



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

---

Monday, October 7, 2019

5:30 PM

City Hall, Briefing Room

---

#### 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

---

**Public Hearing**  
**6:30 p.m. Council Chambers**

---

**Chairperson Joshua Spare Presiding**

#### Invocation

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

#### 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**      [19-9394](#)      Approval of Minutes of the September 9, 2019 P&Z meeting.

**Attachments:**   [PZ Draft Minutes 09-09-19.pdf](#)

- 2**      [19-9395](#)      P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3 (City Council District 1). Final Plat of Forterra Addition, Lots 1, 2 & 3, for three industrial lots on 276.85 acres. 276.85 acres on multiple tracts out of the Robert R. Tucker Survey, Abstract No. 1472, Dudley F. Pearson, Abstract No. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the northeast corner of Interstate Hwy 30 Service Road and MacArthur Boulevard. Zoned HI, Heavy Industrial district within the Interstate 30 (I-30) Corridor Overlay and addressed as 1000 MacArthur Blvd. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner Pipe Portfolio Owner.
- Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Final Plat](#)
- 3**      [19-9396](#)      P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6 (City Council District 2). Amending Plat of Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, adding a drainage easement, water easement, and sidewalk easement. Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3192 S HWY 161, 1040 Mayfield Rd, and 1050 Mayfield Rd. The applicant is Michael Davis, Bannister Engineering and the owner is Mark Davis, Epic East Towne Crossing, L.P.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Amending Plat.pdf](#)
- 4**      [19-9408](#)      P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A (City Council District 1). Final Plat of Burney 360 Addition, Lots 1, Block A, for a commercial lot on 5.7 acres, tract out of the L. Barnes Survey, Abstract No. 113 and M.K. Selvidge Survey, Abstract no. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 1423, City of Grand Prairie, and City of Arlington, Tarrant County, Texas, and generally located at the southwest corner of State Highway 360 Service Road and Burney Road. Zoned Planned Development-368 (PD-368) District within the SH-360 Corridor Overlay and addressed as 1891 N. SH 360, Grand Prairie, TX. The applicant is Annalyse Valk and the owner is Shawn Valk, Platinum Storage.
- Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Final Plat](#)  
[Exhibit B2 P191004 Final Plat](#)



**Public Hearing Postponement, Recess, and Continuations**

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

None

**Items for Individual Consideration**

None

**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.*

- 5      [19-9397](#)      SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). A Specific Use Permit Amendment for an existing Used Auto Dealer to add Private Vehicle Maintenance consisting of major repairs on 0.47 acres at the address 3230 E. Main Street. Lot 702R, Block 1, Hensley Park Unit 1, Dallas County, Texas zoned C, Commercial District. The applicant is Tony Shotwell and the owner is Diamond Virami.

**City Council Action: October 15, 2019**

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Operational Plan.pdf](#)

- 6      [19-9398](#)      S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

**City Council Action: October 15, 2019**

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

- 7      [19-9399](#)      SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1030 Mayfield Rd and 1020 Mayfield Rd. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

**City Council Action: October 15, 2019**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

- 8      [19-9400](#)      SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 7 and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3162 S HWY 161 and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and owner is Mark Davis, Epic East Towne Crossing, L.P.

**City Council Action: October 15, 2019**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

- 9      [19-9401](#)      SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel (City Council District 4). Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Juan J. Vasquez, Vasquez Engineering LLC, the applicant: Ian McClure, Four VP GP Houston, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.

**City Council Action: October 15, 2019**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

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

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

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

[Exhibit E - Appendix F Checklist.pdf](#)

[Exhibit F - Operational Plan.pdf](#)

[Exhibit i - Hotel Height and FAR Comparison.pdf](#)

- 10      [19-9402](#)      CPA191001- Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to High Density Residential on Lot 1, Block 1 out of the Allen Jenkins Survey Abstract No. 713. Located at 2422 S Carrier Parkway, Legally described as Lot 1, Block 1, being 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail.

**City Council Action: October 15, 2019**

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

[Exhibit B- Land Use Map](#)

- 11      [19-9403](#)      Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments (City Council District 2). A request to change the zoning from GR, General Retail to a PD, Planned Development District for Retail, Restaurant, and Apartment uses. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas. Located at 2422 S Carrier Parkway and 902 W Pioneer Parkway. The agent is Jeff Linder, Bannister Engineering, the agent/applicant is Chase Debaun, Aerofirma Corporation, the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation.

**City Council Action: October 15, 2019**

**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Site Plan.pdf](#)  
[Exhibit C- Apartment Elevations.pdf](#)  
[Exhibit D- Retail Elevations.pdf](#)  
[Exhibit E- Landscape Plan.pdf](#)  
[Exhibit F- PD Exhibit](#)  
[Exhibit G- Amenity List](#)

- 12      [19-9404](#)      CPA191002 - Comprehensive Plan Amendment (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20.

**City Council Action: October 15, 2019**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

- 13      [19-9405](#)      Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4). Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. The agent is Brian Moore, applicant is Hamilton Peck, Hamilton Commercial LLC, and the owner is Jeremy Welman, Harkins Grand Prairie.

**City Council Action: October 15, 2019**

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Images.pdf](#)

- 14**      [19-9406](#)      CPA191003 - Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1). Comprehensive Plan Amendment from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas.  
**City Council Action: October 15, 2019**  
**Attachments:** [Exhibit A - Location Map](#)
- 15**      [19-9407](#)      Z191004/CP191004 - Zoning Change/Concept Plan - Riverside Hotel and Apartments (City Council District 1). Zoning Change and Concept Plan to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. The owner is Howard Porteus.  
**City Council Action: October 15, 2019**  
**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Proposed PD](#)  
[Exhibit i - Shared Parking Analysis](#)

## 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 October 4, 2019.**

**Chris Hartmann**  
**Planning Secretary**

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



## Legislation Details (With Text)

**File #:** 19-9394      **Version:** 1      **Name:** Approval of Minutes of the September 9, 2019 P&Z meeting  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 9/26/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 10/7/2019      **Final action:**  
**Title:** Approval of Minutes of the September 9, 2019 P&Z meeting.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [PZ Draft Minutes 09-09-19.pdf](#)

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

### From

Chris Hartmann

### Title

Approval of Minutes of the September 9, 2019 P&Z meeting.

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
SEPTEMBER 9, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Warren Landrum, Eric Hedin, Cheryl Smith, Max Coleman.

COMMISSIONERS ABSENT: Clayton Fisher and Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3, P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6, P191003 - Final Plat - Creekside at Grand Prairie Addition, and P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of August 5, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190701 - Final Plat - The Lakes at Grand Prairie, Lot 1, Block A (City Council District 4). Final Plat for The Lakes at Grand Prairie, Lot 1, Block A. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The applicant is John Bezner, Civil Point Engineers and the owner is Vino Patel, Doryn Senior Ltd.

Item #4-P190901 - Final Plat - The Harmony School Addition, Lot 1, Block 1 (City Council District 5). Final Plat to establish one non-residential lot, identify existing easement and establish boundaries to accommodate the improvements to an existing charter school on 5.305 acres, situated in the Michael Farrans Survey, Abstract No. 469, and Henry Bilsmirer Survey, Abstract No. 111, City of Grand Prairie, Dallas County, Texas, zoned Multifamily-1 (MF-1). The

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

property is generally located at the southeast corner of NW 7th Street and W. Tarrant Road. Addressed at 1102 NW 7th Street. The property lies within the Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Erol Kose, Cosmos Foundation DBA Harmony Public Schools.

Item #5-SU180702A/S180702A - Specific Use Permit Renewal - Premier Adjusters, 1501 W. Shady Grove, Renewal (City Council District 1). A request to approve a Specific Use Permit Renewal for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road.

Item #6-SU890902A - Specific Use Permit Renewal/Site Plan Amendment - Ryder Truck Rental (City Council District 1). A request to amend an existing Specific Use Permit (SUP-516) and Site Plan for a Commercial Truck Leasing/Rental Services/Truck Maintenance use on 6.82 acres. The existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit -516 (SUP-516). Ryder Truck Addition, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas. The agent is John Ainsworth, Kimley-Horn and the owner is Matthew Dellorusso, Ryder Systems, Inc.

Item #7-Z190901 - Zoning Change - 305 NE 10th Street, Residential (City Council District 5). A request to change the zoning from GR, General Retail to SF-4 Single-Family Four Residential District for a single-family dwelling Lot 7, Block A, Mikeska Addition, Dallas County, City of Grand Prairie, Texas. The applicant is Margarito Reyes and the owner is Mreyes Properties.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P191001, P191002, P191003, and P191004, approve the minutes of August 5, 2019, and approve public hearing consent agenda items P190701, P190901, SU180702A/S180702A, SU890902A, and Z190901.

Motion: Connor

Second: Moser

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

Nays: None

**Approved: 7-0**

Motion: **carried.**



## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

PUBLIC HEARING AGENDA Item #8- S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site plan request to authorize construction for three office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C District. The agent is Richard Nordyke, O'Brien Architecture.

Mr. Lee stated the 73.06-acre property is the undeveloped. Primary access to the site is by Wildlife Parkway. The orientation of proposed buildings 12, 13 and 14 are laid out in a north-south configuration with the truck docks facing east-west, with extended wing-walls obstructing the view of proposed loading areas. Alternative Building 12 is a two-story, million square feet, cross-dock facility, fronting Wildlife Parkway. Three commercial drives serves the facility via Wildlife Parkway with median openings at each approach. Appendix X provides three specific regulations regarding warehouse/industrial proposals, these include but not limited to:

- Site Design
- Building Design & Materials
- Landscaping & Screening

Mr. Lee said Appendix X, Section 6, recognizes the benefits of integrating all three elements mentioned above when large, multi-phased industrial campus/site are being planned. The applicant's overall design theme of building materials, architectural style, truck docks and integrated commercial drive locations adheres to more viable and sustainable environment. In addition, significant tree canopies are being preserved on properties adjacent to this site conserving the areas natural resources, ground water, plant life and other desirable environmental surroundings. The primary building facade for buildings 12, 13 & 14 consist of two contrasting colors of textured painted concrete tilt-wall, conforming to the masonry requirement. The buildings comply with the articulation standard by providing glass/window storefront systems located on each corner of the buildings, each system incorporates a 10' metal canopy supported by metal columns extending along the façade to meet compliance length in order to satisfy the articulation requirement. This design conforms to the look and materials of the buildings constructed within the Wildlife Commerce Park, consistent with the overall architectural design and construction in the industrial park. The design as proposed does not satisfy the 30% or more window requirement of the overall vertical surface area for each façade as indicated in each table. However, the applicant is seeking a variance to that requirement in return for Tree Preservation Credits. A Tree Survey and Tree Protection Plan has been submitted by the applicant seeking relief and relaxation of the building design standards as applied to the Tree Preservation Incentives section of Appendix X. The Industrial Development Standards offer

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

credits/waiver to certain design standards for builder/developer efforts in on-site tree preservation. Tree Preservation Incentives provides an opportunity for flexibility in overall design by recognizing and incorporating natural environments and the community's value in protection natural usable open space. The proposed site exceeds the minimum landscaping requirements for Section 5, Appendix X Industrial Developments. The site provides 26% of landscaping. The proposed landscape plan requires 1250 trees. The development provides a total of 577 trees, including 115 parking lot trees.

Mr. Lee stated the site proposes a five-foot wide decomposed granite pedestrian trail/path constructed along the western and northwestern portion of the site, providing benches and seating areas leading to the open space shaded lawn area with sculpture, benches with tree canopy and garden area. The overall 5.1-acre open space shall feature 3,590 l.f. of walking paths, 58 bench limestone seating areas and 28,000 s.f. of garden area. Tree Preservation Incentives requires minimum 6" caliper trees or greater be preserved on the same property as the development via submission and review of Tree Survey and Tree Protection Plan. Once confirmed, the Builder/Developer has an opportunity to request Section 4.2 and/or Section 4.4 Building Design standards be relaxed. The applicant has identified 886 trees located on abutting properties east and west of the site to be preserved seeking 1802 Tree Credits in the area abutting to the east and 1023 Tree Credits from properties adjacent to the west. The applicant is proposing to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. Each building shall be provided with a dumpster enclosure, which is located on the southeastern area of each building. The enclosure shall conform to city standards. The proposal for a three warehouse/distribution facility generally conforms to the recently adopted requirements. Option/Alternative Building 12 does not conform to the overall concept plan for Wildlife Commerce Park. Adequate and safe access and parking is being provided. The site generally conforms to Appendix X's building design in offering alternating materials and design including horizontal & vertical articulations.

Mr. Lee stated the site does not comply with the 30% window requirement of the overall vertical surface area for each façade. A Tree Survey/Tree Preservation Plan has been submitted to allow for relaxation of this requirement. Preservation areas abutting the site to remain in its natural state by preserving dozens of large caliper trees in addition to providing a decomposed granite walking trail leading to open space and tree canopies with planned benches and seating areas provides a desirable balance in the development of this phase to the Wildlife Commerce Industrial Park. The applicant is requesting relaxation to the building design be waived based on tree preservation incentives and tree credits offered. The applicant is seeking:

- Reduction of the 30% window requirement of the overall vertical surface area for each façade to allow 12-14% glass on building sides facing Wildlife Pkwy.
- The applicant requests the orientation of the dock doors for Option 2 allow for the docks to face Wildlife Parkway.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

Mr. Lee stated the Development Review Committee recommends approval of Option 1 (buildings 12-14) but not Option 2 (Alternate building 12) due to dock door alignment along Wildlife Pkwy.

Commissioner Connor asked if there are other warehouses of this size within the city. Mr. Lee stated there could be one located at the Grand Lakes off I-30.

Commissioner Smith said her concern is the square footage and having so much industrial space, has a Traffic Impact Analysis been conducted for this site. Transportation Planner Brett Huntsman replied a TIA was not required for this development. Ms. Smith asked if part of the property was located within the floodplain. Mr. Lee replied yes, the developer would need to do some mitigation prior to construction.

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Brad Cooper, 3819 Maple Avenue, Dallas, TX was present representing the case and to answer questions from the commission. Mr. Cooper stated it is unusual to present two different options they have been working with staff and Economic Development on a user for this site.

Commissioner Moser asked in the future do they have room to expand to the west and how many warehouses of this size do they have in the metroplex. Mr. Cooper replied they do not have the room to expand and this would be the first development of this size.

Commissioner Coleman asked if they would be tying into the city's sewer and do they own any land to the north of Hunter Ferrell. Mr. Cooper replied yes they would be tying into the city sewer, but would be very expensive to do so. They do own property to the north, but it would be utilized as mitigation pond.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S190802 as presented, including both Options 1 and 2. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

**Chairperson Spare noted the following cases would be presented together, but voted on individually.**

PUBLIC HEARING AGENDA Item #9- CPA190801 - Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use on 14.27 acres. Planner Nylicah Acosta presented the case report and gave a Power Point presentation for the 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, Dallas County, City of Grand Prairie, Texas, zoned “SF-4” Single-Family Four Residential District and “CO” Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

PUBLIC HEARING AGENDA Item #10- Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planner Nylicah Acosta presented the case report and gave a Power Point presentation for a Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts a multi-family development up to 26 units per acre (371 units) on the east side of Hill Street and the frontage of N Highway 161. 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, City of Grand Prairie, Dallas County, Texas, zoned “SF-4” Single-Family Four Residential District and “CO” Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

Ms. Acosta stated the applicant is requesting to construct a high density multi-family and retail/restaurant development. The request is for a change from Open Space/Drainage and Mixed Use designation to Mixed Use on the Future Land Use Map. The purpose of this request is to change the zoning on 14.27 acres from “SF-4” and “CO” to “PD” to allow for a Multi-Family and Commercial development. The development includes four apartment buildings accessible from Hill St, a clubhouse, and dog park. Along the N SH 161 frontage, the applicant is proposing retail/restaurant uses. The lot reasonably accommodates multi-family and commercial uses, and staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, high density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses. The proposal is consistent with goals, policies, and objectives in the 2018 Comprehensive Plan, including: Achieve a broad housing selection for a diverse population; Provide housing options that serve the needs of the population throughout the stages of their lives; A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares. A Site Plan is required for any multi-family use on the property. Planned Developments require a Site Plan for any construction, and UDC Articles VII and

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

Appendix W require Site Plan approval. Approval of the Concept Plan does not confer any variances to the property or to future development. The existing base zoning is “SF-4” and “CO”. The proposed base zoning for the 14.27 acres is “MF-3” Multi-Family Three Residential District and "GR-1" General Retail District. All zoning will defer to the Unified Development Code as amended.

Ms. Acosta stated the following outlines the minimum dimensional requirements of the “MF-3” and “GR” districts and provides an analysis of the proposed compliance with the district. The site has frontage along Hill Street; the Concept Plan depicts two access points on Hill Street to access the multi-family development. Approval of this Concept Plan will be considered part of TXDOT’s process to approve the access from the SH 161 Frontage Road. Multi-Family development is required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements and will be evaluated for at the Site Plan phase. All variances pertain to the multi-family component of the request.

1. 65% one bedroom units (60% is standard).
2. 15 foot front yard setback (30 feet is standard).
3. 10 foot side yard setback on street (30 feet is standard).
4. 20% garage parking (30% is standard).
5. 1 parking space for 1 bedroom units (1.25 per 1 bedroom unit is standard).
6. Both garage parking and tandem parking behind the garage are included in the parking calculation (standard is to include tandem parking in calculation, not both garage and tandem parking).

Ms. Acosta said a petition with 192 signatures was submitted, 28 of which are within the 300 foot buffer, making up 13.46% of the total land area.

Ms. Acosta noted the Development Review Committee recommends approval of the requested amendment to the FLUM and recommends approval of the proposed zone change from “SF-4” Single-Family Four Residential District and “CO” Commercial Office District to "PD" Planned Development District.

Chairperson Spare asked if there was a parking plan submitted. Ms. Acosta replied no, but they would be providing 270 to 290 parking spaces and the parking and garages would be addressed during the site plan approval process.

Commissioner Moser asked at this current time and with existing zoning could single family homes be constructed on this site. Ms. Acosta replied yes, but the property would need to be replatted.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

Chairperson Spare stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Tony Shotwell, 309 NE 31<sup>st</sup> Street, Grand Prairie, TX stepped forward in support of this request. Mr. Shotwell said when he was on the Council he received a lot of complaints about not having a grocery store on the north side of town, but he understands if there are not enough roof tops these types of uses would not come in this is the opportunity to bring more roof tops to the area. The multi-family standards have been upgraded and we are seeing nice luxury apartments being build, just because it is an apartment does not mean they bring bad people.

Jason Knotowicz, 3100 McKinney Street, Dallas, TX was present representing the case and to answer questions from the commission. Mr. Knotowicz gave a presentation of the proposed use and who they are as a developer.

Mick Grayland, Architect with O'Brien Architects, 5310 Harvest Hill Road, Dallas, TX stepped forward in support of the request. He said they would be preserving as many trees as they can and would be providing great amenities for the community. The community would be gated this development would be esthetically attractive with a contemporary look.

Bill Dahlstrom, 2323 Ross Avenue, Ste 600, Dallas, TX addressed the neighborhoods concerns. He said this site is not suitable for single family homes or retail, because of the floodplain on the site. They met with the neighborhood on two occasions, but the turnout was not in great numbers.

Chairperson Spare asked why do they want less parking and where are the guess parking spaces located. Mr. Knotowicz stated there are parking constraints on the site they are requesting more carports than garages the guess parking would be located towards the front of the property.

Commissioner Smith stated the setback requirements are 30 feet and they are proposing 15 feet, this is very concerning to her. Mr. Knotowicz stated they want to provide a greater distance/buffer between the complex and the adjacent residences.

Commissioner Moser noted the petition states the development would be 4-stories, what is the distance to height of Hwy 161.

Jonathan Kerbel, 13455 Noel Road, Dallas, TX stated he is not sure of the topography along Hwy 161.

Commissioner Connor asked if the other properties they own are fully occupied, because his concern with apartments is that at first they look really nice then in a couple of years they don't look so nice and cannot keep them occupied.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

Chairperson Moser noted parking for 1 bedroom are 1.5 spaces, parking for 2 and 3 bedrooms are 2 spaces.

James Holiday, 1601 Roman Road, Grand Prairie, TX stepped forward in opposition to this request and to speak on behalf of the Holiday Hill Estates neighborhood. They submitted a petition in opposition with 200 signatures, there would be no privacy with a 4-story complex next to their homes this development would bring more people to their neighborhood, their park, traffic, and crime would become a bigger concern to the neighborhood. This development would affect their property values the people in this area would like to be heard this development affects all of them and asked that the developer look at a different location.

Commissioner Connor asked how many property owners showed up to the meetings with the developer. Mr. Holiday said most of the homeowners were not aware of the development.

Commissioner Coleman asked what he envisions for this area. Mr. Holiday said he would like to see some offices or a shopping center at this location. Mr. Coleman stated this property is not ideal for retail, because of the access.

Commissioner Connor asked if some of the issues are, because the development would be 4-stories. Mr. Holiday replied yes this is only one issue.

Kathy McNiel, 1517 Capetown Drive, Grand Prairie, TX stepped forward in opposition, what concerns her is the traffic and the safety of their children what they need in this area is more retail and a grocery store. She said they love their neighborhood and want to keep it safe.

Brenda Ferman, 1513 Capetown Drive, Grand Prairie, TX stated she purchased her home over 10 years ago and she also has small children she worries about, if we allow more traffic and crime to come into their neighborhood. She did not attend any of the neighborhood meetings, but stated this development would take away from their neighborhood.

Bill Villars, 1418 Roman Road, Grand Prairie, TX stated he is opposed to this development he has lived in Grand Prairie all his life this is a 4-story complex in a single family residential neighborhood. The traffic is horrible it takes him 20 minutes just to get out of Roman Road, he asked that this case be denied or reduced the number of stories of the complex.

Brian Stump, 1306 Capetown Drive, Grand Prairie, TX stated he is opposed to this development. Traffic is horrible and will get worse he lives adjacent to an apartment complex and he cannot spend time in his back yard. Mr. Moser asked when he purchased his home. Mr. Stump replied in 2007 and yes he was aware of the apartments behind him.

Bill Dahlstrom stepped forward for a rebuttal he said Hill Street is designated to handle the additional traffic.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

Mark Farrell, Presidium President, 3100 McKinnon Street, Suite 250, Dallas, TX stated they would be constructing a very nice complex advertising to the young professionals. Grand Prairie is in a good location between Dallas and Fort Worth, if the Commission wishes they can meet the setbacks, they want to be a good neighbor.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case CPA190801 as presented. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

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

Nays: Spare

**Approved: 6-1**

Motion: **carried.**

Commissioner Connor moved to close the public hearing and approve case Z190801/CP190801 with the following conditions: Approve; the 65% one bedroom units, the 4.20% garage parking, both garage parking and tandem parking behind the garage are included in the parking calculation, and Disapprove; the 15 foot front yard setback, the 10 foot side yard setback on street, and the 1 parking space for 1 bedroom units. The action and vote being recorded as follows:

Motion: Connor

Second: Moser

Ayes: Coleman, Connor, Hedin, Landrum, Moser

Nays: Spare, Smith

**Approved: 5-2**

Motion: **carried.**

**The Commission took a 10 minute break at 9:00 p.m.**

PUBLIC HEARING AGENDA Item #11- Z190902 - Zoning Change - 201 NW 16th St, Planned Development (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a request to change the zoning from C, Commercial District to a Planned Development for C, Commercial District to allow for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Raul Rendon.

Mr. Helm stated the applicant is proposing to continue the use of metal parts manufacturing and assembly on this site. The site can be accessed from NW 16<sup>th</sup> Street. The 2018 Comprehensive Plan's Future Land Use Map designates the rezoning area as Mixed Use. The proposed Planned



## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019

Development fits with the character of the area but not the FLUM. Staff recommends that the parts assembly use be allowed to continue as it fits with the character and fabric of the neighborhood, but to not be open to other more intense industrial uses. The Development Review Committee recommends approval of the requested Zoning Change for a planned development under the following condition: Outside storage of parts and materials is restricted, and that the use of parts manufacturing and assembly will be void if discontinued more than 6 months. An amendment to the PD is required to establish any future industrial uses or other non-commercial or retail use.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Raul Rendon, 2834 Alcott Lane, Grand Prairie, TX was present representing the case and to answer questions from the commission.

Commissioner Moser stated Mr. Emmons used to own the property when did he purchased the property. Mr. Rendon stated he purchased the property through a realtor in February of this year. Mr. Moser asked where they park and where is the customer parking. Mr. Rendon stated they park inside the building the customers park on the NW Dallas side.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190902 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12- SU180504A – 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 request for a renewal for existing Specific Use Permit -1044 (SUP-1044) allowing for Trucking and Storage Terminal Facility on 2.94 acres. The subject property is zoned Planned Development -39 (PD-39 District and is located in the State Highway 161 (SH-161) Overlay Corridor District; located at the northeast corner of Hardrock Rd and Oakdale Rd.

Mr. Lee stated as required by Ordinance No. 10466-2018 for Specific Use Permit 1044 the City Council shall conduct a public hearing one year 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

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

Code of Ordinances, City adopted building codes, city adopted fire codes and other applicable regulatory requirements and/or enforced by the state and federal government. Development Review Committee recommends Planning & Zoning Commission allow the applicant six months to establish compliance and that any subsequent violations will result in staff bringing back for revocation.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Sushil Chaugai, 3025 Hardrock Road, Grand Prairie, TX where present representing the case, he has been adding more trucks on his site and wants to change the Specific Use Permit to allow him to do so.

Commissioner Moser stated as the owner he is required to meet the city's code and follow the rules he can allow him six months to come into compliance, but he could be risking his business if he does not comply.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU180504A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Landrum

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13- SU190902 - Specific Use Permit - Rocha Trucking (City Council District 5). Planner Ted Helm presented the case report and gave a Power Point presentation for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property is zoned LI-LS, Light Industrial Limited Standards District. The property is located within Lots 13, 14 & 15, the south 80 feet of Lots 16 through 20, 21, 22, 23 & 24, Block L, Twin Airports Industrial Addition, and Lot 25R, Block L, Twin Airports Addition Revision, City of Grand Prairie, Dallas County, Texas. The agent is Tony Shotwell and the owner is Patricio Rocha.

Mr. Helm stated this Specific Use Permit is being requested in order to bring the site and its various suites under compliance as well as establish a site plan. As per Exhibit D of the Operational Plan, the site is to be paved in phases. During the second year of operation, 33% of the crushed concrete is to be paved. An additional 33% of the crushed concrete is to be paved the third year. During the fourth year of operation, the rest of the crushed concrete will be paved to completion. Additionally, two suites are being added to the site plan outside of Rocha Trucking's

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

existing operation. They are RC Auto, Suite B, and Pancho Automotive, Suite C as listed on Exhibit B and D of the Operational and Site Plans. Staff inspected the property and operations on August 20<sup>th</sup> and was accompanied by the Code Enforcement Division and the Environmental Services Department. The inspections conducted indicated that there are several violations that will need to be addressed before a CO is issued. Inspections noted the following violations:

- Work not being done under the canopy.
- Fire lane was not clear.
- Parts stored in the back of vehicles.
- Ledger of all the existing vehicles was unavailable.
- Vehicles double stacked and parked too close.
- Vehicles stored on crushed concrete did not have spill mats under them.

Mr. Helm stated the DRC recommends the Planning & Zoning Commission approve this Specific Use Permit with the following conditions:

- No paint and body work on-site.
- No salvaging of vehicles on-site.
- No repair work will be permitted outside of the canopied footprint.
- Shall comply with approved Site & Operational Plan.
- That the fire lane be clear at all times.
- That the gas storage tank on the site be designated as empty.
- That the crushed concrete is maintained until paved according to Exhibit D of the Operational Plan.
- Any non-permitted uses must cease before a CO is issued.
- That a courtesy inspection be performed after 6 months to verify compliance.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Tony Shotwell, 309 NE 31<sup>st</sup> Street, Grand Prairie, TX was present representing Mr. Rocha and to answer questions from the commission. Mr. Shotwell said Mr. Rocha was not aware that he had to keep a vehicle ledger, but would begin right of way he has been working on taking care of the violations.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU190902 per staff's conditions. The action and vote being recorded as follows:

Motion: Coleman

Second: Moser

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

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14- RP190802 - Replat - 307 Gilbert Circle Addition (City Council District 1). Planner Ted Helm presented the case report and gave a Power Point presentation for a request for a replat a 2.739 acre property into a single lot to allow for an Industrial Development. The 2.739 acre property is part of The John N. Gainer Survey and Lots 1 & 2, Block A, K&S Addition, Dallas County, Texas and is currently zoned Light Industrial District. The property is located at the address 307 Gilbert Circle and is generally located east side of Gilbert Circle. The agent is Lance Van Winkle and the owner is Nelson Braddy.

Mr. Helm stated the purpose of this Replat is to clean up the lot lines and add proper right-of-way dedications for tax purposes. The property was previously platted as K&S Addition on March 19, 1984. The lot has access from Gilbert Circle. The plat depicts required utility easements but does not depict required right-of-way dedications. The plat does not meet all the dimensional and development standards required by the UDC. Per Section 19, Article 12 of the Unified Development Code, "Street right-of-way and pavement widths shall be provided as shown on the adopted Master Transportation Plan, Article 23, and Thoroughfare Map for each classification of roadway. The Planning and Zoning Commission may grant an exception to this requirement upon recommendation of the Director of Transportation when a property is being platted or replatted, when: 1. The adjacent street is already improved with curb and gutter (Gilbert road is asphalt and bar ditch); 2. The adjacent street is functioning adequately; and 3. There are no plans to improve the street in the following five years.

Mr. Helm stated due to required right-of-way dedications not being provided the Development Review Committee recommends denial of the requested Replat.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Lance Van Winkle, 307 Gilbert Circle, Grand Prairie, TX was present representing the case and to answer questions from the commission. They want to replat the property there are no plans to construct onsite at this time, they will withdraw the case if they do not receive the variance.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case RP190802. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

Ayes: Landrum, Smith, Spare

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019

Nays: Coleman, Connor, Hedin, Moser

**Motion Failed: 3-4**

Commissioner Moser moved to table case RP190802. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Coleman, Connor, Hedin, Moser, Smith

Nays: Spare, Landrum

**Approved: 5-2**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15- TA180201A - Amending Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas. Chief City Planner David Jones presented the case report and gave a Power Point presentation to amend Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

Mr. Jones stated in response to HB 2437, which prohibits cities from passing an ordinance prohibiting or requiring developers use certain materials, staff proposes the following changes to Appendix W -Residential Development Standards:

**Landscaping Requirements:** Increase landscaping requirements for residential from 1 tree in front yard + 1 tree anywhere on the property to 2 + 2, but allow credit to be claimed for using recommended building materials (similar to Article 6).

**Multi-Family Incentives:** Allow increase in density, reduction in garage parking, or reduction in landscaping for multi-family developments that provide preferred materials.

**Variance Language:** The city receives frequent requests from developers for variances to a range of items, including lot sizes and garage orientation on single-family residential lots, and to limitations on 1-bedroom units and enclosed garage parking on multi-family residential developments. Staff proposes to modify the existing variance language for single-family and townhomes to allow for reduction in lot widths, setbacks, and garage orientation if recommended materials are used, and modify language for multi-family to establish that a credit may be granted towards 1-bedroom restrictions and number of enclosed garages if preferred materials and methods are used.

**Multi-Family Amenities:** The current ordinance contains three categories of amenities and requires that a developer select a certain number from two of the three categories to receive

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019

approval. In the 18 months since the ordinance was adopted, each multi-family development has met these requirements. Staff proposes to modify amenities requirements for multi-family to require that more amenities be provided while still only requiring amenities from two of the three categories; as an exception, if the development does not use recommended materials and methods, amenities are required to be provided from all three categories rather than two.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA180201A as recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- TA180701C – Amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas. Chief City Planner David Jones presented the case report and gave a Power Point presentation for an amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

Mr. Jones stated in response to HB 2437, which prohibits cities from passing an ordinance prohibiting or requiring developers use certain materials, staff proposes the following changes to Appendix X - Industrial Development Standards:

**Square Footage Threshold:** Since the ordinance has passed, staff has found that the existing 20,000 square foot threshold has an adverse impact on smaller, local businesses looking to construct purpose-built industrial buildings, and that spec buildings which are constructed without a tenant and often sit vacant for long periods of time tend to be larger than 50,000 square feet. In response, staff proposes that the threshold for a development falling under Appendix X be increased from 20,000 square feet or greater to 50,000 square feet or greater.

**Tree Preservation:** Change tree preservation approach from incentive for tree preservation to requirement for tree preservation. Under the current ordinance, an industrial developer can receive credit towards architectural and building materials requirements by preserving existing trees on the site. This has proven popular with developers, particularly on sites that are adjacent to waterways with thick tree canopies. With the city's ability to require materials and

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019

architectural methods restricted, the incentive for tree preservation is also lost. One of the primary intents of the industrial standards is the mitigation of harmful airborne pollutants and noise often created by large warehouses and trucking operations. Staff proposes that a requirement to preserve 30 percent of existing caliper inches be put in place of the existing incentive-based approach to ensure developers continue to preserve valuable existing trees, which tend to have a higher rate of survival than most new plantings and are more effective at screening and carbon sequestration.

**Building Materials Menu:** Move building materials and windows requirements to menu items and grant relief from current landscaping or open space features requirements if preferred architectural methods or building materials are used. This would move the base requirement for masonry construction and windows on 30% of primary facade to the list of optional menu items. As an incentive to developers to use preferred materials and architectural methods, the base landscaping requirement of 1 tree per 250 square feet would be progressively reduced to 1 per 500 or 1 per 1,000, or outdoor/open space amenities requirements can be reduced, depending on how many of the preferred methods are adopted.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA180701C as recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Landrum

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #17- TA181002A – Amendment to Appendix F, "Corridor Overlay Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas. Chief City Planner David Jones presented the case report and gave a Power Point presentation to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

Mr. Jones stated the purpose of this text amendment is to comply with Title 10, Government Code, Subtitle Z which states: Cities cannot adopt regulation that prohibits or limits, directly or indirectly, the use or installation of a building product or material on a building that is allowed in a national model code published within the last three code cycles; and Cities cannot establish a standard for a building product, material or aesthetic method on a building if more stringent than a standard in a national model code published within the last three code cycles. Appendix F no

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019

longer includes base requirements for building materials and architectural methods. Instead, in order to gain City Council approval, developers will have to accrue at least 100 points by providing features from at least two out of four categories. The four categories are listed below. Selection of features related to building materials and aesthetic method is voluntary.

1. Usable Open Space and Pedestrian Linkages;
2. Site Design and Building Orientation;
3. Building Design; and
4. Healthy, Smart, and Sustainable Community.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA181002A as recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #18- TA190901 – Amending Article 1, “General Provisions”, Article 6, “Density and Dimensional Requirements”, Article 12, “Platting”, and Article 16, “Site Plan Approval” of the Unified Development Code of the City of Grand Prairie, Texas. Chief City Planner presented the case report and gave a Power Point presentation to comply with recently adopted state legislation governing the processing of subdivision plats and site plans related to subdivisions.

Mr. Jones stated in response to HB 2439 restrictions on city ordinances prohibiting and requiring certain building materials, and HB 3167 establishment of a "shot clock" for approval or denial of Site Plans and Plats (previously, the Commission was only required to act on Plats within 30 days), staff proposes the following changes to Article 1, Article 6, Article 12, and Article 16.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA190901 as recommended by staff. The action and vote being recorded as follows:



## PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019

Motion: Moser

Second: Coleman

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

Nays: None

**Approved: 7-0**

Motion: **carried.**

PUBLIC HEARING AGENDA Item #19- Z190302/CP190302 - Zoning Change/Concept Plan – Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu.

Ms. Ware stated the purpose of the request is to create a planned development for single family townhouse, multi-family, and commercial uses in the SH-161 Corridor Overlay District. At its May 6, 2019 meeting, the Planning and Zoning Commission voted 8-0 to deny Case Number Z190302/CP190302. The applicant appealed the Planning and Zoning Commission's decision to deny, requesting that the case be forwarded to City Council. The applicant made the following changes to the concept plan: shifted the location of uses in Zone B so that multi-family uses framed the ceremonial drive, eliminated an alternative that would allow a portion of Zone C to be developed for commercial use, and reduced the number of fast food restaurants allowed by right from two to one. At its May 21, 2019 meeting, City Council remanded the case back to the Planning and Zoning Commission due to the scope of changes made by the applicant. On July 22, 2019, the applicant submitted a Traffic Impact Analysis to the Transportation Department for review. In response to Transportation Department's comments, the applicant eliminated two of the drives off of SH-161 and added decel lanes for the remaining three drives. The Concept Plan depicts a horizontal mixed use development.

Ms. Ware stated Mixed Use development should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented development. The proposal is consistent with the FLUM and following goals, policies, and objectives in the 2010 Comprehensive Plans. The applicant is proposing a base zoning district of General Retail-One. Allowable uses will be those provided for in the Unified Development Code for General Retail-One Districts with the changes; the applicant is proposing to prohibit Convenience Stores with Gasoline Sales in this zone. The UDC allows Convenience Stores with Gasoline Sales with City Council approval of a Specific Use Permit; and the applicant is also proposing to allow one Restaurant with a Drive-Through by right. The UDC allows Restaurants with a Drive-Through with City Council

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

approval of a Specific Use Permit. The applicant is proposing base zoning districts of Multi-Family Three and General Retail-One. Commercial development will be subject to the proposed General Retail-One Standards. Allowable uses will be those provided for in the Unified Development Code for General Retail-One Districts with the changes listed below.

- The applicant is proposing to prohibit Convenience Stores with Gasoline Sales in this zone. The UDC allows Convenience Stores with Gasoline Sales with City Council approval of a Specific Use Permit.
- The applicant is proposing to allow two Hotels by right. A hotel requires City Council approval of a Specific Use Permit when located within 300 feet of a residential zoning district, within a designated overlay district, or within 900 feet of a similar use.

Ms. Ware stated Multi-family development will be subject to standards for Multi-Family Three District with some modifications. The applicant is proposing a parking ratio of 1.3 parking spaces per unit and that garages account for 10% of the required parking spaces. The applicant is proposing to develop Zone C for townhomes or hybrid housing and a child care facility allowed by right. Townhouse development would be subject to development standards for Single Family Townhouse District with some modifications. The applicant is proposing that attached garages account for 25% of required parking spaces. Appendix W of the UDC requires two garage spaces for each unit with two or more bedrooms and one garage space for each unit with one bedroom. Hybrid housing development would be subject to the development standards for Multi-Family One District with some modifications. The applicant is proposing that attached garages account for a minimum of 20% of required parking spaces and carports account for a minimum of 30% of required parking spaces. The applicant is proposing to allow a child care facility by right. The UDC requires a Specific Use Permit in all zoning districts.

Ms. Ware stated staff is supportive of a horizontal mixed use development at this location and is comfortable with the proposed mix of uses. However, an appropriate mix of uses is not the only element needed to create a successful mixed use development. A strong vision ensures that all elements (including the integration, mix, and placement of uses) are designed around the pedestrian. A well thought-out, master planned approach prioritizes the vision throughout the design and construction of all phases. This approach ensures that the orientation of buildings, spacing of driveways, and location of parking areas support the vision instead of accommodating a single lot or use. Staff recommends approval with no variances and the following conditions:

1. Development must meet the requirements and intent of Appendix F and Appendix W;
2. Both sides of the promenade must be built together or with a park on one side;
3. The developer shall establish an HOA for the townhomes and the HOA shall be responsible for maintaining the entire exterior including landscaping and residences;
4. Hybrid Homes shall have the same appearance on all four sides;

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

5. Parallel parking shall be the only parking along the north-south drive and promenade; and
6. Buildings shall maintain a consistent build-to line.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

ShaQuandi Eaves, 2007 Paducah Lane, Grand Prairie, TX spoke in opposition to this request. The townhomes and the hotels would be too close to her neighborhood and would become an eyesore at this location there is a lot of multi-family coming into the area. Traffic is already a major concern at this location.

Commissioner Smith asked if the developer has spoken to the community regarding this development. Mrs. Eaves replied no.

Clint Nolan, 3710 Rawlins Street, Ste 1310, Dallas, TX stated they have been working with staff for several months this case should not have been presented back in May it was not ready the owner purchased this property with the intent to construct a furniture retail store. He said the can remove some of the variances.

Commissioner Moser stated he does not see any changed from the last time this case came before the commission or the original proposal that was denied, he has an issue with the number of variances that are being requested.

Commissioner Connor stated his concern is the best use of the land there are enough apartments and tiny homes being approved in the area.

Commissioner Coleman stated he does not have a problem moving forward with staff's recommendations.

Chairperson Spare stated he has a problem rezoning land for more apartments, but has to think about what is the best use for this property and the area.

Commissioner Smith agrees with Mr. Connor and Mr. Spare, we already have a number of apartment complexes coming into this area.

Commissioner Hedin stated by adding big boxes would this be any better than what is being proposed, because development will happen.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, SEPTEMBER 9, 2019**

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case Z190302/CP190302. The action and vote being recorded as follows:

Motion: Smith

Second: Landrum

Ayes: Connor, Landrum, Moser, Smith, Spare

Nays: Coleman, Hedin

**Denied: 5-2**

Motion: **carried.**

Commissioners or Citizens Comments: None

Commission Moser moved to adjourn the meeting of September 9, 2019. The meeting adjourned at 11:15 p.m.

---

Joshua Spare, Chairperson

ATTEST:

---

Max Coleman, Secretary

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



## Legislation Details (With Text)

<b>File #:</b>	19-9395	<b>Version:</b>	1	<b>Name:</b>	P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3 (City Council District 1). Final Plat of Forterra Addition, Lots 1, 2 & 3, for three industrial lots on 276.85 acres. 276.85 acres on multiple tracts out of the Robert R. Tucker Survey, Abstract No. 1472, Dudley F. Pearson, Abstract No. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the northeast corner of Interstate Hwy 30 Service Road and MacArthur Boulevard. Zoned HI, Heavy Industrial district within the Interstate 30 (I-30) Corridor Overlay and addressed as 1000 MacArthur Blvd. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner Pipe Portfolio Owner.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Final Plat](#)

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

### From

Chris Hartmann

### Title

P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3 (City Council District 1). Final Plat of Forterra Addition, Lots 1, 2 & 3, for three industrial lots on 276.85 acres. 276.85 acres on multiple tracts out of the Robert R. Tucker Survey, Abstract No. 1472, Dudley F. Pearson, Abstract No. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the northeast corner of Interstate Hwy 30 Service Road and MacArthur Boulevard. Zoned HI, Heavy Industrial district within the Interstate 30 (I-30) Corridor Overlay and addressed as 1000 MacArthur Blvd. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner Pipe Portfolio Owner.

### Presenter

Charles Lee, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Consider a Final Plat to establish three industrial lots, identify existing easement and establish boundaries on 276.85 acres. The 276.85 acres is on multiple tracts out of the Robert R. Tucker Survey, Abstract No. 1472,

Dudley F. Pearson, Abstract No. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, and generally located at the northeast corner of Interstate Hwy 30 Service Road and MacArthur Boulevard. Zoned Heavy Industrial (HI) District and lies within the Interstate 30 (I-30) Overlay Corridor District. The current address is 1000 MacArthur Blvd. The property lies in City Council District #1.

**ADJACENT LAND USES AND ACCESS:**

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

Direction	Zoning	Existing Use
North	Heavy Industrial (HI) District	Undeveloped
South	Light Industrial (LI) & Single Family-4 (SF-4) Districts	Partially Developed South of I-30
East	Heavy Industrial (HI) District	Undeveloped
West	Light Industrial (LI) District	Partially developed

**COMMENTS:**

The 276.85 -acre property is generally located at the northeast corner of Interstate Highway (I-30) Service Road and MacArthur Boulevard. The property is zoned Heavy Industrial (HI) District and lies within the I-30 Overlay Corridor District. Fonterra Pipe, formally Hanson Pipe provides industrial concrete storm sewer and drainage pipe for construction projects. The property is roughly 5,900' in width and approximately 3,200' depth. An existing 65'-100' in width railroad spur extends from the southwestern portion of the property further south of I-30 through properties on the south (Grand Lakes Industrial & Burbank Gardens Residential) eventually connecting to the east-west Union Pacific Railway. The final plat as submitted establishes property boundaries, dedicates and reflects the existing easements on the property including existing wetlands on the eastern portion of the property.

**RECOMMENDATION:**

The Development Review Committee recommends approval of the final plat



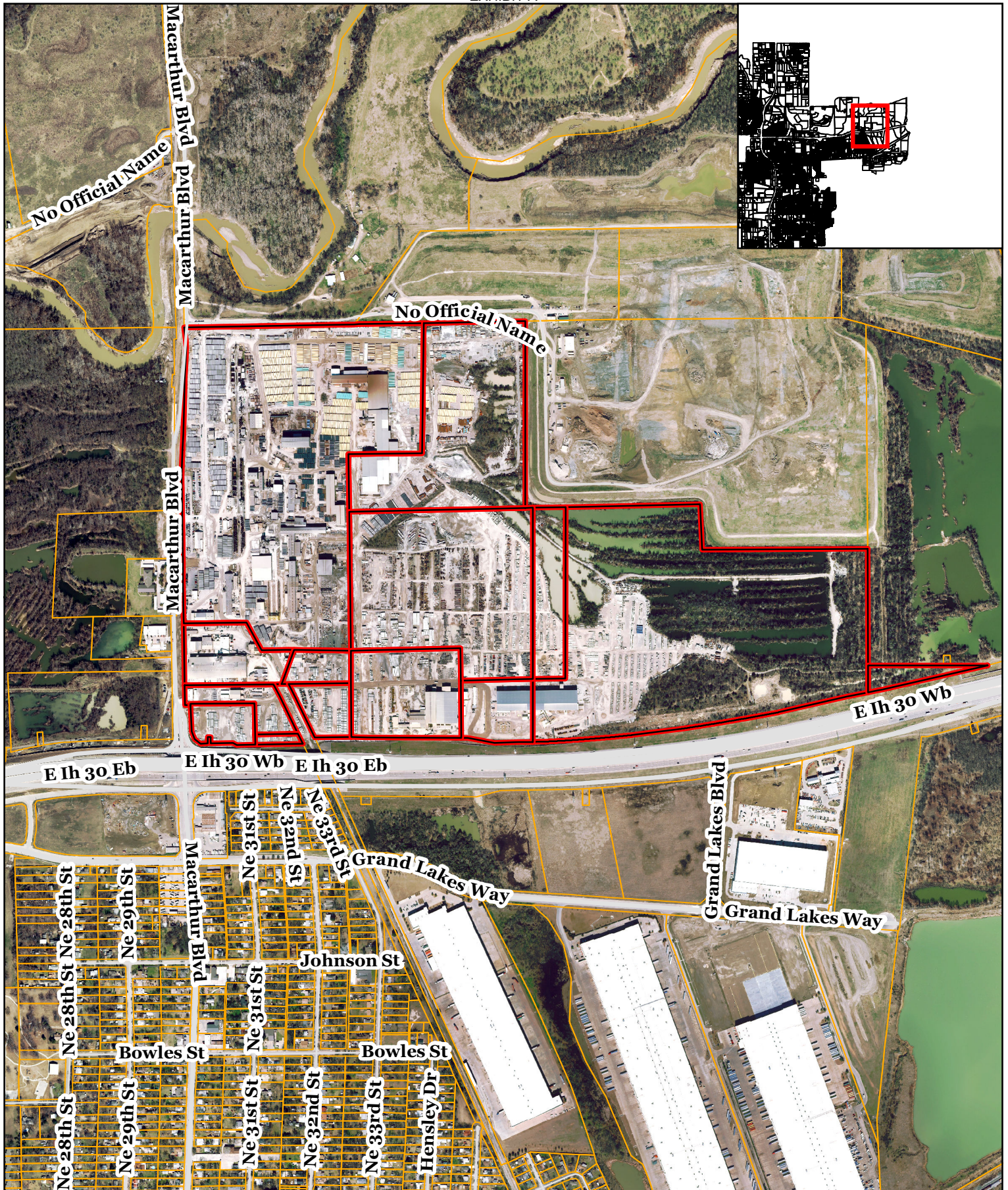
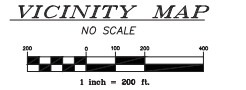
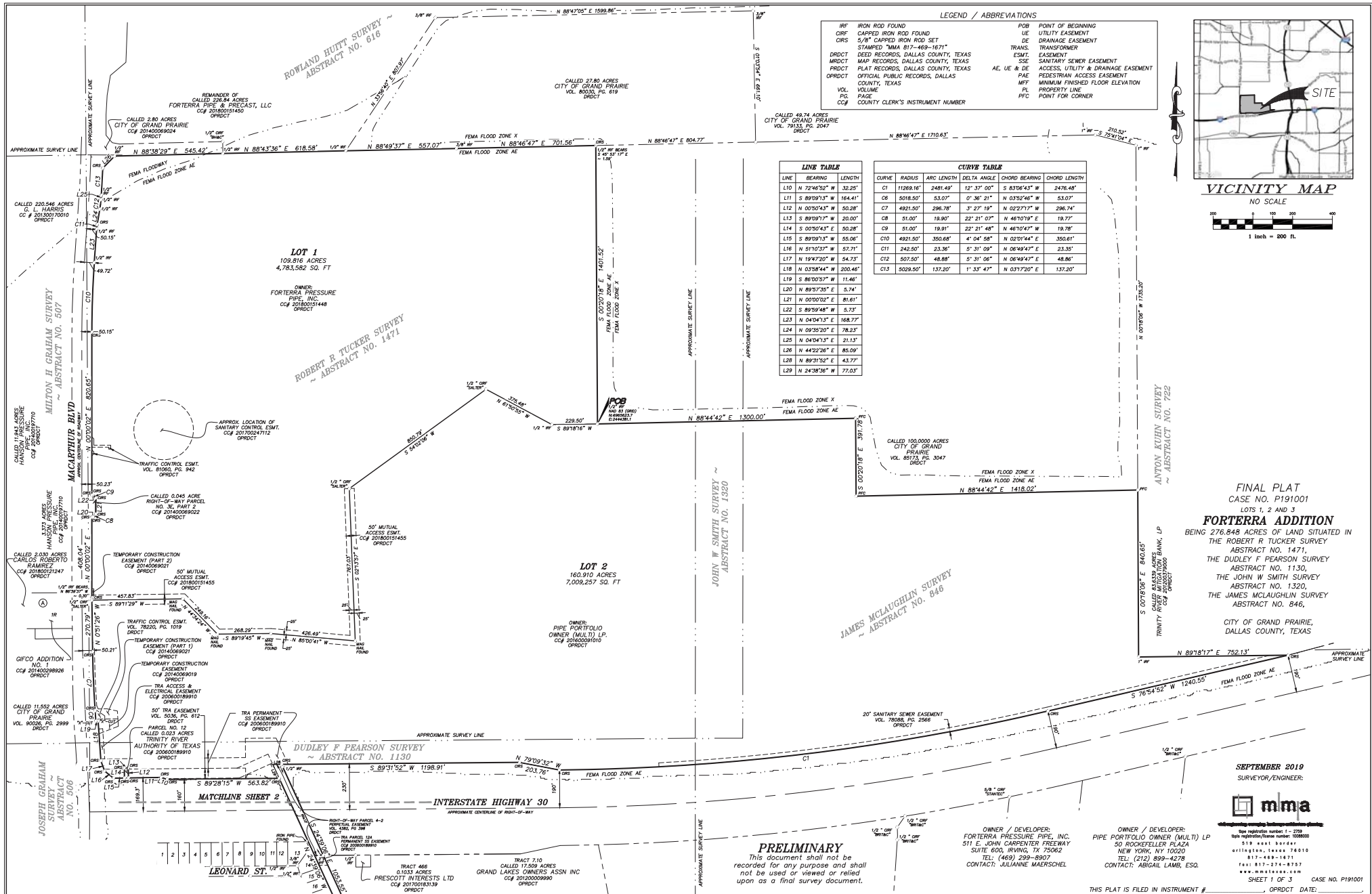




Exhibit B - Final Plat  
Page 1 of 3



FINAL PLAT  
CASE NO. P191001  
LOTS 1, 2 AND 3

**FORTERRA ADDITION**  
BEING 276.848 ACRES OF LAND SITUATED IN  
THE ROBERT R. TUCKER SURVEY  
ABSTRACT NO. 1471,  
THE DUDLEY F. PEARSON SURVEY  
ABSTRACT NO. 1130,  
THE JOHN W. SMITH SURVEY  
ABSTRACT NO. 1320,  
THE JAMES MCLAUGHLIN SURVEY  
ABSTRACT NO. 846,  
CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS

SEPTEMBER 2019  
SURVEYOR/ENGINEER:

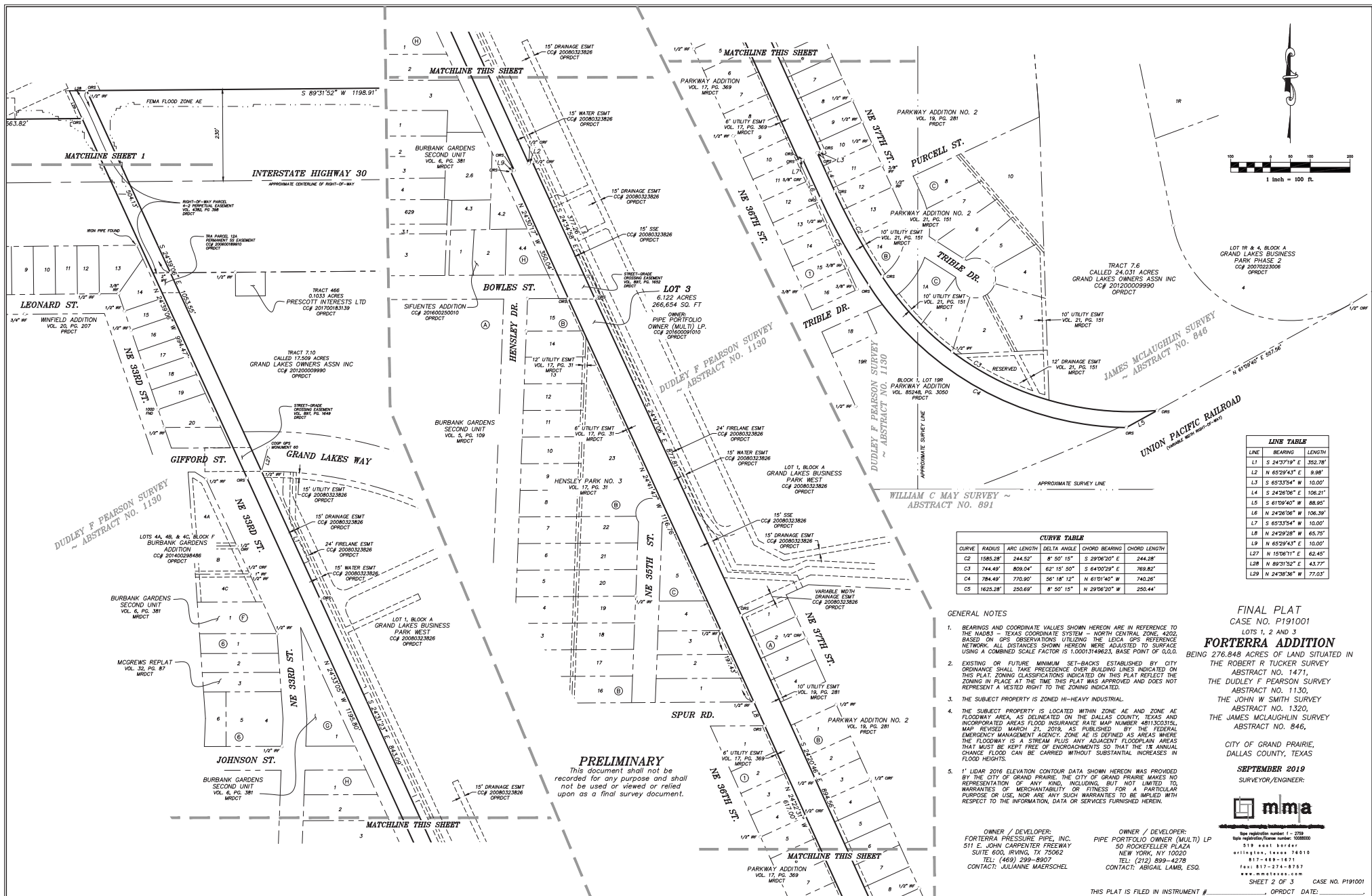


See registration number 1-279  
See registration number 108800  
518 east border  
at 110000, 10000 76010  
817-469-1671  
1000 817-274-8767  
www.mma-survey.com

SHEET 1 OF 3 CASE NO. P191001  
OPRDCT DATE:

THIS PLAT IS FILED IN INSTRUMENT #









## Legislation Details (With Text)

<b>File #:</b>	19-9396	<b>Version:</b>	1	<b>Name:</b>	P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6 (City Council District 2). Amending Plat of Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, adding a drainage easement, water easement, and sidewalk easement. Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3192 S HWY 161, 1040 Mayfield Rd, and 1050 Mayfield Rd. The applicant is Michael Davis, Bannister Engineering and the owner is Mark Davis, Epic East Towne Crossing, L.P.				

