



**PLANNING AND ZONING COMMISSION MEETING**  
**VIDEO CONFERENCE**  
**MONDAY, JANUARY 11, 2021 AT 5:30 PM**

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**AGENDA**

**Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held via videoconference. The members of the Commission will participate remotely via videoconference. No facility shall be available for the public to attend in person.**

Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

**You are invited to a Zoom webinar.**

**When: Jan 11, 2021 05:30 PM Central Time (US and Canada)**

**Topic: City of Grand Prairie - Planning & Zoning Meeting**

**Please click the link below to join the webinar:**

**<https://gptx.zoom.us/j/95023672040?pwd=dUVvMkVyOGFiV3c3WVlveENEamVoQT09>**

**Passcode: gdARBp467f**

**Or iPhone one-tap :**

**US: +13462487799,,95023672040#,,,,\*5803515890# or  
+14086380968,,95023672040#,,,,\*5803515890#**

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All meeting participants will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press \*9 to raise your hand. After speaking, please remute your phone by pressing \*6.

Any speaker wishing to visually display documents in connection with a presentation must submit them to [sware@gptx.org](mailto:sware@gptx.org) and [msepinosa@gptx.org](mailto:msepinosa@gptx.org) in PDF format no later than 3:00 o'clock p.m. on Monday, January 11th.

## **CALL TO ORDER - Commissioner Briefing**

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

## **AGENDA REVIEW**

### **\*Agenda Review**

### **\*COVID Meeting Procedures**

**PUBLIC HEARING - 6:30 PM** Video Conference  
Chairperson Shawn Connor Presiding

#### **Invocation**

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

## **CITIZEN COMMENTS**

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

## **PUBLIC HEARING CONSENT AGENDA**

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

- [1.](#) Approval of Minutes of the December 14, 2020 P&Z meeting.
- [2.](#) Approval of Amended Minutes of the November 23, 2020 P&Z meeting.
- [3.](#) P210101 - Final Plat - Jai Addition, Lots 1-3, Block 1 (City Council District 4). Final Plat of Lots 1, 2, and 3, Block 1, Jai Addition, creating three non-residential lots on 3.915 acres. Tracts 2C05 and 2C05A, John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, located at the northwest corner of W Camp Wisdom Rd and Lynn Rd, and addressed as 2800 W Camp Wisdom Rd.

4. P210102 - Preliminary Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Preliminary Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.
5. P210103 - Final Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.
6. P201201 - Preliminary Plat - MacArthur Grand Logistics Center (City Council District 1). Preliminary Plat for Lots 1-3, Block 1, MacArthur Grand Logistics Center, creating three lots on 187.141 acres. 187.141 acres situated in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 and LI, within the IH-30 Corridor Overlay District, and generally located southwest of Hunter Ferrell Road and MacArthur Boulevard.

## **PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS**

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

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

7. S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

## **PUBLIC HEARING**

*Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to*

*Speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.*

8. SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.
9. Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miard Rd.
10. Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

## **ADJOURNMENT**

**In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on 01/08/2021.**

**Monica Espinoza**  
*Planning Secretary*

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

## **LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

It is the custom and tradition of the members of the Planning and Zoning Commission to have an invocation followed by recitals of the United States of America and State of Texas pledges of allegiance prior to the beginning of its meetings. The invocation and pledges are directed to and offered solely for the benefit of the members of Commission, though members of the audience are welcome to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and will have no bearing on any matter considered or decision made by the Commission during the meeting.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware AICP, Chief City Planner

**TITLE:** Approval of Minutes of the December 14, 2020 P&Z meeting.

**RECOMMENDED ACTION:** Approve

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**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
DECEMBER 14, 2020**

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

COMMISSIONERS ABSENT: Josh Spare

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

Chairperson Shawn Connor called the briefing to order by Video Conference at 5:36 p.m.

**AGENDA REVIEW #1** S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

Commissioner Fedorko asked if the property was a spec warehouse or does it occupy a tenant. Mr. Lee stated it is a spec warehouse and they may have a tenant. Mr. Fedorko asked if tenants can store dangerous chemicals at the warehouse so close to a residential neighborhood. Mr. Lee stated the fire code and the building code prevent them from storing any dangerous chemicals. Mr. Fedorko asked if the planned expansion of Great Southwest Parkway has anything to do with the site plan. Planning and Development Director Rashad Jackson stated these types of amendments get reviewed by CCDC as well as P & Z and City Council. Transportation Planner Brett Huntsman stated the extension of Great Southwest is something that the city has already adopted, and it is on the existing thoroughfare plan. What we are looking at here is the site wanting to develop on a parcel that has been impacted by that extension, so we are asking the

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

applicant to dedicate 120 ft of right away necessary for the city to make that extension. Mr. Fedorko asked if the tree buffer along the extension part of the plan, still. Mr. Lee stated the alignment is still part of preliminary concept the city is going for.

Chairperson Connor asked what did the desibel level report come back as. Mr. Lee stated there wasn't a noise study done but normally when it is over 300 feet it tends to be acceptable in that level.

Commissioner Coleman stated there is also an ordinance against nuisance noises and they don't have to have a desibel level. He is concerned with any truck lights beaming to the houses nearby and asked if there is a way to put a certificate of occupancy on the hours. Mr. Lee stated that is something the applicant would have to agree to.

Tiffany Bull stated the only issue in front of the commission for today is the Site Plan and they are not requesting any variances.

Commissioner Moser wanted to clarify the current zoning on this property is Light Industrial and for how long. Mr. Lee stated that is correct and it has been zoned Light Industrial since the 1970's. Mr. Moser asked what is the developer doing with the gas well. Mr. Lee stated the developer isn't doing anything with the gas well. They are only relocating the gas pipeline.

Chief City Planner, Savannah Ware stepped forward reminding commissioners of the time and other items on the agenda review.

**ITEM #2** S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

There was no discussion on this item.

**ITEM #3** - SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

There was no discussion on this item.

**ITEM #4-** SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446Rof Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

There was no discussion on this item.

**ITEM #5-** Boards and Commissions Training. Deputy City Attorney, Mark Dempsey gave a Power Point presentation.

Chairperson Shawn Connor asked is he understanding correctly about not having any lengthy discussions about the cases presented during the briefing. Mr. Dempsey stated the purpose of the briefing is intended to let the commission know what the cases are about or what the staff wants you to know about each case. You can have discussions but what happens often is the entire meeting is in the briefing and everyone walks out into the public hearing and call the item up and there are no discussions, and the public doesn't get to hear the discussions.

Commissioner Coleman stated he often has people asking him about an item on the agenda and he lets them know to be present for the briefing because that is where they can get all the information on a case.

Mr. Dempsey made an announcement he will no longer be the assigned lawyer present for P&Z, Tiffany Bull will slowly be transitioning to that position.

### COMMISSIONER COMMENTS:

Commissioner Moser stated he noticed COVID Meeting Procedures was removed from the agenda review and asked why it was removed because he thought it would remain if COVID was around. Ms. Bull stepped in and stated since item isn't currently on the agenda, we cannot speak on it. Staff can add item to the next agenda for discussion. Mr. Moser stated he has a problem with that because he stated since the beginning of our zoom meetings that he wanted item to be on every agenda review and requested for item to be put back on the next agenda review. Mr. Jackson stated zoom meetings are the safest approach for staff and for him now because we are in a unique time. We

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have staff members that in office that almost got COVID from applicants. The public although they are part of this process it is risky right now for us exposing ourselves in that manner and we are doing the best that we can under the circumstances. We will put item back on the agenda and the reason why it was removed was because staff didn't have any new information to give.

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

COMMISSIONERS ABSENT: Josh Spare

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

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:41 p.m. and Commissioner Moser gave the invocation, and Commissioner Connor 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 November 23, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P201202 - Preliminary Plat - Prairie Modern Addition (City Council District 1). A Preliminary Plat for one multi-family and one commercial lot totaling 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.

Item #3 – P201203 - Final Plat - Prairie Modern Addition (City Council District 1). A Final Plat for one (1) multi-family and one (1) commercial lot totaling approximately 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

Vice Chairperson Moser moved to approve the minutes, cases P201202 and P201203.

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING TABLE ITEM #4 - Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6).

Commissioner Smith moved to table case Z201201 per staff recommendations.

Motion: Smith

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 5 S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

Mr. Lee stated the applicant intends to construct a 198,200sf. office/warehouse building on 26.46 acres. The proposed site consists of two properties that would be subsequently platted into one property. An existing gas well straddles the two properties. 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

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

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 proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the western portion of the site facing the truck court. The overhead truck docks are located on the west side of the building and faces west. The building is speculative and will be developed without specific tenants. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Applicant Dylan Adame, 13455 Noel Rd. Dallas TX. 75240 stepped forward and represented the case.

Commissioner Coleman asked if they have reached out to the homeowners. Mr. Adame stated he hasn't reached out to the homeowners personally and was only notified of the email that morning before the meeting, from Charles and will potentially reach out to the homeowners. Mr. Coleman stated there has been a lot of noise issues in the past and recommends reaching out to the homeowners or maybe putting up a sound barrier wall. Mr. Adame stated yes sir, thank you.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case S201201 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

Item # 6- S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

**PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020**

Mr. Tooley stated the applicant intends to construct a multi-family development of 272 units in one building with a five-story parking garage on 5.355 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-388, and within the SH-161 Corridor Overlay District. The 272-unit multi-family development will be accessible from the service road of north bound SH-161 and additional access points along Dickey Road. A requirement of PD-388 is the installation of an access drive around the north and east boundaries on the property to allow for proper circulation for the planned development. The Site Plan depicts one four-story residential building, five-story parking garage, internal Zen courtyard spaces, amenity center, and a dog park. Other amenities include a cabana pool, outdoor kitchen, and entertainment areas.

The applicant is requesting the following variances:

1. Less than 20% carports: Appendix W requires that applicants provide covered parking for 20% of required parking spaces.
2. No perimeter fence and gated entry: Appendix W requires that multi-family developments contain perimeter fences with secure entry gates at all entrances to the site. The proposal does not include a perimeter fence with gated entry. Alternatively, the applicant is proposing to secure all entrances into the building with all courtyards secured internally.
3. Dumpster located within 20 feet of residentially zoned property. Article 8 requires that dumpster enclosures not be located within 20 feet of residentially zoned property.

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

- Prior to submitting plat for City signatures, the applicant must execute, file with the County, and provide instrument numbers for all easements and agreements that are established with the adjacent landowner.
- Prior to issuance of building permits, the applicant must obtain permits from TxDOT for access to, and construction within the TXDOT right-of-way.
- Continued coordination with the Police Department to finalize security for the site.
- Continued coordination with Environmental Services Department to resolve any issues with compactor and dumpster capacity issues.

Chairperson Connor asked if 93% of the parking spaces available are for residents and visitors. Mr. Tooley stated the first level is for visitor parking and the remaining are for the residents.

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Commissioner Smith stated she is concerned about the development not having a fence. Mr. Tooley stated this a new product and the police department is working with each site plan and they developed a style that will work for both the city and the residents.

Applicant Robert Dye, 1321 B St. Dallas TX. 75234 stepped forward and represented the case.

Commissioner Fedorko asked if the reason for not putting up a fence is to avoid the cost of putting one up. Mr. Dye stated the way the building is designed it is very secure from all exterior points of access and in the garage.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case S201202 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Fedorko

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 7- SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

Mr. Lee stated as required by Ordinance No. 10466-2018 and subsequent Ordinance No. 10824-2020 for Specific Use Permit 1044B the City Council shall conduct a public hearing six-month (6) months after City Council adoption of this Ordinance to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this SUP Ordinance, the Unified Development Code, The City of Grand Prairie Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements enforced by the state and federal government. The purpose of this request is to conduct the review of said case for

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

compliance. DRC recommends approval of the applicant's renewal subject to registration, acceptance, and compliance in the City's Auto-Related Business Program.

There were no discussions for this item.

There being no further discussion on the case Commissioner Fedorko moved to close the public hearing and approve case SU180504C per staff recommendations.

The action and vote recorded as follows:

Motion: Fedorko

Second: Coleman

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried**

Item #8- SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446Rof Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

Mr. Lee stated the purpose for this request is to consider a twelve (12)-month review and renewal of Specific Use Permit-1083 for compliance with the applicable codes and conditions as required by Ordinance No. 10770-2019. During this review, the applicant requests consideration to amend SUP-1083 allowing for Major Auto Repair use component onsite replacing the approved private vehicle maintenance's space. In November 19, 2019, City Council granted Specific Use Permit (SUP-1083) for an Internet Auto Sales and Private Vehicle Maintenance use on a commercial site. The ordinance requires twelve (12)-month review for compliance with the conditions of SUP-1083. The .36-acre property is zoned Commercial (C) District and is located within the Central Business District (CDB) Section 4. The property is generally located at the northeast corner of E. Main Street and NE 32<sup>nd</sup> Street, specifically addressed at 3118 E. Main Street. The 7,000 square foot building was previously used as a wood shop. The applicant has successfully repurposed the building and site into an internet automotive sales and private vehicle maintenance facility.

Staff recommends approval of the Specific Use Permit with the following conditions:

## PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020

- Inventory cars be kept inside the building or within a gated area behind the Main Street-facing side of the building, and not be advertised as 'For Sale' in any manner that may attract drive-by customers. Such advertising shall include, but not be limited to, attention-attracting devices such as banners, flags, streamers, balloons, adhesive letters, numbers, or graphics on bodywork or windows, paint, chalk, or plastic or cardboard sheeting used for advertising purposes. This prohibition includes the use of such devices on the premises and on the vehicles. The applicant is allowed one permitted permanent sign covering no more than 15% of the Main Street-facing facade, with no changeable copy or digital signage.
- Limit on-site mechanic work to the inside of the building and that such work be limited to vehicles registered to the operator.
- Any violation of the SUP or the ARB ordinance shall be subject the operator to revocation proceedings.

Applicant Kiarash Ghorbani, 100 Swell Ct. Irving TX. 75038 stepped forward and represented the case.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case SU191101A per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Smith

Ayes: Connor, Moser, Smith, Perez, Coleman, Hedin, Landrum, Fedorko

Nays: none

**Approved: 8-0**

Motion: **carried**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:38 p.m.

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Shawn Connor, Chairperson

**PLANNING AND ZONING COMMISSION MINUTES, DECEMBER 14, 2020**

ATTEST:

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Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware AICP, Chief City Planner

**TITLE:** Approval of Amended Minutes of the November 23, 2020 P&Z meeting.

**RECOMMENDED ACTION:** Approve

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**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
NOVEMBER 23, 2020**

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Josh Spare, Julia Perez, Max Coleman, John Fedorko.

COMMISSIONERS ABSENT: Warren Landrum, Eric Hedin

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

Chairperson Shawn Connor called the meeting to order by Video Conference at 5:31 p.m.

**AGENDA REVIEW #1 - S201102 - Site Plan – Wolff Multi-Family Phase 2** (City Council District 2). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, within the HWY 161 Corridor Overlay District.

Chairperson Connor asked if there was any change to the carports from phase one to phase two. Mr. Tooley stated no.

Commissioner Smith asked if phase one is at full capacity. Mr. Tooley stated phase one is currently under construction. Ms. Smith asked since phase one is still under construction, why the rush for phase two. Mr. Tooley stated that would be a question best suited for the applicant to answer. Ms. Smith asked since the two projects will be two separate complexes, does that mean they will have two different names. Mr. Tooley stated he isn't sure how they will name them, but they do want the two complexes to be separate just in case they want to sell them in the future.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

**ITEM #2 -S201103 - Site Plan - Shady Grove Industrial (City Council District 1).** Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay.

There was no discussion on this item.

**ITEM #3 - S201104 - Site Plan - Springs at Grand Prairie (City Council District 2).** Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 ( Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located on the southwest of S. Forum Drive at Sarah Jane Parkway.

Commissioner Connor asked when the case was first presented. Mr. Lee stated the initial plat was presented back in 2018. Mr. Connor stated he is just concerned with the amount of multifamily units coming into the city.

Commissioner Smith asked was it a cost factor as to why they are not providing the masonry work. Mr. Lee stated he is going to let the applicant respond to that question during the public hearing.

Commissioner Spare stated Grand Prairie seems to be absorbing all the apartments that other surrounding cities aren't allowing. He believes it is going to ruin our traffic and lower the value of our area.

**ITEM #4- S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6).** Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Vice Chairperson Moser stated how can this property have an address of 4200 Matthew Rd. and not touch Matthew Rd. Mr. Tooley stated it is part of a larger parcel and the applicant bought a big portion of that parcel and when they come for final platting they get assigned an address that is more appropriate.

Commissioner Fedorko asked if you are on the residential side looking at the wall would the residents see the bushes then the wall or the opposite. Mr. Tooley stated the wall is spaced off 5ft from the property line and the reason for that is because there is a plan for a city walking trail, but it will be the wall and then the trees view from the residential side.

**ITEM #5 - Z201102 - Zoning Change – SF-5 at 1609 Ranch Rd (City Council District 6).** Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road.

Chairperson Connor asked why the area hasn't been looked before now for deficiencies. Commissioner Spare stated that entire area is all private roads and water and asked is the city finally going to take ownership and help the residents that live at this location. Planning and Development Director, Rashad Jackson stated right now financially the staff can't make that recommendation, it is something that council is going to have to look at. Chairperson Connor and Commissioners Moser, Smith and Perez agree with Mr. Spare.

**ITEM #6 - Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6).** A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Lake Ridge Corridor Overlay District.

Commissioner Moser asked if the property has access onto Lakeridge Rd. right now. Mr. Tooley stated that is correct. Mr. Moser asked if he knew who condemned a chunk of property from the owner. Mr. Tooley stated he believes there was right away established with the property owner.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

### COVID Meeting Procedures

Rashad Jackson stated meetings will continue via zoom until further notice due to recent spikes and exposures. Mr. Moser asked who the people in the chambers were. Mr. Jackson stated since the meeting was noticed it was going to be hybrid, legal stated we needed to give the applicants the opportunity to speak in the chambers. Mr. Moser stated he had a long conversation with Bill Hills and understands why he decided to make the meetings virtually and is respectful about his decision but wants it noted he is not in agreeance of this decision and believes the public hearings should be still hybrid no matter what the situation is and citizens should be able to make the decision.

Commissioner Perez stated she agreed with Mr. Moser.

Commissioner Smith stated she respectfully disagrees with Mr. Moser.

Briefing adjourn at 6.37pm.

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Josh Spare, Julia Perez, Max Coleman, Eric Hedin, John Fedorko.

COMMISSIONERS ABSENT: Warren Landrum

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

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:42 p.m. and Commissioner Moser gave the invocation, and Chairperson Connor 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 November 9, 2020.

**PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

CONSENT PUBLIC HEARING AGENDA Item #2- P201105 - Final Plat - Elevation One Six One (City Council District 2). Final Plat for a 322-unit (8 buildings) multifamily development on one lot on 14.449 acres. Elevation Addition, Block 1, Lot 1, 14.449 acres situated in the Friedrich Dohme Survey, Abstract No. 395 and the Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-383, within both the SH-161 & I-20 Corridor Overlay Districts, generally located south of Forum Drive, approximately 210' east of SH 161 and west of Robinson Road., specifically addressed as 3800 Robinson Road.

Item #3 – P201106A - Amending Plat - Prairie Ridge Phase 2C (City Council District). An Amending plat for Prairie Ridge Phas 2C. The Final Plat is for 99 lots and 10 non-residential lots on 31.351 acres. J. Stewart Survey, Abstract No. 961, Grand Prairie ETJ, Ellis County, Texas, located south of Prairie Ridge Blvd. (proposed) and west of Soap Creek, Midlothian, Texas.

Item #4- P201107 - Final Plat - I30 MacArthur Business Center Addition, Lots 1 and 2, Block 2 (City Council District 5). Final Plat for Lots 1-2, Block 2, I-30/MacArthur Business Center Addition, creating two industrial lots on 5.982 acres. Tract 2, 5.982 acres situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned PD-41, within the IH-30 Corridor Overlay District, and generally located south of eastbound I-30 Service Road between Bagdad Road and Burbank Way, north of Gifford Street.

Item #5- RP201101 – Replat – EpicCentral Phase III (City Council District 2). Replat of Lots 2-3, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4 of Central Park Addition, creating three lots, dedicating right-of-way and easements, and partially abandoning easements. Lots 2-3, Block 2, Lots 1-2, Block 3, and Lot 1, Block 4 of Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-390, within the SH-161 Corridor Overlay District, and generally located south of Arkansas Lane, north of Warrior Trail, and west of SH-161.

Vice Chairperson Moser moved to approve the minutes, cases P201105, P201106A, P201107 and RP201101.

Motion: Moser

Second: Smith

Ayes: Moser, Smith, Spare, Hedin, Coleman, Perez, Fedorko, Connor

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Nays: none

**Approved: 8-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 6- S201102 - Site Plan – Wolff Multi-Family Phase 2 (City Council District 2). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, within the HWY 161 Corridor Overlay District.

Mr. Tooley stated the applicant intends to construct a multi-family development of 326 units and eight buildings on 13.536 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-377, and within the SH-161 and I-20 Corridor Overlay Districts. The 326-unit multi-family development will be accessible from the main access point on South Forum Drive with an additional exit only drive approximately 500 feet west of the main entry. There is a third point of access, between phases 1 & 2, which is labeled for emergency use only. The Site Plan depicts six four-story residential buildings, internal green spaces, a one-story clubhouse, maintenance building, and a dog park. Other amenities include a pool, fitness center, and entertainment areas.

The applicant is requesting the following variances:

1. Exception from carport standards: Appendix W requires that covered parking have roof supports encased in masonry and roofing material similar to the residential buildings. The applicant is providing no masonry and a metal roof.
2. No pedestrian connection with Phase 1: PD-377 requires at least one concrete pedestrian path connection point shall be provided between each phase. The applicant is providing no connections.

The Development Review Committee (DRC) recommends approval.

Chairperson Connor asked if they are wanting to be looked as 2 separate units but only judged as one, why look or treat them separately. Mr. Tooley stated Phase one was approved with the same conditions before, but they are two apartment complexes. Mr. Connor asked if the applicant is here to speak on it. Mr. Tooley stated yes.

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McKenzie Darr, 1305 Dexter Ave North Seattle WA 98109, stepped forward and represented the case, she stated this is phase two of a two phase planned development. Phase one is currently under construction and excited to have this opportunity with phase two to expand their relationship with the City of Grand Prairie. Phase one and phase two will be two separately marketed projects separately meeting the UDC requirements for parking, amenities, landscaping etc. Phase one is called Copeland and has the same building form but different color and separate use of form. Phase two will have a separate name and have not yet engaged their asset management and marketing team because it is the beginning stage of this project. They do find when you have a masonry block around the carport support beam it can make it harder for someone to park a truck or a SUV directly adjacent to that support post, which would either require they potentially have narrower parking stalls or rearrange the site plan in a way that causes them to lose some parking stalls. They feel like maintaining that design parking for residents is important to do.

Mr. Connor asked why not widen the parking spaces to eliminate the issue of stone columns. Ms. Darr stated currently they are meeting the parking spaces city requirements and if they were to encroach the column of the carport to widen the parking spaces, they would either need to remove some landscaping or the total parking count to provide that additional space but the carport post as they are without the masonry enclosure are slightly narrower so you don't run into the same issues because they can sit along that paint strip. Mr. Connor stated he has several concerns that once phase one and phase two are completed they will have 600+ total units. Ms. Darr stated that is correct, phase one has 336 units and phase two has 326 units. Mr. Connor stated he wants to understand why they want to separate the two units. Ms. Darr stated the two projects have the same general building form as the same roofline and accent colors, but they have different stones. At the end they are two visual distinct projects that have continuity.

Commissioner Smith asked if they have similar projects anywhere else. Ms. Darr stated yes in Issaquah, Washington called Revel Issaquah.

Commissioner Spare asked timeline on when each phase would be sold. Ms. Darr stated it all depends on the market conditions but usually when they are fully running and occupied. Mr. Spare asked by separating the two units is it easier to sell. Ms. Darr stated yes, to preserve their options.

Vice Chairperson Moser asked if there will be connecting parking connection between the two units. Ms. Darr stated it will be only for emergency situations where the fire department would need to access.

Commissioner Connor asked will the two units be gated or have security at all time. Ms. Darr stated yes, they would be gated, and it would have a video/intercom entrance at the gate to allow guest in at all hours.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case S201102 per staff recommendations.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

### Discussion:

Vice Chairperson Moser offered an amendment to require them to supply masonry supports for the carports and do not want them to reduce parking at all or impact their landscaping.

The action and vote recorded as follows:

Motion: Smith

Second: Moser

Ayes: Smith, Moser, Spare, Connor, Fedorko, Perez, Hedin

Nays: Coleman

**Approved: 7-1**

Motion: **carried.**

Item # 7- S201103 - Site Plan - Shady Grove Industrial (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay.

Mr. Lee stated the applicant intends to construct a 209,424 sf. office/warehouse building on 12.13 acres. The proposed site consists of two undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses. 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 proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the eastern portion of the site facing truck court. The overhead truck docks are located on the east side of the building and faces east. The building is speculative and will be developed without specific tenants. The site will be accessible from a commercial drive off W. Shady Grove Road with a 24' fire lane and access easement looping around the facility. The 24' fire lane and access

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drive shall serve 42 east orientated overhead dock doors along with 49 tractor trailer parking spaces. No variances requested.

The Development Review Committee (DRC) recommends approval.

Tyler Bushong stepped forward and represented the case.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S201103 per staff recommendations.

The action and vote recorded as follows:

- Motion: Moser
- Second: Coleman
- Ayes: Smith, Moser, Spare, Connor, Fedorko, Perez, Hedin, Coleman
- Nays: none
- Approved: 8-0**
- Motion: **carried**

Item # 8- S201104 - Site Plan - Springs at Grand Prairie (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 ( Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located on the southwest of S. Forum Drive at Sarah Jane Parkway.

Mr. Lee stated the applicant intends to construct a multi-family development on 18.97 acres. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use. 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. In addition to the UDC, this site shall comply with recently adopted Planned Development-405 and accommodating Concept Plan (Z200903/CP200901). The applicant intends to develop 18.97 acres for multi-family use. The Site Plan includes 276 multi-family units in 12 residential buildings and one leasing/clubhouse building.

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The property includes an existing pond, adjacent to pergola and outdoor grilling area. Other amenities include two pet parks and a pool adjacent to the clubhouse. Primary access to the site is being provided by a fully divided 52 ft.-access drive connecting to Sarah Jane Parkway. A proposed secondary, emergency access point is located approximately 220' to the south of primary access drive.

### VARIANCES:

1. The applicant is requesting a variance to UDC Article 8, Landscape and Screening Subsection 8.10.2 requiring the construction of a 'Type 2' perimeter decorative fence of wrought iron construction with masonry columns a maximum 24 feet on center.

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

1. The perimeter fence shall include masonry columns; and
2. The applicant shall provide the required shrubs. Prior to the City Council meeting, the applicant shall revise the landscape plan to include the shrubs and submit the revised plan to staff.

Commissioner Smith asked doesn't the 2018 Comprehensive Plan limit a number of family units going up. Mr. Lee stated some of these planned developments have vested multifamily rights along with commercial rights in these older PD's. Ms. Smith stated she has concern of having too many apartments in a concentrated area. Planning Director, Rashad Jackson stated City Council and the city manager's office are aware of units coming in. They have been informed any new proposals to rezone or rezone specifically for commercial to multi family is a no go. They are welcomed to submit or propose what they like but moving forward the vested ones they will be developed. New Comprehensive Plan will address all these concerns.

Commissioner Spare thanked Mr. Jackson for addressing their concerns but went on to say we can't continue to allow the same number of apartments to the south. Grand Prairie should learn from other cities mistakes like Arlington and it could hurt our city in the long run. He believes if we are patient better things will come. By adding more apartments, it will cause more traffic and lower our taxes and he cannot continue to vote yes on any more apartments because they are wrong for Grand Prairie.

Chairperson Connor stated he agrees with Commissioner Spare on putting a halt on multi family and asked what they can do to recommend or not deny cases. Mr. Jackson stated once the zoning is vested as long as the developer meets the requirements, they have the right to allow use. Moving forward we have the right to let them know we are full.

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Vice Chairperson Moser stated he wanted to back up Mr. Jackson and Mr. Lee's statement and let the system work the way it's supposed to.

Commissioner Spare stated since applicant is asking for variances it means they aren't meeting the requirements. Wants to make sure they don't make the same mistake with the land that is left.

Jason Pyka, Manhard Consulting, 12225 Greenville Ave Ste 1000 Dallas TX 75243, stepped forward and represented the case.

