

City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, November 4, 2019 5:30 PM City Hall, Briefing Room

Call to Order - Commissioner Briefing - City Council Chambers

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

Citizen Comments

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 <u>19-9497</u> Approval of Minutes of the October 7, 2019 P&Z meeting.

Attachments: PZ Draft Minutes 10-07-19.pdf

2 19-9499

P191102 - Final Plat - Brighton Estates (City Council District 4). Brighton Estates creating 61 residential lots and 4 open space lots on 19.365 acres. Tract 1, C.D. Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-359, addressed as 3600 S Great Southwest Pkwy, and generally located at the southwest corner of Forum Drive and Great Southwest Pkwy. The agent is Casey Stevenson, P.E., Peloton Land, the applicant is Mark Allen, Allen Land Development, and the owner is Dan Luby, ECOM Real Estate Management, Inc.

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<u>Attachments:</u> Exhibit A - Location Map.pdf

Exhibit B - Final Plat.pdf

Exhibit i - PD-359

3 <u>19-9500</u>

P191103 - Final Plat - Lynn Creek Addition, Lot 1, Block 1 (City Council District 4). Lynn Creek Addition, Lot 1, Block 1, creating a single lot on 15.636 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, Josh Basler, AD Spanos, and the owner is Robert Barham, KP Land Partners, LP.

<u>Attachments:</u> Exhibit A - Location Map.pdf

Exhibit B - Final Plat.pdf

4 19-9501

RP191001 - Replat - Shady Grove Acres, Lots 15A1 & 16R (City Council District 1). Shady Grove Acres Addition, lots 15-A1 & 16-R on two single family lots on 2.1 acres and a portion of one lot out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located north of Leyfair Drive and approximately 1,033 feet west of Hardrock Road. Zoned Single Family-1 (SF-1) District within the State Highway-161 (SH-161) Corridor Overlay and addressed as 1414 Leyfair Drive. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Charles & Lena Bancroft.

<u>Attachments:</u> Exhibit A - Location Map

Exhibit B - Final Plat

5 19-9502

RP191102 - Replat - Durable, Inc. Addition, Lot 1A, Block 1 (City Council District 1). A replat to establish an industrial lot on 7.27 acres, on multiple properties out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located northeast of Roy Orr Blvd. and Oakdale Lane, specifically addressed at 3001 Roy Orr Blvd. Zoned Light Industrial (LI) District and Planned Development-124 (PD-124) District and including Specific Use Permit-1078 (SUP-1078). The property lies within the State Highway-161 (SH-161) Corridor Overlay.

Attachments: Exhibit A - Location Map

Exhibit B RP191102

Public Hearing Postponement, Recess, and Continuations

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

6 <u>19-9189</u>

Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

Tabled

Items for Individual Consideration

7 <u>19-9503</u>

S191102 - Site Plan - Bush Pioneer Centre (City Council District 2). Site Plan for Bush & Pioneer Centre for Retail and Restaurant uses on Lot 5R, Block A. Located at 1210 Arkansas, legally described as Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, Zoned PD-351 within the SH 161 Corridor Overlay. The applicant is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

City Council Action: November 19, 2019

Attachments: Exhibit A - Location Map

Exhibit B - Site Plan

Exhibit D - Landscape Plan

Exhibit C - Elevations

8 <u>19-9505</u>

S191105 - Site Plan - Sivagiri Ashram of North America (City Council District 1). A request for proposed single-story, 5880 sq. ft. place of worship on 3.25 acres (Dalworth Medical Center Addition, Block 1, Lot 2) situated in the P.H. Ford Survey, Abstract No. 543 City of Grand Prairie, Texas, Tarrant County located northeast of Dalworth Street and Duncan Perry Rd., more specifically addressed at 420 Duncan Perry Rd. The property is zoned Office (O) District and is located within the Great Southwest Industrial (GSW) Overlay Corridor. The agent is Matthew Thomas, Thomas Site Development Engineering and the owner is Manoj Thankachen.

City Council Action: November 19, 2019

Attachments: Exhibit A - Location Map

Exhibit B - Site Plan

Exhibit C - Elevations

Exhibit D Landscape Plan S191105b

9 19-9504

S191104 - Site Plan - Avilla Traditions (City Council District 4). Avilla Traditions, a 218-unit development that includes a mixture of detached and attached single-story homes for lease on a single 18.92-acre lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-391, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Kevin Wier, Spiars Engineering, Inc., the applicant is Jason Flory, NexMetro, and the owner is Daniel Satsky, Ashton Woods - Dallas Division.

City Council Action: November 19, 2019

<u>Attachments:</u> Exhibit A - Location Map.pdf

Exhibit B - Site Plan.pdf

Exhibit C - Building Elevations.pdf
Exhibit D - Landscape Plan.pdf

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.

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10 19-9507

SU191101/S191101 - Specific Use Permit/Site Plan - Internet Auto Sales & Private Vehicle Maintenance, 3118 E. Main Street (City Council District 5). A Specific Use Permit to allow for Used Auto Dealer and Major Auto Repair uses on one lot on 0.36 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 32nd Street. The existing lots are platted as Burbank Gardens, Unit 2, Lot 446R. The owner is Klarash Ghorbani.

City Council Action: November 19, 2019

Attachments: Exhibit A - Location Map

Exhibit B - Site Plan

Exhibit C - Operational Plan

11 19-9508

SU191102/S191103 - Specific Use Permit/Site Plan - Chokas Transportation Services, 2960 Roy Orr Blvd (City Council District 1). Specific Use Permit for Heavy Truck Repair consisting of a 9,050 SF single-story building. All of Lot 3 and a portion of Lot 2, Block 1, Clean Machine Addition, City of Grand Prairie, Dallas County, Texas, 2.22 acres zoned LI, Light Industrial district and located within the SH 161 Overlay. The agent is Walter Nelson, Walter Nelson and Associates, the owner/applicant is Angelo Chokas.

City Council Action: November 19, 2019

Attachments: Exhibit A - Boundary Description

Exhibit B - Operational Plan

Exhibit C - Site Plan

Exhibit D - Building Elevations

Exhibit E - Landscape Plan

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 November 1, 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.



City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9497 Version: 1 Name: Approval of Minutes of the October 7, 2019 P&Z

meeting

Type: Agenda Item Status: Consent Agenda

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: Approval of Minutes of the October 7, 2019 P&Z meeting.

Sponsors: Indexes:

Code sections:

Attachments: PZ Draft Minutes 10-07-19.pdf

Date Ver. Action By Action Result

From

Chris Hartmann

Title

Approval of Minutes of the October 7, 2019 P&Z meeting.

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis



REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 7, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, , Eduardo Carranza.

COMMISSIONERS ABSENT: Shawn Connor.

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior 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.

<u>AGENDA ITEM: #1-APPROVAL OF MINUTES</u>: To approve the minutes of the Planning and Zoning Commission meeting of September 9, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #2- P191001 - Final Plat - Forterra Addition, Lots 1, 2 & 3 (City Council District 1). Final Plat for Forterra Addition, Lots 1, 2 & 3, for three industrial lots on 276.85 acres, 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. Heavy Industrial (HI) District and lies within the Interstate 30 (I-30) Overlay Corridor District. The current address is 1000 MacArthur Blvd. The agent is Jacob Sumpter, Mycoskie, Mcinnis & Associates and the owner Pipe Portfolio Owner.

Item #3-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.

Item #4-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, 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 and lies within the State Highway 360 (SH-360) Overlay Corridor District. The current address is 1891 N. SH 360. The applicant is Annalyse Valk and the owner is Shawn Valk, Platinum Storage.

Motion was made to approve the minutes of September 9, 2019, and approve public hearing consent agenda items P191001, P191002, and P191004.

Motion: Moser Second: Coleman

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0** Motion: **carried.**

PUBLIC HEARING AGENDA Item #5- SU090104C - Specific Use Permit - Prince Motor Cars Amendment, Major Auto Repair (City Council District 5). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit Amendment for an existing Used Car Sales Lot to add Major Auto 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.

Mr. Jones stated the 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. Staff inspected the property and operations on October 2nd 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. The 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.

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 31st, Grand Prairie, TX stepped forward representing the case and the property owner and to answer questions from the commission. Mr. Shotwell said this is a good business that would fit in with the surrounding area.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU090104C as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**

PUBLIC HEARING AGENDA Item #6- S191001 - Site Plan - Epic East Towne Crossing Retail (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated 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. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the landscape and screening requirements. 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. 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 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. The applicant has also included eight Building Design Menu Items, exceeding the six Menu Items required by the new standards. 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. The Development Review Committee recommends approval.

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

Mike Clark, Gerald Luecke, and Mark Davis with the Webber Group, 16000, Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case S191001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin Second: Moser

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**

PUBLIC HEARING AGENDA Item #7- SU191001 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building B (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated 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 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. The Development Review Committee recommends approval.

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

Mike Clark, Gerald Luecke, and Mark Davis with the Webber Group, 16000, Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case SU191001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0** Motion: **carried.**

<u>PUBLIC HEARING AGENDA Item #8- SU191002 - Specific Use Permit - Epic East Towne Crossing, Phase II, Building D (City Council District 2).</u> Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated 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 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. The Development Review Committee recommends approval.

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

Mike Clark, Gerald Luecke, and Mark Davis with the Webber Group, 16000, Dallas Parkway, Suite 300, Dallas, TX were present representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case SU191002 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Hedin Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**

PUBLIC HEARING AGENDA Item #9- SU191004/S191004 - Specific Use Permit/Site Plan-WoodSpring Suites Hotel (City Council District 2 and 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated 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. 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. The property is zoned PD-29 with a base zoning district of General Retail. Development is subject to the standards in Article 6 of the Unified Development Code. The proposal requires two variances from the density and dimensional requirements. The proposed Landscape Plan exceeds the landscape and screening requirements. 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. 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.

Ms. Ware stated 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. The maximum allowable FAR is .35:1. The proposal has a FAR of .50:1. Staff does not object to this request. 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. 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. 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.

Ms. Ware stated 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.

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

Chairperson Spare asked what other types of uses could be permitted on this site.

Ms. Ware stated other uses allowed on this site are retail, restaurants, apartments, and a new car dealership.

Ian McClure, 17950 Preston Road, Suite 780, Dallas, TX was present representing the case and to answer questions from the commission. He is the owner and developer of this property, this would be an excellent location for his hotel their rates are \$80 to \$100 per night they build to the highest standards.

Chairperson Spare said sometimes extended stay hotels bring in certain types of people. Mr. McClure said with their rates being \$80 to \$100 a night these rates would not bring unwanted guess to their hotel, the other hotels offer cheaper rates a night therefore they attract unwanted guess. He said there is a need for this type of hotel at this location.

Commissioner Moser asked how many hotels he owns. Mr. McClure replied he owns 18 hotels in Texas, there are a total of 216 and are very well known hotels.

Commissioner Hedin asked if they were a part of the Royalty Rewards or Choice Privilege program. Mr. McClure replied yes, Choice Privilege, you earn points when you stay at their hotels.

Commissioner Smith noted there are already hotels in this area and he would be competing against them. Mr. McClure stated this area is still a good location, people tend to stay at the same hotels when earing their rewards points.

Commissioner Fisher asked if there would be security onsite. Mr. McClure stated this would be one-building, 4-stories, with key access, they would provide cameras and would be staffed twenty-four hours a day, seven days a week.

Commissioner Moser asked if he had already purchase the property. Mr. McClure replied no, the property is under contact pending approval of this request.

Commissioner Coleman stated looking at their advertisements online they also offer room rates at \$44 a night. Mr. McClure said not at their hotels the rates are \$80 to \$100 a night.

Chairperson Spare stated our Police Chief is not in favor of extended stay hotels, as a commissioner he has to ask what is the best use for this property and to him this not the best use of this land.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case SU191004/S191004 as presented. The action and vote being recorded as follows:

Motion: Smith Second: Hedin

Ayes: Fisher, Hedin, Moser, Smith

Nays: Carranza, Coleman, Spare, Landrum

Motion Failed: 4-4 Motion: **Carried.**

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #10- CPA191001- Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a 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.

PUBLIC HEARING AGENDA Item #11- Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments (City Council District 2). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for 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, and the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation.

Ms. Acosta stated 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. 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. 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.

Ms. Acosta stated 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. 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%. The applicant is requesting the following variances:

- 1. Minimum Living Area for Studio Units
- 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

Ms. Acosta stated the Development Review Committee recommends approval of the proposed zone change from GR, General Retail to PD, Planned Development District.

Chairperson Spare asked if there are parking requirements for studio apartments, and where are the guess parking located. Ms. Acosta stated we do not have parking requirements for studio apartments, but could be considered one-bedroom apartments. Mr. Jones stated there is a requirement that they provide guess parking.

Commissioner Carranza asked if a TIA was required. Ms. Acosta replied no, this location does not require a Traffic Impact Analysis.

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

Chase Debaun, 2935 S. Belt Line Road, Grand Prairie, TX was present representing the case and to answer questions from the commission. He said this area has been an eye-sore for quiet sometime, because of the odd shaped lot and Hwy 161, no big box would come into this area therefore they are proposing a mix use development.

Chairperson Spare stated the proposal looks great, but he is concern with the parking. Mr. Debaun said if they do receive a proposal for a restaurant they would need to provide additional parking and reconfigure the building, but the multi family has been design to fit the site as best as they could.

There being no further discussion on case CPA191002, commissioner Coleman moved to close the public hearing and approve case CPA191001 as presented. The action and vote being recorded as follows:

Motion: Coleman Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**

There being no further discussion on case Z191001/S191005, commissioner Coleman moved to close the public hearing and approve case Z191001/S191005 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0** Motion: **carried.**

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

<u>PUBLIC HEARING AGENDA Item #12- CPA191002 - Comprehensive Plan Amendment (City Council District 4).</u> Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

<u>PUBLIC HEARING AGENDA Item #13- Z191003/CP191003 - Zoning Change/Concept Plan - Bardin Road Mixed Use (City Council District 4).</u> Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a 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.

Ms. Ware stated the purpose of the request is to amend the Future Land Use Map from Commercial to Med-Density Residential on 18.92 acres so that the FLUM is consistent with a development proposed at this location. 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 purpose of the request is to create a Planned Development District for multi-family, retail, restaurant, and cinema uses on 21.80 acres. 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; and 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 componentsmulti-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.

Ms. Ware stated the applicant submitted a Traffic Impact Analysis to estimate the impact of the proposed development on traffic operations. The TIA includes the findings; 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; and 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. Ms. Ware said 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.

Ms. Ware stated the applicant is proposing General Retail and Multi-Family Three 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 tuckunder garages instead of a combination of garages (30%) and carports (20%).

Ms. Ware stated 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. the proposed density of 42 dwelling units per acre exceeds the density of 26 dwelling units per acre allowed in MF-3; 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; a variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development; and 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. The Development Review Committee recommends approval of the Zoning Change/Concept Plan and variances to the sign requirements be requested through a Unified Signage Plan.

Commissioner Smith would like to know how big the open space would be.

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek, Grand Prairie, TX was present representing the case and to answer questions from the commission. Mr. Peck presented staff with a video of the proposed development, and stated this development would be the first for this area.

Commissioner Smith stated she likes the style of the project and would like to see it come to Grand Prairie. Mr. Peck stated the access would be a challenge, but the location is very appealing to Alamo.

Commissioner Landrum asked if they are in agreement with participating in the cost of signalizing the intersection of Bardin Road and SH-360. Mr. Peck replied yes.

Commissioner Moser asked how would he make sure the traffic does not back up onto Bardin Road. Mr. Peck stated this would be addressed during the site plan process.

Brain Moore, 2808 Fairmont, Dallas, TX stated to answer commission Smith question the open space would be about 20,000 sq. ft.

There being no further discussion on case CPA191002, commissioner Smith moved to close the public hearing and approve case CPA191002 as presented. The action and vote being recorded as follows:

Motion: Smith Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**

There being no further discussion on case Z191003/CP191003, commissioner Smith moved to close the public hearing and approve case Z191003/CP191003 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0** Motion: **carried.**

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

<u>PUBLIC HEARING AGENDA Item #14- CPA191003 – Comprehensive Plan Amendment - Riverside Mixed Use (City Council District 1).</u> Chief City Planner David Jones presented the case report and gave a Power Point presentation for a 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.

PUBLIC HEARING AGENDA Item #15- Z191004/CP191004 - Zoning Change/Concept Plan-Riverside Hotel and Apartments (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a 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.

Mr. Jones stated the purpose of the request is to amend the Future Land Use Map 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. 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. 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 veloweb connections in Arlington and Fort Worth.

Mr. Jones said the purpose of this 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. 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 clubhouse would be rebuilt as part of the hotel/conference center while the existing cart barn would be remain. Current access from Riverside Pkwy would remain, and additional access points would be constructed to provide access from SH 360. 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, wrap-style multi-family with structured parking, and urban townhomes. A use not shown in this table is prohibited, even if allowed in the MF-3 or C districts in the UDC. Drive thru windows will only be permitted within 500 feet of the 360 frontage road. 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. Applicant requests to waive all other requirements of Article 8, Landscaping and Screening Standards except for rooftop, loading, and dumpster screening requirements. The proposed PD will require the use of articulation, windows, and materials consistent with the requirements of Appendix F.

Mr. Jones stated 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. 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; Commercial zoning is limited to 50 feet in height. 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. A variance to this requirement will allow the multi-family to function as an integrated component of a walkable, mixed-use development. Some shared parking factors may result in a 5% increase in required parking over base UDC standards. Staff is comfortable with this variance. Only parking lot landscaping and street trees required. Staff is comfortable with waiving screening requirements because this is an integrated development that is bounded by the golf course and the Trinity river. 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 quickserve restaurant, and is part of a mixed-use building. The Development Review Committee recommends approval with the following conditions: 1. Multiple public open spaces be provided that are a minimum 100 feet x 50 feet. 2. 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.

Chairperson Spare opened the public hearing, and called for individuals wishing to speak on this item.

Jake McGlaun, 2627 Alco Avenue, Dallas, TX was present representing the case and to answer questions from the commission.

Chairperson Spare stated this area is within the floodplain and he has seen the roads underwater. Brett Huntsman, Transportation Planner, stated the city has been working with COG, TxDOT, City of Arlington, and the developer to make sure the frontage roads are engineered and constructed accordingly.

There being no further discussion on the case CPA191003, commissioner Fisher moved to close the public hearing and approve case CPA191003 as presented. The action and vote being recorded as follows:

Motion: Fisher

Second: Coleman

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare Nays: None Approved: 8-0 Motion: carried. There being no further discussion on case Z191004/CP191004, commissioner Landrum moved to close the public hearing and approve case Z191004/CP191004 as presented and recommended by staff. The action and vote being recorded as follows: Motion: Landrum Second: Smith Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare Nays: None Approved: 8-0 Motion: carried. Commissioners or Citizens Comments: Commissioner Moser said it bothers him when someone stands at the podium and lies to him, Woodspring Hotel is advertising, if you book 5 nights or more or for 7 days the rate would be \$49 a night. He is very upset that the applicant would lie to them about their nightly rates. Commission Moser moved to adjourn the meeting of October 7, 2019. The meeting adjourned at 8:20 p.m. Joshua Spare, Chairperson ATTEST: Max Coleman, Secretary An audio recording of this meeting is available on request at 972-237-8255.



City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9499 Version: 1 Name: P191102 - Final Plat - Brighton Estates

Type: Agenda Item Status: Consent Agenda

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: P191102 - Final Plat - Brighton Estates (City Council District 4). Brighton Estates creating 61

residential lots and 4 open space lots on 19.365 acres. Tract 1, C.D. Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-359, addressed as 3600 S Great Southwest Pkwy, and generally located at the southwest corner of Forum Drive and Great Southwest Pkwy. The agent is Casey Stevenson, P.E., Peloton Land, the applicant is Mark Allen, Allen Land Development,

and the owner is Dan Luby, ECOM Real Estate Management, Inc.

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Final Plat.pdf Exhibit i - PD-359

Date Ver. Action By Action Result

From

Chris Hartmann

Title

P191102 - Final Plat - Brighton Estates (City Council District 4). Brighton Estates creating 61 residential lots and 4 open space lots on 19.365 acres. Tract 1, C.D. Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-359, addressed as 3600 S Great Southwest Pkwy, and generally located at the southwest corner of Forum Drive and Great Southwest Pkwy. The agent is Casey Stevenson, P.E., Peloton Land, the applicant is Mark Allen, Allen Land Development, and the owner is Dan Luby, ECOM Real Estate Management, Inc.

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Brighton Estates creating 61 residential lots and four open space lots on 19.365 acres. Tract 1, C.D. Ball Survey, Abstract No. 197, City of Grand Prairie, Tarrant County, Texas, zoned PD-359, addressed as 3600 S Great Southwest Pkwy, and generally located at the southwest corner of Forum Drive and Great Southwest Pkwy.

File #: 19-9499, Version: 1

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create 61 residential lots and four open space lots to facilitate the development of a single family subdivision on 19.365 acres.

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-391	Undeveloped	
South	General Retail (GR)	Floodplain, Floodway, Creek, Restaura	
West	Single Family-Two (SF-2)	Single family residential	
East	PD-83	Single family residential	

HISTORY:

- March 21, 2017: City Council approved a Zoning Change/Concept Plan (Case Number Z170101/CP170101), creating a planned development district for single family residential uses.
- April 2, 2018: Planning and Zoning Commission approved a Preliminary Plat for Brighton Estates, Phase 1A (Case Number P180401).
- August 27, 2019: The Development Review Committee approved an extension to the Preliminary Plat for Brighton Estates, Phase 1A (Case Number P180401A).

PLAT FEATURES:

The proposed subdivision is accessible from Great Southwest Parkway and Forum Drive. The Final Plat depicts internal streets that will provide access to individual lots and circulation within the subdivision.