### Sponsors:

### Indexes:

### Code sections:

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

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

### From

Chris Hartmann

### Title

P191002 - Amending Plat - Epic East Towne Crossing, Phase 1, Lots 4, 5 & 6 (City Council District 2). Amending Plat of Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, adding a drainage easement, water easement, and sidewalk easement. Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3192 S HWY 161, 1040 Mayfield Rd, and 1050 Mayfield Rd. The applicant is Michael Davis, Bannister Engineering and the owner is Mark Davis, Epic East Towne Crossing, L.P.

### Presenter

Savanna Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Amending Plat of Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, adding a drainage easement and water easement. Epic East Towne Crossing Phase 1, Lots 4, 5, and 6, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH

-161 and north of Mayfield Rd, and addressed as 3192 S HWY 161, 1040 Mayfield Rd, and 1050 Mayfield Rd.

**PURPOSE OF REQUEST:**

The purpose of this Amending Plat is to add easements to three platted lots.

**ADJACENT LAND USES AND ACCESS:**

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

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

Direction	Zoning	Existing Use
North	PD-364	Undeveloped
South	PD-294	IKEA
West	PD-364	Undeveloped; Retail/Restaurant
East	PD-364	Undeveloped

**HISTORY:**

- August 7, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Epic East Towne Crossing Phase 1 (Case Number P170804).
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat for Epic East Towne Crossing Phase 1 (Case Number P170903).

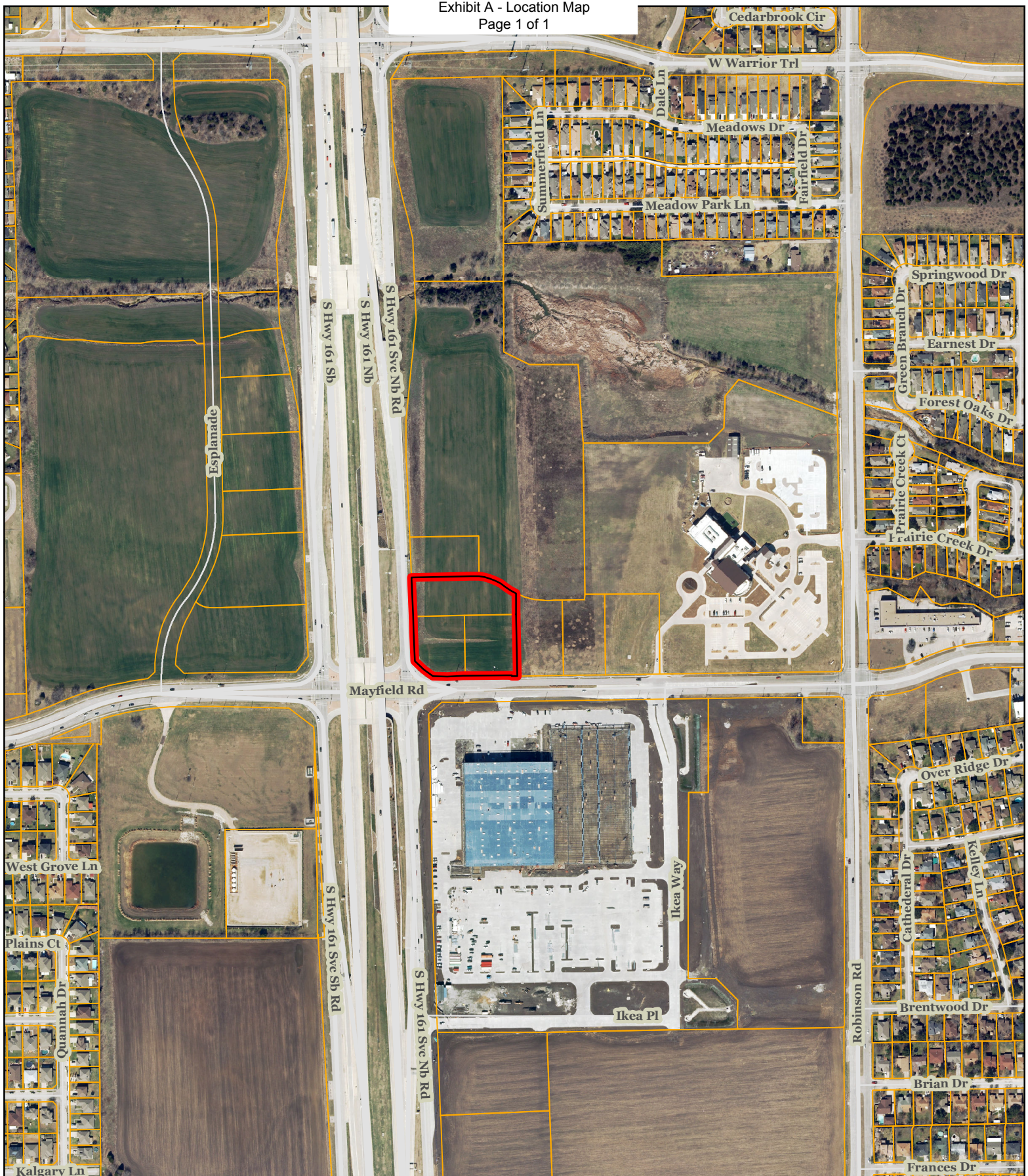
**PLAT FEATURES:**

The plat depicts the necessary easements and meets applicable dimensional requirements.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.





CASE LOCATION MAP  
Case Number P191002

Epic East Towne Crossing, Lots 4, 5, and 6

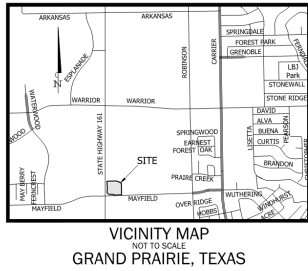


City of Grand Prairie  
Planning and Development

(972) 237-8257

[www.gptx.org](http://www.gptx.org)



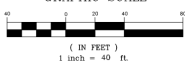


GENERAL NOTES:

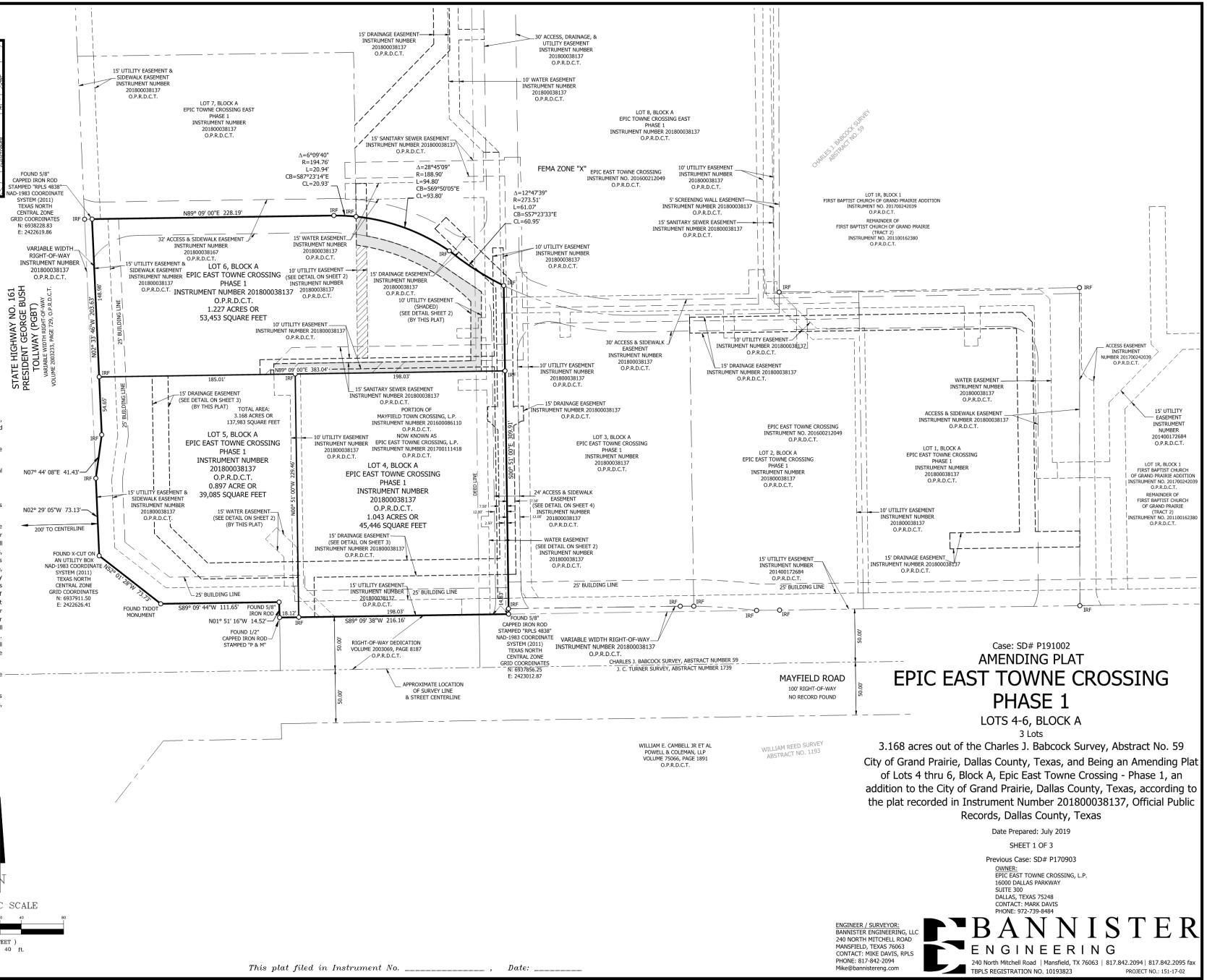
1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C04596, dated March 21, 2015. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" and within Zone "AE", defined as "Based Flood Elevations determined." and within Floodway, defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height." zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
3. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202) and are relative to the City of Grand Prairie GPS Control System. All distances shown herein are surface distances.
4. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
5. Ownership references shown herein are based on the Dallas Central Appraisal District's web page data (www.dallascad.org).
6. The property is currently Zoned Planned Development 364 (PD-364) District.
7. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
8. No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is not responsible for the operation or maintenance of the area encompassing the erosion hazard setback. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the erosion hazard setback, including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall be covenants running with the land. It is expressly contemplated that Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the erosion hazard setback. It is also expressly contemplated that Owner shall impose these covenants upon any successor, assigns, or heirs in the interest of full obligation and responsibility of maintaining and operating the erosion hazard setback. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall be covenants running with the land.
9. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association.
10. Access Easements shall be provided by Covenants, Conditions and Restrictions document recorded in Instrument Number 201800016682, Official Public Records, Dallas County, Texas.
11. PURPOSE STATEMENT: The purpose of this Amending Plat is to add easements.

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
D	DEGREES
M	MINUTES/FEET
S	SECONDS/INCHES
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
IRF	5/8" IRON ROD WITH CAP STAMPED "RPLS 435" FOUND

GRAPHIC SCALE



1 inch = 40 ft



This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_



Exhibit B - Amending Plat  
Page 3 of 3

OWNER'S CERTIFICATE:

WHEREAS, **EPIC EAST TOWNE CROSSING, L.P.**, is the sole owner of that certain tract of land being 3.168 acres (137,983 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, Abstract No. 1739, City of Grand Prairie, Dallas County, Texas; said 3.168 acres (137,983 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed to Mayfield Towne Crossing, L.P. (hereinafter referred to as Mayfield Towne Crossing tract), as recorded in Instrument Number 201600086110, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and Mayfield Towne Crossing, L.P., now known as EPIC East Towne Crossing, L.P., as recorded in Instrument Number 201700111418, O.P.R.D.C.T., said 3.168 acres (137,983 square feet) of land being all of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P., as recorded in Instrument Number 201600212049, O.P.R.D.C.T.; said 3.168 acres (137,983 square feet) of land being all of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P. (hereinafter referred to as EPIC East tract), as recorded in Instrument Number 201700347331, O.P.R.D.C.T.; said 3.168 acres (137,983 square feet) of land being all of that certain tract of land described as Lots 4 thru 6, Block A, Epic East Towne Crossing, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201800038137, O.P.R.D.C.T., and being a portion of that certain tract of land described in a General Warranty Deed to EPIC East Towne Crossing, L.P., as recorded in Instrument Number 201600212049, O.P.R.D.C.T.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **EPIC EAST TOWNE CROSSING, L.P.**, does hereby adopt this plat designating the hereinabove described property as **EPIC EAST TOWNE CROSSING - PHASE 1**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Witness, my hand this \_\_\_\_ day of \_\_\_\_\_, 2019.

**EPIC EAST TOWNE CROSSING, L.P., a Texas limited Partnership**

By: Weber Epic GP, Inc.  
a Texas Corporation  
its authorized General Partner

By: John P. Weber, President

State of Texas §  
County of Dallas §

Before me, the undersigned authority, on this day personally appeared **John P. Weber, President**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

**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

Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, L.L.C.  
T.B.P.L.S. REGISTRATION NO. 10193823

State of Texas §  
County of Tarrant §

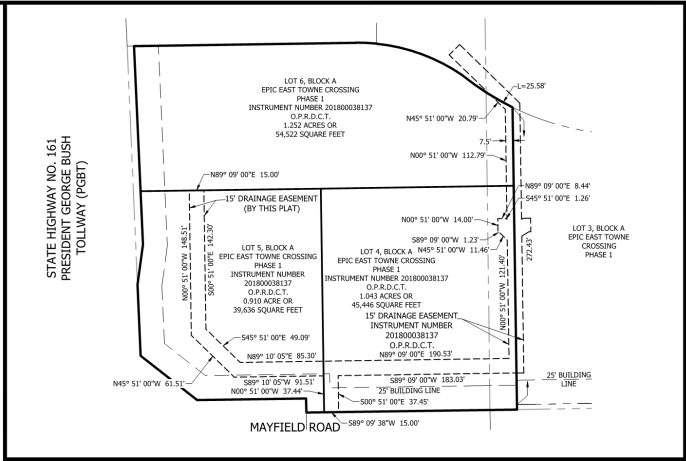
Before me, the undersigned authority, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

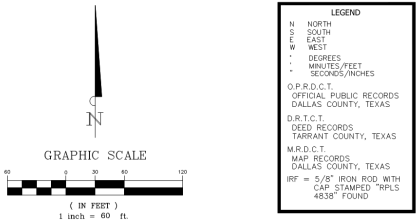
My Commission expires: \_\_\_\_\_

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_



DRAINAGE EASEMENT DETAIL

SCALE: 1" = 60'



Case: SD# P191002  
**AMENDING PLAT**  
**EPIC EAST TOWNE CROSSING**  
**PHASE 1**  
**LOTS 4-6, BLOCK A**  
3 Lots

3.168 acres out of the Charles J. Babcock Survey, Abstract No. 59 City of Grand Prairie, Dallas County, Texas, and Being an Amending Plat of Lots 4 thru 6, Block A, Epic East Towne Crossing - Phase 1, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201800038137, Official Public Records, Dallas County, Texas

Date Prepared: July 2019

SHEET 3 OF 3

Previous Case: SD# P170903

OWNER:  
EPIC EAST TOWNE CROSSING, L.P.  
16000 DALLAS PARKWAY  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-9484

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, L.L.C.  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

**BANNISTER**  
**ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-02





## Legislation Details (With Text)

<b>File #:</b>	19-9408	<b>Version:</b>	1	<b>Name:</b>	P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A (City Council District 1). Final Plat of Burney 360 Addition, Lots 1, Block A, for a commercial lot on 5.7 acres, tract out of the L. Barnes Survey, Abstract No. 113 and M.K. Selvidge Survey, Abstract no. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 1423, City of Grand Prairie, and City of Arlington, Tarrant County, Texas, and generally located at the southwest corner of State Highway 360 Service Road and Burney Road. Zoned Planned Development-368 (PD-368) District within the SH-360 Corridor Overlay and addressed as 1891 N. SH 360, Grand Prairie, TX. The applicant is Annalyse Valk and the owner is Shawn Valk, Platinum Storage.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Final Plat](#)  
[Exhibit B2 P191004 Final Plat](#)

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

### From

Chris Hartmann

### Title

P191004 - Final Plat - Burney 360 Addition, Lot 1, Block A (City Council District 1). Final Plat of Burney 360 Addition, Lots 1, Block A, for a commercial lot on 5.7 acres, tract out of the L. Barnes Survey, Abstract No. 113 and M.K. Selvidge Survey, Abstract no. 1130, John W. Smith Survey, Abstract No. 1320 and James McLaughlin Survey, Abstract No. 1423, City of Grand Prairie, and City of Arlington, Tarrant County, Texas, and generally located at the southwest corner of State Highway 360 Service Road and Burney Road. Zoned Planned Development-368 (PD-368) District within the SH-360 Corridor Overlay and addressed as 1891 N. SH 360, Grand Prairie, TX. The applicant is Annalyse Valk and the owner is Shawn Valk, Platinum Storage.

### Presenter

Charles Lee, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

Consider a Final Plat to establish a commercial lot and identify easements to accommodate the multi-story self-storage facility on the property.

**ADJACENT LAND USES AND ACCESS:**

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

Direction	Zoning	Existing Use
North	Light Industrial (LI) District	Commercial Office Uses
South	Light Industrial (LI)	Undeveloped
East	Light Industrial (LI)	State Highway SB Service Road
West	City of Arlington-PD Commercial	Undeveloped

Primary access to the facility shall be from proposed 30' commercial drive via Barney Road to the along the northern property boundary and secondary/emergency gated access via a 30' commercial drive along the southern boundary via private drive (Burney Oaks Drive).

**COMMENTS:**

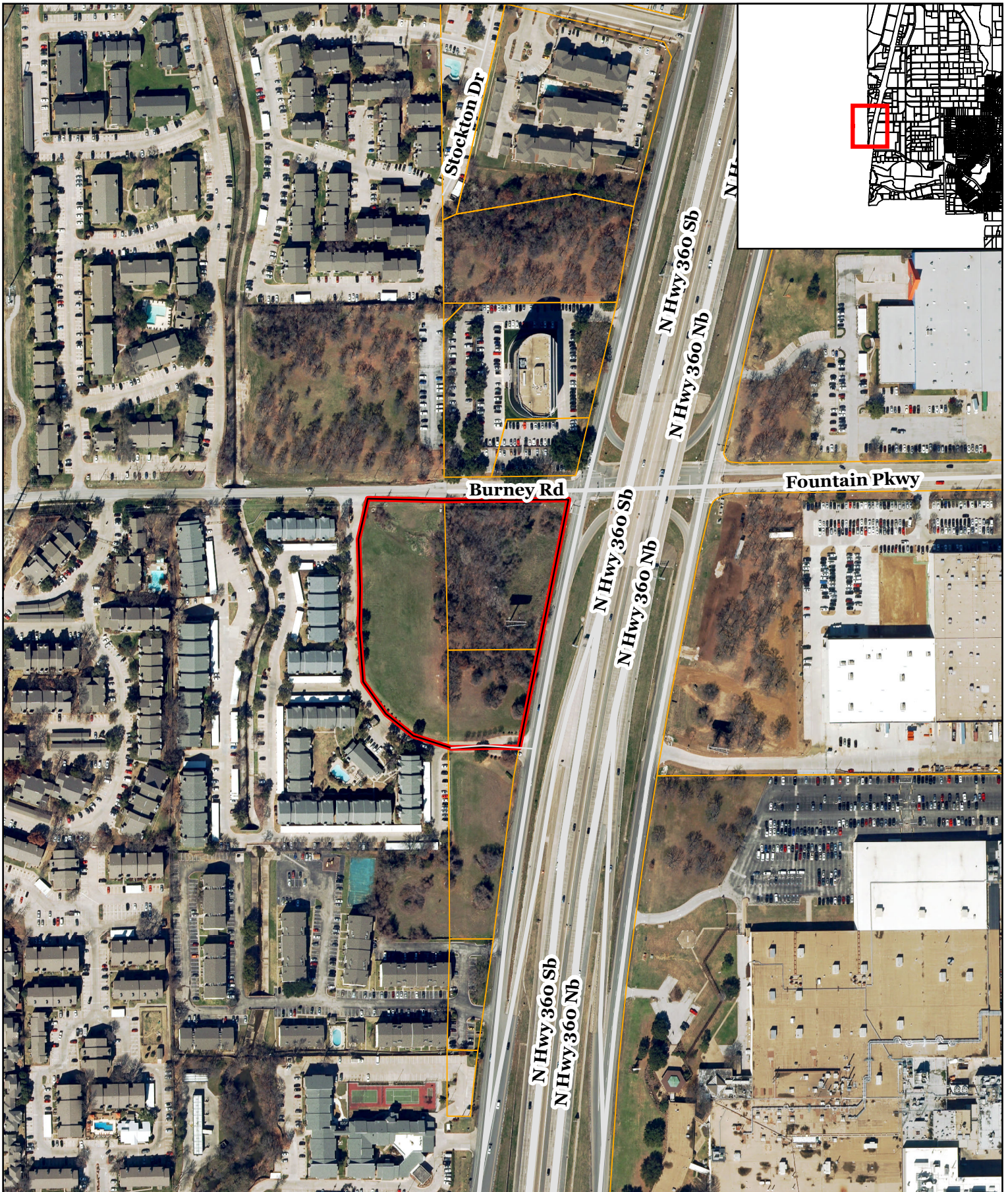
The 5.7-acre property is uniquely located in both the City of Grand Prairie and the City of Arlington's corporate boundary; with approximately 50% of the property located in each city. The preliminary plat as submitted establishes property boundaries and existing easements and will dedicate easements necessary to accommodate the development of the property as well as dedicate rights-of-way. Extension of utilities as well as permitting and construction of the building will be done through City of Arlington in accordance with the terms of an Interlocal Agreement between Grand Prairie and Arlington approved in 2018.

**RECOMMENDATION:**

The Development Review Committee recommends approval.



# EXHIBIT A



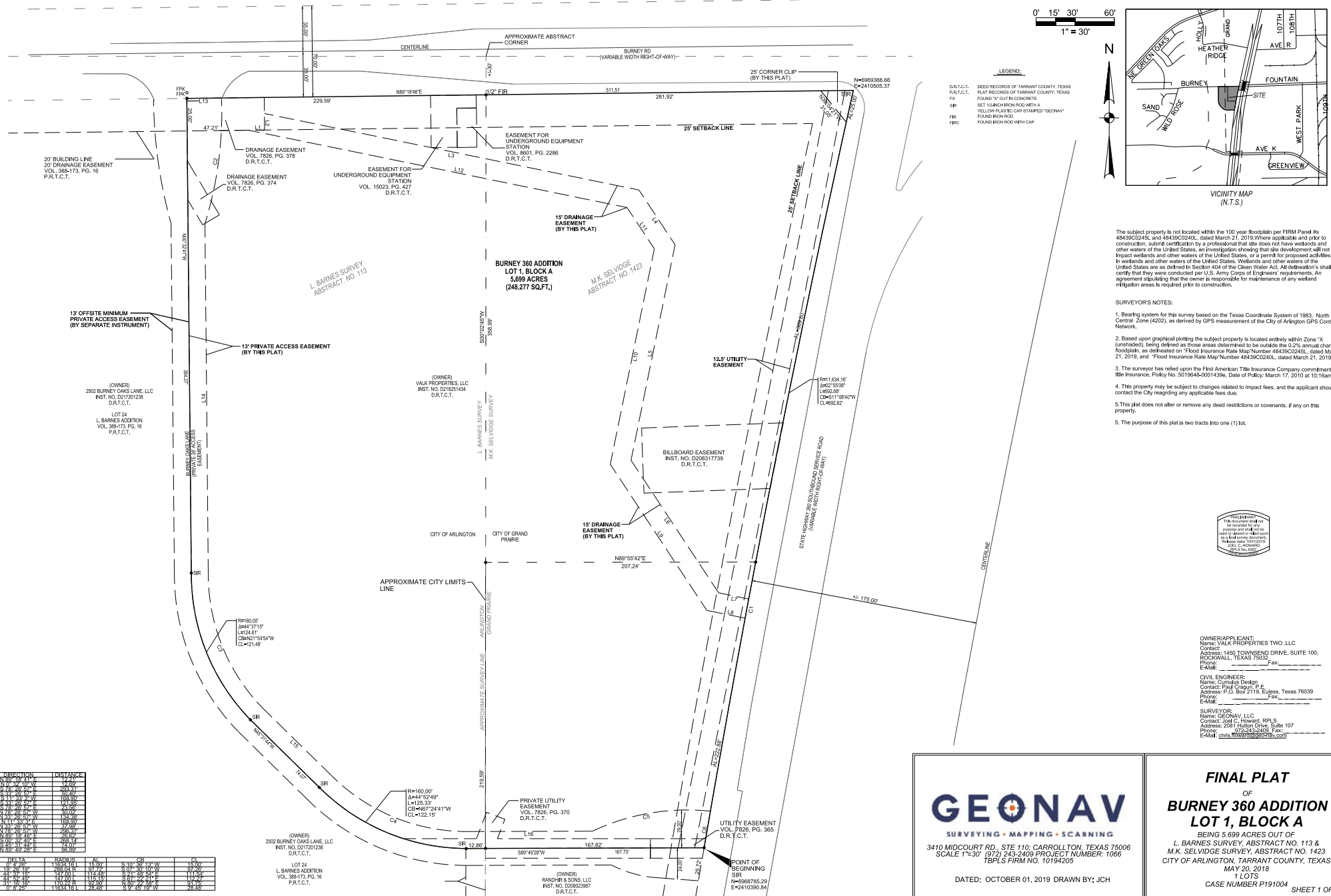
CASE LOCATION MAP  
Case Number: P191004  
Burney 360 Addition, Lot 1, Block A



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



## Exhibit B - Final Plat







## Legislation Details (With Text)

<b>File #:</b>	19-9397	<b>Version:</b>	1	<b>Name:</b>	SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair
<b>Type:</b>	Ordinance	<b>Status:</b>			Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>			
<b>Title:</b>	SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). A Specific Use Permit Amendment for an existing Used Auto Dealer to add Private Vehicle Maintenance consisting of major repairs on 0.47 acres at the address 3230 E. Main Street. Lot 702R, Block 1, Hensley Park Unit 1, Dallas County, Texas zoned C, Commercial District. The applicant is Tony Shotwell and the owner is Diamond Virami. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Operational Plan.pdf](#)

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

### From

Chris Hartmann

### Title

SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). A Specific Use Permit Amendment for an existing Used Auto Dealer to add Private Vehicle Maintenance consisting of major repairs on 0.47 acres at the address 3230 E. Main Street. Lot 702R, Block 1, Hensley Park Unit 1, Dallas County, Texas zoned C, Commercial District. The applicant is Tony Shotwell and the owner is Diamond Virami.

**City Council Action: October 15, 2019**

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Consider a request for a Specific Use Permit Amendment for an existing Used Auto Dealer to add Private Vehicle Maintenance consisting of major repairs on 0.47 acres at the address 3230 E. Main Street. The subject property is zoned C, Commercial District. The property is located on Lot 702R, Block 1, Hensley Park Unit 1,

Dallas County, Texas.

**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
North	SF-4	Residential
East	C	Grocery Store
South	LI	Light Industrial
West	C	USA #1 Trans

**HISTORY:**

- The property was originally platted in 1951
- The SUP was established in 2009 for Used Auto Sales
- The fence and paving that was required in the previous SUP renewal has been completed

**PURPOSE OF REQUEST:**

This Specific Use Permit amendment is being requested in order to expand the current allowable use to include major repair of private vehicles, not open to the public, with the existing Used Auto Dealer. As per the operational plan, this will be only for vehicles owned by Prince Motor Cars and will not be available for public use.

**STATUS:**

Staff inspected the property and operations on October 2<sup>nd</sup> and was accompanied by the Code Enforcement Division. The inspections conducted indicated that there is a violation that will need to be addressed before a CO is issued. Inspections noted the following violation:

- Fire lane was not clear.

**RECOMMENDATION:**

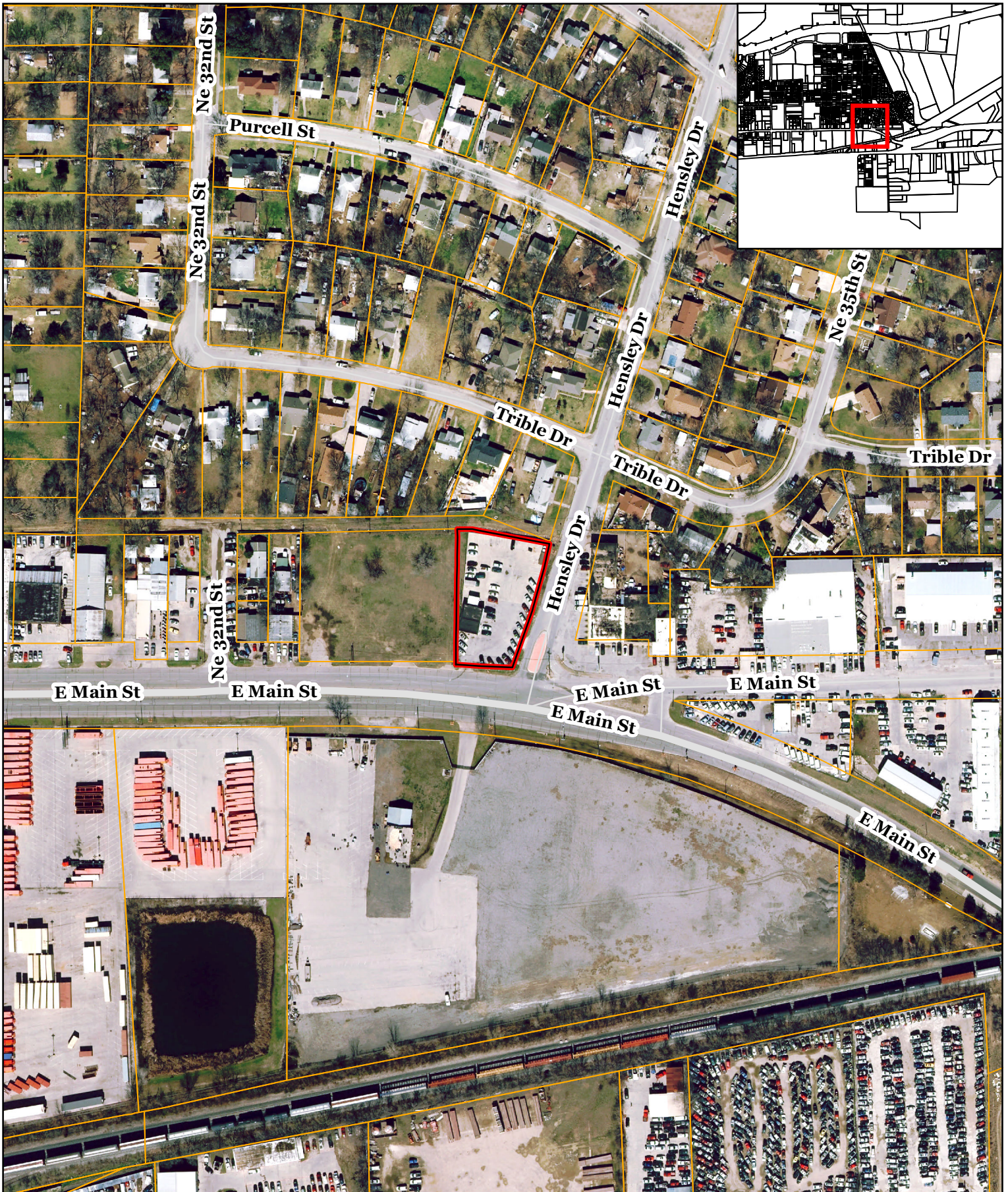
DRC recommends the Planning & Zoning Commission approve this Specific Use Permit with the following conditions:

- Auto repair will be strictly for vehicles owned by Prince Motor Cars.
- The right to conduct private major auto repair on-premise is not transferrable and will expire if the property is transferred to another owner or operator or if subdivided.
- No paint and body work on-site.
- No salvaging of parts on-site.
- Shall comply with approved Site & Operational Plan.
- That the fire lane be clear at all times.
- Any non-permitted uses must cease before a CO is issued.

- That a courtesy inspection be performed after 6 months to verify compliance.

**Body**







[illegible]

## BUSINES PLAN FOR PRINCE MOTOR CARS

2320 EAST MAIN, GRAND PRRAIRIE, TX.

Prince Motor Cars will be operating as a used car sales lot, as the current SUP allows, with the requested amendment to allow for periodic major auto repairs. Prince Motor Cars will continue to abide by ALL other regulations in the current SUP.

The business will buy some cars from auto auctions, and there may be a need to do some major repairs to these cars, (i.e.: remove/replace engine heads, internal engine parts, engines, transmissions, etc.). There will be a minimal number of these type of repairs.

All major repairs will be done inside the garage marked on the site plans. There will be NO outside major repairs done to any vehicle.

The ONLY vehicles that will be worked on at this property will be owned by Prince Motor Cars. No outside customer repairs will be performed. Proper paperwork will be kept available for inspection.

There will be NO SALVAGING of vehicles at the property.

There will be a MAXIMUM of TWO vehicles outside that are in need of major repairs. They will be kept in the parking spots marked on the site plans.

There will be NO outside storage of parts.

Prince Motor Cars will continue to follow and abide by all code and environmental regulations.

## HOURS OF OPERATION:

The sales lot will be open Monday-Saturday from 9:00 AM to 7:00 PM. There may be occasional Sunday operations, but NO MAJOR REPAIRS WILL BE DONE ON SUNDAY.



## Legislation Details (With Text)

<b>File #:</b>	19-9398	<b>Version:</b>	1	<b>Name:</b>	S191001 - Site Plan - Epic East Towne Crossing Retail
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

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

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

### From

Chris Hartmann

### Title

S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.  
**City Council Action: October 15, 2019**

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Site Plan for Epic East Towne Crossing including 154,541 sq. ft. of retail and restaurants on 14.3 acres. Epic East Towne Crossing Phase 1, Lots 2, 3, 7, and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1010 Mayfield Rd, 1020 Mayfield Rd, 1030 Mayfield Rd, 3162 S HWY 161, and 3182 S HWY 161.

### **PURPOSE OF REQUEST:**

The applicant intends to construct Epic East Towne Crossing Phase 2, which includes over 150,000 sq. ft. for retail and restaurants. Any development in a Planned Development District or Corridor Overlay District requires City Council approval of a Site Plan. Development at this location requires City Council approval of a Site Plan because the property is zoned PD-364 and within the SH-161 Corridor Overlay District.

### **ADJACENT LAND USES:**

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

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

Direction	Zoning	Existing Use
North	PD-364	Undeveloped
South	PD-364; PD-294	Undeveloped; Retail (IKEA)
West	PD-364	Retail/Restaurants
East	PD-364; PD-91	Undeveloped; Church; Floodway/Flood

### **HISTORY:**

- July 18, 2017: City Council approved a Zoning Change and Concept Plan (Case Number Z170401), creating a planned development district for Commercial and Multi-Family uses (PD-364).
- August 7, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Epic East Towne Crossing Phase 1 (Case Number P170804).
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat for Epic East Towne Crossing Phase 1 (Case Number P170903).
- The proposal is located on Lots 2, 3, 7, and 8 of Epic East Towne Crossing Phase 1. The applicant will replat the property to create two lots out of the existing four.

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

The proposal includes a junior anchor lineup (tenant spaces range from 9,000 sq. ft. to 55,215 sq. ft.) and retail inline along the east property line and two freestanding retail buildings. Retail B (14,096 sq. ft.) and Retail D (16,000 sq. ft.) both include spaces for a Restaurant with a Drive-Through.

The site will be accessible from Mayfield Rd. and the SH-161 frontage road. Internal drives established by cross-access easements and Epic East Towne Crossing's covenants, conditions, and restrictions will provide access and circulation throughout the development. The applicant will need to make off-site improvements with the construction of Epic East Towne Crossing Phase 2. These improvements include an access drive along

the east property line, a bridge across Kirby Creek, a driveway on Warrior Trail, and a connection to an existing driveway on the SH-161 frontage road.

## **ZONING REQUIREMENTS:**

### *Density and Dimensional Requirements*

The subject property is zoned PD-364 with a base zoning district of Commercial (C). Development is subject to the standards in PD-364 and the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements.

**Table 2: Site Data Summary**

Standard	Required	Provided 8R	Provided 9	Meets
Min. Lot Area (S5,000		398,761	224,171	Yes
Min. Lot Width (150		248.83	359.15	Yes
Min. Lot Depth (1100		663	662.92	Yes
Front Setback (Ft)25		401.42	103.16	Yes
Rear Setback (Ft.)0		70.27	49.8	Yes
Max. Height (Ft.)25		25	25	Yes*
Max. Floor Area 1.5:1		.249:1	.246:1	Yes

\*The roof line for the junior anchor line up and retail inline does not exceed 25 ft. The height including parapet walls and articulated public entrances ranges from 25.5 ft. to 36 ft. Article 30 of the UDC excludes parapet walls not exceeding ten feet in height from the calculation of building height.

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC and PD-364. The table below summarizes these requirements. The proposal meets the landscape and screening requirements.

**Table 3: Landscape & Screening Requirements for Lot 8R**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	40,046	55,825	Yes
Trees	117	105*	Yes
Shrubs	801	924	Yes
Pollinator Friendly Plants	801	1189	Yes

\*120 shrubs are substituted for 12 trees at a rate of 1 tree equals 10 shrubs.

**Table 4: Landscape & Screening Requirements for Lot 9**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	22,418	31,277	Yes
Trees	71	60*	Yes
Shrubs	449	562	Yes
Pollinator Friendly Plants	450	895	Yes

\*110 shrubs are substituted for 11 trees at a rate of 1 tree equals 10 shrubs.

### *Building Materials and Design*

The exterior finish materials include stone, brick, texture-coated concrete, stucco, and architectural panels. The proposed building elevations meet the stone/brick accent, articulation, and covered walkways requirements and exceed the windows requirement in PD-364.

#### *Appendix F Standards*

The building materials and design requirements for inline buildings and multi-tenant buildings were established with creation of PD-364 in 2017. Since then, City Council has approved revisions to Appendix F: Corridor Overlay District Standards.

The applicant has worked with Staff to show how the proposed building elevations compare to the revised Appendix F standards. Appendix F now requires that windows account for 30% of the area of street facing facades. The table below shows the percentage of windows of street-facing facades for the retail inline (Building A), Building B, and Building D. These percentages are consistent with Appendix F window requirements for street-facing facades.

**Table 5: Windows for Street-Facing Facades**

Facade	Windows
Retail A West	32.5%
Retail A South	34%
Retail D West	32.5%
Retail B West	32.7%

The applicant has also included eight Building Design Menu Items, exceeding the six Menu Items required by the new standards.

#### **EXCEPTIONS OR APPEALS:**

1. Variance to the Side Yard Setback: The applicant intends to replat the existing four lots into two lots. The new lot line would run between Anchor and Junior Anchor 2 and create a zero ft. setback when a 20 ft. setback is required.

#### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



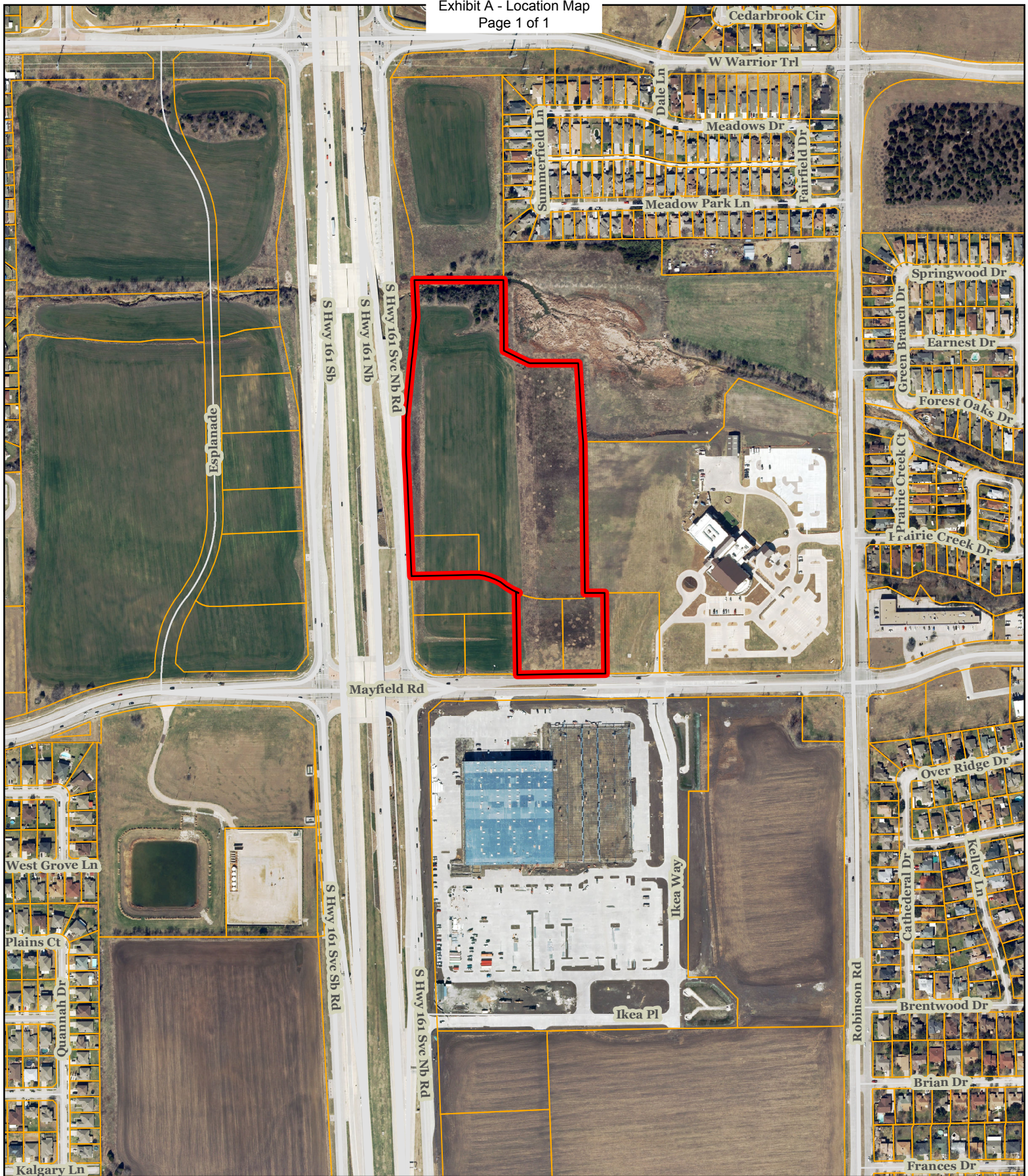
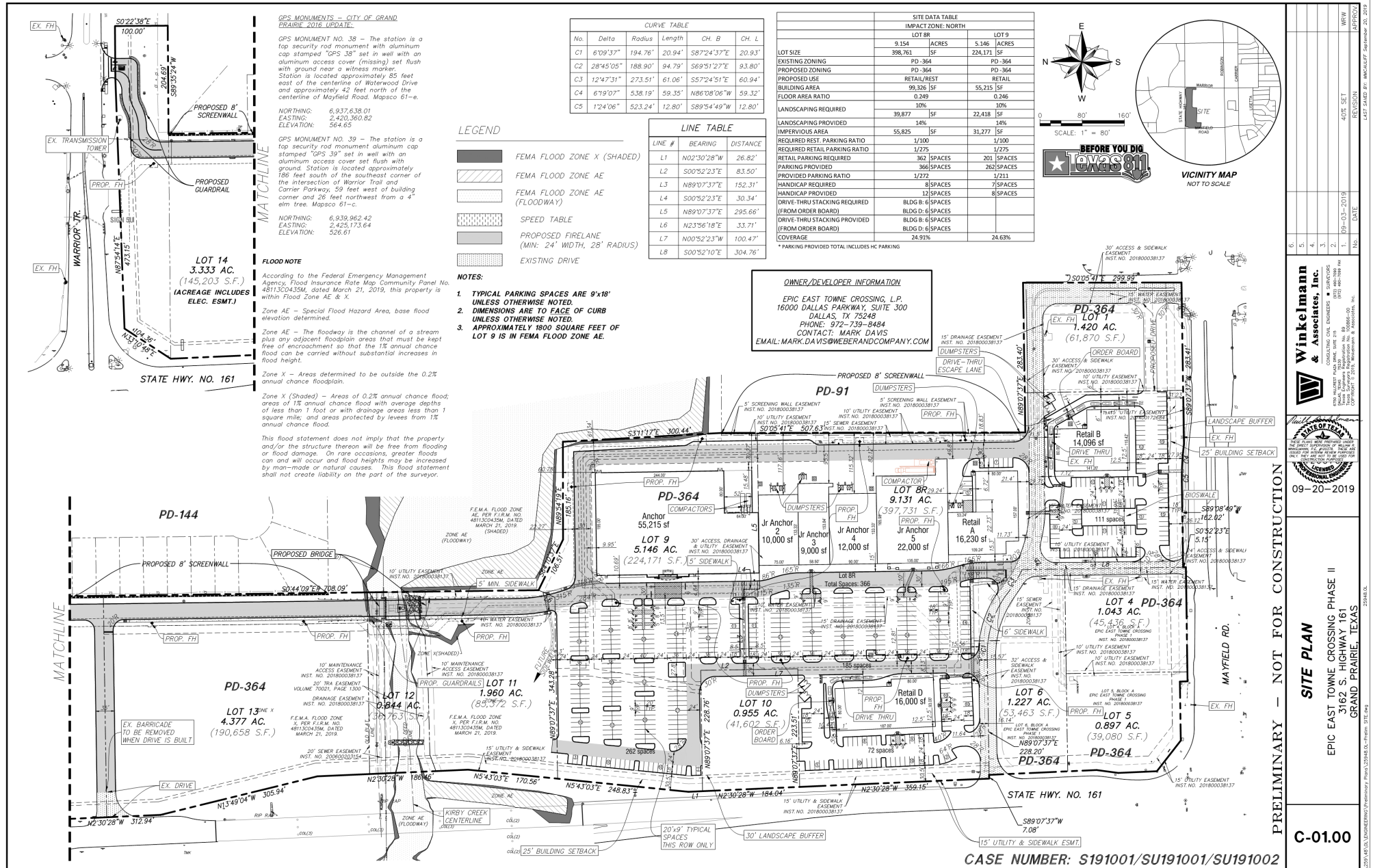
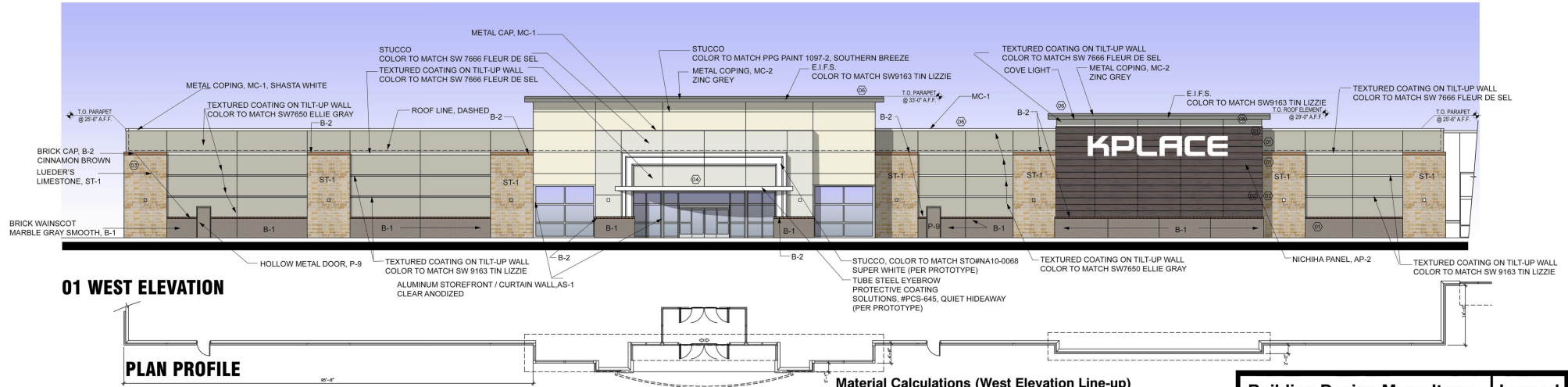




Exhibit B - Site Plan  
Page 1 of 1





Material Calculations (West Elevation Line-up)

Facade	Stone or Brick	Architectural Panels	Texture Coated Concrete	Stucco	E.I.F.S.	Accent Materials	Total
West	4660 sf, 23.5%	2,388 SF, 12%	6,873 SF, 34.7%	4,900 SF, 24.7%	553 SF, 2.8%	102 SF, 0.5%	19,000 SF, 100%

Facade Calculations

Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
West (Kohl's only)	Yes	8,650 SF	726 SF	8.4%	15%	No
North (Kohl's only)	No	5,107 SF	52 SF	1%	Not required	N.A.
Total	Yes (WEST ELEVATION LINEUP)	23,643 SF	3,817 SF	16.1%	15%	Yes

Material Calculations (Kohl's Only)

Facade	Stone & Brick	Architectural Panels	Textured Coating on Concrete	Stucco	E.I.F.S.	Accent Materials	Total
West (Kohl's only)	2,234 sf 28.2%	1,022 sf, 12.9%	2,828 sf., 35.7%	1,521 sf., 19.2%	113 sf., 1.4%	206 sf., 2.6%	7,924 sf 100%
North (Kohl's only)	812 sf., 16%	46 sf., 1%	3,950 sf., 78.1%	128 sf., 2.5%	13 sf., 0.3%	106 sf., 2.1%	100%

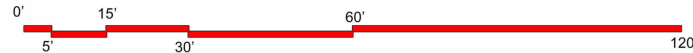
Building Design Menu Items	Legend
Material Mix	01
Color Contrast	02
Corner Treatment	03
Articulated Public Entrance	04
Buildings at Intersections	05
Roof Profile Variation	06
Canopy Variation	07
Design Elements	08

<b>BRICK</b>	Acme Brick	Marble Gray Smooth (King Size)
B-1	Acme Brick	Cinnamon Brown (King Size)
B-2	Acme Brick	Brookshire (King Size)
<b>STONE</b>		
ST-1	Lueder's Limestone	Color: Buff Type: Random Chopped 100% Roughback
ST-2	Lueder's Limestone	Color: Buff Type: Sawed 6 Sides.
<b>PAINT / TEXTURE COAT / E.I.F.S. / STUCCO</b>		
P-1	Sherwin Williams	SW7657 Tinsmith
P-2	Sherwin Williams	SW7666 Fleur de Sel
P-3	Sherwin Williams	SW7658 Gray Clouds
P-4	Sherwin Williams	SW7650 Ellie Gray
P-5	Sherwin Williams	SW9163 Tin Lizzie
P-6	Sherwin Williams	SW7536 Bittersweet Stem
P-7	Sherwin Williams	SW9108 Double Latte
P-8	Sherwin Williams	SW7031 Mega Greige
P-9	Sherwin Williams	SW9168 Elephant Ear
P-10	Sherwin Williams	SW7025 Backdrop
P-11	Sherwin Williams	SW7019 Gauntlet Gray
P-12	Sherwin Williams	SW7026 Griffin
P-13	Sherwin Williams	SW9052 Iced Mocha
P-14	Sherwin Williams	SW7705 Wheat Penny
P-15	Sherwin Williams	SW2808 Rookwood Dark Brown
<b>METAL COPING / METAL ROOFING</b>		
MC-1	Berridge Manufacturing	Shasta White
MC-2	Berridge Manufacturing	Berridge Manufacturing Zinc Grey
<b>METAL AWNING</b>		
MA-1	Berridge Manufacturing	Burgundy
MA-2	Berridge Manufacturing	Terra-Cotta
MA-3	Berridge Manufacturing	Bark
MA-4	Berridge Manufacturing	Shasta White
<b>ALUMINUM STOREFRONT</b>		
AS-1	Kawneer	Clear Anodized
<b>ARCHITECTURAL PANELS</b>		
AP-1	Nichha Vintagewood	Redwood
AP-2	Nichha Vintagewood	Bark
AP-3	Nichha Vintagewood	Ash

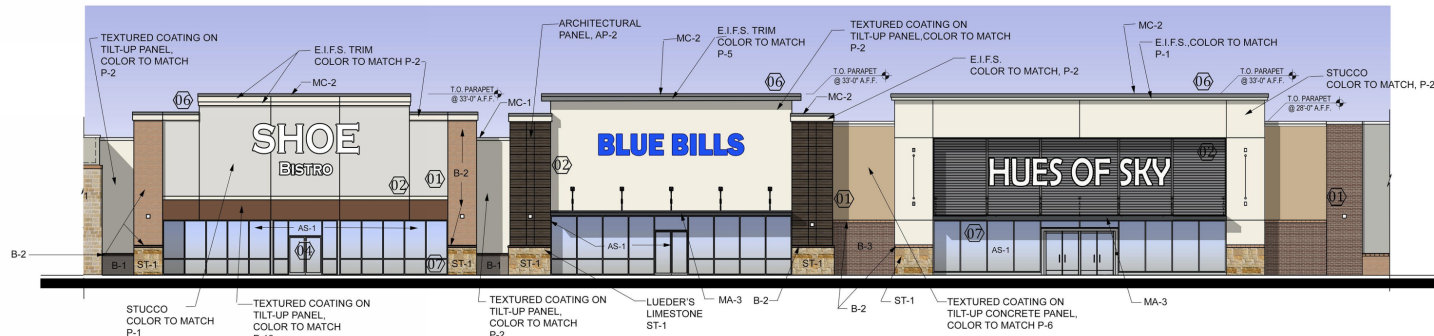
Materials and colors subject to change based on availability. Substituted color to remain in a similar color palette.