Chairperson Connor asked why they are requesting a variance on the columns but not for the rod iron. Mr. Pyka stated because the soil in Texas has a lot of movement. This is a new prototype they are going with that allows landscape around it and long-term maintenance seems to be better without it.

Fredrick Hood, W134N8675 Executive Pkwy Menominee Falls, WI 53051, stepped forward and represented the case, he stated he wanted to provide additional information on the variance for the fence. They decided to follow the UDC on the height for the entire perimeter. They have used this fence across 91 communities and just want it to look good.

Commissioner Moser asked if it would get approved without the variance, can he assume he would be willing to put the masonry columns. Mr. Hood asked that they limit the masonry columns to the frontage along Sara Jane Pkwy and listed his reasons. Mr. Moser stated seems reasonable.

Commissioner Smith stated she agrees with Commissioner Moser.

Mr. Hood asked could they also look at going from 30-foot centers to 50-foot centers.

Commissioner Coleman stated he doesn't agree with changing the distance because if they can agree to masonry towards, they front they can tighten it up for ascetics purposes.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case S201104 per staff recommendations and no modifications.

Commissioner Moser stated he doesn't agree with Commissioner Spare motion we shouldn't require them to put masonry columns on a flood plain, but he won't vote against it.

The action and vote recorded as follows:

Motion: Spare

Second: Smith

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko

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Nays: Hedin

**Approved: 7-1**

Motion: **carried**

Item # 9- S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District.

Mr. Tooley stated the applicant intends to construct two office/warehouse buildings on 7 acres. City Council must approve a site plan for any project involving industrial uses or that is located within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is for 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. In addition, 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 proposal includes two rear-loaded office/warehouse-buildings along Bardin Road. Building 1 is intended to house the applicant's technology business along with headquarters. Building 2 is speculative and is being developed without a tenant in mind.

- Building 1 is 31,450 square feet. 20,000 square feet is intended for warehouse purposes, with the remaining balance as office space. The site will be accessible from two drives off West Bardin Road and includes a southwest-facing truck dock with 10 overhead doors.
- Building 2 is 52,000 square feet. 42,000 square feet is intended for warehouse purposes, with the remaining balance as office space. The site will be accessible from two drives off of West Bardin Road and includes a southwest-facing truck dock with 12 overhead doors.

The Development Review Committee (DRC) recommends approval.

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Chairperson Connor asked are they providing less than 30% trees. Mr. Tooley stated only 9% would be saved.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case S201105 per staff recommendations.

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin

Nays: none

**Approved: 8-0**

Motion: **carried**

PUBLIC HEARING AGENDA ITEM # 10- Z201102 - Zoning Change – SF-5 at 1609 Ranch Rd (City Council District 6). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road.

Mr. Tooley stated the applicant is requesting a zoning change of an existing 0.43-acre lot located within the Matthew Road Mobile Home Estates from Agriculture (A) District to Single Family-Five (SF-5) District, which is necessary to allow a site built home to be constructed and occupied at this location. The applicant proposes to build an approximately 3324 sq. ft. four-bedroom, four-bath home with an attached 911 sq. ft. three-car garage and 743 sq. ft. backyard porch for a total building footprint of 4,978 sq. ft. The applicant is seeking a zoning change from Agriculture (A) District to Single Family-Five (SF-5) District to allow for the construction and occupancy of a detached site-built home. A detached single-family home is permitted in the Agriculture (A) District, but the existing lot size (0.43 acres) does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres) within the Agriculture (A) District. However, if the property is rezoned to Single Family-Five (SF-5) District, the property and home will meet the minimum

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density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre. A single-family residence requires connection to a sewer system, a water source, and adequate access. The applicant has addressed these functions as follows:

**Sewer System** - A site-built house will need to provide a sewer system that meets the requirements of the Environmental Services Division. A new septic system will need to be installed that can easily handle a larger home on the property.

**Water Source** - The Matthew Road Mobile Home Estates community provides water for its parcels through a private water district. There are no fire hydrants located within the mobile home park and the water system is serviced by one water well drilled in 1972. The water system is not monitored by the City, but by the Texas Commission for Environmental Quality (TCEQ).

**Adequate Access** - The subject property is accessed via Ranch Road, a 60-ft. prescriptive easement. This roadway is maintained, at a very minimal level, by individuals within the Matthew Road Mobile Home Estates community.

Although staff does not want to prevent the redevelopment of the area, the Development Review Committee (DRC) recommends denial due to the life safety and infrastructure issues noted.

Should the zoning change be approved, staff recommends the following conditions:

1. Approval of the use for a new septic system and safe removal of any existing system.
2. Property platted before the issuance of building permits.

Commissioner Coleman asked when the city takes property in and incorporates it does it have any legal obligations to supply water/sewer. Deputy City Attorney Mark Dempsey stated on this case everything is privately owned and the city doesn't have any service on this property, but nothing prohibits the city if the owners donates the streets to the city. Mr. Coleman asked then why this case must come before our board to approve if it is private. Mr. Dempsey stated the city still has zoning authority.

Commissioner Perez asked do residents pay city taxes and if that is the reason for the jurisdiction. Mr. Jackson stated the property is within city limits and this was an existing development annex many years ago and area has deteriorated to the point where from a life safety point it is the cities duty to make certain it is safe to build on the property. His idea is to present this proposal to the CIP and they need participation from property owners.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

Commissioner Spare asked can an owner put a mobile home on their property. Mr. Jackson stated it depends on how long it has been vacant and must meet acre requirements. Mr. Spare stated the city is willing to stop an owner to build homes on their own property but would approve apartments and doesn't agree with it. Appreciates Mr. Jackson pushing this issue forward.

Commissioner Moser asked it is a mobile home park and why can't the city require for the owners to fix it up. Mr. Jackson stated it is privately owned and the city took it in that way.

Myria Gonzalez, 302 Sparks St. Grand Prairie TX 75051, stepped forward and represented the case, she stated she is aware of the property conditions and she bought the property to build a custom home on it. She is fine with the conditions and hopes one day the city will take over it.

Commissioner Fedorko asked he hopes to draft a motion to address these issues and wanted to know how to word it for recommendation to Council. Mr. Dempsey stated all they can do is put it an item on the agenda for future discussion. Mr. Spare asked can they comment on the cities recommendations to fix conditions. Mr. Jackson stated staff will relay concerns and comments to council.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z201102 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin

Nays: none

**Approved: 8-0**

Motion: **carried**

Item # 11- Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6). Planner Jonathan Ware presented the case report and gave a Power Point presentation for a request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Lake Ridge Corridor Overlay District.

**PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

Mr. Tooley stated the purpose of the request is to rezone the subject property from Single Family-One Residential District (SF-1) to Commercial District (C). The current owner does not live on the property and intends to sell within the next year. Mrs. Raley is having it rezoned to align with other development along Lake Ridge Parkway, along with raising the prospects of selling to a future developer. The current and future owners must follow Article 6, 8, and 10 of the Unified Development Code for all future commercial development. Since there is an existing single-family structure on the property, the rezoning will transition the home from conforming to legally nonconforming status.

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

1. No commercial access will be allowed to/from Ernie Lane.
- Commissioner Coleman asked what is wrong with resident wanting to put property for sale. Mr. Tooley stated it is up to the residents and the zoning is concurrent with the future land use. The owner is requesting zoning change in place before she sells it.

Commissioner Fedorko stated he worries about neighbors that also bought their lot for residential purposes. Mr. Tooley stated staff views this as conformant with future land use for commercial and a masonry screening will be put in place when commercial comes in. Mr. Fedorko stated if he is correct this is all meant to transition into commercial zoning and if so, they will need access thru Ernie Ln. Mr. Jackson stated the entire area will need to be reevaluated. Mr. Fedorko stated he wonders if it is fair for the property owners.

Commissioner Moser stated the dam break is that they made Lakeridge to Hwy 161 and it is unfortunate and sad for the owners, but things happen.

Commissioner Smith stated if other property owners were concerned, they would have come forward with their concerns.

Jennifer L Raley, 4106 Lakeridge Pkwy Grand Prairie TX 75052, stepped forward and represented the case, she stated she has lived on that property since her son was five years old and he is now 35 yrs. old. It was unfair when the city built the highway around her property. She likes Grand Prairie, but she would like to sell it to a commercial developer.

Commissioner Moser thanked Ms. Raley for coming and understand her and believes she should have her land use the way she wants to use it.

Commissioner Spare asked if they can modify motion to allow what is being requested without a use for a hotel. Mr. Dempsey stated no, it isn't like a SUP. Mr. Jackson stated you can on a planned development, but this is straight zoning.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

David Raley, 4106 Lakeridge Pkwy Grand Prairie TX 75052, stepped forward and represented the case, he stated the street is very noisy and it would be better off as a commercial development.

Ms. Raley stated she just wants to be able to sell her property. Mr. Connor stated she can sell to whomever she wants and agrees no need for anymore storage units, apartments etc.

Commissioner Coleman asked if rezoned to commercial will the property taxes go up and is she aware of it. Mr. Jackson stated once it is reappraised, they will go up. Ms. Raley stated she is aware.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z201103 per staff recommendations.

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Spare, Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin

Nays: none

**Approved: 8-0**

Motion: **carried**

Item # 12- CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated the applicant intends to construct a multi-family development on 15.91 acres. The Unified Development Code (UDC) requires City Council approval of a Concept Plan for Planned Development Districts. The subject property is zoned PD-20 which was approved without a Concept Plan. Concept Plans are designed to expedite the development process by working out site design issues prior to design of a project and assuring compliance with the Comprehensive Plan.

## PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020

### *Project Update*

At its November 9, 2020 meeting, the Planning and Zoning Commission tabled this item. Since that time, the applicant has revised the plan to include an additional access point off the I-20 frontage road and add 22 parking spaces.

The proposal is an example of Hybrid Housing, also known as build-to-rent homes, which combines elements of traditional single family and multi-family development. Hybrid Housing includes a mixture of detached and attached units on a single lot. Maintenance of individual units, common areas, and landscaping is the responsibility of a single entity. The Concept Plan depicts 142 units at a density of 8.9 dwelling units per acre. The 15.91-acre site is accessible from Dechman Drive. A second access point for emergencies and exit only is off the I-20 frontage road. The office, fitness center, and pool are located at the entrance.

Staff suggested that the applicant try to adhere to the hybrid housing requirements if at all possible. The applicant has submitted the attached concept plan. Noting the applicants vested rights, the Development Review Committee (DRC) generally supports the request.

Commissioner Moser asked does TX DOT have to approve second point of access. Transportation Planner Brett Huntsman stated yes, they would need to get a TX DOT permit. Mr. Moser asked is it likely for TX DOT to allow it. Mr. Huntsman stated yes. Mr. Moser asked if approved with the second access would the developer still sprinkler the entire site. Ms. Ware stated yes to her understanding.

Phillip Thompson, 6735 Salt Cedar Way Frisco TX, stepped forward and represented the case, he stated all units would still be sprinkled.

Commissioner Moser asked have they talked to TX DOT about the second entry. Mr. Thompson stated they worked on it thru staff. Mr. Moser asked did TX DOT state it is acceptable to them. Mr. Thompson stated per his understanding yes. Mr. Huntsman stated staff doesn't speak for TX DOT and the developer will have to get separate approval.

Commissioner Fedorko asked if they grant request and TX DOT says no to the second access can they still build with only one entry point. Mr. Huntsman stated process can vary on the amount of time it takes to meet with TX DOT. They can write a letter of support, but it depends on TX DOT. Mr. Dempsey stated this is really the concept plan stage also. Mr. Thompson stated if second entry wasn't permitted, they would have to ask for a variance during the site plan. Mr. Jackson stated that is correct. Mr. Thompson stated he has heard all the concerns and is happy to put in second entry.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case CP200801 per staff recommendations and the amendments stated in motion from meeting on 11/09/2020.

**PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

The action and vote recorded as follows:

- Motion: Moser
- Second: Smith
- Ayes: Smith, Coleman, Connor, Perez, Moser Fedorko, Hedin
- Nays: Spare
- Approved: 7-1**
- Motion: **carried**

Item # 13- TA201101 – Text Amendment – Article 9: Sign Standards. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Text amendment to Article 9 of the Unified Development Code to amend required approval process for murals within the Central Area (CA) zoning district.

Ms. Ware stated the purpose of this request is to amend the required approval process for murals within the Central Area (CA) zoning district. The City of Grand Prairie’s Community Revitalization Unit manages a downtown mural program. This amendment will align the Unified Development Code (UDC) with the Community Revitalization Unit’s efforts and streamline the approval process by designating the Community Revitalization Unit as the approval authority for murals in the Central Area (CA) zoning district. This amendment also clarifies the mechanism for approval - either through a contract between the building owner, artist, and the City of Grand Prairie Community Revitalization Unit or by registering the mural with the Community Revitalization Unit.

Commissioner Moser stated he really likes the murals and asked who is GPRU. Ms. Ware stated it is Rita Heed and Andrew Fortune. Mr. Moser asked if all you must do is register your mural with the city and pay for it yourself because he thought it had to get approval by the city. Ms. Ware stated that is correct, you don’t have to get permit thru building inspection, all you must do is coordinate with Rita or Andrew.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case TA201101 per staff recommendations.

The action and vote recorded as follows:

- Motion: Smith
- Second: Perez

**PLANNING AND ZONING COMMISSION MINUTES, NOVEMBER 23, 2020**

Ayes: Smith, Spare, Connor, Perez, Moser Fedorko, Hedin

Nays: none

**Approved: 7-0 with Max Coleman abstaining**

Motion: **carried**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 9:18 p.m.

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Shawn Connor, Chairperson

ATTEST:

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Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.

Briefing:



# CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Jonathan Tooley, Planner

**TITLE:** P210101 - Final Plat - Jai Addition, Lots 1-3, Block 1 (City Council District 4). Final Plat of Lots 1, 2, and 3, Block 1, Jai Addition, creating three non-residential lots on 3.915 acres. Tracts 2C05 and 2C05A, John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, located at the northwest corner of W Camp Wisdom Rd and Lynn Rd, and addressed as 2800 W Camp Wisdom Rd.

**RECOMMENDED ACTION:** Approve

**SUMMARY:**

Final Plat of Lots 1, 2, and 3, Block 1, Jai Addition, creating three non-residential lots on 3.915 acres. Tracts 2C05 and 2C05A, John W. Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, located at the northwest corner of W Camp Wisdom Rd and Lynn Rd, and addressed as 2800 W Camp Wisdom Rd.

**PURPOSE OF REQUEST:**

The purpose of the Final Plat is to plat a survey tract into three platted lots for retail/commercial uses. The owner is developing Lot 1 immediately for retail type uses, with Lot 2 and 3 intended for future commercial development. Lot 1 is a planned retail center with a convenience store that will provide gasoline sales.

**ADJACENT LAND USES:**

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-130	Single Family Residential
South	PD-267	Vacant Land; Single Family Residential
West	PD-130	Single Family Residential
East	PD-130	Vacant Land

**HISTORY:**

- January 21, 2020: City Council approved a site plan application for Camp Wisdom Plaza for a proposed restaurant/retail building and convenience store with gasoline sales (Case Number S200101).
- July 14, 2020: City Council denied a request for a specific use permit to allow for beer/wine sales in the proposed convenience store with gasoline sales (Case Number SU200603).

**ZONING REQUIREMENTS:**

The lots meet the density and dimensional requirements stated in PD-130 and Article 6 of the Unified Development Code. These requirements are summarized in the table below.

**Table 2. Summary of Lot Requirements**

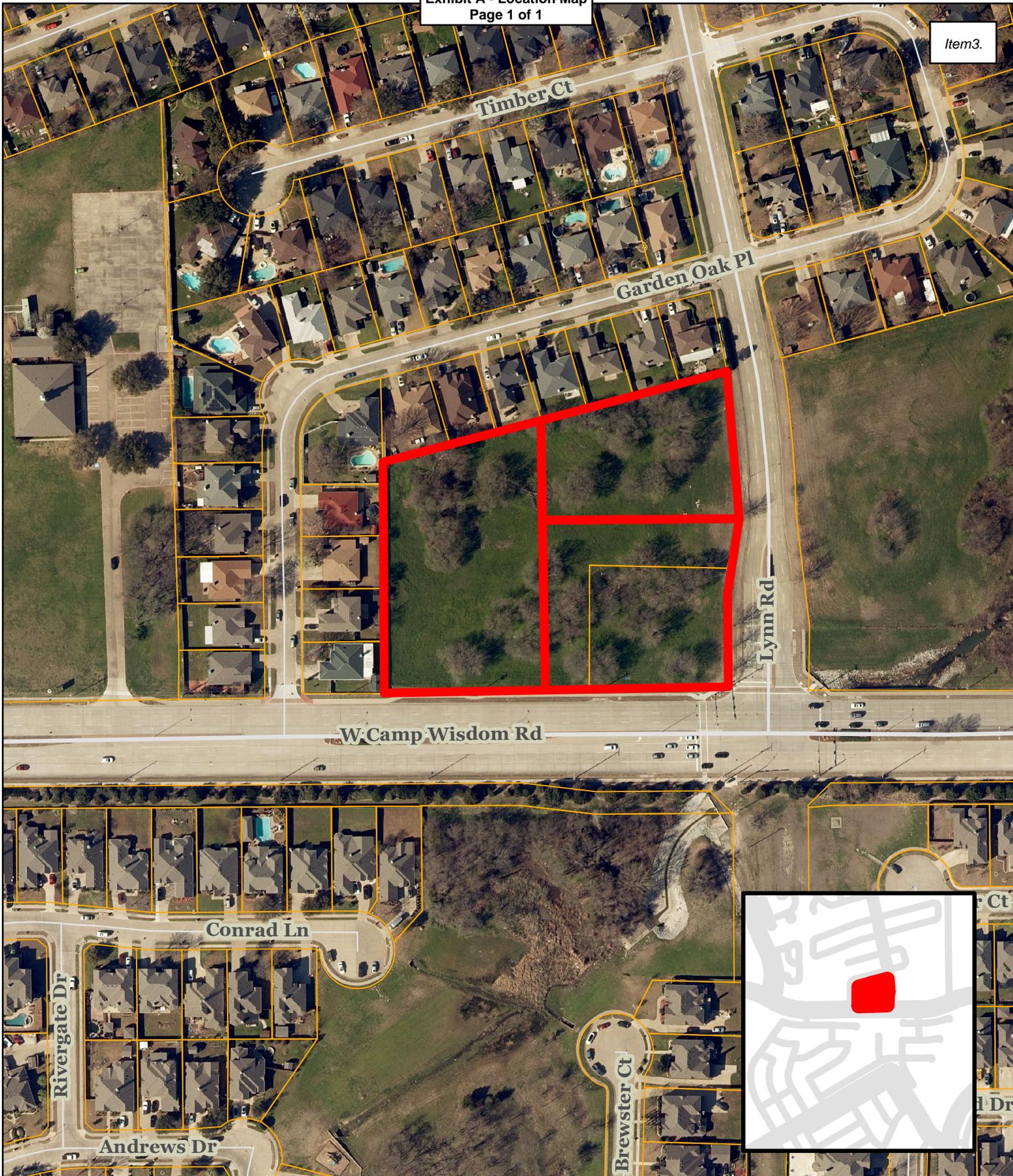
Standard	Required	Lot 1	Lot 2	Lot 3	Meets?
Min. Area (SF)	5,000	57,390	69,798	37,212	Yes
Min. Width (Ft.)	50	173	256	111	Yes
Min. Depth (Ft.)	100	308	245	344	Yes
Front Setback (Ft.)	25	25	25	25	Yes

The plat meets all density and dimensional requirements of PD-130 and Article 6 of the UDC. Additionally, the plat depicts internal access easements, which will provide adequate access to all lots. The applicant is also providing all the necessary utility infrastructure to service all three lots.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

Item3.



**CASE LOCATION MAP**

**P210101 - Final Plat**

**Jai Addition, Lots 1-3, Block 1**



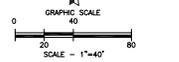
**City of Grand Prairie  
Development Services**

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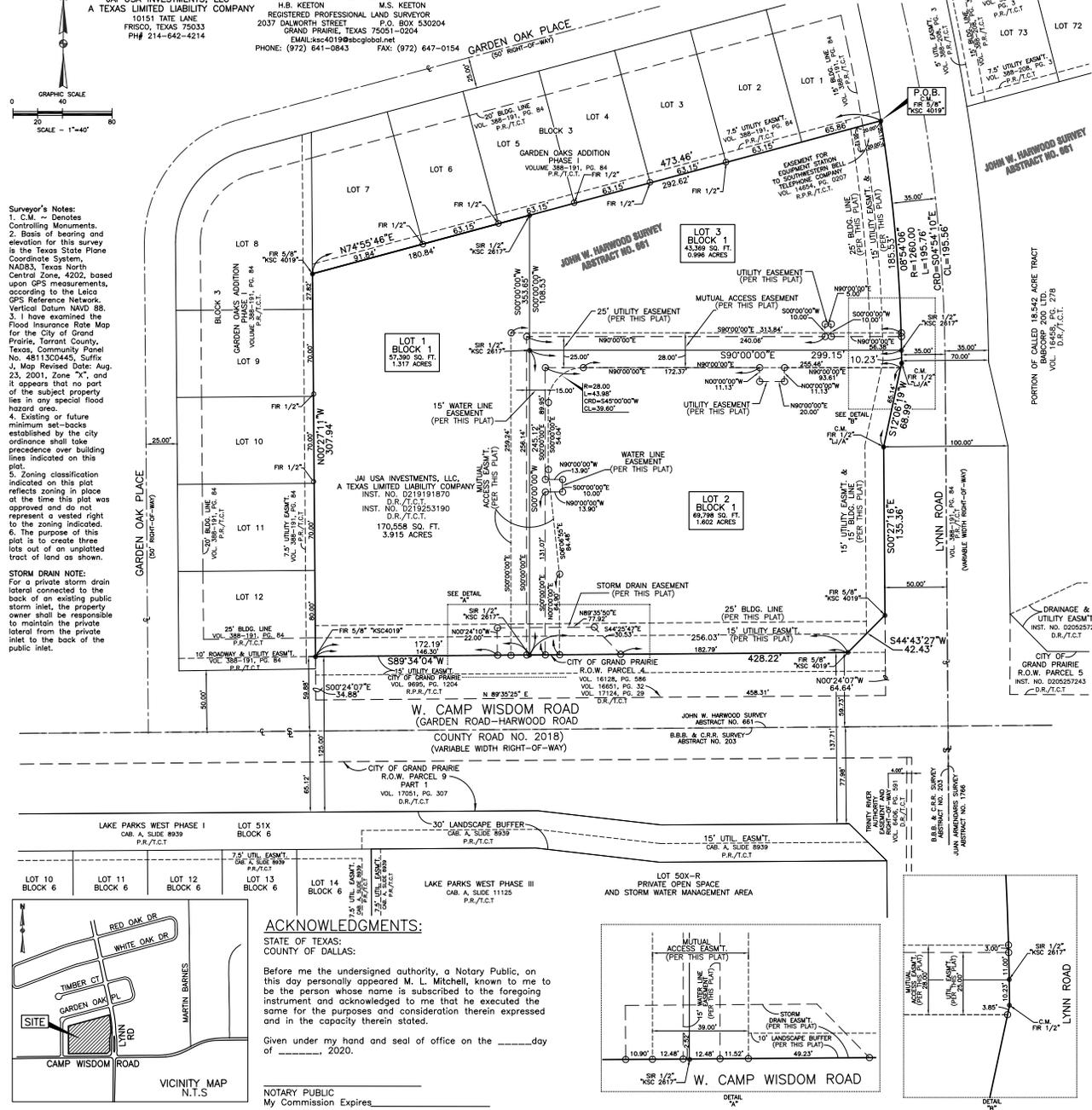
**OWNERS:**  
JAI USA INVESTMENTS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
10151 LATE LANE  
FRISCO, TEXAS 75033  
PH# 214-642-4214

**PREPARED BY:**  
KEETON SURVEYING COMPANY  
H.B. KEETON M.S. KEETON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
2037 DALWORTH STREET P.O. BOX 530204  
GRAND PRAIRIE, TEXAS 75051-0204  
EMAIL:kac4019@sabglobal.net  
PHONE: (972) 641-0843 FAX: (972) 647-0154



**Surveyor's Notes:**  
1. C.M. ~ Denotes Controlling Monuments.  
2. Basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the latest GPS Reference Network, Vertical Datum NAVD 88.  
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Tarrant County, Texas, Community Panel No. 4811300445, Suffix J, Map Revised Date: Aug. 23, 2001, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.  
4. Existing or future minimum set-backs established by the city ordinances shall take precedence over building lines indicated on this plat.  
5. Zoning classification indicated on this plat reflects zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.  
6. The purpose of this plat is to create three lots out of an unplatted tract of land as shown.

**STORM DRAIN NOTE:**  
For a private storm drain located connected to the back of an existing public storm inlet, the property owner shall be responsible to maintain the private inlet to the back of the public inlet.



**DEDICATION:**  
STATE OF TEXAS:  
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JAI USA INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, does hereby deed this plat designating the hereon above described property as LOTS 1, 2, AND 3, BLOCK 1, JAI ADDITION, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever, the streets, alleys and storm water conveyance areas shown thereon, and the easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Witness my hand at \_\_\_\_\_ County Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ANIL PATHAK  
(JAI USA INVESTMENTS, LLC, A TEXAS LIMITED COMPANY)

**ACKNOWLEDGMENTS:**  
STATE OF TEXAS:  
COUNTY OF DALLAS:

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

Given under my hand and seal of office on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

**OWNERS CERTIFICATE:**  
STATE OF TEXAS:  
COUNTY OF TARRANT:

WHEREAS, JAI USA INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY is the sole owner of a 3.915 acre tract of land in the John W. Harwood Survey Abstract No. 661, City of Grand Prairie, and the deed therefor recorded in Instrument No. D219191870 and together with the correction instrument No. D219253190, of the Deed Records of Tarrant County, Texas, and more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found for the northeast corner of said 3.915 acre tract, the southeast corner of Lot 1, Block 3, Garden Oaks Addition, Phase 1, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-191, Page 84, of the plat records of Tarrant County, Texas, and said POINT OF BEGINNING also being in the west line of Lynn Road (right-of-way varies, 70 foot wide at this point) and in a non tangent curve to the right whose radius bears S. 80°38'46" W., 1260.00 feet;

THENCE in a southeasterly direction with the west line of said Lynn Road and with said curve to the right having a radius of 1260.00 feet, and through a central angle of 08°54'06" for an arc length of 195.76 feet, and whose chord bears South 04°54'10" East, 195.56 feet to a 1/2 inch iron rod with cap marked "L/JA" found;

THENCE South 12°06'19" West, with the west line of said Lynn Road, for a distance of 68.99 feet to a 1/2 inch iron rod with cap marked "L/JA" found for angle point;

THENCE South 00°27'16" East, with the west line of said Lynn Road, for a distance of 135.36 feet to a 5/8 inch iron rod with cap marked "KSC 4019" found for corner at the northeast corner of a tract of land conveyed to the City of Grand Prairie for right of way along W. Camp Wisdom Road and recorded in Volume 16651, Page 32, and corrected in Volume 17124, Page 29, of the Deed Records of Tarrant County, Texas;

THENCE South 44°43'27" West, with the north line of said W. Camp Wisdom Road for a distance of 42.43 feet to a 5/8 inch iron rod with cap marked "KSC 4019" found for corner;

THENCE South 89°34'04" West, with the north line of said W. Camp Wisdom Road for a distance of 428.22 feet to a 5/8 inch iron rod with cap marked "KSC 4019" found for corner in the east line of Lot 12, said Block 3, Garden Oaks Addition;

THENCE North 00°27'11" West, with the east line of Lots 12, 11, 10, 9, and 8 said Block 3, for a distance of 307.94 feet to a 1/2 inch iron rod with cap marked "KSC 4019" found for corner;

THENCE North 74°55'46" East, with the south line of said Lots 7, 6, 5, 4, 3, 2, and 1, said Block 3, Garden Oaks Addition for a distance of 473.46 feet to the POINT OF BEGINNING and CONTAINING 170,558 square feet or 3.915 acres of land, more or less.