The plat depicts the necessary utility easements, wall maintenance easements, erosion hazard setback, and stormwater management area.

The property is zoned PD-359 for single family residential use. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

Table 2: Summary of Density and Dimensional Requirements

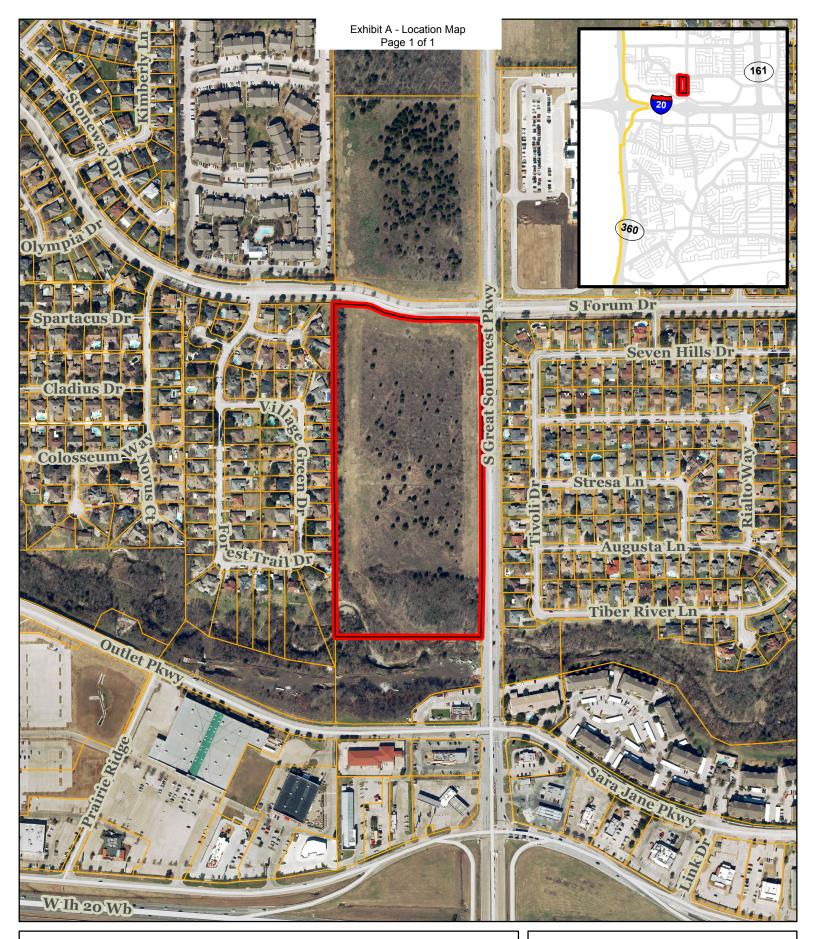
Standard	Required
Min. Lot Area (Sq. Ft.)	5,000
Min. Lot Width (Ft.)	50
Min. Lot Depth (Ft.)	110
Front Setback (Ft.)	25
Rear Setback (Ft.)	10

File #: 19-9499, Version: 1

RECOMMENDATION:

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

- Prior to submitting the plat for final signatures, the applicant shall submit an entry feature, perimeter screening, and landscape plan for review;
- Prior to submitting the plat for final signatures, the applicant shall submit an exhibit showing the location and type of amenities that will be provided on internal open space lots per PD-359 requirements (page 10 of Ord 10243-2017); and
- Prior to submitting the plat for final signatures, the applicant shall submit a draft document that will establish a homeowners association (HOA) for the subdivision.





CASE LOCATION MAP
Case Number P191102
Brighton Estates

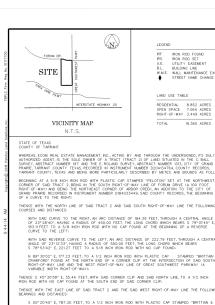


City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org



IRON ROD FOUND
IRON ROD SET
UTILITY EASEMENT
BUILDING LINE
WALL MANTENANCE EASEMENT
STREET NAME CHANGE

LAND LISE TABLE RESIDENTIAL 8.852 ACRES OPEN SPACE 7.064 ACRES RIGHT-OF-WAY 3.449 ACRES 19.365 ACRES

BECINNO AT A 5/8 NCH IRON RCO WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE NORTHWEST CORRER OF SAD TRACT 2, BIDLE IN THE SOUTH ROHT-OF-WAY LIKE OF FORUM GRIVE IA DO FOOT GRONT-OF-WAY) AND BIDLEN THE WORKFIESS CORRER OF RESOR CEEC, MI, AUGUSTON TO THE CITY OF GRAND PRAKE RECORDED IN INSTRUMENT MAMBER DISHADSTA449, SAD COUNTY RECORDS, THE BECHNING OF A CURVE TO THE GROTT.

THENCE WITH THE NORTH LINE OF SAID TRACT 2 AND SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 222.79 FEET, THROUGH A CENTRAL ANGLE OF 23-12/33", HAVING A RADIUS OF 550.00 FEET, THE LONG CHORD WHICH BEARS S 78*5342" E 22127 FEET TO A 5.48 INCH IRON ROOW WITH NO CAP FOUND:

N 691-3002" E.177.23 FEET, TO A 1/2 INCH RON RON WITH PLASTIC CAP STAMPED "BRITTAN N CRAWFORD" FOUND AT THE NORTH EASO OF A CORREC CLIP AT THE NORTHSCHOOL OF SAO SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF OREAT SOUTHWEST PARKWAY (A VARIABLE, WITH RIGHT-OF-WAY).

THENCE S 45°30'58" E, 35.44 FEET, WITH SAD CORNER CLIP AND SAID NORTH LINE, TO A 1/2 INCH-IRON ROD WITH NO CAP FOUND AT THE SOUTH END OF SAID CORNER CLIP:

THENCE WITH THE EAST LINE OF SAID TRACT 2 AND THE SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING REARINGS AND DISTANCES:

S 00°20'40" E, 787.30 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRITTAIN & CRAWFORD" FOUND:

S 02"38"56" E, 170.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET: S 00*17'28" E, 389.48 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE SOUTHERST CORNER OF SAID TRACT 2, BEING THE NORTHERST CORNER OF LOT 2, BLOCK C, PHASE 2, SOUTHWEST 20 WEST ADDITION, AN ADDITION TO THE CITY OF GRAND PRARIE RECORDED IN INSTRUMENT NUMBER D194214133, SAID COUNTY RECORDS:

THENCE S 89°20'0" W, 610.00 FEET, WITH THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF LOT 2, BLOCK C TO A 12' BICH RON ROD WITH PLASTIC CAP STAMPED "BRITTAN & CRAMFORD" FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK C, BENG IN THE EAST LINE OF AFOREMENTIONED ARBOR CREEK!

THENCE N 00°09'28" W, 1453.48 FEET, WITH THE WEST LINE OF SAD TRACT 2 AND SAD EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 843,528 SQUARE FEET OR 19.365 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, NOW ALL WELL BY THESE PRESENTS

THAT ECOME ALL STATE NAMODERS INC. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ADDRESSING PROPERTY AS BROWNING, DESIGNATION STATES, AN ADDRESS AND CONTROL OF GRADE PRIMER, AND CONTROL OF THE PROPERTY AND CONTROL OF THE PROPERTY

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

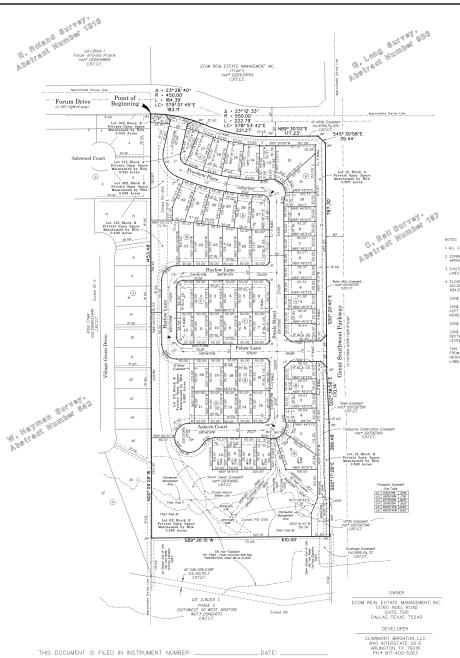
IN WITNESS THEREFORE, IHAVE SET MY HAND THIS THE ___ DAY OF _____ BY: ECOM REAL ESTATE MANAGEMENT, INC. A TEXAS CORPORATION

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY FAMOR OF THE STATE OF TEXAS, ON THIS DAY FAMOR OF THE STATE OF TEXAS, ON THIS DAY FAMOR OF THE STATE OF THE STATE

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ______, 2019

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES:





LINE TABLE						
NO.	BE ARING	DISTANCE				
L1	S 34° 58' 21" E	26.91				
L2	N 60° 13' 54" E	27.26'				
L3	S 44*43'05" W	28.25'				
L4	S 45*16'55" E	28.32"				
L5	N 44° 46' 51" E	28.28'				
L6	N 45° 13' 09" W	28.28'				
L7	S 45*13'09" E	14.141				
L8	S 44" 46' 51" W	14.14"				
L9	S 45*13'09" E	14.14"				
L10	S 44° 46' 51" W	14,141				

	CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	BE ARING	DISTANCE				
C1	79° 27' 07"	50.00'	69.33'	S 26° 41' 11" E	63.91				
C2	22" 46' 57"	728.55'	289.69"	S 77" 48' 13" E	287.79"				
C3	88° 58' 32"	50.00'	77.65'	S 44" 42" 25" E	70.081				
C4	90° 00' 00"	50.00'	78.541	N 44° 46' 51" E	70.71				
C5	90 00' 00"	50.00'	78.541	N 45° 13' 09" W	70.71				
C6	90*00'00"	50.00'	78.54'	S 44*46'51" W	70.71				
C7	80° 08' 14"	28.60'	40.001	N 27" 01' 43" W	36.82"				
C8	79° 22' 23"	80.00'	110.831	S 26° 38' 47" E	102.17				

1. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

- ZONING CLASSFICATIONS 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.
- 3. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
- 4. FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439603701, DATED MARCH 21, 2019, THIS PROPERTY IS WITHIN FLOOD ZONE X, AC.

ZONE AE - SPECIAL FLOOD HAZARD AREA, BASE FLOOD ELEVATION DETERMINED.

ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCONCHMENT SO THAT THE 12 ANNUAL CHANCE FLOOD CAN BE CARRED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT.

TONE Y AREAS DETERMINED TO BE OUTSIDE THE 0.27 ANNUAL CHANCE ELOCODI AND

ZONE X (SHADED) AREAS OF 0.2X ANNUAL CHANCE FLOOD) AREAS OF 1X ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAWAGE AREAS LESS THAN 1 SOUARE MILE; AND AREAS PROTECTED BY LEVES FROM IX ANNUAL, CHANCE FLOOD.

THIS FLOOD STATUMENT DOES NOT MAKE YE HAVE THE PROPERTY AMOVING THE STRUCTURE THEREON WILL BE FREE HAVE THE PROPERTY AMOVING THE STRUCTURE THEREON WILL BE FREE HAVE THE STRUCTURE AND THE STRUCTURE THE STRUCTURE THE STRUCTURE THE STRUCTURE STATEMENT SHALL NOT GREAT LIBERTY OF THE PART OF THE SURVEYOR.

KNOW ALL MEN BY THESE PRESENTS:
THAT I TODO A BRIDGES DO HEREBY CERTIFY THAT IPREPARED THIS PLAT FROM
AN ACTUAL AND ACCURATE SINTEY OF THE LAND AND THAT THE CORNER MONUME
SHOWN THEREON AS "SET" WERE PROFEELY PLACED UNDER MY PERSONAL SUPERY
IN ACCORDANCE WITH THE SUBMYSHOON ORDINANCE OF THE CITY OF GRAND PRAME

SIGNATURE OF THE REGISTERED PROFESSIONAL TODD A BRIDGES

TEXAS REGISTRATION NO. 4940

"Preimmory, this occument shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C Todd A. Bridges, RPLS 4940 Date: 10/30/2019

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TOOD A BROCKS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCREED TO THE FORECOME INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THERER EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF ___

NOTARY PURISON AND FOR THE STATE OF TEXAS

A Final Plat of

61 Residential Lots \ 4 Open Space lots 19.365 Acres of Land

Brighton Estates

Situated in the C. Ball Survey, Abstract Number 197, and the E. Roland Survey, Abstract Number 1313, City of Grand Prairie, Tarrant County Texas.

Date of Preparation: March 2018.

Job #: Drawn By: Checked By: Date:

states Final Plat of 互 ghton



SHEETS

P19110

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE A 19.942 ACRE PARCEL OF LAND SITUATED IN THE E. ROLAND SURVEY, ABSTRACT NO. 1313 AND THE CD BALL SURVEY, ABSTRACT NO. 197 IN THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, GENERALLY LOCATED EAST OF SOUTH GREAT SOUTHWEST PARKWAY AND SOUTH OF SOUTH FORUM DRIVE, AND AS MORE FULLY DESCRIBED BELOW, FROM PLANNED DEVELOPMENT 77 (PD-77) FOR COMMERCIAL USES TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL USES WITH A BASE ZONING DESIGNATION OF SINGLE FAMILY-SIX (SF-6) DISTRICT; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from Planned Development 77 (PD-77) to a Planned Development for Single Family Residential Uses with a Base Zoning Designation of Single Family-Six (SF-6) District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on March 6, 2017, 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 Planned Development 77 (PD-77) District to a Planned Development District for Single Family Residential Uses with a Base Zoning Designation of Single Family-Six (SF-6) district; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on March 21, 2017, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original

Ordinance No. 10243-2017

Page 2 of 6

Zoning Ordinance from its classification of Planned Development 77 (PD-77) to a Planned Development for Single Family Residential Uses with a Base Zoning Designation of Single Family-Six (SF-6) District and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

SECTION 1. THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

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

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Planned Development 77 (PD-77) to a Planned Development for Single Family Residential Uses with a Base Zoning District of Single Family-Six (SF-6) District as described in Exhibit A - Legal Description and Exhibit B - Location Map, which are incorporated herein by reference.

SECTION 2. PURPOSE AND INTENT

The intent of this zoning ordinance is to create a development framework that encourages and supports higher standards. Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential development.

SECTION 3. DEVELOPMENT STANDARDS

A. General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) and Resolution 3924 unless otherwise specified herein.

B. Zoning Exhibit/Concept Plan

The area depicted in Exhibit "C" - Concept Plan designates the Planned Development District area. The number of residential lots within the Planned Development District area shall not exceed 61.

C. Development Standards

Ordinance No. 10243-2017
Page **3** of **6**

- 1. Density and Dimensional and Requirements Minimum lot dimensions and other criteria for the development of each single family lot shall be in conformance with the following:
 - a. The minimum residential lot size shall be 5,000 square feet.
 - b. The minimum residential lot width shall be 50 feet.
 - c. The minimum residential lot depth shall be 110 feet.
 - d. The minimum front yard setback shall be 25 feet.
 - e. The minimum rear yard setback shall be 10 feet.
 - f. The minimum internal side yard setback shall be 5 feet.
 - g. The minimum side yard adjacent to a street setback shall be 15 feet.
 - h. The maximum lot coverage shall not exceed 60%.
 - i. Ten percent (10%) of all platted residential lots shall have a minimum living area of 1,600 square feet or greater.
 - j. Ten percent (10%) of all platted residential lots shall have a minimum living area of 1,800 square feet.
 - k. Eighty percent (80%) of all platted residential lots shall have a minimum living area of 2,000 square feet.
- 2. In lieu of J-Swing Garages the following shall apply:
 - a. Front entry garages shall be offset a minimum of 5 feet from the front elevation of the house.
 - b. Front entry garages with two or more one-care wide single doors shall offset one door 12 inches from the door that is closest to the street.
 - c. Front entry garages with two-car wide doors shall recess the garage door a minimum of 12 inches from the garage façade.
 - d. Front entry garages with two-car wide doors shall provide decorative elements. Decorative elements may include cedar doors, reveals/textures, and decorative hardware.
 - e. Front entry garages shall provide articulated architectural elements. These elements may include masonry in-filled gabled roof, dormer window features, boxed windows and similar architectural elements.
 - f. The front setback for houses with a side entry garage may be reduced by 5 feet.

Ordinance No. 10243-2017

Page 4 of 6

g. Carports shall be prohibited within the development.

3. Masonry Materials

- a. Two-Story Structures
 - i. The masonry content for two-story structures shall be a minimum of 80%.
 - ii. Fireplaces and chimney flues on exterior walls shall be 100% masonry on all sides facing the street. The sides facing the roof may be stucco.
- b. Single-Story Structures
 - i. The minimum masonry content for single-story structures shall be 100%.
 - ii. All fireplace chimney flues shall be encased in 100% masonry.
- 4. Lot Landscaping Each residential lot, prior to initial occupancy of the home, shall have the following minimum landscaping and irrigation:
 - a. 1-three-inch caliper trees planted in the front yard of each house
 - b. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
 - c. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
 - d. Residential lots shall be sodded in accordance with the requirement of the Unified Development Code.
 - e. Automatic underground irrigation, per the minimum requirements of the UDC shall be installed throughout the lot.
- 5. Lot Fencing fencing on individual lots shall conform to the following minimum standards and the UDC or the following standards; the stricter fencing requirements shall prevail:
 - a. Fences shall be constructed of wood with metal posts, brick or wrought iron type fence.
 - b. Fence heights shall be a minimum of six feet (6') for wood fences and a maximum of four feet (4') for wrought iron types.
 - c. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.
- 6. Open Space and Amenities The designation of open spaces shall generally conform to Exhibit "D" Conceptual Open Space Plan.

Ordinance No. 10243-2017
Page **5** of **6**

a. Open spaces within the development may include pocket parks, ponds and/or water features, walking paths, dog park, and playground.

- b. Open space features and amenities will be determined by the developer at the time of platting.
- c. Open space features and amenities will be owned and maintained by the homeowners association.

7. Screening and Landscaping

- a. Per the Conceptual Open Space Plan (Exhibit D), the landscape area in Open Spaces shall be planted with trees, shrubs and grass and shall be irrigated with an automatic irrigation system.
- b. The required masonry screening wall shall meet specifications provided by the Forum Estates PID.
- c. The Homeowners Association and PID #5 shall maintain the areas along South Forum Drive and South Great Southwest Parkway. The HOA shall maintain the Entry Features and Open Spaces.

8. Other Requirements

- a. Mailboxes will be installed in a kiosk fashion located on an open space lot, maintained by the HOA.
- b. Repeat Elevations No duplicate house elevations may be built on a lot within four (4) lots of a house with the same elevation located on the same side of a street. No house may be built with the same elevation as the house located directly across the street.
- c. Retaining Walls Any retaining wall shall be constructed of approved stone. The use of wood or tie walls will not be allowed. Retaining walls greater that 4-feet in height shall be designed by an engineer licensed in the State of Texas.
- d. All utilities shall be constructed below ground, except for major high voltage lines.
- e. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Temporary parking and drive areas for model homes may be constructed of asphalt and/or approved pervious surfaces.
- f. A façade plan shall be approved by the City prior to the issuance of building permits.

SECTION 4. HOMEOWNERS ASSOCIATION AND PUBLIC IMPROVEMENT DISTRICT

A mandatory homeowners association (HOA) shall be created to enforce the HOA restrictions at the

expense of the property owners of the development. The HOA shall maintain the common areas within the development. Prior to recordation of the first final plat, HOA documents shall be submitted to the Planning Department for review.

The subject site is within PID (Public Improvement District) #5. Prior to recordation of the first final plat, confirmation from the PID #5 Board shall be submitted which indicates acceptance of the change of use and incorporation of the subdivision wall, perimeter landscape into the PID's maintenance responsibility.

SECTION 5. SUBDIVISION ACCESS

The exact location and configuration of subdivision entrances from South Forum Drive and South Great Southwest Parkway will be determined with the preliminary plat.

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 21ST DAY OF MARCH, 2017.

APPROVED:

APPROVED AS TO FORM:

City Attorney

MALL THE SECRETARY

ORDINANCE NO. 10243-2017 ZONING CASE NO. Z170101/CP110101 PLANNED DEVELOPMENT NO. 359

Exhibit "A"

Southern Tract

WHEREAS ECOM REAL ESTATE MANAGEMENT INC is the owner of a 19.942 acre parcel of land situated in the E. Roland Survey, Abstract No. 1313 and the CD Ball Survey, Abstract No. 197 in the City of Grand Prairie, Tarrant County, Texas and being that portion of land as recorded in Document No. D204134764, as recorded in the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the western right-of-way line of Great Southwest Parkway and the southern right-of-way line of Forum Drive;

THENCE S00°17'57W, 1370.70' to the southeastern corner of the herein described tract;

THENCE \$89°58'45"W, 624.25' to the southwestern corner of the herein described tract;

THENCE N00°29'17"E, 1453.38' to the northwestern corner of the herein described tract, said corner also being the Point of Curvature of a non-tangent circular curve to the right having a radius of 450.00', a central angle of 23°27'41" and a chord length of 182.98';

THENCE along said curve to the right, 184.27' to the Point of Reverse Curvature of a tangent circular curve to the left having a radius of 550.00', a central angle of 23°12'04" and a chord length of 221.20'

THENCE along said curve to the left, 222.72';

THENCE S89°51′25″E, 223.23′ to the POINT OF BEGINNING and containing 868,670 square feet or 19.942 acres of land.





