ACRES	VOL. 1659, PG. 257
32	SWEENEY FIVE FAMILY LIMITED PARTNERSHIP	244.40 ACRES	INST. # 25250
33	SWEENEY FIVE FAMILY LIMITED PARTNERSHIP	5.63 ACRES	INST. # 25250
34	EDWIN RODGERS	10.00 ACRES	VOL. 867, PG. 368

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S25°20'03"E	250.94'
L2	S75°58'29"W	368.36'
L3	S66°02'51"W	521.45'
L4	N30°56'14"W	4175.45'
L6	N26°28'38"W	1225.60'
L7	N19°41'15"E	26.46'
L8	N49°40'17"E	91.17'
L9	N59°48'18"E	3093.77'
L10	N57°02'15"E	354.17'
L11	S30°18'20"E	2004.92'
L12	S30°48'56"E	5741.01'

CURVE DATA TABLE

CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2483.45'	94°27'58"	4094.58'	N79°16'55"W	3646.31'

NOTES
1. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Basis of Bearings & Distance: Johnson County Central Appraisal District G.I.S. Parcel Map.
3. A field note description of even date accompanies this plat.

09/11/20

STATE OF TEXAS
REGISTERED
DEREK B. CHANEY
6523
PROFESSIONAL
LAND SURVEYOR

VENUS/GRAND PRAIRIE ETJ TRANSFER

CITY OF VENUS, TEXAS

ETJ ANNEXATION PLAT

269.412 ACRES INTO THE R. BERRY SURVEY, ABSTRACT NO. 26, J.N. ELY SURVEY, ABSTRACT 261, AND J. WARE SURVEY 913, JOHNSON COUNTY, TEXAS

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

SEPTEMBER 2020

City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Legislation Details (With Text)

File #:	20-10458	**Version:**	1	**Name:**	Fedorko Nomination to P&Z
Type:	Agenda Item			**Status:**	Items for Individual Consideration
File created:	10/5/2020			**In control:**	City Secretary
On agenda:	10/13/2020			**Final action:**	
Title:	Board Appointments				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Fedorko Resume (September 2020).pdf Fedorko Board Application.jpg Charles Edwards Board Application				

Date	Ver.	Action By	Action	Result

From
Cathy DiMaggio

Title
Board Appointments

Presenter
Cathy DiMaggio, City Secretary

Recommended Action
Approve

Analysis
Mayor Pro Tem Clemson is nominating John Fedorko to the Planning and Zoning Commission and Chuck Edwards to the Housing and Community Improvement Commission. Their board application are attached.

Financial Consideration
None.

powered by Legistar™

JOHN M. FEDORKO
2005 Westfield Drive Grand Prairie, TX 75050
Cell: 972-672-6531/Home: 972-602-1773 Email: johnfedorko@gmail.com

EXPERTISE: Business origination, business development, renewable energy development, joint venture and/or acquisitions, vetting and closing, commercialization director, negotiator and effective public speaker with 20+ years of combined experience in wind energy development and practicing transactional law. Prior experience includes startup of Irish company's renewable project development in Canada and the US, covering all aspects of wind farm development thru commercial operation, as well as Orsted's efforts over 5 years in developing greenfield wind energy assets and/or acquiring development rights to over 1,000MWs of wind energy projects, primarily in the ERCOT and MISO markets. Other experience included global commercialization responsibilities for 'air core' generator design and Spanish construction firm. Strong background in (i) all aspects of real estate transactions (optioning, leasing, procuring easements and/or purchasing real estate) as well as JV agreements and (ii) identifying, negotiating and closing commercial/acquisition/joint venture agreements with sophisticated parties. JD/MBA degree holder with 4 years legal practice experience in real estate and contract law in New York. Fluent in Spanish.

EXPERIENCE

Pivot Power Management Chicago, IL January 2020 to Present
VP of Development
Lead development efforts on late-stage wind projects in Montana and Texas (Gulf Coast and West Texas), including all aspects (except for power sales) to get such wind projects in an "NTP Ready" state for financing. Identified and originated development of 3 solar projects in Texas (2 in ERCOT North and 1 in ERCOT South). Advise Pivot on new development opportunities (i.e. combustion of municipal waste as power source) and evaluate M&A opportunities.

Orsted Renewables, f/k/a Lincoln Clean Energy Chicago, IL November 2014 to December 2019
Senior Director of Development
Initially, focused on leading the development of previously identified greenfield sites in the Lincoln portfolio in the ERCOT system (Wilbarger & Scurry Counties, TX) and getting those sites (totaling 400MWs) through financial closing, including working with LCE counsel to ensure that all documents could pass tax equity scrutiny. Thereafter, identified, vetted and acquired wind development assets in Texas and Nebraska from smaller developers in M&A transactions. In that M&A role, main duties included serving as lead due diligence agent and ultimately negotiator/closer through the entire acquisition (including supervision of outside counsel work on the acquisitions), transitioning to lead developer through the early to mid-stage development processes post acquisition. At present, over 700MWs of wind assets that identified and acquired by me are either in operation (Garza and Lynn Counties, TX & Wayne County, NE).

Boulder Wind Power, Inc. Boulder, CO and Dallas, TX March 2011 to Sept 2014
Chief Commercial Officer
Directed all aspects of BWP's commercialization efforts for its proprietary air-core, axial flux, permanent magnet generator for use in utility-scale wind turbines. Duties included identification and solicitation of generator purchase inquiries with the world's largest wind turbine OEMs and generator manufacturers. Identified, negotiated and ultimately signed 10+ NDAs, 3 MOUs, 1 Prototype Development Agreement and 1 Term Sheet for using the BWP generator in future product lines of OEMs. Coordinated with BWP's engineering team and product manager to assist, improve and optimize BWP's design for use in both direct drive and medium speed applications.