**SURVEYORS CERTIFICATE:**  
Know All Men By These Presents:

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

"PRELIMINARY, FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSES"  
M. L. Mitchell  
Registered Professional Land Surveyor  
Texas Registration No. 2617

**FINAL PLAT**  
**LOTS 1, 2, AND 3**  
**BLOCK 1**  
**JAI ADDITION**  
CONTAINING 170,558 SQ. FT. OR 3.915 ACRES  
AN ADDITION TO  
THE CITY OF GRAND PRAIRIE,  
TARRANT COUNTY, TEXAS  
BEING A PLAT OF  
3.915 ACRES OF LAND IN THE  
JOHN W. HARWOOD SURVEY ABSTRACT NO. 661  
CITY OF GRAND PRAIRIE,  
TARRANT COUNTY, TEXAS

DATE: APRIL 23, 2020  
REVISED: OCTOBER 22, 2020  
REVISED: DECEMBER 18, 2020  
REVISED: JANUARY 04, 2021  
REVISION: 1  
CASE NO. P210101



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/11/2021
REQUESTER: Monica Espinoza, Executive Assistant
PRESENTER: Charles Lee, AICP, CBO, Senior Planner
TITLE: P210102 - Preliminary Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Preliminary Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

RECOMMENDED ACTION: Approve

SUMMARY:

Preliminary Plat for Landmark at the Grove, Lot 1, Block 1 creating a non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, addressed as 804 and 810 W. Shady Grove Rd.

PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to create one lot on 11.99 acres to facilitate future industrial development at this location.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (LI, Undeveloped), South (PD-221, Warehouse/Logistics), West (Commercial, Commercial and ARB Uses), East (LI, Undeveloped and Single Family Residential).

**HISTORY:**

- December 15, 2020: The City Council approved a Site Plan for Shady Grove Industrial which included a 209,000 sq. ft. office/warehouse facility (Case Number S201103).
- The Final Plat for this property is being processed concurrently (Case Number P210103).

**ZONING REQUIREMENTS:**

The property is zoned Light Industrial (LI) district. The following table summarizes the density and dimensional requirements. The Preliminary Plat meets these requirements.

**Table 2. Summary of Requirements**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	522,277	Yes
Min. Lot Width (Ft.)	50	488	Yes
Min. Lot Depth (Ft.)	100	1,100	Yes
Front Setback (Ft.)	25	25	Yes

The Preliminary Plat depicts existing 100-year flood plain on the property and establishes utility and drainage easements.

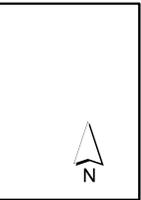
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

Item 4.



**CASE LOCATION MAP**  
**P210102 - Preliminary Plat**  
**Shady Grove Industrial**  
**Landmark at the Grove Addition,**

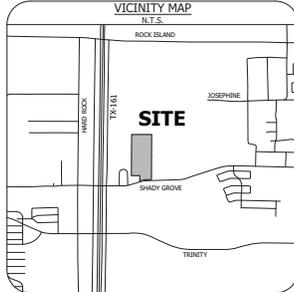
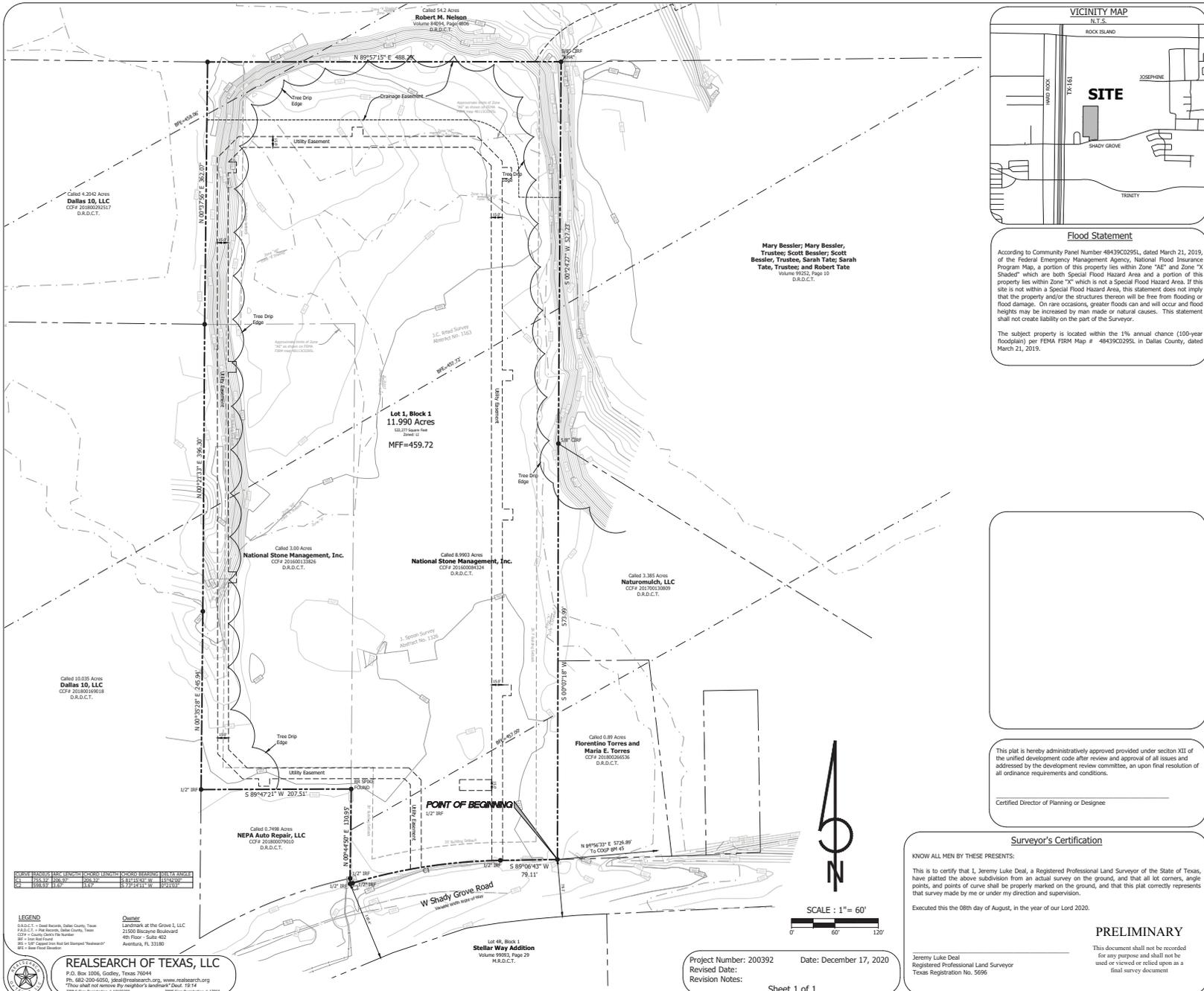


**City of Grand Prairie**  
**Development Services**  
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# EXHIBIT B - PRELIMINARY PLAT

## PAGE 1 OF 1

Item 4.



**Flood Statement**

According to Community Panel Number 48439C0295L, dated March 21, 2019, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "AE" and Zone "X Shaded" which are both Special Flood Hazard Area and a portion of this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

The subject property is located within the 1% annual chance (100-year floodplain) per FEMA Flood Map # 48439C0295L in Dallas County, dated March 21, 2019.

**Owner's Certificate**

BEING a 11.990 acre tract of land situated in the J.C. Read Survey, Abstract Number 1163, City of Grand Prairie, Dallas County, Texas, and being all of a called 8.990 acre tract of land described by deed to National Stone Management, Inc., recorded in County Clerk's File Number 20160084324, Deed Records, Dallas County, Texas and being all of a called 3.00 acre tract of land described by deed to National Stone Management, Inc., recorded in County Clerk's File Number 20160084324, Deed Records, Dallas County, Texas, and being the North right-of-way line of Shady Grove Road, a variable width right-of-way;

THENCE South 09 Degrees 45 Minutes 43 Seconds West, along said North right-of-way line, a distance of 79.11 feet;

THENCE 206.97 feet, continuing along said North right-of-way line and with said curve to the left, having a radius of 755.32 feet, through a central angle of 15 Degrees 42 Minutes 00 Seconds, whose long chord bears South 81 Degrees 15 Minutes 45 Seconds West, a chord length of 206.95 feet, to a 1/2" IRON ROD FOUND, being at the beginning of a compound curve to the left;

THENCE 3.67 feet, continuing along said North right-of-way line and with said curve to the left, having a radius of 598.93 feet, through a central angle of 00 Degrees 21 Minutes 03 Seconds, whose long chord bears South 73 Degrees 14 Minutes 11 Seconds West, a chord length of 3.67 feet, to a 1/2" IRON ROD FOUND at the southwest corner of said called 8.9903 acre tract;

THENCE South 00 Degrees 44 Minutes 50 Seconds East, departing said North right-of-way line and along the West line of said called 8.9903 acre tract, being partially common with the East line of a called 0.7988 acre tract of land described by deed to NEPA Auto Repair, LLC, recorded in County Clerk's File Number 20180007010, Deed Records, Dallas County, Texas, at a distance of 7.53 feet, passing a 1/2" IRON ROD FOUND at the southeast corner of said called 0.7988 acre tract, and continuing in all 130.95 feet, to a RAILROAD SPIKE FOUND at the southeast corner of said called 3.00 acre tract, same being the northeast corner of said called 0.7988 acre tract;

THENCE South 09 Degrees 47 Minutes 21 Seconds West, departing said common line and along the South line of said called 3.00 acre tract, being common with the North line of said 0.7988 acre tract, a distance of 207.51 feet, to a 1/2" IRON ROD FOUND at the southwest corner of said called 3.00 acre tract, same being the northeast corner of said called 3.00 acre tract, and being the southeast corner of a called 4.2042 acre tract, and being on the South line of a called 54.2 acre tract of land described by deed to Robert M. Nelson, recorded in Volume 84094, Page 4806, Deed Records, Dallas County, Texas;

THENCE North 00 Degrees 35 Minutes 28 Seconds East, departing said common line and along the West line of 3.00 acre tract, being common with the East line of said called 10.035 acre tract, a distance of 245.94 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH";

THENCE North 00 Degrees 21 Minutes 33 Seconds East, continuing along said common line, a distance of 396.30 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said called 3.00 acre tract, same being the upper southwest corner of said called 8.9903 acre tract, and being the northeast corner of said called 10.035 acre tract, and being the southeast corner of a called 8.9903 acre tract, described by deed to Dallas 10, LLC, recorded in County Clerk's File Number 20180029217, Deed Records, Dallas County, Texas;

THENCE North 00 Degrees 37 Minutes 56 Seconds East, departing said common line and along the West line of said called 8.9903 acre tract, being common with the East line of said called 4.2042 acre tract, a distance of 362.07 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said called 8.9903 acre tract, same being the northeast corner of said called 4.2042 acre tract, and being on the South line of a called 54.2 acre tract of land described by deed to Robert M. Nelson, recorded in Volume 84094, Page 4806, Deed Records, Dallas County, Texas;

THENCE North 89 Degrees 57 Minutes 15 Seconds East, departing said common line and along the North line of said called 8.9903 acre tract, being common with the South line of said called 54.2 acre tract, a distance of 488.29 feet, to a 5/8" CAPPED IRON ROD FOUND STAMPED "NAH" at the northeast corner of said called 8.9903 acre tract, same being the northeast corner of that certain tract of land described by deed to Mary Bessler, Mary Bessler, Trustee, Scott Bessler, Scott Bessler, Trustee, Sarah Tate, Trustee, and Robert Tate, recorded in Volume 9232, Page 10, Deed Records, Dallas County, Texas;

THENCE South 00 Degrees 24 Minutes 27 Seconds West, departing said common line and along the East line of said called 8.9903 acre tract, being common with the West line of said Bessler tract, a distance of 527.23 feet, to a 5/8" CAPPED IRON ROD FOUND, at an angle point in said East line, same being the southeast corner of said Bessler tract, and being the northwest corner of a called 3.385 acre tract of land described by deed to Natromatch, LLC, recorded in County Clerk's File Number 20170128089, Deed Records, Dallas County, Texas;

THENCE South 00 Degrees 07 Minutes 18 Seconds West, departing said common line and along said East line, being common with the West line of said called 3.385 acre tract and the West line of said called 0.89 acre tract, a distance of 573.99 feet, to the POINT OF BEGINNING, and being on the East line of a called 10.035 acre tract, more or less.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

The Landmark at the Grove 1, LLC does hereby adopt this plat designating the herein above described property as Lot 1, Block 1, Landmark at the Grove Addition an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes and uses stated herein. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including but not limited to, shall be permitted in an erosion hazard assessment. No buildings or other improvements or growths, except fences, vegetation, shrubs, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinance. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any manner obstruct or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to provide property for the purpose of reading meters and any maintenance and service required or optionally performed by that utility. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Landmark at the Grove 1, LLC  
Name:  
Title:  
Date: \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME BY  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

This plat is hereby administratively approved provided under section XII of the unified development code after review and approval of all issues and addressed by the development review committee, an upon final resolution of all ordinance requirements and conditions.

Certified Director of Planning or Designer: \_\_\_\_\_

**Surveyor's Certification**

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Jeremy Luke Deal, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Executed this 08th day of August, in the year of our Lord 2020.

Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration No. 5696

**PRELIMINARY**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

**CASE NO. P210102**

**PRELIMINARY PLAT OF LOT 1, BLOCK 1 LANDMARK AT THE GROVE ADDITION**

**BEING 1 industrial lot, 11.990 acres of land situated in the J.C. Read Survey, Abstract Number 1163, City of Grand Prairie, Dallas County, Texas.**

**REALSEARCH OF TEXAS, LLC**  
P.O. Box 1006, Goddard, Texas 76044  
PH: 462-206-6500, info@realsearch.org, www.realsearch.org  
\*This shall not remove my neighbor's landmark! \*Out: 15.14  
DRLS Item Registration # 20180029217 100% Fee Registration # 1789

Project Number: 200392 Date: December 17, 2020  
Revision Notes: \_\_\_\_\_  
Sheet 1 of 1



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Charles Lee, AICP, CBO, Senior Planner

**TITLE:** P210103 - Final Plat - Landmark at the Grove Addition, Lot 1, Block 1 (City Council District 1). Final Plat of Lot 1, Block 1, Landmark at the Grove Addition, creating one non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 804 and 810 W Shady Grove Rd.

**RECOMMENDED ACTION:** Approve

### SUMMARY:

Final Plat for Landmark at the Grove, Lot 1, Block 1 creating a non-residential lot on 11.99 acres. Tracts 16 and 16.3, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, addressed as 804 and 810 W. Shady Grove Rd.

### PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one lot on 11.99 acres to facilitate future industrial development at this location.

### 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-221	Warehouse/Logistics
West	Commercial	Commercial and ARB Uses
East	LI	Undeveloped and Single Family Residential

**HISTORY:**

- December 15, 2020: The City Council approved a Site Plan for Shady Grove Industrial which included a 209,000 sq. ft. office/warehouse facility (Case Number S201103).
- The Preliminary Plat for this property is being processed concurrently (Case Number P210102).

**ZONING REQUIREMENTS:**

The property is zoned Light Industrial (LI) district. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

**Table 2. Summary of Requirements**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	522,277	Yes
Min. Lot Width (Ft.)	50	488	Yes
Min. Lot Depth (Ft.)	100	1,100	Yes
Front Setback (Ft.)	25	25	Yes

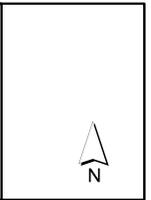
**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

Item5.



**CASE LOCATION MAP**  
**P210103 - Final Plat**  
**Shady Grove Industrial**  
**Landmark at the Grove Addition,**



**City of Grand Prairie**  
**Development Services**  
☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/11/2021
REQUESTER: Monica Espinoza, Executive Assistant
PRESENTER: Charles Lee, AICP, CBO, Senior Planner
TITLE: P201201 - Preliminary Plat - MacArthur Grand Logistics Center (City Council District 1). Preliminary Plat for Lots 1-3, Block 1, MacArthur Grand Logistics Center, creating three lots on 187.141 acres.

RECOMMENDED ACTION: Approve

SUMMARY:

Preliminary Plat for MacArthur Grand Logistics Center Lots 1-3 Block 1, creating three industrial lots on 187.141 acres, including Broadcast Works Addition, Block 1, Lot 1; situated in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial District, within the I-30 Corridor Overlay District, generally located southwest of Hunter Ferrell Road and MacArthur Boulevard.

PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to establish three industrial lots on 187.141 acres to facilitate the construction of a warehouse development on Lot 2.

ADJACENT LAND USES:

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

Table 1. Adjacent Zoning and Land Uses

Table with 3 columns: Direction, Zoning, Existing Use. Rows: North (LI, Undeveloped), South (LI, Undeveloped), West (LI, Undeveloped)

East City of Irving City of Irving

---

**HISTORY:**

- Planned Development-10 (PD-10) was originally established in the 1970’s. PD-10 allows for Mobile Home Park uses on Lot 2 (10.6-acre portion).
- November 17, 2020: City Council approved a rezone request and concept plan to amend PD-10 to Light industrial (LI) district totaling 10.667 acre allowing for future industrial warehouse development (Case Number Z201002).

**ZONING REQUIREMENTS:**

The property is zoned LI for Industrial uses. The following table summarizes the density and dimensional requirements. The Preliminary Plat meets these requirements.

**Table 2. Summary of Requirements**

Standard	Required	Lot 1 Blk1	Lot 2 Blk 1	Lot 3, Blk 1	Meets
Min. Lot Area (Sq. Ft.)	5,000	696,960	3,267,000	4,168,256	Yes
Min. Lot Width (Ft.)	50	623	1,300	1,740	Yes
Min. Lot Depth (Ft.)	100	1,127	2,600	2,600	Yes
Front Setback (Ft.)	25	25	25	25	Yes

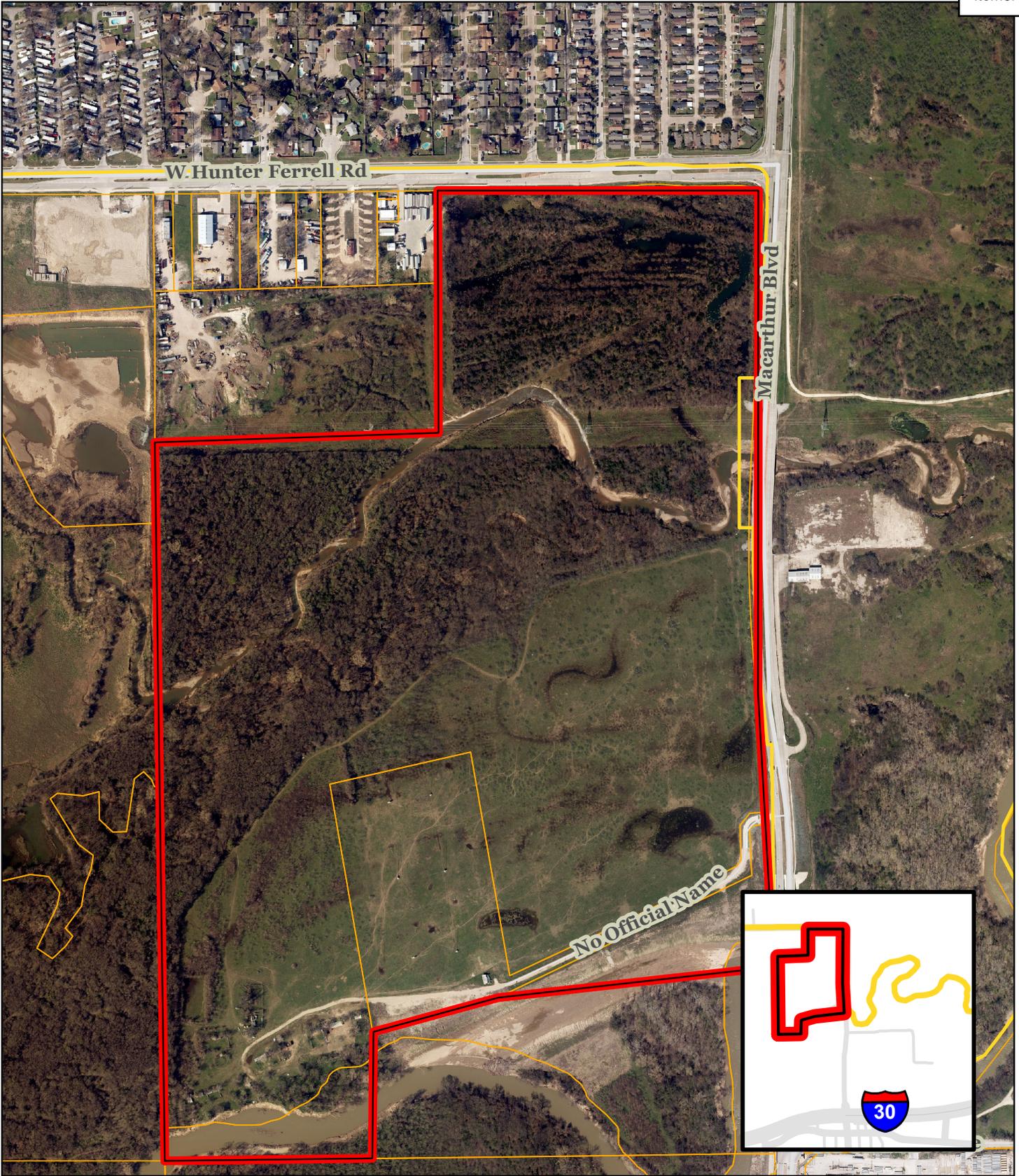
The preliminary plat establishes fire lanes, access and utility easements to accommodate the development of Lot 2. The preliminary plat depicts array of communication towers on Broadcast Works Addition, Block 1, Lot 1 and an access easement to Lot 1.

**RECOMMENDATION:**

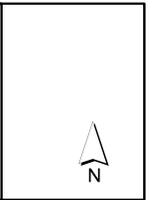
The Development Review Committee (DRC) recommends approval subject to:

- Engineering final approval of associated floodplain and CLOMR permits.
- City of Grand Prairie’s and City of Irving’s Transportation Engineering associated permits related to improvements along MacArthur Boulevard.

Item 6.



**CASE LOCATION MAP**  
**P201201 - MacArthur Blvd.**  
**Preliminary Plat**



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

# EXHIBIT B - PRELIMINARY PLAT

## PAGE 1 OF 1

Item 6.

### LEGAL DESCRIPTION

STATE OF TEXAS,  
COUNTY OF DALLAS:

BEING a tract of land situated in the Jennings Survey, Abstract No. 679, Dallas County, Texas, being described in deed to MacArthur Boulevard Property Account LLC, recorded in Volume 180073398, Official Public Records, Dallas County, Texas (OPRDCT), being a portion of Broadcast Works Addition, in addition to the City of Grand Prairie, Dallas County, Texas as recorded in Volume 2002003, Page 122, O.P.R.D.C.T., and being more particularly described as follows:

BEING that 1/2" rebar capped Goodwin & Marshall plat (hereinafter referred to as "1/2" rebar capped plat") in the southwest corner of said Broadcast Works Addition as recorded in Volume 2002003, Page 122, OPRDCT.

THENCE departing the west line of said MacArthur Boulevard, along the south line of said Broadcast Works Addition and the north line of a tract of land as described in deed to the City of Grand Prairie, Texas, recorded in 201160116103, OPRDCT, as follows:

South 89 degrees 21 minutes 54 seconds West, a distance of 50.26 feet to a 1/2" rebar capped plat;

South 44 degrees 21 minutes 44 seconds West, a distance of 28.28 feet to a 1/2" rebar capped plat;

South 00 degrees 38 minutes 56 seconds East, a distance of 300.40 feet to a 1/2" rebar capped plat;

South 43 degrees 53 minutes 29 seconds East, a distance of 481.81 feet to a 1/2" rebar capped plat;

South 45 degrees 07 minutes 44 seconds West, a distance of 435.52 feet;

South 80 degrees 21 minutes 21 seconds West, a distance of 471.41 feet to a 1/2" rebar capped plat at the southwest corner of said Broadcast Works Addition and the most westerly northwest corner of said City of Grand Prairie tract;

THENCE South 00 degrees 36 minutes 24 seconds East, along the west line of said City of Grand Prairie tract, a distance of 591.43 feet to a point for corner in the south line of said MacArthur Boulevard Property Account tract, from which a 3/8" rebar capped BM4C found bears South 00 degrees 36 minutes 24 seconds East, 4.51 feet;

THENCE South 89 degrees 29 minutes 30 seconds West, departing the west line of said City of Grand Prairie tract, along the south line of said MacArthur Boulevard Property Account tract, a distance of 520.98 feet to a point for corner in the West Fork of the Trinity River, said point being the southwest corner of said MacArthur Boulevard Property Account tract and the southeast corner of a tract of land as described in deed to Bull Swafford, recorded in Volume 4999, Page 32, Deed Records, Dallas County, Texas (OPRDCT);

THENCE North 00 degrees 41 minutes 50 seconds West, along the west line of said MacArthur Boulevard Property Account tract, a distance of 3100.83 feet to the most westerly northwest corner of said MacArthur Boulevard Property Account tract and the southwest corner of a tract of land as described in deed to Pete Underwood, recorded in Volume 18200, Page 180, OPRDCT;

THENCE North 88 degrees 58 minutes 44 seconds East, along a westerly line of said MacArthur Boulevard Property Account tract and the south line of said Underwood tract, a distance of 1,236.62 feet to a reentrant corner of said MacArthur Boulevard Property Account tract and the southeast corner of said Underwood tract;

THENCE North 00 degrees 48 minutes 34 seconds West, along a westerly line of said MacArthur Boulevard Property Account tract, a distance of 1,115.40 feet to the south line of Hunter Field Road (variable width R.O.W. per 2010066954, OPRDCT & Volume 2004004, Page 9, DRDCT);

THENCE along the south line of said Hunter Field Road, as follows:

North 89 degrees 14 minutes 29 seconds East, a distance of 637.22 feet to the beginning of a tangent curve to the left, having a radius of 1713.95 feet;

Northwesterly, along said curve, having a central angle of 54 degrees 45 minutes 38 seconds, on an arc distance of 142.41 feet, and a chord that bears North 86 degrees 53 minutes 39 seconds East, 143.57 feet to the beginning of a reverse curve to the right, having a radius of 1,583.55 feet;

Northwesterly, along said curve, having a central angle of 100 degrees 58 minutes 46 seconds, on an arc distance of 27.07 feet, and a chord that bears North 85 degrees 00 minutes 13 seconds East, 27.07 feet to the end of said curve;

South 81 degrees 53 minutes 51 seconds East, non-tangent to said curve, a distance of 96.55 feet;

North 88 degrees 44 minutes 56 seconds East, a distance of 74.48 feet;

North 84 degrees 33 minutes 59 seconds East, a distance of 103.51 feet;

North 88 degrees 45 minutes 35 seconds East, a distance of 237.32 feet;

South 81 degrees 57 minutes 10 seconds East, a distance of 55.15 feet;

South 58 degrees 30 minutes 10 seconds East, a distance of 27.02 feet;

South 30 degrees 27 minutes 37 seconds East, a distance of 28.94 feet;

South 07 degrees 02 minutes 39 seconds East, a distance of 41.36 feet to the intersection with the west line of said MacArthur Boulevard;

THENCE along the west line of said MacArthur Boulevard, as follows:

South 02 degrees 38 minutes 25 seconds West, a distance of 1,266.93 feet to the beginning of a tangent curve to the left, having a radius of 5,784.56 feet;

Southwesterly, along said curve, having a central angle of 10 degrees 00 minutes 20 seconds, on an arc distance of 1010.16 feet, and having a chord that bears South 02 degrees 21 minutes 40 seconds East, 1,008.88 feet to a 1/2" rebar capped plat at the beginning of a reverse curve to the right, having a radius of 6,474.58 feet;

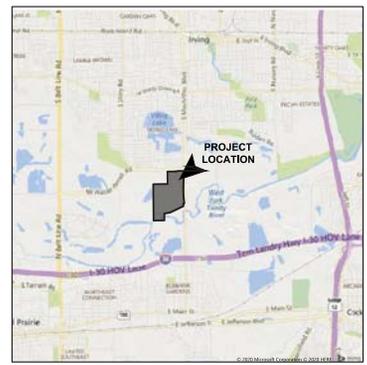
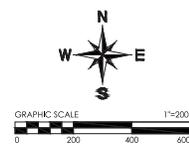
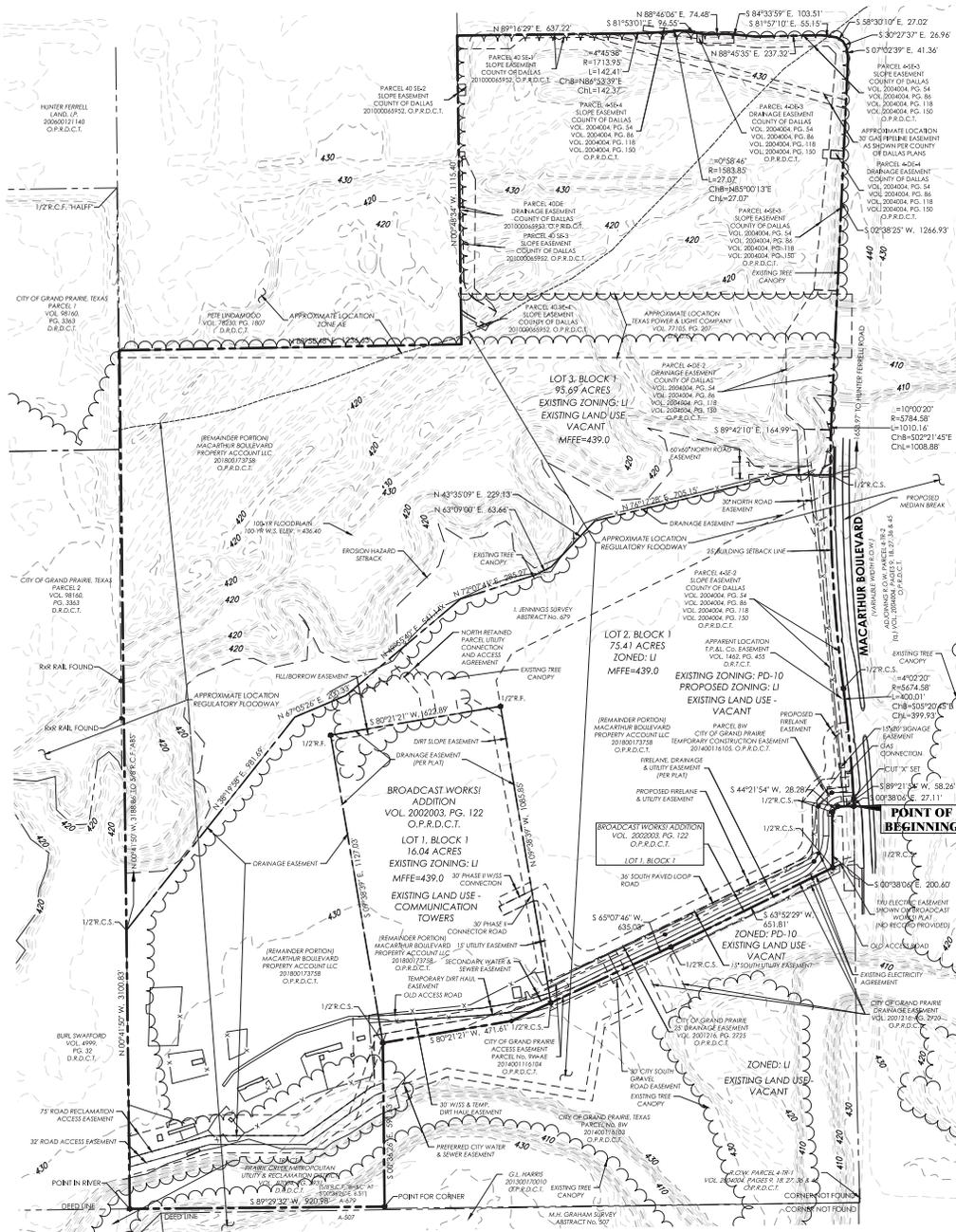
Southwesterly, along said curve, having a central angle of 04 degrees 02 minutes 20 seconds, on an arc distance of 400.31 feet, and a chord that bears South 05 degrees 20 minutes 45 seconds East, 399.93 feet to a 1/2" rebar capped plat at the end of said curve;

South 00 degrees 38 minutes 56 seconds East, non-tangent to said curve, a distance of 27.11 feet to the POINT OF BEGINNING, containing 187,141 acres of land, more or less.

