ORDINANCE NO. 10547-2018

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 12 ACRES OUT OF THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM A PLANNED DEVELOPMENT (PD-294) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY RESIDENTIAL USE NOT TO EXCEED 26 DWELLING UNITS PER ACRE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 3123 AND PASSED ON MARCH 4, 1980; 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 PD, Planned Development district to a Planned Development for Multi-Family Residential Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 1, 2018, 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 PD, Planned Development district to a Planned Development for Multi-Family Residential 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 o'clock P.M. on October 16, 2018, 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 PD, Planned Development district to a Planned Development for Multi-Family Residential Uses; 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 3123, 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 PD, Planned Development district to a Planned Development for Multi-Family Residential Uses; as depicted and described in page 2 of Exhibit A - Location Map.

SECTION 2.

THAT the purpose of this planned development is to create a multi-family residential development and 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 any development of the subject property described herein shall substantially comply with the following development standards:

I. Applicability

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on Exhibit B - Concept Plan.

II. Base Zoning

1. Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in Exhibit C. Where regulations are not specified in Exhibit C - Operational Plan or in this ordinance, the regulations of the Multi-Family Three (MF-3) district and Appendix W of the Unified Development Code shall apply to this development.

2. Front yard setback shall be a minimum of 30 feet. Side and rear yard setback shall be a minimum of 45 feet.

3. A minimum 6 foot wrought iron fence may be constructed in lieu of a type 1 masonry fence, provided that the stream corridor is maintained as a permanent easement and buffer as shown on the Concept Plan.

4. Final building elevations shall conform to the requirements of the MF-3 zoning district and Appendix W of the Unified Development Code of the City of Grand Prairie.

5. Amenities for the property shall be constructed as described in the Operational Plan, *as well as a Recycling Program for Residents,* and as shown in the Concept Plan.

SECTION 4.

THAT prior to issuance of building permits for a development on the property described herein, a Site Plan which substantially conforms to the approved Concept Plan shall first be reviewed and approved by the City Council.

SECTION 5.

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 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, ON THIS THE 16TH DAY OF OCTOBER 2018.

APPROVED:

Ron Jensen, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

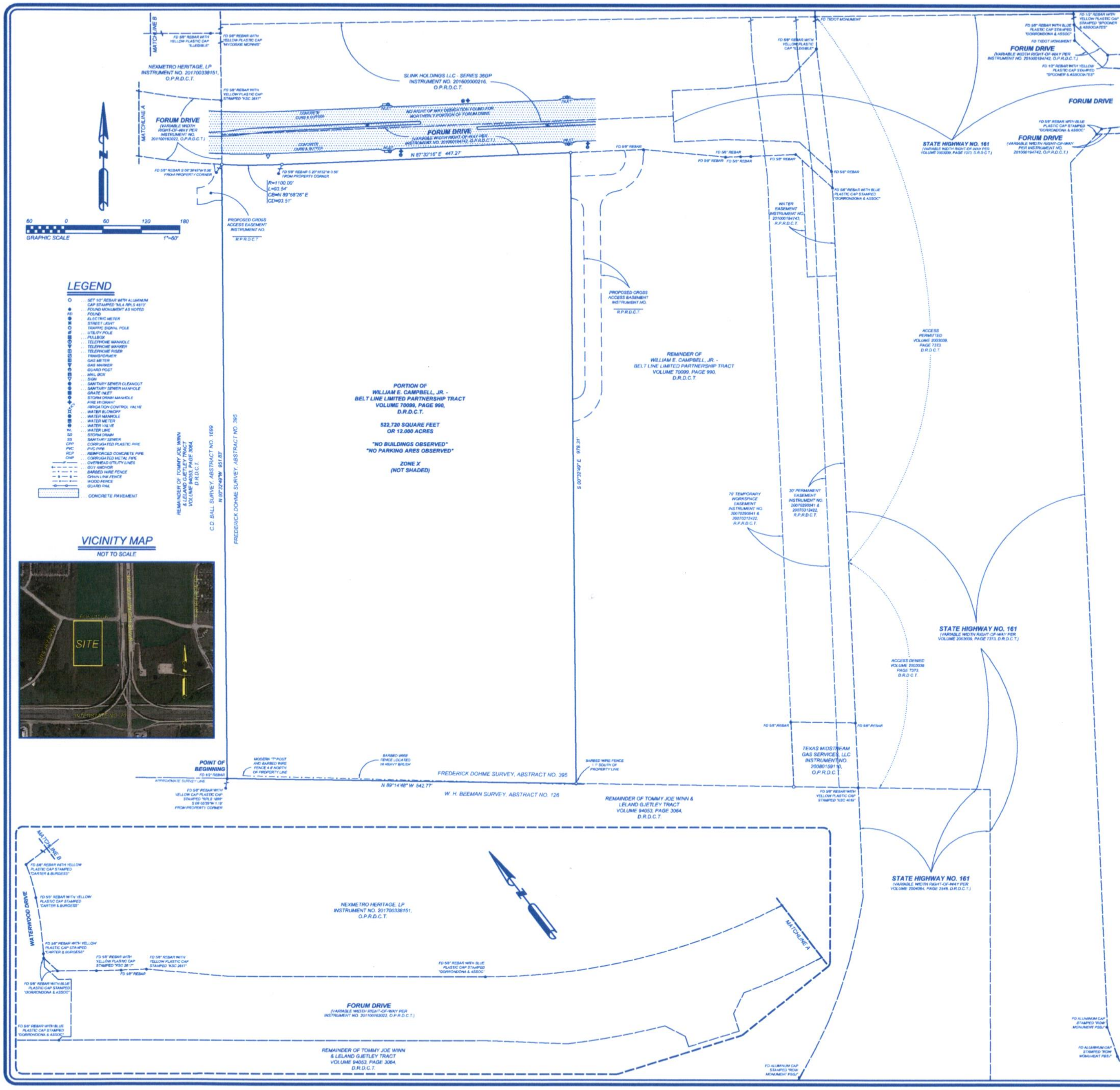
Zoning Case No. Z180701/CP180701
Planned Development No. 382