02 NORTH ELEVATION

PLAN PROFILE



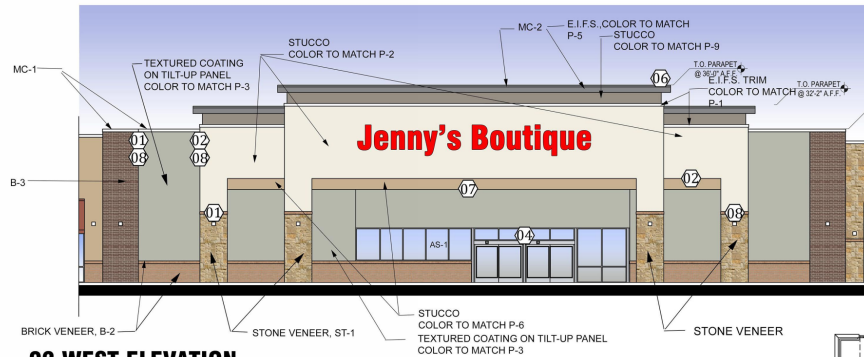




01 WEST ELEVATION



PLAN PROFILE

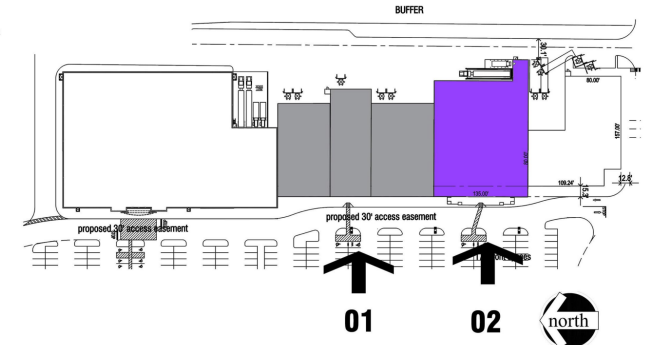


02 WEST ELEVATION

PLAN PROFILE

BRICK	
B-1	Acme Brick
B-2	Acme Brick
B-3	Acme Brick
STONE	
ST-1	Lueder's Limestone
ST-2	Lueder's Limestone
Color: Buff Type: Random Chopped 100% Roughback	
Color: Buff Type: Sawin 6 Sides	
PAINT / TEXTURE COAT / EIFS / STUCCO	
P-1	Shervin Williams SW7667 Trench
P-2	Shervin Williams SW7666 Fleur de Sel
P-3	Shervin Williams SW7668 Gray Clouds
P-4	Shervin Williams SW7669 Elle Gray
P-5	Shervin Williams SW7663 Tin Lizzie
P-6	Shervin Williams SW7636 Silverweed Stem
P-7	Shervin Williams SW7638 Double Latte
P-8	Shervin Williams SW7631 Mega Grunge
P-9	Shervin Williams SW7638 Elephant Ear
P-10	Shervin Williams SW7635 Backdrop
P-11	Shervin Williams SW7619 Caramel Gray
P-12	Shervin Williams SW7626 Griffs
P-13	Shervin Williams SW9092 Iced Mocha
P-14	Shervin Williams SW7756 Wheel Penny
P-15	Shervin Williams SW2808 Rockwood Dark Brown
METAL COPING / METAL ROOFING	
MC-1	Berridge Manufacturing
MC-2	Berridge Manufacturing
Shade White Zinc Grey	
METAL AWNING	
MA-1	Berridge Manufacturing
MA-2	Berridge Manufacturing
MA-3	Berridge Manufacturing
MA-4	Berridge Manufacturing
Burgundy Terra-Cotta Charcoal Grey Shade White	
ALUMINUM STOREFRONT	
AS-1	Kaleneer
Clear Anodized	
ARCHITECTURAL PANELS	
AP-1	Nichia Vintagewood
AP-2	Nichia Vintagewood
AP-3	Nichia Vintagewood
Redwood Bark Ash	

Materials and colors subject to change based on availability. Substituted color to remain in a similar color palette.



NOTE: ALL AWNINGS ARE AT 6' IN DEPTH

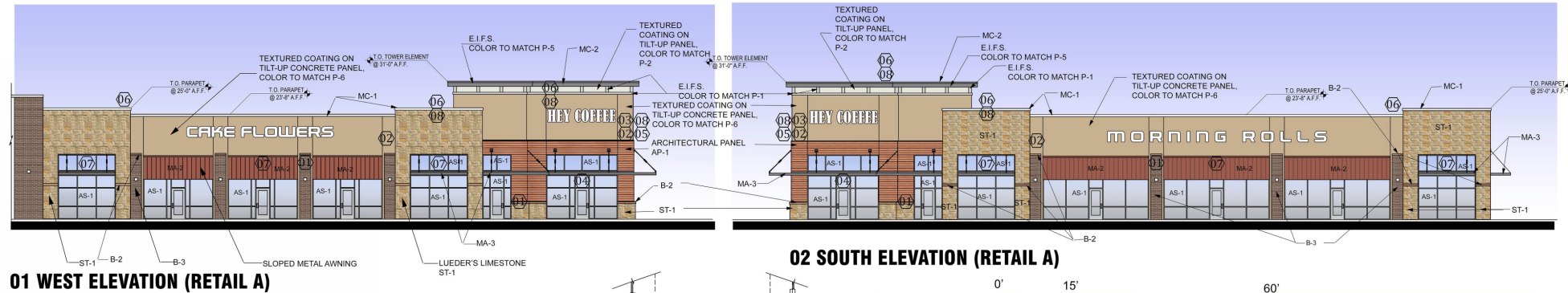
Material Calculations (West Elevation Line-up)

Facade	Stone or Brick	Architectural Panels	Texture Coated Concrete	Stucco	EIFS	Accent Materials	Total
West	4,660 sf, 23.5%	2,388 SF, 12%	6,873 SF, 34.7%	4,900 SF, 24.7%	553 SF, 2.8%	452 SF, 2.3%	19,826SF, 100%

Facade Calculations (West Elevation Line-up)

Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
West	Yes	23,643 SF	3,817 SF	16.1%	15%	Yes
Total		23,643 SF	3,817 SF	16.1%	15%	Yes

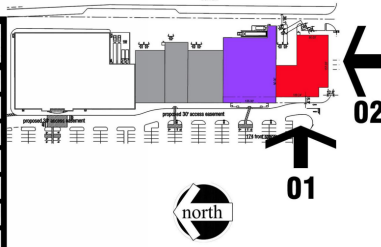




PLAN PROFILE

PLAN PROFILE

Building Design Menu Items	Legend
Material Mix	01
Color Contrast	02
Corner Treatment	03
Articulated Public Entrance	04
Buildings at Intersections	05
Roof Profile Variation	06
Canopy Variation	07
Design Elements	08



<b>BRICK</b>	Acme Brick	Marble Gray Smooth (King Size)
B-1	Acme Brick	Cinnamon Brown (King Size)
B-2	Acme Brick	Brookshire (King Size)
B-3	Acme Brick	
<b>STONE</b>	Lueder's Limestone	Color: Buff Type: Random Chopped 100% Roughback
ST-1	Lueder's Limestone	Color: Buff Type: Sawn 6 Sides
<b>PAINT / TEXTURE COAT / EIFS / STUCCO</b>		
P-1	Sherwin Williams	SW7657 Tinsmith
P-2	Sherwin Williams	SW7666 Fleur de Sel
P-3	Sherwin Williams	SW7658 Gray Clouds
P-4	Sherwin Williams	SW7650 Ellie Gray
P-5	Sherwin Williams	SW9163 Tin Lizzie
P-6	Sherwin Williams	SW7536 Buttercream Stem
P-7	Sherwin Williams	SW9108 Double Latte
P-8	Sherwin Williams	SW7031 Mega Greige
P-9	Sherwin Williams	SW9168 Elephant Ear
P-10	Sherwin Williams	SW7025 Backdrop
P-11	Sherwin Williams	SW7019 Gauntlet Gray
P-12	Sherwin Williams	SW7026 Griffin
P-13	Sherwin Williams	SW9092 Iced Mocha
P-14	Sherwin Williams	SW7702 Wheat Penny
P-15	Sherwin Williams	SW2808 Rookwood Dark Brown
<b>METAL COPING / METAL ROOFING</b>		
MC-1	Berridge Manufacturing	Shasta White
MC-2 / MR-2	Berridge Manufacturing	Zinc Grey
<b>METAL AWNING</b>		
MA-1	Berridge Manufacturing	Burgundy
MA-2	Berridge Manufacturing	Terra-Cotta
MA-3	Berridge Manufacturing	Charcoal Grey
MA-4	Berridge Manufacturing	Shasta White
<b>ALUMINUM STOREFRONT</b>		
AS-1	Kavner	Clear Anodized
<b>ARCHITECTURAL PANELS</b>		
AP-1	Nichia Vintagewood	Redwood
AP-2	Nichia Vintagewood	Bark
AP-3	Nichia Vintagewood	Ash

Material Calculations (Retail A-South)

Facade	Stone or Brick	Architctural Panels	Texture Coated Concrete	Stucco	EIFS	Accent Materials	Total
South	780 sf., 29%	230sf., 8.5%	1,541 SF, 57.3%	0	64 SF 2.4%	76 SF 2.8%	2,691 sf 100%

Facade Calculations (Retail A-South)

Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
South	Yes	4,075 SF	1,384 sf	34%	15%	Yes
Total		4,075 SF	1,384SF	34%	15%	Yes

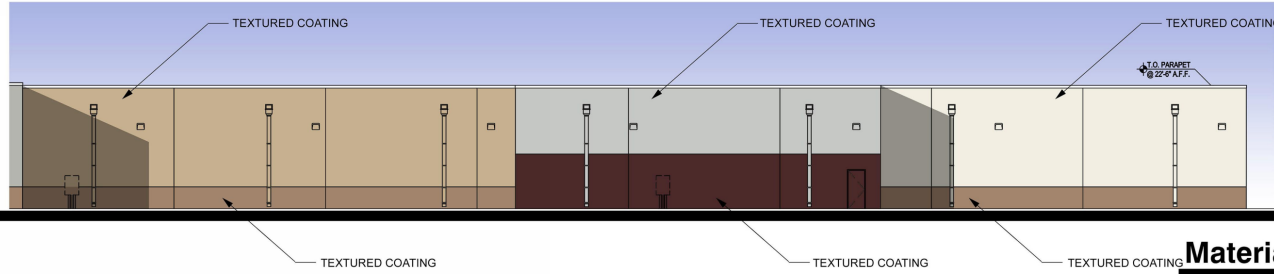
Facade Calculations (West Elevation Line-up)

Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
West	Yes	23,643 SF	3,817 SF	16.1%	15%	Yes
Total		23,643 SF	3,817 SF	16.1%	15%	Yes

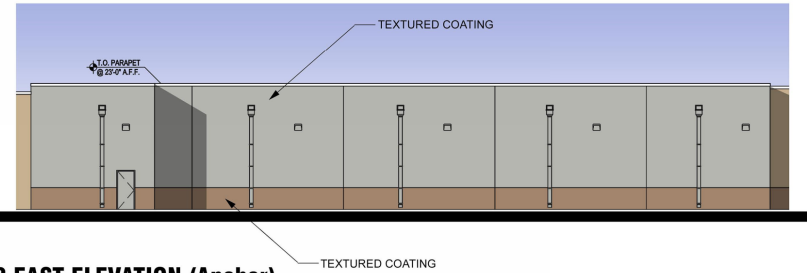
Material Calculations (West Elevation Line-up)

Facade	Stone or Brick	Architctural Panels	Texture Coated Concrete	Stucco	EIFS	Accent Materials	Total
West	4660 sf, 23.5%	2,388 SF, 12%	6,873 SF, 34.7%	4,900 SF, 24.7%	553 SF 2.8%	452 SF 2.3%	19,826SF 100%

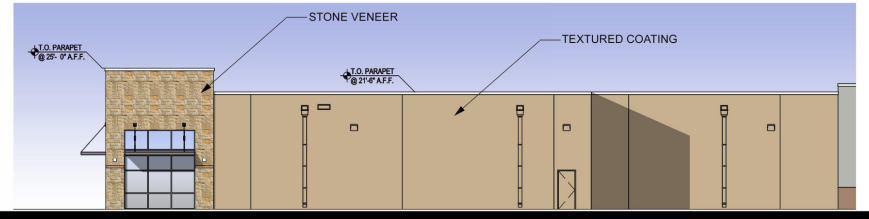




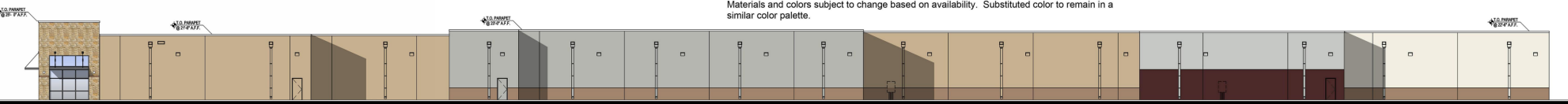
01 EAST ELEVATION (Junior Anchors-22'-6" Option))



02 EAST ELEVATION (Anchor)



03 EAST ELEVATION (Retail A)



## Material Calculations

Facade	Stone or Brick	Architectural Panels	Texture Coated Concrete	Stucco	EIFS	Accent Materials	Total
East	3%	0%	95%	0%	0%	2%	100%

### BRICK

B-1 Acme Brick  
B-2 Acme Brick  
B-3 Acme Brick

Marble Gray Smooth (King Size)  
Cinnamon Brown (King Size)  
Brookshire (King Size)

### STONE

ST-1 Lueder's Limestone  
ST-2 Lueder's Limestone

Color: Buff Type: Random Chopped 100% Roughback  
Color: Buff Type: Sawn 6 Sides.

### PAINT / TEXTURE COAT / EIFS / STUCCO

P-1 Sherwin Williams SW7657 Tinsmith  
P-2 Sherwin Williams SW7666 Fleur de Sel  
P-3 Sherwin Williams SW7658 Gray Clouds  
P-4 Sherwin Williams SW7650 Ellie Gray  
P-5 Sherwin Williams SW9163 Tin Lizzie  
P-6 Sherwin Williams SW7536 Bittersweet Stem  
P-7 Sherwin Williams SW9108 Double Latte  
P-8 Sherwin Williams SW7031 Mega Greige  
P-9 Sherwin Williams SW9168 Elephant Ear  
P-10 Sherwin Williams SW7025 Backdrop  
P-11 Sherwin Williams SW7019 Gauntlet Gray  
P-12 Sherwin Williams SW7026 Griffin  
P-13 Sherwin Williams SW9092 Iced Mocha  
P-14 Sherwin Williams SW7705 Wheat Penny  
P-15 Sherwin Williams SW2808 Rockwood Dark Brown

### METAL COPING / METAL ROOFING

MC-1 Berridge Manufacturing Shasta White  
MC-2 / MR-2 Berridge Manufacturing Zinc Grey

### METAL AWNING

MA-1 Berridge Manufacturing Burgundy  
MA-2 Berridge Manufacturing Terra-Cotta  
MA-3 Berridge Manufacturing Charcoal Grey  
MA-4 Berridge Manufacturing Shasta White

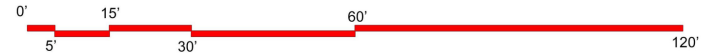
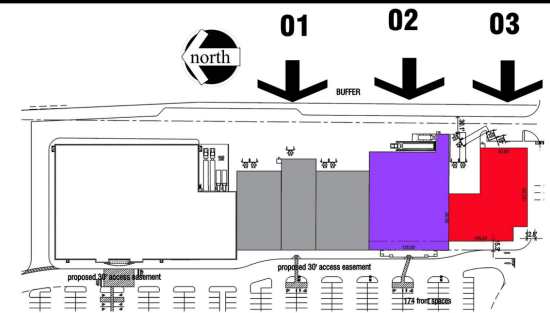
### ALUMINUM STOREFRONT

AS-1 Kawneer Clear Anodized

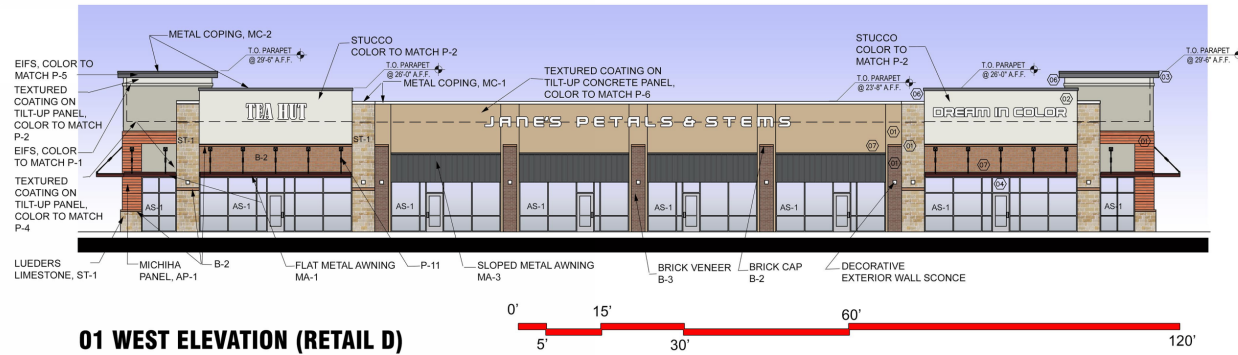
### ARCHITECTURAL PANELS

AP-1 Nichiha Vintagewood Redwood  
AP-2 Nichiha Vintagewood Bark  
AP-3 Nichiha Vintagewood Ash

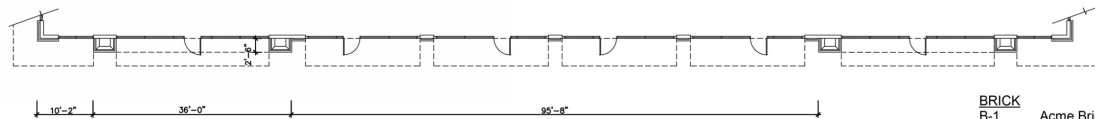
Materials and colors subject to change based on availability. Substituted color to remain in a similar color palette.



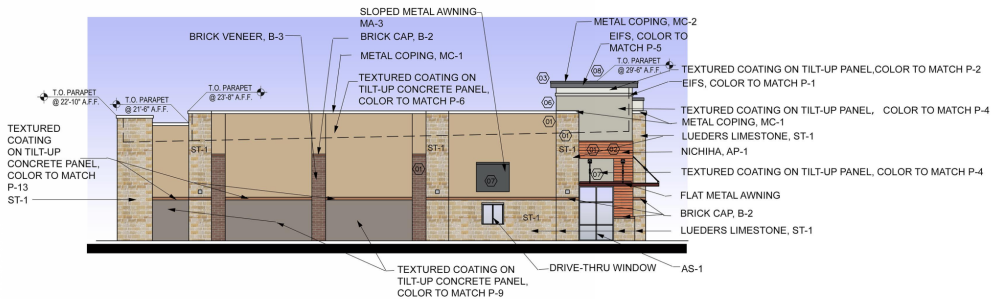




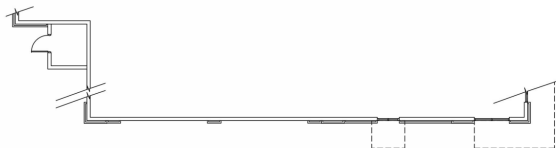
### 01 WEST ELEVATION (RETAIL D)



## PLAN PROFILE



### 02 NORTH ELEVATION (RETAIL D)



## PLAN PROFILE

NOTE: ALL AWNINGS ARE AT 6' IN DEPTH

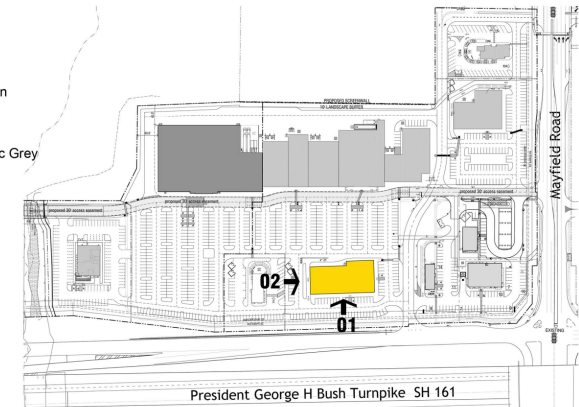
### Facade Calculations (Retail D)

Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
West	Yes	4,746 SF	1,541 SF	32.5%	25%	Yes
North	No	2,339 SF	80 SF	3.4%	Not required	Yes

### Material Calculations (Retail D)

Facade	Stone or Brick	Architectural Panels	Textured Coating on Concrete	Stucco	EIFS	Accent Materials	Total
West	942 sf, 28.5%	136 sf., 4.3%	1,549 sf., 46.8%	536 sf., 16%	46 sf. 1.4%	96sf., 3%	3,305 sf. 100%
North	777 sf., 34.4%	68 sf., 3%	1,345 sf., 59.5%	0	20 sf., 0.9%	49 sf., 2.2%	2,259 sf. 100%

Building Design Menu Items	Legend
Material Mix	①
Color Contrast	②
Corner Treatment	③
Articulated Public Entrance	④
Buildings at Intersections	⑤
Roof Profile Variation	⑥
Canopy Variation	⑦
Design Elements	⑧



<u>BRICK</u>	
B-1	Acme Brick
B-2	Acme Brick
B-3	Acme Brick

STONE	
ST-1	Lueder's Limestone
ST-2	Lueder's Limestone

PAINT / TEXTURE COAT / EIFS / STUCCO

P-1	Sherwin Williams	SW7657 Tinsmith
P-2	Sherwin Williams	SW7666 Fleur de Sel
P-3	Sherwin Williams	SW7658 Gray Clouds
P-4	Sherwin Williams	SW7650 Ellie Gray
P-5	Sherwin Williams	SW9163 Tin Lizzie
P-6	Sherwin Williams	SW7536 Bittersweet Stem
P-7	Sherwin Williams	SW9108 Double Latte
P-8	Sherwin Williams	SW7031 Mega Greige
P-9	Sherwin Williams	SW7668 Elephant Ear
P-10	Sherwin Williams	SW7025 Backdrop
P-11	Sherwin Williams	SW7019 Gauntlet Gray
P-12	Sherwin Williams	SW7026 Griffin
P-13	Sherwin Williams	SW9092 Iced Mocha
P-14	Sherwin Williams	SW7705 Wheat Penny
P-15	Sherwin Williams	SW2808 Rookwood Dark Brown

METAL COPING / METAL ROOFING

MC-1	Berridge Manufacturing	Shasta White	
MC-2 / MR-2	Berridge Manufacturing	Zinc Grey	

METAL AWNING

MA-1	Berridge Manufacturing	Burgundy
MA-2	Berridge Manufacturing	Terra-Cotta
MA-3	Berridge Manufacturing	Charcoal Grey
MA-4	Berridge Manufacturing	Shasta White

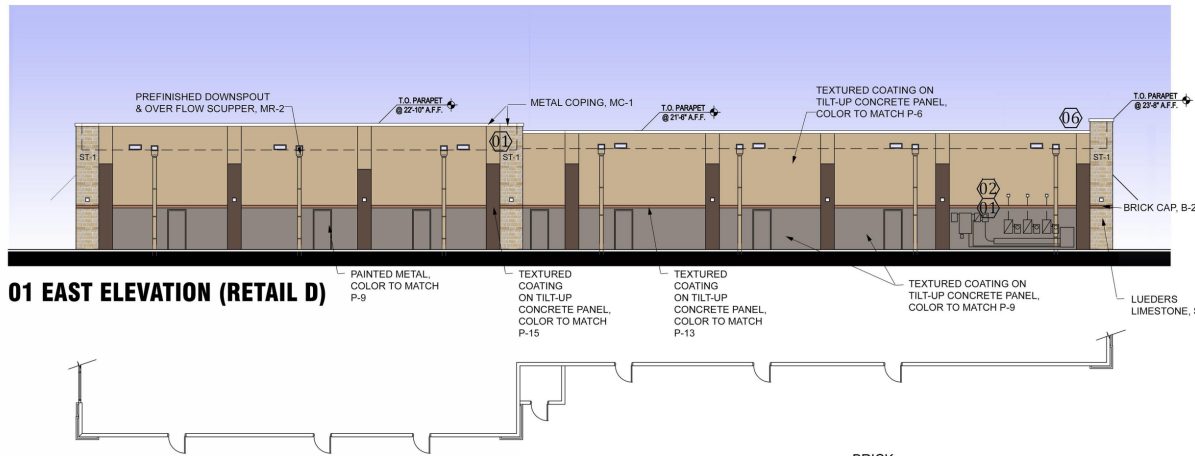
## ALUMINUM STOREFRONT

AS-1	Kawneer	Clear Anodized
------	---------	----------------

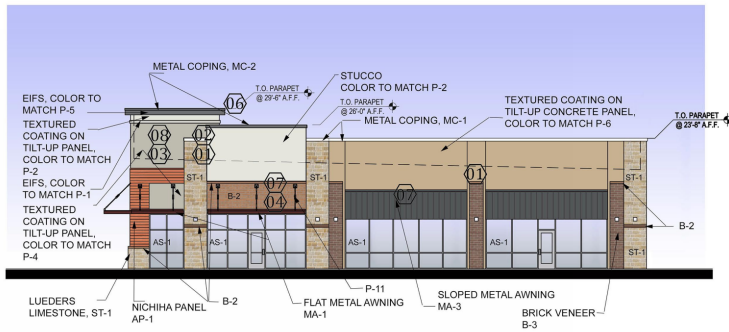
## ARCHITECTURAL PANELS

AP-1	Nichiha Vintagewood	Redwood
AP-2	Nichiha Vintagewood	Bark
AP-3	Nichiha Vintagewood	Ash

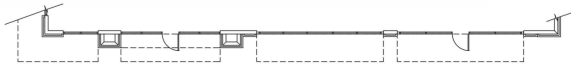
Materials and colors subject to change based on availability. Substituted color to remain in a similar color palette.



PLAN PROFILE



02 SOUTH ELEVATION (RETAIL D)



PLAN PROFILE



### Facade Calculations (Retail D)

Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
East	No	4,159 SF	0 SF	0%	Not required	N.A
South	Yes	2,350 SF	703 SF	30%	25%	Yes

### Material Calculations (Retail D)

Facade	Stone or Brick	Architectural Panels	Textured Coating on Concrete	Stucco	EIFS	Accent Materials	Total
East	276 sf., 6.6%	0 sf., 0%	3,621 sf., 87.1%	0	0 sf., 0%	262sf., 6.3%	4,159 sf 100%
South	529 sf., 32.1%	69 sf., 4.2%	970 sf., 59.2%	174sf., 10.6%	23 sf., 1.4%	48 sf., 2.9%	1,647 sf 100%

#### BRICK

B-1	Acme Brick	Marble Gray Smooth (King Size)
B-2	Acme Brick	Cinnamon Brown (King Size)
B-3	Acme Brick	Brookshire (King Size)

#### STONE

ST-1	Lueder's Limestone	Color: Buff Type: Random Chopped 100% Roughback
ST-2	Lueder's Limestone	Color: Buff Type: Sawn 6 Sides.

#### PAINT / TEXTURE COAT / EIFS / STUCCO

P-1	Sherwin Williams	SW7657 Tinsmith
P-2	Sherwin Williams	SW7666 Fleur de Sel
P-3	Sherwin Williams	SW7658 Gray Clouds
P-4	Sherwin Williams	SW7650 Ellie Gray
P-5	Sherwin Williams	SW9163 Tin Lizzie
P-6	Sherwin Williams	SW7536 Bittersweet Stem
P-7	Sherwin Williams	SW9108 Double Latte
P-8	Sherwin Williams	SW7031 Mega Greige
P-9	Sherwin Williams	SW9168 Elephant Ear
P-10	Sherwin Williams	SW7025 Backdrop
P-11	Sherwin Williams	SW7019 Gauntlet Gray
P-12	Sherwin Williams	SW7026 Griffin
P-13	Sherwin Williams	SW9092 Iced Mocha
P-14	Sherwin Williams	SW7705 Wheat Penny
P-15	Sherwin Williams	SW2808 Rookwood Dark Brown

#### METAL COPING / METAL ROOFING

MC-1	Berridge Manufacturing	Shasta White
MC-2 / MR-2	Berridge Manufacturing	Berridge Manufacturing Zinc Grey

#### METAL AWNING

MA-1	Berridge Manufacturing	Burgundy
MA-2	Berridge Manufacturing	Terra-Cotta
MA-3	Berridge Manufacturing	Charcoal Grey
MA-4	Berridge Manufacturing	Shasta White

#### ALUMINUM STOREFRONT

AS-1	Kawneer	Clear Anodized
------	---------	----------------

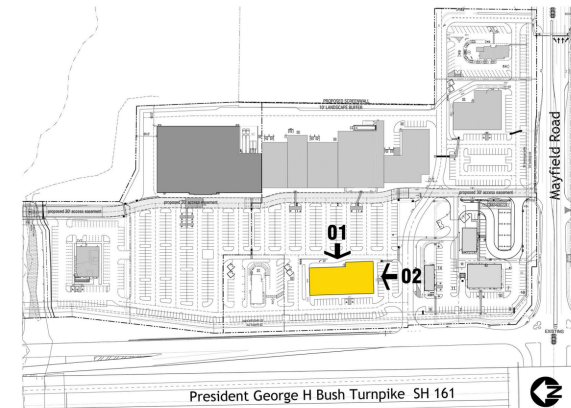
#### ARCHITECTURAL PANELS

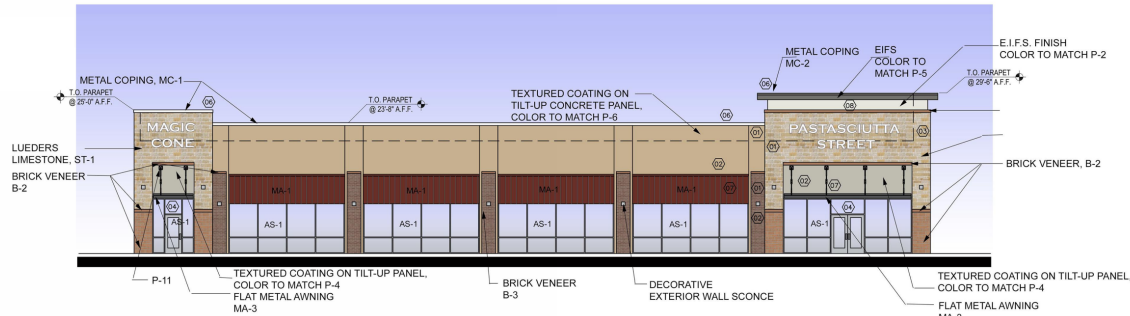
AP-1	Nichiha Vintagewood	Redwood
AP-2	Nichiha Vintagewood	Bark
AP-3	Nichiha Vintagewood	Ash

Materials and colors subject to change based on availability. Substituted color to remain in a similar color palette.

NOTE: ALL AWNINGS ARE AT 6" IN DEPTH

Building Design Menu Items	Legend
Material Mix	01
Color Contrast	02
Corner Treatment	03
Articulated Public Entrance	04
Buildings at Intersections	05
Roof Profile Variation	06
Canopy Variation	07
Design Elements	08



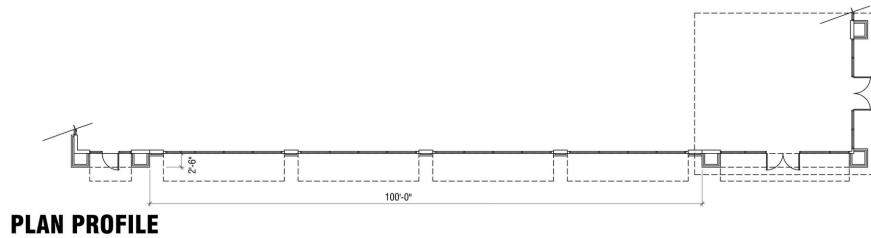


### Facade Calculations (Retail B)

Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
West	Yes	3,622 SF	1,184 SF	32.7%	25%	Yes
North	No	2,749 SF	89 SF	3.2%	Not required	NA

### Material Calculations (Retail B)

Facade	Stone or Brick	Architectural Panels	Textured Coating on Concrete	Stucco	EIFS	Accent Materials	Total
West	834 sf 34.2%	0	1,441 sf., 59.1%	0	95 sf. 3.9%	68sf., 2.8%	2,438 sf 100%
North	525 sf., 19.7%	0	2,075 sf., 78%	0	0	60 sf., 2.3%	2,660 sf 100%



#### BRICK

- B-1 Acme Brick
- B-2 Acme Brick
- B-3 Acme Brick

Marble Gray Smooth (King Size)  
Cinnamon Brown (King Size)  
Brookshire (King Size)

#### STONE

- ST-1 Lueder's Limestone
- ST-2 Lueder's Limestone

Color: Buff Type: Random Chopped 100% Roughback  
Color: Buff Type: Sawn 6 Sides.

#### PAINT / TEXTURE COAT / EIFS / STUCCO

- P-1 Sherwin Williams SW7657 Tinsmith
- P-2 Sherwin Williams SW7666 Fleur de Sel
- P-3 Sherwin Williams SW7658 Gray Clouds
- P-4 Sherwin Williams SW7650 Ellie Gray
- P-5 Sherwin Williams SW9163 Tin Lizzie
- P-6 Sherwin Williams SW7536 Bittersweet Stem
- P-7 Sherwin Williams SW9108 Double Latte
- P-8 Sherwin Williams SW7031 Mega Greige
- P-9 Sherwin Williams SW9168 Elephant Ear
- P-10 Sherwin Williams SW7025 Backdrop
- P-11 Sherwin Williams SW7019 Gauntlet Gray
- P-12 Sherwin Williams SW7026 Griffin
- P-13 Sherwin Williams SW9092 Iced Mocha
- P-14 Sherwin Williams SW7705 Wheat Penny
- P-15 Sherwin Williams SW2808 Rookwood Dark Brown

#### METAL COPING / METAL ROOFING

- MC-1 Berridge Manufacturing
- MC-2 / MR-2

Shasta White  
Berridge Manufacturing Zinc Grey

#### METAL AWNING

- MA-1 Berridge Manufacturing
- MA-2 Berridge Manufacturing
- MA-3 Berridge Manufacturing
- MA-4 Berridge Manufacturing

Burgundy  
Terra-Cotta  
Charcoal Grey  
Shasta White

#### ALUMINUM STOREFRONT

- AS-1 Kawneer

Clear Anodized

#### ARCHITECTURAL PANELS

- AP-1 Nichiha Vintagewood
- AP-2 Nichiha Vintagewood
- AP-3 Nichiha Vintagewood

Redwood  
Bark  
Ash

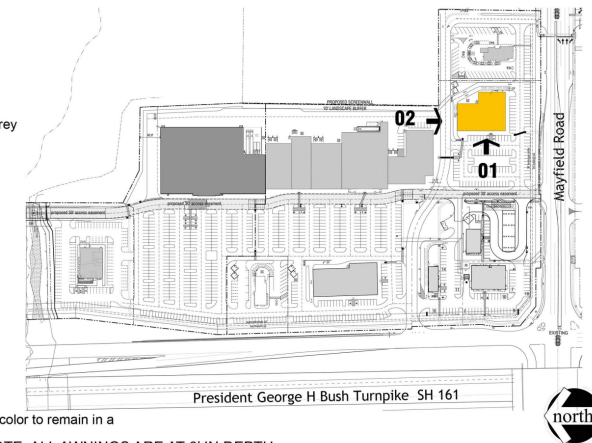
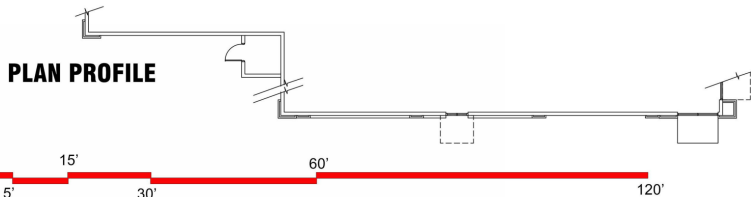
Materials and colors subject to change based on availability. Substituted color to remain in a similar color palette.

NOTE: ALL AWNINGS ARE AT 6" IN DEPTH

14043-01, SP-52, 09-20-2019, Sheet-7

Building Design Menu Items	Legend
Material Mix	01
Color Contrast	02
Corner Treatment	03
Articulated Public Entrance	04
Buildings at Intersections	05
Roof Profile Variation	06
Canopy Variation	07
Design Elements	08

### 02 NORTH ELEVATION (RETAIL B)







Facade	Face or mostly parallel to street	Area of Facade	Area of Windows	Percentage of Facade	Required	Meets
East	No	3,077 SF	0	0	0	N.A.
South	Yes	2,978 SF	869 SF	29.2%	25%	Yes

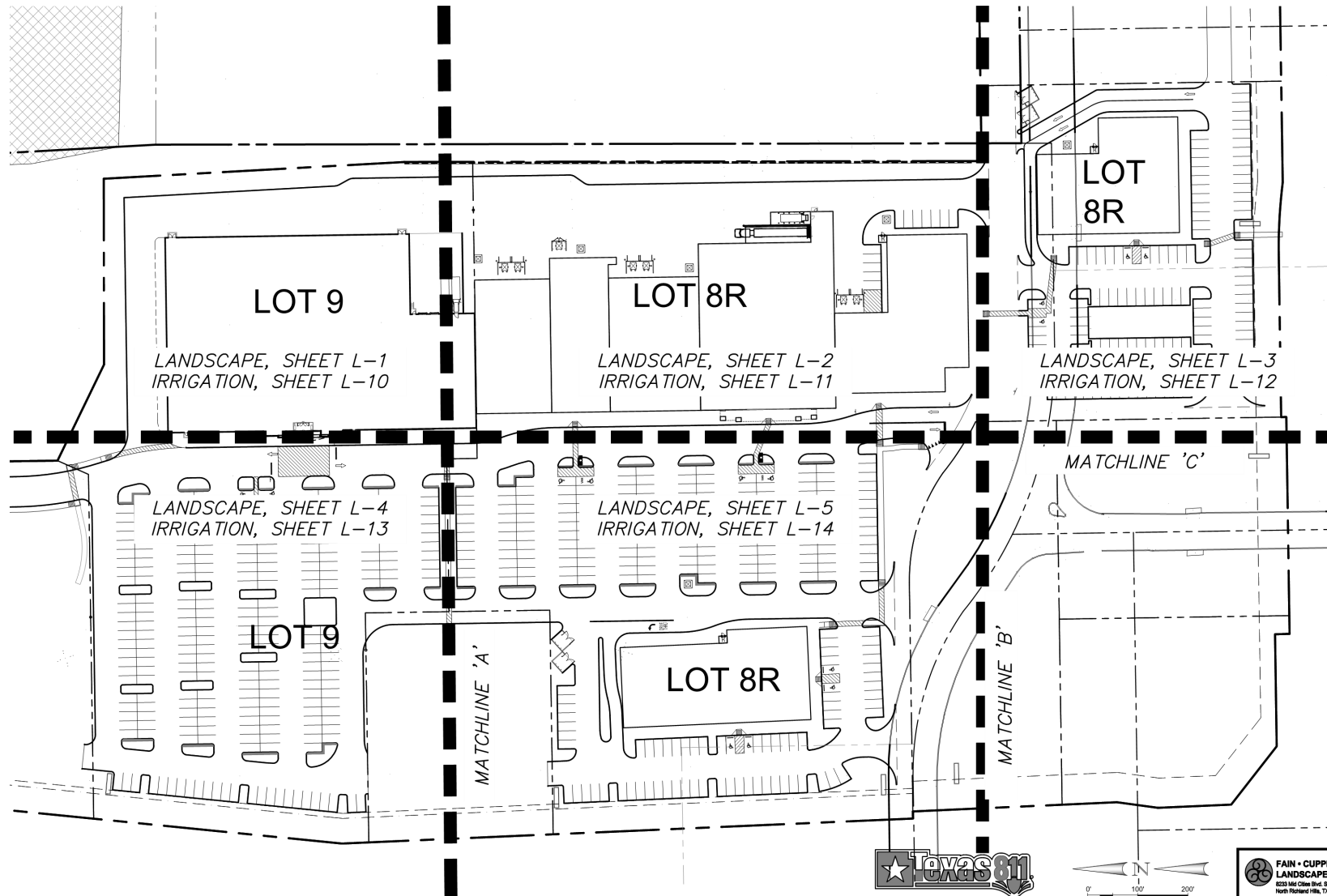
Facade	Stone or Brick	Architectural Panels	Textured Coating on Concrete	Stucco	EIFS	Accent Materials	Total
East	230 sf 7.5%	0	2,655 sf., 86.3%	0	0	192sf., 6.2%	3,077 sf 100%
South	776 sf.,36.8%	0	1,193 sf., 56.5%	0	84 sf., 4%	56 sf., 2.7%	2,109 sf 100%

ARCHITECTURAL PANELS		
AP-1	Nichiha Vintagewood	Redwood
AP-2	Nichiha Vintagewood	Bark
AP-3	Nichiha Vintagewood	Ash

0' 15' 60' 120'

5' 30'


President George H Bush Turnpike SH 161



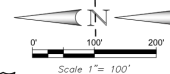
REFERENCE SHEET L-6 FOR LANDSCAPE CHARTS AND NOTES



**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.  
**CALL BEFORE YOU DIG.**  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-344-8377  
TEXAS ONE CALL SYSTEMS  
1-800-245-4545  
LONE STAR NOTIFICATION CENTER  
1-800-669-8344 EXT. 5



**BEFORE  
YOU DIG..**



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CURPENT, LICENSED ARCHITECT, IRVING/OKLAHOMA ARCHITECT, LICENSED IRVING/OKLAHOMA REGISTRATION NUMBER 2672, ON 09/19/19 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 5.103(f) OF THE REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD THE IRVING/OKLAHOMA ARCHITECT HARMLESS FOR THE USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE IRVING/OKLAHOMA ARCHITECT EXPRESS WRITTEN PERMISSION TO RELEASE THIS DRAWING FILE WITHOUT THE IRVING/OKLAHOMA ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE #S191001

PRELIMINARY - NOT FOR CONSTRUCTION

*SHEET LEGEND*

EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

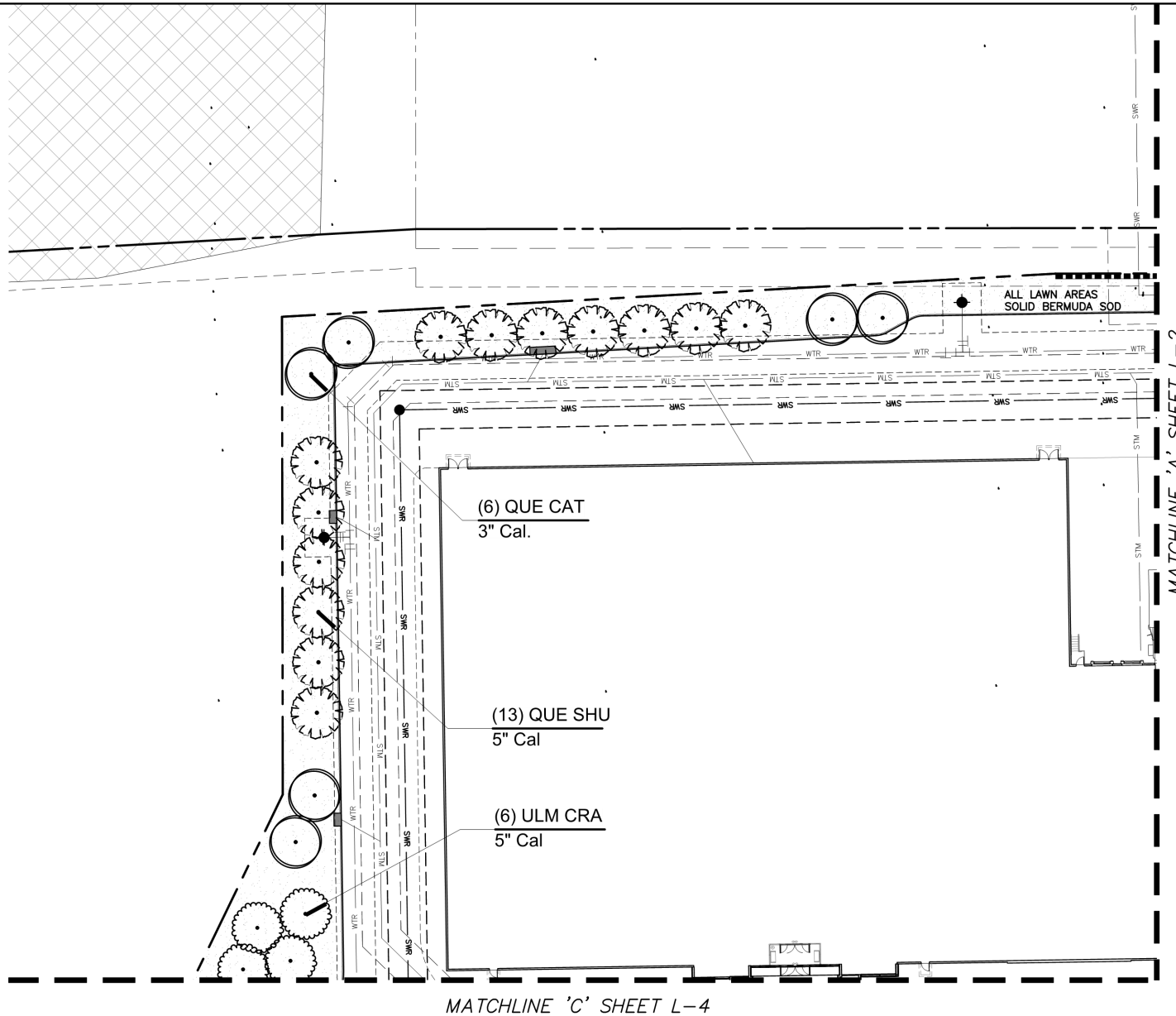


Winkelmann  
& Associates, Inc.

7550 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
Professional Engineers Registration No. 89  
Professional Surveyors Registration No. 100866-QQ  
©2019, Weiskamm & Associates, Inc.

No.	DATE	REVISION
-----	------	----------

APPROV.	
---------	--



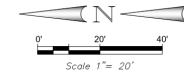
**NOTE:**

- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.



**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-344-8377  
TEXAS ONE CALL SYSTEMS  
1-800-245-4545  
LOVE STATE NOTIFICATION CENTER  
1-800-689-8344 EXT. 5  
**BEFORE YOU DIG...**

REFERENCE SHEET L-6 FOR  
LANDSCAPE CHARTS  
AND NOTES



THIS ELECTRONIC DRAWING FILE IS NOT BASED ON THE AUTHORITY OF GREGORY CUPPETT, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, LICENSE NUMBER 0000000000. LANDSCAPE ARCHITECTS, LICENSED PROFESSIONAL LANDSCAPE ARCHITECTS, LICENSE NUMBER 0000000000. THE ORIGINAL FILE, THIS ELECTRONIC DRAWING FILE MAY BE USED AS A LANDSCAPE ARCHITECT'S WORK PRODUCT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY VIOLATION TO ANY RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE CONSIDERED TO HAVE ACCEPTED THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE WRITTEN PERMISSION OF GREGORY CUPPETT, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, LICENSE NUMBER 0000000000.

CASE #S191001

PRELIMINARY – NOT FOR CONSTRUCTION

LANDSCAPE PLAN

EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

L-1

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
10000 W. 10TH AVE., SUITE 110  
DALLAS, TEXAS 75243-1100  
(214) 460-2888  
FAX (214) 460-2889  
www.winkelmanna.com  
Professional Engineer License No. 0000000000  
Professional Landscape Architect License No. 0000000000



NO.	DATE	REVISION	APPROVAL



**NOTE:**

- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.