LAND USE SUMMARY		
INDUSTRIAL	ACREAGE	# OF LOTS
INDUSTRIAL	187,141	3

### NOTES

- The subject property is located within the 1% annual chance (100-year floodplain) per FEMA (RMA Map 1481 302010) in Dallas County, dated May 7, 2014.
- Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (HOA).
- All existing and proposed ponds are to be maintained by the Property Owners Association (POA) established by the developer.



PREPARED FOR:  
N.T.S.

**Brookfield Properties**  
2121 N. Pearl Street, Suite 1210  
Dallas, Texas 75201  
(414) 393-5066

PREPARED BY:  
**GOODWIN and MARSHALL INC.**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 328-4373  
Teling Firm # F-2964 - Tdsu Firm # 10031700

OWNER:  
MacArthur Boulevard Property Account LLC.  
P.O. Box 112  
Willow Creek, Montana 59760

**PRELIMINARY PLAT**  
OF  
**MACARTHUR GRAND LOGISTICS CENTER**  
BEING A REPLAT OF  
**LOT 1, BLOCK 1 BROADCAST WORKS ADDITION**  
BEING  
**3 INDUSTRIAL LOTS**  
± 187,141 ACRES  
SITUATED IN THE  
**ISRAEL JENNINGS SURVEY, ABSTRACT NO. 679**  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
Date: December 2020



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 01/11/2021
REQUESTER: Monica Espinoza, Executive Assistant
PRESENTER: Jonathan Tooley, Planner
TITLE: S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a single-family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, 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 single-family townhouse development of 92 units on 13.5 acres. Any townhome development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for townhome use, zoned PD-384A, and within the Lake Ridge Corridor Overlay District.

ADJACENT LAND USES:

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

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-384A	Undeveloped; Gas Well
South	PD-384A	Undeveloped; Gas Well
West	PD-384A	Undeveloped (single-family proposed)
East	PD-384A	Multi-Family Residential (multi-family and retail proposed)

**HISTORY:**

- November 20, 2018: City Council approved a zoning change/concept plan to allow for single family detached, single family townhouse, multi-family, and commercial uses on 92 acres (Case Number Z181101/CP181101).
- January 7, 2020: City Council approved a zoning change/concept plan amendment to PD-384 for single family detached, single family townhouse, multi-family, and commercial uses on 92 acres (Case Number Z181101A/CP181101A).
- October 13, 2020: City Council approved a site plan for Lake Ridge Commons Multi-Family/ Mixed use development, which consists of 255 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail on 10.12 acres (Case Number S200906).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The 92-unit single family townhome development, north and south, will be accessible from the proposed extension of Grandway Drive, which is currently under construction. The Site Plan depicts a combination of three, four, five and six-plex style townhomes, along with internal green spaces, walking trails, and centrally located mailboxes.

The northern portion has two connections to Grandway Drive, while the southern portion will have one entrance with a dead-end hammerhead. All garages are rear entry and have access to 15 ft. alleyways. Parking will not be allowed on the street, but each unit will have tandem parking along with parking spaces on common lots.

**ZONING REQUIREMENTS:***Density and Dimensional Requirements*

The subject property is zoned PD-384A for single family townhouse uses; development is subject to the standards in PD-384A and Appendix W. The applicant is required to plat the property to show all easements that will be on site. The following table evaluates the density and dimensional standards of the proposed development. The applicant is not meeting the requirement of at least 3,300 square feet for 70 percent of the lots.

**Table 2. Density and Dimensional Requirements**

Standard	PD-384A	Appendix W / UDC	Provided	Meets?
Max. Density (Units Per Acre)	-----	13.2	6.81	Yes
Min. Living Area (SF)	-----	1,150 to 1,299 = 30% 1,300 = 70%	1,300	Yes
Min. Area (SF)	-----	1,680 to 3,299 = 30% 3,300 = 70%	1,680 to 3,299 = 74% 3,300 = 26%	No
Min. Width (Ft.)	-----	21 to 29 = 30% 30 = 70%	21 to 29 = 29% 30 = 71%	Yes
Min. Depth (Ft.)	-----	80 to 99 = 30% 100 = 70%	100	Yes
Front Setback (Ft.)	-----	17	17	Yes
Rear Alley Setback (Ft.)	-----	20	20	Yes
Interior Side Setback (Ft.)	-----	5 (not attached) 0 (attached)	5 (not attached) 0 (attached)	Yes
Garage Door Setback (Ft.)	-----	20	20	Yes
Max. Height (Ft.)	-----	35	33	Yes

### *Parking*

The table below evaluates the parking requirements. The proposal meets the required total parking spaces, covered parking spaces, and garage parking spaces.

**Table 3. Parking Requirements**

Standard	Required	Provided	Meets
2 Garage Parking Spaces/Two + Bedroom	184	184	Yes
Total Parking Spaces	-----	387	-----
Guest (1 per 5 units)	19	19	Yes
Tandem (% of Total)	184	-----	-----

### *Landscape and Screening*

The property is subject to landscape requirements in PD-384A, Appendix W, and Article 8 of the UDC. The proposal meets City requirements. The property provides walkable open space, ample tree coverage, and a natural buffer with the mixed-use development to the east. The table below summarizes these requirements.

**Table 4. Landscape Requirements**

Standard	Required	Provided	Meets
Trees	407	407	Yes
Shrubs	Min. 30 gallons per lot	30+	Yes
Sodded Lots	Yes	Yes	Yes

### *Exterior Building Materials*

The exterior building materials include stone, brick, and fiber cement panels. The applicant has created a coloring scheme to be used by building type, not units. The building elevations generally meet the recommendations of Appendix W with one exception. Appendix W asks for developers to avoid using repeated color of brick, stone, siding or other materials with four consecutive residential units. The four, five and six plex models are not meeting this recommendation.

**VARIANCES:**

The applicant is requesting the following variance:

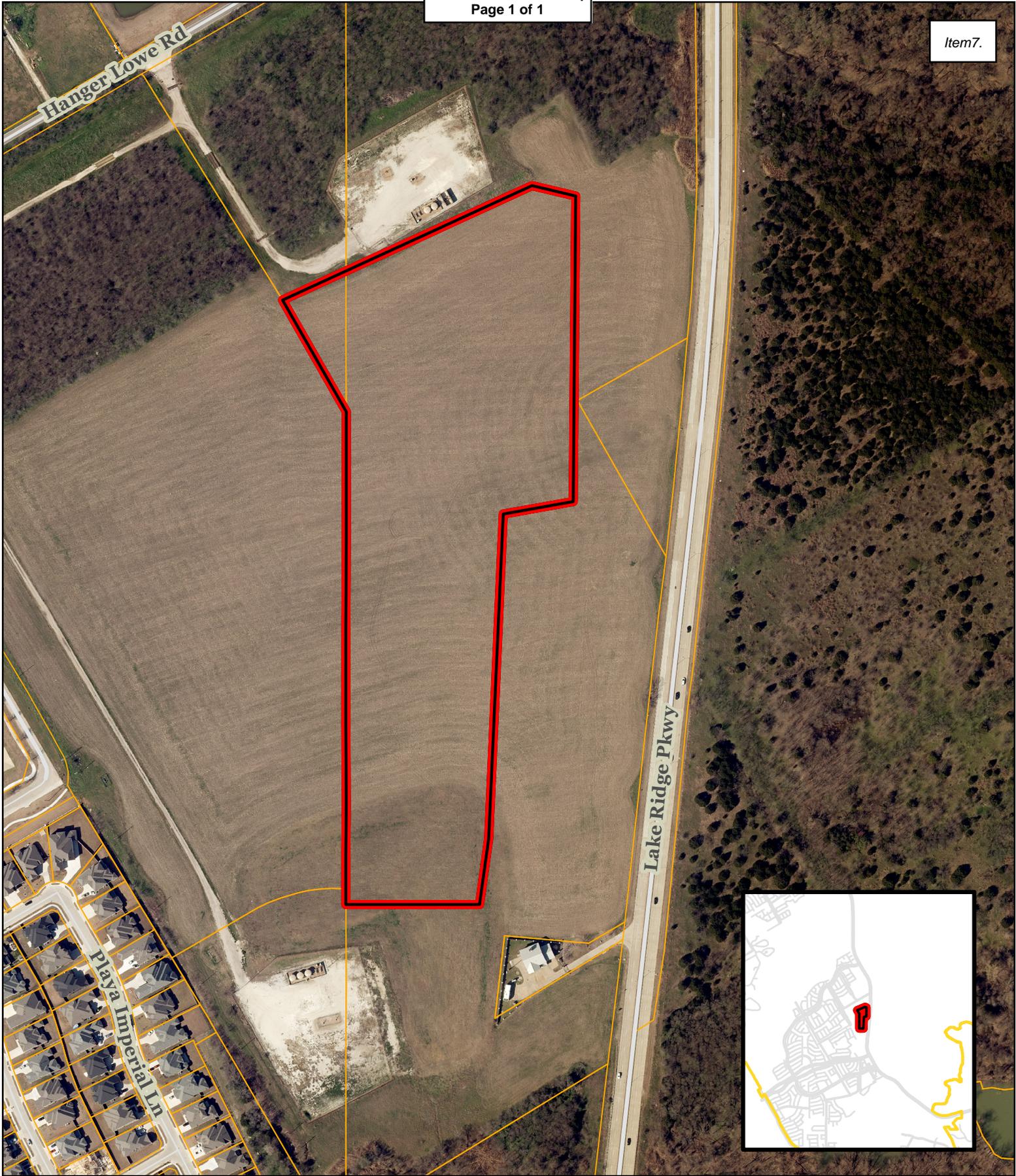
1. Variance to the requirement of at least 70 percent of the lots comprising of a minimum area of 3,300 square feet: The base zoning of Single-Family Townhouse requires that 70 percent of the lots be at least 3,300 square feet in area. The applicant is providing approximately 26 percent, which is in substantial conformance to the concept plan approved during the zoning stage.

**ANALYSIS:**

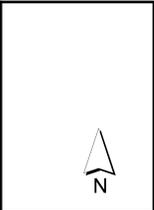
Staff does not object to the requested variance. The overall design of the project – specifically elements like private streets, rear-entry garages, and building design – result in a proposal that meets the intent of Appendix W.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



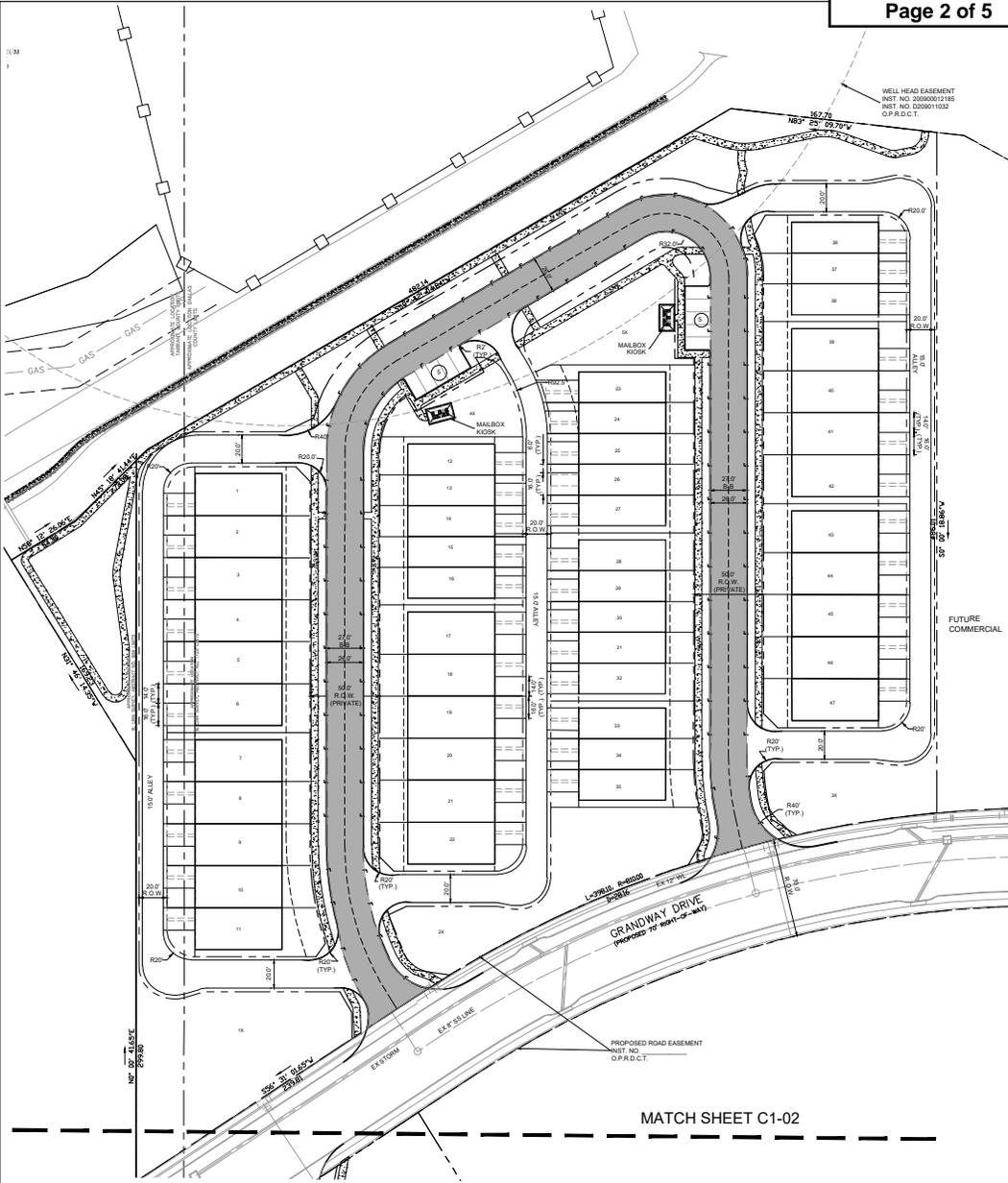
**CASE LOCATION MAP**  
**S210101**  
**Lake Ridge Commons Townhomes**



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



**Exhibit A - Site Plan**  
Page 2 of 5



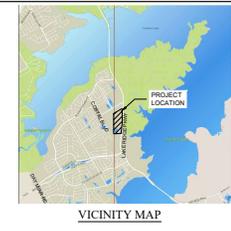
**GEOTECHNICAL REPORT:**  
ALL PAVING AND EARTHWORK CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT PREPARED BY HENLEY-JOHNSON & ASSOCIATES, INC. DATED JANUARY 22, 2019. REPORT NO. 193762.

NO 100 YEAR FLOODPLAIN LIMITS PER MAP AREA 481 (SECTION 2, DALLAS COUNTY, FLOODZONE 2, MAP, REVISED JULY 7, 2014).

AN HCA OR PID SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON ELEMENTS LISTED IN CITY OF GRAND PRAIRIE'S RESIDENTIAL DEVELOPMENT STANDARDS - APPENDIX W.

**LEGEND**

- 100 YR FEMA FLOOD PLAN
- PROPERTY R.O.W.
- R.O.W.
- EASEMENT LINE
- PROPOSED FIRE LINE
- PROPOSED SIDEWALK

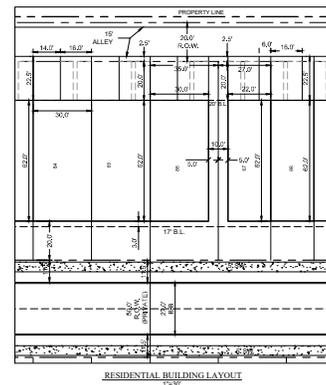


**LandDesign**

Item 7.

2805 NORTH DALLAS PARKWAY, SUITE 400  
PLANO, TEXAS 75025  
PHONE: 469.573.6700

OWNER:  
ALLUVIUM DEVELOPMENT, INC.  
TERRANCE JOSE, PRESIDENT  
2415 SOMERFIELD DRIVE  
MIDDLETHAM, TEXAS 76065  
PHONE: 817.995.9500



**TOWNHOUSE LOT SIZE SUMMARY**

TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT AREA (SF)	NO. OF LOTS
1	22	102	2,244	15
2	27	102	2,754	14
3	30	102	3,060	11
4	35	102	3,570	14

**TOWNHOUSE UNIT SIZE SUMMARY**

UNIT WIDTH	NO. OF UNITS	%
22'	27	29%
30'	51	71%

**OWNER** Alluvium Development, Inc.  
2415 Somerfield Drive  
Middletham, Texas 76065  
817.995.9500

**DEVELOPER** CB Jeni Homes  
2805 North Dallas Parkway, Suite 400  
Plano, Texas 75093  
469.573.6700

**ENGINEER** LandDesign, Inc.  
5301 Alpha Road, Suite 24  
Dallas, Texas 75240  
214.785.6009

**DEVELOPMENT SUMMARY: LAKE RIDGE COMMONS TOWNHOMES**

REQUIREMENTS		TOTAL REQUIRED	TOTAL PROVIDED	
TOWNHOMES		184	184	
(2 GARAGE SPACES/UNIT)		184 (GARAGE) + 184 (TANDEM) = 368	368	
TOTAL GUEST	NORTH	SOUTH	NORTH	SOUTH
(1 STALL / 5 UNITS) / REQUIRED	10	9	10	9

**APPENDIX W**

DESIGNATION	SF-T	SF-TOWNHOUSE PROVIDED	VARIANCE
MAXIMUM DENSITY (Dwellings per acre)	13.2	6.81	NO
MINIMUM LIVING AREA (SQ. FT.)	1,150 TO 1,299 + 30%	1,300 - 100%	NO
MINIMUM LOT DIMENSIONS (FEET)	AREA (SQ. FT.)	1,680 TO 1,299 + 30%	1,680 TO 1,299 + 74%
		1,300 + 70%	1,300 + 26%
MINIMUM YARD SETBACKS (FEET)	WIDTH	21 TO 29 - 30%	21 TO 29 - 29%
		30 - 70%	30.2% MIN.
MINIMUM YARD SETBACKS (FEET)	DEPTH	80 TO 99 - 30%	100 + 100%
	FRONT	17	17
MINIMUM YARD SETBACKS (FEET)	REAR	10	20
	REAR ALLEY	20	20
MINIMUM YARD SETBACKS (FEET)	REAR ARTERIAL	20	N/A
	INTERIOR SIDE	5 (NOT ATTACHED)	5 (NOT ATTACHED)
MINIMUM YARD SETBACKS (FEET)	SIDE ON STREET	15	N/A (5' ON ALLEY)
	GARAGE DOOR	20	20
MINIMUM YARD SETBACKS (FEET)	BETWEEN BUILDINGS	5	5
	MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITIONS)	35 (3 STORIES)	35 (3 STORIES)
MAXIMUM LOT COVERAGE (%)	60	60	

**NOT FOR CONSTRUCTION**

LAKE RIDGE COMMONS TOWNHOMES  
GRAND PRAIRIE, TEXAS

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	12.01.2020
2	SITE PLAN RESUBMITTAL	12.18.2020
3	SITE PLAN RESUBMITTAL	01.05.2021

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

VERT: N/A  
HORZ: 1" = 40'

SCALE: 1" = 40'

SITE PLAN (NORTH)

**C1-01**

GEOTECHNICAL REPORT:  
 ALL PAVING AND EARTHWORK CONSTRUCTION  
 ACTIVITIES SHALL CONFORM TO THE PROJECT  
 GEOTECHNICAL REPORT PREPARED BY  
 HENLEY-JOHNSON & ASSOCIATES, INC.  
 DATED JANUARY 22, 2019.  
 REPORT NO. 193763.

NO 100 YEAR FLOODPLAIN LIMITS PER MAP AREA  
 401 SCISSOR, DALLAS COUNTY, FLOODZONE 2, MAP,  
 REVISED JULY 7, 2014.

AN HOA OR PID SHALL BE RESPONSIBLE FOR THE  
 MAINTENANCE OF COMMON ELEMENTS LISTED IN  
 CITY OF GRAND PRAIRIE'S RESIDENTIAL  
 DEVELOPMENT STANDARDS - APPENDIX W.

**LEGEND**

- 100 YR FEMA FLOOD PLAIN
- PROPERTY R.O.W.
- R.O.W.
- EASEMENT LINE
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK



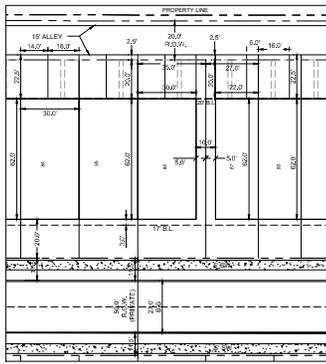
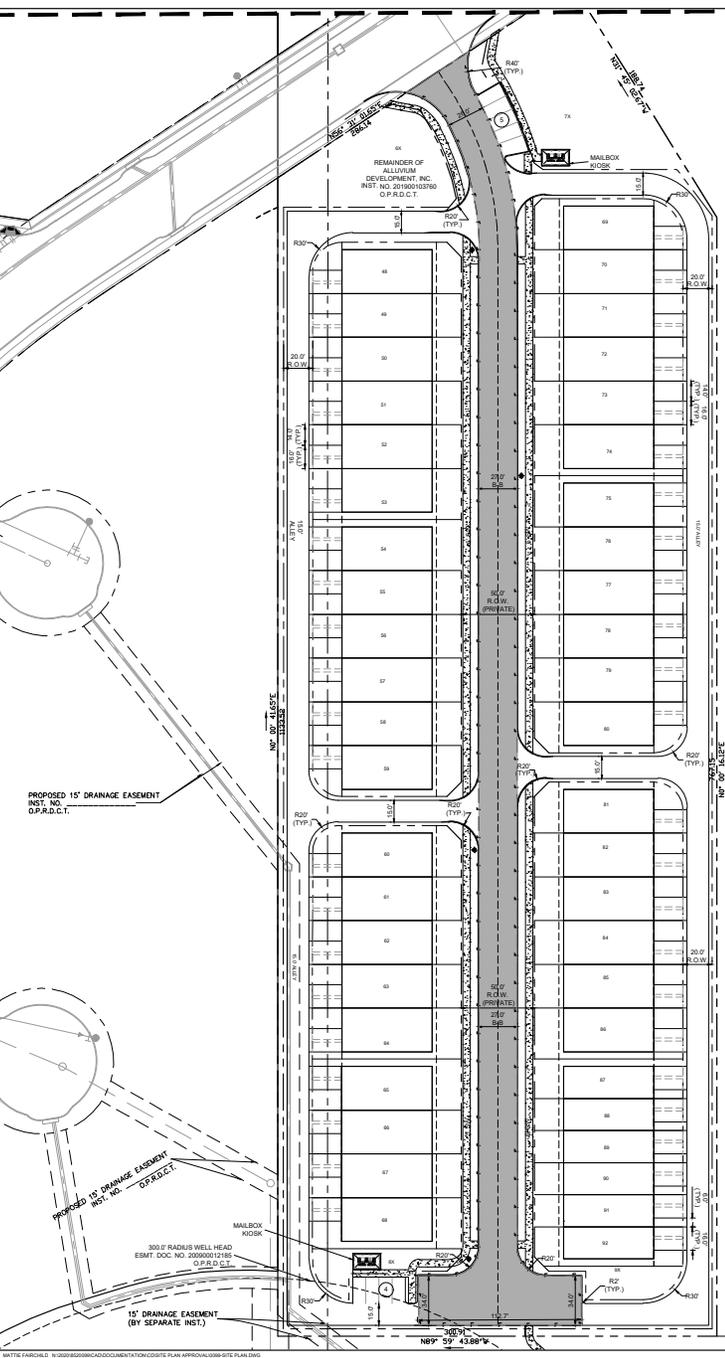
**LandDesign**

Item 7.