GRand Prairie TEXAS PLANNING

CASE LOCATION MAP
Case Number: Z180701/CP180701
SWBC at Grand Prairie

N

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



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY ALLTERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).

2. ACCORDING TO THE DEVELOPER (SWBC REAL ESTATE, LLC, SPENCER BYINGTON, 214-987-8317), THE CITY WILL NOT ISSUE AN ADDRESS UNTIL PERMITS ARE ISSUED FOR THE PROJECT. THE CURRENT ADDRESS FOR THE SUBJECT PROPERTY IS 3800 ROBINSON ROAD, GRAND PRAIRIE, TEXAS 75052 BASED ON THE DALLAS CENTRAL APPRAISAL DISTRICT TAX RECORD (ACCOUNT DETAIL SHEET) FOR THE WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP TRACT RECORDED IN VOLUME 70099, PAGE 990, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID ADDRESS APPEARS TO BE FOR THE LARGER PARENT TRACT.

3. ACCORDING TO THE CITY OF GRAND PRAIRIE GIS WEBSITE (http://gis.gptx.org/maps/), ON NOVEMBER 29, 2018, THE SUBJECT PROPERTY IS ZONED "PD-294", DEFINED AS PLANNED DEVELOPMENT DISTRICT NO. 294 AND SUBZONED "GR", DEFINED AS GENERAL RETAIL. ACCORDING TO THE ORDINANCE NO. 6932, CASE NO. Z030701, THE SUBZONE "GR" DOES NOT INCLUDE MULTIFAMILY USE AND IS DEFINED AS NON-RESIDENTIAL USES. NO ZONING REPORT OR LETTER FOR BUILDING SETBACK REQUIREMENTS, HEIGHT & FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS WAS PROVIDED BY THE CLIENT AT THE TIME OF SURVEY. SEE THE CITY OF GRAND PRAIRIE ORDINANCE NO. 6932 FOR SPECIFIC REQUIREMENTS.

4. THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND.

MARSHALL LANCASTER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES; NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES. SUBSURFACE UTILITIES SHOULD BE EXPOSED, DIRECTLY MEASURED AND VERIFIED PRIOR TO CONSTRUCTION OR ENGINEERING DESIGN. UTILITY SYMBOLS REPRESENTING FACILITIES MAY HAVE BEEN MOVED FROM ORIGINAL LOCATION FOR CLARITY.

CALL UNDERGROUND SERVICE ALERT 811, 72 HOURS BEFORE ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.

5. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON DALLAS COUNTY APPRAISAL DISTRICT WEB PAGE DATA (WWW.DCAD.ORG).