Aquamarine Power USA, LLC. Dallas, Texas. September 2009 to February 2011
General Manager – North American Operations
Directed all aspects of exploratory, North American market entry efforts of near-shore, hydro-kinetic wave energy device, with duties ranging from site identification, community outreach for permitting purposes, and PPA discussions.

Global Energy Services USA, Inc., Dallas, Texas. March 2008 to May 2009
Global Manager of Business Development / Mergers & Acquisitions
Directed North American and European origination, negotiation and execution of GES' worldwide service offering to the utility-scale wind energy sector. Successfully originated and closed contracts for the post-warranty O&M of 120MWs of GE machines in Oklahoma and for the erection/mechanical completion of 52MWs of Clipper machines in Mexico. Negotiated and directed German-based acquisition of *Wind Kraft Anlage* to supplement service capabilities of GES's German & Austrian operations. Identified, negotiated and successfully executed detailed term sheet with an offshore marine logistics company (A2SEA) for GES Europe to enter the European offshore erection and O&M market.

Airtricity, Inc., Dallas, Texas. April 2004 to March 2008
Senior Vice President, New Markets / Procurement
Directed the development process of all project development in new markets (California and the Great Lakes Region): land leasing; wind data collection; permitting; interconnection; property tax abatements; and power offtake methodology. Duties involved supervision of a direct team of 7 developers and achieved development goals while maintaining adherence to development budget. Was the lead & originating developer on Texas' largest wind farm, the Roscoe Wind Complex (ERCOT), a facility of 931MWs near Sweetwater, TX. Duties included site identification, obtaining wind leases, initiating meteorological coverage and interconnection processes. Identified, vetted, negotiated and acquired another 400MWs of wind projects in Howard County, TX (ERCOT). Was lead and originating developer on two projects in Illinois (one in PJM; one in MISO) to be built by EON in 2010 and 2012. Directed North American wind turbine procurement activities for Airtricity, negotiating and closing 600+MWs of turbine procurement transactions and advised on an additional 700MWs. Identified, negotiated and closed the acquisitions of two wind project development companies, Renewable Generation, Inc. and Gale Force Energy, Inc., in the US and Canada respectively. Duties included supervising all aspects of legal, commercial and technical due diligence in addition to obtaining Airtricity board approvals and modeling financial benefits of the respective transactions.

Nordex USA, Inc., Dallas, Texas. January 2000 to January 2004
President & Director of Operations
Successfully obtained and negotiated financial closing of 80MWs of wind turbine equipment sales in four separate transactions. Duties associated with closing 80MWs of sales included complete responsibility for negotiating and drafting of turbine supply/installation agreements or full EPC & warranty contracts, including selection & management of outside counsel. Developed and implemented marketing strategy for both US and Canadian wind turbine markets.

O'Melveny & Myers LLP, New York, New York. December 1996 to January 2000.
Associate
Lead associate on a number of mid-range commercial and real estate transactions (below $100m each in total deal value) and second associate in the GTE/Bell Atlantic merger. Other legal experience including framing, drafting and finalizing joint venture agreements (both foreign and domestic) between various industry partners. First year experience included typical amount of due diligence/document review for 1st year lawyer.

Legal Aid Society, Criminal Defense Division, New York, New York. September 1991-August 1992. *Investigator*

United States Peace Corps, La Ceiba, Honduras. February 1989-May 1991. *Horticultural, Avian and Apiary Volunteer*

EDUCATION
The University of Texas School of Law / Graduate School of Business, Austin, Texas.
Texas Law Review and Thad T. Hutcheson Moot Court Competition; J.D.-M.B.A. Joint Degree, May 1996

Tufts University, College of Liberal Arts, Medford, Massachusetts.
B.A. in Political Science and History, *magna cum laude.* May 1988

Board/Commission Candidate Application

The information contained in this application will become public record. Any false information given will be grounds for removal from boards and commissions.

Name JOHN MARTIN FEDORKO

Home Address 2005 Westfield Drive, Grand Prairie, TX (Zip) 75050

Occupation Wind & Solar Project Developer

Employer Pivot Power Management, LLC

Employer Address 500 West Madison Street, #1000, Chicago, IL 60661

Home Phone 972-602-1773 Business Phone 972-672-6531

Email address: johnfedorko@gmail.com

Resident of city for 20+ years. I live in city council district number District #1

Board or Commission Applying for: (List top 3 choices)

1. Planning & Zoning

2.

https://grandprairie.legistar.com/View.ashx?M=F&ID=8829360&GUID=8EC8EDF3-2F8F-4F82-9110-6587EC7C0ABA[10/10/2020 9:42:04 AM]

3.

Have you ever been a member of a Grand Prairie Board or Commission? If so, indicate your previous appointment and approximate dates of service:

No

Special knowledge, education, experience, interest or other information applicable to the board(s) for which you are applying (you may attach a resume or include additional information on a separate sheet):

During my development career (20+ years), I have had to meet & work w/ several P&Z boards other jurisdictions, in order to get wind (or solar) projects approved. That experience taught me balance that exists between existing use, development & quality of life.

Applicant Signature

Date Oct. 2, 2020

Return to: City Secretary
City of Grand Prairie
P.O. Box 534045
Grand Prairie, TX 75053-4045
Phone: 972-237-8035
Fax: 972-237-8088
E-mail: cdimaggio@gptx.org

https://grandprairie.legistar.com/View.ashx?M=F&ID=8829360&GUID=8EC8EDF3-2F8F-4F82-9110-6587EC7C0ABA[10/10/2020 9:42:04 AM]