2805 NORTH DALLAS PARKWAY,  
 SUITE 400  
 PLANO, TEXAS 75025  
 PHONE: 469.573.6700

OWNER:  
 ALLUVIUM DEVELOPMENT, INC.  
 TERRANCE JOSE, PRESIDENT  
 2415 SOMERFIELD DRIVE  
 MIDLAND, TEXAS 79605  
 PHONE: 817.995.9500

NOT FOR  
 CONSTRUCTION



**TOWNHOUSE LOT SIZE SUMMARY**

TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT AREA (SF)	NO. OF LOTS
1	22	102	2,244	15
2	27	102	2,754	12
3	30	102	3,060	41
4	35	102	3,570	24

**TOWNHOUSE UNIT SIZE SUMMARY**

UNIT WIDTH	NO. OF UNITS	%
22'	27	29%
30'	65	71%

OWNER: Alluvium Development, Inc.  
 2415 Somerfield Drive  
 Midland, Texas 79605  
 817.995.9500

DEVELOPER: CB Jeni Homes  
 2805 North Dallas Parkway, Suite 400  
 Plano, Texas 75093  
 469.573.6700

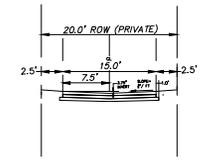
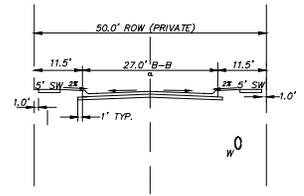
ENGINEER: LandDesign, Inc.  
 5301 Alpha Road, Suite 24  
 Dallas, Texas 75240  
 214.785.6009

**DEVELOPMENT SUMMARY: LAKE RIDGE COMMONS TOWNHOMES**

LOCATION OF ZONING DISTRICTS	GRAND PRAIRIE, TEXAS	
EXISTING ZONING	PD-384A	
PROPOSED USE	RESIDENTIAL TOWNHOMES	
SITE AREA	13.9 ACRES = 598,960 SF	
NO. OF LOTS	92 RESIDENTIAL UNITS	
	NORTH	SOUTH
	47	45
DENSITY (GROSS/NET)	6.81 DU/AC	
BUILDING AREA	157,740 SF = 24.8% RESIDENTIAL (FIRST FLOOR BUILDING ENVELOPE ONLY)	
MAXIMUM BUILDING HEIGHT	HEIGHT ALLOWED	HEIGHT PROVIDED
	35'	33'
SETBACK REQUIREMENTS	17' FRONT YARD, 20' REAR YARD, 5' SIDE YARD	
ACRES WITHIN 100 YR FLOODPLAIN	0.00 AC	
TOTAL IMPERVIOUS	345,045 SF = 58.7% (BUILDINGS, STREETS, PARKING AREAS, SIDEWALKS, DRIVEWAYS)	
TOTAL LANDSCAPE	77,110 SF = 12%	
MASSONARY PERCENTAGE	90%	
	<b>PARKING DATA</b>	
	TOTAL REQUIRED	TOTAL PROVIDED
TOWNHOMES		
(2 GARAGE SPACES/UNIT)	184 (GARAGE)	184 (GARAGE) + 184 (TANDEM) = 368
TOTAL GUEST	NORTH	SOUTH
(1 STALL / 5 UNITS) / REQUIRED	10	9
	NORTH	SOUTH
	10	9
	<b>TYPICAL STALL SIZES</b>	
PERPENDICULAR	18' X 9'	

**APPENDIX W**

DESIGNATION	SF-TOWNHOUSE	SF-TOWNHOUSE PROVIDED	VARIANCE	
MAXIMUM DENSITY (DOWEL/LINE/PER ACR.)	13.2	6.81	NO	
MINIMUM LIVING AREA (SQ. FT.)	1,150 TO 1,299 - 30% 1,350-70%	1,200 - 1,00%	NO	
MINIMUM LOT DIMENSIONS (FEET)	AREA (SQ. FT.)	1,680 TO 5,399 - 30% 5,399 - 70%	1,680 TO 3,399 - 74% 3,399 - 36% (YES (SEE TAB.F))	
	WIDTH	21 TO 29 - 35% 30-70%	21 TO 29 - 29% 30-71%	
	DEPTH	80 TO 99 - 35% 100 - 70%	100 - 100%	
	FRONT	17	17	NO
MINIMUM YARD SETBACKS (FEET)	REAR	10	20	NO
	NEAR	10	20	NO
	ARTERIAL	20	N/A	NO
	INTERIOR	5 (NOT ATTACHED) 5 (ATTACHED)	5 (NOT ATTACHED) 5 (ATTACHED)	NO
	STREET	15	N/A	NO
	GARAGE DOOR	20	20	NO
BETWEEN BUILDINGS	5	5	NO	
MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITIONS)	35 (3 STOR.)	35 (3 STOR.)	NO	
MAXIMUM LOT COVERAGE (%)	60	60	NO	



**BENCHMARKS**

GPS MONUMENT 88  
 N 1605188.42  
 E 2418715.88  
 EL: 249.666 78  
 EL: 562.58

GPS MONUMENT 26  
 N 1605188.42  
 E 2418715.88  
 EL: 562.58

DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY: LDI

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	12.01.2020
2	SITE PLAN RESUBMITTAL	12.18.2020
3	SITE PLAN RESUBMITTAL	01.05.2021

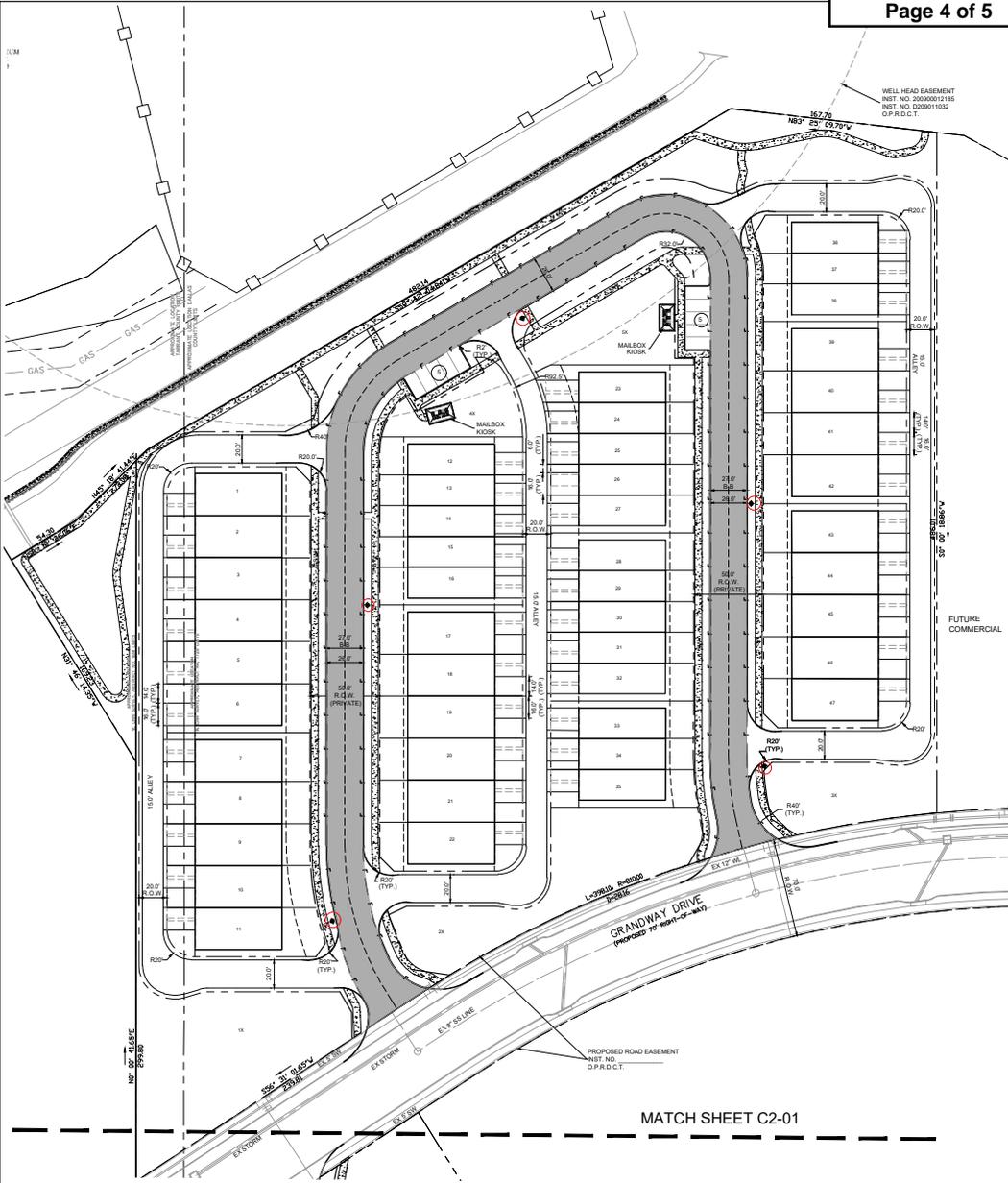
VERT: N/A  
 HORZ: 1"=40'

SCALE: 1"=40'

SITE PLAN (SOUTH)

CASE NO. S210101

ORIGINAL SHEET SIZE: 24" X 36"



GEOTECHNICAL REPORT  
ALL PAVING AND EARTHWORK CONSTRUCTION  
ACTIVITIES SHALL CONFORM TO THE PROJECT  
GEOTECHNICAL REPORT PREPARED BY  
HENLEY-JOHNSON & ASSOCIATES, INC.  
DATED JANUARY 22, 2019.  
REPORT NO. 193752

NO 100 YEAR FLOODPLAIN LIMITS PER MAP AREA  
4811302586, DALLAS COUNTY, FLOODZONE 2, MAP  
REVISED JULY 7, 2014.

AN HOA OR PID SHALL BE RESPONSIBLE FOR THE  
MAINTENANCE OF COMMON ELEMENTS LISTED IN  
ARTICLE 3 OF GRAND PRAIRIE'S RESIDENTIAL  
DEVELOPMENT STANDARDS - APPENDIX W.

**LEGEND**

- 100 YR FEMA FLOOD PLAIN
- PROPERTY R.O.W.
- R.O.W.
- EASEMENT LINE
- FIRE LINE
- PROPOSED FIRE HYDRANT

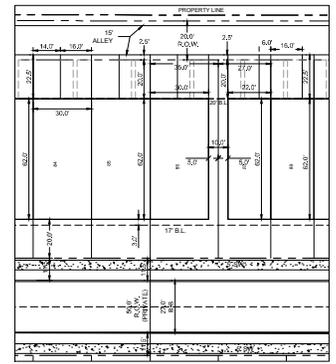


**LandDesign**

Item 7.

2805 NORTH DALLAS PARKWAY,  
SUITE 400  
PLANO, TEXAS 75025  
PHONE: 469.573.6700

OWNER:  
ALLUVIUM DEVELOPMENT, INC.  
TERRANCE JOSE, PRESIDENT  
2415 SOMERFIELD DRIVE  
MCKINNEY, TEXAS 75065  
PHONE: 817.969.9500



**TOWNHOUSE LOT SIZE SUMMARY**

TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT AREA (SQ FT)	NO. OF UNITS
1	22	102	2,244	15
2	27	102	2,754	12
3	30	102	3,060	4
4	35	102	3,570	2

**TOWNHOUSE UNIT SIZE SUMMARY**

UNIT WIDTH	NO. OF UNITS	%
22'	27	29%
30'	65	71%

OWNER: Alluvium Development, Inc.  
2415 Somerfield Drive  
Mckinney, Texas 75065  
817.995.9500

DEVELOPER: CB Jeni Homes  
2805 North Dallas Parkway, Suite 400  
Plano, Texas 75093  
469.573.6700

ENGINEER: LandDesign, Inc.  
5301 Alpha Road, Suite 24  
Dallas, Texas 75240  
214.785.6009

**DEVELOPMENT SUMMARY: LAKE RIDGE COMMONS TOWNHOMES**

LOCATION OF ZONING DISTRICTS	GRAND PRAIRIE, TEXAS	
EXISTING ZONING	PD 38AA	
PROPOSED USE	RESIDENTIAL TOWNHOMES	
SITE AREA	31.5 ACRES - 862,000 SF	
NO. OF LOTS	93 RESIDENTIAL UNITS	
	NORTH: 47	SOUTH: 45
DENSITY (GROSS/NET)	6.81 D/U/AC	
BUILDING AREA	157,740 SF = 26.8% RESIDENTIAL (FIRST FLOOR BUILDING ENVELOPE ONLY)	
MAXIMUM BUILDING HEIGHT	HEIGHT ALLOWED: 35'	HEIGHT PROVIDED: 35'
SETBACK REQUIREMENTS	17' FRONT YARD, 20' REAR YARD, 5' SIDE YARD	
ACRES WITHIN 100' R.F. FLOODPLAIN	0.00 AC	
TOTAL IMPERVIOUS	345,045 SF = 58.7% (BUILDINGS, STREETS, PARKING AREAS, SIDEWALKS, DRIVEWAYS)	
TOTAL LANDSCAPE	77,110 SF = 13%	
MASONRY PERCENTAGE	90%	

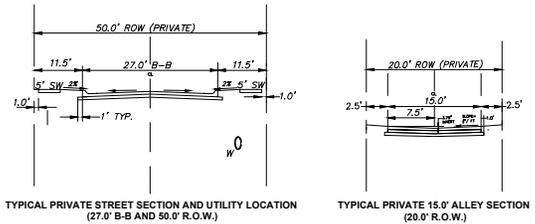
REQUIREMENTS	TOTAL PROVIDED	
	TOTAL REQUIRED	TOTAL PROVIDED
TOWNHOMES		
(2 GARAGE SPACES/UNIT)	184 (GARAGE)	184 (GARAGE) + 184 (TANDEM) = 368
TOTAL GUESTS	NORTH: 10	SOUTH: 10
(1 STALL F. UNITS)/REQUIRED	10	10
	9	9

PERPENDICULAR	TYPICAL STALL SIZES	
	18' 0"	

**APPENDIX W**

DISCREPANCY	SF-TOWNHOUSE	SF-TOWNHOUSE PROVIDED	VARIENCE
MARKETING DENSITY (DWELLING UNITS PER ACR.)	13.2	6.81	NO
MINIMUM LIVING AREA (SQ. FT.)	1,150 TO 1,299 = 30% 1,300-20%	1,300 = 100%	NO
MINIMUM LOT DIMENSIONS (FEET)	AREA (SQ. FT.)	1,680 TO 3,299 = 30% 3,300 - 70%	1,680 TO 3,299 = 74% 3,300 - 26% YES (SEE TABLE)
	WIDTH	21 TO 29 = 30% 30-70%	21 TO 29 = 29% 30-21%
	DEPTH	80 TO 99 = 30% 100 - 70%	100 = 100%
	FRONT	17	17
MINIMUM YARD SETBACKS (FEET)	REAR	10	20
	REAR ALLEY	10	20
	REAR		
	REAR ATTACHED	20	N/A
	INTERIOR	5 (NOT ATTACHED)	5 (NOT ATTACHED)
	SIDE ON STREET	15	N/A
	SIDE ON ALLEY		
	GARAGE DOOR	20	20
	BETWEEN BUILDINGS	5	5
	MAXIMUM HEIGHT (SEE ARTICLE 30 FOR DEFINITION)	35 (3 STORIES)	35 (3 STORIES)
MAXIMUM LOT COVERAGE (%)	60	60	



**BENCHMARKS**

GPS MONUMENT 88  
N: 690528.42  
E: 2418710.66  
ELEV: 618.379

GPS MONUMENT 26  
N: 6601188.42  
E: 2418466.76  
ELEV: 562.56

NOT FOR CONSTRUCTION

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	12.01.2020
2	SITE PLAN RESUBMITTAL	12.18.2020
3	SITE PLAN RESUBMITTAL	01.05.2021

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

FIRE HYDRANT LOCATION PLAN

CASE NO. S210101

**C2-00**

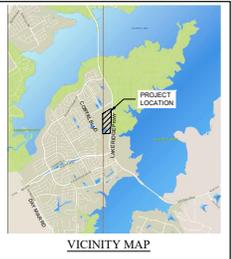
GEOTECHNICAL REPORT  
 ALL PAVING AND EARTHWORK CONSTRUCTION  
 ACTIVITIES SHALL CONFORM TO THE PROJECT  
 GEOTECHNICAL REPORT PREPARED BY  
 HENLEY, JENNIFER & ASSOCIATES, INC.  
 DATED JANUARY 22, 2019.  
 REPORT NO. 190750

NO 100 YEAR FLOODPLAIN LIMITS PER MAP AREA  
 481132058R, DALLAS COUNTY, FLOODZONE 2, MAP  
 REVISED JULY 7, 2014.

AN HOA OR PID SHALL BE RESPONSIBLE FOR THE  
 MAINTENANCE OF COMMON ELEMENTS LISTED IN  
 CITY OF GRAND PRAIRIE'S RESIDENTIAL  
 DEVELOPMENT STANDARDS - APPENDIX W.

**LEGEND**

- 100 YR FEMA FLOOD PLAIN
- PROPERTY R.O.W.
- R.O.W.
- EASEMENT LINE
- FIRE LANE
- PROPOSED FIRE HYDRANT

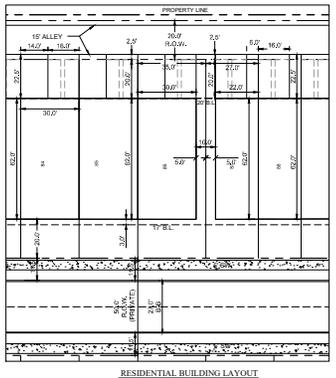
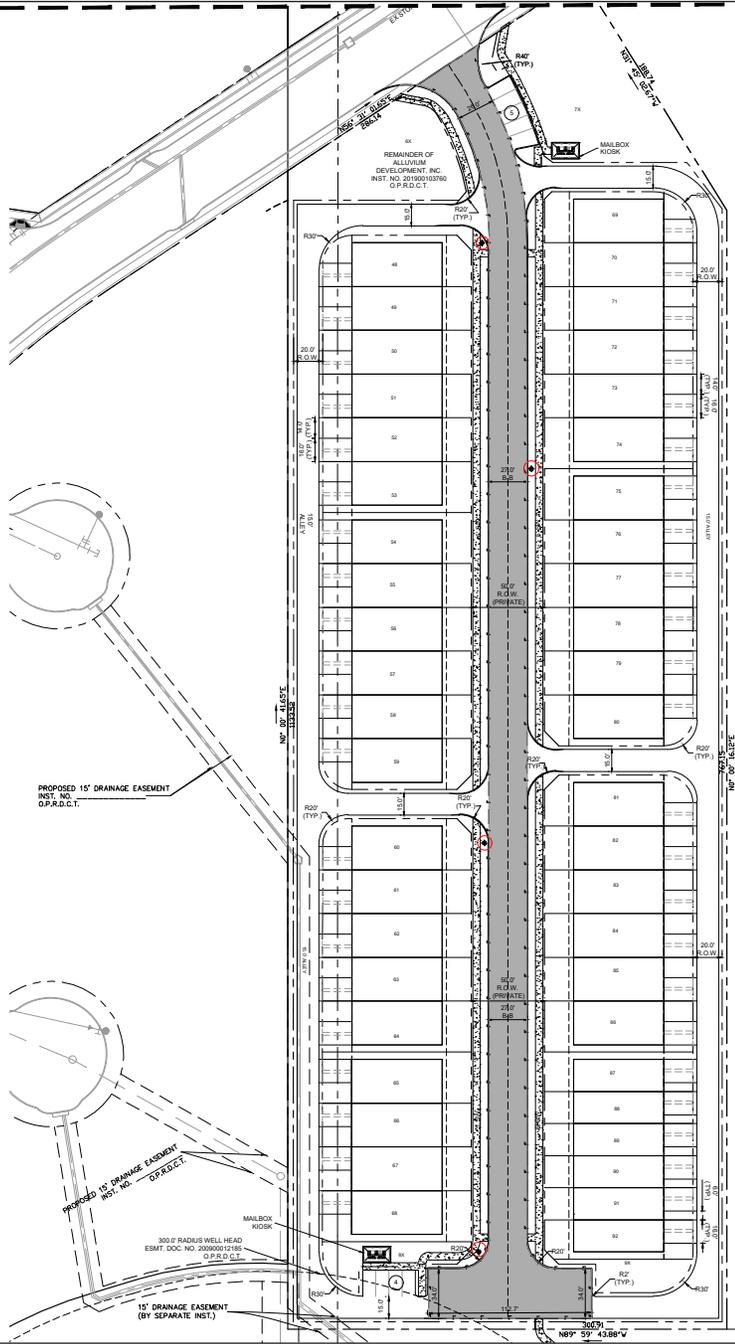


**LandDesign**

Item 7.

2805 NORTH DALLAS PARKWAY,  
 SUITE 400  
 PLANO, TEXAS 75075  
 PHONE: 469.573.6700

OWNER:  
 ALLUVIUM DEVELOPMENT, INC.  
 TERRANCE JOSE, PRESIDENT  
 2415 SOMERFIELD DRIVE  
 MCKINNEY, TEXAS 75065  
 PHONE: 817.995.9500



**DEVELOPMENT SUMMARY: LAKE RIDGE COMMONS TOWNHOMES**

LOCATION OF ZONING DISTRICTS	GRAND PRAIRIE, TEXAS	
EXISTING ZONING	PD-384A	
PROPOSED USE	RESIDENTIAL TOWNHOMES	
SITE AREA	13.9 ACRES = 598,560 SF	
NO. OF LOTS	52 RESIDENTIAL UNITS	
	NORTH	SOUTH
DENSITY (GROSS/NET)	47	45
DENSITY (GROSS/NET)	6.81 DU/AC	
BUILDING AREA	157,740 SF = 24.8% RESIDENTIAL (FIRST FLOOR BUILDING ENVELOPE ONLY)	
MAXIMUM BUILDING HEIGHT	HEIGHT ALLOWED: 35' HEIGHT PROHIBITED: 33'	
SETBACK REQUIREMENTS	17' FRONT YARD, 20' REAR YARD, 5' SIDE YARD	
ACRES WITHIN 100 YR FLOODPLAIN	0.00 AC	
TOTAL IMPERVIOUS	345,045 SF = 58.7% (BUILDINGS, STREETS, PARKING AREAS, SIDEWALKS, DRIVEWAYS)	
TOTAL LANDSCAPE	77,110 SF = 12%	
MASSONARY PERCENTAGE	90%	
	<b>PARKING DATA</b>	
	TOTAL REQUIRED	TOTAL PROVIDED
TOWNHOMES	184 (GARAGE)	184 (GARAGE) + 184 (TANDEN) = 368
(2 GARAGE SPACES/UNIT)		
TOTAL GUEST	NORTH	SOUTH
(1 STALL / 5 UNITS) / REQUIRED	10	9
	NORTH	SOUTH
	10	9
	<b>TYPICAL STALL SIZES</b>	
PERPENDICULAR	18' X9'	

**TOWNHOUSE LOT SIZE SUMMARY**

TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT AREA (SQ)	NO. OF LOTS
1	22	102	2,244	15
2	27	102	2,754	12
3	30	102	3,060	11
4	35	102	3,570	10

**TOWNHOUSE UNIT SIZE SUMMARY**

UNIT WIDTH	NO. OF UNITS	%
27'	27	29%
30'	65	71%

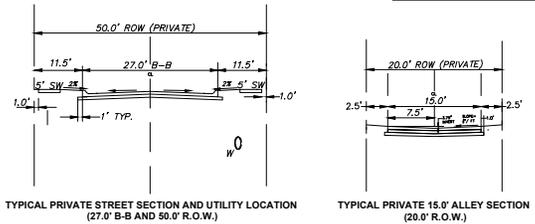
**OWNER** Alluvium Development Inc.  
 2415 Somerfield Drive  
 Midlothian, Texas 76065  
 817.995.9500

**DEVELOPER** CB Jeni Homes  
 2805 North Dallas Parkway, Suite 400  
 Plano, Texas 75093  
 469.573.6700

**ENGINEER** LandDesign, Inc.  
 5301 Alpha Road, Suite 24  
 Dallas, Texas 75240  
 214.785.6009

**APPENDIX W**

DESIGNATION	SF-TOWNHOUSE	SF-TOWNHOUSE PROVIDED	VARIANCE
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)	13.2	6.81	NO
MINIMUM LIVING AREA (SQ. FT.)	1,150 TO 1,299 - 30% 1,300-70%	1,300 - 100%	NO
MINIMUM LOT DIMENSIONS (FEET)	AREA: 1,680 TO 2,299 - 30% 2,300 - 70%	1,680 TO 2,299 - 74% 2,300 - 26%	YES (SEE TABLE)
	WIDTH: 21 TO 29 - 30% 30-70%	21 TO 29 - 29% 30 - 21%	NO
	DEPTH: 80 TO 99 - 30% 100 - 70%	100 - 100%	NO
FRONT	17	17	NO
REAR	10	20	NO
REAR ALLEY	10	20	NO
REAR	20	N/A	NO
ARTERIAL	20	N/A	NO
INTERIOR	5 (NOT ATTACHED) 0 (ATTACHED)	5 (NOT ATTACHED) 0 (ATTACHED)	NO
SIZE	15	N/A	NO
SIDE ON STREET	15	(5' ON ALLEY)	NO
GARAGE DOOR	20	20	NO
BETWEEN BUILDINGS	5	5	NO
MAXIMUM HEIGHT	35 (3 STOREYS)	35 (3 STOREYS)	NO
USE ARTICLE 30 FOR DEFINITIONS			
MAXIMUM LOT COVERAGE (%)	60	60	NO



**BENCHMARKS**

GPS MONUMENT 88 N 695036.42 E 2418715.88 E.L. 562.58	GPS MONUMENT 26 N 6601808.42 E 2418664.78 E.L. 562.58
---	--

NOT FOR CONSTRUCTION

DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY: LDI

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	12.01.2020
2	SITE PLAN RESUBMITTAL	12.18.2020
3	SITE PLAN RESUBMITTAL	01.05.2021

DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY: LDI

VERT: N/A  
 HORZ: 1"=40'

FIRE LOCATION  
 LOCATION PLAN

CASE NO. S210101

**C2-01**







**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	
	ACBA	28	Acer barbatum / Caddo / Caddo Southern Sugar Maple MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	NYSL	15	Nyssa sylvatica / Black Gum MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	RITL	13	Pistacia texana / Texas Pistache MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	QUMA	6	Quercus macrocarpa / Bur Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	OPAD	25	Quercus polymorpha / Montezuma / Montezuma Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	QUSH	32	Quercus shumardii / Shumard Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	QUTE	25	Quercus texana / Texas Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	TADI	5	Taxodium distichum / Bald Cypress MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	ULAL	13	Ulmus alata / Winged Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	ULOR	6	Ulmus crassifolia / Cedar Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	ULPA	24	Ulmus parvifolia / Alamo / Alamo Lacebark Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	12'-14' HT.	
	ORNDMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
	CCME	50	Cercis canadensis var. mexicana / Mexican Redbud MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	8'-10' HT.	
	LIVD	63	Ilex verticillata / Virginia Holly MATCHED SPECIMEN, MULTI-STEM TREE FORM	CONT.	3" CAL.	10'-12' HT.	
	LANA	34	Lagotis arvensis / Natchez / White Cape Myrtle Multi-Trunk MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	10'-12' HT.	
	VAGD	68	Viburnum aceroides / Choke Tree MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	12'-14' HT.	
	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
	ABOR	206	3-GALLON SHRUBS Abelia x grandiflora 'Edward Goucher' / Olney Abelia 'Edward Goucher'				
	BMWG		Buxus microcarpa 'Winter Gem' / Globe Winter Gem Boxwood				
	ICSH		Ilex cornuta 'Spotted Jewel' / Dwarf Spotted Holly				
	ICCA		Ilex cornuta 'Carolina' / Carolina Holly				
	LEFR		Leucophyllum frutescens 'Greenoak' / Deeporado Texas Sage				
		400	3-GALLON SHRUBS Abelia x Rose Creek / Rose Creek Abelia				
	BTCP		Berberis thunbergii 'Crimson Pinyon' / Crimson Pinyon Japanese Barberry				
	BDSD		Berberis verticillata 'Stokes Dwarf' / Stokes Dwarf Japanese Holly				
	NMHO		Nandina domestica 'Harbor Dwarf' / Dwarf Heavenly Bamboo				

**LANDSCAPE REQUIREMENT COMPLIANCE**  
**APPENDIX W: LANDSCAPE AND SCREENING**  
**CITY OF GRAND PRAIRIE, TEXAS**

**DEVELOPABLE AREA**

STANDARD	AREA (SF)	REQUIRED	PROVIDED
1 tree / 2,500 sf	300,017 sf	120 trees	120 trees (3" cal.)

**SOUTH PROPERTY (257,684.7 sf)**

STANDARD	AREA (SF)	REQUIRED	PROVIDED
1 tree / 2,500 sf	257,684.7	103 trees	103 trees (3" cal.)

**RESIDENTIAL LOTS**

**CANOPY TREES**

STANDARD	LOTS	REQUIRED	PROVIDED
2 trees / lot (less than 5000sf)	North Property - 47 lots	94 trees	94 trees (3" cal.)
	South Property - 45 lots	90 trees	90 trees (3" cal.)
	<b>TOTAL</b>	<b>184 trees</b>	<b>184 trees (3" cal.)</b>

**FRONT YARD SHRUBS**

STANDARD	LOTS	REQUIRED	PROVIDED
min. 30-gal / lot	North Property - 47 lots	30-gal / lot	30-gal / lot
	South Property - 45 lots	30-gal / lot	30-gal / lot
	<b>TOTAL</b>	<b>2,760 gallons for development</b>	<b>2,760 gallons for development</b>

**LANDSCAPE AREA**

All landscape areas on residential lots to be fully sodded.