6. THERE WAS NO OBSERVED BUILDINGS ON SUBJECT PROPERTY AT TIME OF SURVEY.

7. THERE WAS NO OBSERVED PARKING AREAS ON SUBJECT PROPERTY AT TIME OF SURVEY.

8. NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY AT TIME OF SURVEY.

9. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS SURVEY IS BASED ON INFORMATION CONTAINED IN SCHEDULE "B" OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 1002-250707-RTT, ISSUED DECEMBER 6, 2018. REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT CONTAINED WITHIN SAID TITLE COMMITMENT (AND THEREFORE NOT SHOWN ON THIS SURVEY). **MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.**

10. GRAPHICALLY PLOTTABLE ITEMS (SUCH AS EASEMENTS) LISTED IN SCHEDULE "B" OF SAID TITLE COMMITMENT WHOSE DESCRIPTIONS INDICATE THAT THEY ARE LOCATED ON THE SUBJECT PROPERTY ARE DEPICTED HEREON.

PROVIDED RECORD DOCUMENTS LISTED IN SAID SCHEDULE "B" ARE SUMMARIZED AS FOLLOWS:

ITEM 10.H. MINERAL LEASE, AND ALL RIGHTS INCIDENT THERETO, DESCRIBED IN INSTRUMENT FILED 03/06/2007, RECORDED IN CC# 20070083025, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO THE DATE THEREOF. **(TRACT 1 DESCRIPTION CONTAINED IN REFERENCED DOCUMENT ENCOMPASSES THE SUBJECT PROPERTY)**

ITEM 10.L. MUTUAL ACCESS EASEMENT AGREEMENT BY AND BETWEEN CAMPBELL - BELT LINE LP AND SWBC GRAND PRAIRIE, LP, DATED 12/13/2018, FILED 12/--/2018, RECORDED IN CC # 2018----, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. **(PROPOSED CROSS ACCESS EASEMENTS ARE SHOWN ON SURVEY)**

ITEM 10.M. TITLE TO ALL OIL AND GAS AND OTHER MINERALS IN, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES THERETO, ALL OF SUCH INTEREST, TO THE EXTENT NOT PREVIOUSLY RESERVED OF CONVEYED, BEING RESERVED IN SPECIAL WARRANTY DEED DATED 12/13/2018, FILED 12/--/2018, RECORDED IN CC# 2018---, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. SAID DOCUMENT, IN PART, STATES "GRANTOR HEREBY WAIVES AND RELINQUISHES ANY USE OF THE SURFACE OF THE PROPERTY..." **(NOT ADDRESSED BY THIS SURVEY)**

FEMA NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS NUMBER 48113C0445K, EFFECTIVE DATE JULY 7, 2014, THE SUBJECT PROPERTY (SEE LEGAL DESCRIPTION SHOWN HEREON) APPEARS TO LIE WITHIN:

ZONE "X" (NOT SHADED ON PANEL) DEFINED THEREIN AS:

"OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP ACCORDING TO SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP REVISION, AMENDMENT, OR ANY OTHER INFORMATION ON SAID WEB SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 70099, PAGE 990, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT AN ANGLE POINT ON THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & LELAND GJETLEY, AS RECORDED IN VOLUME 94053, PAGE 3064, DEED RECORDS, DALLAS COUNTY, TEXAS FROM WHICH A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOUND BEARS SOUTH 09 DEGREES 05 MINUTES 29 SECONDS WEST A DISTANCE OF 1.19 FEET;

THENCE ALONG SAID EASTERLY LINE, NORTH 00 DEGREES 32 MINUTES 49 SECONDS WEST A DISTANCE OF 951.83 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET ON THE SOUTH RIGHT OF WAY LINE OF FORUM DRIVE AS DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN INSTRUMENT NO. 201000194742, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS FROM WHICH A 5/8" REBAR FOUND BEARS SOUTH 08 DEGREES 38 MINUTES 48 SECONDS WEST A DISTANCE OF 0.56 FEET, SAID 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1100.00 FEET;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 52 MINUTES 20 SECONDS, AN ARC LENGTH OF 93.54 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST A DISTANCE OF 93.51 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET FROM WHICH A 5/8" REBAR FOUND BEARS SOUTH 20 DEGREES 18 MINUTES 52 SECONDS WEST A DISTANCE OF 0.56 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 87 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 447.27 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET;

THENCE SOUTH 00 DEGREE 32 MINUTES 49 SECONDS EAST A DISTANCE OF 978.31 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET ON SAID EASTERLY LINE OF TOMMY JOE WINN & LELAND GJETLEY TRACT;

THENCE ALONG SAID EASTERLY LINE, NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 542.77 FEET TO THE **POINT OF BEGINNING**, CONTAINING 522,720 SQUARE FEET OR 12.000 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES NAMED IN THE SURVEYOR'S CERTIFICATE. MARSHALL LANCASTER & ASSOCIATES, INC. EXPRESSLY DISCLAIMS ANY LIABILITIES FOR DAMAGES DUE TO USE OF SAID SURVEY BY OTHERS.