CASE LOCATION MAP

Case Number Z170101/CP170101
Planned Development for Single Family

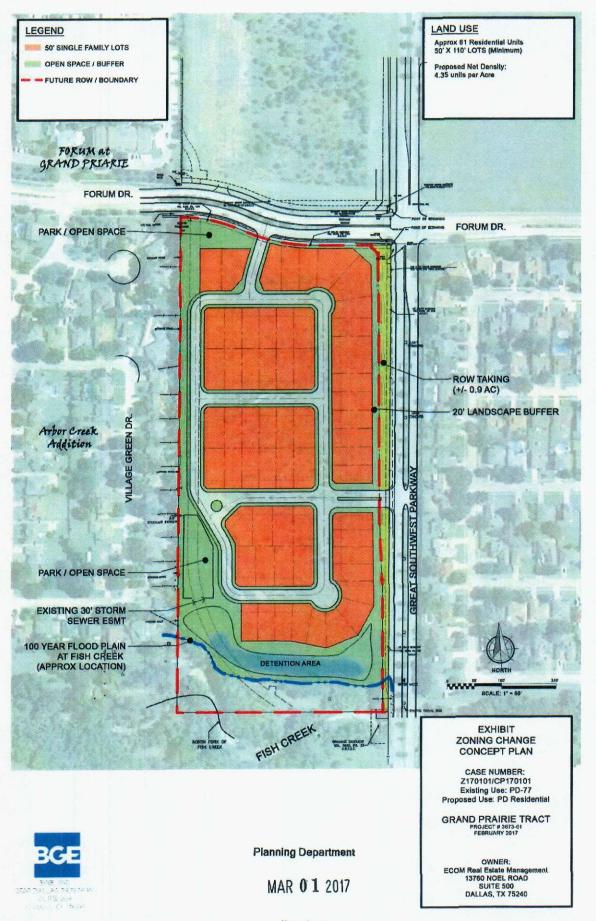
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City of Grand Prairie Planning and Development

(972) 237-8257

munay anty ara

Exhibit "C"



Received

Exhibit "D"





City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9500 Version: 1 Name: P191103 - Final Plat - Lynn Creek Addition, Lot 1,

Block 1

Type: Agenda Item Status: Consent Agenda

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: P191103 - Final Plat - Lynn Creek Addition, Lot 1, Block 1 (City Council District 4). Lynn Creek

Addition, Lot 1, Block 1, creating a single lot on 15.636 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher

Smith, Josh Basler, AD Spanos, and the owner is Robert Barham, KP Land Partners, LP.

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map.pdf

Exhibit B - Final Plat.pdf

Date Ver. Action By Action Result

From

Chris Hartmann

Title

P191103 - Final Plat - Lynn Creek Addition, Lot 1, Block 1 (City Council District 4). Lynn Creek Addition, Lot 1, Block 1, creating a single lot on 15.636 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, Josh Basler, AD Spanos, and the owner is Robert Barham, KP Land Partners, LP.

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat of Lynn Creek Addition, Lot 1, Block 1, creating a single lot on 15.636 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy.

File #: 19-9500, Version: 1

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one lot on 15.636 acres to facilitate multi-family development in the SH-360 Corridor.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-255A	Gas Well Padsite, Floodplain and Flo
South	PD-255A	Single Family Residential
West	PD-255A	Undeveloped
East	PD-255A; A	Single Family Residential; Floodplai

HISTORY:

- August 6, 2019: The Planning and Zoning Commission approved a Preliminary Plat for Lynn Creek Addition, Lot 1, Block 1 (Case Number P190801).
- September 17, 2019: City Council approved a Site Plan for Lynn Creek Apartments (Case Number S190801).

PLAT FEATURES:

The plat depicts the necessary utility easements that will be established by a separate instrument. Prior to submitting the plat for final signatures, the applicant shall add the instrument numbers to the spaces provided on the plat. The plat meets the minimum lot size and dimensions established by PD-255A.

Table 2: Dimensional Requirements

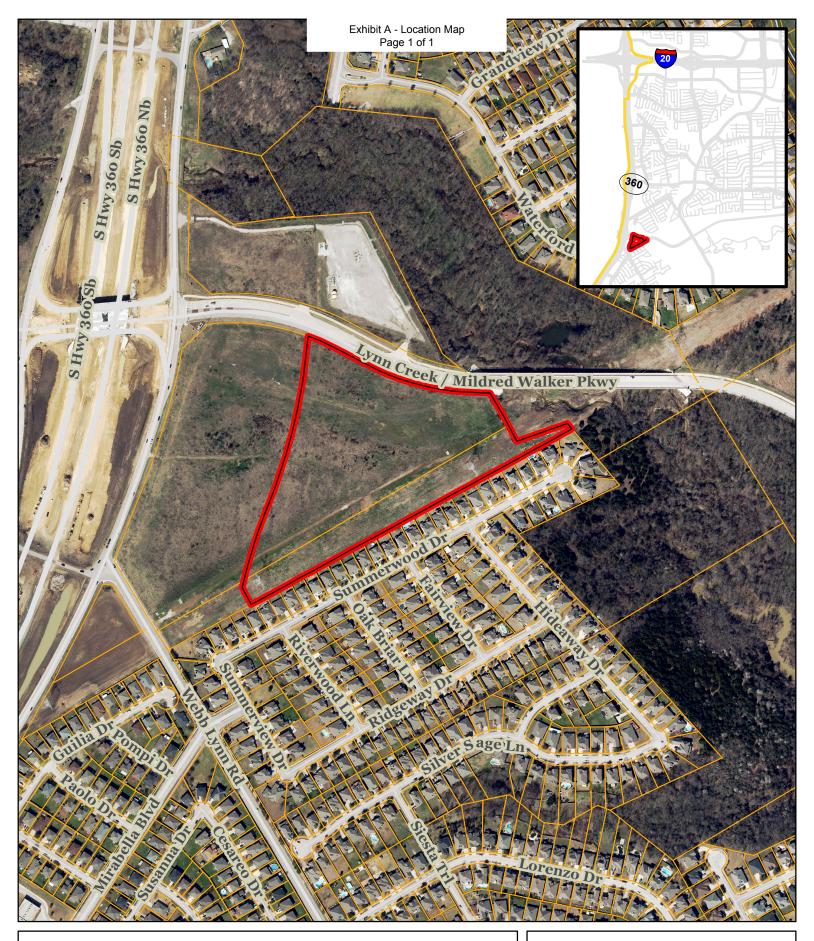
Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	12,000	310,452.12	Yes
Min. Lot Width (Ft.)	100	535.25	Yes
Min. Lot Depth (Ft.)	120	524.83	Yes
Front Setback (Ft.)	100	63	Yes*

^{*}City Council approved a variance to the required front yard setback on September 17, 2019.

RECOMMENDATION:

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

- 1. Prior to submitting the plat for final signatures, the applicant shall add the instrument numbers to the spaces provided on the plat.
- 2. Per Site Plan approval, developer is responsible for ensuring subdivision screening wall is in place prior to issuance of a Certificate of Occupancy.





CASE LOCATION MAP
Case Number P191103
Lynn Creek Addition, Lot 1, Block 1

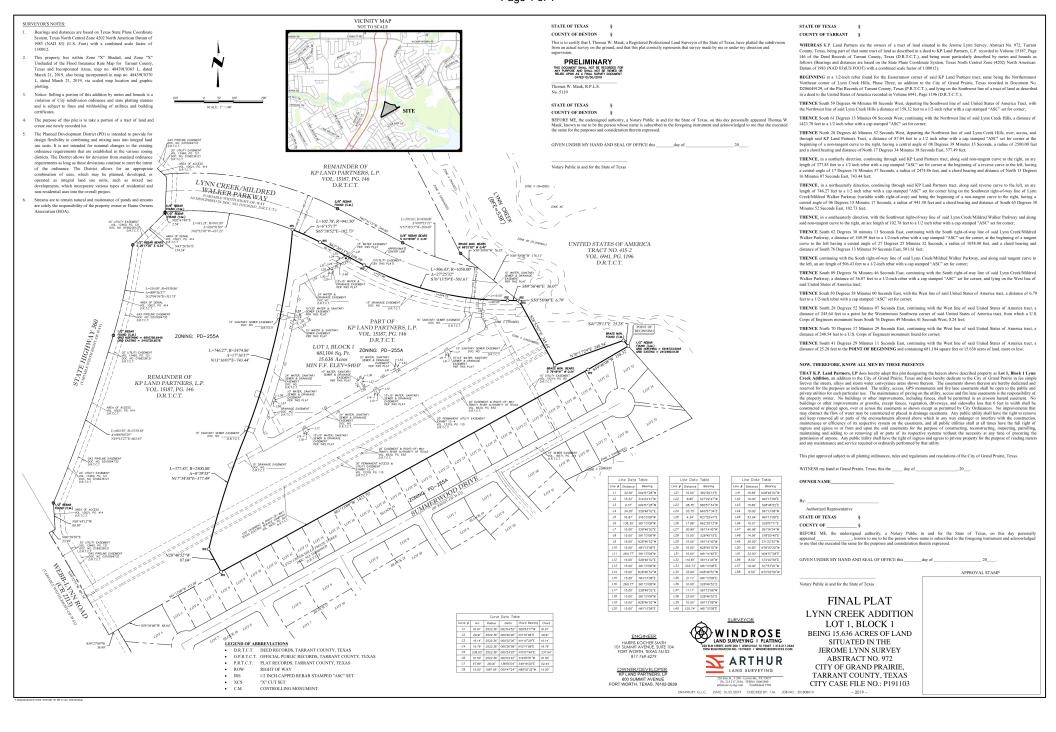


City of Grand Prairie

Development Services

(972) 237-8255

www.gptx.org





City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9501 Version: 1 Name: RP191001 - Replat - Shady Grove Acres, Lots 15A1

& 16R

Type: Agenda Item Status: Consent Agenda

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: RP191001 - Replat - Shady Grove Acres, Lots 15A1 & 16R (City Council District 1). Shady Grove

Acres Addition, lots 15-A1 & 16-R on two single family lots on 2.1 acres and a portion of one lot out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located north of Leyfair Drive and approximately 1,033 feet west of Hardrock Road. Zoned

Single Family-1 (SF-1) District within the State Highway-161 (SH-161) Corridor Overlay and

addressed as 1414 Leyfair Drive. The applicant is Luke Keeton, Keeton Surveying Co. and the owner

is Charles & Lena Bancroft.

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map

Exhibit B - Final Plat

Date Ver. Action By Action Result

From

Chris Hartmann

Title

RP191001 - Replat - Shady Grove Acres, Lots 15A1 & 16R (City Council District 1). Shady Grove Acres Addition, lots 15-A1 & 16-R on two single family lots on 2.1 acres and a portion of one lot out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located north of Leyfair Drive and approximately 1,033 feet west of Hardrock Road. Zoned Single Family-1 (SF-1) District within the State Highway-161 (SH-161) Corridor Overlay and addressed as 1414 Leyfair Drive. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Charles & Lena Bancroft.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Replat to establish two single family residential lots on 2.1 acres. The purpose for the replat is to consolidate four (4) lots into two. The 2.1 acres consists of four lots (1404 & 1410 Leyfair Drive -Lot 15-A1 and 1414 Leyfair Drive & 1521 Jelmak Ave- Lot 16-R) out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located north of Leyfair Drive and approximately 1,033 feet west of Hardrock Road. Zoned Single Family-1 (SF-1) District and lies within the State Highway-161

File #: 19-9501, Version: 1

(SH-161) Overlay Corridor District.

PURPOSE OF REQUEST:

The purpose of the Replat is to combine four (4) single-family residential lots into two (2) residential lots.

ADJACENT LAND USES AND ACCESS:

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

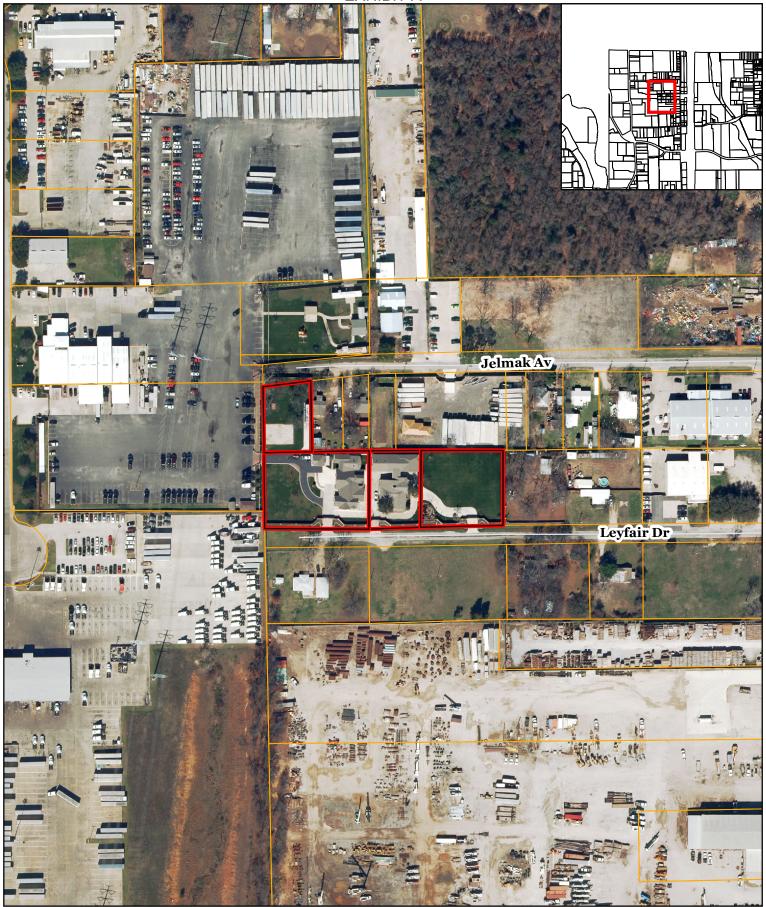
Direction	Zoning	Existing Use
North	Single Family-One (SF-1) District	Single Family Residential
South	Single Family-One (SF-1) District	Single Family Residential
East	Single Family-One (SF-1) District	Single Family Residential
West	Light Industrial (LI) District	Industrial Uses.

PLAT FEATURES:

Both lots have existing single-family residential houses and both comply with SF-1 zoning district dimensional standards of the Unified Development Code (UDC) as proposed.

RECOMMENDATION:

The Development Review Committee recommends approval of the replat.





CASE LOCATION MAP
Case Number: RP191001
Shady Grove Acres, Lots 15A1 & 16R



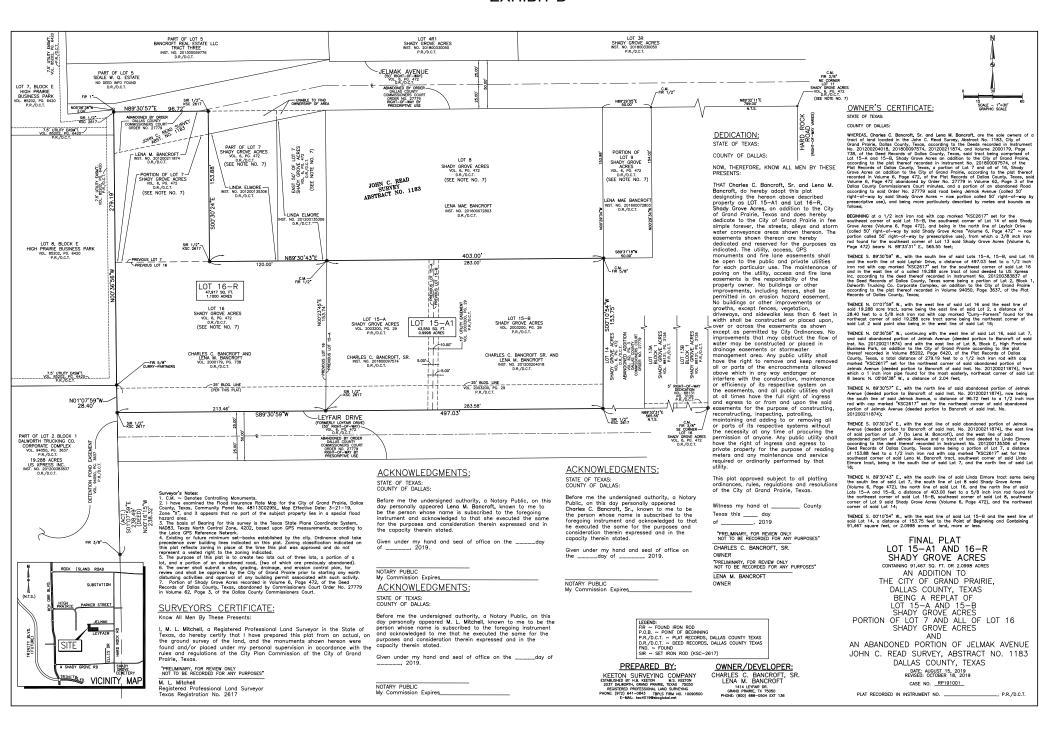
City of Grand Prairie

Planning and Development

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EXHIBIT B





City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9502 Version: 1 Name: RP191102 – Replat- Durable, Inc. Addition, Lot 1A,

Block 1

Type: Agenda Item Status: Consent Agenda

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: RP191102 - Replat - Durable, Inc. Addition, Lot 1A, Block 1 (City Council District 1). A replat to

establish an industrial lot on 7.27 acres, on multiple properties out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located northeast of Roy

Orr Blvd. and Oakdale Lane, specifically addressed at 3001 Roy Orr Blvd. Zoned Light Industrial (LI) District and Planned Development-124 (PD-124) District and including Specific Use Permit-1078

(SUP-1078). The property lies within the State Highway-161 (SH-161) Corridor Overlay.

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map

Exhibit B RP191102

Date Ver. Action By Action Result

From

Chris Hartmann

Title

RP191102 - Replat - Durable, Inc. Addition, Lot 1A, Block 1 (City Council District 1). A replat to establish an industrial lot on 7.27 acres, on multiple properties out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located northeast of Roy Orr Blvd. and Oakdale Lane, specifically addressed at 3001 Roy Orr Blvd. Zoned Light Industrial (LI) District and Planned Development-124 (PD-124) District and including Specific Use Permit-1078 (SUP-1078). The property lies within the State Highway-161 (SH-161) Corridor Overlay.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Replat to establish one industrial lot on 7.27 acres to consolidate two properties into one lot to accommodate the redevelopment of the property. The property is situated in the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, and generally located northeast of Roy Orr Blvd. and Oakdale Lane, specifically addressed at 3001 Roy Orr Blvd. Zoned Light Industrial (LI) District and Planned Development-124 (PD-124) District and Specific Use Permit-1078 (SUP-1078). The property lies within the State Highway-161 (SH-161) Overlay Corridor District.

File #: 19-9502, Version: 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	Light Industrial (LI) District	Industrial Uses
South	Light Industrial (LI) District	RV Park
East	Planned Development-105 (PD-105) District	Grand Pace Mobile Home Park
West	Light Industrial (LI) District	Industrial Uses.

HISTORY:

City Council recently granted Specific Use Permit-1078 (SUP-1078) with associated site plan S190702 on the referenced property to allow for Commercial Truck Leasing/Rental Services on July 16, 2019. (Hogan Truck Leasing Services)

COMMENTS:

The 7.27 -acre property is generally located at the northeast corner of Roy Orr Boulevard and Oakdale Lane. The property is zoned Light Industrial (LI) and Planned Development-124 (PD-124) Districts and lies within the SH-121 Overlay Corridor District.

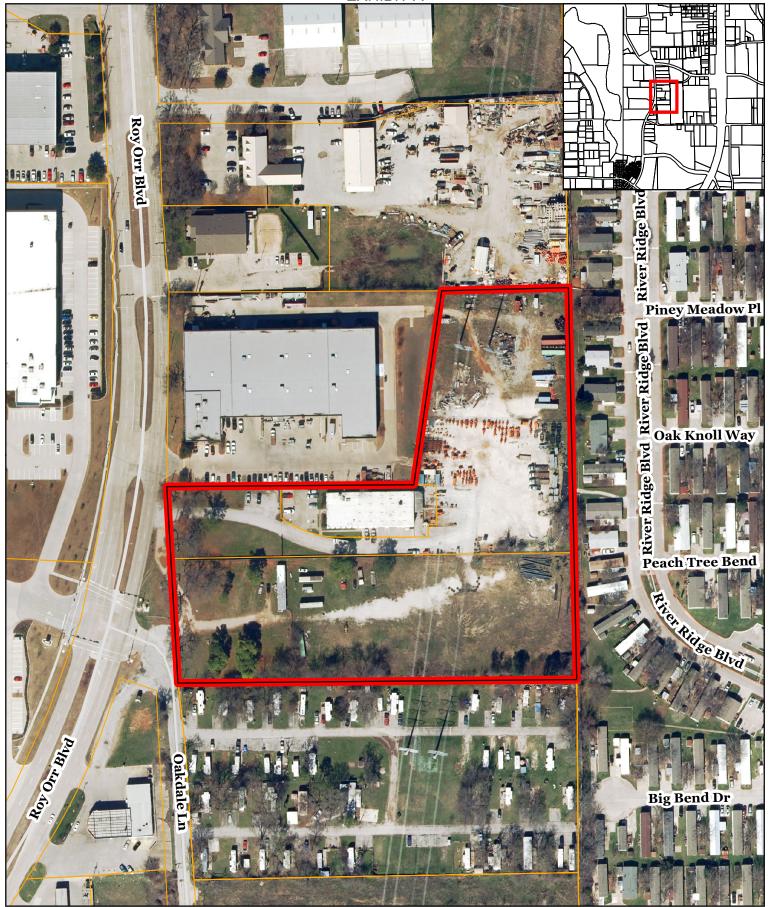
City Council recently granted Specific Use Permit-1078 (SUP-1078) with associated site plan S190702 on the referenced property to allow for Commercial Truck Leasing/Rental Services on July 16, 2019. (Hogan Truck Leasing Services)

The replat as submitted combines the existing two lots into one as depicted on the approved site plan, dedicates required detention easement and reflects the existing easements on the property.