**PLANTING NOTES:**

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO ADJUST PLANT LOCATIONS TO BE CONSISTENT WITH UTILITY LOCATIONS AND DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z601 - 2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER CITY OF GRAND PRAIRIE, TEXAS LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE SPECIFIED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDSCAPE PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDSCAPE/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AWAYS, ALLEYS AND FIRE LINES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT Sumps SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT Sumps NOT REQUIRED TO BE INSTALLED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E. SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND OWNER AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL. PROPERTIES AND ACIDITY RANGE OF PH 6.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
- SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
- AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF:
  - 23.1. 4"-6" FOR SOLO TURF AREAS
  - 23.2. 6"-12" FOR GROUND COVER AREAS
  - 23.3. 12"-18" FOR SHRUB AREAS
  - 23.4. 24"-30" FOR TREE PITS AND AREAS.
- AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND, JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUND COVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES. IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES. IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.
- TREE AND SHRUB LOCATIONS TO BE ADJUSTED TO COORDINATE WITH FINAL UNIT SIDEWALK AND DOOR LOCATIONS.

**IRRIGATION NOTES:**

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUND COVER AREAS TO BE IRRIGATED WITH EITHER 1/2" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- IRRIGATION SYSTEM IS DESIGN/BLD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

**OWNER:**  
ALLURIVM DEVELOPMENT, INC.  
TERENCE JOSE, PRESIDENT  
2415 SOMERFIELD DRIVE  
MCDONOUGH, TEXAS 76005  
PHONE: 817.969.9500

REVISED

**NOT FOR CONSTRUCTION**



PROJECT

LAKE RIDGE COMMONS  
TOWNHOMES

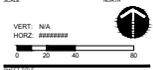
GRAND PRAIRIE, TEXAS

PROJECT NO: 8520999

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	BITE PLAN SUBMITTAL	12.01.2020
2	BITE PLAN RESUBMITTAL	12.18.2020
3	BITE PLAN RESUBMITTAL	01.05.2021

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI



**PLANTING SCHEDULE & CALCULATIONS**

**L1-03**







Project Case # S210101 Lake Ridge Townhomes  
 Owner: Alluvium Development  
 2415 Somerfield Drive  
 Midlothian, TX 76065  
 Developer/Architect: CB JENI Homes  
 2805 N. Dallas Pwy Ste 400  
 Plano, TX 75093

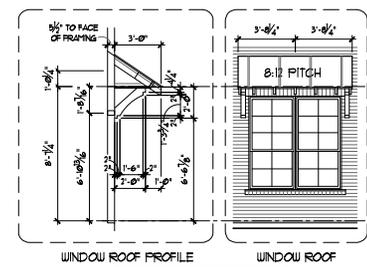
**EXTERIOR ELEVATION NOTES**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- PROVIDE ROOF AND SOFFIT VENTS AS REGULATED BY CODE.
- TYPICAL WINDOW HEIGHTS TO BE 8'-0". REFER UNIT PLANS.
- PROJECT AND SLOPE ALL BRICK GILLS, ROLLOCKS, AND SOLDERS.

Item 7.

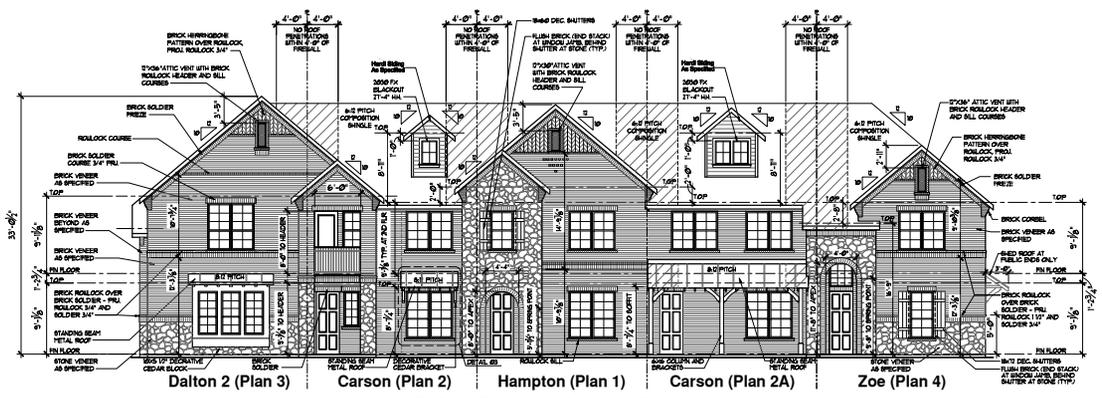
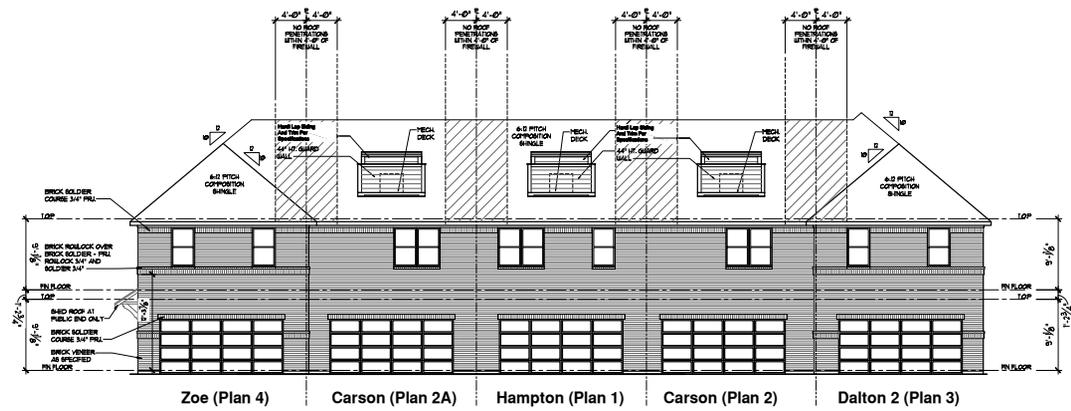
ISSUE DATE: 01/29/19

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NOTE: SEE DETAIL 04/AD101

03 WINDOW ROOF DETAIL



EXTERIOR FINISH MATERIALS			
SQUARE FOOTAGES			
ELEVATION	SIDING	BRICK	STONE
FRONT	141	1929	603
REAR	571	1538	0
LEFT PVT	0	1021	50
LEFT PUB	0	849	223
RIGHT PVT	0	960	34
RIGHT PUB	0	745	249
TOTALS			
BUILDING TYPE	FINISH MATERIALS SQUARE FOOTAGE		
LEFT PUB	712	5276	660
RIGHT PUB	712	5233	902
LEFT PVT	712	5061	1075
BOTH PUBLIC	712	5448	687
BOTH PRIVATE	712	5448	687
FINISH MATERIALS PERCENTAGES			
	SIDING	MASONRY	
LEFT PUB	10.40%	89.60%	
RIGHT PUB	10.40%	89.60%	
LEFT PVT	10.40%	89.60%	
RIGHT PVT	10.40%	89.60%	
BOTH PUBLIC	10.40%	89.60%	
BOTH PRIVATE	10.40%	89.60%	

Lake Ridge Townhomes  
CB JENI HOMES



BUILDING 3 EXTERIOR ELEVATIONS

**AB3.04**

Project Case # S210101 Lake Ridge Townhomes  
 Owner: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065  
 Developer/Architect: CB JENI Homes 2805 N. Dallas Pwy Ste 400 Plano, TX 75093

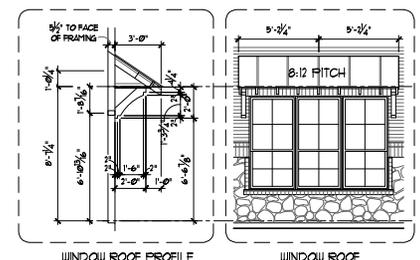
**EXTERIOR ELEVATION NOTES**

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- PROVIDE ROOF AND SOFFIT VENTS AS REGULATED BY CODE.
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- PROJECT AND SLOPE ALL BRICK GILLS, ROLLOCKS, AND SOLDERS.

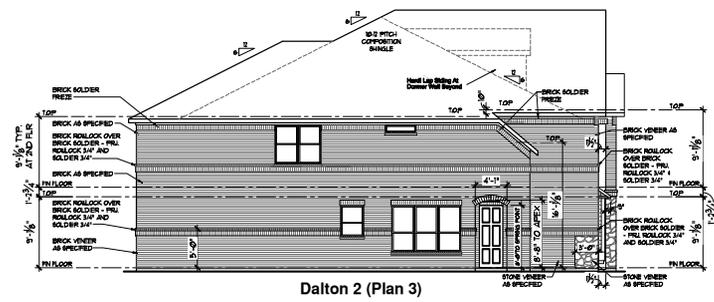
Item 7.

ISSUE DATE: 01/29/19

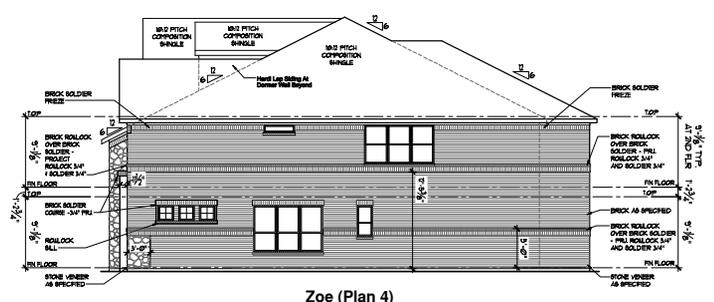
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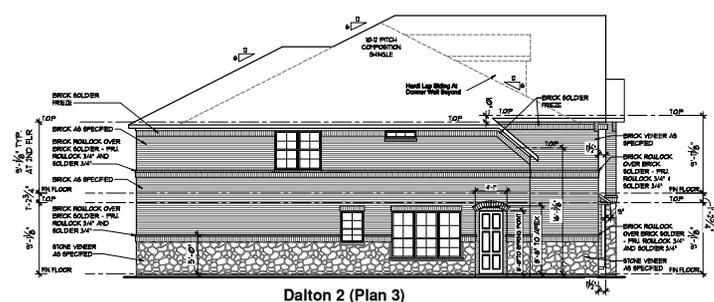
NOTE: SEE DETAIL 04/AD101  
**05 WINDOW ROOF DETAIL**  
FOR PUBLIC ENDS ONLY



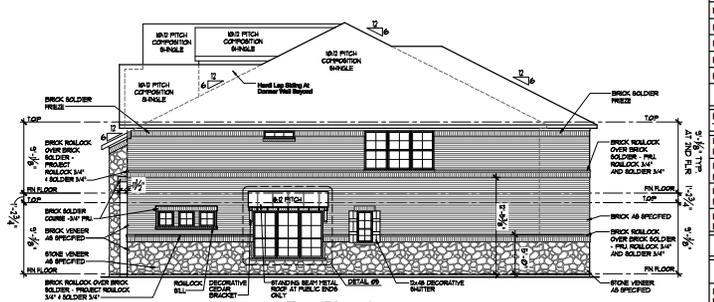
**04 Private End Left Elevation - Bldg 3 - 5 Plex**  
SCALE: 1/8" = 1'-0"



**03 Private End Right Elevation - Bldg 3 - 5 Plex**  
SCALE: 1/8" = 1'-0"



**02 Public End Left Elevation - Bldg 3 - 5 Plex**  
SCALE: 1/8" = 1'-0"



**01 Public End Right Elevation - Bldg 3 - 5 Plex**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS			
SQUARE FOOTAGES			
ELEVATION	SIDING	BRICK	STONE
FRONT	141	1929	603
REAR	571	1538	0
LEFT PVT	0	1021	50
LEFT PUB	0	849	223
RIGHT PVT	0	960	34
RIGHT PUB	0	745	249
TOTALS			
BUILDING TYPE	FINISH MATERIALS SQUARE FOOTAGE		
LEFT PUB	712	5276	860
RIGHT PUB	712	5233	902
BOTH PUBLIC	712	5061	1075
BOTH PRIVATE	712	5448	687
FINISH MATERIALS PERCENTAGES			
	SIDING	MASONRY	
LEFT PUB	10.40%	89.60%	
LEFT PVT	10.40%	89.60%	
BOTH PUBLIC	10.40%	89.60%	
BOTH PRIVATE	10.40%	89.60%	

**Lake Ridge Townhomes**  
**CB JENI HOMES**



BUILDING 3 EXTERIOR ELEVATIONS

**AB3.05**

Project Case # S210101 Lake Ridge Townhomes  
 Owner: Alluvium Development  
 2415 Somerfield Drive  
 Midlothian, TX 76065  
 Developer/Architect: CB JENI Homes  
 2805 N. Dallas Pwy Ste 400  
 Plano, TX 75093

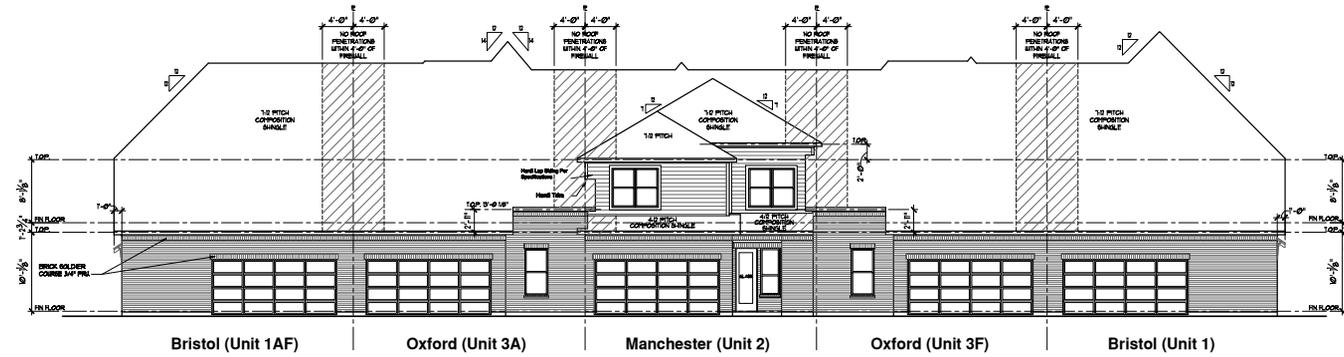
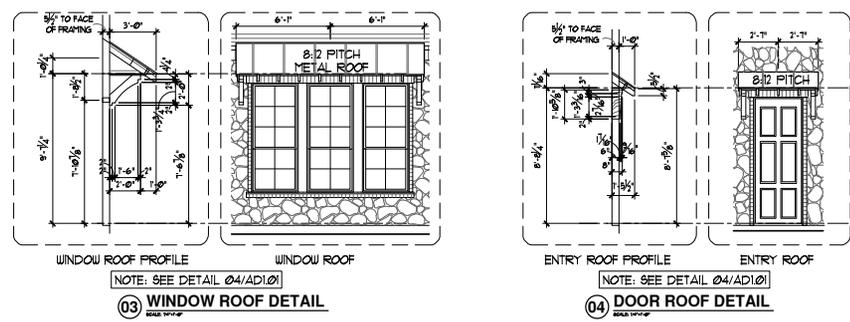
**EXTERIOR ELEVATION NOTES**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- PRODUCE ROOF AND GUTTY VENTS AS REGULATED BY CODE.
- TYPICAL UNOS HEIGHTS TO BE 8'-0". REFER UNIT PLANS.
- PROTECT AND SLOPE ALL BRICK GILLS, ROLLLOCKS, AND SOLDERS.

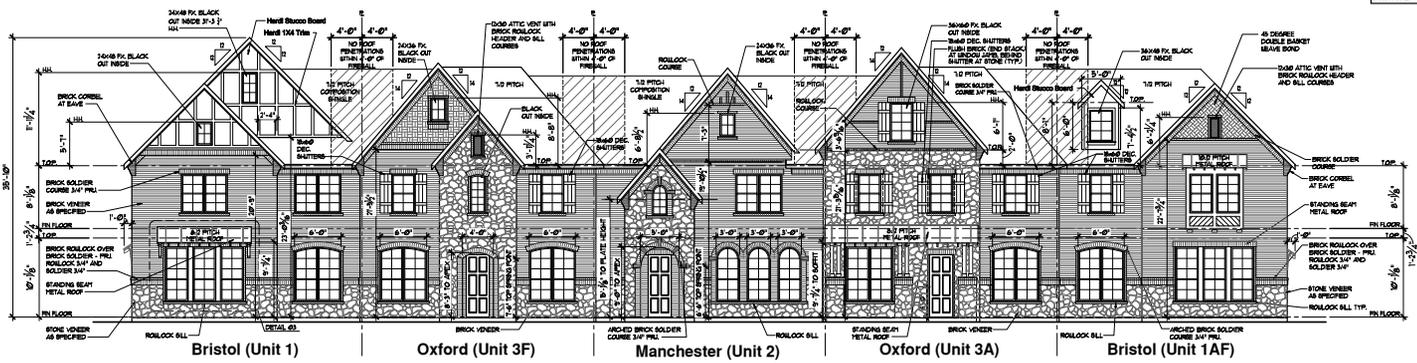
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ISSUE DATE: 01/29/19

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02/01/19	02/01/19
02/01/19	02/01/19
02/01/19	02/01/19



**02 Rear Elevation - Bldg 7 - 5 Plex**



**01 Front Elevation - Bldg 7 - 5 Plex**

EXTERIOR FINISH MATERIALS				
SQUARE FOOTAGES				
ELEVATION	SIDING	BRICK	STONE	STUCCO BD
FRONT	47	2082	1400	79
REAR	173	1222	0	0
LEFT PVT	0	873	13	0
LEFT PUB	0	679	207	0
RIGHT PVT	0	873	13	0
RIGHT PUB	0	679	207	0
<b>TOTALS</b>				
BUILDING TYPE	FINISH MATERIALS SQUARE FOOTAGE			
LEFT PUB	220	4856	1620	79
RIGHT PVT	220	4856	1620	79
LEFT PVT	220	4856	1620	79
RIGHT PUB	220	4856	1620	79
BOTH PUBLIC	220	4662	1814	79
BOTH PRIVATE	220	5050	1426	79
FINISH MATERIALS PERCENTAGES				
	SIDING	MASONRY	STUCCO BD	
LEFT PUB	3.25%	95.59%	1.17%	
RIGHT PVT	3.25%	95.59%	1.17%	
LEFT PVT	3.25%	95.59%	1.17%	
RIGHT PUB	3.25%	95.59%	1.17%	
BOTH PUBLIC	3.25%	95.59%	1.17%	
BOTH PRIVATE	3.25%	95.59%	1.17%	

**Lake Ridge Townhomes**  
**CB JENI HOMES**



BUILDING 1 EXTERIOR ELEVATIONS

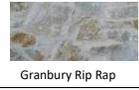
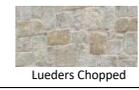
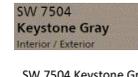
**AB7.04**



Owner:  
Alluvium Development  
2415 Somerfield Drive  
Midlothian, TX 76065

Developer/Architect  
CB JENI Homes  
2805 N. Dallas Pwy Ste 400  
Plano, TX 75093

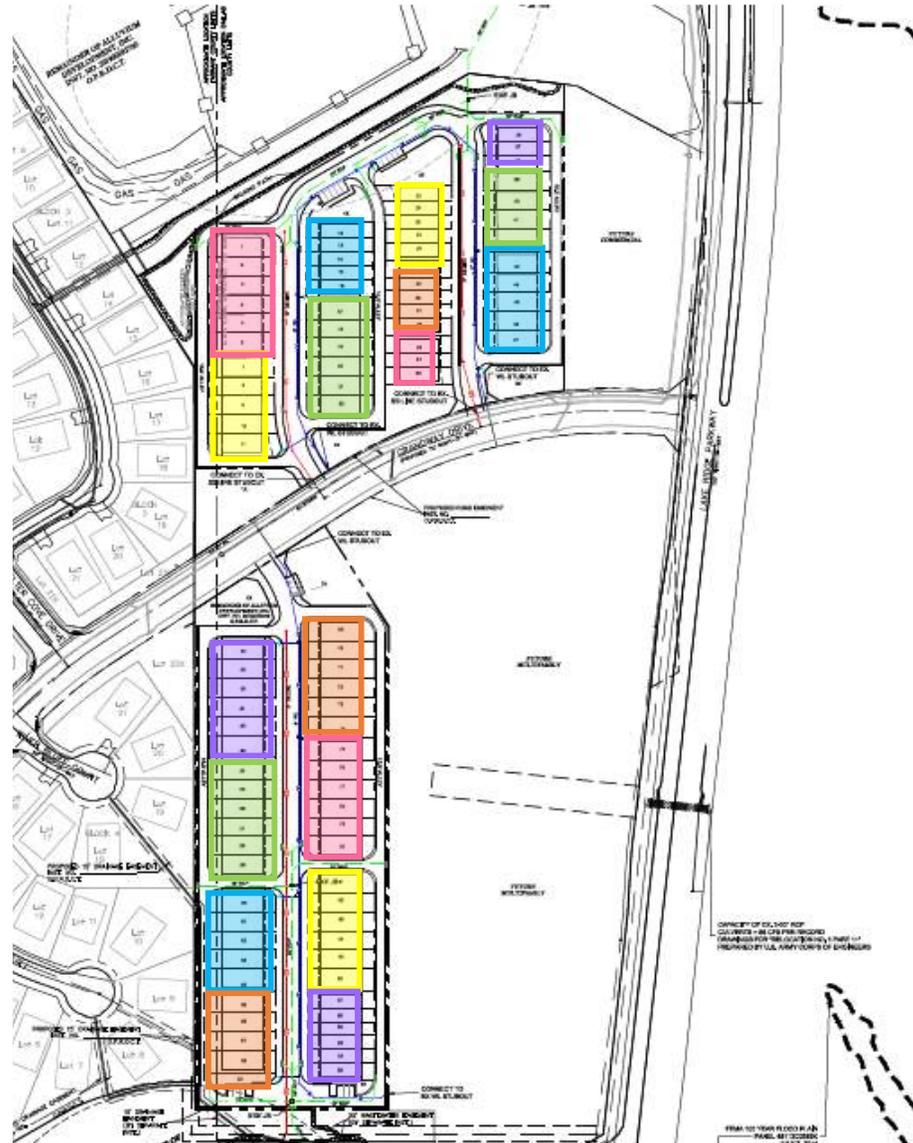
Item 7.

	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
<b>Brick (Triangle)</b>	 Knob Hill - Triangle	 Smokey Mountain - Magnum	 Cobblestone - Claymex	 Porter - Triangle	 Country Hill - Claymex	 Townsend - Triangle
<b>Stone (Alliance Materials)</b>	 Granbury Rip Rap	 Granbury Chopped	 Lueders Chopped	 Austin Chalk Chopped	 Lueders Chopped	 Milsap Chopped
<b>Siding / Stucco Board Paint Color (Sherwin Williams)</b>	 SW 7029 Agreeable Gray Interior / Exterior	 SW 7037 Balanced Beige Interior / Exterior	 SW 7045 Intellectual Gray Interior / Exterior	 SW 7036 Accessible Beige Interior / Exterior	 SW 7029 Agreeable Gray Interior / Exterior	 SW 7027 Well-Bred Brown Interior / Exterior
<b>Fascia, Trim, Batens, Columns Paint Color</b>	 SW 7029 Agreeable Gray Interior / Exterior	 SW 7743 Mountain Road Interior / Exterior	 SW 7069 Iron Ore Interior / Exterior	 SW 7036 Accessible Beige Interior / Exterior	 SW 7042 Shoji White Interior / Exterior	 SW 7514 Foothills Interior / Exterior
<b>Wood Solid Body Stain Color (Shutters, Vents, Corbels)</b>	 SW 7074 Software Interior / Exterior	 SW 7743 Mountain Road Interior / Exterior	 SW 7069 Iron Ore Interior / Exterior	 SW 7504 Keystone Gray Interior / Exterior	 SW 7042 Shoji White Interior / Exterior	 SW 7514 Foothills Interior / Exterior
<b>Mortar</b>	Buff	Buff	Buff	Buff	Buff	Buff
<b>Window Frame Color</b>	Clay	Clay	Clay	Clay	Clay	Clay
<b>Composition Shingles - Roof</b>	Rustic Black	Weathered Wood	Rustic Black	Natural Timber	Rustic Black	Rustic Black
<b>Metal Roof</b>	Charcoal	Medium Bronze	Charcoal	Dark Bronze	Matte Black	Medium Bronze
<b>Front Stain Color (Sherwin Williams)</b>	SW 7074 Software (Paint)	Minwax Gel Stain: Coffee	Minwax Gel Stain: Black	Minwax Gel Stain: Black	Minwax Gel Stain: Black	Minwax Gel Stain: Coffee
<b>Garage Door Paint Color (Sherwin Williams)</b>	 SW 7074 Software Interior / Exterior	 SW 7743 Mountain Road Interior / Exterior	 SW 7069 Iron Ore Interior / Exterior	 SW 7504 Keystone Gray Interior / Exterior	 SW 7029 Agreeable Gray Interior / Exterior	 SW 7514 Foothills Interior / Exterior

Owner:  
Alluvium Development  
2415 Somerfield Drive  
Midlothian, TX 76065

Developer/Architect  
CB JENI Homes  
2805 N. Dallas Pwy Ste 400  
Plano, TX 75093

Item 7.





## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** SU150803C - Specific Use Permit Renewal - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

**RECOMMENDED ACTION:** Revoke Specific Use Permit

### SUMMARY:

Renewal/Revocation of a Specific Use Permit (SUP-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St.

### PURPOSE OF REQUEST:

The purpose of this request is to review the Commercial Truck Parking Lot located at 3223 E Main Street for compliance with Specific Use Permit conditions and all applicable ordinances, codes, and regulations. Specific Use Permits may be revoked for failing to comply with conditions of approval set by City Council.

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 a potentially negative impact upon surrounding properties; and to provide for a procedure where by such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

The City Council may, in the interest of the public welfare and to assure compliance with this ordinance, establish conditions of operation, location, arrangement and construction of any authorized special use. In approving any specific use, the City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties, and citizenry as a whole as it may be affected by this use.

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.

### **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; Light Industrial	Auto Related Businesses, Commercial
South	Light Industrial	Auto Related Businesses
West	Light Industrial	Light Industrial, Outside Storage
East	Light Industrial	Auto Related Business, Undeveloped

### **HISTORY:**

#### *Case/Review History*

- August 18, 2015: City Council approved a Specific Use Permit for Commercial Truck Parking at 3223 E Main St and established operational and development conditions.
- December 13, 2016: City Council approved a renewal of the Specific Use Permit.
- July 17, 2018: City Council approved a renewal of the Specific Use Permit.
- August 26, 2020: Staff sent a letter to the applicant noting that the property was not in compliance with the approved SUP and gave notice that the applicant had 90 days to bring the property into compliance.
- December 15, 2020: Staff sent a letter to the applicant noting that the property was not in compliance after 90 days and that the case would be reviewed by the Planning and Zoning Commission on January 11, 2021 and by City Council on February 2, 2021.
- January 7, 2021: Staff hand-delivered a letter to the applicant summarizing the previous letters and noting that the case would be reviewed by the Planning and Zoning Commission on January 11, 2021 and by City Council on February 2, 2021.

#### *Citation History*

- The property has a history of citations beginning on December 15, 2017. The history of citations is outlined in Exhibit C – Compliance Overview.
- December 1, 2020: The City issued citations for inoperable vehicle storage, failure to mark the parking lot as required by the SUP, vehicles parking on non-approved surface, and failure to install lighting as required by the SUP. Additional information about the violations and property conditions and pictures taken during the inspection are included in Exhibit C – Compliance Overview.

### **EXISTING USE CHARACTERISTICS AND FUNCTION:**

The subject property is being used as a Commercial Truck Parking Lot. The western portion of the lot is asphalt and the eastern portion of the lot is gravel. The Site Plan approved with the SUP in 2015 depicts 25 truck parking spaces on the asphalt. One of the conditions of the SUP is that the applicant install a chain link fence to prevent parking on the gravel.

Inspections of the site show that the applicant has not installed the chain link fence, that the parking lot spaces are not marked as required, and that vehicles are parked on unimproved surfaces.

The approved operational plan states that the site would be used only for semi-trucks and trailers. Inspections show that the site is being used to store inoperable vehicles.

The SUP requires that the site meet the standards in the Auto Related Business Regulations and employ best management practices in storm water pollution prevention. The City has issued citations for failure to clean up spills, improper storage of vehicle parts, and outside storage of tires without rims. These activities can potentially cause the discharge of pollutants to the storm drainage system.

**RECOMMENDATION:**

Given the established history of compliance issues, the number of citations issued, and the failure of the applicant to make the improvements to the property required by the original Specific Use Permit approved in 2015, staff recommends that the Specific Use Permit be revoked.