THIS SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B. MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS TITLE SURVEYS, EFFECTIVE FEBRUARY 23, 2016.

THE UNDERSIGNED CERTIFIES TO:

(1) SWBC GRAND PRAIRIE, LP, A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS
(2) SWBC REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(3) FIRST AMERICAN TITLE INSURANCE COMPANY
(4) CAMPBELL- BELTLINE LP, A TEXAS LIMITED PARTNERSHIP FORMERLY KNOWN AS WILLIAM E. CAMPBELL, JR - BELTLINE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON OCTOBER 10, 2018.

[signature]

MARSHALL LANCASTER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4873
DATE: DECEMBER 13, 2018
SERIES 1, PRINT __ OF __

THIS SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AND OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.

PLEASE NOTE THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

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Marshall Lancaster & Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY
12.000 ACRES OUT OF
FREDERICK DOHME SURVEY, ABSTRACT NO. 395
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
land title surveys · topography · subdivision platting
retail, commercial and industrial construction surveying
1864 Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm no.10045100

REVISIONS
Date:	Description:	By:

Marshall Lancaster RPLS 4873
Survey Date: 10-10-2018

SHEET 1 OF 1
DATE: 12-13-2018
DRAWN BY: OP
CHECKED BY: MLL
FILE: 18068.CRD
JOB NO.: 18068

SWBC at Grand Prairie

Project Narrative

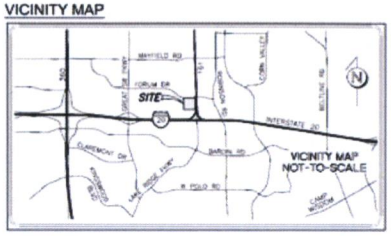
06/18/2018

SWBC at Grand Prairie is a proposed 273 unit Class A multifamily community on a 10.6 acre site. The project will employ a variety of one, two, and three bedroom dwelling units combined into multiple building configurations. All buildings will be constructed with Energy Star compliant high efficiency windows, Energy Star compliant composite roofing, and LED/low wattage lighting. Individual dwelling units will be furnished with granite countertops, stainless steel appliances, and private patios/balconies. Residents will enjoy site amenities such as a Clubhouse, walking/jogging trail, swimming pool, pergolas with seating and BBQ grills, and other outdoor recreation spaces.

Exhibit B - Operational Plan

01 ZONING CHANGE / CONCEPT PLAN
SCALE: 1" = 50'-0"

VICINITY MAP



PARKING TABULATION

PARKING REQUIRED:		
1 BEDROOM UNITS	180 (80%) X 1.25 SP./UNIT	229
2&3 BEDROOM UNITS	120 (40%) X 2.00 SP./UNIT	225
TOTAL PARKING		454
COVERED PARKING REQUIRED:		
GARAGES	30% OF REQ'D PARKING	137
CARPORTS	20% OF REQ'D PARKING	91
DESIGNATED GUEST PARKING REQUIRED:		
GUEST	10% OF REQ'D PARKING	46
PARKING PROVIDED:		
OPEN SPACES		160
GARAGE		142
TANDEM		140
CARPORT		96
GUEST		46
TOTAL PARKING		588
PARKING TO UNIT RATIO		1.66 SPACES/UNIT
CLUBHOUSE PARKING		15
GRAND TOTAL PARKING PROVIDED		573

SITE DATA

TOTAL SITE AREA	21.1939 ACRES
NO FLOOD PLAIN	
NO WETLANDS	
CURRENT ZONING	A - AGRICULTURE
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
PHASE 1:	PHASE 2:
12.0000 ACRES	9.1939 ACRES
300 UNITS	FUTURE COMMERCIAL
25.00 UNITS/ACRE	
3-STORY RESIDENTIAL BUILDINGS	
1-STORY CLUBHOUSE	