RECOMMENDATION

The Development Review Committee recommends approval of the replat.







CASE LOCATION MAP
Case Number: RP191102
Durable Inc. Addn, Blk 1, Lot 1A

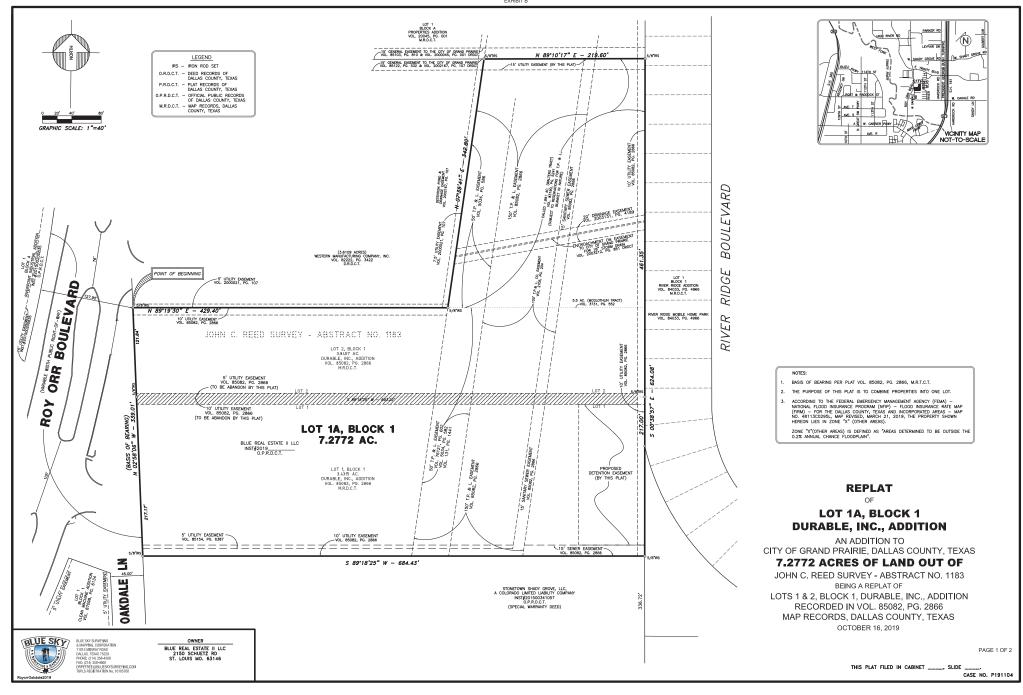


City of Grand Prairie

Planning and Development

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OWNER'S CERTIFICATE:

WHEREAS, BLUE REAL ESTATE II LLC ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN C. REED SURVEY, ABSTRACT NOMBER 1183, IN THE CITY OF GRAND PRAME; DALLAS COUNTY, TEXAS, AND ADDITION TO THE CITY OF GRAND PRAME; DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80362, PAGE 2866 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED IN DEED 10 BLUE FALL STATE II LLC, BY DEED AND RECORDED IN INSTRUMENT NO. 2019.

2019. THE CHART OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING AND RECORDED IN INSTRUMENT NO. 2019. THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING AND RECORDED IN STRUMENT NO. 2019. THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING AND RECORDED IN STRUMENT NO. 2019. THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING AS FOLLOWS.

THENCE NORTH 89' 19' 30' EAST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID ROY ORR BOULEWARD AND ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID 3.610 & AGE TRACT DESCRIBED IN DEED TO WESTERN MANUFACTURING COMPANY, INC., FOR A DISTANCE OF 429.40 FEET TO A 5/8' IRON ROD SET FOR CORNER!"

THENCE NORTH 07 35' 41" EAST CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 3.6109 ACRE TRACT DESCRIBED IN DEED TO WESTERN MANUFACTURING COMPANY, INC., FOR A DISTANCE OF 342.80 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LOT LINE OF LOT 1, BLOCK A, PROVERTIES ADDITION, AS RECORDED UNDER VOLUME 20045, PAGE 001 OF THE NORTHWEST CORNER OF SAID LOT, ILANS, SAID POINT ALSO SEND THE NORTHWEST CORNER OF SAID LOT.

THENCE NORTH 89 10' 17" EAST AND DEPARTING THE EAST LINE OF SAID 3.6109 ACRE TRACT DESCRIBED IN DEED TO WESTERN MANUFACTURING COMPANY, INC., AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1, BLOCK A, PROPERTIES ADDITION FOR A DISTANCE OF 219.60 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORREC OF SAID LOT 2.

THENCE SOUTH OO' 38' 57" EAST ALONG THE EAST LINE OF SAID LOT 2 AND PASSING AT A DISTANCE OF 481.55 FEET THE COMMON COPINER OF AFORESAIL DISTANCE OF AGAINGT FROM THE AGAINGT FR

THENCE SOUTH 89" 18" 25" WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID STONETOWN SHADY CROVE, LLC TRACT, FOR A DISTANCE OF 684.43 FETT OA 5/9" MON ROD SET FOR CORNER IN THE MEST RIGHT-OF-WAY LINE OF AFORESAID ROY ORR BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THEMCE NORTH 02' 58' 06" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF AFORESAID RDY ORR BOULD-WARD AND THE WEST LINE OF SAID LOT 1 AND PASSING AT A DISTANCE OF 217-17 FEET THE COMMON CORNER OF AFORESAID LOTS 1 AND 2 AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF AFORESAID AND THE WEST LINE OF AFORESAID LOT 2, FOR A 7-107-18 DISTANCE OF 39-01 FEET OF THE POINT OF BEGINNING AND CONTAINING 7-127-2 AORES OF LAND, WORE OR LESS.

OWNERS DEDICATION

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NOW, THEREFORE, KNOW ALL WEN BY THESE PRESENTS:

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THIS PLAT APPROVE SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS MY	HAND	AT		COUNTY	TEXAS,	THIS	TI
	DAY O	F	_, 2019.				
BRIAN J HOO							

COUNTY OF DALLAS?

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED PERSONALLY BRIAN J HOGAN, KNOWN TO ME TO BE THE PERSON MENOSE MARE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DETENTION AREA EASEMENT STATEMENT

DETENTION AREA EASEMENT STATEMENT

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SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID R. PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

DATED THIS THE ______ DAY OF _____

STATE OF TEXAS COUNTY OF DALLAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REPLAT

OF

LOT 1A, BLOCK 1 DURABLE, INC., ADDITION

AN ADDITION TO CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

7,2772 ACRES OF LAND OUT OF

JOHN C. REED SURVEY - ABSTRACT NO. 1183 BEING A REPLAT OF LOTS 1 & 2, BLOCK 1, DURABLE, INC., ADDITION RECORDED IN VOL. 85082, PG. 2866 MAP RECORDS, DALLAS COUNTY, TEXAS

OCTOBER 16, 2019

PAGE 2 OF 2

BLUE SKY

OWNER

BLUE REAL ESTATE II LLC 2150 SCHUETZ RD ST. LOUIS MO. 63146

THIS PLAT FILED IN CABINET ____, SLIDE

CASE NO. P191104



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9189 Version: 1 Name: Z190604/CP190604 - Grand Oaks Single Family

Residences

Type: Ordinance Status: Postponement

File created: 7/26/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family

Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as

3502 Country Club Dr.

Tabled

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
8/20/2019	1	City Council	Tabled	
8/5/2019	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (City Council District 2). Zoning Change and Concept Plan/PD Amendment for 59 lots intended for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

Tabled

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Tabled

Analysis

Body



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9503 Version: 1 Name: S191102 - Site Plan - Bush Pioneer Centre

Type: Agenda Item Status: Items for Individual Consideration

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: S191102 - Site Plan - Bush Pioneer Centre (City Council District 2). Site Plan for Bush & Pioneer

Centre for Retail and Restaurant uses on Lot 5R, Block A. Located at 1210 Arkansas, legally described as Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, Zoned PD-351 within the SH 161 Corridor Overlay. The applicant is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

City Council Action: November 19, 2019

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map

Exhibit B - Site Plan

Exhibit D - Landscape Plan

Exhibit C - Elevations

Date Ver. Action By Action Result

From

Chris Hartmann

Title

S191102 - Site Plan - Bush Pioneer Centre (City Council District 2). Site Plan for Bush & Pioneer Centre for Retail and Restaurant uses on Lot 5R, Block A. Located at 1210 Arkansas, legally described as Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, Zoned PD-351 within the SH 161 Corridor Overlay. The applicant is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

City Council Action: November 19, 2019

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Site Plan for Bush & Pioneer Centre for Retail and Restaurant uses on Lot 5R, Block A. Located at 1210 Arkansas, legally described as Lot 5R, Block A, Bush & Pioneer Centre Addition, City of Grand Prairie, Dallas County, Texas, Zoned PD- 351, within the SH-161 Overlay.

File #: 19-9503, Version: 1

PURPOSE OF REQUEST:

The applicant intends to construct a 6,000 sq. ft. building with Retail and Restaurant uses on 1.155 acres. Any commercial development in an overlay district or planned development district requires City Council approval of a Site Plan. Development at this location requires Site Plan approval by City Council.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-351	Walmart
South	PD-273A	Single-Family Residences, Re-
West	PD- 351	Quick Serve Restaurants
East	PD-351	Quick Serve Restaurants

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed uses are Restaurant and Retail. The Site Plan includes a 4,950 sq. ft. restaurant and 1,050 sq.ft. for a barber/salon, two way circulation, dumpster enclosure, and 57 parking spaces. The site will be accessible from internal private drives with mutual access and restriping for cars to make a left turn into the site from the Walmart access drive.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	50,294	Yes
Min. Lot Width (Ft.)	50	328	Yes
Min. Lot Depth (Ft.)	100	262	Yes
Front Setback (Ft.)	25	30	Yes
Rear Setback (Ft.)	0	24	Yes
Max. Height (Ft.)	25	30	No
Max. Floor Area Ratio	(1.5:1	.11:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 3: Parking Summary

File #: 19-9503, Version: 1

Standard	Required	Provided	Meets	
Restaurant Parking	47			
Barber Shop Parking	20			
Total Spaces	67	57	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 proposal meets or exceeds the landscape and screening requirements.

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets	
Landscape Area (Sq	. Ft.5,029	12,944	Yes	
Trees	8	9	Yes	
Shrubs	111	402	Yes	

Building Design

The building is primarily brick, stone, and stucco.

The following elements have been selected: Material mix, stone accent, color contrast, corner treatment, articulated public entrance, articulation elements, 25% covered walkways, awnings, canopies, or porticos. The proposed building elevations meet the building design requirements in Appendix F.

Variances:

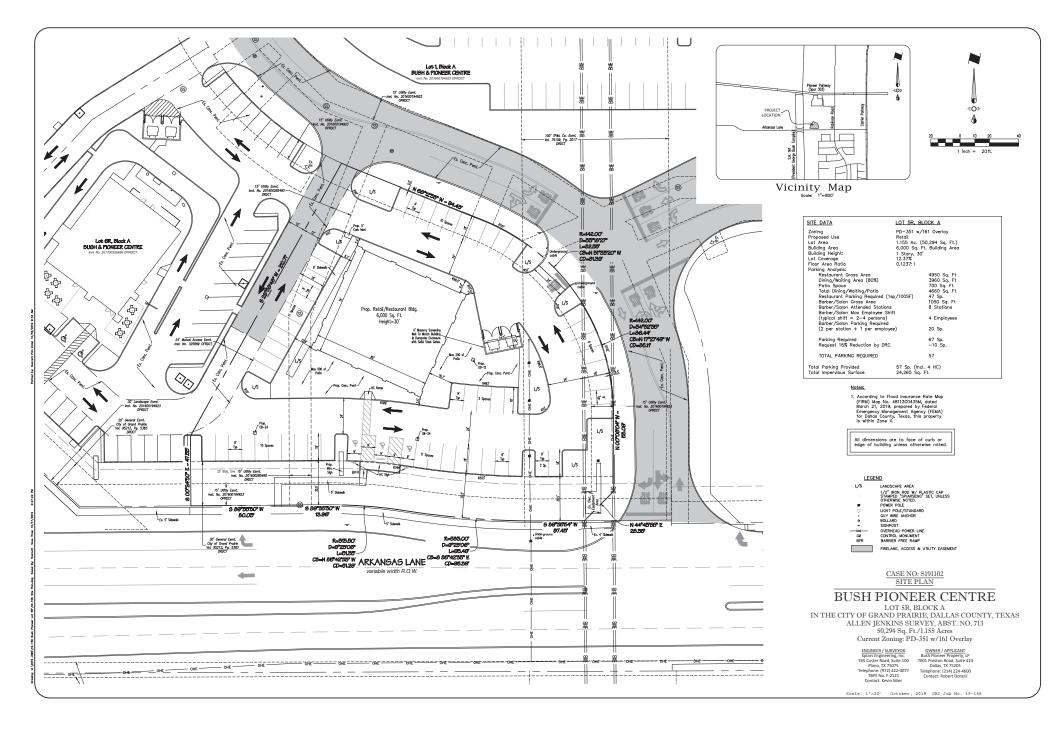
- 1. The Development Review Committee (DRC) administratively granted a 15% parking reduction for 57 total parking spaces from the required 67 spaces.
- 2. The applicant is requesting a variance to the 30% window requirement for the east façade; 25% windows are being provided.
- 3. The applicant is also requesting a variance from the 25 ft height limitation to allow for a 30 ft tall building. However, the height of the building is still within character of the surrounding area.

Staff does not object to these variances as they are consistent with other buildings within the Bush-Pioneer development.

RECOMMENDATION:

DRC recommends approval of the Site Plan.





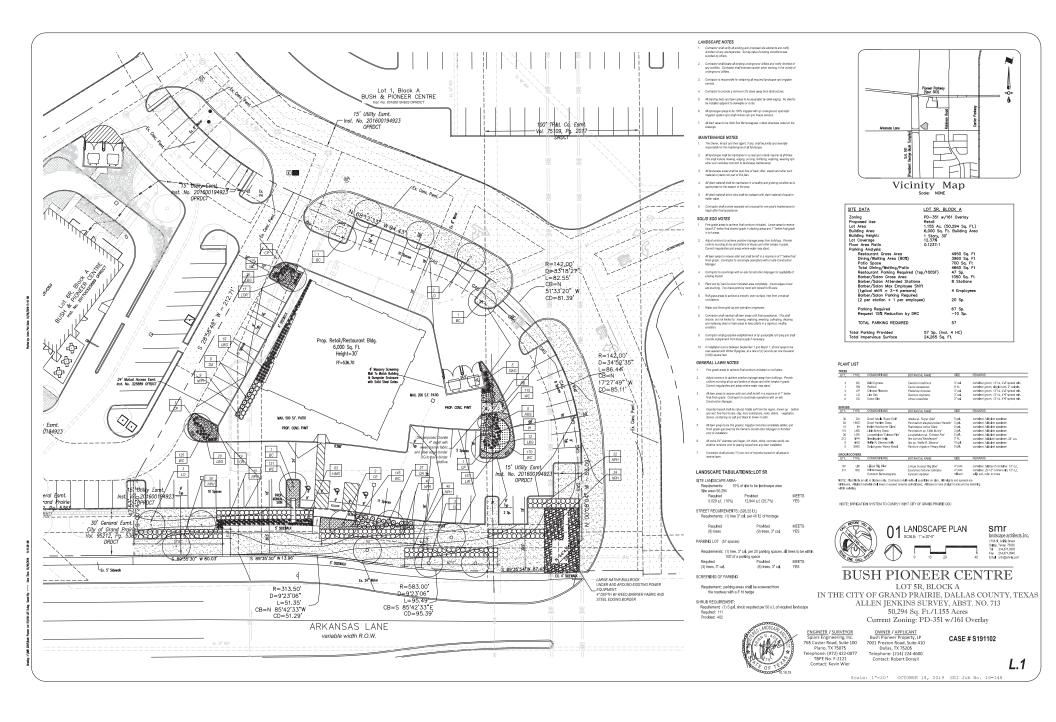


Exhibit C - Building Elevations





City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9505 Version: 1 Name: S191105 - Site Plan - Sivagiri Ashram of North

America

Type: Agenda Item Status: Items for Individual Consideration

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: S191105 - Site Plan - Sivagiri Ashram of North America (City Council District 1). A request for

proposed single-story, 5880 sq. ft. place of worship on 3.25 acres (Dalworth Medical Center Addition, Block 1, Lot 2) situated in the P.H. Ford Survey, Abstract No. 543 City of Grand Prairie, Texas, Tarrant County located northeast of Dalworth Street and Duncan Perry Rd., more specifically addressed at 420 Duncan Perry Rd. The property is zoned Office (O) District and is located within the Great Southwest Industrial (GSW) Overlay Corridor. The agent is Matthew Thomas, Thomas Site

Development Engineering and the owner is Manoj Thankachen.

City Council Action: November 19, 2019

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map

Exhibit B - Site Plan
Exhibit C - Elevations
Exhibit D - Landscape Plan

Date Ver. Action By Action Result

From

Chris Hartmann

Title

S191105 - Site Plan - Sivagiri Ashram of North America (City Council District 1). A request for proposed single-story, 5880 sq. ft. place of worship on 3.25 acres (Dalworth Medical Center Addition, Block 1, Lot 2) situated in the P.H. Ford Survey, Abstract No. 543 City of Grand Prairie, Texas, Tarrant County located northeast of Dalworth Street and Duncan Perry Rd., more specifically addressed at 420 Duncan Perry Rd. The property is zoned Office (O) District and is located within the Great Southwest Industrial (GSW) Overlay Corridor. The agent is Matthew Thomas, Thomas Site Development Engineering and the owner is Manoj Thankachen.

City Council Action: November 19, 2019

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider approval of a Site Plan to allow for a single-story, 5,880 sq. ft. place of worship. The 3.25-acre property is zoned Office (O) District and is situated in the P.H. Ford Survey, Abstract No. 543, City of Grand Prairie, Tarrant County, Texas. The property is platted as Dalworth Medical Center Addition, Block 1, Lot 1. The property is generally located northeast of Dalworth Street and Duncan Perry Road, more specifically addressed at 420 Duncan Perry Road. The property is located in City Council District 1, represented by Councilwoman Jorja Clemson.

ADJACENT LAND USES AND ACCESS:

Direction	Zoning	Existing Land Use
North	Single Family-Three (SF-3) District	Sherwood Estates Residential
East	General Retail (GR) District	Undeveloped
West	Duncan Perry Rd	City of Arlington
South	Office (O) District	Assisted Living Facility

PURPOSE OF REQUEST:

Previously, medical and health-related uses occurred on the property. The property has since remained vacant for quite some time. The applicant proposes to construct a single-story house of worship. The undeveloped 3.25-acre lot has street frontage along Duncan Perry Road (city limit boundary of Grand Prairie and City of Arlington). Abutting commercial properties to the east are undeveloped, existing assisted living and place of worship uses are to the south and existing single-family residential uses are to the north.

Lot & Dimensional Standards:

As proposed, the development meets or exceeds all minimum lot & dimensional standards.

Ordinance	LI Zone District Standards	Proposed Conditions	Meets
Provision			
Min. Lot Size	15,000 sq. ft.	3.25 acres (137,586.ft.)	Yes
Min. Lot Width	100 ft.	Approx. 311 ft.	Yes
Min. Lot Depth	150 ft.	Approx. 270 ft.	Yes
Front Yard Setback	25 ft.	62 ft. @ Duncan Perry	Yes
Internal Side Yard	35 ft.	N/A	Yes
Rear Yard Setback	0 ft.	96 ft.	Yes
Bldg. Separation	25	N/A	N/A
Bldg. Height	25 ft.	28 ft. to top plate for Place of Worship ok	Yes
Bldg. Coverage	1:1 Floor Area Ratio	025:1 %	Yes
Paving Type	Concrete or Equivalent	Concrete Drives & Asphalt Parking	No

PROPOSED CHARACTERISTICS AND FUNCTION:

The 5,880 square foot facility, required parking and landscaping features shall occupy the southern portion of the property, leaving the remaining northern portion undisturbed.

As proposed, the facility offers a unique far-eastern architectural style and theme. The single-story facility

File #: 19-9505, Version: 1

provides concentric dome features on each side (twin articulation) and above the main entryway. The exterior material shall consist of 100% brick masonry with stucco accent finishes of varying painted colors. The proposed development complies with and exceeds UDC regulations with the exception for concrete surface paving for private parking lot.

Access and Parking:

Primary access to the place of worship is from a 24' concrete commercial paved driveway along Duncan Perry Road. Parking requirements are based on the use of the facility. Place of worship parking is based on one (1) space per (3) three seats and/or occupancy. (42) Forty-two spaces are required. The applicant provides 47 spaces including two accessible spaces. UDC, Article 10, Section 4, Minimum Pavement Construction On Or Within Non-Residential Property requires access ways, drives and parking be constructed of concrete paving. Subsection 10.4.6 Alternative Pavement Type for Non-Residential Development allows for an exception to the concrete standard to allow for asphalt paving subject to approval by the City Engineer. The applicant is requesting that the forty-(40) parking spaces previously paved as asphalt surface utilize to the same surface type.

Landscape and Screening:

<u>UDC</u>, <u>Article 8</u>, <u>Section 8.5.1 (B)</u> allows for a schools and/or church uses to utilize the 'Artificial Lot' provision, which considers the undisturbed portion of the property be excluded from the overall landscaping requirements for one-acre tracts or greater. DRC determined this site qualifies for that exception and meets those standards of the provision.

The proposed site exceeds the minimum landscaping 10% requirements for Office districts, providing for a total of 24,151 sq. ft. (39%) of irrigated landscaping provided. The site preserves large caliper Cottonwood, Pecans and Hackberry trees onsite utilizing the tree credit provision. Seventeen (17) existing trees are preserved. The site shall provide three (3) street trees and three (3) internal trees totaling twenty-three (23) trees provided. Beyond the irrigated sod installed upfront, over 60 shrubs are provided.