CASE LOCATION MAP  
Case Number SU150803C  
3223 E Main St

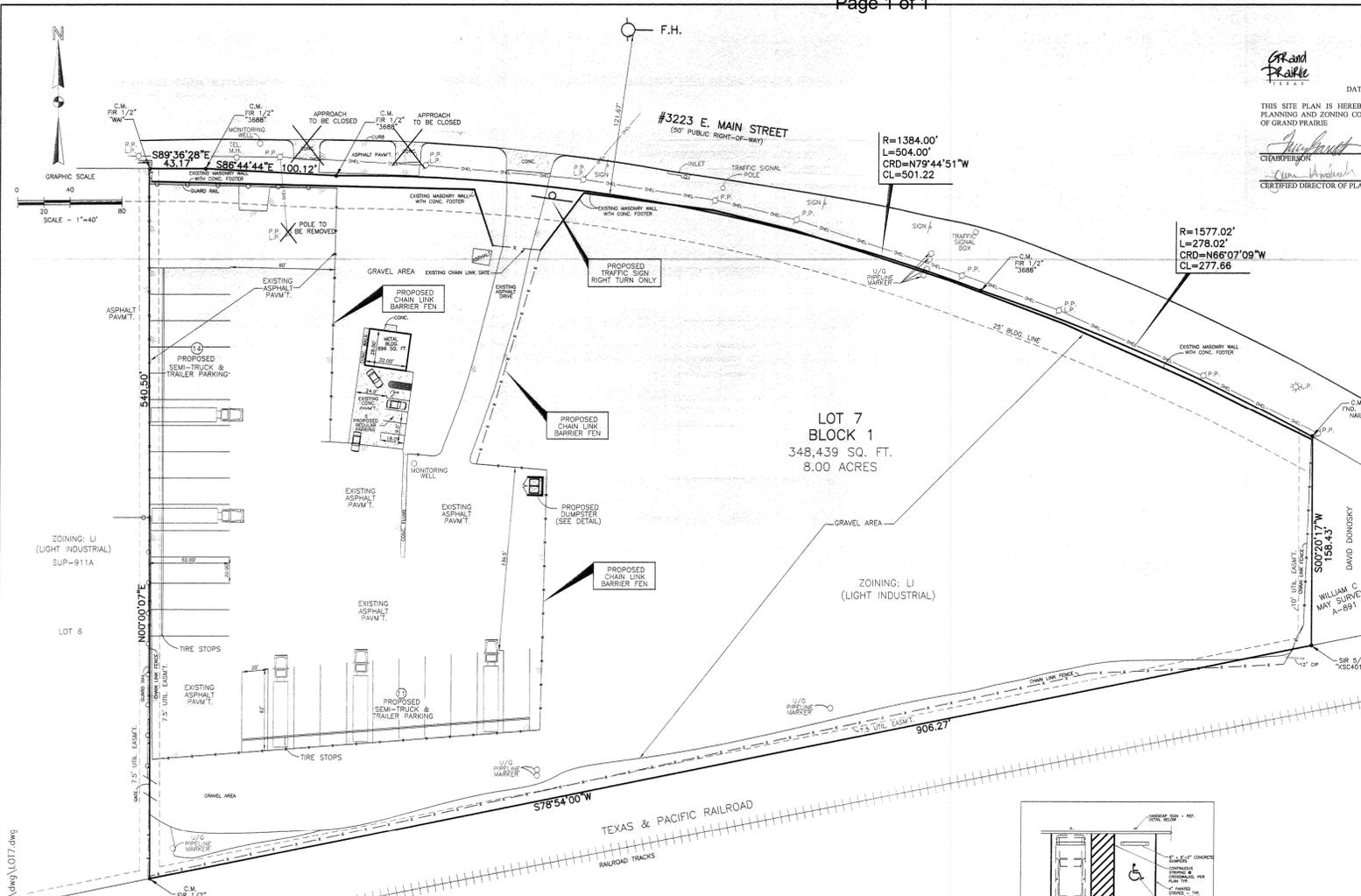


City of Grand Prairie  
Development Services

(972) 237-8255  
www.gptx.org

Exhibit B - Approved Site Plan  
Page 1 of 1

Item 8.



Grand Prairie  
DATE 8/3/2015  
THIS SITE PLAN IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE  
CLEARPERSON  
CERTIFIED DIRECTOR OF PLANNING OR DESIGNER

**LEGAL DESCRIPTION**  
Being Lot 7, Block 1, Allbritton Associates Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 93241, Page 5992, Map Records, Dallas County, Texas.

**NOTES:**  
1. The basis of bearing is the plat recorded in Volume 93241, Page 5992, Plat Records, Dallas County, Texas.  
2. C.M. ~ Denotes Controlling Monuments  
3. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 48113C0455, Suffix L, Map Effective Date: 7-7-14, Zone "X", and it appears that no part of the subject property lies in any special flood hazard area.

I, M.S. (STEVE) KEETON, a Registered Professional Land Surveyor, hereby certify that the foregoing drawing under my personal supervision.

*Steve Keeton*

M.S. (Steve) Keeton  
Registered Professional Land Surveyor  
Registration No. 4019



**NOTES:**  
1. No new development is being proposed, only proposing to park semi-trucks and trailers on existing parking area.  
2. No new drives are proposed along East Main Street.  
3. No new fences are proposed, there is already an existing masonry wall along East Main Street.

**WARNING**  
CALL 811 BEFORE ANY CONSTRUCTION TO LOCATE UNDERGROUND UTILITIES

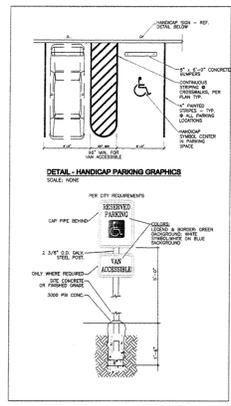
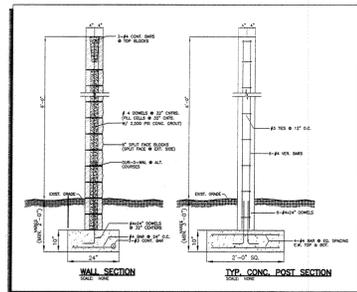
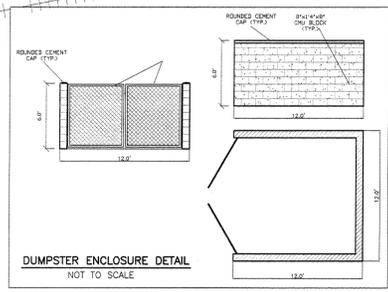
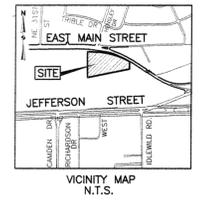
**NOTES:**  
ALL GATES TO HAVE KNOX PADLOCKS  
AN EMERGENCY ACCESS BOX (KNOX) SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING

**PROPOSED LAND USE:**  
USED FOR SEMI-TRUCK AND TRAILER PARKING SPACES TO BE AVAILABLE TO PARKING RENTERS 24 HOURS A DAY 7 DAY A WEEK BY PRIVATE GATE PASS TO PARK SEMI-TRUCK OR PICK UP SEMI-TRUCK

PROPOSED PARKING TABLE		
HANDICAP SPACES	TOTAL REGULAR SPACES	TOTAL SEMI-TRUCK & TRAILER SPACES
1 SPACES	6 SPACES	25 SPACES

#3223 E. MAIN STREET  
SITE PLAN - SPECIFIC USE PERMIT  
FOR SEMI-TRUCK AND TRAILER PARKING  
LOT 7, BLOCK 1  
ALLBRITTON ASSOCIATES ADDITION  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS  
CASE NO. SU150803  
DATE: JUNE 10, 2015  
REV: JULY 23, 2015

K:\1-2015-PROJECTS\ALLBRITTON ASSOCIATES ADDITION\dwg\LOT7.dwg



**OWNERS:**  
GERARDO RODRIGUEZ  
1510 E. MAIN STREET  
GRAND PRAIRIE, TEXAS 75050  
PH# (469)-222-7883

**PREPARED BY:**  
KEETON SURVEYING COMPANY  
H.B. KEETON M.S. "STEVE" KEETON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
2037 DALWORTH STREET P.O. BOX 530204  
GRAND PRAIRIE, TEXAS 75051-0204  
EMAIL:ksc4019@abcglobe.net  
PHONE: (972) 641-0843 FAX: (972) 647-0154

**3 BEARS  
SPECIAL USE  
PERMIT  
RENEWAL  
3223 E MAIN STREET**

2020/12/01  
09:07

DECEMBER 28, 2020



## BACKGROUND:

- On **August 18, 2015**, Special Use Permit (SUP) was approved by the City Council for 3 Bears Truck Parking facility located at 3223 E Main Street with conditions.
- On **December 13, 2016**, the SUP was renewed.
- On **July 17, 2018**, the SUP was renewed.

## COMPLIANCE HISTORY

- **12/01/2020** : CIT issued for the following violations:
  1. The parking lot has not been marked as required in the conditions of the SUP Inoperable vehicle storage
  2. There were vehicles observed parking on non-approved surface and are a violation of the conditions of the SUP.
  3. The Parking lanes have not been marked (20X80) spaces and vehicles were parked on non approved surface gravel and is non-compliant with the conditions of the SUP.
  4. Lighting as a required condition of the SUP has not been installed.
- **07/30/2020**: CIT issued for parking on non-paved surface, failure to comply with conditions of the SUP (no hydrant/fence installed and inoperable vehicle storage) and a large pile of salvage vehicle parts stored improperly.
- **07/30/2020**: CIT issued for failure to clean up the spills and outside storage of tires without rims.
- **03/19/2020**: CIT issued for non-approved use of the SUP ( holding inoperable vehicle) and improper storage of vehicle parts
- **09/23/2019**: CIT issued for improper deposit of oils or greases to the ground and outside storage of tires without rims
- **09/04/2019**: CIT issued for operating without certificate of occupancy and failure to comply with the conditions of the Specific Use Permit and prohibitions.

## COMPLIANCE HISTORY

- **06/18/2018:** NOV issued for failure to clean spills immediately and no dumpster on property.
- **06/05/2018:** CIT issued for failure to clean spills immediately and for outside storage of tires without rims.
- **04/02/2018:** NOV issued for outside storage of tires without rims, failure to clean up spills immediately, and no dumpster on site.
- **02/16/2018:** CIT issued for operating without a certificate of occupancy and failure to comply with the specific operating conditions of the Specific Use Permit and for adding structures without valid permit.
- **01/25/2018:** CIT issued for failure to characterize and dispose of waste properly, failure to cleanup spills immediately, and outside storage of materials used in automotive repair.
- **01/25/2018 :** CIT issued for no certificate of occupancy and failure to comply with the specific operating conditions of the Specific Use Permit.
- **12/15/2017:** NOV issued for no certificate of occupancy and failing to operate within the specific operating conditions of the Specific Use Permit.

# SUP REQUIREMENT VS. CURRENT CONDITION

## SUP Expectation:

A chain link fence shall be installed to prevent drivers from maneuvering their vehicles on the gravel.

## Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Expectation:

All vehicles shall be parked on city approved surfaces, and completely within clearly marked parking spaces. as shown on the approved site plan.

### Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Expectation:

Truck parking spaces shall measure 20ft by 62ft and standard passenger vehicle parking spaces shall measure 9ft by 18ft;

### Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

**SUP Expectation:** Adequate lighting shall be required. Lighting plans shall be approved by the chief planner.

**Condition observed during inspection:**

- Lighting plan has not been submitted and there is no adequate lighting onsite.



## SUP REQUIREMENT VS. CURRENT CONDITION

**SUP Expectation:** Must install a fire hydrant for access to this site, as approved by the fire Marshall.

**Condition observed during inspection:**

- Fire hydrant has not been installed.



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Expectation:

Paving replacement, as determined by the building official or chief planner, shall conform to the current standards of the unified development code.

### Condition observed during inspection:

- Vehicles parked on gravel and grassy area.



# SUP REQUIREMENT VS. CURRENT CONDITION

## SUP Condition Expectation:

All paved surfaces shall be kept free and clear of gravel, dirt and debris.

## Condition observed during inspection:



## SUP REQUIREMENT VS. CURRENT CONDITION

### SUP Condition Expectation:

- This site shall be required to meet the property maintenance standards of the automotive related business regulations.
- There shall be no inoperable vehicles parked onsite; must practice all best management practices listed in its storm water pollution prevention plan.

### Condition observed during inspection:

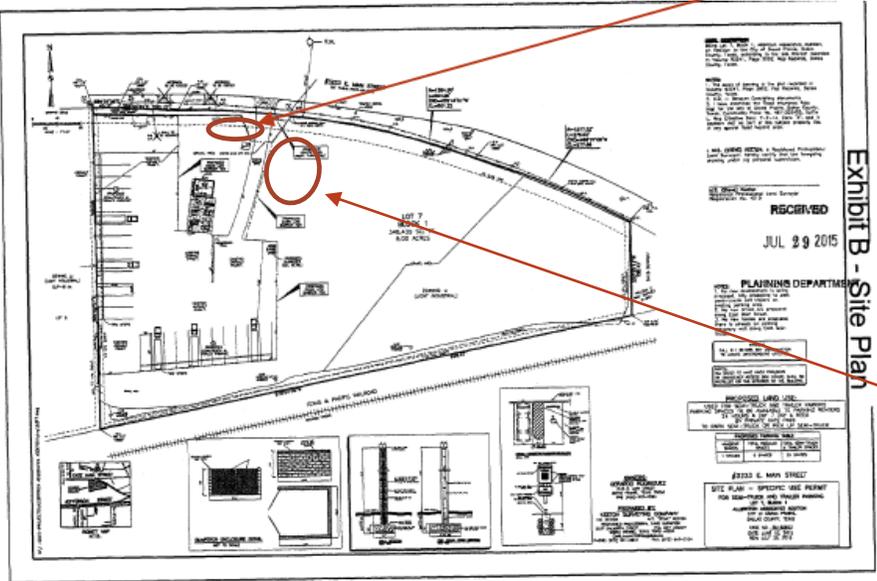


# SUP REQUIREMENT VS. CURRENT CONDITION

## SUP Condition Expectation:

- Future changes to the parking or expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department

## Condition observed during inspection:



## CONCLUSION:

- Environmental Quality does not recommend renewing the Special Use Permit for this business while an Automotive Related Business permit is issued. It has not met the conditions of SUP and the City's ordinance in the last four years.



# CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

**RECOMMENDED ACTION:** Staff is unable to recommend approval of this request.

**SUMMARY:**

Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd.

**PURPOSE OF REQUEST:**

The purpose of the request is to rezone the property from Agriculture to a Planned Development District for Multi-Family Use.

**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	Agriculture, PD-352	Single Family Residential, Undeveloped, Multi-Family Residential, Park
South	Agriculture	Park
West	Agriculture	Single Family Residential, Undeveloped
East	Agriculture	Park

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The applicant is proposing multi-family use. The Concept Plan depicts 676 units in two buildings. The site is accessible from two points on Day Miar Rd. An active gas well is located at the center of the 26.3-acre property and will remain in production. The access point and drive for the gas well will be separate from the multi-family development so that traffic generated by the two uses will not mix.

Day Miar Rd is an unimproved, one-lane road and is classified as a local street. Day Miar Rd dead-ends southeast of the subject property and is the only roadway connection to the property. The applicant will be required to improve and widen the segment of the street along the subject property.

As part of this request, the applicant conducted a Traffic Impact Analysis (TIA) to identify traffic generation characteristics and potential impacts on the local street system. The TIA states that the proposed development can be successfully incorporated into the surrounding roadway network without substantial negative impacts to any adjacent intersection or roadway.

The Concept Plan includes a clubhouse, landscaped courtyard, and pool for each building. Other amenities include a dog park, pickle ball courts, a gazebo, and basketball court.

## **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

### *Future Land Use Map*

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Mixed Use. Mixed Use areas are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently.

Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. A well thought-out, master planned approach is needed to make certain these development types are coordinated with surrounding developments.

The proposal is inconsistent with the FLUM's designation of Mixed Use. Approval of this request will require an amendment to the FLUM.

### *City Council Development Policy*

City Council's adopted a policy states that multi-family projects should be built on properties already zoned for multi-family development. The subject property is not currently zoned for multi-family development. The proposal is not consistent with City Council's adopted policy.

## **ZONING REQUIREMENTS:**

The applicant is proposing a base zoning district of Multi-Family Three (MF-3) with a number of variances. The table below compares MF-3 standards in Appendix W with what is being proposed.

**Table 2. Zoning Comparison**

Standard	Appendix W	Proposed	Meets
Designation	MF-3	PD for MF-3	-
Maximum Density	26 DUA	26 DUA	Yes
Minimum Living Area (sq. ft.)	600	600	Yes
Maximum One-Bed Units (%)	60	68	No
Front Setback (ft.)	30	30	Yes
Rear Setback (ft.)	70	45	No
Interior Side Setback (ft.)	70	30	No
Setback for Garages/Carports	3	0	No
Garage Parking Spaces (%)	30	15	No
Carport Parking Spaces (%)	20	10	No
Carport Supports	Encased in Masonry	No Masonry	No

### VARIANCES:

The applicant is requesting the following variances:

1. Maximum Percentage of One-Bedroom Units – Appendix W allows one-bedroom units to account for up to 60% of the total units. The applicant is proposing that one-bedroom units account for 68% of the total units.
2. Rear Setback – Appendix W requires that the rear setback be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a rear setback of 70 ft. The applicant is proposing a rear setback of 45 ft.
3. Side Setbacks – Appendix W requires that interior side setbacks be at least 45 ft. plus 1 ft. for every ft. of building height over 35 ft. For a building that is 60 ft. in height, the UDC requires a side setback of 70 ft. The applicant is proposing side setbacks of 30 ft.
4. Setback for Garages/Carports – The UDC requires a 3 ft. setback for accessory structures. The applicant is proposing a setback of zero ft. for the garages and carports.
5. Garage Parking Spaces – Appendix W requires that garage parking spaces account for 30% of the total required parking spaces. The applicant is proposing that garages account for 15% of the total required parking spaces.
6. Carport Parking Spaces – Appendix W requires that carport parking spaces account for 20% of the total required parking spaces. The applicant is proposing that garages account for 10% of the total required parking spaces.
7. Carport Supports – Appendix W requires that carport supports be encased in masonry. The applicant is proposing carport supports without the masonry encasement.

### RECOMMENDATION:

Staff is unable to recommend approval of the request because it conflicts with the FLUM and includes a significant number of variances.

## Metes and Bounds Description

BEING a 26.46 acre tract of land in the JC Armstrong Survey, Abstract 43, Tarrant County, Texas, being all of a called 13.03 acre tract of land and a called 13.31 acre tract of land recorded in Tarrant County Clerk's File No. D217224070 and being all of a of a called 22.5 ace tract and a called 3.8 acre tract of land as recorded in Volume 2547 Page 547 of the Deed Records of Tarrant County Texas, said 26.46 acre tract being more particularly described as follows;

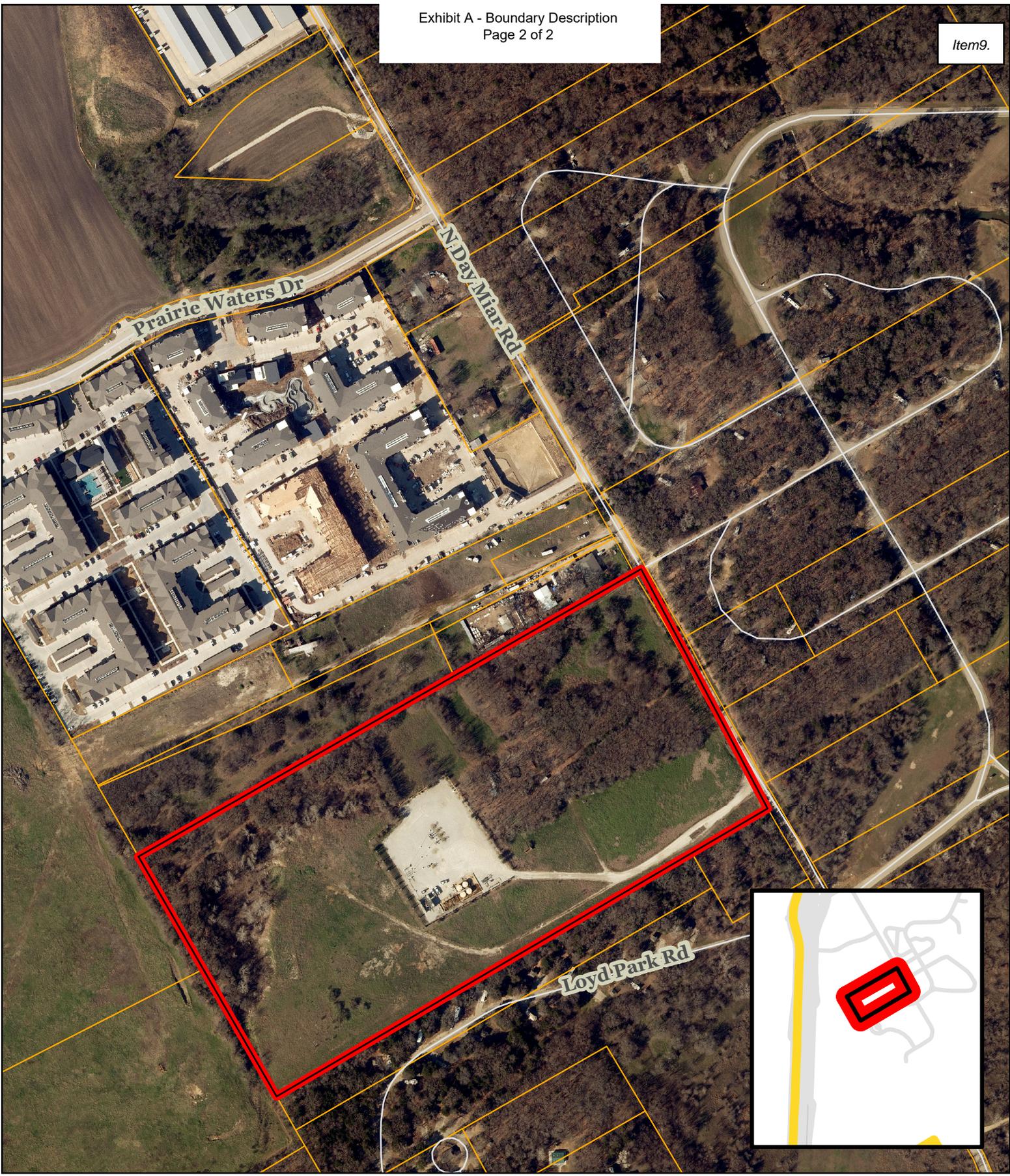
**BEGINNING** at United States Forest Service Monument (USFS) in the westerly Right of Way of North Day Miar Road (ROW varies) in the northerly line of USFS's Joe Pool Park as recorded in Volume 689 Page 1445 of the Deed Records of Tarrant County, Texas also being the southeasterly corner of the said 3.8 acre tract and being the southeasterly corner of the herein described tract; with all bearing referenced to NAD 83 Texas North Central Zone

THENCE S 59 deg. 31' 14" W along the northerly line of Joe Pool Park, a distance of 1538.10 feet to USFS Monument in the easterly line of a called 36.619 acre tract of land also being the northwesterly corner of a USFS tract of land as recorded in Volume 6923 Page 116 of the Deed Records of Tarrant County, and being the southwest corner of the herein described tract;

THENCE N 30 deg. 35' 05" W along the easterly line of the said 36.619 acre tract, a distance of 745.52 feet to a Fence Corner found for the southwesterly corner of a called 7.371 acre tract of land as recorded in Tarrant County Clerk's File No. 216105046 and being the northwesterly corner herein described tract;

THENCE N 59 deg. 32' 58" E, along the southerly line of the said 7.371 acre tract, a distance of 1555.23' to a 1" iron rod found in the westerly line of North Day Miar Road, also being the southeasterly corner of a called 1.584 acre tract of land as recorded in Tarrant County Clerk's File No. 215164485 and being the northeasterly corner of the herein described tract;

THENCE S 29 deg. 16' 03" E, along the westerly line North Day Miar Road, a distance of 744.90 feet to the **POINT OF BEGINNING**, and containing 26.46 acres of land, more or less

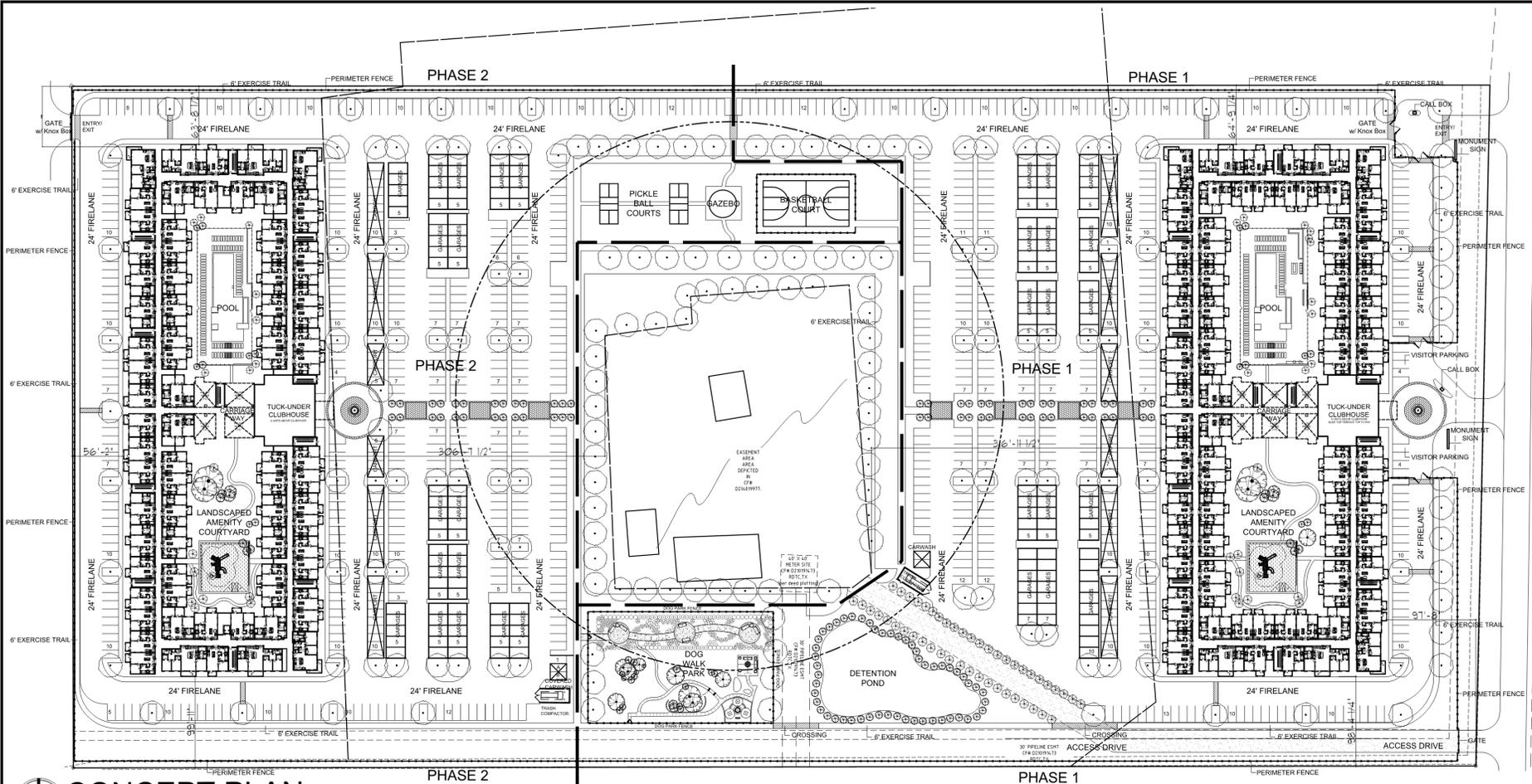


**CASE LOCATION MAP**  
**Z201202/CP201201 - Zoning Change/Concept Plan**  
**The Lofts at Grand Prairie**



**City of Grand Prairie**  
**Development Services**

☎ (972) 237-8255  
🌐 [www.gptx.org](http://www.gptx.org)



**CONCEPT PLAN**

\*The subject property is not located within the 1% annual chance (100-year floodplain) Per FEMA FIRM map # 48439C0480K in Tarrant County, dated 9/25/2009

<b>Green Space Calculation</b>
TOTAL GREEN SPACE
APPROX. 209,052 SQ. FT.

<b>SITE DATA SUMMARY:</b>
SITE ACREAGE: 26.46 ACRES 25.5 Units PER ACRE
EXISTING ZONING: Agricultural
PROPOSED ZONING: PD
TOTAL # OF UNITS: 676
TOTAL # OF (1) BEDROOMS: 452
TOTAL # OF (2) BEDROOMS: 224
LIST OF UNIT S.F.:
1 BEDROOM - MIN. 600 S.F.
2 BEDROOM - MIN. 825 S.F.
BUILDING HEIGHT: 60' Max.