SITE AMENITIES

AMENITIES SHALL COMPLY WITH UDC APPENDIX W. SECTION 3.II

TIER 1	OPT vii	HIGH EFFICIENCY WINDOWS
TIER 2	OPT vi	QUALIFIED RECYCLING PROGRAM AVAILABLE TO EVERY RESIDENT
	OPT viii	WALKING/JOGGING TRAIL
TIER 3	OPT ii	LED/LOW WATTAGE LIGHTING
	OPT iii	BICYCLE PARKING
	OPT vii	OUTDOOR RECREATION SPACES

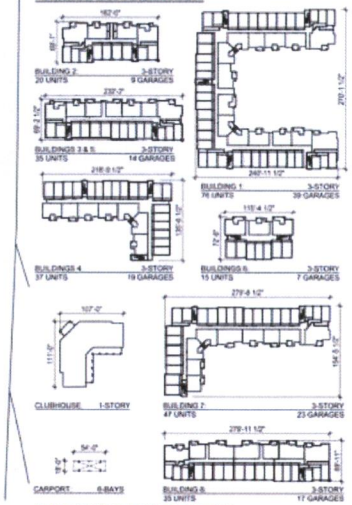
CLUBHOUSE AMENITIES SHALL INCLUDE A FULLY EQUIPPED FITNESS CENTER, A SPIN/YOGA CENTER, AND COMMUNITY GATHERING SPACES.

UNIT AMENITIES SHALL INCLUDE GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A PRIVATE BALCONY/PATIO

SITE NOTES

1. PROPOSED SITE PAVING MATERIAL IS REINFORCED CONCRETE.
2. PROPOSED EXTERIOR MASONRY CONTENT IS 100% PER UDC APPENDIX W. SECTION 3.I.A.1. A MINIMUM OF 60% SHALL BE STUCCO WITH THE REMAINDER BEING SIMULATED STONE AND BRICK. INTERIOR OF PATIOS/BALCONIES SHALL BE FIBER-CEMENT SIDING.
3. BUILDING EXTERIORS SHALL BE DESIGNED IN COMPLIANCE WITH UDC APPENDIX W. SECTION 3.I.
4. A MINIMUM OF 15% OF THE TOTAL SITE AREA SHALL BE LANDSCAPING IN COMPLIANCE WITH UDC APPENDIX W. SECTION 3.II.G
   - 4.1 15% OF 16.60 ACRES = 1.59 ACRES (69,251 SF) REQ'D LANDSCAPING
   - 4.2 1 TREE REQ'D PER 500 SF OF REQ'D LANDSCAPE AREA = 139 TREES
   - 4.3 STREET TREES PROVIDED AT 50' MAX. SPACING
   - 4.4 PARKING LOT TREES PROVIDED AT 1 TREE PER 20 SPACES
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER F.I.R.M. PANEL #48113C0445K, DATED 7/7/2014.
6. PHASE 2 COMMERCIAL WILL NOT HAVE THE SAME OWNERSHIP OR MANAGEMENT TEAM.

PROPOSED BUILDINGS



BUILDING SETBACK NOTES

1. 45 FT. SIDE AND REAR SETBACKS INCREASE BY 1 FT FOR EVERY FT. OF BLDG. HT. GREATER THAN 35 FT.
2. 3 FT. ACCESSORY BLDG. SETBACK IS SUBJECT TO A MAX. BLDG. HT. OF 10 FT. ACCESSORY BLDGS. GREATER THAN 10' IN HT. ARE SUBJECT TO THE STANDARD SETBACKS.

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE FREDERICK DOHME SURVEY, ABSTRACT NO. 399 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN CALLED 159.023 ACRE TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP BY DEED DATED MAY 13, 1970 AND RECORDED IN VOLUME 70099 AT PAGE 999 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID CAMPBELL-BELT LINE 159.023 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THAT CERTAIN CALLED 133.881 ACRE TRACT OF LAND CONVEYED TO TOMMY JOE WINN, ET AL BY INSTRUMENT RECORDED IN VOLUME 84053, PAGE 3084 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID FREDERICK DOHME SURVEY AND THE COMMON SOUTHEAST CORNER OF THE C. D. BALL SURVEY ABSTRACT NO. 1699, AND ALSO BEING IN THE NORTH LINE OF THE W. H. BEEMAN SURVEY, ABSTRACT NO. 126;