The following table summarizes landscape requirements and provided:

Standard (10%)	Required	Provided	Meets
Landscape Area- 60,881 sf	6,088	24,151	Yes
Trees	0 w/ 17 Trees Preserved	6	Yes
Shrubs	60 w/6 Tree Credit	61	Yes
Street Trees	3	Yes	
	3		

Dumpster Enclosure:

The applicant is proposing to build a 12' X 12' (inside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located and orientated in such a manner to be accessed form concrete surface driveway. The enclosure shall conform to city standards.

VARIANCES:

The applicant requests to use a new asphalt surface in place of the existing asphalt paving south of the proposed building.

File #: 19-9505, Version: 1

<u>**RECOMMENDATION:**</u>
Development Review Committee recommends approval.







CASE LOCATION MAP
Case Number: S191105
Sivagari Ashram of North America

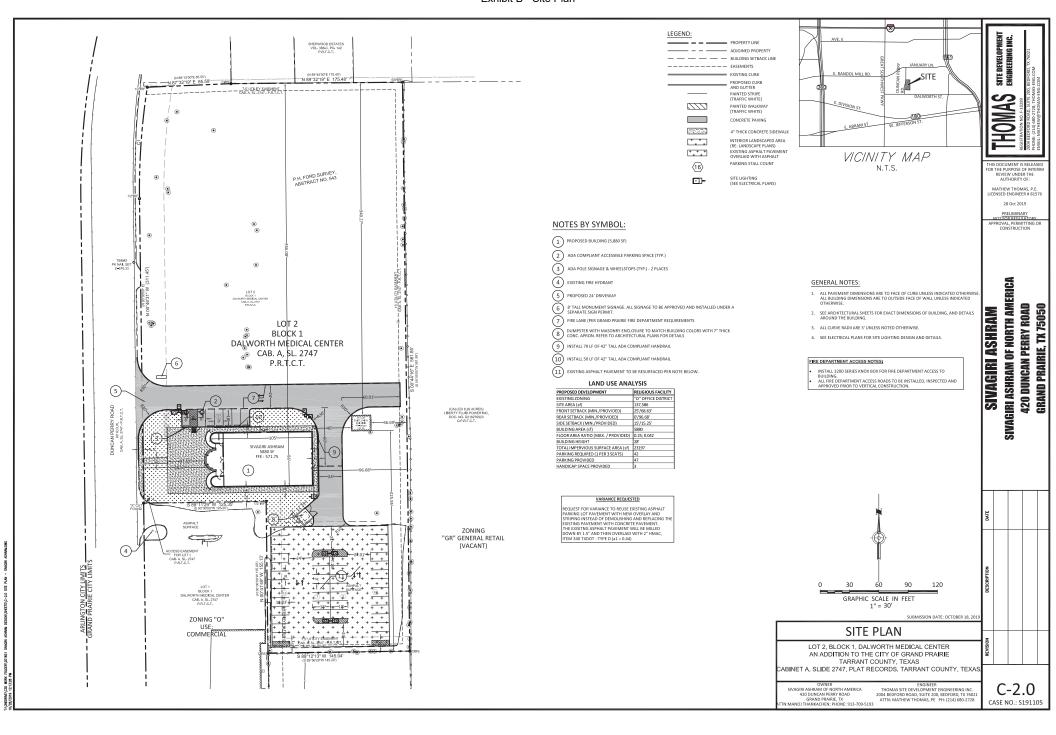


City of Grand Prairie

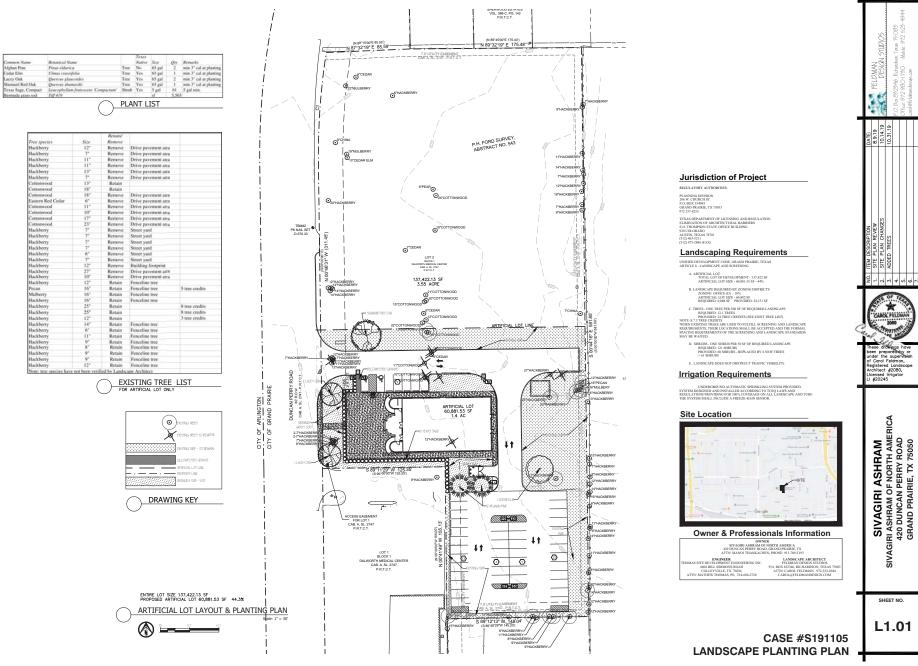
Planning and Development

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L1.01



City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9504 Version: 1 Name: S191104 - Site Plan - Avilla Traditions

Type:Agenda ItemStatus:Items for Individual ConsiderationFile created:10/24/2019In control:Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: S191104 - Site Plan - Avilla Traditions (City Council District 4). Avilla Traditions, a 218-unit

development that includes a mixture of detached and attached single-story homes for lease on a single 18.92-acre lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-391, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Kevin Wier, Spiars Engineering, Inc., the applicant is Jason

Flory, NexMetro, and the owner is Daniel Satsky, Ashton Woods - Dallas Division.

City Council Action: November 19, 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

S191104 - Site Plan - Avilla Traditions (City Council District 4). Avilla Traditions, a 218-unit development that includes a mixture of detached and attached single-story homes for lease on a single 18.92-acre lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-391, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Kevin Wier, Spiars Engineering, Inc., the applicant is Jason Flory, NexMetro, and the owner is Daniel Satsky, Ashton Woods - Dallas Division.

City Council Action: November 19, 2019

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Site Plan for Avilla Traditions, a 218-uinit development that includes a mixture of detached and attached single-story homes for lease on a single 18.92-acre lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City

File #: 19-9504, Version: 1

of Grand Prairie, Tarrant County, Texas, zoned PD-391, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy.

PURPOSE OF REQUEST:

The applicant intends to construct a 218-unit multi-family development on 18.92 acres. Any multi-family development or development in a planned development district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is being developed for multi-family use and zoned PD-391.

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-277	Undeveloped
South	PD-359	Undeveloped
West	PD-77	Multi-Family Residential
East	PD-231; PD:231B	School; Undeveloped

HISTORY:

- June 20, 2017: City Council approved a Zoning Change/Concept Plan (Case Number Z170604/CP170601), creating a planned development district for single family residential uses. PD-361 establishes Single Family-Six as the base zoning district which allows a density of 8.7 units per acre. The approved Concept Plan depicts 92 residential lots.
- April 2, 2018: The Planning and Zoning Commission approved a Preliminary Plat for Brighton Estates Phase 1B (Case Number P180402). The Preliminary Plat depicts 80 residential lots.
- July 16, 2019: City Council approved a Zoning Change/Concept Plan (Case Number Z190601/CP190601), creating a planned development district for multi-family use.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a 218-unit development with single-story homes for lease on 18.9 acres. The development includes a mixture of one-bedroom, two-bedroom, and three-bedroom detached and attached houses on a common lot. Maintenance of the units, common areas, open spaces, and backyards will be the responsibility of the management company.

The development will include two controlled-access entrances, one off of Great Southwest Pkwy, and one off of Forum Dr, and an exit-only drive on to Great Southwest Pkwy.

The Site Plan depicts a centrally located leasing office and amenity center. Units are organized around a central green space amenity which includes outdoor seating areas with string lighting, shade structures, outdoor grills, and lawn games.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Development is subject to the standards in PD-391. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional standards.

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Table 2: Site Data Summary

Standard	PD-391	Proposed	Meets
Max. Density (Units Per	:12	12	Yes
Min. Living Area 1 Bed	r630	637	Yes
Min. Living Area 2 Bed	r940	960	Yes
Min. Living Area 3 Bed	r ₁ ,195	1,236	Yes
Max. Single-Bed Units ((%0	31	Yes
Min. Area (Sq. Ft.)	12,000	824,135	Yes
Min. Width (Ft.)	100	1,411.33	Yes
Min. Depth (Ft.)	120	597.08	Yes
Min. Front Setback (Ft.)	20	20	Yes
Min. Rear Setback (Ft.)	15	15	Yes
Min. Side Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	25	25	Yes

Parking

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

Table 3: Parking Requirements

Standard	Required	Provided	Meets
1.25 Parking Spaces/C	Di85	-	-
2 Parking Spaces/Two	o-300	-	-
Total Parking Spaces	385	450	Yes
Garage Spaces	116	116	Yes
Carport Spaces	77	186	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in PD-391 and Appendix W of the UDC. The table below summarizes these requirements.

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	123,620	777,267	Yes
Trees	233	233	Yes
Shrubs	1,065	1,246	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

The applicant will construct a masonry wall along Great Southwest Pkwy and Forum Dr. The proposed screening wall is consistent with Forum Public Improvement District's screening wall specifications.

Exterior Building Materials

The exterior building materials include vertical fiber cement siding, horizontal fiber cement siding, fiber cement shake siding, stone veneer, stucco, and brick. Facades that face and are visible from Great Southwest Pkwy or Forum Dr will be clad in 100% brick or stone.

File #: 19-9504, Version: 1

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





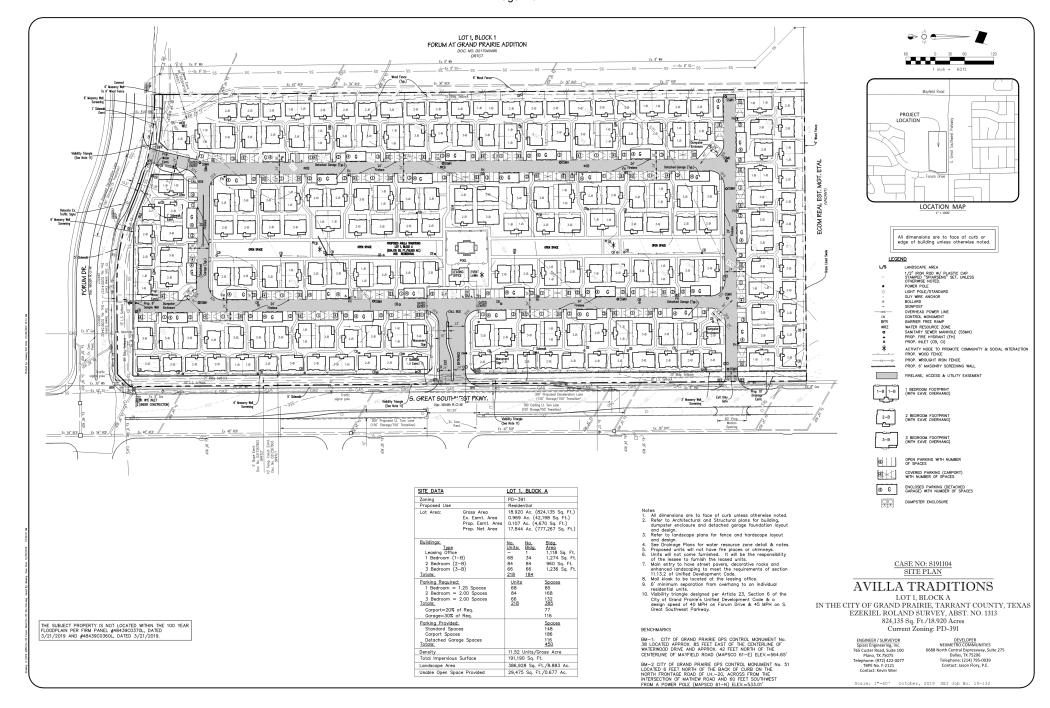
CASE LOCATION MAP
Case Number S191104
Avilla Traditions

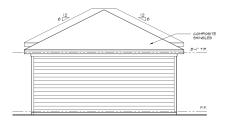


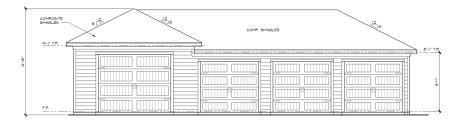
City of Grand Prairie
Development Services

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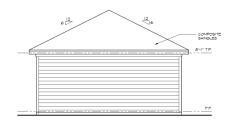


04 - ACCESSIBLE GARAGE - RIGHT ELEVATION

SCALE: 1/4"=1'-0"

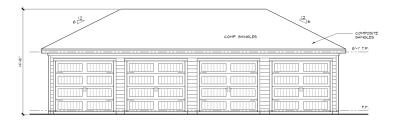
03 - ACCESSIBLE GARAGE - FRONT ELEVATION

SCALE: 1/4"=1'-0"



02 - TYPICAL GARAGE - SIDE ELEVATION

SCALE: 1/4"=1'-0"



OI - TYPICAL GARAGE - FRONT ELEVATION

SCALE: 1/4"=1'-0"

REMOTE GARAGE ELEVATIONS

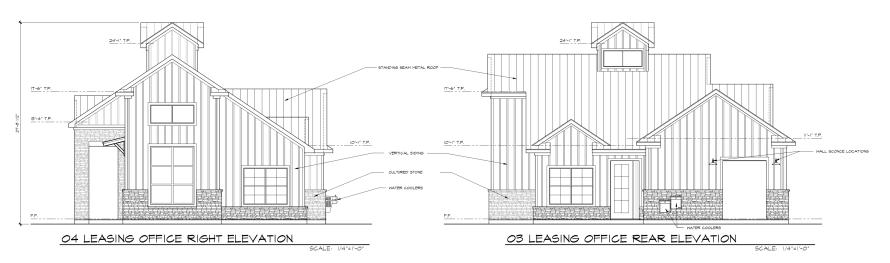
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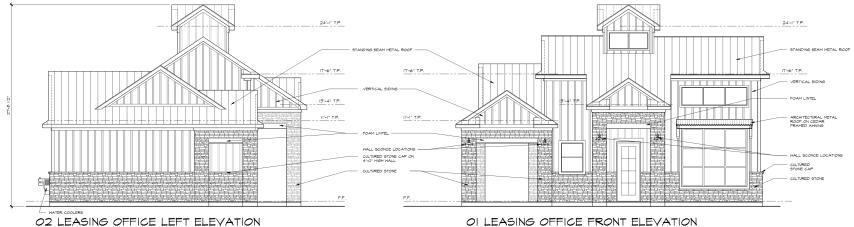
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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS





SCALE: 1/4"=1'-0"

LEASING OFFICE ELEVATIONS

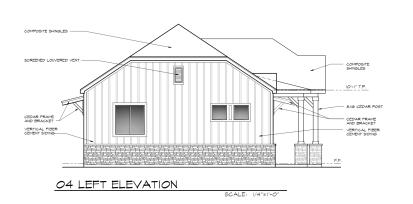
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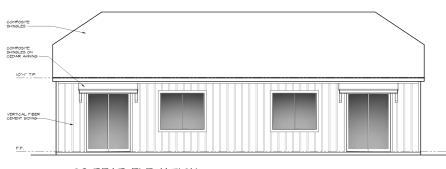
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BUILDING ELEVATIONS









O2 REAR ELEVATION

OI FRONT ELEVATION

BUILDING TYPE IA ELEVATIONS

SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"

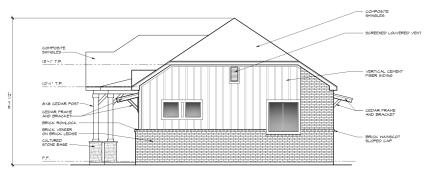
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AVILLA TRADITIONS
BUILDING ELEVATIONS





03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"



BUILDING TYPE IA ELEVATIONS ALTERNATE-FACING STREETS

SCALE: 1/4" = 1'-0"

CASE NUMBER SIGIIO4

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AVILLA TRADITIONS
BUILDING ELEVATIONS







BUILDING TYPE IB ELEVATIONS

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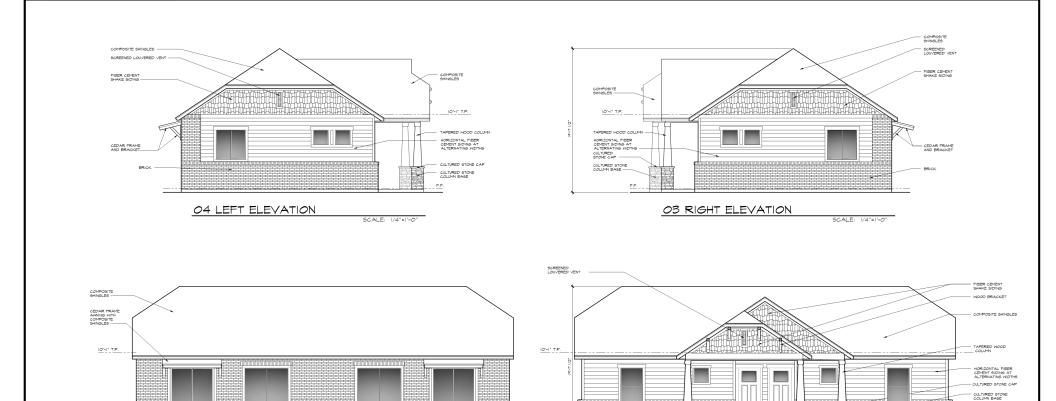
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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



02 REAR ELEVATION

BUILDING TYPE IB ELEVATIONS ALTERNATE-FACING STREETS

OI FRONT ELEVATION

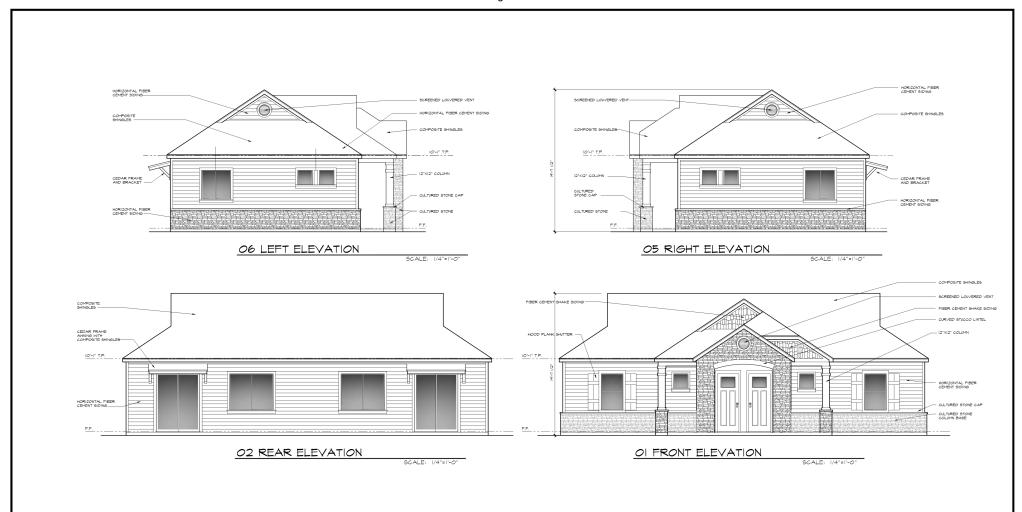
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CASE NUMBER SI91104

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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



BUILDING TYPE IC ELEVATIONS

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CASE NUMBER SIGIIO4

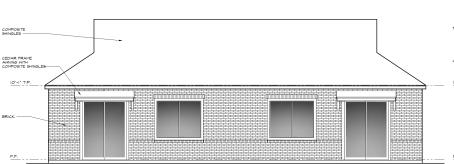
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AVILLA TRADITIONS
BUILDING ELEVATIONS









02 REAR ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPE IC ELEVATIONS ALTERNATE-FACING STREETS

OI FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"

CASE NUMBER SIGIIO4

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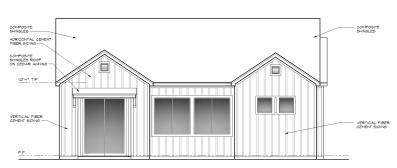
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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS









02 BUILDING TYPE "2" REAR ELEVATION

OI BUILDING TYPE "2" FRONT ELEVATION

BUILDING TYPE 2A ELEVATIONS

SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"

CASE NUMBER SI91104

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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS









02 BUILDING TYPE "2" REAR ELEVATION

OI BUILDING TYPE "2" FRONT ELEVATION

BUILDING TYPE 2A ELEVATIONS ALTERNATE-FACING STREETS

SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"

CASE NUMBER SIGIIO4

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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS









O2 REAR ELEVATION

OI FRONT ELEVATION

BUILDING TYPE 2B ELEVATIONS

SCALE: 1/4" = 1'-0"

SCALE: 1/4"=1'-0"

CASE NUMBER SI91104

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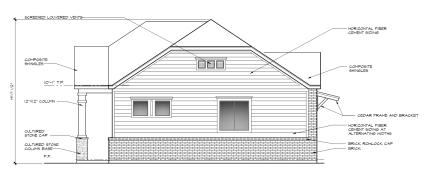
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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



04 LEFT ELEVATION

SCALE: 1/4"=1'-0"



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"