<b>GOVERNING CODES</b>
BUILDING STANDARDS APPENDIX W
GREEN SPACE REQUIREMENTS ARTICLE 17
PARKING REQUIREMENTS ARTICLE 10
ENTRANCES/CURB CUTS ARTICLE 23
WELLHEAD SETBACK ARTICLE XIX SEC. 13-506 (C)

<b>PROJECT DATA:</b>
<b>PHASE 2 - 324 UNITS</b> TOTAL "A" UNITS 220 TOTAL "B" UNITS 104
483 SPACES REQ. Carpports (10%) - Approx. 50 carpports provided
Garages (Approx. 15%) - Approx. 80 garages provided
TOTAL REQUIRED PARKING: TOTAL PARKING PROVIDED:

<b>PHASE 1 - 352 UNITS</b> TOTAL "A" UNITS 232 TOTAL "B" UNITS 120
530 SPACES REQ. Carpports (10%) - Approx. 54 carpports provided
Garages (Approx. 15%) - Approx. 84 garages provided
1013 SPACES 1088 Spaces (8 Visitor Spaces)

<b>Survey Description</b>
BEING a 26.46 acre tract of land in the JC Armstrong Survey, Abstract 43, Tarrant County, Texas, being all of a called 13.03 acre tract of land and a called 13.31 acre tract of land recorded in Tarrant County Clerk's File No. D21724970 and being all of a called 22.3 acre tract and a called 3.8 acre tract of land as recorded in Volume 2547 Page 547 of the Deed Records of Tarrant County, Texas, said 26.46 acre tract being more particularly described as follows:
BEGINNING at United States Forest Service Monument in the westerly Right of Way of North Day Mar Road (ROW varies) in the northerly line of USFS's Joe Pool Park as recorded in Volume 689 Page 1445 of the Deed Records of Tarrant County, Texas, also being the southeasterly corner of the said 3.8 acre tract and being the southeasterly corner of the herein described tract, with all bearing referenced to NAD 83 Texas North Central Zone
THENCE S 59 deg. 31' 14" W along the northerly line of Joe Pool Park, a distance of 1538.10 feet to USFS Monument in the easterly line of a called 36.619 acre tract of land also being the northwesterly corner of a USFS tract of land as recorded in Volume 6923 Page 116 of the Deed Records of Tarrant County, and being the southwest corner of the herein described tract.
THENCE N 30 deg. 35' 05" W along the easterly line of the said 36.619 acre tract, a distance of 745.52 feet to a Fence Corner found at the southeasterly corner of a called 7.711 acre tract of land as recorded in Tarrant County Clerk's File No. 21610046 and being the northwesterly corner herein described tract.
THENCE N 59 deg. 32' 58" E, along the southerly line of the said 7.711 acre tract, a distance of 1555.23' to a 1" iron rod found in the westerly line of North Day Mar Road, also being the southeasterly corner of a called 1.584 acre tract of land as recorded in Tarrant County Clerk's File No. 215164485 and being the northwesterly corner of the herein described tract.
THENCE S 59 deg. 16' 03" E, along the westerly line North Day Mar Road, a distance of 744.90 feet to the POINT OF BEGINNING, and containing 26.46 acres of land, more or less
<b>Case Number: Z201202/CP201201</b>

**WB GRAND PRAIRIE MULTI-FAMILY**  
Grand Prairie, Texas

**ARRIVE!**  
ARCHITECTURE  
PLANNING  
PROJECT MANAGEMENT

2544 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAC.com  
PH 817-341-0244 - FX 817-341-0294

DATE: 10/14/20	SCALE: 1"=30'
DRAWN BY: AAG	CHECKED BY: JMT
DESIGNED BY: JMT	REV. DATE: 10/14/20
ISSUED FOR: CONCEPT	SHEET NO.:
DATE: 10/14/20	AS NOTED:





01 CONCEPTUAL ELEVATIONS  
SCALE: 3/32"=1'-0"

Item 9.

WB GRAND PRAIRIE MULTI-FAMILY  
Grand Prairie, Texas

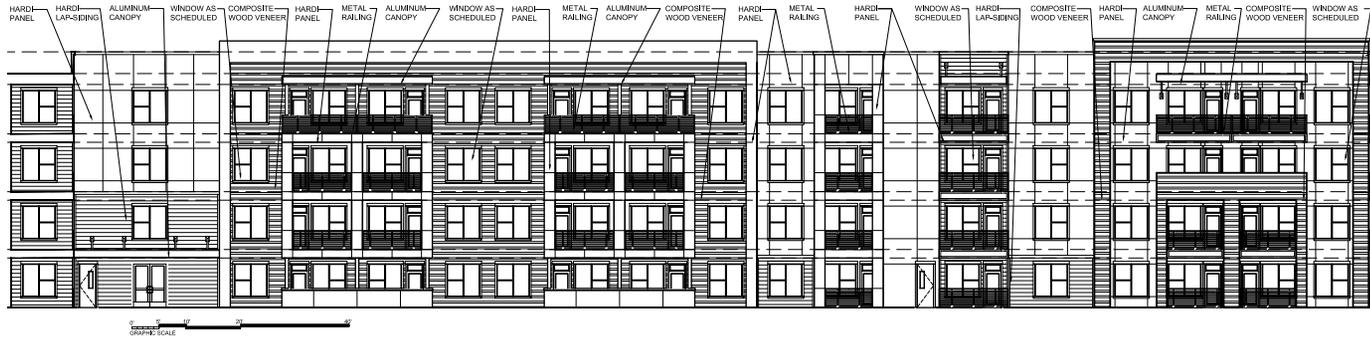
ARRIVE! ARCHITECTURE GROUP  
Architecture Planning Project Management  
2944 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arrivecg.com  
PH: 817.514.0584 FX: 817.514.0594

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY AAG	CHECKED BY JMT
DRAWN BY JDD	REV. DATE
DATE PLOTTED CONCEPT	SHEET NO.
SCALE AS NOTED	



01 CONCEPTUAL ELEVATIONS  
SCALE 3/32"=1'-0"

Item 9.  
**WB GRAND PRAIRIE MULTI-FAMILY**  
Grand Prairie, Texas

**ARRIVEL**  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 101 - Suite 100 - Bedford, Texas 76021 - www.ArrivelAG.com  
PH: 817.514.0584 - FX: 817.514.0594

NO.	DATE	DESCRIPTION



**December 18, 2020**

**Section 2.  
Purpose and Intent**

That, the purpose of this planned development is to create a fully amenitized, best in class 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, as well as compatible uses of land and compliance with appropriate design standards.

**Section 3.  
Development Standards**

**I. Applicability**

That, all development on land, **Exhibit A**, 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 the approved Concept Plan - **Exhibit C**.

**II. Base Zoning**

1. That, any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in the Development Regulations attached herein as **Exhibit B** and, where regulations are not specified in Exhibit B 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. That, a minimum building setback of 30 feet shall be provided along all property boundaries
3. That, a minimum 6-foot high wrought iron or aluminum fence along North Day Miar Rd and a minimum of 6 foot high wood, wrought iron or aluminum fence, owner may select materials from those three choices, along all other boundaries. There will be no vegetative screening on this fence except located along North Day Miar Rd.
4. That, final building elevations shall conform to the character of the schematic elevation attached as **Exhibit D**.
5. That, final carport and detached garage elevations shall conform to the character of the schematic elevation attached as **Exhibit F**.
6. That, amenities shall be constructed as described in the Development Regulations (**Exhibit B**) and the schedule of amenities (**Exhibit E**) and as shown on the approved Concept Plan (**Exhibit C**) including:
  - a. Crushed Granite Walking Trail – ½ Completed with Phase I, ½ Completed with Phase II
  - b. Rooftop Terrace – Completed with Phase I
  - c. Fencing – ½ Completed with Phase I and ½ completed with Phase II
  - d. Large dog park (1) – Completed with Phase I
  - e. Outdoor pickleball courts (2) – Completed with Phase II
  - f. Outdoor basketball court (1) – Completed with Phase II
  - g. Landscaped courtyards – Completed with their respective Phases.

See Phasing Plan **Exhibit G**

The final schedule of amenities shall include the items listed under "Community Amenities" and "Unit Finishes" shown in **Exhibit E**.

MAXIMUM DENSITY	26 Units Per Acre *per MF-3 ordinance
MINIMUM LIVING AREA	600 sq ft (1 BEDROOM) 850 sq ft (2 BEDROOM) *per MF-3 ordinance
MAXIMUM PERCENTAGE OF ONE-BEDROOM UNITS	68%
MAXIMUM HEIGHT	60ft *per MF-3 ordinance
MINIMUM YARD SETBACKS	
FRONT YARD	30ft *per MF-3 ordinance
REAR YARD	45ft building setback. The 1ft incremental of additional setback for every foot over 35ft in building height does not apply.
SIDE YARD	30ft *per MF-3 ordinance
DETACHED GARAGE/CARPORTS	No side yard setback for all detached garages and carports. [REDACTED]
COVERED PARKING	Encasing of carport support poles is not required.
BETWEEN BUILDINGS	15 Feet Between Buildings *excluding detached garages *per MF-3 ordinance
MAXIMUM LOT COVERAGE	50% *per MF-3 ordinance
MASONRY CONTENT	100% cementitious panel with accents
MINIMUM ROOF PITCH	4:12 with flat roof accents
LANDSCAPE BUFFER FROM ROW	10ft (inside of building setback) *only applicable on North Day Miar Rd
PARKING REQUIREMENTS	
1 BEDROOM UNIT	1.25 spaces per unit *per MF-3 ordinance
2 BEDROOM UNIT	2 spaces per unit *per MF-3 ordinance
PERCENTAGE OF SPACES IN CARPORTS	Minimum of 10 percent of total parking required
PERCENTAGE OF SPACES IN GARAGES	Minimum of 15 percent of total parking required

**DEVELOPMENT REGULATIONS AND PROVISIONS**

- Building placement shall be as shown on the concept plan **Exhibit C**

- Amenities for the site shall include a Pool, BBQ Grills, Running Path, Rooftop Terrace, Pickle Ball Courts, Basketball Court, Game Pavilion, Dog Park, and Centralized Green Space with walking paths as shown on the Concept Plan **Exhibit C** and **Exhibit E**
- Phasing Plan shall be as shown in **Exhibit G**
- A minimum 6-foot high wrought iron or aluminum fence is required along North Day Miar Rd.
- A minimum of 6-foot wood, wrought iron or aluminum fence, owner may select materials from those three choices, along all other boundaries where vegetative screening is not required along northern western and southern fence boundaries.
- Detached garages and carports are permitted and shall generally conform to the attached Concept Plan **Exhibit C** and **Exhibit F**. The roofs of carports shall be a pitched.
- The building architecture, including garages and carports, shall generally conform to the character of the attached schematic elevation and shall be designed in accordance with the following and generally resemble elevations in **Exhibit D** and **Exhibit F**:
  - a. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials will include cementitious board, brick, synthetic stone, as defined in the Unified Development Code of the City of Grand Prairie.
  - b. No EIFS will be used
- All other development regulations of the Multi-Family-Three zoning district shall apply.
- Landscaping and signage shall conform to the attached Concept Plan.
- Units facing interior courtyards are exempt from window and balcony orientation prohibitions of Appendix W, Section 3.1
- A minimum of two monument signs are permitted on-site per **Exhibit C**. The monument signs may be backlit with halo lighting or reverse channel style letters. The signs may be externally illuminated. Face-lit signs, raceway letters, and signs with other internal lighting are prohibited.



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Jonathan Tooley, Planner

**TITLE:** Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

**RECOMMENDED ACTION:** Staff is unable to recommend approval of this request.

### SUMMARY:

Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive.

### 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 9.2 acres. The subject property is currently zoned PD-294 for General Retail uses.

### ADJACENT LAND USES:

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

**Table 1. Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	PD-397	Undeveloped
South	PD-23	Undeveloped
West	PD-382	Multi-Family Residential (under construction)
East	SH-161	Highway

## **HISTORY:**

- October 7, 2003: City Council approved a zoning change for a Planned Development, which consists of Multi-Family Uses, General Retail Uses and Integrated Residential and Retail Uses (Case Number Z030701). While the original PD-294 allows multi-family use, the subject property is located within the area designated as Tract B-2, which is zoned for General Retail.
- October 16, 2018: City Council approved a zoning change creating a Planned Development for multi-family use on the property to the west (Case Number Z180701/CP180701). The subject property was originally included in this request but was removed after the Planning and Zoning Commission recommended that the zoning for the subject property remain in place.

## **PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The Concept Plan depicts five, three-story apartment buildings with a large clubhouse and leasing office while providing internal walking trails buffered from the surrounding streets. All access points are located along Forum Rd and will not disturb existing turn lanes or transitions at SH 161. There is an existing access easement that runs along the Forum frontage, providing adequate access to the property. The proposed amenities include fully equipped fitness center, spin/yoga center, community gathering spaces, pool area, pergola with a seating area and grill.

## **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

### *Future Land Use Map*

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions.

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as High Density Residential. High density residential is reflective of multi-family apartments. Garden style apartments have densities between 12 and 20 dwelling units per acre. Newer construction, particularly if a mixed-use configuration, have densities above 20 dwelling units per acre. The following are policies to guide high density residential areas:

- They are appropriate along major collector or arterial roadways.
- They serve as a buffer between commercial or retail uses and lower density residential areas.

The proposal is consistent with the FLUM's designation of High Density Residential. The subject property is along principal arterials. The proposal does not serve as a buffer between commercial or retail uses and lower density residential areas.

### *SH 161 Focus Area*

The subject property is located within the SH 161 Focus Area identified in the 2018 Comprehensive Plan. Public input for this area identified opportunities and desires for recreational amenities and upscale retail/commercial including sit-down restaurants and entertainment venues.

The vision for this focus area is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. The character envisioned for this area is a retail and entertainment corridor. In response to the desires of the community, and based on existing planned developments, uses in the district should be restaurants, retail, commercial, personal services, and entertainment venues.

The Comprehensive Plan states that any new developments in the corridor will need to be reviewed for consistency with the established character to ensure they meet the area vision. The proposal is not consistent with the public input, area vision, and area character for the SH 161 Focus Area.

*City Council Development Policy*

City Council’s adopted a policy states that multi-family projects should be built on properties already zoned for multi-family development. The subject property is not currently zoned for multi-family development. The proposal is not consistent with City Council’s adopted policy.

**ZONING REQUIREMENTS:**

The applicant is proposing a base zoning district of Multi-Family Three. The proposal meets the requirements of the UDC and Appendix W.

**Table 2. Development Characteristics and Standards Comparison**

Standard	Appendix W/UDC	Proposed
Max. Density	26	22.17
Min. Living Area (Sq. Ft.)	600	650
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%	30%
Carports (% of Total Spaces)	20%	20%
Guest Parking (% of Total Spaces)	10%	10%
Fence Along Street	Wrought Iron w/ Masonry Columns	Wrought Iron w/ Masonry Columns
Perimeter Fence Height (Ft.)	6	6

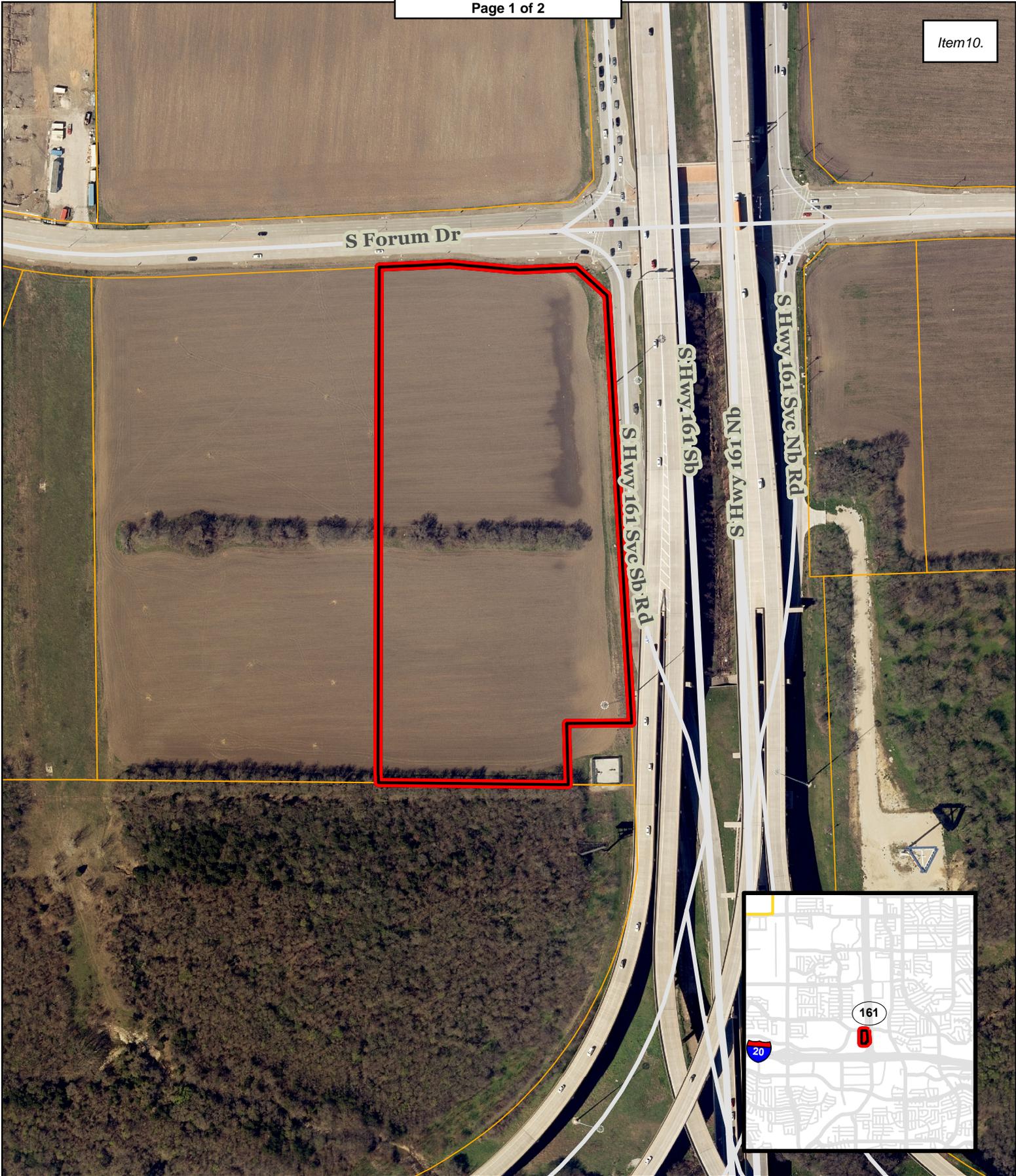
**VARIANCES:**

The applicant is not requesting any variances.

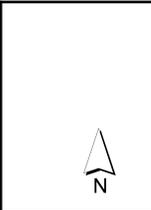
**RECOMMENDATION:**

While the FLUM designates this area as High Density Residential, the 161 Focus Area Map, which delves deeper into the preferences for this area, shows the area as Commercial/Retail/Office. The focus area vision is to create a rich commercial district and recreation destination through high quality entertainment and commercial venues and retail services. Since the proposal is inconsistent with the area vision, staff is unable to support the request as presented.

Item 10.



CASE LOCATION MAP  
Z210102/CP210102  
Royalton at Grand Prairie Phase 2



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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395, TARRANT 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, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, ROYALTON AT GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER 201900269088, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF FORUM DRIVE AS DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NO. 201000194742, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

**THENCE** ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING 6 COURSES:

1. NORTH 87 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 113.09 FEET TO AN X-CUT SET;
2. SOUTH 84 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 127.46 FEET TO A 5/8" REBAR FOUND;
3. NORTH 88 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 23.42 FEET TO A 5/8" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1078.29 FEET;
4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 17 SECONDS, AN ARC LENGTH OF 15.77 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 88 DEGREES 03 MINUTES 24 SECONDS EAST A DISTANCE OF 15.77 FEET TO A 5/8" REBAR FOUND;
5. NORTH 87 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 69.48 FEET TO A 5/8" REBAR FOUND;
6. SOUTH 47 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 76.96 FEET TO A 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "GORRONDONA & ASSOC" FOUND ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 161 AS DESCRIBED IN DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 2003039, PAGE 7373, DEED RECORDS, TARRANT COUNTY, TEXAS;

**THENCE** ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 02 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 830.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TEXAS MIDSTREAM GAS SERVICES, LLC, AS RECORDED IN INSTRUMENT NO. 20080159110, DEED RECORDS, DALLAS COUNTY, TEXAS;

**THENCE** ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT;

**THENCE** ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SOUTH 02 DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 100.17 FEET TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SAID POINT BEING ON THE NORTHERLY 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;

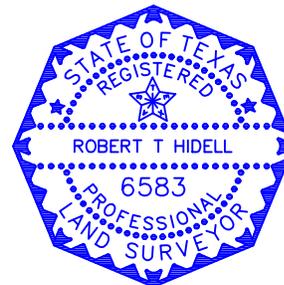
**THENCE** ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 336.90 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" SET AT THE SOUTHEAST CORNER OF SAID LOT 1;

**THENCE** ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 32 MINUTES 49 SECONDS A DISTANCE OF 978.31 FEET THE POINT OF BEGINNING, CONTAINING 399,897 SQUARE FEET OR 9.180 ACRES OF LAND, MORE OR LESS.

**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).

ROBERT T HIDELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6583  
DATE: OCTOBER 30, 2020



DATE: 10/30/2020  
JOB NO.: 18068B  
DRAWN BY: RTH  
SHEET 1 OF 1

9.180 ACRE +/- REMAINDER  
OF  
WILLIAM E. CAMPBELL, JR. -  
BELT LINE LIMITED PARTNERSHIP TRACT  
VOLUME 70099, PAGE 990,  
D.R.D.C.T.

**MARSHALL LANCASTER & ASSOCIATES, INC.**  
**CONSULTING LAND SURVEYORS**  
land title surveys · topography · subdivision platting  
retail, commercial and industrial construction surveying  
1864 North Norwood Drive, Suite E, Hurst, TX 76054  
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com FIRM #100451



ALL THAT CERTAIN TRACT OR PARCELS OF LAND BEING SITUATED IN THE FREDERICK OGDEN SURVEY, ABSTRACT NO. 396, TARRANT 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 7009A, PAGE 99A, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 10' REBAR WITH ALUMINUM CAP STAMPED "M.A.R.P.S. 4877" SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, ROYAL TON AT GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER 2019080008, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF FORUM DRIVE AS DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NO. 2010014442, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

**THENCE** ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING 6 COURSES:

- NORTH 47 DEGREES 23 MINUTES 19 SECONDS EAST A DISTANCE OF 173.87 FEET TO AN "X" CUT SET;
- SOUTH 44 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 107.46 FEET TO A 5/8" REBAR FOUND;
- NORTH 48 DEGREES 28 MINUTES 32 SECONDS EAST A DISTANCE OF 23.42 FEET TO A 5/8" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 109.29 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 30 MINUTES 17 SECONDS, AN ARC LENGTH OF 137.77 FEET BEING INTERSECTED BY A CHORD BEARING NORTH 48 DEGREES 29 MINUTES 59 SECONDS EAST A DISTANCE OF 167.77 FEET TO A 5/8" REBAR FOUND;
- NORTH 47 DEGREES 28 MINUTES 15 SECONDS EAST A DISTANCE OF 69.48 FEET TO A 5/8" REBAR FOUND;
- SOUTH 47 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 76.36 FEET TO A 5/8" REBAR WITH W/UE PLASTIC CAP STAMPED "1009000000" FOUND ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 161 AS DESCRIBED IN DEED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 2003000, PAGE 1773, DEED RECORDS, TARRANT COUNTY, TEXAS;

**THENCE** ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 02 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 107.88 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & LESLIE GUNLEY, AS RECORDED IN VOLUME 9603A, PAGE 3064, DEED RECORDS, DALLAS COUNTY, TEXAS;

**THENCE** ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, NORTH 08 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT;

**THENCE** ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SOUTH 02 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 160.17 FEET TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, LLC TRACT, SAID POINT BEING ON THE NORTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & LESLIE GUNLEY, AS RECORDED IN VOLUME 9603A, PAGE 3064, DEED RECORDS, DALLAS COUNTY, TEXAS;

**THENCE** ALONG SAID NORTHERLY LINE, NORTH 86 DEGREES 44 MINUTES 48 SECONDS WEST A DISTANCE OF 236.90 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "M.A.R.P.S. 4877" SET AT THE SOUTHWEST CORNER OF SAID LOT 1;

**THENCE** ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 33 MINUTES 48 SECONDS A DISTANCE OF 69.81 FEET THE POINT OF BEGINNING, CONTAINING 395,987 SQUARE FEET OR 9.180 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES**

THIS PLAN IS BEARING REFERENCE TO THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE AND IS DERIVED FROM GPS OBSERVATIONS USING THE DALLASPORT NORTH AREA VERTICAL REFERENCE NETWORK (VRFN). THE VRFN IS MAINTAINED BY ALTIERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS.

ROBERT F. HELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6383  
DATE: 10/20/2020  
JOB NO. 19088  
DRAWN BY: RTH  
SHEET 01 OF 1

9.180 ACRE +/- REMAINDER OF WILLIAM E. CAMPBELL, JR. BELT LINE LIMITED PARTNERSHIP TRACT VOLUME 7009A, PAGE 99A, D.C.B.C.T.

**MARSHALL LANCASTER & ASSOCIATES, INC.**  
CONSULTING LAND SURVEYORS  
184 North Nowland Drive, Suite E, Hurst, TX 76026  
www.marshall-lancaster.com (817) 266-8800

**SITE DATA**

NO FLOOD PLAIN  
NO WETLANDS  
CURRENT ZONING: PD - 294  
PROPOSED ZONING: PD - PLANNED DEVELOPMENT

**PHASE 2**  
12,000 ACRES 9.2 ACRES  
200 UNITS 204 UNITS  
25.00 UNITS/ACRE 22.17 UNITS/ACRE  
3-STORY RESIDENTIAL BUILDINGS  
1-STORY CLUBHOUSE

**SITE NOTES**

- PROPOSED SITE PAVING MATERIAL IS REINFORCED CONCRETE.
- BUILDING EXTERIORS SHALL BE DESIGNED IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3 I.
- LANDSCAPING SHALL BE IN COMPLIANCE WITH APPENDIX W AND ARTICLE 8 OF THE UDC.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL MAP 13060AM, DATED 7/7/2014.
- PHASE 2 COMMERCIAL WILL NOT HAVE THE SAME OWNERSHIP OR MANAGEMENT TEAM.

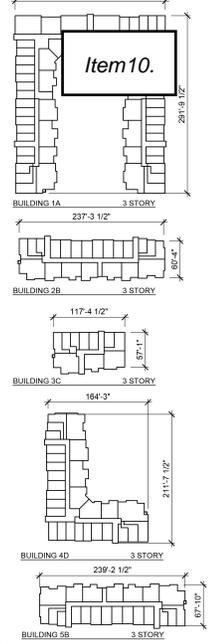
**PARKING TABULATION**

PARKING REQUIRED:		
1 BEDROOM UNITS	120(80%) X 1.25 SP/UNIT	153
2&3 BEDROOM UNITS	82(46%) X 2.50 SP/UNIT	164
TOTAL PARKING		316
<b>COVERED PARKING REQUIRED:</b>		
GARAGES	30% OF RECD PARKING	95
CARPORIS	20% OF RECD PARKING	63
<b>DESIGNATED GUEST PARKING REQUIRED:</b>		
GUEST	10% OF RECD PARKING	31
<b>PARKING PROVIDED:</b>		
OPEN SPACES		99
GARAGE		95
TANDUM		93
CARPORIS		72
GUEST		31
TOTAL PARKING		390
PARKING TO UNIT RATIO	1.91 SPACES/UNIT	
CLUBHOUSE PARKING		10
GRAND TOTAL PARKING PROVIDED		400

**BUILDING SETBACK NOTES**

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

**PROPOSED BUILDINGS**



**SITE AMENITIES**

AMENITIES SHALL COMPLY WITH UDC APPENDIX W  
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  
SMALLEST UNIT IS MIN 650 S.F.  
ONE BEDROOM UNITS WILL NOT EXCEED 60% OF TOTAL UNIT COUNT.

**VICINITY MAP**



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CROSS PROJECT NO	DATE	CASE NO.
SCHEMATIC	10/27/2020	2210102/CP210102