**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-544-5377  
TEXAS ONE CALL SYSTEMS  
1-800-248-4545  
LONE STAR NOTIFICATION CENTER  
1-800-688-8344 EXT. 5  
**BEFORE YOU DIG...**

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF ORIGINATOR CUPPET LANDSCAPE ARCHITECTS, LLC. ANY REPRODUCTION OR TRANSMISSION OF THIS FILE WITHOUT THE WRITTEN PERMISSION OF CUPPET LANDSCAPE ARCHITECTS, LLC IS PROHIBITED. THIS FILE MAY BE USED AS A BACKGROUND DRAWING. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS FROM THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE TEXAS DEPARTMENT OF UTILITY REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE. THIS IS NOT A CONTRACT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE. THIS IS NOT A CONTRACT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE. THIS IS NOT A CONTRACT.



REFERENCE SHEET L-6 FOR LANDSCAPE CHARTS AND NOTES

ALL LAWN AREAS SOLID BERMUDA

ALL LAWN AREAS SOLID BERMUDA

MATCHLINE 'A' SHEET L-1

MATCHLINE 'B' SHEET L-3

MATCHLINE 'C' SHEET L-5

CASE #S191001

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN  
EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

L-2

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
4000 W. HICKORY ROAD, SUITE 100  
FARMER, TEXAS 76844-1000  
PHONE: (817) 481-3388 FAX: (817) 481-3388  
WWW.WINKELMANN-AND-ASSOCIATES.COM  
COMMISSIONED 12/20/16, WESTERN TEXAS, TEXAS

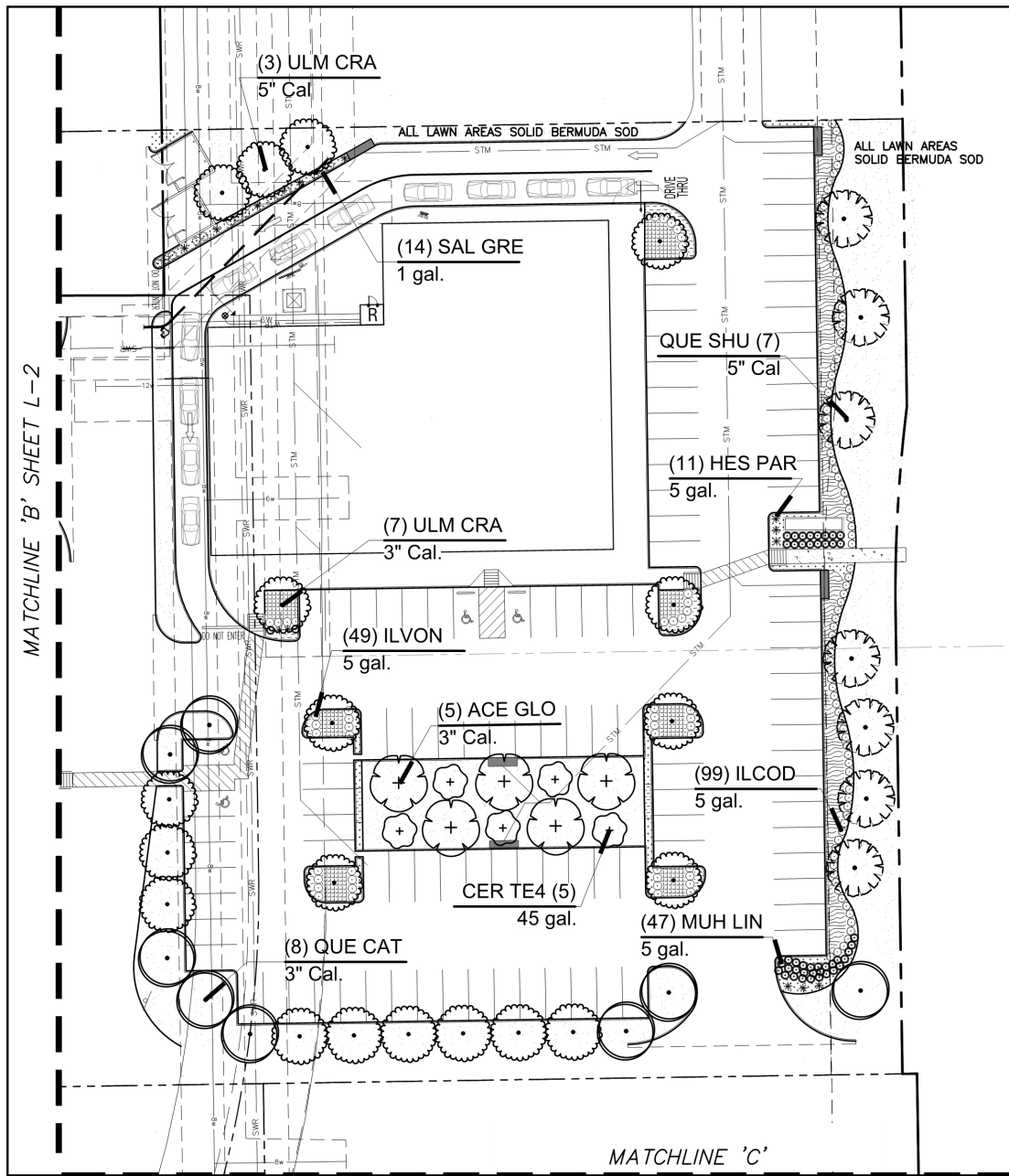


APPROVAL

REVISION

DATE

NO.



NOTE:

- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.



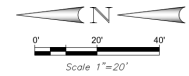
**CAUTION!!!**

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-344-8377  
TEXAS ONE CALL SYSTEMS  
1-800-245-4545  
LONE STAR NOTIFICATION CENTER  
1-800-669-8344 EXT. 5



**BEFORE  
YOU DIG...**

REFERENCE SHEET L-6 FOR  
LANDSCAPE CHARTS  
AND NOTES



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY C. POTTS, LICENSED PRGRIATOR & LANDSCAPE ARCHITECT, LICENSED PRGRIATOR NUMBER 00239393, LANDSCAPE ARCHITECT REGISTRATION NUMBER 26720, ON 09/19/19 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED BY ANY OTHER PRGRIATOR OR LANDSCAPE ARCHITECT IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD THE PRGRIATOR AND LANDSCAPE ARCHITECT HARMLESS FROM ANY USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON SHALL MAKE A COPY OF THIS ELECTRONIC DRAWING FILE WITHOUT THE PRGRIATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE #S191001

PRELIMINARY – NOT FOR CONSTRUCTION

LANDSCAPE PLAN

**EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS**



**Winkelmann  
& Associates, Inc.**

**CONSULTING CIVIL ENGINEERS ■ SURVEYORS**

6750 HELOREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
TELEPHONE: (972) 480-7060  
FAX: (972) 480-7099

MAILING ADDRESS:  
10000 N. CENTRAL EXP. HWY. #89  
SUITE 300  
DALLAS, TEXAS 75243  
TELEPHONE: (972) 480-7060  
FAX: (972) 480-7099

**REGISTERED PROFESSIONAL ENGINEER**  
No. 100866-00  
Texas Surveyor Registration No. 100866-00

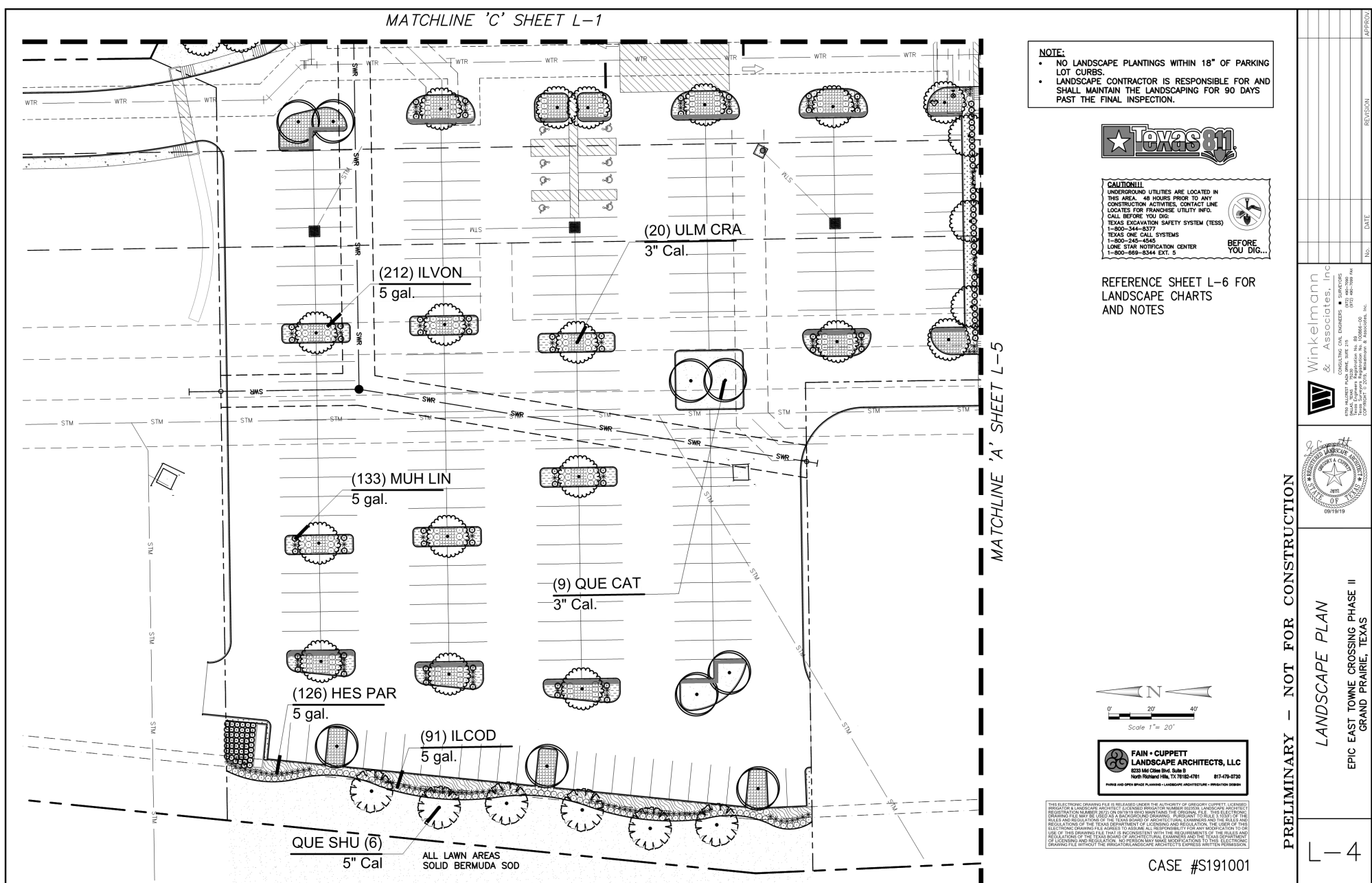
**COPYRIGHT © 2015, Winkelmann & Associates, Inc.**

REVISION

DATE \_\_\_\_\_

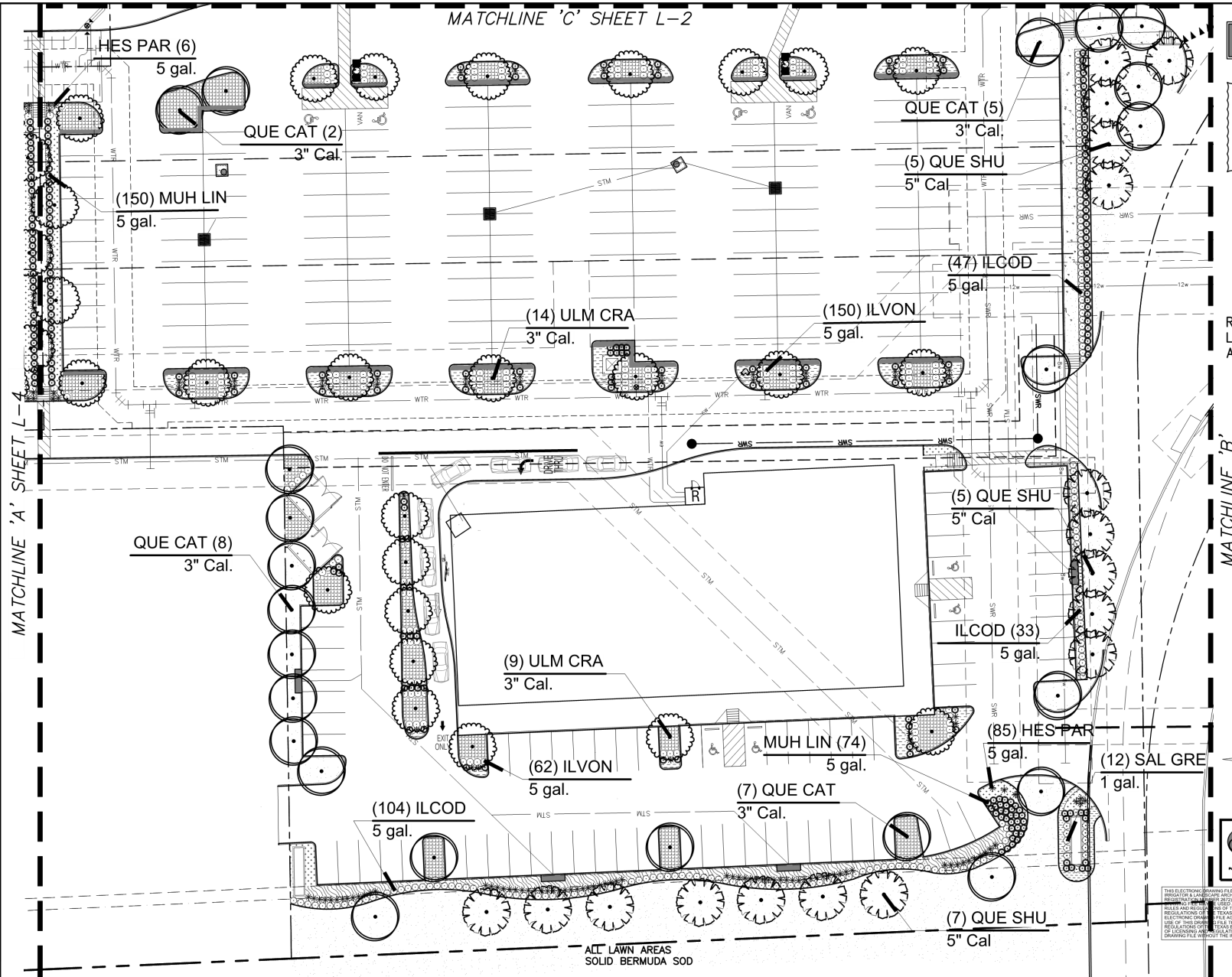
No.

1





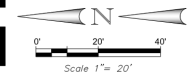
MATCHLINE 'C' SHEET L-2



**CAUTION!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-348-8377  
TEXAS ONE CALL SYSTEMS 1-800-243-4545  
LOVE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5  
**BEFORE YOU DIG...**

- NOTE:**
- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.

REFERENCE SHEET L-6 FOR LANDSCAPE CHARTS AND NOTES



**FAIN • CUPPETT**  
**LANDSCAPE ARCHITECTS, LLC**  
6233 Mid Cities Blvd. Suite B  
North Richland Hills, TX 76182-4761 817-479-8730  
PHONE AND OTHER OFFICE IN TEXAS • LANDSCAPE ARCHITECTS • LICENSED PROFESSIONALS

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, REGISTERED THROUGH THE BOARD OF ARCHITECTURE. LANDSCAPE ARCHITECTS, LLC HAS REVIEWED THIS FILE FOR COMPLIANCE WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY VIOLATION OF THE REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE TEXAS DEPARTMENT OF LICENSING AND REGULATION HAS REVIEWED AND APPROVED THIS ELECTRONIC DRAWING FILE FOR COMPLIANCE WITH THE REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE WRITTEN PERMISSION OF LANDSCAPE ARCHITECTS, LLC.

CASE #S191001

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

L-5

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
10000 W. 10th Street, Suite 100  
Dallas, Texas 75243-1000  
Phone: (214) 343-1000  
Fax: (214) 343-1001  
www.winkelmanna.com



APPROVED

REVISION

DATE

NO.

CITY OF GRAND PRAIRIE LANDSCAPE REQUIREMENTS (LOT 8R)		
MIN. LANDSCAPE AREA	10% OF SITE REQUIRED TO BE LANDSCAPE- 40.463 SF X 10% = 40.464 SF	
	REQUIRED	PROVIDED
	40.464 SF	55.555 SF (136%)
MIN.FRONT YARD LANDSCAPE	75% OF REQUIRED LANDSCAPE IN FRONT YARD 40.464 SF X 75% = 30.335 SF	
	REQUIRED	PROVIDED
	30.335 SF	36.839 SF (105%)
STREET TREES	1 TREE PER EACH 50 LF OF STREET FRONTAGE 704 LF / 50 = 14 STREET TREES	
	REQUIRED	PROVIDED
	14 TREES	14 TREES
SITE TREES	1 TREE PER EACH 100 SF OF REQ LANDSCAPE 40.464 SF / 100 = 0.405 SITE TREES = 0.405 TREES = 117 TREES	
	REQUIRED	PROVIDED
	117 TREES	123 ADDITIONAL SHRUBS = 12 TREES 100 TREES + 12 = 112 TREES
INTERIOR PARKING TREES	PARKING LOT TREE FOR 10 SPACES 369 SPACES / 10 = 37 PARKING LOT TREES	
	REQUIRED	PROVIDED
	37 TREES	37 TREES
SITE SHRUBS	1 SHRUB PER EACH 50 SF OF REQ LANDSCAPE 40.464 SF / 50 = .81 SITE SHRUBS	
	REQUIRED	PROVIDED
	801 SHRUBS (5-GAL)	504 SHRUBS (5-GAL)
POLLINATOR PLANTINGS	20% OF REQUIRED SHRUBS	
	REQUIRED	PROVIDED
	801 (12) + 160 SHRUBS (5-GAL)	141 5-GAL + 45E 1-GAL + 230 POLLINATOR PLANTINGS (5-GAL)

TREES

PLANT SCHEDULE (LOT 8R)

TREES

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY DEVELOPED CONTAINER.
5. ALL PLANTS WELL ROOTED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS.
7. MAINTAIN PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. ALL LARGE TREES MUST ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR ALL PLANT MATERIALS, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER, ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES APPROXIMATELY 12" DBH OR SMALLER, CONTRACTOR SHALL PRUNE ONLY TO REMOVE DEAD BRANCHES AND LIMBS, VINES, BRIARS AND OTHER INVASIVE GROWTH, AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB, RETAIN NATURAL SHAPE OF PLANT. ALL CUTS SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES.
13. CONTRACTOR TO VERIFY PRIOR TO PRICING.
14. PRICING TO BE BASED ON LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS, FILE ALL CORNERS SMOOTH.
15. INSTALL CUREX BLANKET OR EQUAL PER MANUFACTURERS INSTRUCTIONS ON ALL GROUND/UNDERSHRUB BEDS.
16. ALL PLANTING TO BE COMPLETED WITHIN 45 DAYS OF 4" OR GREATER RAINFALL AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS FOR THE PROJECT IN CASE OF AN UNUSUAL DRY OR WET SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
17. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE GRASS OR GRASS SEED).
18. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH RAIN, WIND & FREEZE SENSOR, DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.

NOTE:  
ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL HAVE AN IRRIGATION SYSTEM INSTALLED MEETING ALL APPLICABLE CITY CODES AND APPROVED BY THE BUILDING OFFICIAL.

IN CASE OF CONFLICT WITH OTHER NOTES OR SPECIFICATIONS, CITY REQUIREMENTS OVER RULE.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUTTITT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 00231398, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2472) ON 09/18/19 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED FOR THE PROJECT IDENTIFIED HEREIN, BUT NOT FOR ANY OTHER PROJECT, RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD THE IRRIGATOR/LANDSCAPE ARCHITECT HARMLESS FROM ANY USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO PROVIDE A HARD COPY DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE #S191001



## Legislation Details (With Text)

<b>File #:</b>	19-9399	<b>Version:</b>	1	<b>Name:</b>	SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1030 Mayfield Rd and 1020 Mayfield Rd. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

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

### From

Chris Hartmann

### Title

SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1030 Mayfield Rd and 1020 Mayfield Rd. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P.

**City Council Action: October 15, 2019**

### Presenter

Savananh Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and

addressed as 1030 Mayfield Rd and 1020 Mayfield Rd.

### **PURPOSE OF REQUEST:**

The applicant intends to construct Epic East Towne Crossing Phase 2, which includes over 150,000 sq. ft. of retail and restaurants. Building B will include a Restaurant with a Drive-Through. Restaurants with a Drive-Through that are located in a Corridor Overlay District require a Specific Use Permit. The purpose of this request is to obtain a Specific Use Permit for the Restaurant with a Drive-Through in Building B.

The Site Plan, Building Elevations, and Landscape Plan for Epic East Towne Crossing Phase 2 is under concurrent review (Case Number S191001).

### **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-364	Undeveloped
South	PD-364; PD-294	Undeveloped; IKEA
West	PD-364	Undeveloped
East	PD-364; PD-91	Undeveloped; Church; Floodway/Flood

### **HISTORY:**

- July 18, 2017: City Council approved PD-364 (Case Number Z170401), a planned development for commercial and multi-family uses.
- August 7, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Epic East Towne Crossing Phase 1 (P170804).
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat for Epic East Towne Crossing Phase 1 (Case Number P170903).

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

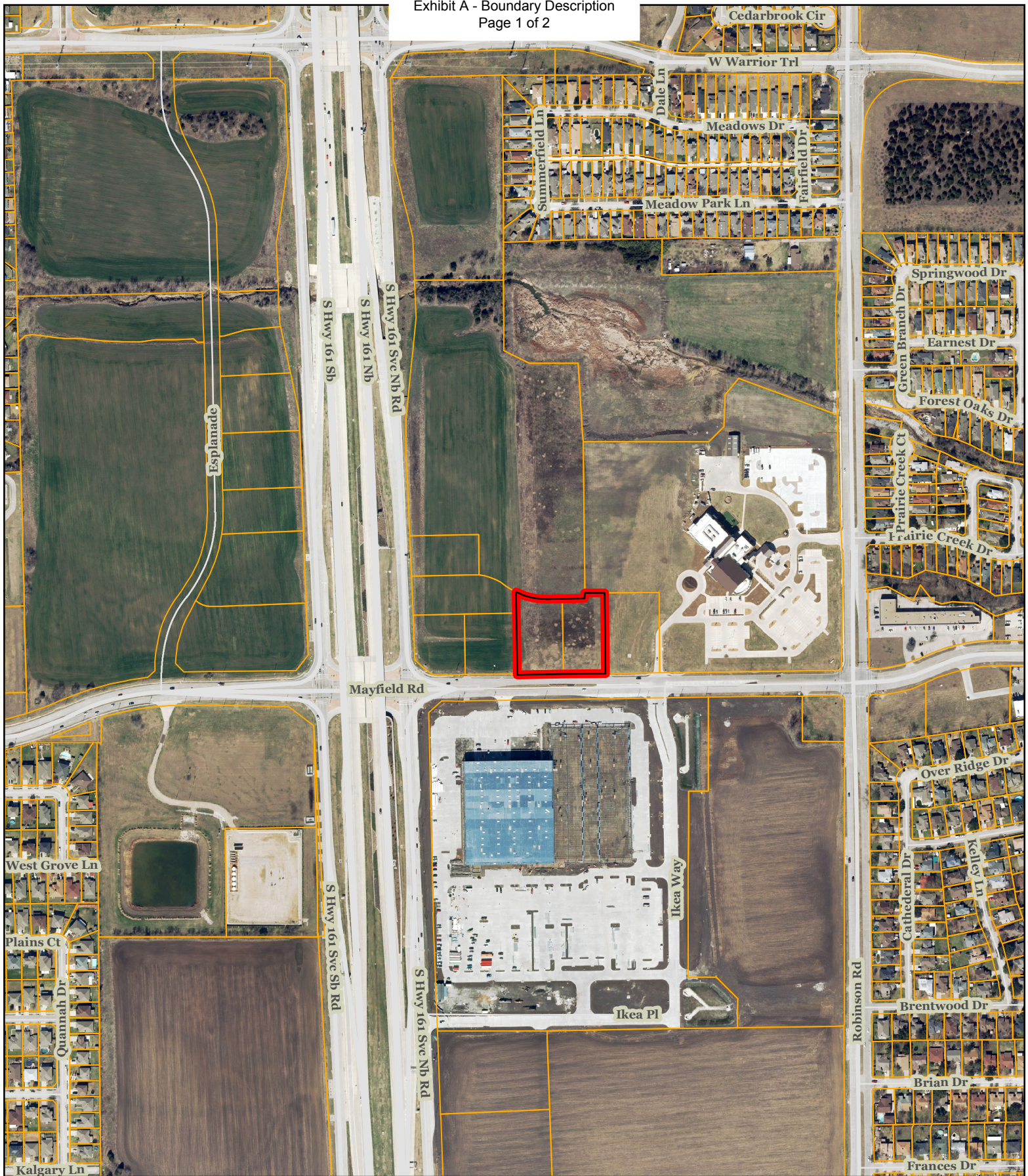
The drive-through lane begins on the east side of the building and wraps around the north side of the building. The proposed drive-through lane includes sufficient stacking spaces, has minimal visibility from Mayfield Road, and does not disrupt pedestrian circulation.

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.







CASE LOCATION MAP  
Case Number SU191001  
Epic East Towne Crossing Building B

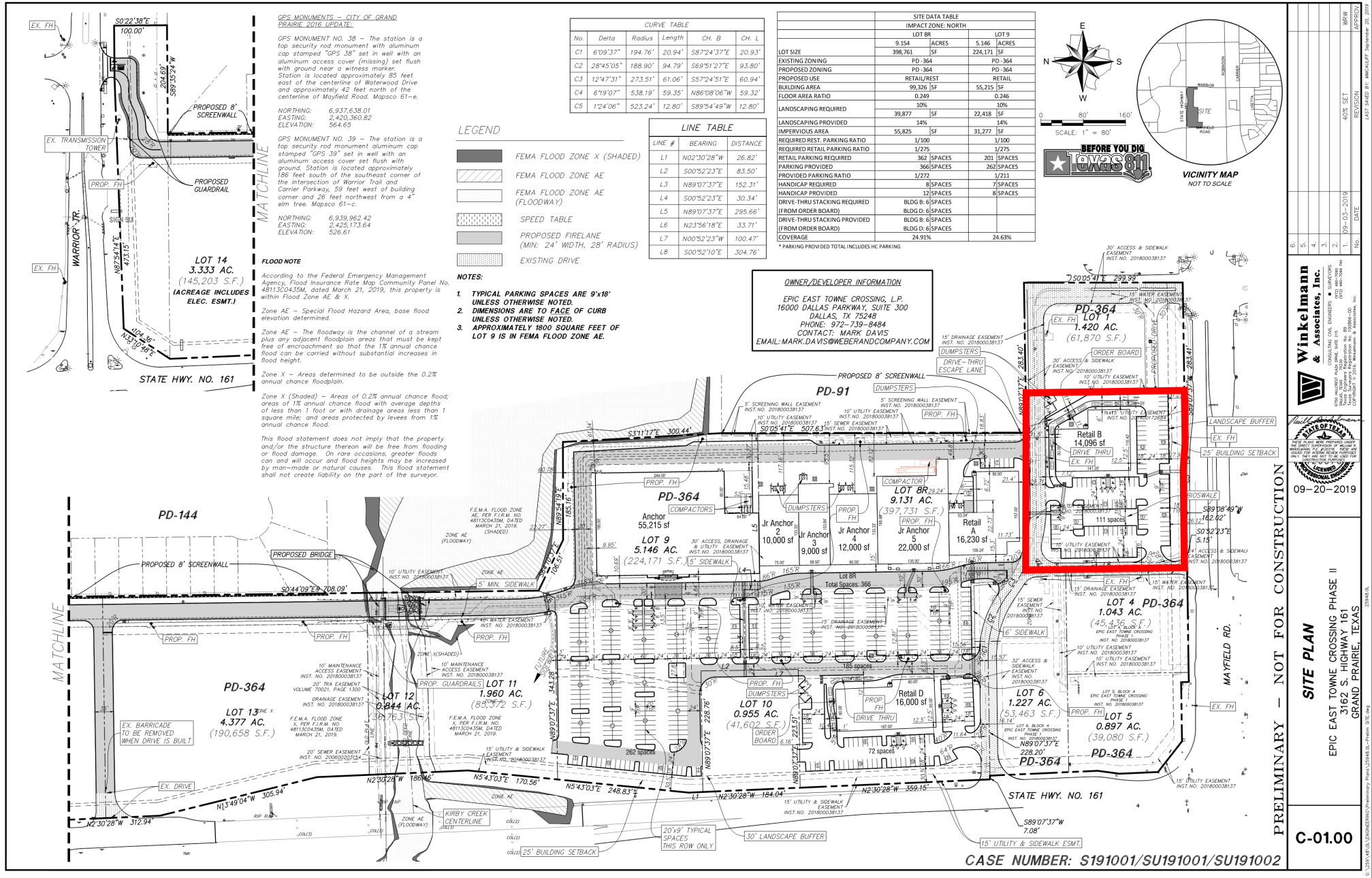


City of Grand Prairie  
Planning and Development

(972) 237-8257  
[www.gptx.org](http://www.gptx.org)



Exhibit A - Boundary Description  
Page 2 of 2





## Legislation Details (With Text)

<b>File #:</b>	19-9400	<b>Version:</b>	1	<b>Name:</b>	SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 7 and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3162 S HWY 161 and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and owner is Mark Davis, Epic East Towne Crossing, L.P. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

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

### From

Chris Hartmann

### Title

SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2). Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 7 and 8, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 3162 S HWY 161 and 3182 S HWY 161. The applicant is William Winkelmann, Winkelmann & Associates and owner is Mark Davis, Epic East Towne Crossing, L.P.

**City Council Action: October 15, 2019**

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Specific Use Permit for a Restaurant with a Drive-Through in a 16,000 sq. ft. retail building. Epic East Towne Crossing Phase 1, Lots 2 and 3, Block A, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within

the SH-161 Corridor Overlay District, generally located east of SH-161 and north of Mayfield Rd, and addressed as 1030 Mayfield Rd and 1020 Mayfield Rd.

### **PURPOSE OF REQUEST:**

The applicant intends to construct Epic East Towne Crossing Phase 2, which includes over 150,000 sq. ft. of retail and restaurants. Building D will include a Restaurant with a Drive-Through. Restaurants with a Drive-Through that are located in a Corridor Overlay District require a Specific Use Permit. The purpose of this request is to obtain a Specific Use Permit for the Restaurant with a Drive-Through in Building D.

The Site Plan, Building Elevations, and Landscape Plan for Epic East Towne Crossing Phase 2 is under concurrent review (Case Number S191001).

### **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-364	Undeveloped
South	PD-364; PD-294	Undeveloped; IKEA
West	PD-364	Undeveloped
East	PD-364; PD-91	Undeveloped; Church; Floodway/Flood

### **HISTORY:**

- July 18, 2017: City Council approved PD-364 (Case Number Z170401), a planned development for commercial and multi-family uses.
- August 7, 2017: The Planning and Zoning Commission approved a Preliminary Plat for Epic East Towne Crossing Phase 1 (P170804).
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat for Epic East Towne Crossing Phase 1 (Case Number P170903).

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

The drive-through lane begins on the east side of the building and wraps around the north side of the building. The proposed drive-through lane includes sufficient stacking spaces, has minimal visibility from SH-161, and does not disrupt pedestrian circulation.

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

Body



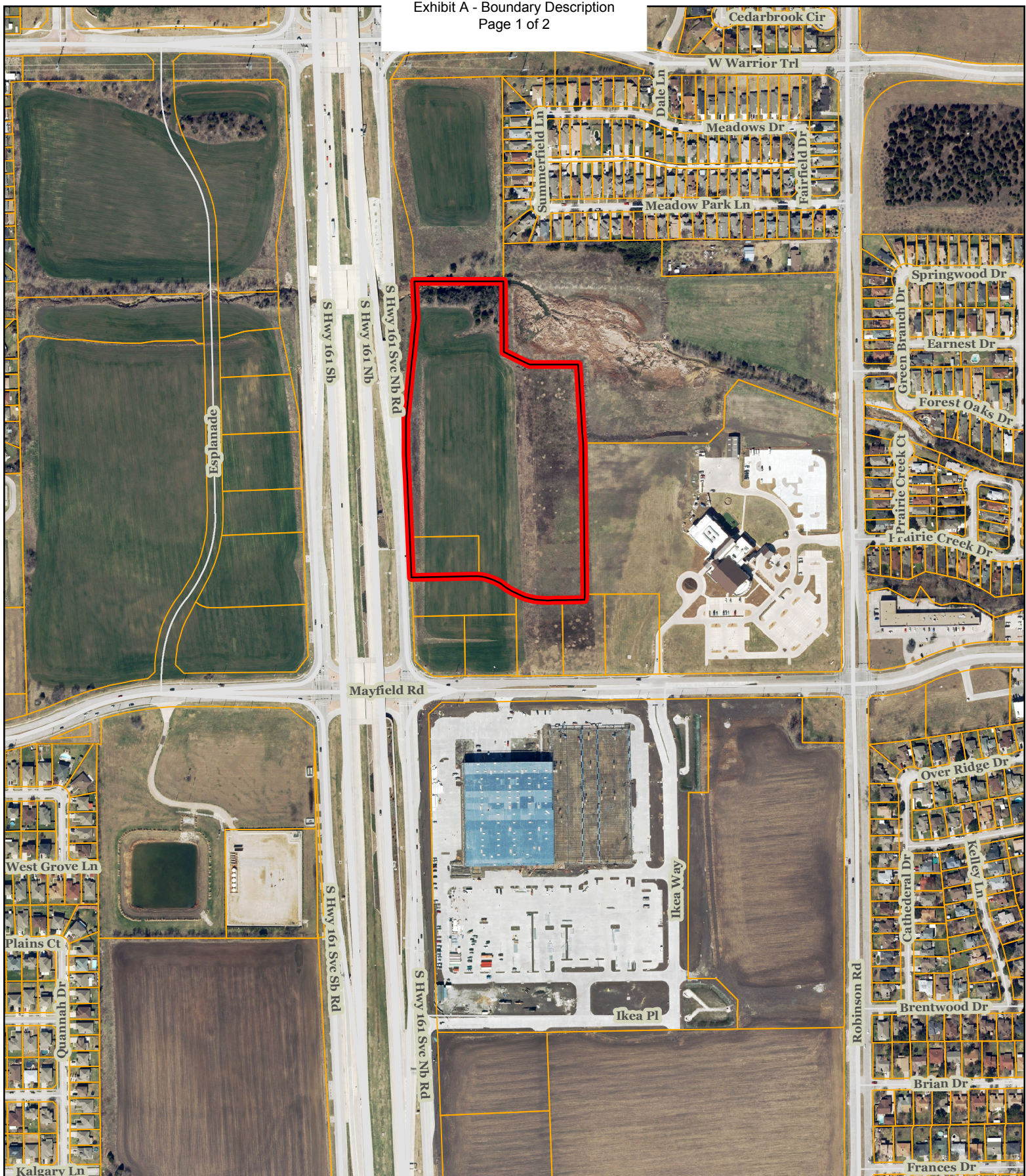
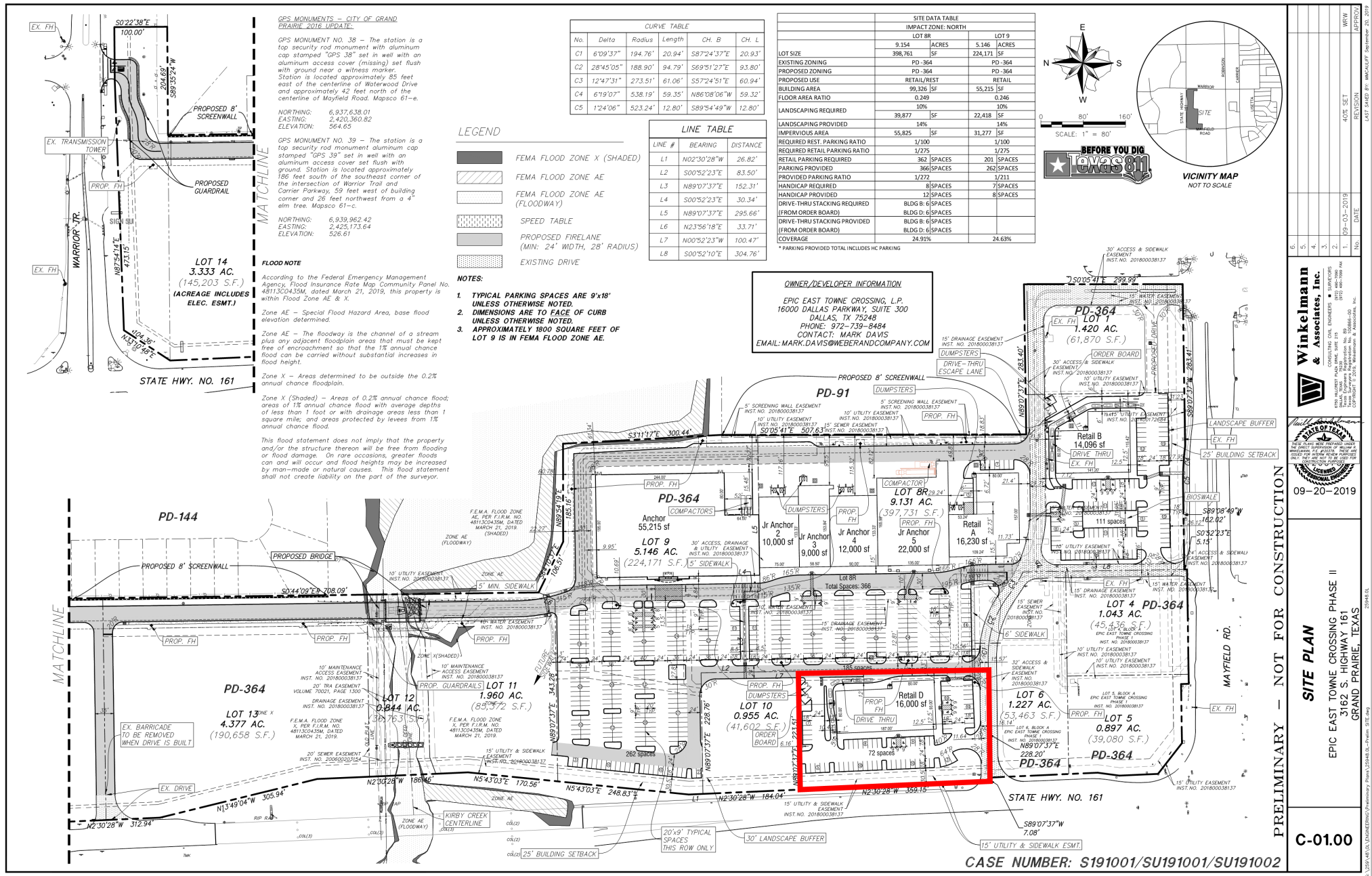




Exhibit A - Boundary Description  
Page 2 of 2







## Legislation Details (With Text)

<b>File #:</b>	19-9401	<b>Version:</b>	1	<b>Name:</b>	SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel (City Council District 4). Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Juan J. Vasquez, Vasquez Engineering LLC, the applicant: Ian McClure, Four VP GP Houston, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Site Plan.pdf](#)  
[Exhibit C - Building Elevations.pdf](#)  
[Exhibit D - Landscape Plan.pdf](#)  
[Exhibit E - Appendix F Checklist.pdf](#)  
[Exhibit F - Operational Plan.pdf](#)  
[Exhibit i - Hotel Height and FAR Comparison.pdf](#)

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

### From

Chris Hartmann

### Title

SU191004/S191004 - Specific Use Permit/Site Plan - WoodSpring Suites Hotel (City Council District 4). Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy. The agent is Juan J. Vasquez, Vasquez Engineering LLC, the applicant: Ian McClure, Four VP GP Houston, Inc., and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD.  
**City Council Action: October 15, 2019**

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

## Analysis

### **SUMMARY:**

Specific Use Permit and Site Plan for a four-story, 122-room hotel on 2.230 acres. Tract 2B02 of Charles D. Ball Survey, Abstract 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and generally located north of IH-20, south of Sara Jane Pkwy, and west of Bob Smith Pkwy.

### **PURPOSE OF REQUEST:**

The applicant intends to construct a 122-room hotel in the IH-20 Corridor. Hotels require a Specific Use Permit when located within a Corridor Overlay District, 300 feet of residential zoning, or 900 feet of a similar use. Any development in a Planned Development District or Corridor Overlay District requires City Council approval of a Site Plan. Development at this location requires Specific Use Permit/Site Plan approval by City Council because the property is zoned PD-29, within the IH-20 Corridor Overlay District, within 300 feet of residential zoning and 900 feet of a similar 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	PD-353	Multi-Family Residential
South	PD-250	Commercial
West	PD-29	Undeveloped (Site Plan approved for T
East	PD-29	Undeveloped

### **HISTORY:**

- February 15, 1972: City Council approved PD-29, a planned development district for retail, apartment, office, and service uses.
- May 4, 2015: The Planning and Zoning Commission approved a Preliminary Plat for Lots 1-5, Block 1 of Smith I-20 Addition (Case Number P150501). The preliminary plat has expired.
- April 1, 2019: The Planning and Zoning Commission approved a Preliminary Plat for Lots 1-4, Block 1 of Smith I-20 Addition (Case Number P190402).

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

The site is directly accessible from Sara Jane Pkwy and IH-20. The Site Plan depicts the 4-story, 122-room hotel, parking, and dumpster enclosure.

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

The subject property is zoned PD-29 with a base zoning district of General Retail (GR). Development is subject to the standards in Article 6 of the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal requires two variances from the density and dimensional requirements.

**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	97,136	Yes
Min. Lot Width (Ft.)	50	258.88	Yes
Min. Lot Depth (Ft.)	100	369.39	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	25	48.5	No
Max. Floor Area Rat.	35:1	.50:1	No

### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposed Landscape Plan exceeds the landscape and screening requirements.

**Table 3: Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	9,714	22,327	Yes
Trees	33	47	Yes
Shrubs	195	204	Yes
Seasonal Plantings (Container)	147	165	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

### *Building Materials and Design*

The exterior finish materials include stone and three colors of stucco.

Building Design Menu Items include materials mix, stone accent, color contrast, articulated public entrance, roof profile variation, and articulation elements.

Appendix F has two windows requirements. The first is that windows account for 30% of the area of street-facing facades. The second is that windows account for 50% of the area of all facades or 50% of the length of all facades. The applicant is requesting exceptions to both of the window requirements.

**Table 4: Required Windows**

Standard	Required	Provided	Meets
North Facade	30%	11.7%	No
South Facade	30%	11.7%	No
Total Length	50%	21%	No
Total Area	50%	11.8%	No

### *Appendix F Design and Menu Items*

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal provides 11.5 Menu Items.

**Table 5: Appendix F Menu Items**

Category	Amenity
Site Design & Building Orientation	100% Parking at side of building
Site Design & Building Orientation	Add Parking Lot Trees
Site Design & Building Orientation	15% Permeable Surface
Building Design	Materials Mix
Building Design	Stone Accent
Building Design	Color Contrast
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Ride-Sharing Drop-Off
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers

**EXCEPTIONS OR APPEALS:**

1. Maximum Allowable Height: The maximum allowable height in the General Retail District is 25 ft. The proposed building has a height of 48.5 ft. Staff does not object to this request:
  - City Council has approved similar height exceptions in the past several years (see Exhibit i - Hotel Height and FAR Comparison).
2. Maximum Allowable Floor-Area-Ratio (FAR): The maximum allowable FAR is .35:1. The proposal has a FAR of .50:1. Staff does not object to this request:
  - City Council has approved similar FAR exceptions in the past several years (see Exhibit i - Hotel Height and FAR Comparison).
3. Windows for Street-Facing Facades: Appendix F requires that windows account for 30% of the north and south facades. Windows account for 11.7% of the north facade and 11.7% of the south facade.
4. Windows for Building: Appendix F requires that windows account for 50% of the area of all facades or 50% of the length of all facades. Windows account for 11.8% of the area of all facades and 21% of the length of all facades.
5. Covered Walkways: Appendix F requires covered walkways, awnings, or canopies along 30% of the length of all facades. The proposed elevations do not include covered walkways along 30% of the length of all facades.

**RECOMMENDATION:**

The Development Review Committee recommends approval with the following conditions:

1. The applicant shall provide additional windows or spandrel glazing on the north and south facades so that windows and spandrel glazing account for at least 15% of each facade. The last hotel approved by City Council included 15% windows on the north and south facades.
2. The applicant shall update the Landscape Plan so that the plant schedule reflects the required plantings shown in the summary table and identifies native and pollinator friendly plants.

**Body**





## Metes and Bounds Description

Being that certain 2.230 acre tract of land situated in the Charles D. Ball Survey, Abstract No. 197, and the Charles D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas and Tarrant County, Texas, and being a portion of the remainder of those certain tracts of land to Bob Smith Management Company, Ltd., by the deed thereof recorded in Volume 13017, Page 28, Deed Records, Tarrant County, Texas, and also recorded in Volume 97244, Page 4353, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with orange cap stamped "Spoonier" for the southwest corner of the remainder of said Bob Smith Management Company tract, same being the southeast corner of that certain called 2.751 acre tract of land from Bob Smith Management Company, Ltd. to Infinite Hospitality Management and Development, LLC, by deed recorded in Instrument No. D218281837, Official Public Records, Tarrant County, Texas, same being in the north line of a called 40 foot wide road formerly known as Pleasant Ridge Road (portion in Tarrant County) Fish Creek Road (portion in Dallas County) (collectively known as County Road 2043) now recognized in name only as the north line Interstate 20 (I-20) (no dedication document found for the said 40 foot wide road/portion of I-20);

THENCE North 89 deg. 30 min. 13 sec. East, along the common line of said Bob Smith Management Company tract, and the north right-of-way line of said I-20, a distance of 295.15 feet to a 5/8 inch iron rod found with orange cap stamped "Spoonier" for the southwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 00 deg. 00 min. 53 sec. East, through the interior of said Bob Smith Management Company tract, a distance of 369.39 feet to a 5/8 inch iron rod found with orange cap stamped "Spoonier" for the northwest corner of the herein described tract, same being in the south right-of-way line of Sara Jane Parkway (a 70 foot right-of-way), by deed to the City of Grand Prairie recorded in Instrument Number D212138855, said Official Public Records, Tarrant County, Texas, and also recorded in Instrument Number 201200165519, Official Public Records, Dallas County, Texas;

THENCE North 88 deg. 23 min. 48 sec. East, along the south right-of-way line of said Sara Jane Parkway, a distance of 262.16 feet to a 1/2 inch iron rod set with red cap stamped "Peiser & Mankin Surv" (hereinafter referred to as 1/2 inch iron rod set) for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found for an angle point in said Sara Jane Parkway bears North 88 deg. 23 min. 48 sec. East, 9.19 feet;

THENCE through the interior of said Bob Smith Management Company tract as follows:

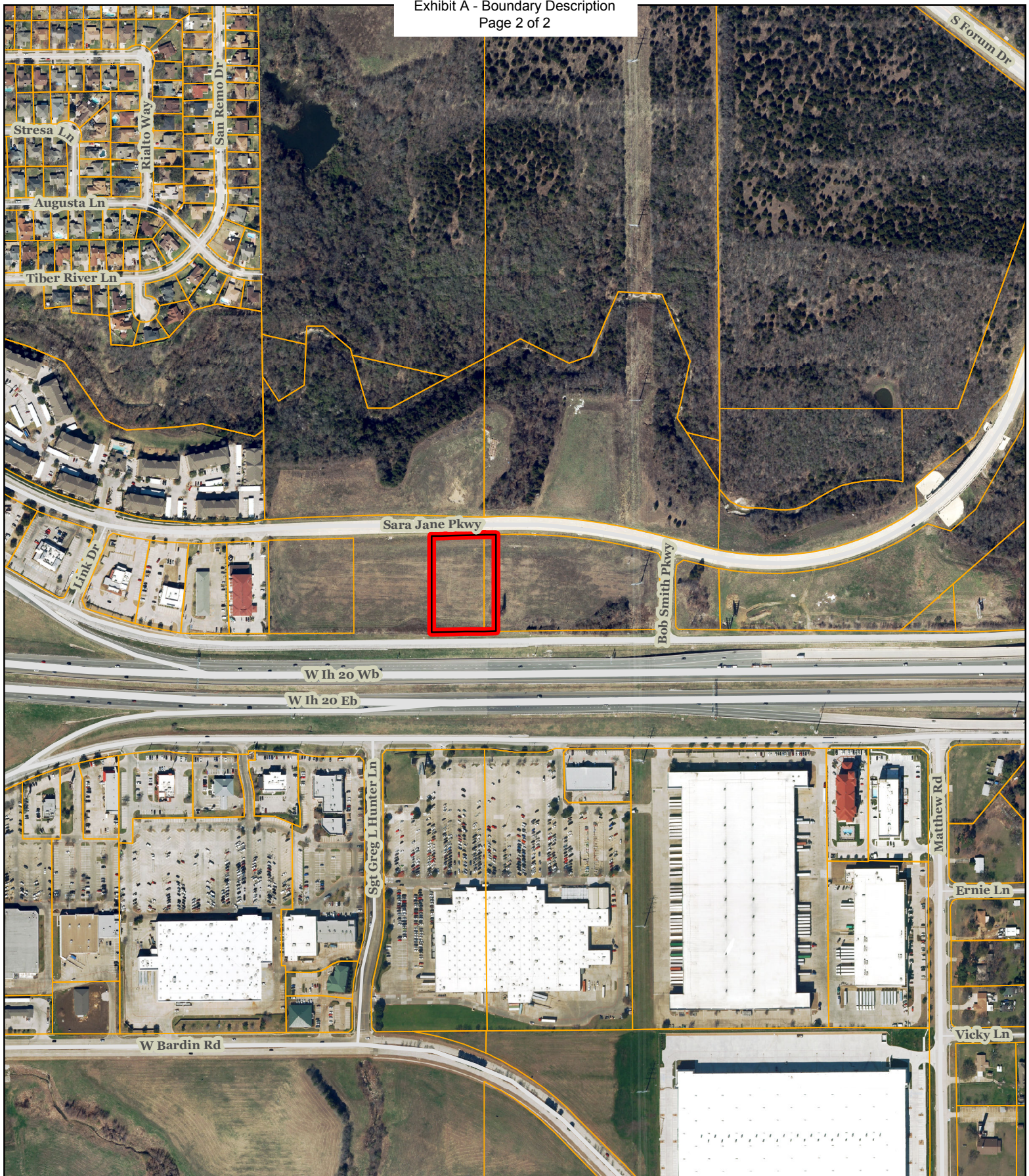
South 00 deg. 00 min. 53 sec. West, a distance of 270.88 feet to a 1/2 inch iron rod set for an angle point;

North 89 deg. 59 min. 07 sec. West, a distance of 3.18 feet to a 1/2 inch iron rod set for an internal corner;

South 00 deg. 00 min. 53 sec. West, a distance of 103.61 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being in the south line of said Bob Smith Management Company tract, same being in the north right-of-way line of aforesaid I-20;

THENCE South 89 deg. 30 min. 13 sec. West, along the common line of said Bob Smith Management Company tract, and the north right-of-way line of said I-20, a distance of 258.88 feet to the POINT OF BEGINNING and containing 97,136 square feet or 2.230 acres of computed land, more or less.