THENCE NORTH 00d 01' 34" EAST AND DEPARTING SAID BEEMAN SURVEY AND FOLLOWING ALONG THE WEST LINE OF SAID CAMPBELL-BELT LINE 159.023 ACRE TRACT, AND THE CALLED WEST LINE OF SAID FREDERICK DOHME SURVEY COMMON TO THE CALLED EAST LINE OF THE C. D. BALL SURVEY AND COMMON TO THE EAST LINE OF SAID TOMMY JOE WINN 133.861 ACRE TRACT FOR A DISTANCE OF 952.38 FEET TO A 5/8" IRON ROD SET IN THE SOUTH RIGHT OF WAY LINE OF CROSSLAND BOULEVARD (VARIABLE WIDTH RIGHT OF WAY) AS RECORDED UNDER COUNTY CLERKS FILE NO. 201000194742 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT IN CROSSLAND BOULEVARD ALSO BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET WITH A CENTRAL ANGLE OF 04d 52' 26" AND A CHORD BEARING SOUTH 89d 30' 06" WEST AT A DISTANCE OF 93.51 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND FOLLOWING THE SOUTH LINE OF SAID CROSSLAND BOULEVARD FOR AN ARC DISTANCE OF 93.54 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 89d 02' 44" EAST AND CONTINUING ALONG THE SOUTH LINE OF SAID CROSSLAND BOULEVARD FOR A DISTANCE OF 562.46 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 84d 15' 09" EAST AND CONTINUING ALONG THE SOUTH LINE OF SAID CROSSLAND BOULEVARD FOR A DISTANCE OF 127.46 FEET TO A 5/8"IRON ROD SET FOR CORNER;

THENCE NORTH 89d 09' 00" EAST FOR 4 DISTANCE OF 23.42 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1078.29 FEET WITH A CENTRAL ANGLE OF 00 50' 17" AND A CHORD BEARING NORTH 89d 34' 52" EAST AT A DISTANCE OF 15.77 FEET;

NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 15.77 FEET TO A POINT FOR CORNER;

THENCE NORTH 88d 09' 43" EAST FOR A DISTANCE OF 69.48 FEET TO A POINT FOR CORNER IN A CORNER CLIP FOR SAID SOUTH LINE OF CROSSLAND BOULEVARD AND THE WEST LINE OF STATE HWY. NO. 161 (VARIABLE WIDTH RIGHT OF WAY) AS RECORDED IN DEED TO STATE OF TEXAS UNDER VOLUME 2003039 AT PAGE 7373 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 46d 59' 16" EAST ALONG SAID CORNER CLIP FOR A DISTANCE OF 77.34 FEET TO A POINT FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HWY. NO. 161;

THENCE SOUTH 01d 56' 55" EAST AND FOLLOWING ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 829.76 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF A 0.230 ACRE PARCEL OF LAND CONVEYED TO TEXAS MIDSTREAM GAS SERVICES BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 20080159110 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 88d 44' 33" WEST AND DEPARTING THE WEST LINE OF SAID STATE HWY. NO 161 AND FOLLOWING ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES PARCEL FOR A DISTANCE OF 100.16 FEET TO A 5/8" IRON FOR SET FOR THE NORTHWEST CORNER OF SAME;

THENCE SOUTH 01d 56' 55" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES 0.230 ACRE PARCEL FOR A DISTANCE OF 100.33 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAME, SAID POINT BEING IN THE SOUTH LINE OF THE AFORESAID CAMPBELL-BELT LINE 159.023 ACRE TRACT AND COMMON TO THE NORTH LINE OF THE AFORESAID TOMMY JOE WINN 133.881 ACRE TRACT, SAME BEING IN THE CALLED SOUTH LINE OF THE SAID FREDERICK DOHME SURVEY AND COMMON TO THE CALLED NORTH LINE OF AFORESAID W.H. BEEMAN SURVEY;

THENCE NORTH 88d 44' 33 WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID CAMPBELL-BELT LINE 159.023 ACRE TRACT AND THE NORTH LINE OF THE AFORESAID TOMMY JOE WINN 133.881 ACRE TRACT FOR A DISTANCE OF 876.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.1939 ACRES OF LAND

DEVELOPER

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SWBC AT GRAND PRAIRIE
FORUM DRIVE & STATE HWY. 161
GRAND PRAIRIE, TEXAS

21.1939 ACRES

WILLIAM E. CAMPBELL, JR. BELT LINE LIMITED PARTNERSHIP. FREDERICK DOHME SURVEY, ABSTRACT 399,GRAND PRAIRIE, DALLAS COUNTY, TX

CROSS PROJECT NO.	DATE	CASE NUMBER
SCHEMATIC	09/14/2018	Z18070?/CP18070?

Exhibit C - Concept Plan