Scale: 1" = 30'	Designed by: JUV
Drawn by: DRS	Checked by: JUV
605-06049/C050P1 SITE PLAN	
Date: 10/01/2019	

SHEET

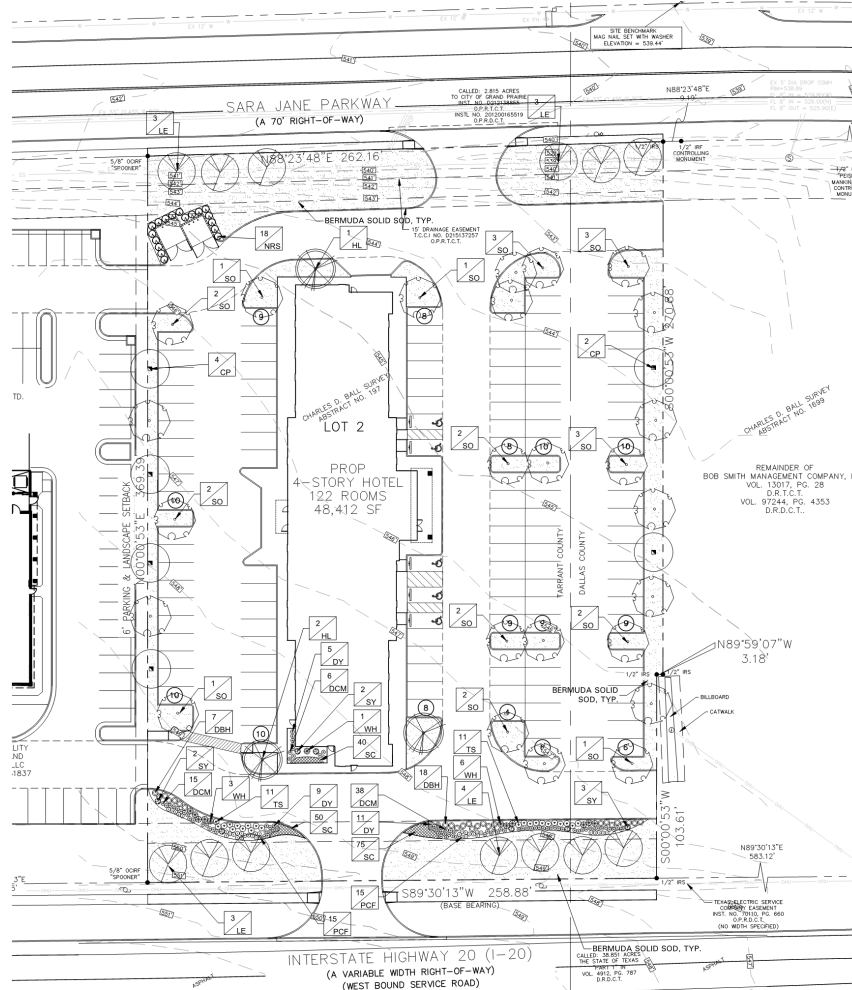
SP1







Exhibit D - Landscape Plan  
Page 1 of 2



LANDSCAPE TABULATIONS for Grand Prairie, TX	
Corridor Overlay Landscaping	
1. The minimum landscape requirement is 10% of the site area.	
2. Street Trees and Buffer trees shall be provided 1 for every 500 s.f. of required landscape area. Street trees shall also be provided 1 for every 50 l.f. of frontage.	
3. Parking lot trees - one tree shall be provided for every 5 parking spaces.	
4. Pedestrian walkway trees - one tree shall be provided for every 20 l.f. of pedestrian walkway.	
5. Flowering and colorful plants shall be provided so that it equals to at least 15% of the required shrubs.	
6. Parking areas shall be screened along all streets by a minimum 3' high solid shrub hedge when mature.	
7. Dumpsters shall be screened at a minimum of 6' ht.	
8. 30' buffer shall be provided at the street	
9. 136 s.f. REQUIRED	PROVIDED
9.713 s.f. (10%)	22.327 s.f. (22.98%)
Street Trees/Buffer Trees	
19 trees, 3" cal.	13 trees, 3" cal. Placed along street, 6 trees, 3" cal. Placed in buffer areas
10 trees, 3" cal.	13 trees, 3" cal. (as noted above)
Parking Lot Trees - 127 spaces	
25 trees, 3" cal.	25 trees, 3" cal.
Pedestrian Walkway Trees	
3 trees, 3" cal.	3 trees, 3" cal.
Shrubs	
199 shrubs	204 shrubs
Seasonal Color	
147 seasonal color, one gallon (15%)	165 one gallon pots, seasonal color
screen parking	
screen parking and drive aisles	screen parking and drive aisles
30' buffer	30' buffer

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:  
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD BE MAINTAINED DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION CONTROL FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOIL.

TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOIL. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

TOPSOIL SHALL BE FRANKLIN NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL UNTIL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS HEALTHY CONDITION. SOIL SHALL BE REPLACED IF NECESSARY.

SOIL SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, WALKS, MANHOLES AND PLANTING BED AREAS. SOIL SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLANS.

SOIL SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOIL, NOT LESS THAN 3 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND FORNISH CUT AND THICKNESS OF 3/4" IN 1" EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOIL CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOIL IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOIL WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO PREVENT CRACKS.

SOIL SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOIL SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOIL SHALL INCLUDE AN OVERSEED OF ANNUAL RYE OR WINTER PRESEEDS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GRASSY SURFACE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.0 OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMITY DISTRIBUTED ON THE AREAS INDICATED ON PLANS.

HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET.

CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE STANDARD AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLANS WITH 1" OF TOPSOIL AND 1" OF COMPOST AND CONSISTENTLY BLENDING TO A DEPTH OF 1" ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOIL TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.

QUANTITIES FOR THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS NOTED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PERMITTED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 1" FROM ANY UTILITY LINE. SIDEWALKS OR CURBS. TREES SHALL ALSO BE 12" CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" OF WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WIT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR BARKER MULCH. FINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:  
ALL POWERED SENSORS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/FAN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER-BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:  
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISC. LANDSCAPE MATERIALS:  
STEEL EDGING SHALL BE 3/16" X 1/2" X 16' DARK GREEN DURABLE STEEL LANDSCAPE EDGING.

IRRIGATION WILL MEET THE REQUIREMENTS OF THE LOCALITY OF GRAND PRAIRIE.

PLANT SCHEDULE			
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME
SHADE TREES			
6	CP	Frutillous Chinese Pistache - Male	<i>Pistacia chinensis</i> 'Keith Dawsey'
3	HL	Thornless Honey Locust 'Skyline'	<i>Gleditsia triacanthos</i> 'f. inermis 'Skyline'
13	LE	Lacebark Elm	<i>Ulmus parviflorus</i> 'Sempervirens'
25	SO	Shumard Oak - Parking Lot tree	<i>Quercus shumardi</i>
SHRUBS			
25	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'
59	DCM	Dwarf Crepe Myrtle 'Chisam Fire' (P)	<i>Lagerstroemia indica</i> 'Chisam Fire'
25	DY	Dwarf Yaupon Holly (N)	<i>Ilex vomitoria</i> 'Condeux'
18	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>
35	PCF	Purple Ceanothus (N/P)	<i>Echinacea purpurea</i>
7	SY	Softleaf Yucca (N)	<i>Yucca recurvifolia</i>
22	TS	Texas Sage 'Green Cloud' (N)	<i>Leucophyllum frutescens</i> 'Green Cloud'
12	WH	White Honeysuckle (N/P)	<i>Lonicera albiflora</i>
GROUND COVER/VINES/GRASS			
165	SC	Seasonal Color	
		Bermuda Solid Sod	<i>Cynodon dactylon</i>

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE PLAN  
LOT 2, BLOCK A  
SMITH I-20 ADDITION  
97,136 SQ. FT. OR 2.230 ACRES  
CITY OF GRAND PRAIRIE,  
DALLAS/TARRANT COUNTY, TEXAS  
SEPTEMBER 20, 2019  
SU1910041/S191004

VASQUEZ ENGINEERING, L.L.C.  
1915 S. SHILOH ROAD  
SUITE 400, LB 44  
GARLAND, TEXAS 75042  
PH: 972-276-2948  
TX Registration # 12266



FOUR VP GP HOUSTON, INC.  
17950 PRESTON ROAD  
DALLAS, TEXAS 75252

LANDSCAPE PLAN  
LOT 2, BLOCK A  
SMITH I-20 ADDITION  
CITY OF GRAND PRAIRIE, TEXAS

Scale: 1" = 30'  
Designed by: AWR  
Drawn by: AWR  
Checked by: AWR  
Reviewed by: AWR  
Date: 09/20/2019

SHEET  
L1.1

SECTION 16.000 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICE, EQUIPMENT, LICENSES, PERMITS, INSURANCE, AND TRANSPORTATION. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- B. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK COMPLETED IN PLACE AS SPECIFIED WORK SHOULD INCLUDE:
- C. PLANTING OF TREES, SHRUBS AND GRASSES
- D. SEEDING
- E. BED PREPARATION AND FERTILIZATION
- F. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- G. WORK GUARANTEE

1.4 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 2001 - NURSERY STOCK
- B. TEXAS STATE DEPARTMENT OF AGRICULTURE
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRASSES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL, STONE, BRUSH, OR OTHER MATERIALS TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA
- C. BEFORE INSTALLATION, VERIFY DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIALS NOT AVAILABLE SUBMIT THE LATEST FOR SUBSTITUTION

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE ALL PLANTING BED AREAS SHALL BE LEFT THREE FEET BELOW FINAL GRADE OF SIDEWALKS, DRIVEWAYS AND CURBS. ALL AREAS TO RECEIVE SOIL SHOULD BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVEWAYS AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
- B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETECTION IN TRANSIT AND WHILE STORED ON SITE
- C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, DELIVERER SHALL PROVIDE PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING

- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM FREEZING AND DRYING. SHADE, WIND AND PROTECT FROM FREEZING AND DRYING
- F. PROTECT ROOT BALLS BY WELSHING WITH DAMASKOT, OR OTHER MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY
- G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE
- H. FOR BALLEED AND BURLAPPED PLANTS - DO NOT PREPARE SHED IN A MANNER THAT WILL NOT DAMAGE, ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT
- I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD PLANTS, SHAPE AND PROTECT FROM FREEZING AND DRYING
- J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR - OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE

1.7 RELOCATION

- A. INSTALL TREES, SHRUBS, AND UNDER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LANDSCAPE SOIL
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ENRICHED TO MINIMIZE REGROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER

1.8 WARRANTIES

- A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUMS, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS
- B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DUE TO ACTS OF GOD, VANDALISM OR NEGLIGENCE BY OWNER IS EXCLUDED
- C. THE OWNER AGREES THAT FOR THE ORIGINAL PLANTING OR SPECIFIED PERIOD, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS
- D. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD
- E. REMOVE DEAD, UNHEALTHY AND UNUSUALLY PLANTS
- F. REMOVE CUTTINGS AND STAKING MATERIALS

1.9 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 90 DAYS AFTER FINAL ACCEPTANCE
- B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED OVER ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER
- C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED
- D. REMOVE TRASH, DEBRIS AND LITTER, WATER, PRUNE, RESTAIN TREES, WEEDS, WEEDS AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED
- E. REMOVE CUTTINGS AND DEBRIS FROM SITE PROMPTLY
- F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAD WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM
- G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SCHEDULE TO ENSURE SYSTEM IS IN PROPER WORKING ORDER WITH SENSITIVE ADJUSTMENTS BY REASON TO MAINTAIN WATER CONSERVATION
- H. RESET SETTLED PLANTS
- I. REPAIR MULCH TO MAINTAIN AND TRIM AREAS
- J. SHOULD BE RESEED AND SOILED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL

BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTH STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER

- K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DOMINANCE). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
- B. ALL LANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE
- C. SOILED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1.5 METERS BEFORE FINAL ACCEPTANCE. UNDEVELOPED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LESS THAN TWELVE SQUARE METERS MUST BE RESEED OR REVEGEDED. AS APPROPRIATE, PRIOR TO FINAL ACCEPTANCE. ALL SOILED TURF SHALL BE NEARLY MOVED

1.10 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN
- C. DO NOT HAVE PLANT MATERIAL SUBSTITUTIONS IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE. SUBMIT PROPOSAL TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT
- D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, AND RETAINS THE RIGHT TO ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUMS, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS
- E. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DUE TO ACTS OF GOD, VANDALISM OR NEGLIGENCE BY OWNER IS EXCLUDED
- F. THE OWNER AGREES THAT FOR THE ORIGINAL PLANTING OR SPECIFIED PERIOD, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS
- G. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD
- H. REMOVE DEAD, UNHEALTHY AND UNUSUALLY PLANTS
- I. REMOVE CUTTINGS AND STAKING MATERIALS

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE TO THE AMERICAN STANDARDS FOR NURSERY STOCK
- B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH ORNAMENTAL CHARACTERISTICS
- C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED, PROVIDE PLANTS OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE
- D. THE OWNER AGREES THAT FOR THE ORIGINAL PLANTING OR SPECIFIED PERIOD, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD
- F. REMOVE DEAD, UNHEALTHY AND UNUSUALLY PLANTS
- G. REMOVE CUTTINGS AND STAKING MATERIALS

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH - DOUBLE SHAGGED HARDWOOD, MULCH, PARTIALLY DECOMPOSED, BY USING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STONES, STICKS, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS
- B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS
- C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL, ORGANIC MATTER SHALL INCREASE BETWEEN 2% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOL, REFUSE, ROCKS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1" NOODLES, WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH AND EC SHOULD BE BETWEEN 4 AND 7

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

- CLAY BETWEEN 15% AND 25%
- SILT BETWEEN 15% AND 25%
- SAND LESS THAN 10%
- GRAVEL LESS THAN 10%

2.3 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BE AT THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SURFACE IN ORIGINAL PLACE OF GROWTH
- B. TREE PITS PERCOLATION TEST. FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF IT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED
- C. SHRUBS AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL, AND IF DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR SLEAKED

2.4 PLANTING

- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS
- C. REMOVE BOTTOM OF PLANT BODIES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING
- D. REMOVE UPPER THIRD OF BURLAP FROM BALLEED AND BURLAPPED TREES AFTER PLACEMENT
- E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE
- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING
- G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE FOOT DEPTH. FILL HOLE WITH WATER AND LIGHTLY TAMP BACK TO REMOVE VIDS AND AIR POCKETS

PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELLED RATES

- A. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CRUSTAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- B. TREES TRUNGS TO BE STUDY. EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND ROBUST ROOT SYSTEMS. NOT ROOT ORT BOUND
- C. TREES WITH DAMAGED OR CRUSTAL LEADERS, BARK ABRAIONS, SUBSOL, DISFIGURING, WOUNDS, CRUSTAL DAMAGE WILL BE REJECTED
- D. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT PLANE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT PLANE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
- E. MAIN TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL
- F. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, OR THAT THE ROOT PLANT HAS BEEN COMPLETELY P.O.D., PROVIDE WELL-SOILED SOIL OF THE VARIETY NOTED ON THE SPECIFICATION SHEET TO THE TOP OF THE ROOT BALL. SOIL SHALL BE THICKENESS OF 3/4" TO 1". EACH PALLET OF SOIL SHALL BE COMPOSITION OF THE SOIL

2.5 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH - DOUBLE SHAGGED HARDWOOD, MULCH, PARTIALLY DECOMPOSED, BY USING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STONES, STICKS, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS
- B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS
- C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL, ORGANIC MATTER SHALL INCREASE BETWEEN 2% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOL, REFUSE, ROCKS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1" NOODLES, WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH AND EC SHOULD BE BETWEEN 4 AND 7

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

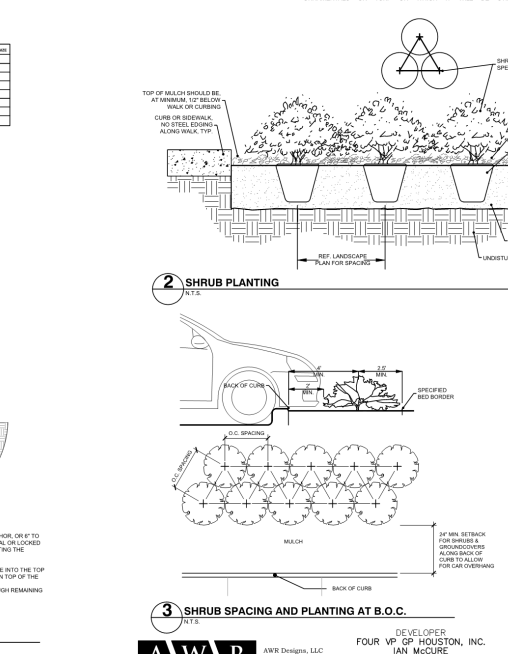
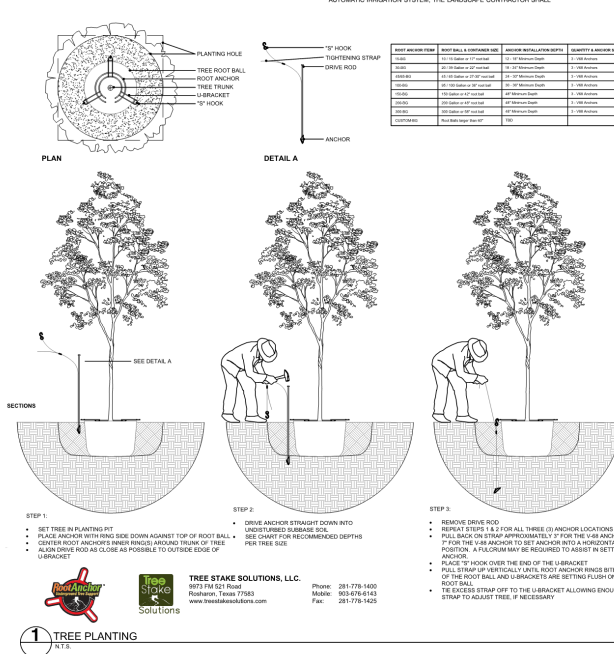
- CLAY BETWEEN 15% AND 25%
- SILT BETWEEN 15% AND 25%
- SAND LESS THAN 10%
- GRAVEL LESS THAN 10%

2.6 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BE AT THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SURFACE IN ORIGINAL PLACE OF GROWTH
- B. TREE PITS PERCOLATION TEST. FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF IT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED
- C. SHRUBS AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL, AND IF DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR SLEAKED

2.7 PLANTING

- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS
- C. REMOVE BOTTOM OF PLANT BODIES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING
- D. REMOVE UPPER THIRD OF BURLAP FROM BALLEED AND BURLAPPED TREES AFTER PLACEMENT
- E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE
- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING
- G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE FOOT DEPTH. FILL HOLE WITH WATER AND LIGHTLY TAMP BACK TO REMOVE VIDS AND AIR POCKETS



**VASQUEZ ENGINEERING, L.L.C.**  
1919 S. Shiloh Road  
Suite 440, LB 44  
Garland, Texas 75042  
Ph: 972-279-2948  
TX Registration # F-12266

**DEVELOPER:**  
FOUR VP GP HOUSTON, INC.  
17950 PRESTON ROAD  
DALLAS, TEXAS 75252

**LOT 2, BLOCK A**  
SMITH I-20 ADDITION  
CITY OF GRAND PRAIRIE, TEXAS

Scale: 1" = 32'  
Drawn by: JAWR  
Checked by: JAWR  
Date: 8/26/2019

Engineer:  
JUAN V. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-279-2948  
972-271-1383 FAX

SHEET  
**L1.2**

## Appendix F Menu Items Checklist

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

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

Usable Open Space & Pedestrian Linkages		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <ul style="list-style-type: none"> <li>Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer.</li> <li>Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer.</li> </ul> → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <ul style="list-style-type: none"> <li>Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.</li> </ul>
<input type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
<input checked="" type="checkbox"/>	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
<input checked="" type="checkbox"/>	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input checked="" type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input type="checkbox"/>	Strategic Parking	Submit on of the following Strategic Parking Plans: <ul style="list-style-type: none"> <li>Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.</li> <li>Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.</li> </ul>

		<ul style="list-style-type: none"> <li>Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space.</li> </ul> <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> <li>Shared parking agreements between different lots/occupants must be in place.</li> </ul>
<b>Building Design (Select at Least Six Menu Items)</b>		
<b>✓ If Selected</b>	<b>Menu Item</b>	<b>Description</b>
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input checked="" type="checkbox"/>	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input type="checkbox"/>	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
<input type="checkbox"/>	Corner Treatment	<p>Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.</p> <p>→ Circle or highlight the proposed architectural elements.</p>
<input checked="" type="checkbox"/>	Articulated Public Entrance	<p>The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: <u>recessed facade</u>, <u>projecting facade</u>, <u>raised canopy</u>, taller door dimensions, <u>double doors</u>, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed elements.</p>
<input type="checkbox"/>	Buildings at Key Intersections	<p>Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed features.</p>
<input checked="" type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input checked="" type="checkbox"/>	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window



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

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

#### Alternative Compliance

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

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

Menu Item Summary Table	
Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	—
Site Design & Building Orientation	3.5
Building Design	6.0
Healthy, Smart, Sustainable Community	2.5
Alternative Compliance	
Total Menu Items:	12.0

## Four VP GP Houston, Inc.

August 19, 2019

Ms. Savannah Ware, AICP  
Senior Planner  
Planning & Development  
City of Grand Prairie  
206 W. Church St.  
Grand Prairie, Texas 75053

RE: Development Application Supplemental Information for Smith I-20 Addition

Dear Ms. Ware,

Please accept this letter as a supplement to the above referenced project.

Four VP GP Houston, Inc. is proposing to construct a new, 122 room WoodSpring Suites hotel on the Smith I-20 Addition. WoodSpring Suites is an extended stay hotel concept with more than 260 existing properties operating across the United States under the Choice Hotels International, Inc. brand. Each guest room is furnished with full kitchens including dishware and cookware, a 42" television with expanded HD programming, upgraded pillow top mattresses, a professional desk, high-speed wireless internet access and comfortable seating.

Safety is a priority at each of our properties where they are constructed with interior corridors requiring key-card access so only guests can enter the hotel. In addition to restricted access, our properties also include enhanced LED exterior site lighting and 28 HD quality cameras that monitor all public areas of the building both on the interior and exterior.

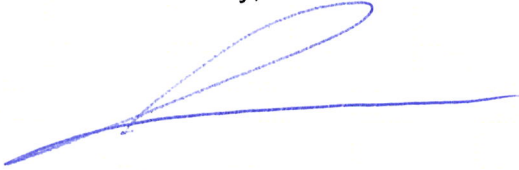
A typical WoodSpring Suites guest is college educated with incomes at or above national averages. They are comprised of business travelers on temporary work assignments, particularly in the medical staffing, construction, engineering, education and information technology industries as well as leisure travelers needing extended stay amenities. The average length of stay for a typical guest is approximately seven to 10 days at an approximately \$80 to \$100 average daily rate. Based upon market studies conducted in Grand Prairie and more specifically within a five-mile radius of the Smith I-20 Addition, all required population densities and guest-mix requirements meet or exceed the thresholds of a successful WoodSpring Suites hotel.

Four VP GP Houston, Inc. developed, owns and operates 23 WoodSpring Suites hotels in Texas, Louisiana and Colorado. We recently opened a new WoodSpring Suites hotel in north Plano that is similar to the renderings provided in this Development Application. This prototype includes a modern front canopy entrance, flat roof design, stucco and stone exterior and enhanced landscaping and lighting. The modern architecture of this building provides a welcome feeling to the guest upon arrival and during their entire stay.

## Four VP GP Houston, Inc.

As a long-term, local investor and holder of hotels, Four VP GP Houston, Inc. is encouraged about the opportunity to partner with the City of Grand Prairie to develop and operate a WoodSpring Suites hotel. We look forward to answering any additional questions you or the Planning and Development department may have.

Sincerely,



Ian J. McClure  
President

IJM:dm



**Table 1: Hotel Height and FAR Comparison**

Case Number	Hotel	Height	FAR	Exceptions Required	Exceptions Granted
SU170103/S170601	Staybridge	49'	0.61	Yes	Yes
SU160903/S160903	Hilton Tru Hotel	67'	0.71	Yes	Yes
SU160702/S160702	Hyatt Place Hotel	67'	0.48	Yes	Yes
SU150407/S150402	Comfort Suites	50'	0.73	No	-
SU140801/S140801	Home 2	64'	0.73	Yes	Yes
SU170804/S170806	Courtyard by Marriott	56'	0.52	Yes	Yes
SU181001/S181001	Avid Hotel	50'	0.51	No	-
SU190703/S190703	Hyatt Place Hotel (IH-20)	67'	0.52	Yes	Yes



## Legislation Details (With Text)

**File #:** 19-9402      **Version:** 1      **Name:** CPA191001- The Gibson Apartments  
**Type:** Ordinance      **Status:** Public Hearing  
**File created:** 9/26/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 10/7/2019      **Final action:**  
**Title:** CPA191001- Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to High Density Residential on Lot 1, Block 1 out of the Allen Jenkins Survey Abstract No. 713. Located at 2422 S Carrier Parkway, Legally described as Lot 1, Block 1, being 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail.  
City Council Action: October 15, 2019

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Land Use Map](#)

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

### From

Chris Hartmann

### Title

CPA191001- Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to High Density Residential on Lot 1, Block 1 out of the Allen Jenkins Survey Abstract No. 713. Located at 2422 S Carrier Parkway, Legally described as Lot 1, Block 1, being 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail.

**City Council Action: October 15, 2019**

### Presenter

Nyliah Acosta, Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial/Retail/Office to High Density Residential on lot 1, Block 1, being 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail, within the Highway 161 Corridor, located at 2422 S Carrier Parkway.

## **PURPOSE OF REQUEST:**

The applicant is requesting to construct a high density multi-family development. The request is for a change from Commercial/Retail/Office to High Density Residential on the Future Land Use Map (FLUM). The 2018 update to the Comprehensive Plan defines these categories as follows:

### ***Commercial/Retail/Office (pg. 58 of the Comprehensive Plan):***

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers. The following are policies to guide development of commercial areas:

- They are located along major arterial, super arterial and freeway corridors.
- Outside storage associated with commercial activity should be screened from the primary roadway on which the establishment is located
- Commercial activity should be buffered from low density residential areas through the use of enhanced landscaping, increased rear setbacks, the use of medium density residential, and by floodplains or other man-made features.

### ***Retail***

This land use type is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Retail uses require high visibility locations and should be located in high-traffic areas such as along arterial roadways. The following are policies to guide retail areas:

- Retail should be located in areas with high visibility.
- Retail uses should provide services to support neighboring residential areas.
- They should serve as a buffer and transition between higher and lower intensity uses.

### ***Office***

Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individuals and non-profit organizations. These areas can also serve as a lower intensity transitional use to adjacent residential areas. The following are policies to guide office areas:

- A combination of screening, increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.
- Buildings adjacent to residential areas should be two stories or less.
- They provide a transitional land use between residential uses and higher intensity commercial land uses.

### ***High Density Residential (pg. 57 of the Comprehensive Plan):***

High density residential is reflective of multi-family apartments. Depending on location, densities in high density residential may vary significantly. 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.

## **ANALYSIS:**

This request is consistent with the current pattern of development in the area. The surrounding uses are commercial and multi-family, which would be mirrored in the proposed commercial/multi-family development.

Staff believes that high-density residential development would benefit and enhance the overall underutilized parcels.

The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles.

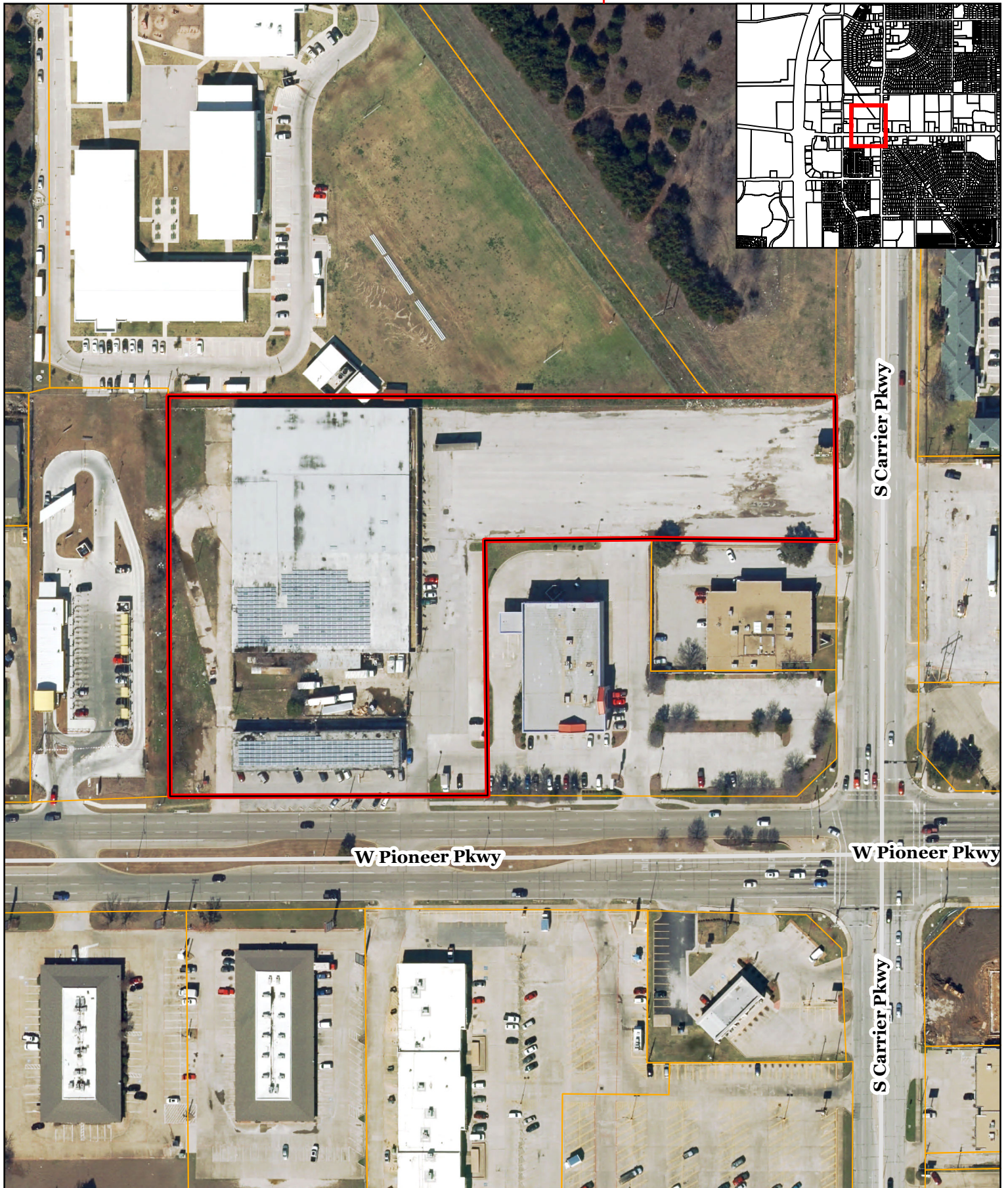
**RECOMMENDATION:**

Development Review Committee (DRC) recommends approval of the requested amendment to the FLUM.

**Body**



Exhibit A- Location Map

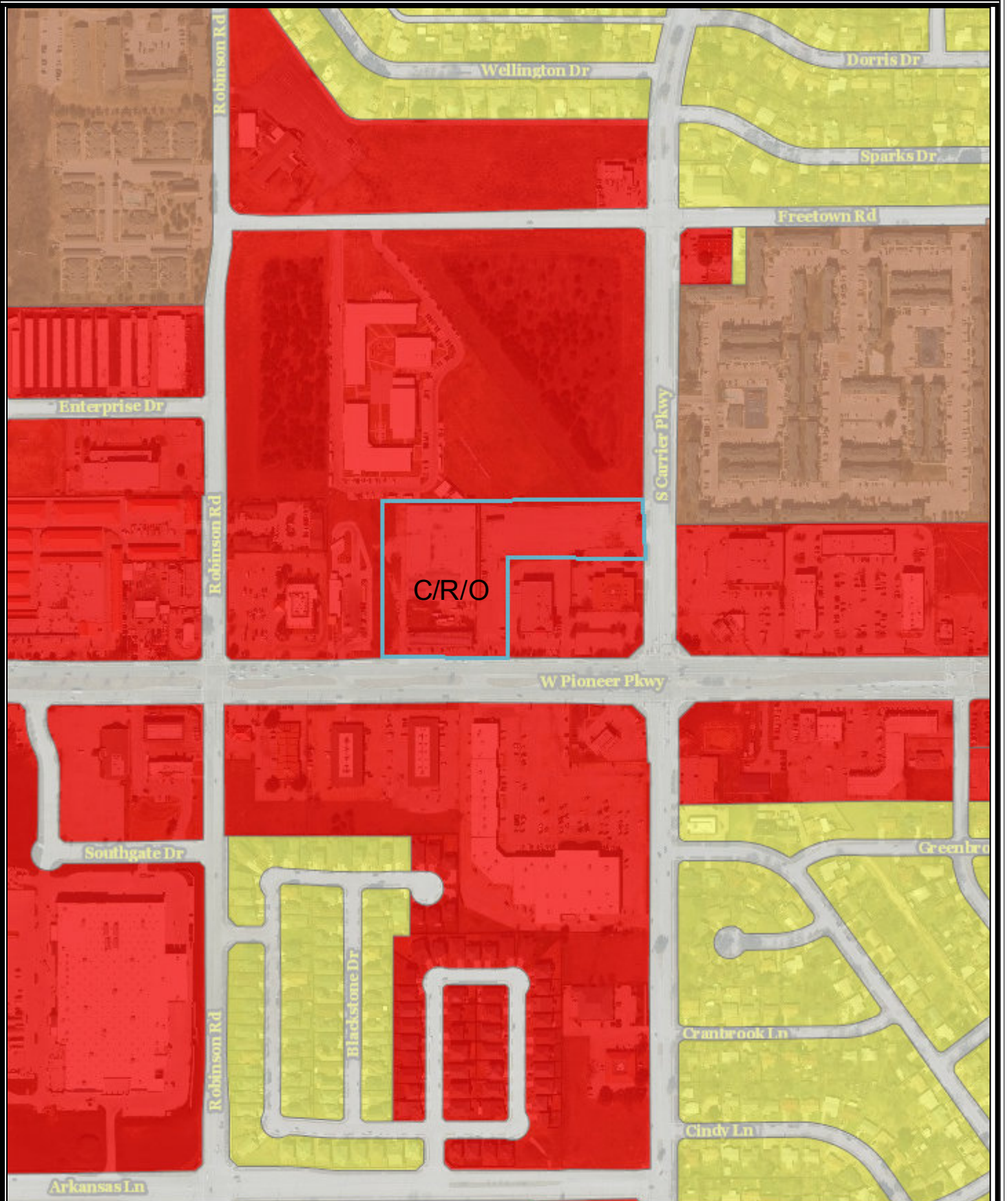


CASE LOCATION MAP  
Case Number: Z191001/S191005  
The Gibson Apartments

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



# Exhibit B- Land Use Map



260 0 260 Ft

CPA191001

Date: 10/2/2019 Time: 2:34:30 PM

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand  
Prairie  
TEXAS



## Legislation Details (With Text)

<b>File #:</b>	19-9403	<b>Version:</b>	1	<b>Name:</b>	Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments (City Council District 2). A request to change the zoning from GR, General Retail to a PD, Planned Development District for Retail, Restaurant, and Apartment uses. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas. Located at 2422 S Carrier Parkway and 902 W Pioneer Parkway. The agent is Jeff Linder, Bannister Engineering, the agent/applicant is Chase Debaun, Aerofirma Corporation, the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A- Location Map](#)  
[Exhibit B- Site Plan.pdf](#)  
[Exhibit C- Apartment Elevations.pdf](#)  
[Exhibit D- Retail Elevations.pdf](#)  
[Exhibit E- Landscape Plan.pdf](#)  
[Exhibit F- PD Exhibit](#)  
[Exhibit G- Amenity List](#)

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

### From

Chris Hartmann

### Title

Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments (City Council District 2). A request to change the zoning from GR, General Retail to a PD, Planned Development District for Retail, Restaurant, and Apartment uses. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas. Located at 2422 S Carrier Parkway and 902 W Pioneer Parkway. The agent is Jeff Linder, Bannister Engineering, the agent/applicant is Chase Debaun, Aerofirma Corporation, the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation.

**City Council Action: October 15, 2019**

### Presenter

Nyliah Acosta, Planner

### Recommended Action

Approve

## Analysis

### SUMMARY:

Planned Development request and Site Plan for Multi-Family, Retail, and Restaurant uses on 5.928 acres. The Site Plan depicts a Multi-Family development with up to 199 units on West Pioneer Parkway and South Carrier Parkway on 4.418 acres, and Retail/Restaurant uses on Pioneer Parkway on 1.510 acres. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned “GR” General Retail within the Highway 161 Corridor, addressed as 2422 S Carrier Parkway and 902 W Pioneer Parkway.

Table 1: Adjacent Zoning and Land Uses		
Direction	Zoning	Existing Use
North	GR	School, Vacant Lots
South	GR	Shopping Strip Center
West	GR	Shopping Strip Center
East	GR, C	CVS Pharmacy, Dental Office

### PURPOSE OF REQUEST:

The purpose of this request is to change the zoning on 5.928 acres from GR, General Retail to PD, Planned Development District for Retail, Restaurant, and Apartment uses. The development includes one apartment building, and a clubhouse accessible from W Pioneer Pkwy and S Carrier Pkwy. Amenities include a clubhouse, pool, and tuck under parking. Along the W Pioneer Pkwy frontage, the applicant is proposing retail and restaurant uses. The lot reasonably accommodates multi-family and commercial uses, and staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, high density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses. The most recent apartment complexes were constructed in 2004, Oak Timbers and Mountain Creek, however both are senior living. The proposed apartments will be the first built in the area within the last 33 years. The development will aid in closing the gap of housing options being provided.

### CONFORMANCE WITH COMPREHENSIVE PLAN:

The Future Land Use Map (FLUM) designates the subject property as Commercial/Retail/Office. Multi-family uses are not consistent with the current FLUM designation. The applicant is requesting a plan amendment (CPA191001) to change the FLUM to High Density Residential. The proposed FLUM change will mirror the pattern of development across Carrier, and will be consistent.

The proposal is in alignment with goals, policies, and objectives of the 2018 Comprehensive Plan, including:

- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives;



- A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and
- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.
- On May 7, 2019, City Council adopted a policy position on development stating that multi-family projects should be built on properties already zoned for multi-family development. While this property is currently zoned and developed for commercial uses, the current buildings are over 50 years old and contain significant amounts of asbestos. The lot itself is irregularly-shaped, relatively small, and has poor visibility from Carrier Pkwy. With the new retail buildings the applicant is proposing along Pioneer, staff believes this redevelopment project maximizes the visibility of the property while increasing its utility with the proposed multi-family in the rear of the property. This would be the first significant residential construction in the area since 2004.

## **ZONING REQUIREMENTS**

The existing base zoning is GR, General Retail. The proposed base zoning for the 5.928 acres is “MF-3” Multi-Family Three Residential District and "GR" General Retail District. All zoning will defer to the Unified Development Code (UDC) as amended.

### *Dimensional Requirements*

The following outlines the minimum dimensional requirements of the “MF-3” and “GR” districts and provides an analysis of the proposed compliance with the district.

<b>Table 2: Site Data Summary MF-3 Dimensional Requirements</b>		
Standard	Appendix W	Provided
Max. Density (Units Per Acre)	26	47
Min. Living Area Studio (Sq. Ft.)	-	554*
Minimum Living Area (Sq. Ft.)	600	727
Max. Single-Bed Units (%)	60	67
Min. Area (Sq. Ft.)	12,000	192,452
Min. Width (Ft.)	100	100
Min. Depth (Ft.)	120	150
Min. Front Setback (Ft.)	30	30
Min. Rear Setback (Ft.)	45+	60
Min. Side Setback (Ft.)	45+	10*
Min. Side Setback Street (Ft.)	30	30
Max. Height (Ft.)	60	75*

\*Denotes that a variance is required.

**Table 3: GR Dimensional Requirements**

Standard	Required	Provided
Min. Area (Sq. Ft.)	5,000	20,000
Min. Width (Ft.)	50	100
Min. Depth (Ft.)	100	150
Min. Front Setback	25	25
Min. Rear Setback	0	0
Min. Side Setback	15	15
Max. Height (Ft.)	25	50*

\*Denotes that a variance is required.

### *Parking*

The table below evaluates the parking requirements. The proposal does not meet the required total parking spaces, or garage parking spaces

**Table 4: Parking**

<b>Tract 1 (Multi-Family)</b>			
Standard	Required	Provided	Meets
Studios	N/A	13	N/A
1.25 Parking Space	167	166	No
2 Parking Spaces/	112	93	No
Garage Spaces (%)	30	0*	No
Carports (% of Total)	20	35	Yes
Total Parking Spaces	279	272	No
<b>Tract 2 (General Retail)</b>			
Standard	Required	Provided	Meets
Retail / 1 Space Per	45	54	Yes
Restaurant/ 1 Space Per	-	*	No

\* Square Feet of Designated Dining and Waiting Areas, Including Outdoor Dining Areas

### **SITE LAYOUT:**

The site has frontage along W. Pioneer Pkwy and S. Carrier Pkwy; The Site Plan depicts two access points on W. Pioneer Pkwy to access the retail and restaurants fronting W. Pioneer Pkwy, and the multi-family development is directly behind the retail/restaurants, also accessible from Pioneer Pkwy or Carrier Pkwy.

### *Landscape and Screening*

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

<b>Table 5: Landscape &amp; Screening Requirements</b>		
<b>Tract 1 (Multi-Family)</b>		
Standard	Required	Provided
Landscape Area (Sq. Ft.)	28,868	45,320
Trees	58	58
Shrubs	578	577
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure
<b>Tract 2 (GR)</b>		
Landscape Area (Sq. Ft.)	16,578	6,779
Trees	3	16
Shrubs	132	136
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure

### *Exterior Building Materials*

The exterior building materials include five earth tone stuccos, one accent stucco, and cultured stone. It should be noted, that the applicant is using 100% stucco on all facades for the multi-family component of the request, which is the preferred material, and is meeting the intention of Appendix W's building design. Because of this, the applicant is allowed to increase the number of single bedroom units by 10%.

### **EXCEPTIONS OR APPEALS:**

The applicant is requesting the following variances:

1. Minimum Living Area
2. Minimum 45+ Side Interior Setback for Building A
3. Minimum 30% Garage Parking
4. Maximum 60 ft Height for MF-3
5. Maximum 25 ft Height for GR
6. Minimum Parking requirement for MF-3
7. Minimum Parking Requirement for GR
8. Pole Sign Relocation

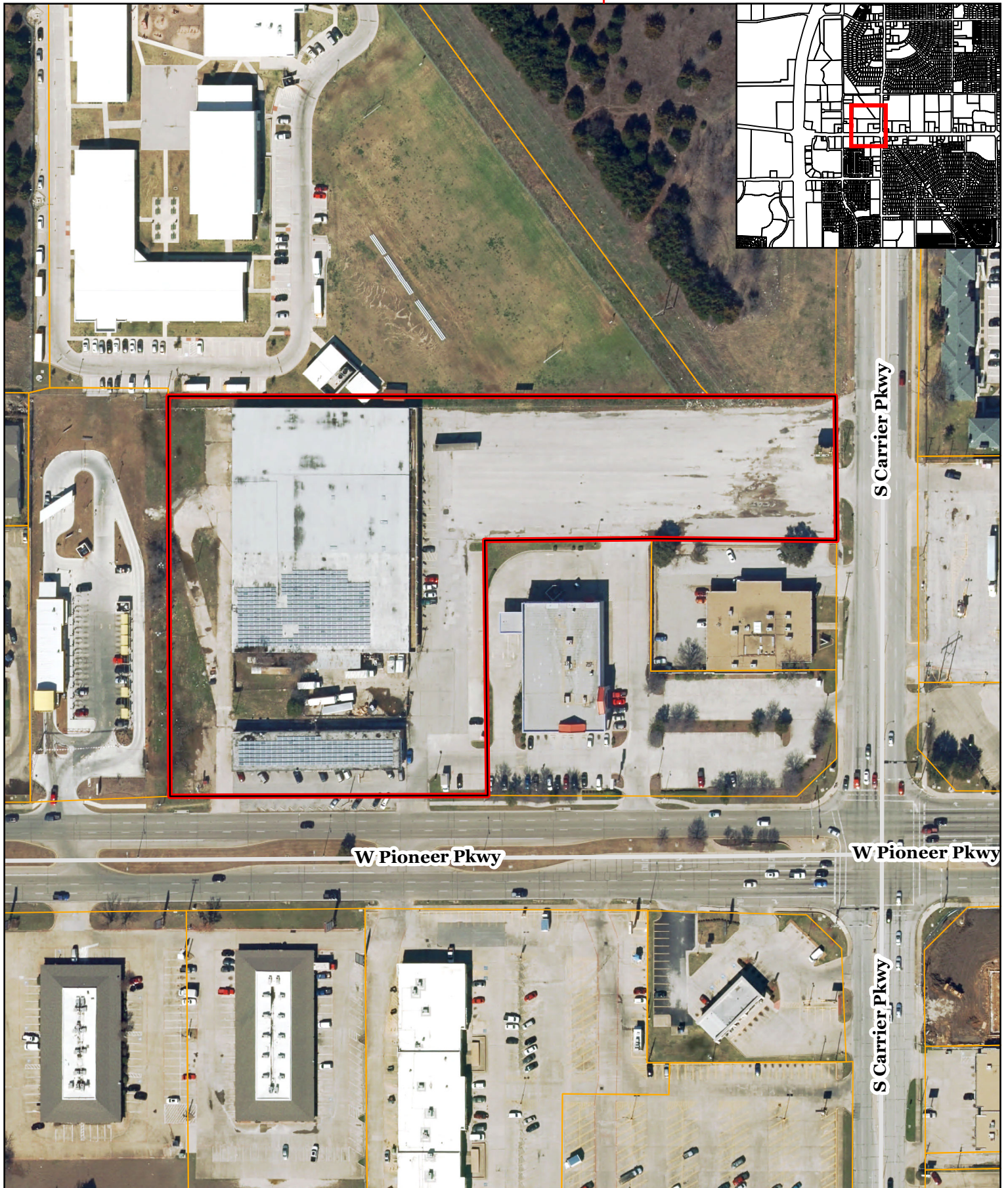
### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval of the proposed zone change from GR, General Retail to PD, Planned Development District.

### **Body**



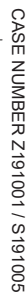
Exhibit A- Location Map



CASE LOCATION MAP  
Case Number: Z191001/S191005  
The Gibson Apartments

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





LOT 1 & 2 - BLOCK 1

Being 5.928 acres out of the  
ALLEN JENKINS SURETY, ABSTRACT NO. 713  
in the City of Grand Prairie, Dallas County, Texas  
October 4, 2019  
258,238 SF

**OWNER / DEVELOPER:**  
DAVID NICKLAS ORGAN  
DONOR AWARENESS  
FOUNDATION, INC.  
2935 SOUTH BELTLINE ROAD  
GRAND PRAIRIE, TX 75225  
**CONTACT:** Chase DeBaun  
PHONE: 972-263-6796  
chase@aeoffirmacoffee.com

**ENGINEER**  
**BANNISTER ENGINEERING L.L.C.**  
240 N. MITCHELL ROAD  
MANFIELD, TEXAS 76063  
(817) 842-2094

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THEIR PLAN SET.

EXH-A

303 REDEVELOPMENT  
902 WEST PIONEER PARKWAY  
GRAND PRAIRIE, TEXAS


## SITE PLAN



# BANNISTER

## ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)



10-11-19

190426

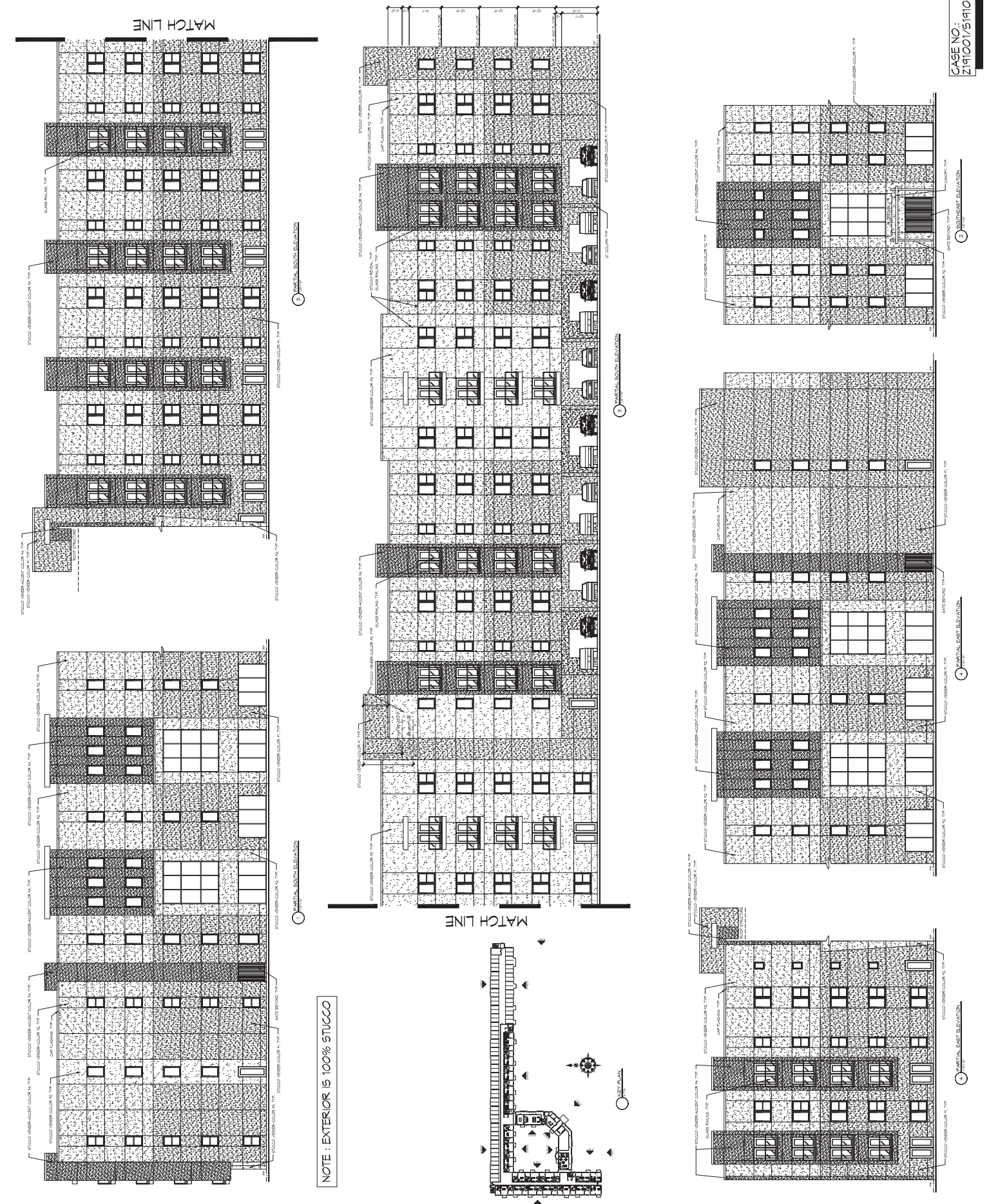
THE GIBSON

A. PIONEER PARKWAY(203)  
LOT ---- BLOCK ----  
GRAND PRINCE TX  
DALLAS COUNTY

DATE: 10-11-19  
BY: [Signature]  
CHECKED: [Signature]

GENERAL NOTES:  
1. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES ARE TO BE AS NOTED.  
3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS NOTED.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.  
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL DISCIPLINES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND METHODS OF CONSTRUCTION.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS TO ADJACENT PROPERTIES.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ADJACENT PROPERTIES.

ARCHITECTS  
10000  
SHEET NO. A2-1



CASE NO.: Z191001/5191005  
SHEET NO. A2-1





190426

THE GIBSON

A. PIONEER PARKWAY(203)  
LOT --- BLOCK ---  
GRAND PRIZE TX  
DALLAS COUNTY

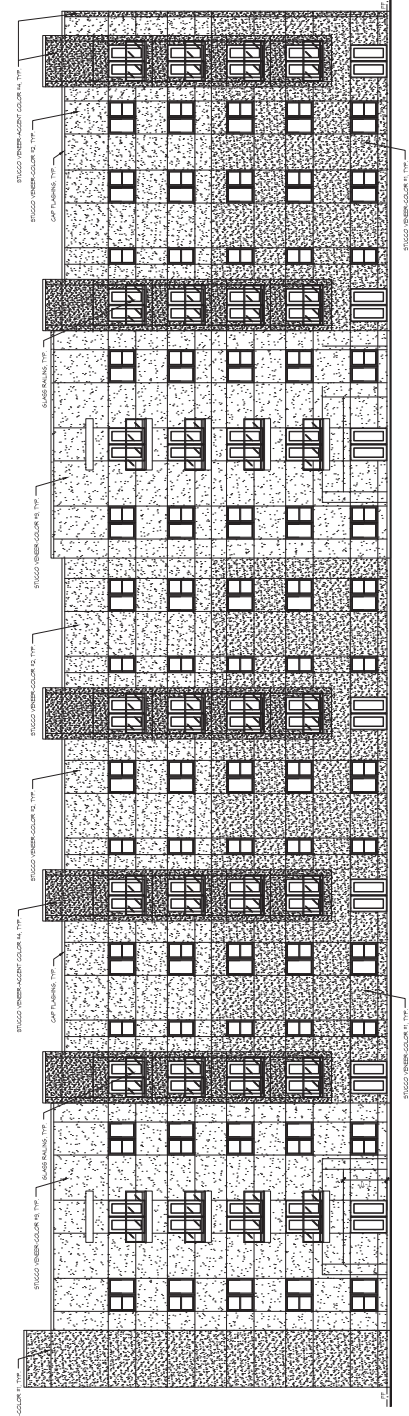
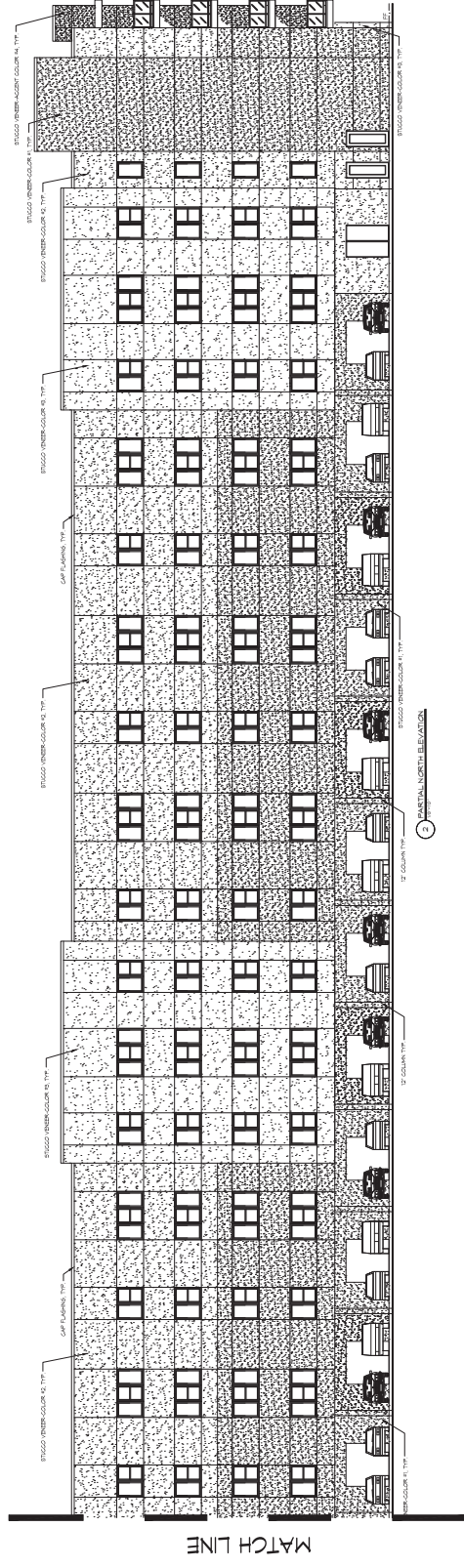
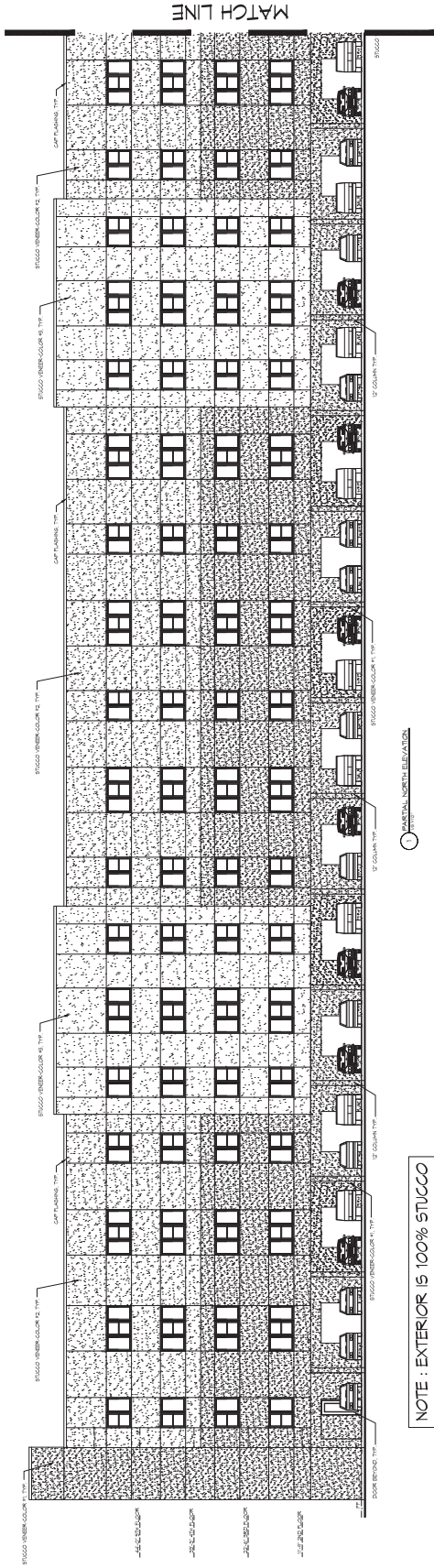
DATE 10-1-19  
BY  
CHECKED  
APPROVED

GENERAL NOTES  
1. EXTERIOR FINISHES SHALL BE STUCCO UNLESS OTHERWISE NOTED.  
2. STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS AND PARAPETS.  
3. STUCCO SHALL BE APPLIED TO ALL EXTERIOR ROOFS.  
4. STUCCO SHALL BE APPLIED TO ALL EXTERIOR FLOORS.  
5. STUCCO SHALL BE APPLIED TO ALL EXTERIOR CEILING.  
6. STUCCO SHALL BE APPLIED TO ALL EXTERIOR CORNERS.  
7. STUCCO SHALL BE APPLIED TO ALL EXTERIOR JOINTS.  
8. STUCCO SHALL BE APPLIED TO ALL EXTERIOR OPENINGS.  
9. STUCCO SHALL BE APPLIED TO ALL EXTERIOR BALCONIES.  
10. STUCCO SHALL BE APPLIED TO ALL EXTERIOR TERRACES.  
11. STUCCO SHALL BE APPLIED TO ALL EXTERIOR PATIOS.  
12. STUCCO SHALL BE APPLIED TO ALL EXTERIOR DRIVEWAYS.  
13. STUCCO SHALL BE APPLIED TO ALL EXTERIOR SIDEWALKS.  
14. STUCCO SHALL BE APPLIED TO ALL EXTERIOR STAIRS.  
15. STUCCO SHALL BE APPLIED TO ALL EXTERIOR RAMP.

EXTERIOR ELEVATIONS  
1/8" = 10'



ARCHITECTS  
SHEET NO. A22



CASE NO.: Z191001/5191005

1 NORTH ELEVATION



190426

THE  
GIBSON

N. PIONEER PARKWAY(SO3)  
LOT ---- BLOCK ----  
-----  
GRAND PRAIRIE, TX  
DALLAS COUNTY

DATE: 8-20-14  
10-1-14  
-----  
-----  
-----  
-----

DATE: 8-20-14  
10-1-14  
-----  
-----  
-----  
-----  
-----

---

OUTER NOTES:

[illegible]

PLANS AT WORK 111

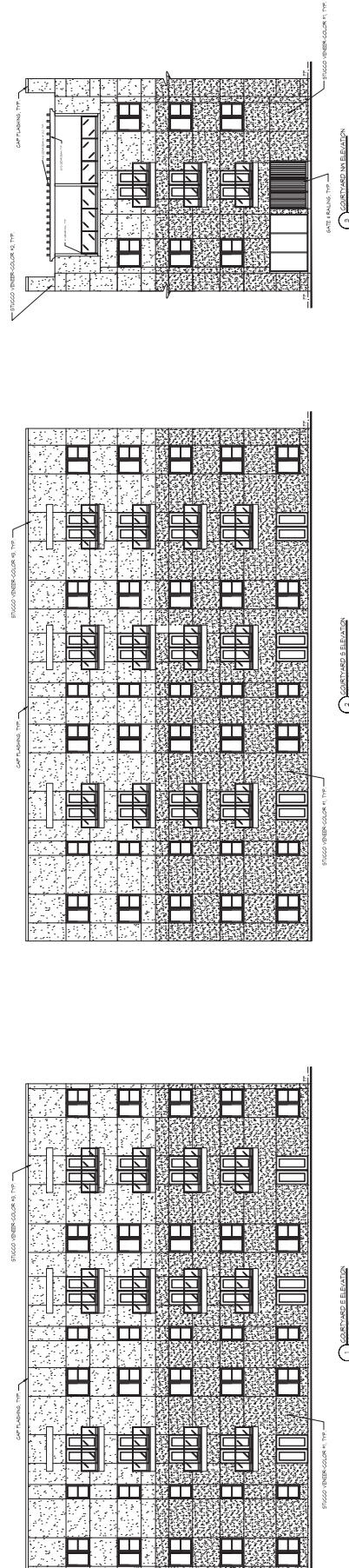
EXTERIOR  
ELEVATIONS  
1/8" = 1'0"



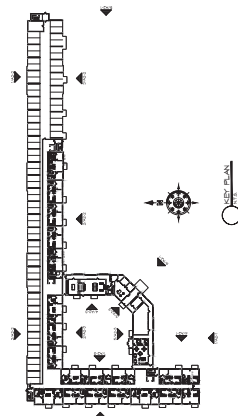
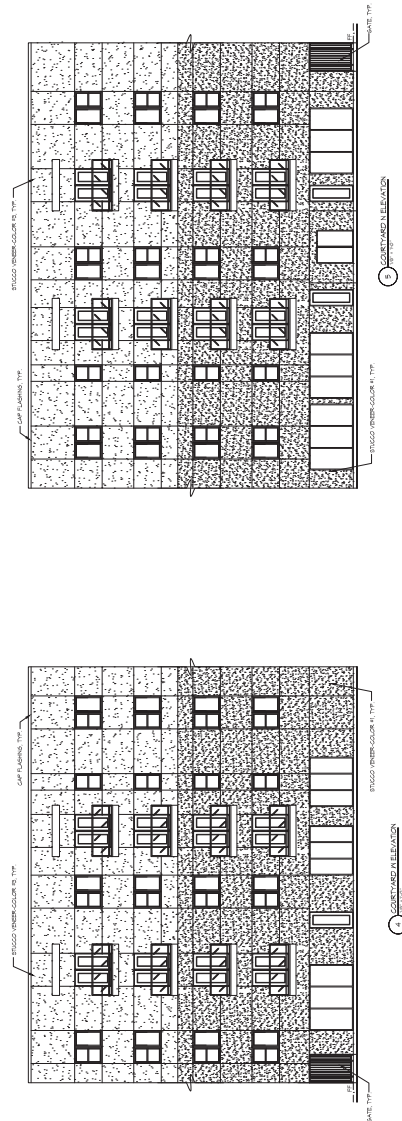
JOHN PAULY (JANIS DR.  
WAY, 024 METRO  
WOODFORD TEL: 303-555  
011-471, 303-555 FAX

© COPYRIGHT 2010 NO. 107

CASE NO.:  
Z191001/S191005



NOTE : EXTERIOR IS 100% STUCCO







STUCCO #1



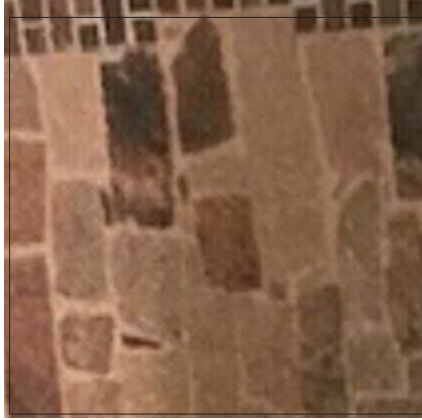
STUCCO #2



STUCCO #3



STUCCO-ACCENT #4



SADDLEWOOD QUARRY CHOP

CULTURED STONE



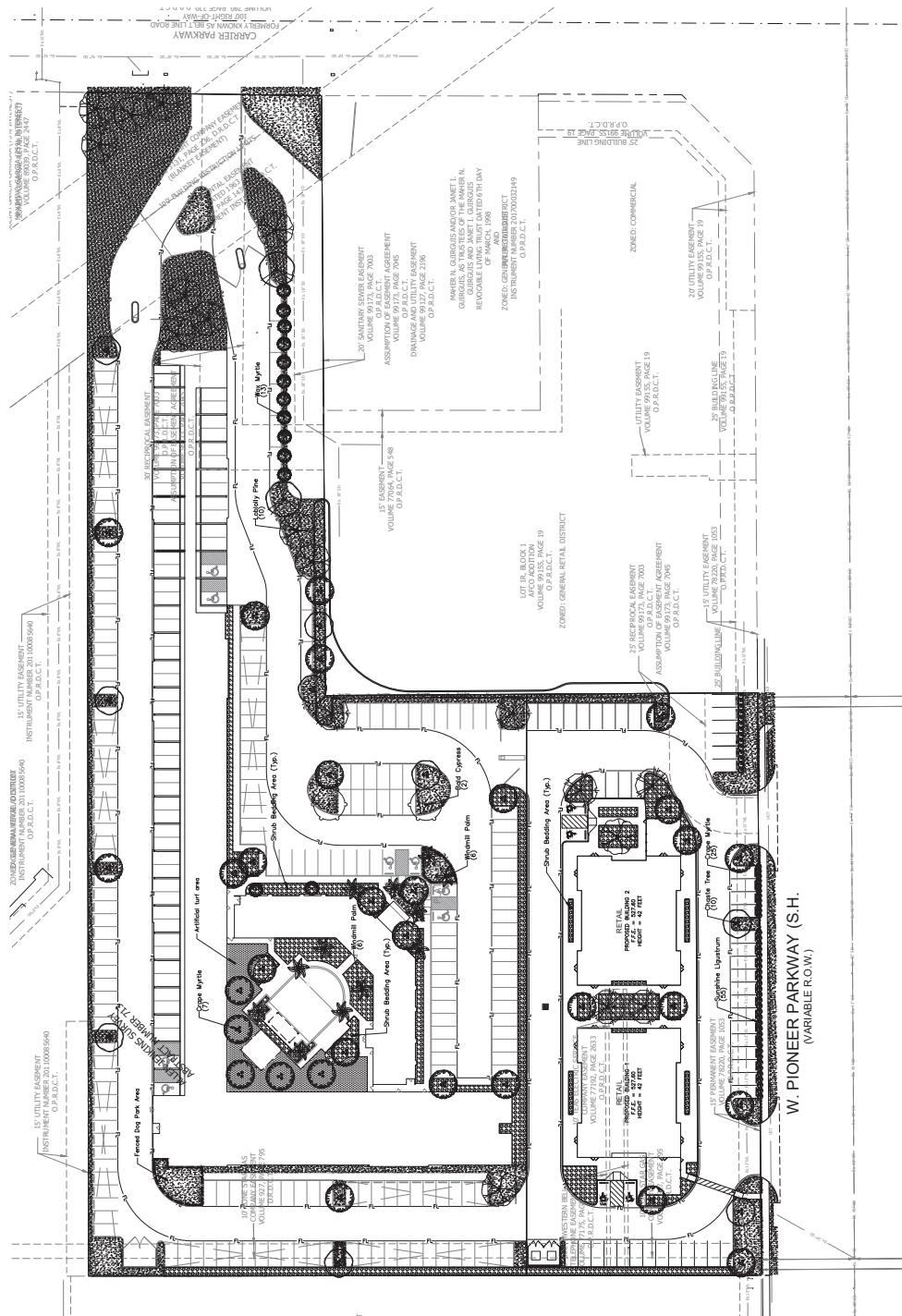
STUCCO #1



STUCCO-ACCENT #2

APARTMENTS
















## LANDSCAPE TABULATIONS:

REAR YARD TRACT:	102,452 SF
REQUIRED LANDSCAPE AREA (15%):	28,868 SF
PROVIDED:	45,120 SF
TREES REQUIRED: (1,700 SF)	58 TREES
TREES PROVIDED:	98 TREES
SHRUBS REQUIRED: (1,200 SF)	573 SHRUBS
SHRUBS PROVIDED:	577 SHRUBS
COMMERCIAL TRACT:	67,786 SF
REQUIRED LANDSCAPE AREA (15%):	6,779 SF
PROVIDED:	9,109 SF
TREES REQUIRED: (1,700 SF)	14 TREES
TREES PROVIDED:	16 TREES
SHRUBS REQUIRED: (1,200 SF)	136 SHRUBS
SHRUBS PROVIDED:	138 SHRUBS

## PLANT\_SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	31	Quercus laevis 'tuncocoe' / Creek Myrtle	30 CAL	3"	6'-8"	Full, Morphing, Symmetrical
	13	Myrica cerifera / Wax Myrtle	15 CAL	3"	5'-7"	Full, Morphing, Symmetrical
	9	Pinus taeda / Loblolly Pine	45 CAL	3"	10'-12"	Full, Morphing, Symmetrical
	2	Petaliole chinensis / Chinese Palmetto	45 CAL	3"	10'-12"	Full, Morphing, Symmetrical
	9	Quercus virginiana / Southern Live Oak	45 CAL	3"	10'-12"	Full, Morphing, Symmetrical
	2	Taxodium distichum / Bald Cypress	45 CAL	3"	10'-12"	Full, Morphing, Symmetrical
	12	Trochodendron fortunei / Mizukaki Palm	30 CAL		8'-10'	Full, Morphing, Symmetrical
	9	Ulmus americana / Chinese Tree	30 CAL	3"	6'-8"	Full, Morphing, Symmetrical
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	10	Shorea robusta / Indian Teak	5 CAL	24" HT	PER PLAN	Full, Morphing, Symmetrical
	Per Plan	Shorea robusta / Indian Teak	5 CAL	24" HT	PER PLAN	Full, Morphing, Symmetrical
	Per Plan	Shorea robusta / Indian Teak	5 CAL	24" HT	PER PLAN	Full, Morphing, Symmetrical
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	Per Plan	Cynodon dactylon / Tili 419 / Bermud Grass	See			
	Per Plan	Artichoke Tree				

# CONCEPT LANDSCAPE PLAN

for

## MULTI-FAMILY AND COMMERCIAL

## REDEVELOPMENT

5.9 ACRES - ZONED 'GR'  
GRAND PRAIRIE, TEXAS

10-04-2019

10-04-2019  
CASE NUMBER: Z191001 / S191005



119 N. WALNUT CREEK DR.  
117.477.1329 METRO

## EXHIBIT F

### PLANNED DEVELOPMENT DISTRICT NO. \_\_\_\_\_ DEVELOPMENT STANDARDS

#### Tract 1 – Multi-Family Residential District

Development shall take place in accordance with the use and development standards established for the “MF-3” Multi-Family Residential zoning district in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district.

1. The multi-family district shall not exceed 4.418 acres.
2. Multi-family development shall comply with the Multi-Family Three (MF-3) district provisions contained in the UDC, as amended with the exception of the following:
  - a. Maximum Density:
    - i. Forty-six and two tenths (46.2) dwelling units per acre.
    - ii. The density calculation shall be based on net acreage, in accordance with UDC, as amended.
    - iii. Maximum Height:
      1. 75 feet or five stories
    - iv. Minimum Building Setbacks:
      1. The minimum front yard setback shall be 10 feet.
      2. The minimum rear yard setback shall be 10 feet.
      3. The minimum interior side yard setback shall be 20 feet.
      4. The minimum street side yard setback shall be 10 feet.
  - b. Building Materials:
    1. All building facades shall be 100% stucco.
  - c. Required Parking Ratio:
    1. Studio Unit: 1.25 spaces/unit
    2. One Bedroom Unit: 1.25 spaces/unit
    3. Two Bedroom Unit: 1.64 spaces/unit
  - d. Maximum Parking Spaces Between Landscape Islands: Twenty-one
  - e. Covered Parking:
    1. A minimum of 40% of the required parking shall be covered parking.
    2. Access from a covered parking spot into the building’s hall corridor may be provided in lieu of direct access to individual dwelling units.
3. Tier III, Category 1 Elements to be Utilized:
  - a. LED Lighting
  - b. Additional Insulation
  - c. Native Landscaping
  - d. Outdoor Recreation Spaces
  - e. Dog Park



## Tract 2 – General Retail District

Tract 2 is intended to provide a high level of service to the residents of Tract 1 as well as the general public. It is anticipated that a significant portion of the clientele will walk from the multi-family development to shop and eat. For this reason, the overall parking requirement for this tract has been reduced. Otherwise, development shall take place in accordance with the use and development standards established for the “GR” General Retail zoning district in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district.

1. Use Restrictions: Uses permitted in the “GR” General Retail zoning district
2. Minimum Lot Size: 20,000 square feet
3. Minimum Lot Width/Depth: 100’x150’
4. Maximum Height: 50’
5. Minimum Landscaping: 10% of the lot
6. Required Parking:
  - a. 1.0 space/225 square feet

## The Gibson Amenity List

Below is a list of unit amenities:

- Granite countertops
- Smart energy efficient thermostats
- Smart door locks
- USB outlets
- Walk in showers
- Full tile backsplash in kitchens
- All wood construction cabinets
- Stainless steel appliances
- Wood look vinyl flooring
- LED lights
- High efficiency windows
- Washer & dryers provided
- Energy star rated appliances

Below is a list of the complex amenities:

- Tuck under parking
- Covered parking
- State of the art fitness room
- Mail and parcel room
- Access controlled public areas
- Community WiFi
- Gathering area with pool table, computer station, beverage center and sitting area
- Modern leasing office
- Amenity space with warming drawer, microwave and refrigerator
- Interior courtyard with luxurious pool, covered BBQ area, & yard games
- Dog park
- Roof top patio with fire pit, pergola, sitting area and outdoor TV's



## Legislation Details (With Text)

<b>File #:</b>	19-9404	<b>Version:</b>	1	<b>Name:</b>	CPA191002 - Comprehensive Plan Amendment - 3025 W IH-20
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	CPA191002 - Comprehensive Plan Amendment (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Boundary Description.pdf](#)

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

### From

Chris Hartmann

### Title

CPA191002 - Comprehensive Plan Amendment (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20.

**City Council Action: October 15, 2019**

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Mixed Use for 21.8 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20.

#### PURPOSE OF REQUEST:

The purpose of the request is to amend the Future Land Use Map (FLUM) from Commercial to Med-Density Residential on 18.92 acres so that the FLUM is consistent with a development proposed at this location.

### **ANALYSIS:**

Mixed-use areas are intended to provide flexibility in order to encourage innovative, unique, and sustainable developments. Areas designated for Mixed Use include a mixture of non-residential and residential uses and require a well thought-out, master planned approach. Additionally, these developments should be designed around the pedestrian, with walkable connections to shopping and dining as key components.

The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including:

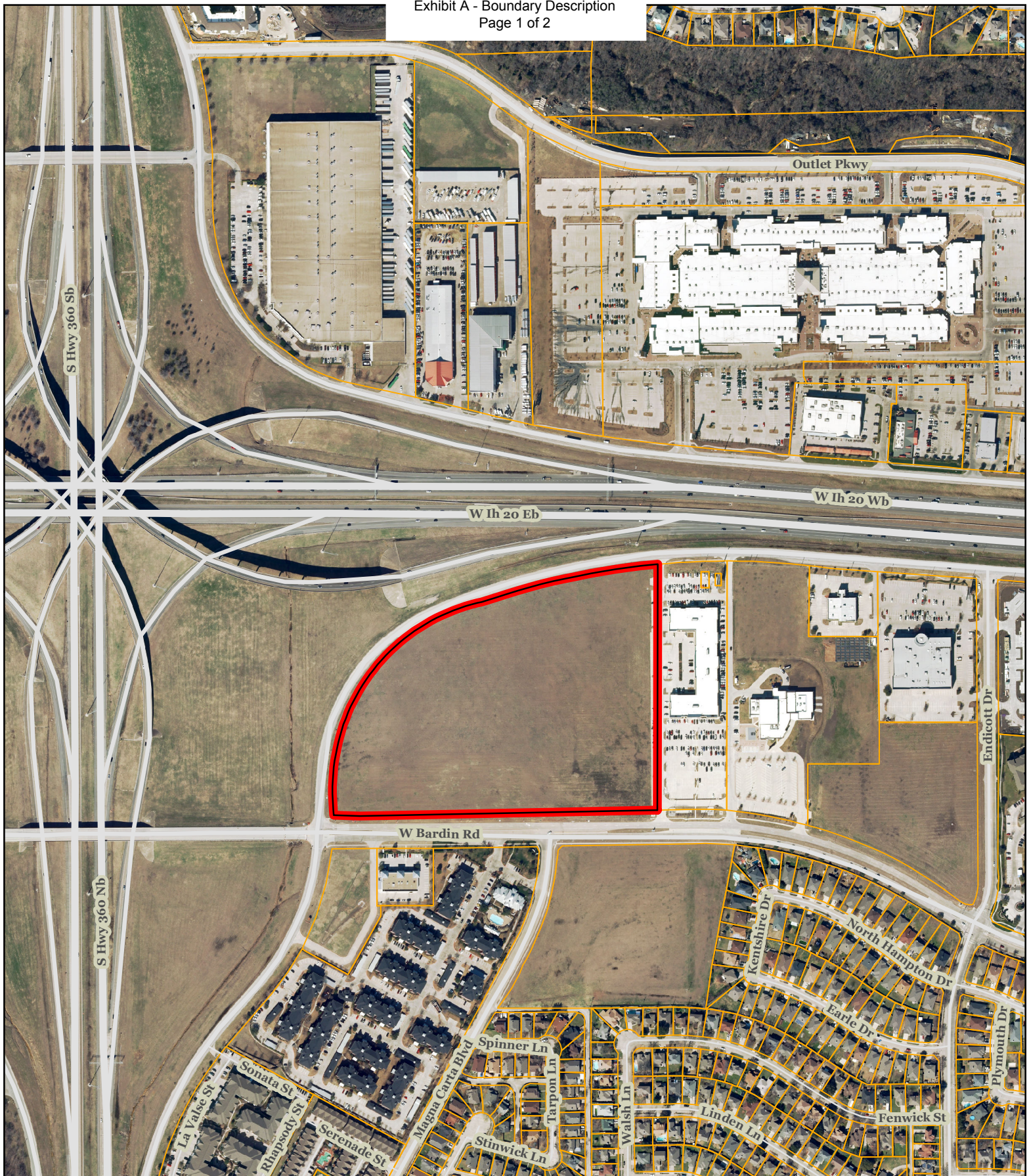
- Encourage development that will reduce urban sprawl;
- Encourage land use patterns that reflect a mix of integrated community uses;
- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

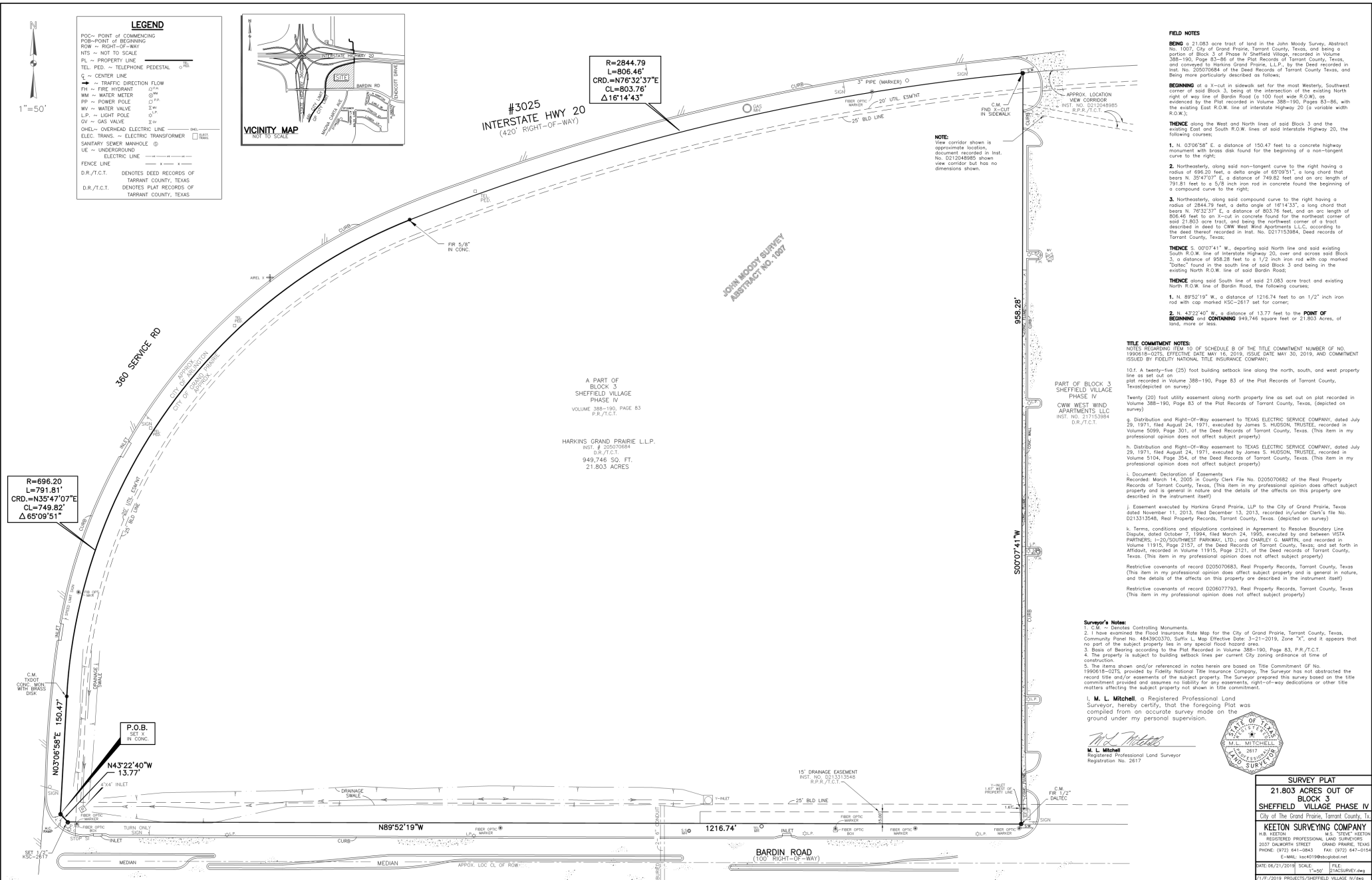
### **Body**







## Page 2 of 2





## Legislation Details (With Text)

**File #:** 19-9405      **Version:** 1      **Name:** Z191003/CP191003 - Bardin Road Mixed Use  
**Type:** Ordinance      **Status:** Public Hearing  
**File created:** 9/26/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 10/7/2019      **Final action:**  
**Title:** Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4). Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. The agent is Brian Moore, applicant is Hamilton Peck, Hamilton Commercial LLC, and the owner is Jeremy Welman, Harkins Grand Prairie.  
City Council Action: October 15, 2019

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Boundary Description.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Images.pdf](#)

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

### From

Chris Hartmann

### Title

Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4). Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20. The agent is Brian Moore, applicant is Hamilton Peck, Hamilton Commercial LLC, and the owner is Jeremy Welman, Harkins Grand Prairie.

**City Council Action: October 15, 2019**

### Presenter

Savannah Ware, AICP, Senior Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Zoning Change and Concept Plan for Multi-Family, Retail, Restaurants, and a Theater on 21.80 acres. Sheffield Village Phase IV, Block 3, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the IH-

20 Corridor Overlay District and the SH-360 Corridor Overlay District, and addressed as 3025 W IH-20.

### **PURPOSE OF REQUEST:**

The purpose of the request is to create a Planned Development District for multi-family, retail, restaurant, and cinema uses on 21.80 acres.

### **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-327; PD-37A	Light Industrial, Commercial, Retail Uses
South	PD-140; PD-140B	Medical Offices, Multi-Family, Undeveloped
West	City of Arlington	SH 360; Industrial uses
East	PD-140	Concorde Career College

### **HISTORY:**

- September 13, 1983: City Council approved a request to create a Planned Development District (PD-140) for commercial, office, and single family detached uses. The subject property is part of a tract designated for Commercial use. Allowed uses for commercial tracts include: Community Unit Development, Hotel or Motel, and Condo - High Rise.
- February 15, 2005: City Council approved a Site Plan for Harkins Theatres (Case Number S050103).

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

The Concept Plan depicts the following:

- 9.698 acres of multi-family use at a density of 42 dwelling units per acre;
- 401 multi-family units in five buildings, one of which wraps around three sides of a five-level structured parking garage;
- 11.936 acres of commercial uses including a 40,700 sq. ft. cinema and almost 50,000 sq. ft. of retail and restaurants.

The focal point of the development is the Grand Lawn, a centrally located open space amenity. The three use components-multi-family, retail/restaurant, and cinema-are physically and functionally organized around the Grand Lawn. Buildings frame the space to create a consistent edge and screen surface parking from the open space. Restaurants with outdoor dining areas face the Grand Lawn. Wide textured crosswalks will make it easy for people living in the apartments to walk to and use the Grand Lawn. The cinema includes an outdoor screen for outdoor viewing of movies on the Grand Lawn.

The entrance to the five-level wrapped parking garage is shown off of Bardin Road. There is a possibility that a vehicle that is denied entry to the garage could cause the queuing of vehicles onto Bardin Road. This potential issue will need to be addressed with the Site Plan.

#### *Traffic Impact Analysis*

The applicant submitted a Traffic Impact Analysis (TIA) to estimate the impact of the proposed development on traffic operations. The TIA includes the findings listed below.

- The intersection of I-20 Eastbound Frontage Road and Endicott Drive will continue to operate



efficiently and at good Levels of Service.

- The driveways are anticipated to operate at good Levels of Service.
- Traffic operations at Bardin Road and Magna Carta Boulevard are anticipated to reach poor Levels of Service during peak hours and cannot be mitigated without the addition of a traffic signal; however, the projected traffic volumes are not sufficient to meet traffic signal warrants for the intersection.
- Future improvements to upgrade Bardin Road from a two-lane roadway to a four-lane roadway and installation of traffic signals will allow the intersections of Bardin Road at the frontage roads to operate at good Levels of Service.
- The intersection of Bardin Road at SH-360 Northbound Frontage Road currently operates at unacceptable Levels of Service. The addition of projected growth and site-related traffic will further degrade operations.

The TIA recommends installation of traffic signals at the Bardin Road and SH-360 interchange in order to provide acceptable traffic operations. While the proposed development will not cause the degraded operations, it will contribute. The Transportation Department recommends that the developer participate in the cost of signalizing the intersection of Bardin Road and SH-360.

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

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designation for this location is Commercial/Retail/Office. A request to change the FLUM to Mixed Use is under concurrent review (CPA190601).

Mixed-use areas are intended to provide flexibility in order to encourage innovative, unique, and sustainable developments. Areas designated for Mixed Use include a mixture of non-residential and residential uses and require a well thought-out, master planned approach. Additionally, these developments should be designed around the pedestrian, with walkable connections to shopping and dining as key components.

The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including:

- Encourage development that will reduce urban sprawl;
- Encourage land use patterns that reflect a mix of integrated community uses;
- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

#### **DEVELOPMENT STANDARDS:**

The applicant is proposing General Retail (GR) and Multi-Family Three (MF-3) as the base zoning districts.

Commercial development will be subject to uses and development requirements for GR with the following changes:

- Prohibit the following uses which are currently allowed with a Specific Use Permit: boat dealer, motorcycle dealer, laundry (self-serve), mini storage, auto parts sales (new), and variety store.
- Allow a Restaurant with Alcohol Sales Including Entertainment and Brewpub by right.
- Allow a Brewpub with one of the characteristics described in Article 11 of the UDC with approval of a Specific Use Permit.
- Increase the maximum allowable height to 60 ft. for the cinema.

- Allow a 120 ft. multi-tenant monument sign.

Multi-Family development will be subject to development standards for MF-3 with the following changes:

- Increase the allowable density to 42 dwelling units per acre.
- Increase the maximum allowable height to allow building three to be constructed at a height of 66 ft.
- Allow construction without a perimeter fence and gated entry.
- Provide at least 50% of required parking spaces in a structured parking garage and tuck-under garages instead of a combination of garages (30%) and carports (20%).

### **ANALYSIS:**

The subject property is currently zoned PD-140 for commercial uses. The applicant is proposing a more restrictive base zoning district and to allow a Restaurant with Alcohol Sales Including Entertainment and Brewpub by right. These uses are consistent with developer's vision for a mixed-use destination. The applicant is also proposing to increase the maximum allowable height to 60 ft. to for the cinema. This exceeds the maximum height for GR but is less than the 10 stories allowed by PD-140.

The developer has requested that the 120 ft. sign be considered as a part of the zoning request. Variances to sign requirements are typically processed separately from the zoning request as a Unified Signage Plan.

The subject property is currently zoned PD-140 and residential uses-Community Unit Development and Condo High-Rise-are allowed at this location. The definition of Community Unit Development does specify a particular housing type and states that the density should not vary from that of the district in which it is located. Condo High-Rise is defined as multi-family units with a condominium regime/association and higher than 75 feet. PD-140 does not establish a specific density. Staff's interpretation written in 1994 states that while residential uses are allowed, the location, type and density must be approved as part of a Planned Development approval.

Establishing MF-3 as the base zoning district for this property will bring the zoning closer to conformance with current standards. The applicant is requesting four variances from MF-3:

1. Density: The proposed density of 42 dwelling units per acre exceeds the density of 26 dwelling units per acre allowed in MF-3.
2. Height: The proposed height for building three is 66 ft. It exceeds the maximum height of 60 ft. allowed in MF-3 but is less than the minimum height for Condo High-Rise allowed in PD-140.
3. Perimeter Fence and Gated Entry: A variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development.
4. Carports: The proposal does not include carports. Appendix W requires that carports account for 20% of required parking spaces and garages account for 30% of required parking spaces. The Concept Plan depicts a five-level parking garage and tuck-under garages that account for more than 50% of the required parking spaces.

The proposed development is the type and quality of place that Appendix F is intended to produce. The mix and integration of uses and presence and design of usable open space will create a unique destination.

### **RECOMMENDATION:**

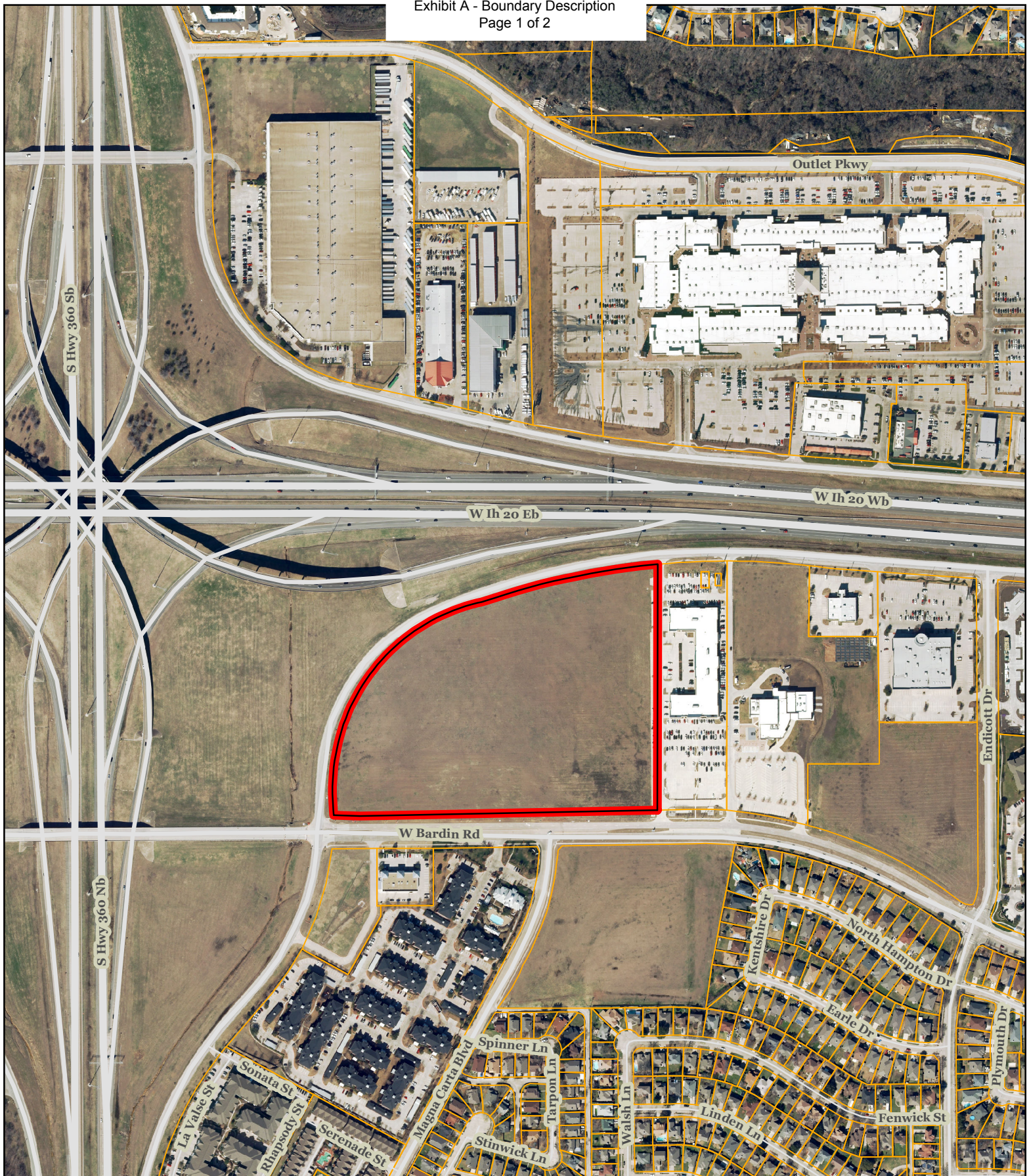
The Development Review Committee (DRC) recommends approval of the Zoning Change/Concept Plan with the following conditions:

1. That the applicant participates in the cost of a traffic signal at the intersection of Bardin Rd and 360.

2. That variances to sign requirements be requested through a Unified Signage Plan following approval of the zoning change.
3. That the final design of the parking garage entry be configured so that garage traffic does not back up onto Bardin Rd.

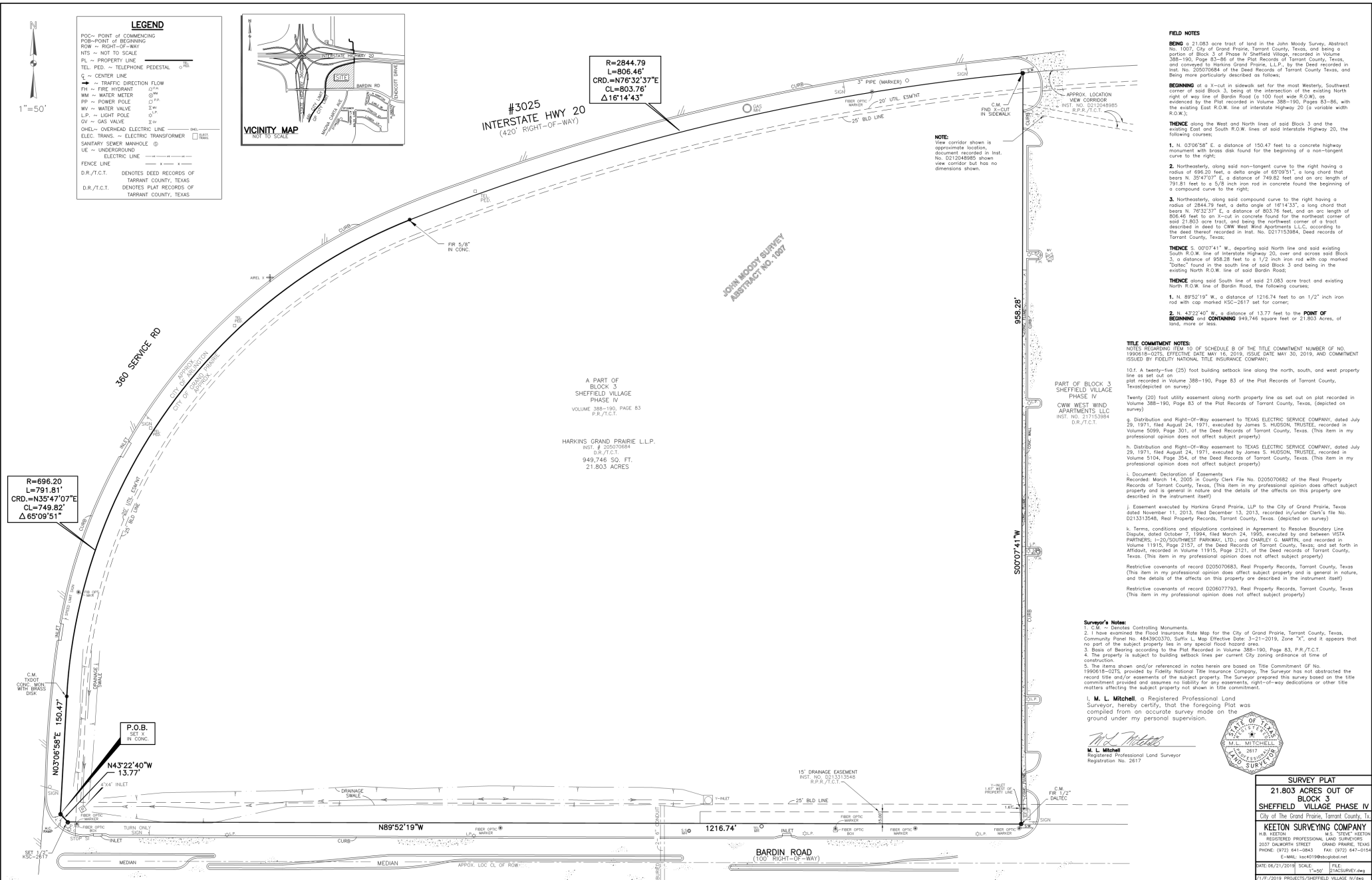
**Body**

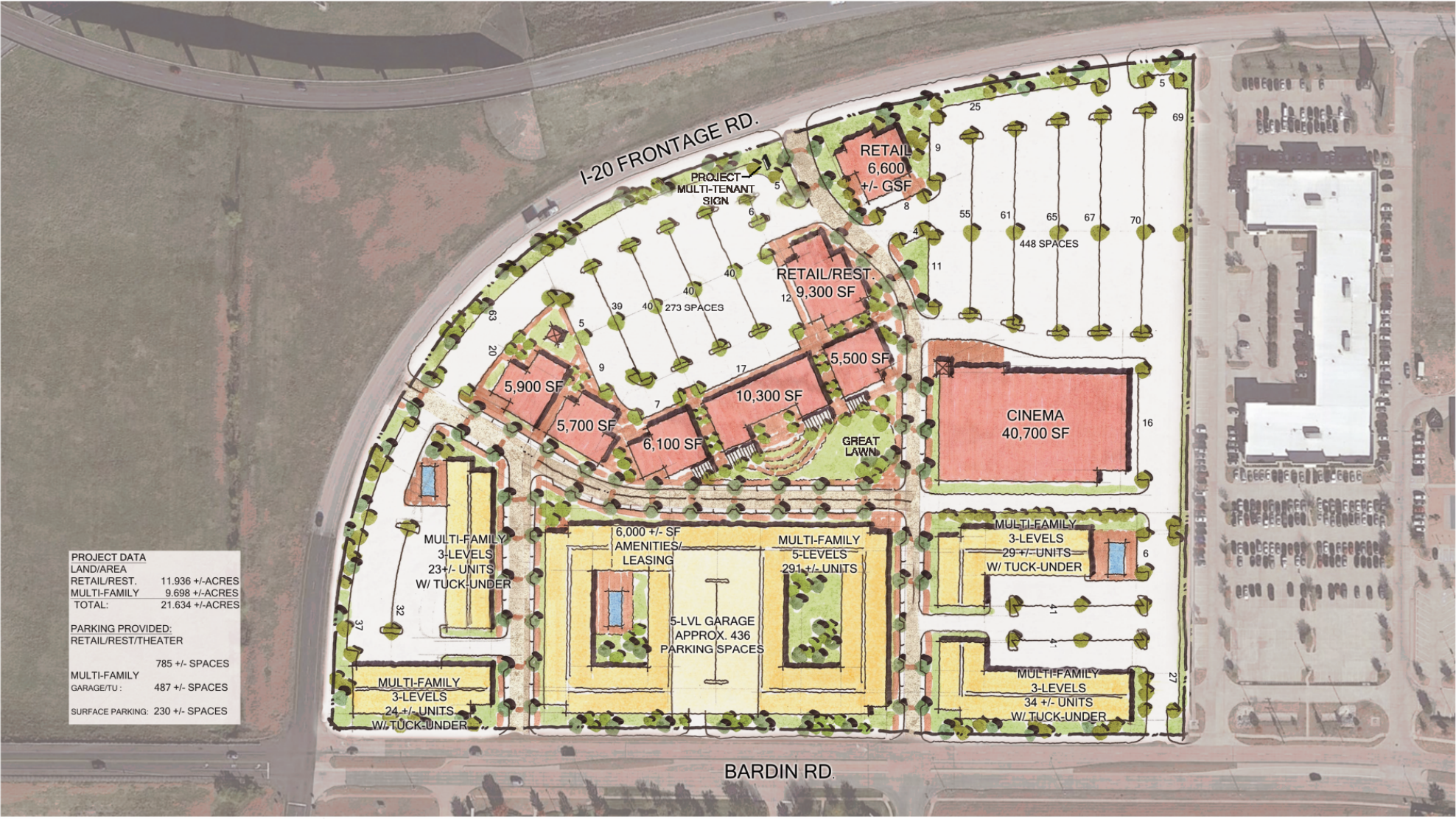






## Page 2 of 2





PROJECT DATA	
LAND/AREA	
RETAIL/REST.	11.936 +/- ACRES
MULTI-FAMILY	9.698 +/- ACRES
TOTAL:	21.634 +/- ACRES
PARKING PROVIDED:	
RETAIL/REST/THEATER	
	785 +/- SPACES
MULTI-FAMILY	
GARAGE/TU:	487 +/- SPACES
SURFACE PARKING:	230 +/- SPACES

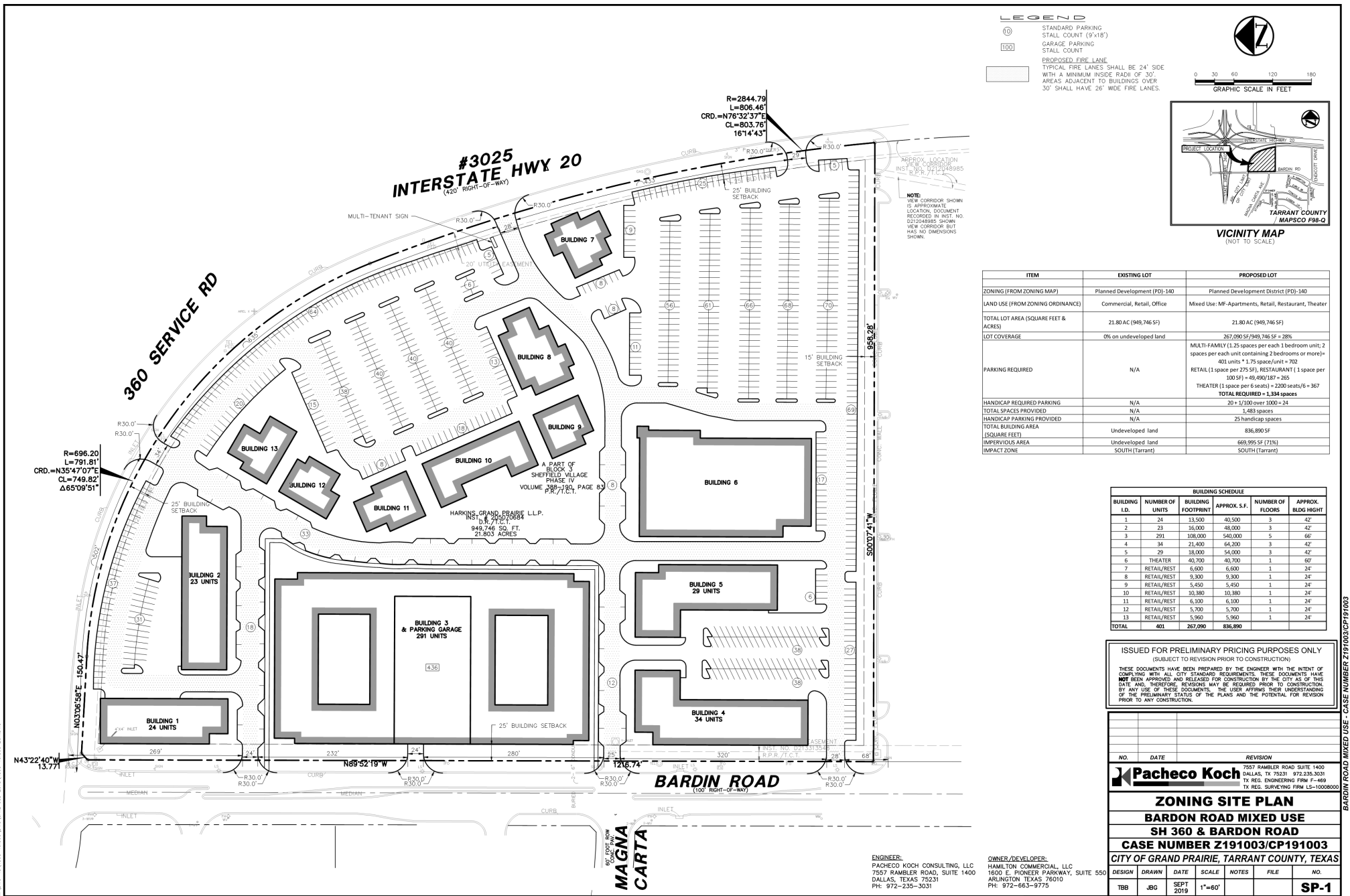
CONCEPTUAL MASTER PLAN

State Highway 360 / Bardin Road NEC  
Grand Prairie, Texas

Job #: 19134.00  
Date: 09/20/19  
Drawn by: BEW

Scale: 1" = 60'  
File Name: Sht\_Site-2.psd  
Not for regulatory approval, permitting, or construction











































## Legislation Details (With Text)

<b>File #:</b>	19-9406	<b>Version:</b>	1	<b>Name:</b>	CPA191003 – Comprehensive Plan Amendment - Riverside Mixed Use
<b>Type:</b>	Agenda Item	<b>Status:</b>			Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>			
<b>Title:</b>	CPA191003 - Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1). Comprehensive Plan Amendment from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

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

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

### From

Chris Hartmann

### Title

CPA191003 - Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1). Comprehensive Plan Amendment from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas.

**City Council Action: October 15, 2019**

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Comprehensive Plan Amendment to change the Future Land Use Map designation from Open Space/Drainage to Mixed Use. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey,

abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas.

### **PURPOSE OF REQUEST:**

The purpose of the request is to amend the Future Land Use Map (FLUM) so that the FLUM is consistent with a development proposed at this location. The development will include hotel and multi-family residential uses along with the balance of the existing golf course.

### **ANALYSIS:**

The Open Space/Drainage Land Use category primarily consists of floodplains located along the many waterways running through Grand Prairie. These areas should be preserved as public and neighborhood-oriented open spaces, and incorporate trails and drainage corridors which are left in a naturalistic state. Impacts on these areas should be closely considered when intense uses are proposed within close proximity.

The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including:

- Leverage the construction of frontage roads to encourage commercial development, including hotels. “Restaurants, retail, and hotels incorporated into the highway frontage capitalizes on tourist traffic visiting attractions in Grand Prairie as well as those in Arlington and Dallas” (p. 124).
- Achieve a broad housing selection for a diverse population. Currently, 2/3rds of housing in Grand Prairie consists of detached single-family;
- Provide housing options that serve the needs of the population throughout the stages of their lives;
- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares, such as SH 360.

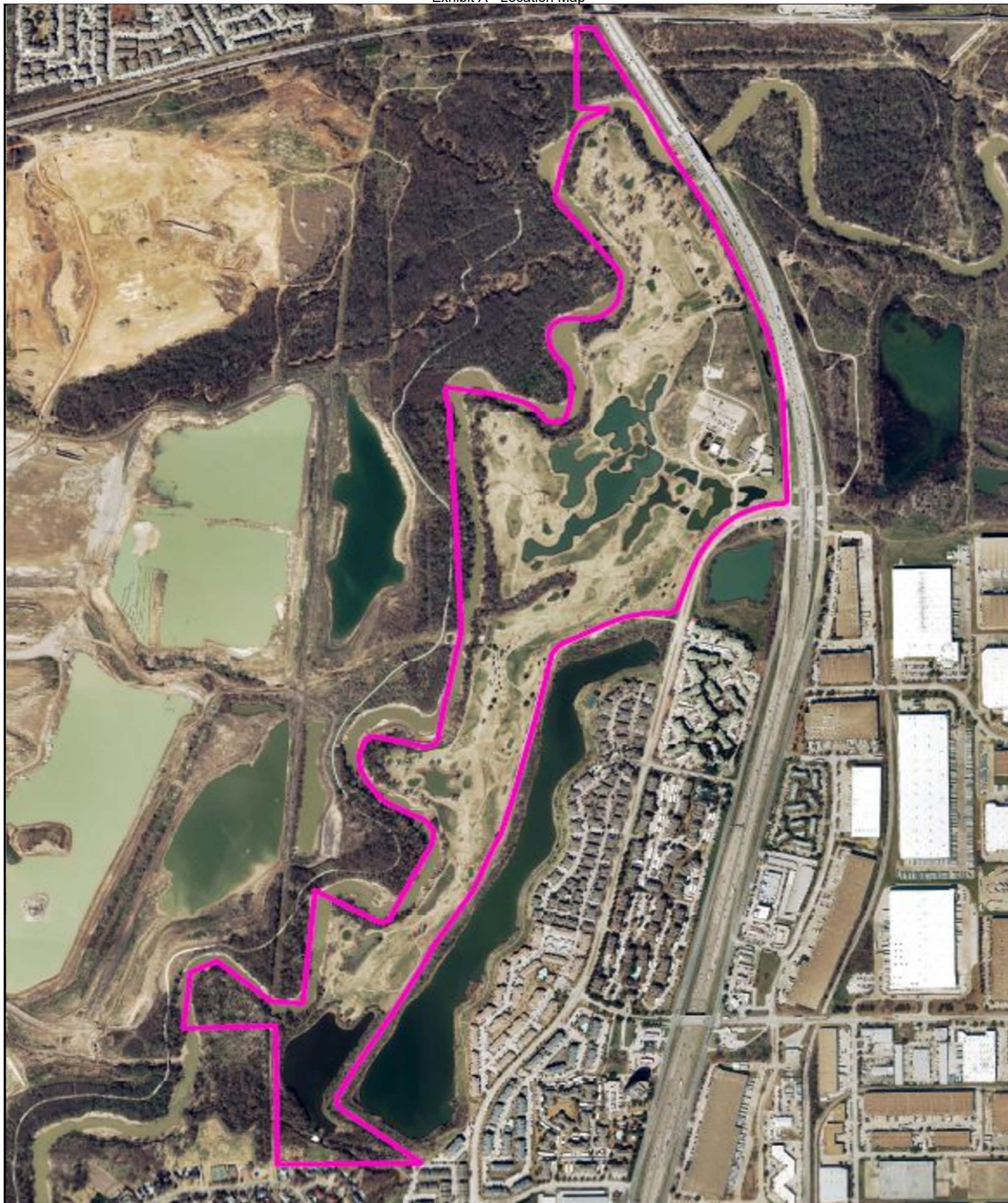
The designation of Open Space/Drainage for this property does not currently match the definition of OS/D in the Comprehensive Plan. While the golf course does partially sit within a floodplain, it is not in a natural state. Amending the designation to Mixed Use would bring an underdeveloped site at a highway intersection into alignment with its potential, as well as alignment with neighboring development consisting of multi-family, office, lodging, recreation, and industrial. Furthermore, the proposed development would actually fulfill a key characteristic of the OS/D designation, since it would sit in close proximity to existing and proposed regional web connections in Arlington and Fort Worth.

### **RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.

Body









## Legislation Details (With Text)

<b>File #:</b>	19-9407	<b>Version:</b>	1	<b>Name:</b>	Z191004/CP191004 - Riverside Hotel and Apartments
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	9/26/2019	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	10/7/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Z191004/CP191004 - Zoning Change/Concept Plan - Riverside Hotel and Apartments (City Council District 1). Zoning Change and Concept Plan to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. The owner is Howard Porteus. City Council Action: October 15, 2019				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map](#)  
[Exhibit B - Proposed PD](#)  
[Exhibit i - Shared Parking Analysis](#)

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

### From

Chris Hartmann

### Title

Z191004/CP191004 - Zoning Change/Concept Plan - Riverside Hotel and Apartments (City Council District 1). Zoning Change and Concept Plan to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas. The owner is Howard Porteus.

**City Council Action: October 15, 2019**

### Presenter

David P. Jones, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

### SUMMARY:

Request to rezone approximately 260 acres of land from LI, Light Industrial to a Planned Development for Hotel, Apartment, and Golf Course uses. Lot 1-R, Block 1, Riverside Club Addition and an unplatted remainder situated in the N. Underwood Survey, Abstract No. T1582, the J. Estill Survey, Abstract No. 491, and an unknown survey, abstract No. T1904, City of Grand Prairie, Tarrant County, Texas. Zoned LI, Light Industrial within the SH 360 Overlay District and addressed as 3000 Riverside Parkway, Grand Prairie, Texas.

### **PURPOSE OF REQUEST:**

The purpose of the request is to create a planned development district for hotel, conference center, and multi-family use on approximately 23 acres west of SH 360 and north of Riverside Pkwy.

### **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	Arlington; Fort Worth	Trinity River; Centreport Station
South	PD-211	Multi-Family Residential
West	City of Arlington	Viridian; Veloweb trail
East	LI, Light Industrial	Floodplain/Floodway; Great Southwest

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

The zoning change would allow for construction of a 250 key hotel up to 8 stories tall along with a conference center approximately 20,000 square feet in size and multi-family at a density of 80 dwelling units per acre. The current golf course clubhouse and parking area would be removed and replaced by a proposed hotel/conference center, while the existing cart barn would remain. Current access from Riverside Pkwy would remain as a public street providing access and circulation for the development, and additional access points would be constructed to provide access from SH 360.

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

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designation for this location is Open Space/Drainage. A request to change the FLUM to Medium Density Residential is under concurrent review (CPA191003).

The proposal is consistent with goals, policies, and objectives in the 2010 and 2018 Comprehensive Plans, including:

- Leveraging the construction of frontage roads to encourage commercial development, including hotels. "Restaurants, retail, and hotels incorporated into the highway frontage capitalizes on tourist traffic visiting attractions in Grand Prairie as well as those in Arlington and Dallas" (p. 124).
- Achieve a broad housing selection for a diverse population. Currently, 2/3rds of housing in Grand Prairie consists of detached single-family;
- Provide housing options that serve the needs of the population throughout the stages of their lives. The development contemplates both multi-family and townhouse residential uses;



- Encourage development that will reduce urban sprawl. The development makes use of the undeveloped portion of an existing golf course, utilizing existing infrastructure;
- Encourage land use patterns that reflect a mix of integrated community uses. The development will utilize the undeveloped portion of an existing golf course, enhancing the viability of both existing and new elements;
- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

### **DEVELOPMENT STANDARDS:**

The applicant is proposing a mixed use zoning to allow for retail commercial development including a hotel and conference center, limited retail, restaurants, mixed-use buildings with bottom floor residential (minimum 15%), wrap-style multi-family with structured parking, and urban townhomes.

**Table 2: Dimensional Standards**

	MF-3 Multi-Family	Proposed	Commercial	Proposed
Height	60 feet	4 stories min/15 max	50 feet	Unlimited
Min Unit Size	600 SF	350 SF (avg. unit 700)	N/A	N/A
Density	26 DU/acre	80 DU/acre	N/A	N/A
Front Setback	5' (if units front street)	15 feet	30 feet	15 feet
Interior Setback	15 feet	5 feet	10-40 feet*	5 feet

\*Based on building height

Uses allowed include the following as outlined in the PD document:

**Table 3: Allowed Uses**

Use	Proposed	MF-3	C
MF- APARTMENTS	By Right	By Right	Prohibited
MIXED RETAIL & RESIDENTIAL	By Right	Prohibited	Prohibited
ACCESSORY BLDG / STRUCTURE	By Right	By Right	By Right
RELIGIOUS ASSEMBLY	By Right	By Right	By Right
EMS	By Right	Prohibited	SUP
BANK	By Right	Prohibited	By Right
SAVINGS & LOAN	By Right	Prohibited	By Right
ATM	By Right	Prohibited	SUP
MISCELLANEOUS OFFICES	By Right	Prohibited	By Right
BAKERY (RETAIL)	By Right	Prohibited	By Right
HOTEL / MOTEL *	By Right	Prohibited	SUP
KIOSK (SERVICE )	By Right	Prohibited	By Right
LAUNDRY DROP OFF / PICK-UP	By Right	Prohibited	By Right
PRIVATE CLUB (W/ ALCOHOL )	By Right	Prohibited	SUP
RESTAURANT	By Right	Prohibited	By Right
RESTAURANT WITH DRIVE THROUGH WINDOW	By Right	Prohibited	SUP
RESTAURANT (75% OR MORE ALCOHOL SALES)	By Right	Prohibited	SUP
RESTAURANT (ALCOHOL SALES NO ENTERTAINMENT)	By Right	Prohibited	By Right
RESTAURANT (ALCOHOL SALES INCL ENTERTAINMENT)	By Right	Prohibited	SUP
KIOSK RESTAURANT	By Right	Prohibited	By Right

ACCESSORY AUTO PARKING	By Right	Prohibited	SUP
STRUCTURED PARKING	By Right	Prohibited	By Right
TAXI STAND	By Right	Prohibited	By Right
CONCRETE BATCH PLANT (TEMPORARY)	Council Approval	SUP	SUP
ON SITE CONSTRUCTION OFFICE	CBO Approval	CBO	CBO
SURFACE OIL / GAS EXTRACTION **	Not Allowed	By Right	By Right
ART GALLERY ( NON RETAIL )	By Right	Prohibited	By Right
GOLF COURSE	By Right	By Right	By Right
HEALTH CLUB	By Right	Prohibited	By Right
SPECIAL EVENTS (TEMP - NOT SPECIAL EVENTS CENTER)	CBO Approval	Prohibited	SUP
SWIMMING POOL	By Right	By Right	By Right
PERFORMING ARTS THEATER	By Right	Prohibited	By Right
CELL EQUIPMENT WITH NO TOWER	SUP Only	By Right	By Right
CELL TOWER < 85'	SUP Only	By Right	By Right

A use not shown in this table is prohibited, even if allowed in the MF-3 or C districts in the Unified Development Code. Drive thru windows will only be permitted within 500 feet of the 360 frontage road.

### **PARKING:**

The applicant is proposing a shared parking formula that accounts for time of day to determine parking demand. This approach is similar though not directly comparable to the shared parking requirements found in Article 10 of the Unified Development Code, though some of the morning and midday factor calculations will result in increased required parking than required under the UDC (a comparison of shared parking formulas can be found in Exhibit i).

### **LANDSCAPING AND SCREENING:**

One tree will be required per 20 parking spaces within a lot, and at least 15 percent of the parking lot must be landscaped. No run of parking spaces will exceed 10 without at least one tree island. Street trees will be required along all streets. Applicant requests to waive all other requirements of Article 8, Landscaping and Screening Standards except for rooftop, loading, and dumpster screening requirements.

In addition to landscaping, connectivity to the regional veloweb will be provided. Staff is recommending the provision of additional small public greenspaces on site.

### **BUILDING STANDARDS AND MATERIALS:**

The proposed PD will require the use of articulation, windows, and materials consistent with the requirements of Appendix F. Council designated this district as architecturally and aesthetically significant by the city prior to April 1, 2019.

Depending on building size, all buildings will require four to six of the following features:

- a. Arcades.
- b. Canopies, archways, covered walkways, or porticos.
- c. Awnings.

- d. Courtyards.
- e. Cupolas.
- f. Balconies.
- g. Tower elements.
- h. Recesses, projections; columns; pilasters projecting from the planes; offsets; reveals; or projecting ribs used to express architectural or structural bays.
- i. Varied roof heights for pitched, peaked, sloped, or flat roof styles.
- j. Articulated cornice line.
- k. Arches.
- l. Display windows, faux windows, or decorative glass windows.
- m. Architectural details, such as tile work and molding, or accent materials integrated into the building façade.
- n. Integrated planters or wing walls that incorporate landscaping and sitting areas or outdoor patios.
- o. Integrated water features; or
- p. Other similar architectural features approved by the Planning Director, or designee.

### **REQUESTED VARIANCES:**

1. Density: The proposed density of 80 dwelling units per acre exceeds the density of 26 dwelling units per acre allowed in MF-3. Staff is comfortable with this density if development is accompanied by construction of the 360 Frontage Road to provide additional entry points.
2. Height: The proposed height for multi-family is 15 stories which exceeds the maximum height of 60 ft. allowed in MF-3. The proposed height of non-residential is unlimited which could result in a building exceeding the maximum 50 foot height in the C, Commercial district. This site has no residential adjacency and sits along the SH 360 corridor close to the American Airlines HQ buildings and other office high-rises.
3. Perimeter Fence and Gated Entry: A variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development.
4. Parking: Some shared parking factors may result in a 5% increase in required parking over base UDC standards. Staff is comfortable with this variance given the potential use of the site as a convention center and also the possible mix of intensity of retail and restaurant uses.
5. Landscaping: Only parking lot landscaping and street trees required, existing trees and golf course will be used as perimeter buffer. Staff is comfortable with waiving screening requirements because this is an integrated development that is bounded by the golf course and the Trinity river.
6. Drive-thru windows by right: Staff is comfortable with this allowance as long as the business associated



with the drive thru window is a coffee shop or primarily sit-down oriented restaurant, is not a quick-serve restaurant (QSR), and is part of a mixed-use building.

**RECOMMENDATION:**

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

1. That multiple public open spaces be provided that are a minimum 100 feet x 50 feet.
2. That drive-thru windows be restricted to coffee shops and “fast casual” restaurants offering a printed menu of foods prepared after ordering and served at a table on non-disposable dishware.

**Body**







ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE UDC AND MAP TO REZONE 259 ACRES OF LAND SITUATED ON TWO TRACTS. TRACT ONE 13 ACRES OF LAND SITUATED IN THE NORMAN UNDERWOOD SURVEY, ABSTRACT NO. 1582, TARRANT COUNTY TEXAS, AND BEING ALL OF THAT CERTAIN PARCEL CALLED TRACT ONE AS CONVEYED BY DEED TO CPG RIVERSIDE, L.P., AS RECORDED IN VOLUME 17362, PG. 58, DEED RECORDS, TARRANT COUNTY TEXAS AND TRACT TWO 246 ACRES OF LAND SITUATED IN THE J.J. GOODFELLOW SURVEY, ABSTRACT NO. 1582, THE JONATHAN BROWN SURVEY, ABSTRACT NO. 110, THE J. BURNETT SURVEY, ABSTRACT NO. 178 AND THE E. JONES SURVEY, ABSTRACT NO. 842, TARRANT COUNTY TEXAS, AND BEING ALL OF THAT CERTAIN PARCEL CALLED TRACT TWO AS CONVEYED BY DEED TO CPG RIVERSIDE, L.P., AS RECORDED IN VOLUME 388-193, PG. 58, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT B, AND GENERALLY LOCATED ON THE NORTHWEST CORNER OF RIVERSIDE PARKWAY AND TX-360 IN GRAND PRAIRIE, TEXAS, FROM LIGHT INDUSTRIAL TO A PLANNED DEVELOPMENT FOR MIXED-USE HOTEL, COMMERCIAL, AND MULTI-FAMILY USES; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING DEVELOPMENT STANDARDS OF THE DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the UDC and map of said city so as to rezone and reclassify said property from its classification of Light Industrial to a Planned Development for Mixed-use Hotel, Commercial, and Multi-Family Uses; **and**

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on **Month DD, YYYY**, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted **7 to 0** to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of Light Industrial to a Planned Development for Mixed-use Hotel, Commercial, and Multi-Family Uses; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at **6:30 o'clock P.M. on Month DD, YYYY**, to consider the advisability of amending the UDC and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an



Ordinance No. \_\_\_\_\_

opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original UDC from its classification of Light Industrial to a Planned Development for Mixed-use Hotel, Commercial, and Multi-Family Uses; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.** THAT Ordinance **Number \_\_\_\_\_**, being the UDC and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said UDC and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE UDC OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN... "

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Light Industrial to a Planned Development for Mixed-use Hotel, Commercial, and Multi-Family Uses; as depicted in **Exhibit "A"** - Location Map and as legally described in attached **Exhibit "C"** – Legal Description.

## **SECTION 2. PURPOSE AND INTENT**

The purpose of this Planned Development is to create a quality mixed-use development, as further described in the Development Standards attached hereto as **Exhibit "E"**.

## **SECTION 3. DEVELOPMENT STANDARDS**

The Development Standards (Planned Development Standards) for the Property, attached hereto as **Exhibit "E"** are hereby approved.

**SECTION 4.** THAT a site plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

Ordinance No. \_\_\_\_\_

**SECTION 5.** THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

**SECTION 6.** THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

**SECTION 7.** THAT this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE \_\_ DAY OF \_\_\_\_\_, 201\_\_.**

**APPROVED:**

\_\_\_\_\_  
**Ron Jensen, Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**City Attorney**

**ORDINANCE NO.** \_\_\_\_\_

**ZONING CASE NO.** \_\_\_\_\_

**PLANNED DEVELOPMENT NO.** \_\_\_\_\_

## LIST OF TABLES AND EXHIBITS

Table VII-1 – Building Setbacks and Height Restriction .....	24
Table XIII-1 – Minimum Parking Requirements.....	33
Table XIII-2 – Shared parking Requirements.....	35
Table XIII-3 – Uses within Each Shared Parking Category .....	38
Exhibit A – Location Map .....	5
Exhibit B – Concept Plan.....	6
Exhibit C – Legal Description .....	7
Exhibit D – Permitted Uses Table .....	12
Exhibit E – Planned Development Standards .....	14
Exhibit F – Building Articulation .....	41
Exhibit G – Street Section Table.....	42
Exhibit H – Pedestrian and Street Lighting Standards.....	45
Exhibit I – Architectural Styles.....	46



## EXHIBIT A

### LOCATION MAP





## EXHIBIT C

### LEGAL DESCRIPTION OF THE PROPERTY

#### Tract 1:

Being a 12.82 acre tract of land situated in the Norman Underwood Survey, Abstract No. 1582, Tarrant County, Texas and being all of that certain parcel called Tract One as conveyed by deed to CPG Riverside, L.P., a Delaware limited partnership, as recorded in Volume 17362, Page 58, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said point being the northeast corner of said Tract One, and being the intersection of the southerly right-of-way line of Riverside Parkway (a variable width R.O.W.) as dedicated to the City of Grand Prairie by plat, as recorded in Volume 388-145, Page 74, Plat Records, Tarrant County, Texas and the west right-of-way line of State Highway 360 (a variable width R.O.W.), said point also being the beginning of non-tangent curve to the right having a radius of 5554.58 feet, a central angle of 12°21 '58" and a long chord which bears South 07°06'13" West, 1196.51 feet;

THENCE southwesterly, along said west right-of-way line of State Highway 360 and said non-tangent curve to the right, an arc distance of 1198.94 feet to a set 1 /211 iron rod for corner;

THENCE South 13°17'52 11 West, continuing along said west right-of-way line, for a distance of 143.65 feet to a found 1/211 iron rod for corner, being the northeast corner of Lot 1, Block A of Towns of Riverside Addition, as recorded in Instrument No. D206314578, Deed Records, Tarrant County, Texas;

THENCE North 06°33'28 11 West, leaving said west right-of-way line and following along the common line of said CPG Riverside tract and Towns of Riverside Addition, for a distance of 125.81 feet to a found 1/2" iron rod for corner;

THENCE North 14°45'10 11 West, continuing along said common line, for a distance of 172.08 feet to a found 1/2" iron rod for corner;

THENCE North 64°35'07 11 West, continuing along said common line, for a distance of 502.71 feet to a set 1/211 iron rod for corner;

THENCE North 81 °43'59 11 West, continuing along said common line, for a distance of 45.05 feet to a found 1/2" iron rod for corner, being in said southerly right-of-way line of Riverside Parkway;

THENCE North 13°18'17 11 East, leaving said common line and following along said southerly right-of-way line of Riverside Parkway, for a distance of 342.29 feet to a found 1/2" iron rod for corner, being the beginning of a tangent curve to the right having a radius of 650.00 feet, a central angle of 51 °55'31 11 and a long chord which bears North 39°15'36 11 East, 569.12 feet;

THENCE northeasterly, along said southerly right-of-way line and said curve to the right, an arc distance of 589.07 feet to a found 1/211 iron rod for corner;

THENCE North 65°13'21 11 East, continuing along said southerly right-of-way line, for a distance of 8.05 feet to a found 1/2" iron rod for corner, being the beginning of a tangent curve to the right



having a radius of 400.00 feet, a central angle of  $24^{\circ}59'12''$ , and a long chord which bears North  $77^{\circ}42'57''$  East, 173.06 feet;

THENCE northeasterly, along said southerly right-of-way line and said curve to the right, an arc distance of 174.44 feet to a found 1/2" iron rod for corner;

THENCE South  $89^{\circ}47'27''$  East, continuing along said southerly right-of-way line, for a distance of 122.50 feet to the POINT OF BEGINNING and CONTAINING 558,418 square feet or 12.82 acres of land, more or less.

Tract 2:

BEING a 246.52 acre tract of land situated in the J.J. Goodfellow Survey, Abstract No. 1904, the Jefferson Estill Survey, Abstract No. 491, the Norman Underwood Survey, Abstract No. 1582, the Jonathan Brown Survey, Abstract No. 110, the J. Burnett Survey, Abstract No. 178 and the E. Jones Survey, Abstract No. 842, Tarrant County, Texas, and being all of that certain parcel called Tract Two as conveyed by deed to CPG Riverside, L.P., a Delaware limited partnership, as recorded in Volume 17362, Page 58, Deed Records, Tarrant County, Texas, and being all of Lot 1-R, Block 1, Riverside Club, as recorded in Volume 388-193, Pg. 53, Plat Records, Tarrant County, Texas. Said 246.52 acres being more particularly described as follows:

BEGINNING at a found 1/2" iron rod for corner, said point being the most easterly northeast corner of said Tract Two, and being the intersection of the northerly right-of-way line of Riverside Parkway (a variable width R.O.W.) as dedicated to the City of Grand Prairie by plat, as recorded in Volume 388-145, Page 74, Plat Records, Tarrant County, Texas and the west right-of-way line of State Highway 360 (a variable width R.O.W.);

THENCE South  $89^{\circ}55'45''$  West, along said northerly right-of-way line of Riverside Parkway, for a distance of 19.92 feet to a set 1/2 inch iron rod for corner;

THENCE South  $90^{\circ}00'00''$  West, continuing along said northerly right-of-way line, for a distance of 2.01 feet to a set 1/2 inch iron rod for corner, being the beginning of a tangent curve to the left having a radius of 530.00 feet, a central angle of  $24^{\circ}46'12''$  and a long chord which bears South  $77^{\circ}36'54''$  West, 227.35 feet;

THENCE westerly, along said northerly right-of-way line and said curve to the left, an arc distance of 229.13 feet to a set 1/2-inch iron rod for corner;

THENCE South  $65^{\circ}13'45''$  West, continuing along said northerly right-of-way line, for a distance of 96.10 feet to a set 1/2 inch iron rod for corner, being the beginning of a tangent curve to the left having a radius of 750.00 feet, a central angle of  $51^{\circ}55'29''$  and a long chord which bears South  $39^{\circ}16'01''$  West, 656.67 feet;

THENCE southwesterly, along said northerly right-of-way line and said curve to the left, an arc distance of 679.69 feet to a set 1/2 inch iron rod for corner;

THENCE South  $13^{\circ}18'17''$  West, continuing along said northerly right-of-way line, for a distance of 352.53 feet to a found 1/2 inch iron rod for corner;

THENCE North  $81^{\circ}43'59''$  West, leaving said northerly right-of-way line, for a distance of 37.50 feet to a set 1/2 inch iron rod for corner;

THENCE South 89°12'21" West, for a distance of 276.52 feet to a found 1/2 inch iron rod for corner;

THENCE South 69°18'58" West, for a distance of 712.41 feet to a set 1/2 inch iron rod for corner;

THENCE South 14°01'09" West, for a distance of 1742.22 feet to a found 1/2 inch iron rod for corner;

THENCE South 29°43'59" West, for a distance of 2579.44 feet to a set 1/2 inch iron rod for corner;

THENCE South 52°52'18" East, for a distance of 814.88 feet to a set 1/2 inch iron rod for corner;

THENCE South 69°30'14" East, for a distance of 74.85 feet to a set 1/2 inch iron rod for corner;

THENCE South 89°30'59" West, for a distance of 1139.92 feet to a set 1/2 inch iron rod for corner;

THENCE North 00°52'14" West, for a distance of 1186.23 feet to a set 1/2 inch iron rod for corner;

THENCE South 87°30'46" West, for a distance of 680.51 feet to a point for corner, being in the approximate limits of the Trinity River;

THENCE the following calls along said approximate limits of the Trinity River:

North 05°15'52" East, for a distance of 468.44 feet to a point for corner;

North 64 °03'46" East, for a distance of 234.19 feet to a point for corner;

South 49°31 '14" East, for a distance of 540.00 feet to a point for corner;

South 86°46'14" East, for a distance of 250.00 feet to a point for corner;

North 06°13'46" East, for a distance of 970.00 feet to a point for corner;

South 65°50'20" East, for a distance of 410.22 feet to a point for corner;

South 64 °52'58" East, for a distance of 204.80 feet to a point for corner;

North 27°20'59" East, for a distance of 619.00 feet to a point for corner;

North 15°21 '55" East, for a distance of 156.45 feet to a point for corner;

North 15°08'27" West, for a distance of 165.15 feet to a point for corner;

North 64°32'31" West, for a distance of 379.31 feet to a point for corner;

North 34°37'46" West, for a distance of 407.97 feet to a point for corner;

North 33°22'52" East, for a distance of 289.17 feet to a point for corner;

South 76°58'54" East, for a distance of 473.01 feet to a point for corner;

North 14 °29'37" East, for a distance of 541 .65 feet to a point for corner;

North 10°23'42" East, for a distance of 388.71 feet to a point for corner;  
North 08°09'09" East, for a distance of 708.08 feet to a point for corner;  
North 00°19'13" West, for a distance of 212.01 feet to a point for corner;  
North 12°53'10" West, for a distance of 345.58 feet to a point for corner;  
North 03°08'11" West, for a distance of 302.24 feet to a point for corner;  
North 08°19'16" West, for a distance of 200.65 feet to a point for corner;  
North 18°04'02" West, for a distance of 145.50 feet to a point for corner;  
North 25°11'36" West, for a distance of 148.14 feet to a point for corner;  
North 06°03'49" East, for a distance of 115.85 feet to a point for corner;  
North 77°03'40" East, for a distance of 119.64 feet to a point for corner;  
South 80°32'52" East, for a distance of 206.34 feet to a point for corner;  
South 73°50'18" East, for a distance of 241.21 feet to a point for corner;  
South 53°06'55" East, for a distance of 305.31 feet to a point for corner;  
North 87°34'42" East, for a distance of 106.09 feet to a point for corner;  
North 27°53'02" East, for a distance of 118.42 feet to a point for corner;  
North 06°41'39" East, for a distance of 186.01 feet to a point for corner;  
North 13°24'38" West, for a distance of 97.67 feet to a point for corner;  
North 43°11'36" West, for a distance of 273.62 feet to a point for corner;  
North 18°59'04" West, for a distance of 73.00 feet to a point for corner;  
North 01°42'02" East, for a distance of 76.95 feet to a point for corner;  
North 41°02'58" East, for a distance of 125.39 feet to a point for corner;  
North 67°29'14" East, for a distance of 108.40 feet to a point for corner;  
North 88°28'56" East, for a distance of 255.06 feet to a point for corner;  
North 54°43'24" East, for a distance of 85.96 feet to a point for corner;  
North 27°48'29" East, for a distance of 127.36 feet to a point for corner;  
North 07°17'18" East, for a distance of 129.87 feet to a point for corner;



North 24°28'38" West, for a distance of 148.45 feet to a point for corner;

North 18°02'39" West, for a distance of 185.16 feet to a point for corner;

North 39°04'14" West, for a distance of 105.83 feet to a point for corner;

North 42°48'23" West, for a distance of 281.46 feet to a point for corner;

North 25°49'10" West, for a distance of 230.16 feet to a point for corner;

North 20° 43'05" East, for a distance of 194.10 feet to a point for corner;

North 05°42'00" East, for a distance of 125.46 feet to a point for corner;

North 16°32'27" East, for a distance of 128.04 feet to a point for corner;

North 21 °17'35" East, for a distance of 172.36 feet to a point for corner;

North 66°31 '11" East, for a distance of 218.37 feet to a point for corner;

South 59°53'53" East, for a distance of 58.57 feet to a point for corner;

THENCE North 00°02'39" West, leaving said approximate limits, for a distance of 49.63 feet to a set 1/2 inch iron rod for corner;

THENCE North 89°54'21" West, for a distance of 282.16 feet to a set 1/2 inch iron rod for corner;

THENCE North 01 °56'58" East, for a distance of 659.26 feet to a set 1/2 inch iron rod for corner, being the beginning of a non-tangent curve to the right having a radius of 11309.20 feet, a central angle of 0°29'11" and a long chord which bears North 87°58'33" East, 95.98 feet;

THENCE northeasterly, along said non-tangent curve to the right, an arc distance of 95.98 feet to a set 1/2 inch iron rod for corner, being in said west right-of-way line of State Highway 360;

THENCE South 30°24'11" East, along said west right-of-way line, for a distance of 1492.61 feet to a set 1/2 inch iron rod for corner, being the beginning of a non-tangent curve to the right having a radius of 5554.58 feet, a central angle of 29°45'22" and a long chord which bears South 15°23'27" East, 2852.43 feet;

THENCE southeasterly, along said west right-of-way line and said non-tangent curve to the right, an arc distance of 2884.74 feet to the POINT OF BEGINNING and CONTAINING 10,738,538 square feet or 246.52 acres of land, more or less.

## EXHIBIT D

### PERMITTED USES TABLE

FAMILY LIVING RESIDENTIAL		
	NAICS CODE	PD-____
MF- APARTMENTS	NA	P
MIXED RETAIL & RESIDENTIAL	NA	P
ACCESSORY BLDG / STRUCTURE	NA	P

RECREATION & CULTURAL USES		
	NAICS CODE	PD-____
PERFORMING ARTS	611610	P
RELIGIOUS ASSEMBLY		P

PUBLIC UTILITY USES		
	NAICS CODE	PD-____
EMS	621910	P

GOVERNMENT, OFFICES & BUSINESS		
	NAICS CODE	PD-____
BANK	522110	P
SAVINGS & LOAN	522120	P
ATM	334119	P
MISCELLANEOUS OFFICES	561110	P

RETAIL AND COMMERCIAL USES		
	NAICS CODE	PD-____
BAKERY (RETAIL)	722213	P
HOTEL / MOTEL *	721110	P
KIOSK (SERVICE )	812990	P
LAUNDRY DROP OFF / PICK-UP	812230	P
PRIVATE CLUB (W/ ALCOHOL )	722410	P
RESTAURANT	721110	P
RESTAURANT WITH DRIVE THROUGH WINDOW	721110	P
RESTAURANT (W/ EQUAL TO OR EXCEEDING 75% ALCOHOL SALES) (See Section 4.8.6)	721110	P
RESTAURANT (W/ ALCOHOL SALES NO ENTERTAINMENT) (See Section 4.8.6)	721110	P
RESTAURANT (W/ ALCOHOL SALES INCLUDING ENTERTAINMENT) (See Section 4.8.6)	721110	P
KIOSK RESTAURANT	722211	P

AUTOMOTIVE
*=Subject to Ch. 13, Article XX – “Automotive Related Business Regulations”

<b>OPERATIONS AND PARKING</b>	<b>NAICS CODE</b>	<b>PD-____</b>
ACCESSORY AUTO PARKING	NA	P
STRUCTURED PARKING	NA	P

<b>TRANSPORTATION &amp; LOGISTICS</b>		
	<b>NAICS CODE</b>	<b>PD-____</b>
TAXI STAND	485310	P

<b>MANUFACTURING / MINING AND CONSTRUCTION</b>		
	<b>NAICS CODE</b>	<b>PD-____</b>
CONCRETE BATCH PLANT (TEMPORARY)	327320	<b>REQUIRES APPROVAL BY THE CITY COUNCIL</b>
ON SITE CONSTRUCTION OFFICE	811310	<b>REQUIRES THE APPROVAL OF THE CHIEF BUILDING OFFICIAL</b>
SURFACE OIL / GAS EXTRACTION **	211111	<b>PROHIBITED</b>

<b>ENTERTAINMENT USES</b>		
	<b>NAICS CODE</b>	<b>PD-____</b>
ART GALLERY ( NON RETAIL )	712110	P
GOLF COURSE	713910	P
HEALTH CLUB	713940	P
SPECIAL EVENTS (TEMP.)	713990	<b>SEE THE CHIEF BUILDING OFFICIAL</b>
SWIMMING POOL	713940	P
PERFORMING ARTS THEATER	711310	P

<b>TELECOMMUNICATIONS</b>		
	<b>NAICS CODE</b>	<b>PD-____</b>
CELL EQUIPMENT WITH NO TOWER	513322	S
CELL TOWER < 85'	513322	S

**Chart Symbols:**

P: Permitted Use

PD: Planned Development District

\*: Site Plan Required

S: Specific Use Permit Required

\*\*: Must Comply With All Local and State Regulations



## EXHIBIT E

### PLANNED DEVELOPMENT STANDARDS

#### TABLE OF CONTENTS:

- I. APPLICABLE REGULATIONS
- II. CONCEPT PLAN
- III. DEFINITIONS
- IV. PD AMENDMENT AND SITE PLAN REVIEW PROCEDURES
- V. PERMITTED USES
- VI. RESTRICTIONS ON MULTI-FAMILY
- VII. BUILDING SETBACK, AREA, AND BULK REQUIREMENTS
- VIII. DESIGN STANDARDS
- IX. GRANT OF PERMISSION FOR USE OF RIGHT-OF-WAY
- X. LANDSCAPING
- XI. TREE PRESERVATION
- XII. SCREENING
- XIII. PARKING
- XIV. OFF-STREET LOADING FOR NON-RESIDENTIAL USES
- XV. SIGNS
- XVI. OPEN SPACE
- XVII. RECREATIONAL AND SOCIAL AMENITIES
- XVIII. STREET AMENITY DESIGN PACKAGE
- XIX. STREET SECTIONS
- XX. PEDESTRIAN AND STREET LIGHTING STANDARDS

## **I. Applicable Regulations.**

- a. In the event of a conflict between this PD and or the UDC and or the Unified Development Code (UDC) or any other City ordinance imposing zoning regulations, this PD shall control. Without limiting the generality of the foregoing, if this PD addresses a topic of regulation, that topic shall be addressed exclusively by the PD. By way of example, this PD addresses building design standards; therefore, the building design standards in this PD are the exclusive building design standards applicable to the Property.
- b. Development of the Property shall be subject to ordinances that the City is required by state or federal law to adopt and apply uniformly to all property within its corporate limits, regardless of whether such ordinances conflict with this PD.
- c. Article 8 [Landscape and Screening] of the Unified Development Code (UDC) does not apply (*i.e. Section 10 Fencing in the UDC specifically related to Fencing adjacent to residential properties shall not apply*).
- d. Article 7 [Special Districts] of the UDC does not apply to the creation of this PD, but future amendments to this PD are governed by Article 7, paragraph 7.1.3, "Procedures" of the UDC, except as otherwise provided in this PD.
- e. ALTERNATIVE EQUIVALENT COMPLIANCE
  1. Purpose: Alternative equivalent compliance is a procedure that allows development to meet the intent of the design-related provisions of this PD through an alternative design. An alternative equivalent compliance approach is designed to provide flexibility in order to respond to unique site conditions or abutting or surrounding uses, and must not result in reductions in the amount or quality of the particular standard. This procedure is not intended as a substitute for a variance or administrative modification, or as a vehicle for relief from or waiver of the standards in this PD.
  2. Approval Procedures: The Planning Director, or designee shall review the request and approve, approve with conditions, or deny the request for alternative equivalent compliance.
  3. Criteria: To grant a request for alternative equivalent compliance, the Planning Director, or designee shall find that the following criteria are met:
    - a. The proposed alternative design is original, innovative, or exceptional, and achieves the intent of the subject design standard to the same or better degree than the subject standard;
    - b. The proposed alternative design achieves the goals and objectives of the Design Guidelines to the same or better degree than the subject standard;
    - c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard; and
    - d. The proposed alternative design imposes no greater effects on adjacent properties than would occur through compliance with specific requirements of the Design Guidelines.

4. Scope of Approval: Alternative equivalent compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests. Written approval does not authorize any development activity, but rather authorizes the applicant to prepare a commercial site plan, building permit, or sign permit application that incorporates the approved alternative equivalent compliance, and authorizes the decision-making body to review the commercial site plan or building permit application for compliance with the approved alternative.
5. Expiration: An approved alternative equivalent compliance plan shall expire if one year passes following its approval and no building or sign permit that implements the plan has been issued. One one-year extension may be issued by the Planning Director, or designee provided that a written request has been received prior to the expiration of the plan, and the Planning Director, or designee determines that no major changes in the Design Guidelines have occurred.

## **II. Concept Plan.**

Use of the Property shall comply with the Concept Plan attached as *Exhibit B*, as it may be amended in accordance with this section, and with the use chart as set forth in *Exhibit D*. Any major change to the Concept Plan must be submitted to the administrative official to ensure it is in compliance with this section, and the amended Concept Plan will become a part of the permanent file maintained by the administrative official for this PD. All parts of the property outside the floodplain are to be considered Mixed Use. The golf course is located inside the floodplain area.

## **III. Definitions**

### **A. Definitions.**

Terms used within this PD, including its exhibits, shall be defined as stated below. If a term is not listed below, the definition in the UDC shall apply (specifically Article 30 – Definitions).

1. Accessory Community Center, Private – A private accessory community center as defined in the UDC except as provided in Section V.b.2 of this PD.
2. Active Park – A park intended to support activities and equipped with improvements to promote activities, such as picnic tables, shade structures, dog parks and playgrounds.
3. Alley – A private access easement that functions similar to a traditional alley.
4. Block face – One side of a block between two streets.
5. Boulevard – A street divided by a median.
6. Code – The Code of the City of Grand Prairie
7. Community Center – A facility that is used as a place of meeting, recreation, or social activity but not primarily to render a service that is customarily carried on as a business.



8. Facade – Any separate face of a building that encloses or covers usable space. A roof is not a facade.
9. Farmers Market – The indoor or outdoor retail sale, by individual vendors, of farm products such as fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey.
10. Floor Area – An air-conditioned floor space.
11. Gas Well Drilling and Production – The development, exploration, and production of natural gas.
12. General Retail Store, Other Than Listed – A facility or area for the retail sale of general merchandise or food, but does not include uses specifically listed in this PD.
13. Height – The vertical distance measured from grade to the highest point of a structure (including a sign).
14. Hotel, Full Service – A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room is accessed from an interior corridor, and that includes ancillary facilities and services such as restaurants, meeting rooms, personal services, recreational facilities, daily housekeeping service, and 24-hour front desk service.
15. Masonry – Stone or brick laid up unit by unit and set in mortar, or cultured stone, cast stone, stucco or natural stone panels.
16. Mixed-use Building – A building that contains two or more uses from a different land use category, with one land use category occupying at least fifteen percent of the occupiable ground floor gross floor area (excluding parking areas) of the building or 15,000 square feet (whichever is less) and the other land use category occupying at least five percent of the ground floor gross floor area (excluding parking areas) of the building or 10,000 square feet (whichever is less).
17. Multi-Family – A building used or designed as a residence for three or more families or households living independently of each other on the same lot.
18. Non-residential building or non-residential development - A building or a lot containing one or more uses that are not single family or multi-family.
19. Non-residential use – A use that is not exclusively single family, or multi-family.
20. Open Space – A property that is at least 0.25 acres and is one of the following: a public park, a private park accessible to residents living on the Property, or an undeveloped space open to the sky and accessible by the public and located on private property, such as native mitigation areas or trails, except for development allowed in open space in this PD.
21. Parkway – means the area between a sidewalk and the back of curb.

22. PD – means this Planned Development District (PDXX-XX: Ordinance no. XX-XXX, adopted Month Day Year).
23. Personal Services – means a facility or area for the sale of personal services, such as a spa or salon, a tailor, a florist, or a pet grooming shop.
24. Property – means the property depicted on the attached *Exhibit B* and described by metes and bounds on the attached *Exhibit C*.
25. Radio, Television, or Microwave Tower – means a structure supporting antennae that transmit or receive any portion of the electromagnetic spectrum.
26. Residential Building or Residential Development – means a building or a lot with multi-family use.
27. Residential Use – A single-family or multi-family use.
28. STC – Sound Transmission Class, which is commonly accepted integer-number rating of how well a building partition attenuates airborne sound, and is used to rate interior walls, ceilings/floors, doors, windows and exterior wall configurations.
29. Stealth Towers – A communications tower that is effectively camouflaged or concealed so that it blends in with the natural surroundings or the built environment.
30. Temporary – Of limited duration; not permanent.
31. Temporary Asphalt or Concrete Batch Plant – A temporary facility or area for mixing concrete or asphalt to be used for new construction on the Property.
32. Temporary Construction Field Office – A facility or area used as a temporary field construction office.
33. Temporary Construction Storage Yard – A facility or area for the temporary outside storage of construction equipment and materials associated with an active permit to demolish or construct.
34. Temporary Outdoor Sales – An area used for the temporary outdoor sale of general merchandise or seasonal merchandise to the public.
35. Utility Lines, Towers, or Metering Station – This use is defined as set forth in the UDC. In addition, this use may include windmills and solar-powered panels.
36. Wireless Communications Facilities – Meaning Telecommunication towers, antennas, and other facilities regulated by Article 24 [Wireless Telecommunications Facilities] of the UDC.
37. UDC – meaning Chapter 28 of the Code of Ordinances known as the UDC of the City of Grand Prairie, TX, as passed and approved by the City Council on the 20<sup>th</sup> day of November, 1990.

#### **IV. PD Amendment and Development Review Procedures**

##### **a. Zoning Change**

1. **Property Owner Consent for PD Amendments.** PD amendments are authorized for all or a portion of the land governed by this PD. With the exception of PD amendments initiated by the City, all requests to amend this PD shall only be accompanied by the written consent of the owners of the land that is the subject of the amendment, to the extent permitted by law. A request to amend or an amendment to this PD with respect to a portion of the Property shall not affect this PD as it applies to the remainder of the Property, unless otherwise provided by law. A request to amend specific provisions of this PD (regardless of the portion of the Property to which the amendment applies) shall not affect the remaining provisions of this PD, unless otherwise provided by law.
2. **Approval Authority.** The Planning Director, or designee has the authority to authorize minor amendments as provided by this PD.
3. **Specific Use Permits.** The provisions of Article 5 [Specific Uses] of the Unified Development Code (UDC), as well as all definitions in Article 30 [Definitions] of the UDC pertaining thereto, shall apply to all requests for Specific Use Permits, except that any applicable landscape requirements shall be in compliance with the standards of this PD, not the standards of Article 8 [Landscape and Screening] of the UDC specifically related to Landscaping.

##### **b. Site Plan Approval**

1. **Approval Required.** Prior to the submittal of an application for a preliminary plat for any portion of the Property, a Site Plan for that portion of the Property must be submitted to City Council for consideration in accordance with this Section IV.b
2. **Procedures.** Site Plan shall be sent to Planning and Zoning Commission and City Council for approval. Plans with no variances shall be placed on the agenda for ministerial or non-discretionary approval.
3. **Site Plan Content.** A Site Plan must include the following information:
  - a. Proposed land use including the approximate number of dwelling units, bed count, and square footage of each type such as Multi-family and hotel.
  - b. The percentage of each type of dwelling unit compared to all dwelling units in this PD, considering the units requested and all units approved in previous Site Plans (based on the approximate numbers provided in (a).
  - c. The location and width of proposed thoroughfares, and a designation of the streets as boulevards or non-boulevards.
  - d. The location, of proposed landscaping within common areas and public right-of-way.
  - e. The location and size of proposed parks and open space areas.
  - f. The location and width of proposed trails.



- g. Elevations that generally depict representative architecture along a typical block face within the Site Plan area. A separate elevation shall be submitted for each building type proposed within a Site Plan area. For purposes of this paragraph, the following are considered building types: multi-family (not in a mixed-use building); a mixed-use building that includes multi-family uses; and a non-residential building. The applicant may submit additional materials depicting the typical architecture within the Site Plan area for the City Council's consideration. All required elevations shall include sufficient detail to allow the City Council to evaluate the general style and architecture of the development within the Site Plan area, including, but not limited to, identification of predominant exterior building materials and the proposed color palette. Samples of the detail that should be provided in elevations are illustrated in ***Exhibit I***.
- h. A comprehensive fence plan indicating fencing materials, colors, heights, and general locations.

#### 4. Approval Criteria.

- a. The City Council shall approve a Site Plan if it complies with this PD and all other applicable City ordinances. Except as expressly stated in Section IV.b.4.b, the City Council shall not impose conditions on the approval of a Site Plan other than conditions that bring a Site Plan into compliance with this PD and all other applicable City ordinances.
- b. The City Council may deny approval of elevations or impose reasonable conditions on representative building elevations required by Section IV.b.3.i to assure that buildings within the Site Plan area (i) include adequate articulation; (ii) include a sufficient mix of design features to avoid monotony; (iii) incorporate design features oriented to pedestrians at street level; and (iv) are high quality.

#### 5. Effect of Site Plan Approval.

Development of the Property shall substantially comply with approved Site Plans. A Site Plan must be approved prior to plat approval for that portion of the Property. In determining substantial compliance, elevations that are part of an approved Site Plan are intended to illustrate representative architectural styles and typical implementation of PD design standards and shall not be interpreted to require buildings to be constructed with identical elevations.

#### 6. Amendments.

Minor amendments to an approved Site Plan may be approved by the Planning Director, or designee pursuant to Article 7 [Special Districts] of the Unified Development Code (UDC) (*i.e. Section 1 in the UDC specifically related to Planned Development District*). Any other amendments to an approved Site Plan shall be processed in the same manner as the original Site Plan, but amendments are not required to be submitted in connection with a plat. (Changes to Plat does not necessarily require update of the Site Plan, but changes to the Site Plan that affect Platting may require amendment to a Plat.

The Site Plan review procedures set forth in this article are the exclusive Site Plan review procedures applicable to the Property.

## V. Permitted Uses.

No land shall be used, and no building shall be erected or converted to any use other than the following:

a. Principal Uses.

1. Permitted Uses Table. See the permitted use table titled ***Exhibit D***. The principal uses followed by “P” are permitted by right. Uses followed by “S” are permitted by Specific Use Permit (SUP) and “C” Special Conditions. Special conditions are indicated in the Notes column and in the lettered notes following the Table. Except as otherwise provided in **Subsection 2** below for similar uses, all uses not listed in ***Exhibit D*** are prohibited.
2. Similar Uses Allowed. Uses not specifically listed in ***Exhibit D***, but of a similar type and nature to those uses listed in ***Exhibit D***, are permitted as determined by the administrative official.
3. Prohibition of Certain Gas-Related Uses. Surface extraction and associated accessory uses such as tanks and pipelines, all uses related to gas compression, processing, and storage (including, but not limited to, compression facilities and saltwater disposal wells) are expressly prohibited.

b. Accessory Uses. Accessory uses are permitted. However, no accessory use is permitted without a primary use. Without limiting the generality of the foregoing, the following accessory uses are permitted:

1. Accessory caretaker’s quarters.
2. Accessory Community Center, Private.

An accessory community center may include a restaurant open to members and their guests. An accessory community center may also include banquet facilities that may be rented for special occasions, such as wedding receptions and parties.

3. Accessory Garage, Private.
4. Accessory Outside Display and Sales.

When in connection with non-residential uses, outdoor display of merchandise shall be limited to the area immediately along the front of the building, extending no further than ten feet from the front of the building. All incidental outdoor displays shall be located on hardscape areas. No merchandise may be displayed in any landscaped area, or areas not hard surfaced. Incidental displays shall be removed at the end of each business day, providing that a display may be placed again the next day. Incidental display of seasonal items, such as plants, lawn/garden supplies, firewood, Christmas trees and similar goods may be conducted for periods longer than one business day during the season in which the product is used.

5. Accessory Outside Storage:

When in connection with a non-residential uses and visible from ground level on an adjacent street, this use shall be screened with a masonry wall that is a minimum of six feet in height, and none of the items stored may project above the screening wall. The perimeter of the

screening wall shall be landscaped with a minimum 12-inch-wide landscape strip containing shrubs, vines, or a combination of both.

6. Accessory Swimming Pool, Private.

7. Amenity Center.

c. Special Conditions Applicable to Certain Uses.

1. Gas Well Drilling and Production.

Gas well drilling and production is permitted on the Property subject to the Gas drilling in all areas is permitted by SUP only.

2. General Retail Store, Other Than Listed.

Without limiting the generality of the definition of this use in **Section III.A** of this PD, this use may include the sale of wine, beer, and liquor for off-premise consumption, as well as on-premise consumption of wine, beer, and liquor in compliance with all applicable local, state, and federal regulations.

3. Temporary Asphalt or Concrete Batch Plant.

This use is permitted on the Property in connection with the issuance of a construction permit. This use may include associated temporary buildings, such as trailers. This use shall cease operation upon completion of construction on the Property. This use must be in compliance with all applicable local, state, and federal regulations.

4. Temporary Construction Field Office

This use is permitted on the Property in connection with the issuance of a permit authorizing the construction of structures or infrastructure improvements.

This use may be operated from a temporary building, such as a trailer. This use shall cease operation, and the building shall be removed, upon completion of construction of improvements or structures on the Property.

5. Temporary Construction Storage Yard.

This use is permitted on the Property in connection with the issuance of a permit authorizing the construction of structures or infrastructure improvements. This use may include associated temporary buildings, such as trailers. This use shall cease operation upon completion of construction of improvements or structures on the Property.

6. Temporary Outdoor Sales.

This use may include a temporary farmers market. For the sale of seasonal merchandise, this use shall not exceed 90 days. For the sale of non-seasonal merchandise, this use shall not exceed 14 days.

## 7. Wireless Communications Facilities.

Except as otherwise provided in this section, the provisions of Article 24 [Wireless Telecommunications Facilities] of the Unified Development Code, as well as all definitions in the Unified Development Code pertaining thereto, apply. Mounted antennas may be located on mixed-use and non-residential buildings. Unless towers are stealth towers or micro towers, towers are permitted only in the area identified on **Exhibit E**. Stealth towers and micro towers are permitted at any location on the property. All towers are subject to the height restrictions and SUP requirements set forth in Article 24 of the UDC (*i.e. Table 1 in the UDC specifically related to Summary of Wireless Telecommunication Facilities*).

## VI. Restrictions on Multi-Family

### a. Multi-family development shall be restricted as follows:

1. Maximum density for Multi-Family development is 80 units per acre.
2. Garden-Style Multi-family.

**Garden-Style Multi-family is not allowed in this PD.** Garden-Style multi-family is multi-family development that consists of a maximum of ten dwelling units on a platted lot, all of which shall be in a single building. Garden-Style multi-family does not include multi-family within a mixed-use building.

### 3. Multi-family.

Multi-family is multi-family development that is a minimum of four stories in height. Multi-family buildings also include buildings designed as Mixed-Use. Requirements of this PD that apply to Multi-family buildings also apply to Mixed-Use Multi-Family. Mixed-Use Multi-family consists of multi-family development within a mixed-use building. To qualify as a mixed-use building the building must include a second use that occupies at least 15% of the occupiable ground floor gross area (excluding parking areas) and must be built as, or convertible to, non-residential or have multi-family related uses other than dwelling units (including, but not limited to, any apartment related support facilities on the first floor. i.e. coffee shop, leasing office, fitness room, laundry room, etc.).

- b. Multi-family dwelling units shall have no stairwells visible from outside the property line of the multi-family dwelling units.
- c. The minimum dwelling unit area for multi-family dwelling units is 350 square feet; however, the minimum dwelling unit area must average a minimum of 700 square feet when considering all dwelling units within a multi-family building.

## VII. Building Setback, Area, and Bulk Requirements

### A. Requirements for Multi-Family, Mixed-use Buildings and Non-Residential Development.

#### 1. Requirements



- a. The requirements in the table below are the exclusive building setback, area, and bulk requirements applicable to multi-family buildings, mixed-use, and non-residential buildings, and any related accessory buildings.
- b. Without limitation, Article 8 [Landscape and Screening] of the UDC relating to the building setback, area, bulk and design requirements does not apply to any structures other than fences and retaining walls, except to the extent Article 8 cannot be varied by this PD.
- c. The Planning Director, or designee may approve alternative materials and methods to the fence and retaining wall restrictions in Article 8 to the extent the alternate materials or methods are equal or better in function and durability (*i.e. Section 10 of the Unified Development Code specifically related to Fencing.*)
- d. Swimming pools shall have a minimum five-foot setback from rear and side property lines; however, such setback applies only to the swimming pool, and not to associated decking or paving around the pool.

**Table VII-1: Building Setbacks and Height Restrictions**

	<b>Multi-Family Mixed-use, and Non-Residential Development</b>
Maximum Setback from a Street	<u>Street frontages (ft)</u> Minimum – 15’ <u>Interior, min. (ft)</u> Side and/or rear – 5’
Maximum Height	15 stories. Exceptions: a) No height limit for a Full-Service Hotel.

## **VIII. Design Standards**

### **A. Applicability of Other Design Standards.**

1. The design standards published in the Grand Prairie Unified Development Code, Appendix F: Corridor Overlay District Standards, Section 7 – Building Design, dated March 19, 2019 will apply to all Non-residential, Multi-family buildings except as noted in Section VIII of this PD.

2. In any conflict between the text of this article, and the UDC, this article shall prevail

### **B. Approved Building Materials.**

In the context of approved building materials, a facade does not include doors, fascia, windows, chimneys, dormers, window box-outs, bay windows, soffits, eaves, and outdoor fireplaces. Multiple buildings on the same lot will each be deemed to have separate facades.

1. Non-Residential and Multi-Family buildings shall comply with the approved building materials listed in Appendix F, Section 7, paragraph C of the UDC, dated March 19, 2019 with the following exceptions:

a. Exterior Insulation and Finish System (EIFS). EIFS is not permitted.

2. Residential buildings other than Multi-Family buildings shall comply with the approved building materials listed in Appendix W, Section 3, paragraph I of the UDC, dated March 20, 2018 with the following exceptions:

a. Exterior Insulation and Finish System (EIFS). EIFS is not permitted.

b. Cementitious fiber board is permitted subject to the following conditions: the style and color of a building using this product must be approved as part of a Site Plan, must not be visible from the street, and limited to court yards with interior exposure only.

c. Paragraph I. A. 9. of Appendix W, Section 3 of the UDC regarding roof design and treatments does not apply.

#### C. Roofing Design and Materials.

1. Roofing materials for sloped roofs shall be selected from the following list:

a. Asphalt shingles.

b. Industry approved synthetic shingles.

c. Standing seam metal roofs / alternate style metal roofs.

d. Tile roofs (concrete or clay).

e. Slate roofs.

f. LEED-certified roofing materials; or

g. An alternative material approved by the Planning Director, or designee based on a finding that it is of a quality equal to or better than the materials listed above in durability.

2. All pitched roofs of non-residential buildings shall have a minimum pitch of 4:12, and all pitched roofs of residential buildings shall have a minimum pitch of 6:12. Roofs covering porches and other architectural elements are excluded from this requirement. The Planning Director, or designee may approve a roof that does not meet these requirements based on a finding that a different roof pitch is appropriate for the proposed architectural style.

3. Flat roofs require parapet screening, a minimum of two feet, eight inches in height, that adheres to vertical articulation requirements for the facade.

4. Parapets shall require cornice detailing.

#### D. Design Features for Multi-Family and Non-Residential Buildings

1. The design standards published in the Grand Prairie Unified Development Code, Appendix F: Corridor Overlay District Standards, Section 7 – Building Design, dated. March 19, 2019 will apply to all Non-residential, Multi-family buildings except as noted in Section VIII D of this PD.
2. The design standards in this article are the exclusive design standards applicable to the Property. Subsequent changes to the UDC will not apply.
3. Non-residential, and Multi-family buildings shall comply with the following requirements:
  1. Cladding materials used on a facade shall extend a minimum of 20 feet around building corners onto adjacent facades, other than facades abutting an alley.
  2. All buildings must include at least four of the following design features, and buildings that are greater than 20,000 square feet in floor area must include at least six of the following design features:
    - a. Canopies, archways, covered walkways, or porticos.
    - b. Awnings.
    - c. Arcades.
    - d. Courtyards.
    - e. Cupolas.
    - f. Balconies.
    - g. Tower elements.
    - h. Recesses, projections; columns; pilasters projecting from the planes; offsets; reveals; or projecting ribs used to express architectural or structural bays.
    - i. Varied roof heights for pitched, peaked, sloped, or flat roof styles.
    - j. Articulated cornice line.
    - k. Arches.
    - l. Display windows, faux windows, or decorative glass windows.
    - m. Architectural details, such as tile work and molding, or accent materials integrated into the building façade.
    - n. Integrated planters or wing walls that incorporate landscaping and sitting areas or outdoor patios.

- o. Integrated water features; or
- p. Other similar architectural features approved by the Planning Director, or designee.

E. Drive-Through Windows.

Drive-through windows associated with restaurants are permitted only within 500 feet of the 360 Frontage Road. Drive through windows associated with all other uses are limited to the area illustrated on the Concept Plan or the area within 500 feet of the 360 Frontage Road.

F. Entries.

1. Non-residential and Multi-family buildings shall comply with the following requirements:
  - a. All ground floor entrances shall be covered or inset.
  - b. Building entrances shall be articulated with architectural elements such as columns, porticos, porches, and overhangs.

G. Building Articulation.

Non-residential and Multi-family buildings shall comply with the following articulation requirements:

1. All facades adjacent to and facing a street or public open space shall comply with the following standards, as illustrated on ***Exhibit F***:
  - a. No building facade shall extend for a distance greater than three times the mean height of the facade without having an offset of 15 percent or more of the mean height of the facade. This off-set shall extend for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.
  - b. No portion of a horizontal facade that is the same height shall extend for a distance greater than three times that height without changing height by a minimum of 15 percent. This height change shall continue for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.
2. Facades adjacent to and facing a street or public open space shall include material changes or changes in relief such as columns, cornices, bases, fenestration, and fluted masonry.
3. The top floor of any building shall contain a distinctive finish, consisting of a cornice, banding, or other architectural termination. In addition, the bottom one-third of any building exceeding six stories shall be distinguished from the remainder of the building by providing a distinctive level of detail, such as columns, pilasters, masonry base rustication, unique masonry detailing, unique fenestration, or other distinctive material or color variation.

H. Transparency.

1. At least 25 percent of each residential multi-family facade (excluding mixed-use buildings) adjacent to and facing a street or public open space shall contain windows or doorways.



2. At least 40 percent of each facade in non-residential buildings or mixed-use buildings (excluding multi-family), adjacent to and facing a street or public open space shall contain windows or doorways, except that on a mixed-use building containing residential uses, at least 40 percent of the first floor of each facade adjacent to a street or public open space shall contain windows or doorways, and at least 25 percent of the upper floors of each facade adjacent to a street or public open space shall contain windows or doorways.

I. Outdoor Storage.

Outdoor storage is prohibited in connection with a non-residential use unless the Planning Director, or designee approves it based upon a finding that the adverse effects of such storage have been mitigated through adequate restrictions regarding the storage location and type of screening. This provision does not apply to accessory outside storage, which is required to be screened in accordance with **Section V.b.5** of this PD.

With the exception of temporary construction fencing, the following types of fences are prohibited: chain link, barbed wire, pipe, vinyl, and razor wire fences.

J. Pedestrian Connectivity.

When a block face developed with non-residential uses or mixed-use buildings exceeds 500 feet in length, pedestrian access through the block shall be provided. Such access may be provided through a pedestrian access easement, a business open to the public, or any other means that provides pedestrian access during regular business hours.

## **IX. Grant of Permission for use of Right-Of-Way**

A. Grant of permission.

The Council hereby grants a non-exclusive revocable permission subject to an easement use agreement for each named improvement to each owner of land and tenant within the Property boundaries to use the public right of way within the Property boundaries for the exclusive purpose of constructing, operating, repairing and maintaining the following improvements and any improvements reasonably related thereto or necessary for the operation thereof:

1. Street and pedestrian lighting,
2. Public seating areas,
3. Landscaping and related amenities, including fountains,
4. Monuments, statues, or other public artwork,
5. Street furniture, including benches,
6. Drinking fountains,

7. Trash containers,
8. Tunnels;
9. Security cameras,
10. Bollards,
11. Temporary construction barricades,
12. Underground duct banks,
13. Pedestrian bridges and overpasses,
14. Arches,
15. String lighting, and
16. Wiring

The Planning Director, or designee may authorize additional items (other than those enumerated in this Section A above) to be included in the permission if such items do not interfere with the public use of the right of way.

#### B. Limitations.

This permission will not terminate at the end of any specific time period, however, the Council reserves and has the absolute right to terminate this permission at will, by adoption of a resolution, at any time such termination becomes necessary. Written notice shall be provided to the abutting property owner as listed on the current tax roll 15 days in advance of the Council meeting.

The determination by the City of the necessity of the termination is final and binding, and the City is entitled to possession of the premises without giving any additional notice and without necessity of legal proceedings to obtain possession thereof, when in its judgment, the purpose or use of this permission is inconsistent with the public use of the right-of-way or the purpose or use of this permission is likely to become a nuisance or a public safety issue.

Upon termination of the permission by the Council, each owner or tenant shall remove all improvements and installations in the public right-of-way to the satisfaction of the Director of Public Works and Transportation.

The City reserves the right to require the relocation of improvements and encumbrances at the owners' or tenants' expense for any construction project within the right of way, as determined by the Director of Public Works and Transportation, or when in the City's sole discretion it is warranted by the public health, safety and welfare.

#### C. Insurance Required.

Upon the conducting of any activities or installing any of the improvements described in **Section A**, it is a condition to continuation of the license that there be in place commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the City, covering, but not limited to, the liability assumed under the license granted under this section, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy must be on an “occurrence” basis and the City shall be named as additional insured. Proof of such insurance must be sent to: Viridian Golf LP; and the policy must provide for thirty days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or other material change in coverage. All subrogation rights for loss or damage against the City are hereby waived to the extent same are covered by the liability insurance policy. In the event there is more than one license holder, such holders shall be individually, and not joint and severally, liable hereunder.

#### D. Maintenance.

Each owner or tenant placing permitted improvements in the right-of-way shall be responsible for obtaining all required construction and building permits and maintaining and keeping the improvements safe and from deteriorating in value or condition at no expense to the City. The City shall be absolutely exempt from any requirement to make repairs to or to maintain the permitted improvements.

#### E. Staff Review.

1. The Director of Public Works and Transportation shall review all proposed improvements described by **Section A**, and shall approve a proposed improvement if:
  - a. The improvement will not unreasonably interfere with pedestrian or vehicular traffic, the design and location of the improvement includes all reasonable planning to minimize potential harm or injury to or interference with the public in the use of the public street, and the improvement will not create any hazardous condition or obstruction of vehicular or pedestrian travel upon the public street; and
  - b. There is clear, continuous, and unobstructed passageway for pedestrians that is a minimum of five feet in width with a minimum vertical clearance of eight feet, provided, however, that where unusual circumstances exist, the requirement could be less than five feet in width where it is certain that public safety would not be jeopardized
2. The Planning Director, or designee shall review all proposed improvements described by **Section A** in the context of land use compatibility, architectural consistency, character of the development, and pedestrian mobility. If the Planning Director, or designee determines that a permitted improvement is inappropriate based on the foregoing standards, an applicant may appeal that determination to the Zoning Board of Adjustment within 15 days after the decision in accordance with the procedures set forth in Article 2 [Authority] of the Unified Development Code (*i.e. Section 5.1 in the UDC specifically related to Zoning Board of Adjustment and Appeals*).

### X. Landscaping

- A. The landscape requirements in this article are the exclusive landscaping requirements applicable to the Property. Unless otherwise stated in this article, the requirements of Article 8 of the UDC

(Landscape and Screening) do not apply. (*i.e. Sections 9 and 10 of Article 8 of the UDC specifically related to Screening, and Fencing do not apply*).

- B. Parkways adjacent to multi-family and non-residential buildings shall be landscaped in accordance with Appendix F, Section 10 of the UDC, dated March 19, 2019.

Except as follows:

- a. The tree planting requirement of the UDC does not apply (*i.e.*, Appendix F Section 10 Paragraph B.2 does not apply.)
  - b. The landscape setback shall be measured from the inside boundary line of the pedestrian access and utility easement (not the street-side boundary line).
  - c. All required landscape materials shall be irrigated with an automatic irrigation system, however, landscaping in above ground planters may be irrigated by hand or with an automatic irrigation system. All automatic irrigation systems shall have rain and freeze sensors.
- C. Parking lots for multi-family and non-residential buildings shall be landscaped as described below:
- a. A maximum of 10 uninterrupted parking spaces are permitted in a row before relieved by a landscaped island.
  - b. Landscaped islands are required at the end of each parking aisle.
  - c. All landscaped islands shall be a minimum of seven feet in width and the depth of a parking space. If a double row of parking is provided, the island shall be the depth of both rows.
  - d. At least 15 percent of a parking lot shall be landscaped.
  - e. Landscaped islands shall have at least one tree and shall be landscaped with ground cover. Trees shall be a minimum of three inches in caliper at the time of planting, except that trees located at the end of parking aisles must be a minimum of four inches in caliper at the time of planting. Trees may be located within landscaped islands, minimum four foot by four-foot landscape diamonds, or other landscaped areas within a parking lot.
  - f. The total number of trees within a parking lot shall equal at least one tree for every 20 parking spaces within the parking lot.
  - g. All required landscape materials shall be irrigated with an automatic irrigation system, however, landscaping in above ground planters may be irrigated by hand or with an automatic irrigation system.
- D. All required trees must be of a species approved for planting under Article 8 of the Unified Development Code (*i.e. the approved plant list in Article 8 Exhibit 5 in the UDC*).



## **XI. Tree Preservation**

- A. This article contains the exclusive tree preservation requirements applicable to the Property. The property contains approximately 250 acres of landscaped golf course with naturally occurring and planted trees. Along with additional street trees, parking lot trees and landscaping, and other landscape improvements, the Design Guidelines of this PD replace the tree preservation standards of Article 8 [Landscape and Screening] in the Unified Development Code.

## **XII. Screening**

- A. Rooftop Equipment.

Rooftop equipment shall be screened from view at ground level. (Parapet walls referenced in **Section VIII C.3** shall fulfill this screening requirement (*i.e. Article 8 Section 9.7.1 of the Unified Development Code, pertaining to Other Screening Requirements -Mechanical and Electrical Equipment*).

- B. Trash Storage Areas.

Outdoor trash storage areas visible from a street must be screened on three sides by a solid wall at least eight feet in height of a material that is consistent with the exterior building material of the main building that the storage area serves. Decorative metal opaque gates shall be used to access such trash collection areas. The perimeter of screening walls shall be landscaped with a minimum 12-inch wide landscape strip containing shrubs, vines, or a combination of both.

- C. Off-Street Loading and Service Areas.

Off-street loading and service areas must be screened by walls consistent with the architectural style and materials of the associated building at least eight feet in height, and by planting evergreen plant material capable of growing to eight feet in height within 18 months after planting. For schools, decorative fencing, six feet in height, may be used in lieu of solid walls with planting material that meets transparency requirements for school security.

## **XIII. Parking**

- A. General Provisions.

1. Except as otherwise provided in this paragraph, required parking must be off-street parking. Head-in and parallel parking spaces located on streets are permitted and count toward required parking. Head-in parking is not permitted if maneuvering is done on an arterial street, unless the maneuvering is done on a slip road.
2. Unless otherwise stated, all parking spaces may be enclosed or unenclosed.

- B. Off-Premise Parking.

Except as otherwise provided in this article, parking spaces must be located on the same platted lot as the use that they serve.

- C. Minimum Parking Requirements.

See **Table XIII.1** for the minimum parking requirements for each principal use. Parking is not required for floor area devoted to common areas, such as common areas associated with indoor malls and the lobbies of office buildings. If a use has a drive through window, a minimum of six stacking spaces shall be provided in addition to the parking requirements listed in **Table XIII.1**.

**Table XIII-1 Minimum Parking Requirements:**

PERMITTED USE	MINIMUM PARKING REQUIREMENT <sup>2</sup>
<b>INSTITUTIONAL</b>	
Religious Assembly	1 per 4 seats in sanctuary or auditorium
Community Center	1:200 SF
Government Administration and Civic Buildings	To be determined by Planning Director, or designee based on most similar use
<b>OFFICES</b>	
Offices, Government and Business	3:1,000 SF
<b>RECREATION AND ENTERTAINMENT USES</b>	
Country Club with Golf Course	1:300 SF
Park, Playground, or Golf Course	Golf course 9.8 per hole; otherwise none
Private Club, Lodge, or Fraternal Organization	1:200 SF
Recreation and Entertainment, Indoor	Theater – 1 per 4 seats; Bowling Alley – 6 per lane; Pool Halls and Other Commercial Amusements (Indoor) – 1:100 SF; Racquetball Court – 4 per court; Health Club – 1:200 SF

<b>RESIDENTIAL AND LODGING USES</b>	
Hotel, Full Service	1 per guest room up to 100 rooms; then 0.75 per guest room over 100; 50 percent of these spaces may be counted to satisfy the parking requirements of accessory uses
Multi-Family	1.65 per dwelling unit for the first 50 dwelling units; 1.50 per dwelling unit thereafter
<b>RETAIL AND PERSONAL SERVICE USES</b>	

General Personal Services (Cleaning, Laundry)	3:1,000 SF
General Personal Services (Copy Center)	3:1,000 SF
Custom and Craft Work	1:400 SF
Farmers Market	1:1,000 SF of site area
General Retail Store, Other Than Listed	3:1,000 SF (1:400 SF for furniture sales)
Open-Air Vending	None
Personal Services	3:1,000 SF
Restaurant	1:150 SF
<b>TEMPORARY USES</b>	
Temporary Asphalt or Concrete Batch Plant	None
Temporary Construction Field Office	None
Temporary Construction Storage Yard	None
Temporary Outdoor Sales	None
<b>UTILITY, COMMUNICATION, AND TRANSPORTATION USES</b>	
Electric Generating Plant	None
Electric Utility Substation	None
Utility Lines, Towers, or Metering Station	None
Wireless Telecommunication Facilities (Including Radio, Television, or Microwave Tower)	None

<sup>2</sup> Fractional parking requirements shall be rounded up to the nearest whole number. Unless otherwise stated, references to square footage are to floor area.

#### D. Mixed-use Parking.

This Section D only applies to parking for a mixed-use building.

##### 1. Off-Premise Parking.

##### a. Residential Uses.

Required parking spaces for residential uses are not required to be located on the same lot as the use they serve; however, such spaces must be within 300 feet of the

use they serve if they are not located on the same lot.

b. Non-Residential Uses.

Parking spaces for non-residential uses, whether required or excess, are not required to be located on the same lot as the use that they serve; however, such spaces must be within 600 feet of the use they serve if they are not located on the same lot.

2. Shared Parking.

The minimum parking requirements above may be reduced using the occupancy rates in **Table XIII.2** below to calculate the adjusted parking requirements, and the parking requirement shall be determined by the adjusted off-street parking calculation:

**Table XIII-2: Shared Parking Requirements**

Time of Day	Weekday			Weekend		
Use	12am – 8am	8am – 6pm	6pm – 12am	12am – 8am	8am – 6pm	6pm – 12am
Office	5%	100%	20%	5%	5%	5%
Restaurant	10%	70%	100%	20%	70%	100%
Retail	5%	90%	80%	5%	100%	70%
Entertainment	10%	40%	100%	50%	80%	100%
Hotel	100%	70%	100%	100%	70%	100%
Institutional (non-church)	5%	100%	20%	5%	10%	10%
Institutional (church)	5%	10%	5%	5%	100%	50%
Conference / Meeting Room	5%	100%	100%	5%	100%	100%
Residential	100%	60%	100%	100%	80%	100%
All other uses	100%	100%	100%	100%	100%	100%

3. Calculation of the adjusted off-street parking requirements will be as follows:

- Determine the parking requirements for each use within the PD.
- Multiply the parking requirement calculated per **Table XIII.1** by the occupancy rate for that category of use in **Table XIII.2**. See **Table XIII.3** for the shared parking category of use for each land use listed in **Table XIII.1**.
- Total the time of day columns for both weekday and weekend to determine the parking demand at each time of day.
- The column with the largest sum is the adjusted off-street parking requirement.



4. Example of adjusted parking calculations:

- a. 50,000 sq. ft. office, 30,000 sq. ft. retail and 20,000 sq. ft. restaurant, respectively.
- b. Individual office parking requirements:  $(3 \text{ spaces}/1,000 \text{ sq. ft.})(50,000 \text{ sq. ft.}) = 150$  spaces

Weekday			
Time of Day			
12mid - 8am	8am - 6pm		6pm - 12mid
Office	$(.05)(150) = 8$	$(1.0)(150) = 150$	$(0.2)(150) = 30$
Retail	$(.05)(90) = 5$	$(0.9)(90) = 81$	$(0.8)(90) = 72$
Restaurant	$(0.1)(200) = 20$	$(0.7)(200) = 140$	$(1.0)(200) = 200$
Total	33	371	302

- c. Individual retail parking requirements:  $(3 \text{ spaces}/1,000 \text{ sq. ft.})(30,000 \text{ sq. ft.}) = 90$  spaces
- d. Individual restaurant requirements:  $(1 \text{ space}/100 \text{ sq. ft.})(20,000 \text{ sq. ft.}) = 200$  spaces
- e. Total:  $150 + 90 + 200 = 440$  total spaces
- f. Adjusted parking calculation for weekdays and weekends is as follows:

Weekend			
Time of Day			
12mid-8am	8am - 6pm		6pm-12mid
Office	$(.05)(150) = 8$	$(.05)(150) = 8$	$(.05)(150) = 8$
Retail	$(.05)(90) = 5$	$(1.0)(90) = 90$	$(0.7)(90) = 63$
Restaurant	$(0.2)(200) = 40$	$(0.7)(200) = 140$	$(1.0)(200) = 200$
Total	53	238	271

g. Solution to example calculation:

371 spaces required, i.e., the highest total for any time period both weekday and weekend (Allows a 16 percent savings from 440 spaces). The categories of shared parking attributable to each use are identified in **Table XIII.3**.

**Table XIII-3: Uses within Each Shared Parking Category**

PERMITTED USE	SHARED PARKING CATEGORY <sup>1</sup>
<b>INSTITUTIONAL</b>	
Religious Assembly	Not Eligible
Community Center	Not Eligible
Government Administration and Civic Buildings	Institutional (non-church)

PERMITTED USE	SHARED PARKING CATEGORY <sup>3</sup>
<b>OFFICES</b>	
Offices	Office
<b>RECREATION AND ENTERTAINMENT</b>	
Country Club with Golf Course	Not Eligible
Nightclub	Entertainment
Park, Playground, or Golf Course	Not Eligible
Private Club, Lodge, or Fraternal Organization	Institutional (non-church)
Recreation and Entertainment, Indoor	Entertainment
<b>RESIDENTIAL AND LODGING</b>	
Hotel, Full Service	Hotel or Conference/Meeting Room (As Applicable)
Multi-Family	Residential
<b>RETAIL AND PERSONAL SERVICE</b>	
Bar	Entertainment
Catering Service	Retail
General Personal Services (Cleaning, Laundry)	Retail
General Personal Services (Copy Center)	Retail
Custom and Craft Work	Retail
Farmers Market	Retail
General Retail Store, Other Than Listed	Retail
Open Air Vending	Not Eligible
Personal Services	Retail
Restaurant	Restaurant
<b>TEMPORARY</b>	
Temporary Asphalt or Concrete Batch Plant	Not Eligible

Temporary Construction Field Office	Not Eligible
Temporary Construction Storage Yard	Not Eligible
Temporary Outdoor Sales	Not Eligible
<b>UTILITY, COMMUNICATION, AND TRANSPORTATION</b>	
Electric Generating Plant	Not Eligible
Utility Lines, Towers, or Metering Station	Not Eligible
Wireless Telecommunication Facilities (Including Radio, Television, or Microwave Tower)	Not Eligible
Electric Utility Substation	Not Eligible

<sup>1</sup>Uses identified as “other” are not permitted to have reduced parking requirements through a shared parking arrangement (i.e., they are deemed to have a 100 percent occupancy).

## 5. Master Parking Plan.

### a. Applicability.

Notwithstanding anything to the contrary in this subsection, only uses that utilize off- premise or shared parking are required to demonstrate parking requirements through a master parking plan.

### b. Initial Master Parking Plan.

Prior to the issuance of the first building permit to construct new floor area served by off-premise or shared parking, an initial master parking plan shall be provided to the Planning Director, or designee.

### c. Periodic Updated Master Parking Plans Required.

Except as otherwise provided below, the initial master parking plan shall be updated, and an updated plan submitted to the Planning Director, or designee, prior to any of the following:

- (1) Issuance of any subsequent building permits to construct new floor area served by off-premise or shared parking;
- (2) Issuance of a demolition permit to demolish existing floor area served by off-premise or shared parking;
- (3) Issuance of a certificate of occupancy that allows a new use or changes an existing use served by off-premise or shared parking; and
- (4) Making any change to a mixed-use building that increases or decreases the existing parking requirement if that building is served by off-premise or shared parking, regardless of whether such change requires a building permit

or certificate of occupancy.

d. Contents of Master Parking Plan.

Both the initial and updated master parking plans shall contain the following information:

- (1) A tabulation box that includes the basis for the calculation of the parking requirement (e.g., amount of floor area; number of dwelling units, guest rooms, or beds) for each existing and proposed use served by off-premise or shared parking, and the resulting calculation of the parking requirement for such uses;

The general location<sup>4</sup> of all required parking identified under the preceding paragraph (the boundaries of the parking area and the total number of spaces within such area shall suffice); and

- (2) Identification of the particular parking spaces devoted to each mixed-use building containing a residential use for the purpose of confirming such parking spaces are within the required distances from the uses they serve. Only the parking spaces devoted to the residential portion must be identified.

#### **XIV. Off-Street Loading for Non-Residential Uses**

Off-street loading facilities may be accessed from a street or a private service drive or may consist of a berth within a structure. Off-street loading facilities shall be screened in accordance with the applicable provisions of this PD. On-street loading is permitted in designated loading zones.

<sup>4</sup>It is not necessary to show each individual parking space. The outline of the parking lot, or the footprint of the parking garage, along with a notation regarding the number of parking spaces in such lot or garage, is sufficient.

#### **XV. Signs**

The Council may approve different sign regulations than the regulations in the UDC by approving an alternate sign package (i.e. Article 9 in the UDC specifically related to Sign Standards).

#### **XVI. Open Space**

A. The property contains approximately 250 acres of landscaped golf course. The Golf Course area will be considered the main open space for this zone. Additional parks and open space areas shall be designated on approved plats for the Property.

B. A Final Park and Open Space Concept Plan shall be submitted to the City prior to submittal of a preliminary plat for any portion of the Property.

#### **XVII. Street Amenity Design Package**

A. The following street amenities will be provided in areas shown on the Concept Plan: pedestrian



streetlamps, bike racks, litter containers, and street seating. Such amenities shall be installed concurrently with required landscaping.

- B. A street amenity design package shall be submitted along with the Site Plan for the portion of the Property being developed. The design package shall, at a minimum, include designs for pedestrian street amenities that are consistent with accepted urban design principles and compatible with the theme or architecture of the development depicted in the Site Plan application. The design package shall indicate the general location of street amenities proposed on or adjacent to the portion of the Property that is the subject of the Site Plan, and future Site Plans shall also show the proposed locations of street amenities.

#### **XVIII. Street Sections**

Streets must be provided in accordance with the proposed street sections shown on *Exhibit G*; however, this PD shall not be construed to modify the City's standard minimum requirements for street construction and the dedication of public right-of-way.

#### **XIX. Pedestrian and Street Lighting Standards**

Street lighting and pedestrian lighting shall be provided in accordance with *Exhibit H*.

## EXHIBIT F

### BUILDING ARTICULATION

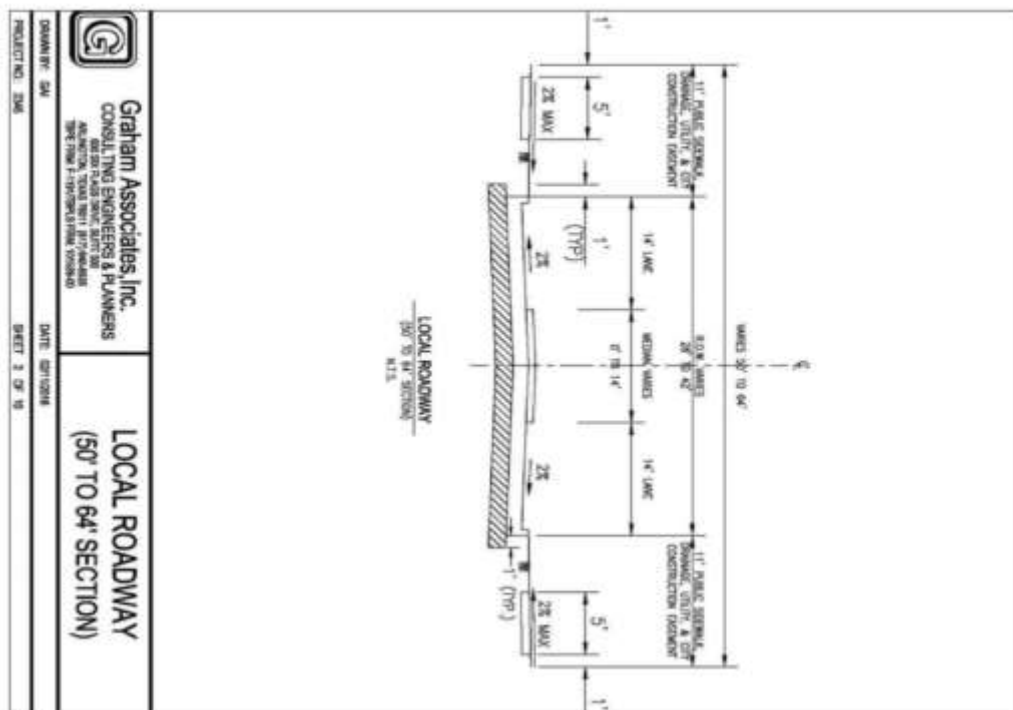
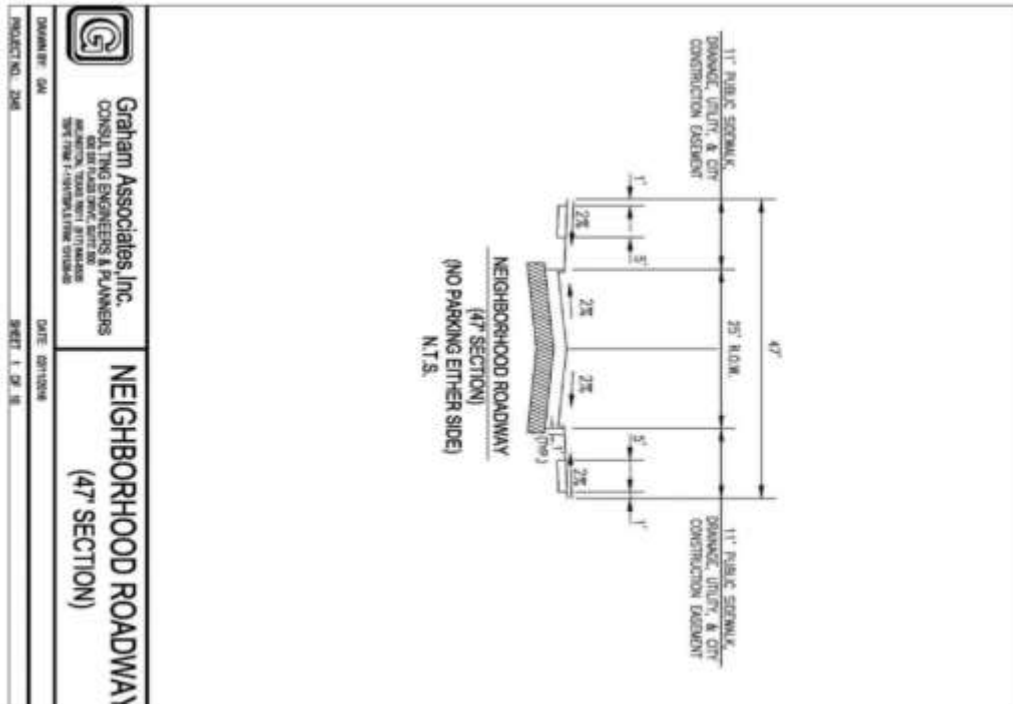
- No building facade shall extend for a distance greater than three times the mean height of the facade without having an off-set of 15 percent or more of the mean height of the facade. This off-set shall extend for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.
- No portion of a horizontal facade that is the same height shall extend for a distance greater than three times that height without changing height by a minimum of 15 percent. This height change shall continue for a distance equal to at least 25 percent of the length of the adjacent plane described in the preceding sentence.



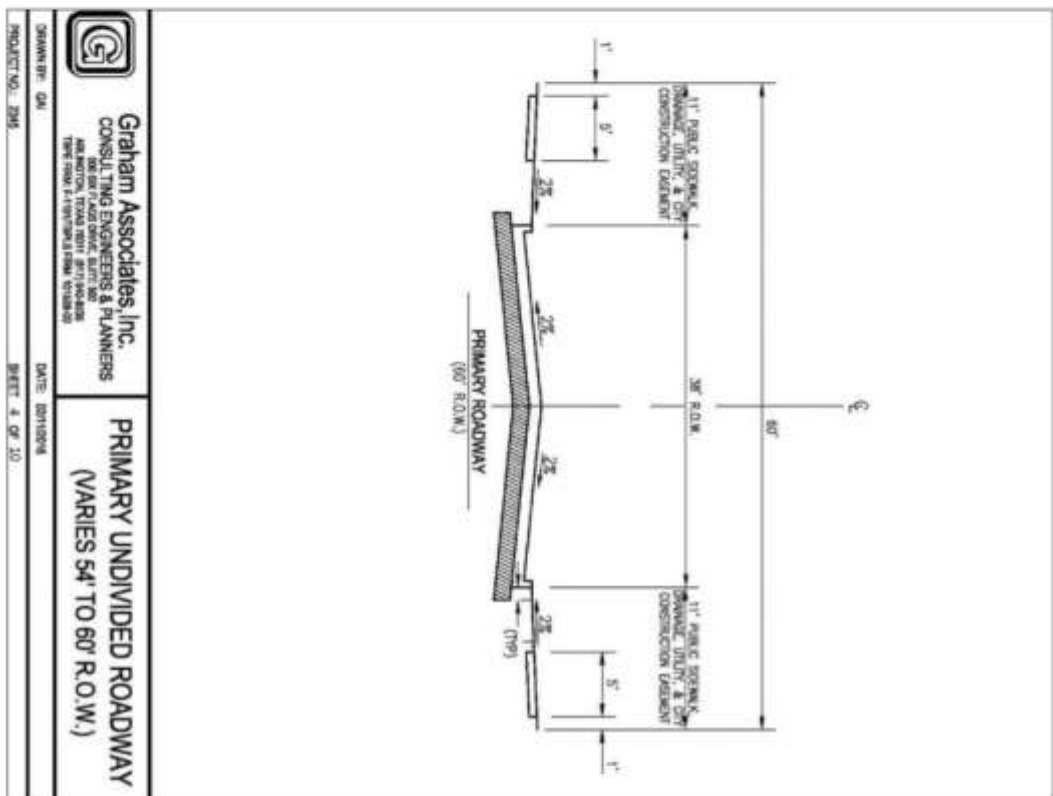
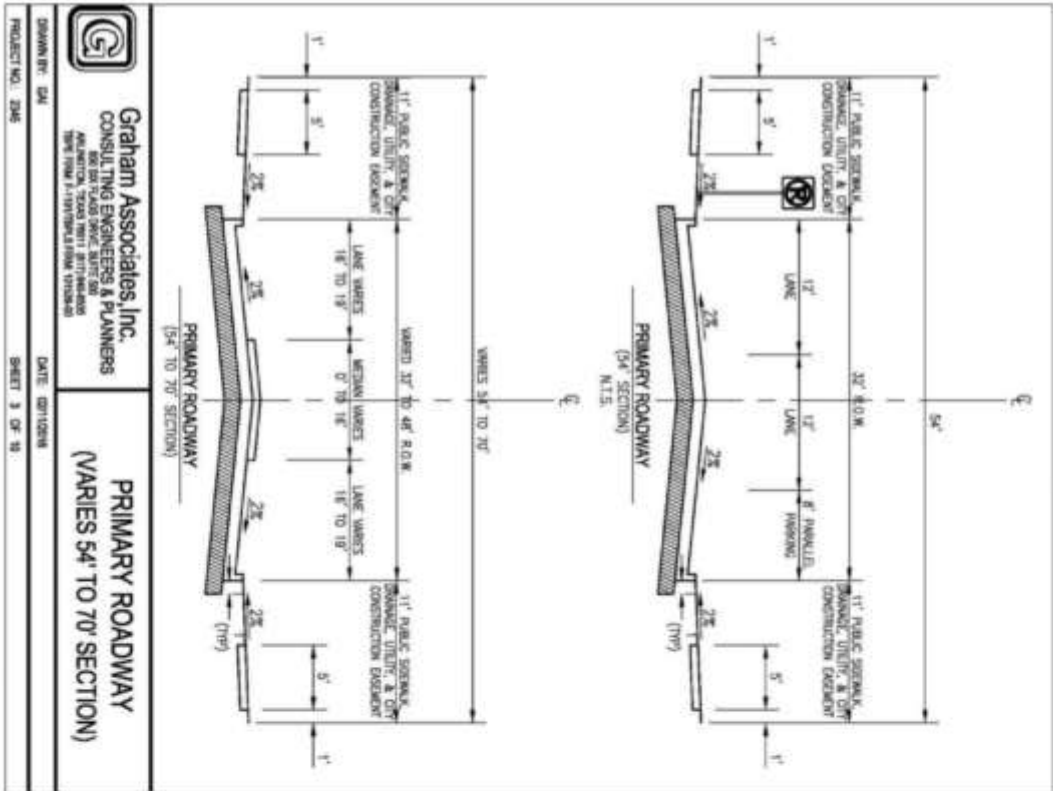
EXHIBIT G

STREET SECTION TABLE

LOCAL AND NEIGHBORHOOD ROADWAY SECTION

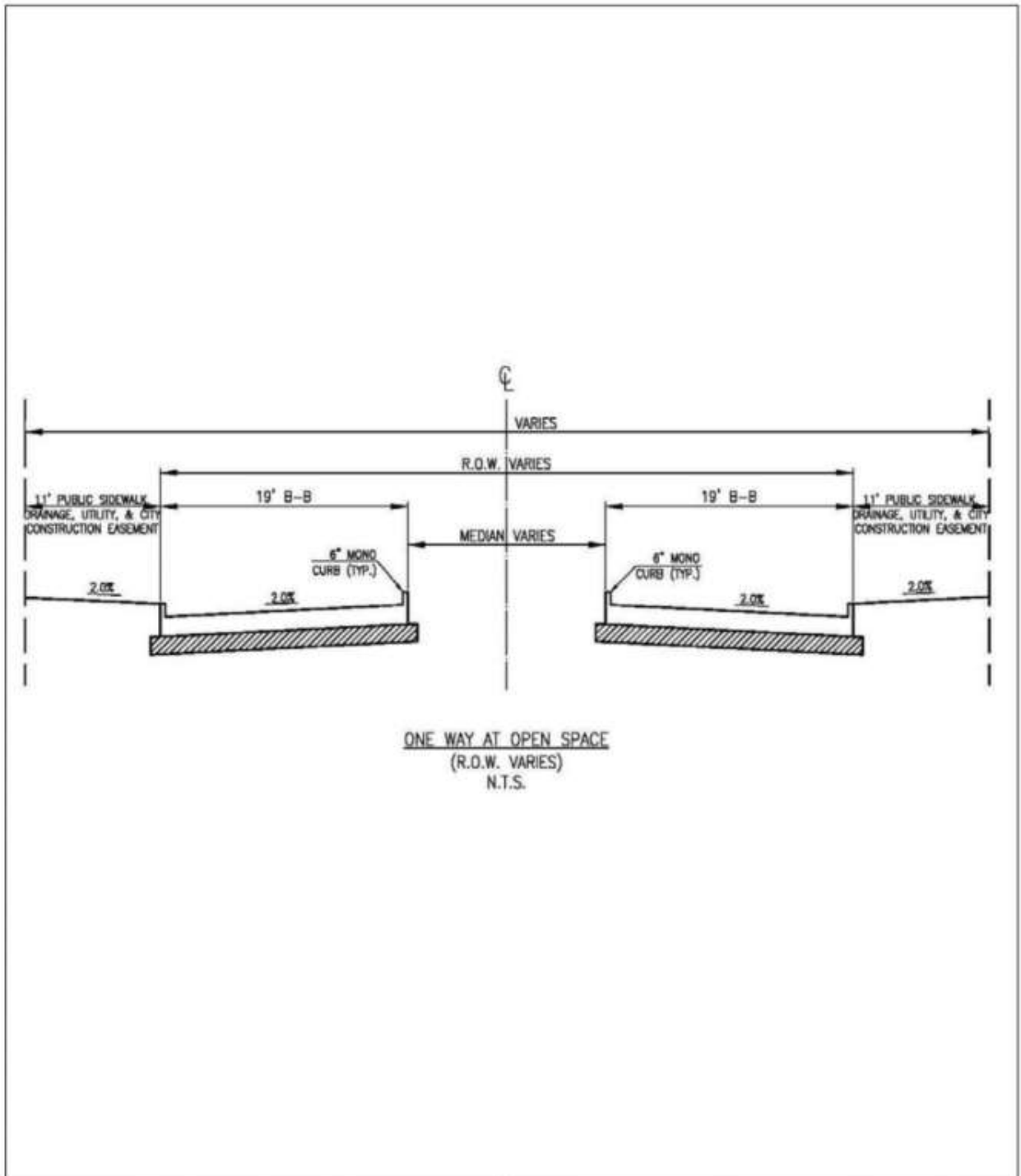


PRIMARY ROADWAY SECTION





**ONE WAY ROADWAY AT OPEN SPACE SECTION**



ONE WAY AT OPEN SPACE  
(R.O.W. VARIES)  
N.T.S.



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 840-8535  
TBPE FIRM: F-1181/TBPLS FIRM: 101528-00

**ONE WAY AT OPEN SPACE**  
**(R.O.W. VARIES)**

DRAWN BY: GAI

DATE: 02/11/2016

PROJECT NO.: 2345

SHEET 5 OF 10

## EXHIBIT H

### PEDESTRIAN AND STREET LIGHTING STANDARDS

	INDIVIDUAL STREET LIGHT	INDIVIDUAL PEDESTRIAN LIGHT	COMBINATION POLE FOR STREET & PEDESTRIAN LIGHT	PEDESTRIAN LIGHTING IN PARKS
<b>Applicability</b>	For boulevards, street lighting shall be provided within the medians	For boulevards, pedestrian lighting shall be provided along sidewalks	For non-boulevards, combination pedestrian and street light poles shall be provided along sidewalks	For public parks, pedestrian lighting shall be provided along trails and on bridges
<b>Maximum Illumination Level (Foot-candle)</b>	Per IESNA <sup>3</sup>	Per IESNA <sup>3</sup>	Per IESNA <sup>3</sup>	Per IESNA <sup>3</sup>
<b>Average Pole Height (Measured Along a Street within the Property)<sup>1</sup></b>	20 feet	12 feet	20 feet for street lights and 12 feet for pedestrian lights	12 feet
<b>Average Spacing<sup>2</sup></b>	180 feet	90 feet	90 feet	90 feet
<b>Location Criteria</b>	Centered in the median. Refer to the Standard Specification for Street Lighting, Department of Public Works & Transportation	At least four feet from back of curb. Centered between street trees. Average one light every 15 feet on center	At least four feet from back of curb. Centered between street trees. Average one light every 15 feet on center.	A maximum of one foot off the edge of a trail.
<b>Pole / Post Specification</b>	Capacity to accommodate vertical banner signs (twin banner arm)	Capacity to accommodate vertical banner signs (twin banner arm)	Capacity to accommodate vertical banner signs (twin banner arm)	Capacity to accommodate vertical banner signs (twin banner arm)
<b>Light Source</b>	Type (HPS) and wattage to be determined by Photometric Mapping / Study. Luminaire shall meet cutoff classification and prevent unwanted light from spilling onto neighboring property. Lighting design shall meet IESNA's recommendations to uniformity and glare control. All streetlights are required to be LEDs.			

<sup>1</sup>A lower average pole height may be approved by the Director of Public Works upon a finding that the lower height will provide adequate lighting.

<sup>2</sup>Different spacing may be approved by the Director of Public Works upon a finding that the alternative spacing will provide adequate lighting.

<sup>3</sup>Illuminating Engineering Society of North America

## EXHIBIT I

### ARCHITECTURAL STYLES

Elevations that generally depict representative architecture along a typical block face within the Site Plan area. A separate elevation shall be submitted for each building type proposed within a Site Plan area.

#### Single Family Townhomes



Single Family Townhomes (Continued)





*UDC Shared Parking scheme (Article 10, UDC)*

Example of Shared Parking Calculations:

A. Mixed use development - office, retail, restaurant: 50,000 sq. ft. office, 20,000 sq. ft. retail, and 8,000 sq. ft. restaurant, respectively.

B. Individual parking requirements:

Office: (1 space/375 sq. ft.) for (50,000 sq. ft.) = 133 Spaces

Retail: (1 space/275 sq. ft.) for (20,000 sq. ft.) = 73 Spaces

Restaurant: (1 space/100 sq. ft.) for (8,000 sq. ft.) = 80 Spaces

Total:  $133 + 73 + 80 = 286$  Spaces

C. Shared Parking Calculation are as follows:

Time of Day	Office	Retail	Restaurant
6 a.m to 12 noon	1.00	0.97	0.50
12 noon to 1 p.m.	0.90	1.00	0.70
1 p.m. to 4 p.m.	0.97	0.97	0.60
4 p.m. to 6 p.m.	0.47	0.82	0.90
6 p.m. to 8 p.m.	0.07	0.89	1.00
8 p.m. to 12 a.m.	0.03	0.61	1.00

Time of Day	Office Spaces	Retail Spaces	Restaurant Spaces	Total Spaces
6 a.m to 12 noon	$1.00 * 133 = 133$	$0.97 * 73 = 71$	$0.50 * 80 = 40$	244
12 noon to 1 p.m.	$0.90 * 133 = 120$	$1.00 * 73 = 73$	$0.70 * 80 = 56$	249
1 p.m. to 4 p.m.	$0.97 * 133 = 129$	$0.97 * 73 = 71$	$0.60 * 80 = 48$	248
4 p.m. to 6 p.m.	$0.47 * 133 = 63$	$0.82 * 73 = 60$	$1.00 * 80 = 80$	203
6 p.m. to 8 p.m.	$0.07 * 133 = 9$	$0.89 * 73 = 65$	$1.00 * 80 = 80$	154
8 p.m. to 12 a.m.	$0.03 * 133 = 4$	$0.61 * 73 = 45$	$1.00 * 80 = 80$	129

**Table 11, Article 10, UDC**

**249 spaces required**, i.e., the highest total for any time period (Allows a 13 percent savings from 286 spaces).

### *Developer Shared Parking Scheme*

Example of Shared Parking Calculations:

A. Mixed use development - office, retail, restaurant: 50,000 sq. ft. office, 20,000 sq. ft. retail, and 8,000 sq. ft. restaurant, respectively.

B. Individual parking requirements:

Office:  $(3 \text{ spaces}/1,000 \text{ sq. ft.}) \text{ for } (50,000 \text{ sq. ft.}) = 150 \text{ Spaces}$

Retail:  $(3 \text{ spaces}/1,000 \text{ sq. ft.}) \text{ for } (20,000 \text{ sq. ft.}) = 60 \text{ Spaces}$

Restaurant:  $(1 \text{ space}/100 \text{ sq. ft.}) \text{ for } (8,000 \text{ sq. ft.}) = 80 \text{ Spaces}$

Total:  $150 + 60 + 80 = 290 \text{ total spaces}$

D. Shared Parking Calculation are as follows:

Weekend			
Time of Day			
12mid-8am	8am - 6pm		6pm-12mid
Office	$(.05)(150) = 7.5$	$(.05)(150) = 7.5$	$(.05)(150) = 7.5$
Retail	$(.05)(60) = 3$	$(1.0)(60) = 60$	$(0.7)(60) = 42$
Restaurant	$(0.2)(80) = 16$	$(0.7)(80) = 56$	$(1.0)(80) = 80$
Total	27	124	130

Weekday			
Time of Day			
12mid - 8am	8am - 6pm		6pm - 12mid
Office	$(.05)(150) = 7.5$	$(1.0)(150) = 150$	$(0.2)(150) = 30$
Retail	$(.05)(60) = 3$	$(0.9)(60) = 54$	$(0.8)(60) = 48$
Restaurant	$(0.1)(80) = 8$	$(0.7)(80) = 56$	$(1.0)(80) = 80$
Total	19	260	158

**260 spaces required**, i.e., the highest total for any time period both weekday and weekend (Allows a 10.5 percent savings from 290 spaces).