02 REAR ELEVATION

SCALE: 1/4"=1'-0"



OI FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPE 2B ELEVATIONS ALTERNATE-FACING STREETS

SCALE: 1/4" = 1'-0"

CASE NUMBER SI91104

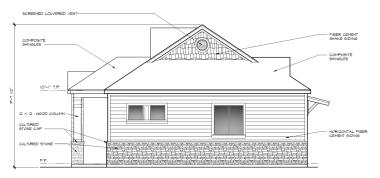
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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



SCALE: 1/4"=1'-0"



03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"





OI FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPE 20 ELEVATIONS

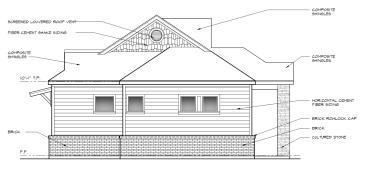
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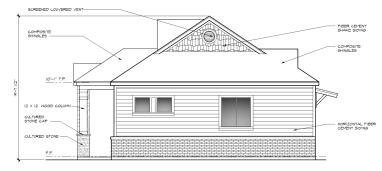
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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS





04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

03 RIGHT ELEVATION

CALE: 1/4"=1'-0"





OI FRONT ELEVATION

SCALE: 1/4"=1'-0"

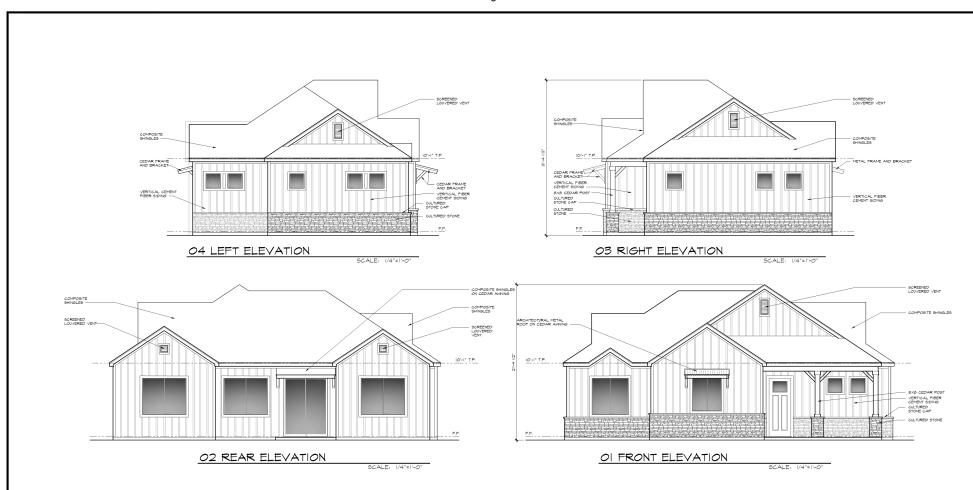
BUILDING TYPE 2C ELEVATIONS ALTERNATE-FACING STREETS

SCALE: 1/4" = 1'-0"

CASE NUMBER SI91104

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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



BUILDING TYPE 3A ELEVATIONS

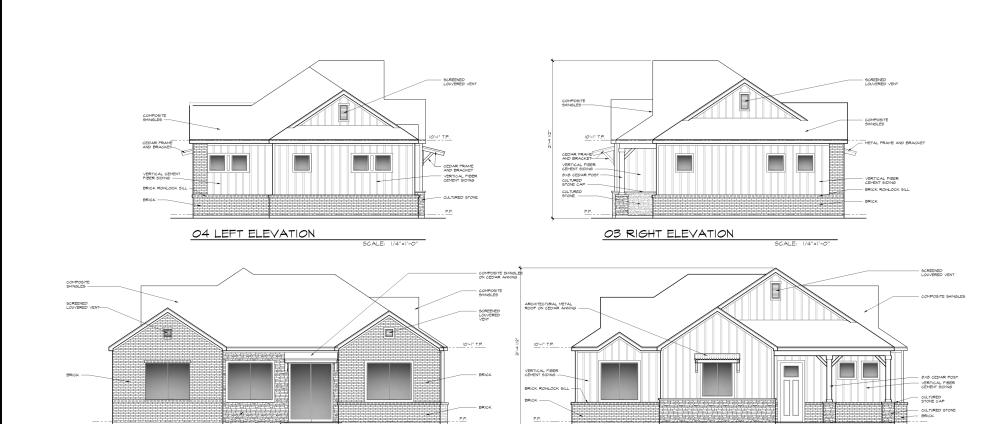
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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



02 REAR ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPE 3A ELEVATIONS ALTERNATE-FACING STREETS

SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0"

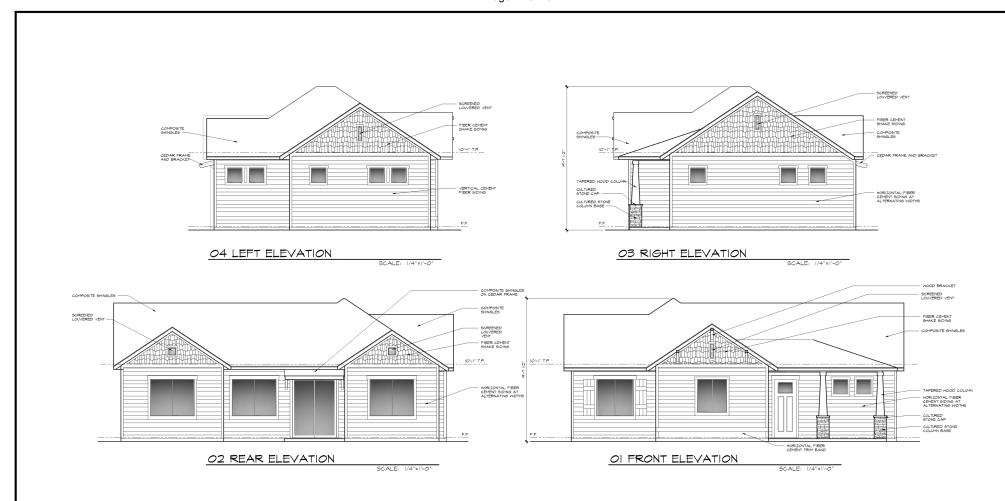
CASE NUMBER SIGIIO4

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OI FRONT ELEVATION

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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



BUILDING TYPE 3B ELEVATIONS

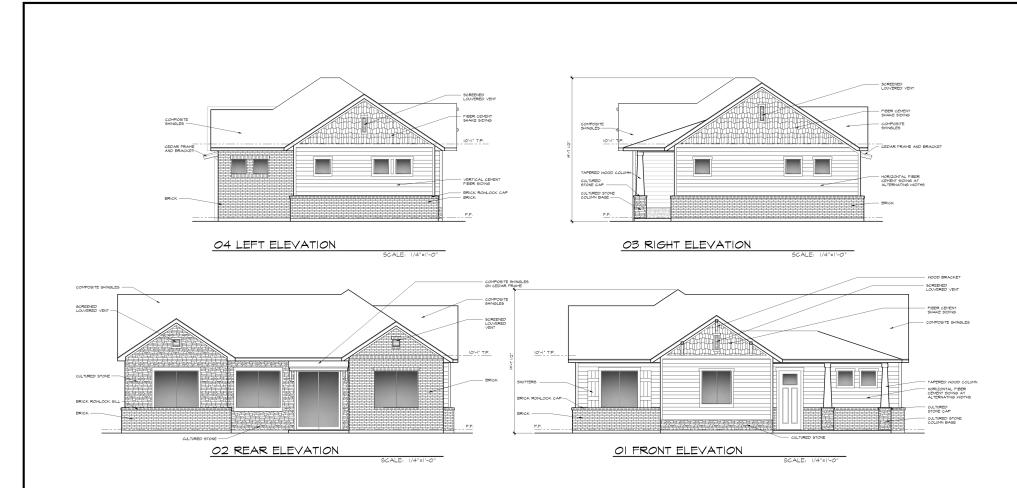
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CASE NUMBER SIGIIO4

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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



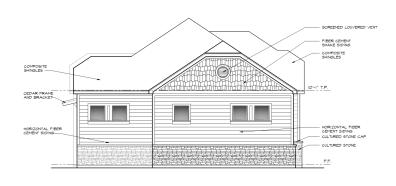
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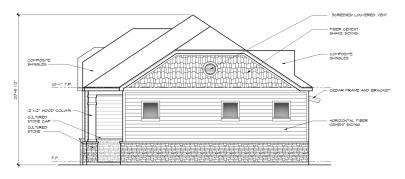
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CASE NUMBER SIGIIO4

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NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS





04 ELEVATION

SCALE: 1/4"=1'-0"

03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"







OI FRONT ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPE 3C ELEVATIONS

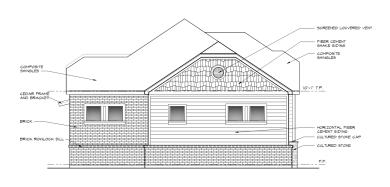
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AVILLA TRADITIONS
BUILDING ELEVATIONS





04 LEFT ELEVATION

SCALE: 1/4"=1'-0"

03 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"





02 REAR ELEVATION

SCALE: 1/4"=1'-0"

BUILDING TYPE 3C ELEVATIONS ALTERNATE-FACING STREETS

CALE: 1/4" = 1'-0"

CASE NUMBER SIGILO4

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NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY, SUITE 275
Addison TX T5206
PH 412-745-0034
CONTACT. JASON FLORY

NEXMETRO
AVILLA TRADITIONS
BUILDING ELEVATIONS



8.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING

8.1.2PLANTING MATERIALS 8.4.1/9 TREES FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3° CALIFER OR LARGER IS REQUIRED.

SITE = 717,267 SF. I5% REQUIRED LANDSCAPE AREA = II6,590 SF / 500 = 293 TREES

PROVIDED I ANDSCAPE AREA = 886,928 SE / 777,267 SE = 49,8%

TREES SHALL BE BE LOCATED ON THE SITE IN THE FOLLOWING SEQUENCE:

SHALL BE PLANTED A MINIMUM 25 LINEAR FEET APART AND A MAXIMUM OF 50 LINEAR FEET APART ALONG COLLECTORS AND ARTERIALS. I. STREET TREES:

PROVIDED: TREES ALONG 5. GREAT SOUTHWEST PARKWAY AT 35 LINEAR FEET APART. (36 TOTAL)

PROVIDED: TREES ALONG FORUM AT 35 LINEAR FEET APART, TREES ARE PLACED BEHIND SCREEN WALL DUE TO EASEMENTS (IS TOTAL)

2. PARKING LOT TREES: SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20 PARKING SPACES) 385 / 20 = 20 TREES REQUIRED

PROVIDED: 20 TREE LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.

THE REMAINING REQUIRED TREES MAY BE LOCATED THROUGHOUT THE SITE. STREET TREES AND PARKING LOT TREES ARE INCLIDED IN THE TOTAL TREE REQUIREMENTS AND ARE NOT IN ADDITION TO THAT RECOIREMENT.

TOTAL TREES: 49 STREET TREES
20 PARKING LOT TREES
64 SITE TREES
233 REQUIRED TREES
238 PROVIDED TREES

PROVIDED: 1245 - 5 GALLON SHRUBS AND GRASSES

LANDSCAPE LEGEND



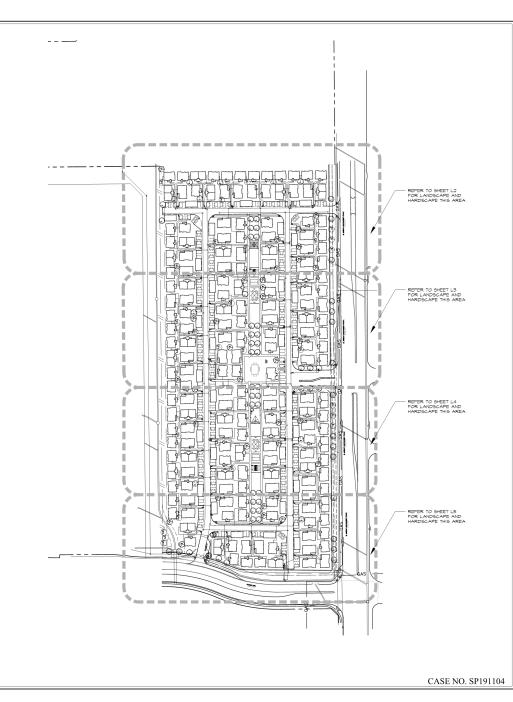


BUR OAK / QUERCUS MACROCARPA (B" CALIPER)



CHINESE PISTAGHE / PISTAGIA CHINENSIS (B" CALIPER)

TEXAS OAK / QUERCUS BUCKLEY! (3" CALIPER)



STUDIES IGN GROUP

TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDEL FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2019

SCREENING

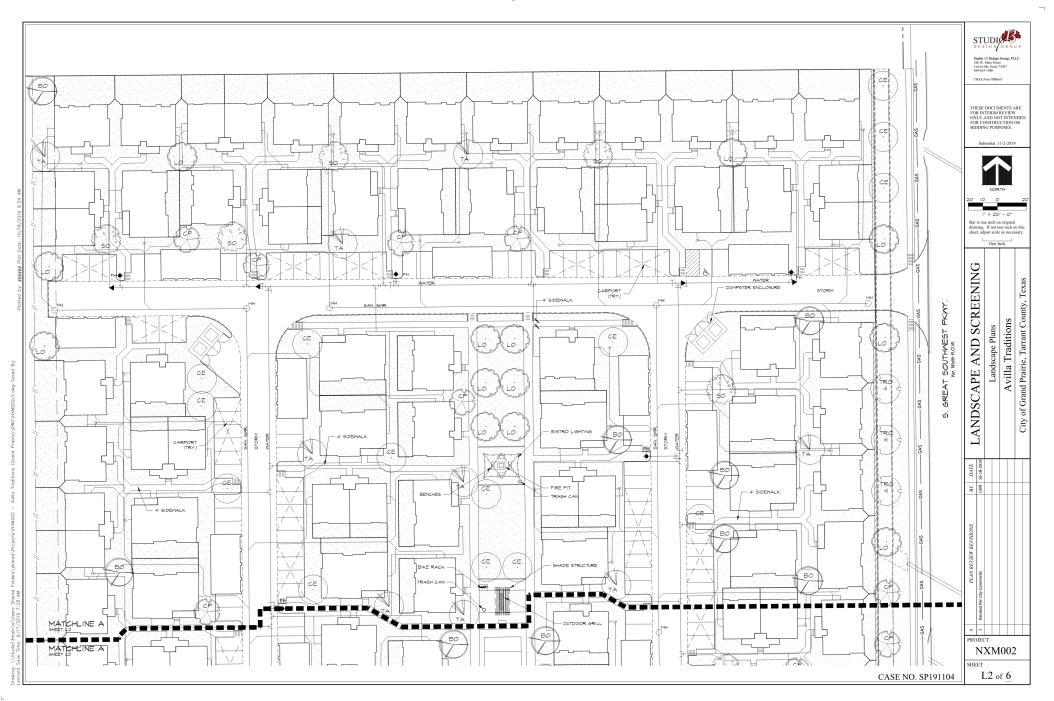
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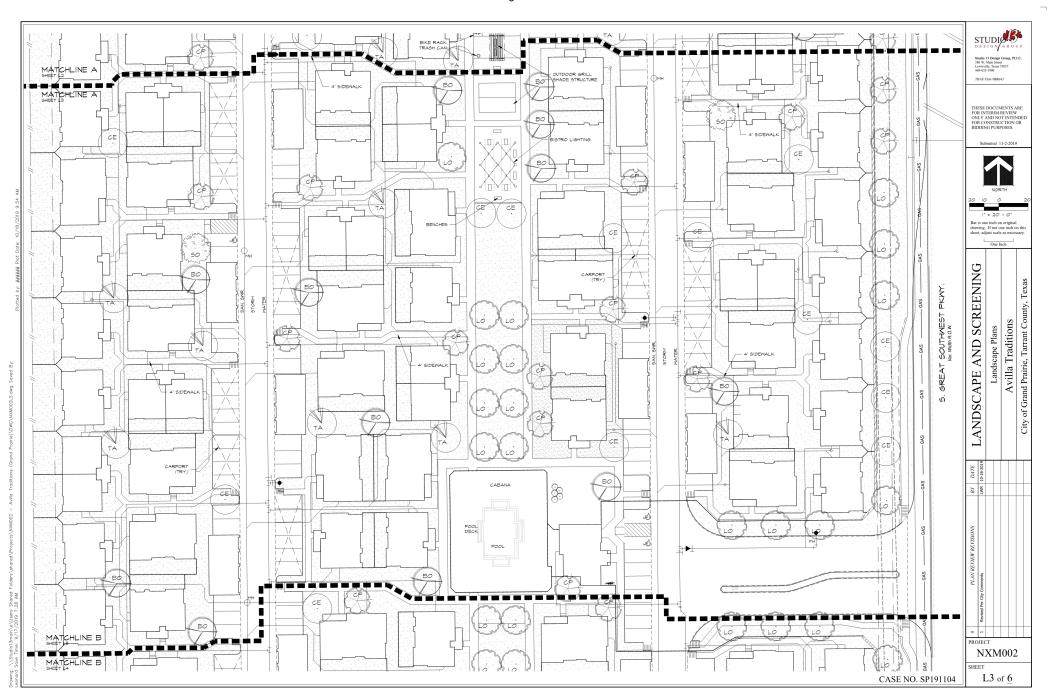
LANDSCAPE

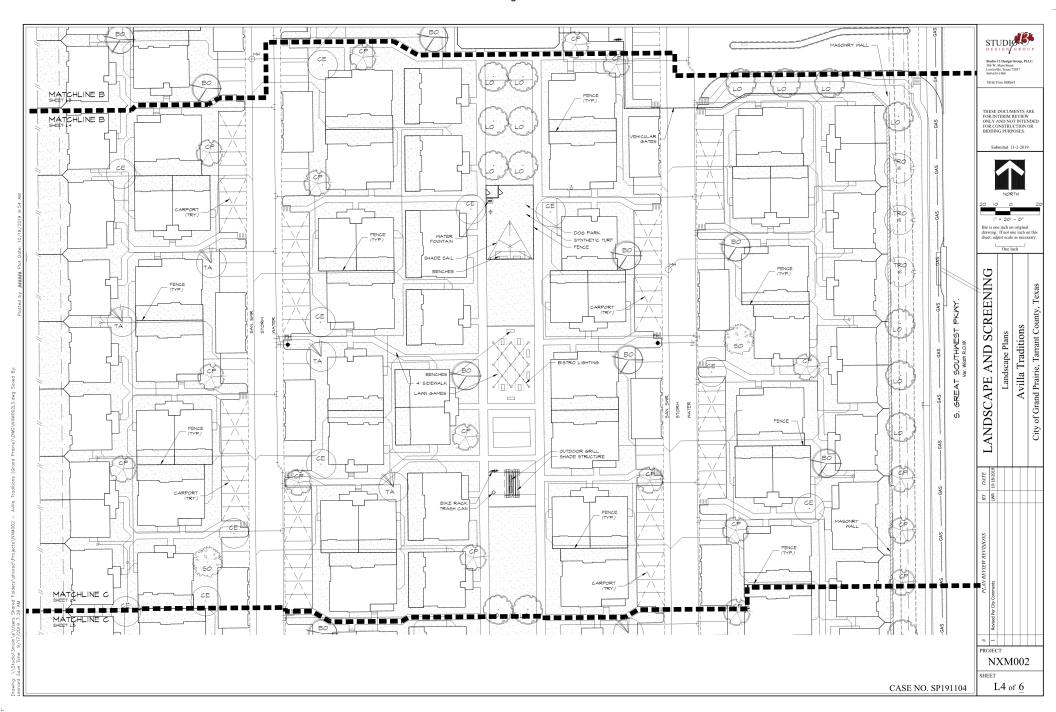
PROJECT NXM002 L1 of 6

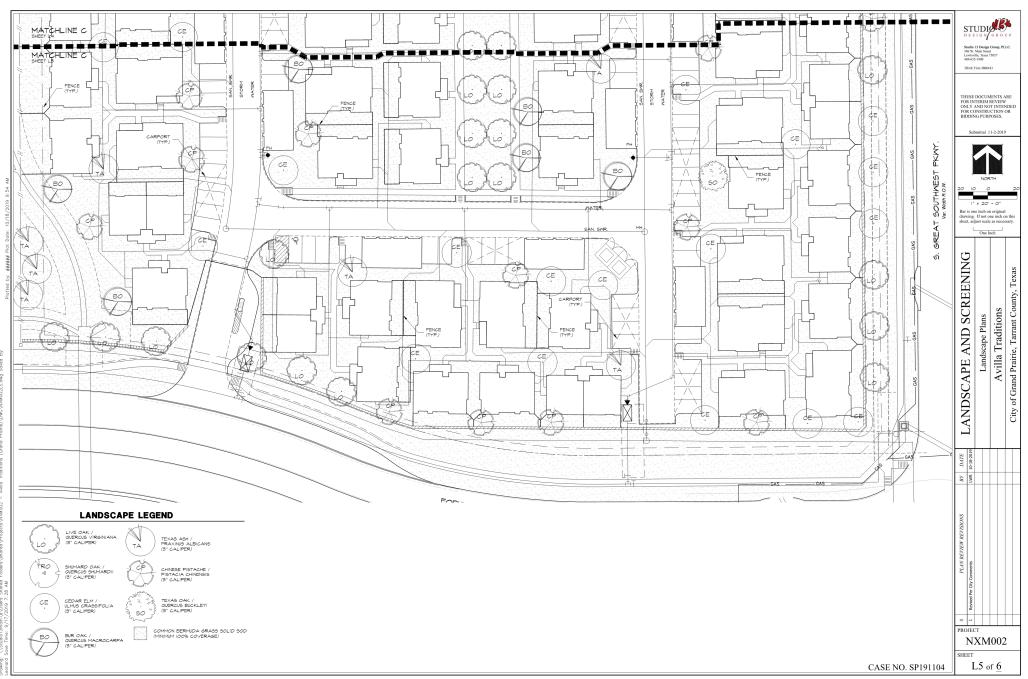
of Grand Prairie,

City









- LANDSCAPE NOTES: A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED

- A TREE FREMT IS REDWIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTIONAL SER MEASURES AND SIZED ACCORDING TO THE LATEST PROTECTIONAL SERVICE AND SIZED ACCORDING TO THE LATEST SPECIFICATIONS, SARDES AND STANDARDS.

 ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF CELINA APPROVAL AND MESSAGE AND STANDARDS. AND STANDARDS AND STANDARD STANDARDS AND STANDARDS AND STANDARDS AND STANDARD STANDARD STANDARDS AND STANDA
- ROOT GROWTH. 'REES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE 'TRUNK

- FLARE.

 3. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBNIS.

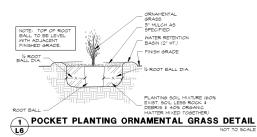
 9. BURLAP, THUR AND WIRE BASKETS SHALL BE LOOSENED AND PILLED BACK FROM THE TRUNK OF TREE AS MICH AS POSSIBLE.

 10. TREES SHALL NOT BE MATERED TO EXCEDE THAT RESULTS IN SOIL SATIRATION. IF SOIL BECOMES SATIRATED THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOY FOR PORNINGE AND ABSORPTION OF THE EXCESS.
- MATER. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE, THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF
- THE TREE.

 12. NO PERSONS) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRINING TECHNIQUES WHICH HOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHEE, OR USE OF FIRE OR POSITOR TO CAUSE THE DEATH OF A
- TREE.
 ALL BEDS TO HAVE 3° OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEETH OF 5° MINIMM.
 ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMM OF 3 INCHES OF HARDWOOD OR OTHER MILCH.
 TREES OVERHAMINING WALLS, AND PARKING SHALL HAVE A MINIMM CLEAR

- 14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A NIMIMAM OF 3 INCHES OF HARDWOOD OR OTHER MICEOUS PARKENS SHALL HAVE A NIMIMAM CLEAR TRUNK HEIGHT OF I FEET, TREES OVERHANDING PRUIC STREET PAYDEWN TORNER ASIGN SHALL BANK AND HIND AND THE TRUNK HEIGHT OF I FEET, TREES OVERHANDING PRUIC STREET PAYDEWN TORNER ASIGN SHALL BANK HEIGHT OF I FEET AT THE AND AND HAVE A MINIMAM CLEAR TRUNK HEIGHT OF I FEET AT THE OF PLANTING.

 16. THE TO THE THE SHALL HAVE THE SOLD STAN AT THE AVERAGE THE SHALL HAVE THE SOLD STAN AT THE AVERAGE THE SOLD STAN AT



	TEART EIGT							
SY	MBOL COMMON/BOTANICAL N	NAME SIZE	SPACING	QUANTITY	REMARKS			
RO	TEXAS OAK / QUERCUS BUCKLEYI	3" CALIPER	R AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,			
LO	LIVE OAK / GUERCUS VIRGINIANA	3" CALIPER	R AS SHOWN	61	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,			
50	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	R AS SHOWN	10	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN			
TA	TEXAS ASH / FRAXINUS ALBICANS	3" CALIPER	R AS SHOWN	27	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,			
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	R AS SHOWN	53	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,			
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	3" CALIPER	R AS SHOWN	46	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT, FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,			
ВО	BUR OAK / QUERCUS MACROCARPA	3" CALIPER	R AS SHOWN	80	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,			
	"PURPLE DIAMOND" LOROPETALUM / LOROPETALUM CHINENSE "PURPLE DIAMOND"	5 GALLON	AS SHOWN	229	FULL PLANTS			
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	5 GALLON	AS SHOWN	110	FULL PLANTS			
	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA'	5 GALLON	30° 0.C.	332	FULL PLANTS			
	GOLDMOUND SPIREA / SPIREA JAPONICA 'GOLDMOUND'	5 GALLON	AS SHOWN	175	FULL PLANTS			
	BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS ' BAR HARBOR'	5 GALLON	36" O.C.	175	FULL PLANTS			
	INDIAN HAWTHORN / RHAPHIOLEPIS INDICA	5 GALLON	AS SHOWN	225	FULL PLANTS			

SOLID SOD

TIFF 419 BERMUDA SOLID SOD

GROUNDGOVER (TYPICAL) -

3" MULCH (AS SPECIFIED)

EXISTING PAVING V

REMOVE CONTAINER AND PRUNE ANY CIRCLING ROOT

PLANT LIST

MINIMUM 100% COVERAGE

TAPER PLANTING BED DOWN TO TOP OF EDGING

- BENDA BOARD EDGING AS SPECIFIED

PLASTIC EDGING STAKES @ 3"-0" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON PLANTING SIDE OF EDGE

TRIANGULARLY SPACE ALL GROUND COVERS. D = GROUNDCOVER OR SHRUB SPACING AS NOTED.

- MULCH LAYER AS SPECIFIED

3 TYPICAL BED EDGING DETAIL

GRADE

REMOVE ALL LABELS -SHRUB (TYPICAL) -

SHRUB AND GROUNDCOVER PLANTING DETAIL

MAX. I" DOWN

NOT TO SCALE



LANDSCAPE PROVIDED

8.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING

8.1.1.19 INTERES
8.4.1.19 TREES
FOR EVERY 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR
FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3"
CALIFER OR LARGER IS REQUIRED. SITE = 777.267 SF, I5% REQUIRED LANDSCAPE AREA = II6.590 SF / 500 = 288 TREES

PROVIDED LANDSCAPE AREA = 386,928 SF / 717,267 SF = 49.8%

TREES SHALL BE BE LOCATED ON THE SITE IN THE FOLLOWING SEQUENCE:

SHALL BE PLANTED A MINIMUM 25 LINEAR FEET APART AND MAXIMUM OF 50 LINEAR FEET APART ALONG COLLECTORS A ARTERIALS. I. STREET TREES:

PROVIDED: TREES ALONG 5. GREAT SOUTHWEST PARKWAY AT 35 LINEAR FEET APART. (36 TOTAL)

TREES ALONG FORUM AT 35 LINEAR FEET APART, TREES ARE PLACED BEHIND SCREEN WALL DUE TO EASEMENTS (IS TOTAL)

2. PARKING LOT TREES: SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20 PARKING SPACES) 395 / 20 * 20 TREES REQUIRED

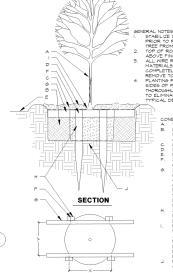
PROVIDED: 20 TREE LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.

TOTAL TREES, 49 STREET TREES 20 PARKING LOT TREES 164 SITE TREES 293 REQUIRED TREES

9.13

D. SHRUBS ET OMEET THE LANDSCAPING REQUIREMENTS SHRUBS SHALL BE A MINIMUM OF SOLLOW NOT THE STANDARDS OF THE AVERCAN ASSOCIATION OF NESSERVING NEST THE STANDARDS OF THE AVERCAN ASSOCIATION OF NESSERVING NEST SOLLOW FIELD OF REQUIRED LANDSCAP AREA ONE SHRUB MINIMUM OF SOLLOW RE USE IS REQUIRED UP TO 50% OF THE REQUIRED SHRUBS HAY BE REPLACED BY THREE INCH CALIER TREES AT A RATE OF 10 SHRUBS EQUALS ONE TREE.

PROVIDED: 1,065 - 5 GALLON SHRUBS AND GRASSES



SENERAL NOTES

STABILIZE SOIL BELOW ROOT BALL

PRIOR TO PLANTING TO PREVENT

2. TOP OF ROOTBALL SHALL I'TO 2'

ADOVE FINISHED SRADE

3. ALL WIRE ROPE AND SYNTHETIC

MATERIALS SHALL BE REMOVED

REMOVE TOP 19: OF BURLAP

PLANTING PITS SHALL BE SOURKE,

SIDES OF PITS SHALL BE SOURKE,

SID CONSTRUCTION NOTES:

TREE
LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)

WATER RETENTION BASIN

MATTER RETENTION BASIN SPECIFIED FINISH GRADE FINISH GRADE 1/2 DRYNALL SCREW (MFINISHED) 2/4 CROSS MEMBER (MTRATE). MOTE CROSS MEMBERS 1/E BE CROSS MEMBERS 1/E BE AND ADDRESS 1/E AND ADD

MIN). 2" × 2" × 4" STAKE WITH 18" MIN. TAPER (UNTREATED

MIN. TAPER (INTREATED LIMBER)
REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL
AFTER INSTALLATION (TO
PREVENT "MICKING" OF
MOISTURE) X. DIMENSION
EQUAL TO 'Y', DIMENSION
EQUAL TO 'Y', DIMENSION
EQUAL TO 'Y', DIMENSION

4 TREE PLANTING

PLAN VIEW

CASE NO. SP191104

STUDIO

TDAE Class (DPA)

THESE DOCUMENTS ARE OR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

Submittal 11-2-2019

Bar is one inch on original drawing. If not one inch on thi sheet, adjust scale as necessary.

One Inch

ENI

SCR Avilla Traditions Details AND Landscape APE. of Grand ANDSC City PROJECT NXM002 SHEET L6 of 6



1018 57097.

In 1995 we began manufacturing and installing heavy concrete fencing in the Utah area. Just a few years later, we realized that due to the high cost of producing, shipping, and installing heavy concrete fencing that a less expensive product was needed. In 1999, we began research and development on a new kind of concrete fence with the goal in mind that it would be AFFORDABLE, BEAUTIFUL, and DURABLE. So after ton years of development the goal has been realized with the debut of urrange RhimoRock light weight concrete fence in 2009.

Since 2009 our RhinoRock product has been installed in Utah, Idaho, Wyoming, Colorado, California, Nevada, Oklahoma, Kansas, Texas, Washington, Virginia and even in Canada.

The RhinoRock concrete fence is manufactured in Provo, Utah at our state of the art facility. Due to the products light weight we can ship 800 lineal feet of product on one truck. This allows us to ship material economically all over the country.

The RhinoRock concrete fence has been used in residential, commercial, and industrial applications. So we can beautify and protect any project that you might have, so give us a call to find an installer in your area.



4911 North Hwy 67, Midlothian, Texas

Call (972) 576-1600

THERE'S A NEW KIND OF CONCRETE FENCE.... **AFFORDABLE** RhinoRock
CONCRETE FENCING KIND!



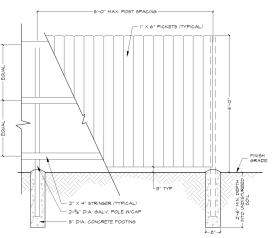
Do it once, do it right...concrete fencing is now affordable. Now you don't have to settle for constant plastic or wood fencing repairs! A Rhimorock patented concrete wall is affordable because it is produced with a unique manufacturing process that makes the fencing panel 90% lighter than a traditional heavy concrete fence. Lower weight means lower production, installation, and shipping costs. 25% LESS COST THAN A HEAVY CONCRETE FENCE.

Our light weight construction doesn't sacrifice durability because it is manufactured with a high performance fiber reinforced concrete outer shell with a structural foam core. Concrete is the only material that can duplicate the realistic beauty of stone and provide the durability that people expect. See our specifications for more info on it's construction details.

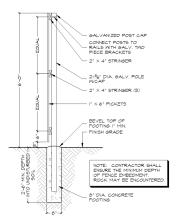
Future-Outdoors, an authorized dealer

Call (972) 576-1600

RHINO ROCK - BY OTHERS



PARTIAL 6'-0" HT. WOOD FENCE ELEVATION



6'-0" HT. WOOD FENCE

SCALE: 3/4"=1'-0"

STUDIO DE SIGNO GROUP

TBAE Firm #BR643

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Submittal 11-2-2019

LANDSCAPE AND SCREENING City of Grand Prairie, Tarrant County, Avilla Traditions Landscape Details

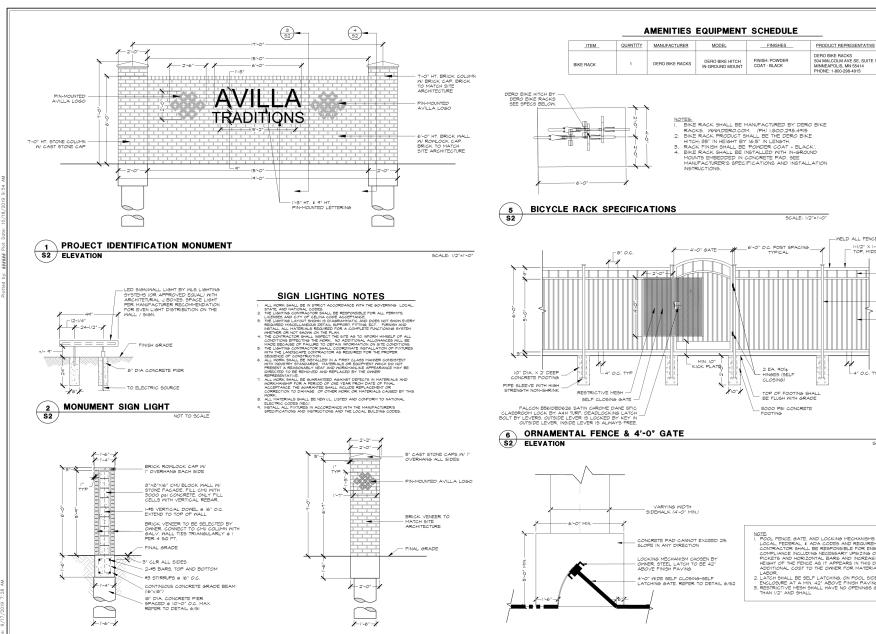
PROJECT NXM002

SHEET

S1

CASE NO. SP191104

7 ADA ACCESS GATE DETAIL



4 7'-0" HT. BRICK SIGNAGE COLUMN

S2 ELEVATION

3 6'-0" HT. BRICK SIGNAGE PANEL

SCALE: 1/2"=1'-0"

S2 SECTION

STUDIA GROUP

TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW

Submittal 11-2-2019

drawing. If not one inch on thi sheet, adjust scale as necessary

One Inch

SCREENING

Avilla Traditions Landscape Details LANDSCAPE AND of Grand City

8/4" SØ. TUBULAR - ØRNAMENTAL METAL PICKET SPACED ® 8" Ø.C.

ORNAMENTAL METAL PICKET SPACED # 4" O.C.

2" X 2" TUBULAR - SGUARE ORNAMENTAL METAL POST W/ CAP

3/4" SQ. TUBULAR

WELD ALL FENCE MEMBERS

NOTE: CHEMICS GATE, AND LOCKING MECHANISHS SHALL MEET LOCAL FEDERAL, I. ADA CODES AND REQUIREMENTS CONTRACTOR SHALL BE REPORTED FROM THE PROPERTY OF THE COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS PICKETS AND PROSZENTAL BASKS AND INCREASING THE OWN ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

LATOR LABOR LES SELF LATORNE, ON PROJ. SIDE OF 25 LATORNE AT A MIN. 42" ABOVE RIVISH PAYING.

8. RESTRICTURE MESH SHALL HAVE NO OPENINSS GREATER THAN 12" AND SHALL

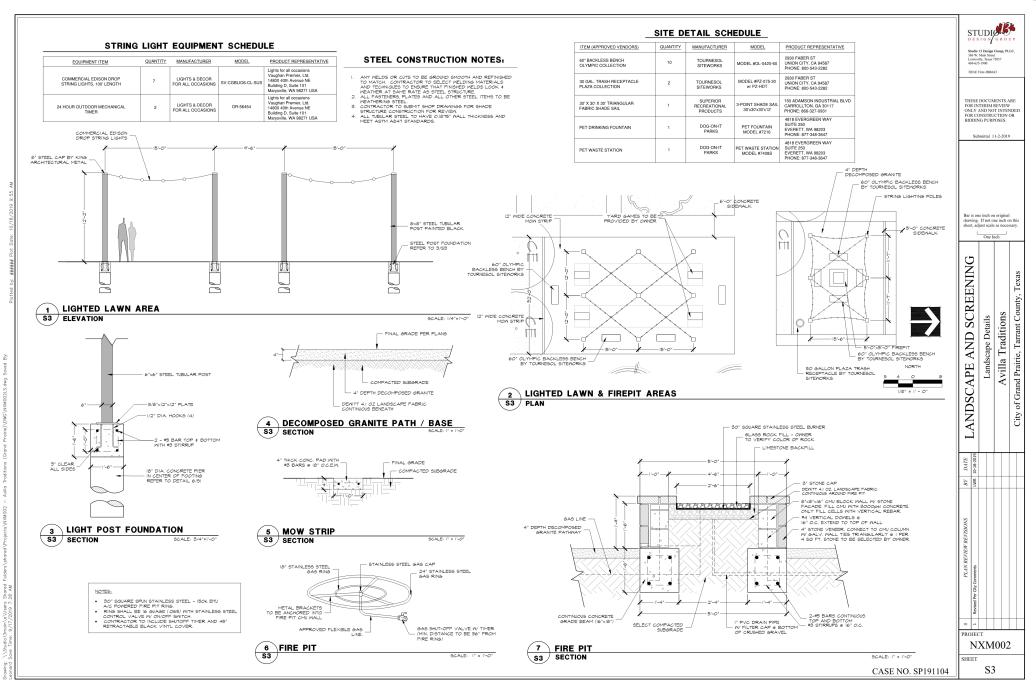
5CALE: I" = 2'-0

NXM002

CASE NO. SP191104

PROJECT

S2



 \neg

WALL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERSKORD UTLITTES, PIPES, AND STRUCTURES ETHER SHOW, OR NOT SHOWN HIMSELFOR TO THE SHOW OF MOTOR HIMSELFOR TO DEAMAGE OR REPLACED BY OF SAID UTLITTES AND STRUCTURES CAUSED BY HIS FORCES.
 ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMAL COMPRESSIVE STRUCTURE OF SOOT OF THE 3 DO NOT SO CONCRETE USED IN TOO THIS ADD PIERS SHALL HAVE A MINIMAL WAY AND WAY OFFICE SHALL HAVE A MINIMAL OFFI SHALL HAVE AND HAVE OFFI SHALL HAVE A MINIMAL OFFI SHALL HAVE A MINIMA
- COLUMOS SHALL HAVE A MINIMAM COMPRESSAVE STREMSTH OF SOCIO POI 8 a 20 AND SERVICE SHALL BE REPORTED BLILLET STEEL. AND AND, SHAND SOCIO SEVERE AND AND SHAND SHALL BE REPORTED SHALL BE GRADE AND SHRAND SHALL SHANL BE AND AND AND AND SHRAND SHALL BE CARRED FOR CONCRETE FOR CRUILLED FIRES SHALL BE PORTED WITHIN 8 HOURS OF PRILLING PIECE HOLES.

 SERVER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STOKE WALL

- REPRET OF DETAILS FOR TYPE AND SIZE OF BRICK AND STORE MALL REPRECADED.

 REPRECADED.

 SO BE TYPE IS MORTH COLOR SHALL BE APPROVED BY OWNER PRIOR TO GRODENIS MATERIAL. MASONEY COPEN FILL BY THE ALLOYED ALL MORTHAG LOTHIN ARE TO BE BY COMMANDE ORDER UNITED BY ALLOYED ALL MORTHAG LOTHIN ARE TO BE BY COMMANDE ORDER UNITED BY ALL MORTHAG LOTHIN ARE TO BE BY COMMANDE ORDER UNITED BY ALL DIVERSITY OF A MERICA.

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 THE STORE MATERIAL AND PATTERN IF NOT SECURITED ON FLANS OR DETAILS.

 THE STORE MATERIAL AND PATTERN IF NOT SECURITED ON FLANS OR DETAILS.

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FENCE LAYOUT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL WODERSCROUND UTILITIES, PIPE AND STRUCTURES METHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL WODERSCROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OF STRUCTURED CAUSED BY
- INDEPENDANT UTILITIES AND MILL BE NEST-UNISIBLE FOR LOCAL AND STATES BY ME PORCESS. SERVICE WITH STATES AND THE PORCESS. OF STATES AND THE PORCESS. OF STATES AND THE PORCESS AND THE OWNERS BEINGING THE PORCESS AND THE OWNERS BENEFICIALLY FOR THE EXCHANGE OF THE PROPERTY FOR ILLIES AND THE OWNERS BENEFICIALLY FOR THE DESIRABLY FOR THE PROPERTY FOR ILLIES AND THE OWNERS BENEFICIALLY FOR THE DESIRABLY FOR THE OWNERS BENEFICIALLY FOR THE OWNERS AND THE OWNERS BENEFICIALLY FOR THE DESIRABLY FOR THE OWNERS BENEFICIALLY FOR THE DESIRABLY FOR THE OWNERS BENEFICIALLY FOR THE DESIRABLY FOR THE OWNERS BENEFICIALLY FOR THE OWNERS BENEFICIALLY FOR THE OWNERS BENEFICIALLY FOR THE OWNERS BENEFICIALLY FOR THE DESIRABLY FOR THE OWNERS BENEFICIALLY FOR THE OWNER

- STEP AT A COUMN SHALL BE 5" AND THE THORNIAN SHALL BE 6" AND THE THORNIAN SHALL BE 6" AND THE THORNIAN AND SHALL BE 6" REFORMED BY A LICENSED ELECTRICIAN AND SHALL BE REFORMED IN ACCORDANCE WITH ALL AFFILL CHEEK COCES AND REQUIRED AND SHALL BE RESPONSIBLE FOR ALL RECESSARY CONDITION WITH A CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND THE ACCORDANCE OF THE PROPERTY OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND THE ACCORDANCE OF THE PROPERTY OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND THE ACCORDANCE OF THE PROPERTY OF T

- CITY ACCEPTANCE.

 THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

BRICK THIN-WALL NOTES

- I. MORTAR SHALL BE TYPE 5 WITH MELL GRADED SAND
 2. BROKE PANEL, RRINGROUGH GIRES SHALL BE 16 MCH. CONTER TO CENTER 15 6ASE
 100 DIPPED SAL VALKED, JAIN RRINGROUGH OF MEDITIED JOINT SPACING.
 100 DIPPED SAL VALKED, JAIN RRINGROUGH OF MEDITIED JOINT SPACING.
 100 DIPPED TO ASSISTE ALL VOIDS ARE FILLED.
 100 DIPPED TO ASSISTE AND MONEY STRIP SHALL BE SOCO PSI COMPRESSIVE
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WOOD FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIRSELF FAMILIAR WITH ALL UNDERSKOON THAT THE PRIES AND SPECIALISE STREET SEASON OF SIXT TAKEN ON THE PRIES AND SPECIALISE STREET SEASON OF SIXT THE CONTRACT OF SIXTERS AND SPECIALISE STREET SEASON SPECIAL

- 4. STRINGERS-CEDAR 12 GARDE OR BETTER
 2. PICKETS-CEDAR 12 GARDE OR BETTER
 3. CARDA CEDAR 12 GARDE OR BETTER
 4. CARDA CEDAR 12 GARDE OR BETTER
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 6. ALVANED
 6. ALV
- FINISHED JOINTS.
 9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
 10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

ORNAMENTAL METAL FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL WIDDERSCAND UTILITIES, PRES. AND STRUCTURES BITHERS SHOWN OR NOT SHOWN OF HIGH SHOWN OF HIGH SHOWN OF HIGH SHOWN OF HIMSELD AND STRUCTURES CAUSED BY HIS FORCES.

 ALL CONCRETE USED IN FORTH AND PIERS SHALL HAVE A NINHMM COMPRESSIVE STRUCTURE OF SOOD PIER SHALL HAVE A NINHMM COMPRESSIVE STRUCTURE OF SOOD PIER SHALL SHOWN OF HIS SHALL HAVE A NINHMM COMPRESSIVE STRUCTURE OF SECTIONS.

- INSPECTIONS.
 ALL ORNAMENTAL INTELS POSTS, RALES AND PICKETS SHALL BE FLUSH AND PRIZE OF ALL DRITS, SHINS, AND SHARP DOSES AND SHALL BE INSTALLED EXPERIENCE. THE ORN SHALLED SHARP S

GENERAL PAVING NOTES

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- ALL CONSTRUCTION SHALL CONFORM WITH THE CITY OF CELINA CONSTRUCTION STANDARDS AND DETAILS.

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 4. CHLORIDES SHALL NOT BE USED.

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- 3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE

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GENERAL NOTES:

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- THE MATERIALS AND MORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH NCT.CO.G. SPECIFICATIONS OR AS MODIFIED BY THE CITY OF CELINA

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- FINISH GRADE, PROVIDE POSITIVE DRAINAGE AWAY FROM CONCRETE, SLOPE AWAY FROM SIDEMALK AT MAX. 2%.

CONTROL JOINT SPACING SHALL BE WIDTH OF PAVING OR AS SHOWN ON THE PLANS.

A. SAWED CONTROL JOINTS I/4" DEEP X 3/8" WIDE ON IO'-O" CENTERS MAX, OR AS SHOWN ON PLANS.

4" CONCRETE TRAIL WITH #3 BARS @ 24" O.C. BOTH WAYS

3 SIDEWALK CONTROL JOINT

CONSTRUCTION NOTES:

S4 SECTION

- FINISH GRADE





1 SIDEWALK CONCRETE PAVING

I SIDEWALK PAVING TO HAVE A MAX 2% CROSS

GENERAL NOTES:

CONSTRUCTION NOTES

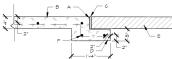
GENERAL NOTES:

- UNDERCUT HEADER TO BE CONTINUOUS ALONG EXISTING PAVEMENT WHERE ADJACENT TO NEW PAVEMENT.
- NEW PAVEMENT BARS TO BE BENT DOWN INTO HEADER. HEADER AND NEW PAVEMENT TO BE MONOLITHIC.

CONSTRUCTION NOTES:

GENERAL NOTES:

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SCALE: |" = |'-0'

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STUDIO GROUP

TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

Submittal 11-2-2019

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4 DOWELED EXPANSION JOINT

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S4 SECTION

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BY

ROJECT NXM002

CASE NO. SP191104

SHEET S4



City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9507 Version: 1 Name: SU191101/S191101 - Internet Auto Sales & Private

Vehicle Maintenance, 3118 E. Main Street

Type: Ordinance Status: Public Hearing

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: SU191101/S191101 - Specific Use Permit/Site Plan - Internet Auto Sales & Private Vehicle

Maintenance, 3118 E. Main Street (City Council District 5). A Specific Use Permit to allow for Used Auto Dealer and Major Auto Repair uses on one lot on 0.36 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 32nd Street. The existing lots are platted as

Burbank Gardens, Unit 2, Lot 446R. The owner is Klarash Ghorbani.

City Council Action: November 19, 2019

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Location Map

Exhibit B - Site Plan

Exhibit C - Operational Plan

Date Ver. Action By Action Result

From

Chris Hartmann

Title

SU191101/S191101 - Specific Use Permit/Site Plan - Internet Auto Sales & Private Vehicle Maintenance, 3118 E. Main Street (City Council District 5). A Specific Use Permit to allow for Used Auto Dealer and Major Auto Repair uses on one lot on 0.36 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 32nd Street. The existing lots are platted as Burbank Gardens, Unit 2, Lot 446R. The owner is Klarash Ghorbani.

City Council Action: November 19, 2019

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

SU191101/S191101 -Specific Use Permit/Site Plan -Kia Auto Sales (City Council District 5). A request to consider a Specific Use Permit and Site Plan to allow for Internet Auto Sales and Private Vehicle Maintenance

File #: 19-9507, Version: 1

uses on one lot on 0.36 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3118 E. Main Street. The property is platted as Burbank Gardens, Unit 2, Lot 446R.

PURPOSE OF THE REQUEST:

Consider a request for approval of a Specific Use Permit for an Internet Auto Sales and Private Vehicle Maintenance use on a commercial site. The .36 acre property is zoned Commercial (C) District and is located within the Central Business District (CDB) Section 4. Generally located at the northeast corner of E. Main Street and NE 32nd Street, specifically addressed at 3118 E. Main Street the 15,580 square foot building was previously used as a wood shop. The applicant proposes to repurpose the building and site to an internet automotive sales and private vehicle maintenance facility.

ADJACENT LAND USES AND ACCESS:

Direction	Zoning	Existing Land Use
North Commercial (C) District		Vacant
East	Commercial (C) District	Long's Motorcycle Shop
West	Commercial (C) District	Omega Auto Sales
South	Light Industrial (LI) District	Industrial Outdoor Storage Use

Primary access to the site shall be from existing commercial drive along E. Main Street. An existing secondary private concrete drive is located on the eastern portion of the property. The secondary drive shall serve as access to the rear of property for inventory storage.

PURPOSE OF REQUEST:

The applicant is seeking a Specific Use Permit to operate an Internet Auto Sales and Private Vehicle Maintenance business at 3118 E. Main Street. Internet Auto Sales requires approval of a Specific Use Permit in Commercial zoning districts per Article 4, "Permissible Uses" of the Unified Development Code, Article 4, Section 15, 'Use Charts'. The request for Internet Auto Sales uses shall be limited to the interior building and allowing for auto storage inventory on the eastern and rear portion of the site, with no vehicles for sale visible from the public view.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The existing single story, 7,000 square foot building was previously used for a wood shop and fabrication business. The exterior construction consist of primarily stucco materials with metal portions on the front and side. Adequate customer parking is being provided up front and to the east of the building (12 spaces), with employee and customer completed vehicle repair spaces (4 spaces) located towards the rear of the facility. The remodel of the building shall provide for one overhead roll-up doors located on the front of the facility and one on the rear. The remaining elements and functions of the facility shall provide for interior showroom, customer waiting areas, offices and mechanic workspace towards the rear of the building. The site has limited opportunities for landscaping features; however, the existing 312 sq. ft. landscape islands shall remain. In addition, the applicant has agreed to seek areas appropriate for landscape planters.

General Operations:

File #: 19-9507, Version: 1

According to the Operational Plan and discussion with the applicant, the single tenant Internet Auto Sales and Private Vehicle Maintenance facility will be open Monday through Saturday from 11:00 AM to 6:00 PM. Internet Auto Sale use restricts outdoor auto inventory display allowing for virtual storefront only. The applicant proposes to maintain interior auto inventory with an interior private vehicle maintenance component of the operation. In accordance with the applicant's operational plan, the maintenance shall be make-ready and other minor auto repair including tune-ups and fluid changes.

APPLICABLE DEVELOPMENT STANDARDS:

This site shall conform to the Auto-Related Business (ARB) Standards. In conjunction with the ARB standards, the business is required to register and be subject to annual inspections or as needed. Outside repair and/or storage of parts and materials is strictly prohibited. Violations are subject to citation. Parking of vehicles shall be on designated areas.

REQUESTED APPEALS BY APPLICANT:

No appeals are being requested by the applicant.

RECOMMENDATION:

Staff recommends approval of the Specific Use Permit for Internet Sales and Private Maintenance subject to:

- That the owner make improvements to the building facade within the next 12 months.
- Limit on-site mechanic work to the inside of the building, and that such work be limited to vehicles registered to the operator.

Body





CASE LOCATION MAP

Case Number: SU191101/S191101

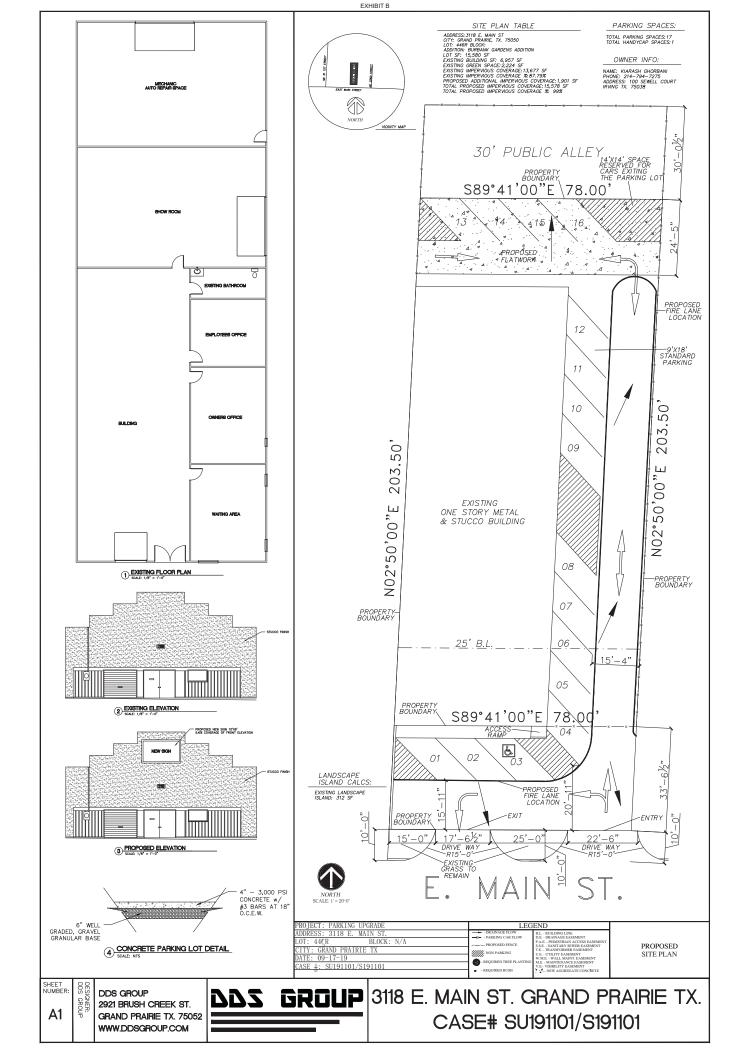
Kia Auto Sales 3118 E. Main Street

City of Grand Prairie

Planning and Development

🖬 (972) 237-8257

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OPERATIONAL PLAN 3118 E.MAIN ST

*Used Auto Sales/Mechanic Work

- 1.) Hours of operation will be from Monday-Sat 11-6p.m
- 2.) WE purchase and sell used cars. Operation is Internet sales only with our partnered accounts with cargurus, Auto Trader, Cars.com ect.
- 3.) All vehicles are drivable purchased from local auctions
- 4.) some vehicles will be repaired and some will not prior to retail. Auto repiar is for private maintenance only.
- 5.) Mechanic work will consist of tune ups, electrical work, front end replacement such as shocks, struts, control arms and small engine repair. premisses will always be clean and organized free of oil spots and other messy aftermath.
- 6.) Vehicles will be parked very organized inside the 7500+ s.f. storage building along with the side and rear of the building allowing plenty of free space for a smooth flow of traffic and appearance.
- 7.) Future site/ building improvements shall be forthcoming in the next 2 years with money being put aside and saved. Rear of the building will have new paving improvements of approximately 3000 s.f.
- 8.) There will be 4 customer parking plus 1 handicap space.
- 9.) There will be no washing or painting cars. All of that work will be contracted at another facility
- 10.) There will be 1 employee plus myself. Not a big operation



City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Legislation Details (With Text)

File #: 19-9508 Version: 1 Name: SU191102/S191103 - Chokas Transportation

Services, 2960 Roy Orr Blvd

Type: Ordinance Status: Public Hearing

File created: 10/24/2019 In control: Planning and Zoning Commission

On agenda: 11/4/2019 Final action:

Title: SU191102/S191103 - Specific Use Permit/Site Plan - Chokas Transportation Services, 2960 Roy Orr

Blvd (City Council District 1). Specific Use Permit for Heavy Truck Repair consisting of a 9,050 SF single-story building. All of Lot 3 and a portion of Lot 2, Block 1, Clean Machine Addition, City of Grand Prairie, Dallas County, Texas, 2.22 acres zoned LI, Light Industrial district and located within the SH 161 Overlay. The agent is Walter Nelson, Walter Nelson and Associates, the owner/applicant

is Angelo Chokas.

City Council Action: November 19, 2019

Sponsors:

Indexes:

Code sections:

Attachments: Exhibit A - Boundary Description

Exhibit B - Operational Plan

Exhibit C - Site Plan

Exhibit D - Building Elevations
Exhibit E - Landscape Plan

Date Ver. Action By Action Result

From

Chris Hartmann

Title

SU191102/S191103 - Specific Use Permit/Site Plan - Chokas Transportation Services, 2960 Roy Orr Blvd (City Council District 1). Specific Use Permit for Heavy Truck Repair consisting of a 9,050 SF single-story building. All of Lot 3 and a portion of Lot 2, Block 1, Clean Machine Addition, City of Grand Prairie, Dallas County, Texas, 2.22 acres zoned LI, Light Industrial district and located within the SH 161 Overlay. The agent is Walter Nelson, Walter Nelson and Associates, the owner/applicant is Angelo Chokas.

City Council Action: November 19, 2019

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Denial

Analysis

SUMMARY:

Specific Use Permit for Heavy Truck Repair consisting of a 9,050 SF single-story building. All of Lot 3 and a portion of Lot 2, Block 1, Clean Machine Addition, City of Grand Prairie, Dallas County, Texas, 2.22 acres

File #: 19-9508, Version: 1

zoned LI, Light Industrial district and located within the SH 161 Overlay.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	LI	Car Wash/Truck Wash
South	LI; PD-39	Undeveloped
East	LI; PD-326	Undeveloped (zoning permits Light Ind
West	LI; MF-1	Undeveloped

SITE HISTORY:

- February 17, 1987: Planning and Zoning Commission approved a Final Plat for Lots 1-3, Block 1, Clean Machine Addition. The site that is the subject of this request sits on all of Lot 3 and the south 235 feet of Lot 2.
- The extension of W Oakdale Rd. to Roy Orr was completed in 2017 and provides a potential southern access point for this site. Previously, access was limited to Roy Orr Blvd.

PURPOSE OF REQUEST:

The applicant intends to establish a Heavy Truck Repair use in the Light Industrial (LI) district. The use will consist of one 9,050 square foot single-story metal building along with a fenced and gated parking area behind the building.

The parking area will consist of concrete paving and fire circulation areas in which no vehicle parking will be allowed. The applicant proposes to use wrought iron fencing parallel to Roy Orr Blvd. and chain link fencing on the northern portion of the parking area. The east and south portions would be screened with a retaining wall a minimum of 4 feet in height.

An additional parking area in front of the building is for the use of customers.

SITE CHARACTERISTICS AND FUNCTION:

The 2.22 acre site has direct frontage on Roy Orr Blvd. but does not have direct access to the existing median opening. A provision has been made for a future cross access drive between the subject property and the car wash to the north but no cross access easement was established with the plat, meaning access would have to be negotiated with the property owner to the north.

To alleviate restricted truck turn movements onto Roy Orr, a second drive is proposed across city property to the Oakdale Road extension, which would require a license agreement with the city. Unlike the west drive, the south drive would provide access to southbound Roy Orr, but access from the site to SH 161 would require that a truck proceed north along Roy Orr to Trinity Blvd., or south to Carrier Pkwy.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

Table 1 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	Meets
Min. Lot Area Sq. Ft.	15,000	2.2 acres	Yes
Min. Lot Width (Ft.)	100	Approx. 200	Yes
Min. Lot Depth (Ft.)	150	Approx. 300	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	45	Yes
Max. Height (Ft.)	50	30	Yes

Landscape and Screening

The property is subject to the landscaping and screening requirements found in Article 8 and Appendix F of the UDC. Table 2 summarizes what is required and what is provided. The applicant has designed the project to take advantage of existing trees for aesthetic and screening purposes. As part of the site design process, a tree survey was conducted cataloguing the caliper inch size of trees existing on site. Per Section 8.7.3 and Section 4.B of Appendix F, Unified Development Code, the applicant proposes to use existing trees as credit for 5 required trees and 12 parking spaces.

Table 3: Landscape & Screening Requirements

Required	Provided	Meets
7,792	7,792	Yes
16 + 4 P/L Trees	20	Yes
155	85*	No
36" Hedge	36" Hedge + 1 tree	Yes
Masonry Enclosure	Masonry Enclosure	Yes
	7,792 16 + 4 P/L Trees 155 36" Hedge	7,792 7,792 16 + 4 P/L Trees 20 155 85* 36" Hedge 36" Hedge + 1 tree

Building and Site Design

Industrial buildings within a Corridor Overlay that are under 50,000 square feet in size are required to meet Appendix F of the Unified Development Code (Sec. 7, Appendix X). Buildings in the overlay are required to meet base standards for building and site design, landscaping, and sustainability features along with providing a minimum number of discretionary items.

The proposed building is oriented toward Roy Orr Blvd. with a small parking lot between the building and the street screened by a row of hedges. Over 75% of the parking is situated behind the building, and additional trees are shown adjacent to the parking area in front of the building that will provide additional screening and lessen the impact of the paved area. The garage bay doors are located at the rear of the building not visible from Roy Orr. The applicant is proposing to utilize the existing dense vegetation along Oakdale Ln. to the east to provide further screening of the rear of the building and the rear parking area. General site layout meets the base standards of Appendix F in that it is consistent with the prevailing built form along Roy Orr Blvd., which consists primarily of single-story buildings with moderate setbacks from the street edge. If approved, the SUP will be strictly limited to truck repair, including vehicles categorized as "Heavy Truck" such as box trucks and semi-tractors. No trailers are permitted on the property, and no long-term storage of vehicles, whether operable

File #: 19-9508, Version: 1

or inoperable, will be allowed. All trucks, whether awaiting repair or pick-up by the customer, must be parked behind the fenced area.

The building design deviates significantly from Appendix F requirements. A brick wainscot 3' high is the only masonry shown, with the balance of the exterior consisting of painted metal R-panel. There is a 20% allowance in Appendix F for finished metal panel, but the building as shown far exceeds this allowance. In addition, three of the four building facades lack horizontal articulation or windows. There is one short canopy provided over the front door.

The development addresses the sustainability requirements of Appendix F by virtue of its position along a proposed mixed-use trail that would connect from the Regional Veloweb to Mike Lewis Park, and in its use of drought-tolerant species for 70% of plantings (Live Oaks, Schumard Red Oaks, Crepe Myrtles, and Buford Hollies).

VARIANCES:

- Metal (R-panel) building facade on the majority of the building.
- Windows and horizontal articulation shown only on Roy Orr-facing elevation.
- Use of existing vegetative cover on the south and east portions of the property to satisfy a portion of the required landscape calculation.
- Excess parking spaces over minimum. Applicant is requesting this variance due to the auto-oriented nature of the use.

ANALYSIS AND RECOMMENDATION:

Roy Orr currently functions as an arterial connecting north Grand Prairie to Fort Worth/Centreport and DFW Airport. Uses found along this boulevard primarily consist of large regional distribution facilities, small local contractor operations, and franchise truck and equipment rental operations. Facilities for the servicing and repair of vehicles, including large trucks, are not prevalent along Roy Orr; where they do exist, they typically function as an accessory use to a larger operation such as truck rental. Of note is that the PD district to the east (across Oakdale Ln.) prohibits auto-related uses such as repair.

The use as proposed would occupy a highly visible location at the corner of two arterial roadways near Mike Lewis Park. Even if the building design criteria are met, staff believes that the establishment of truck repair at this highly visible location would be detrimental to the overall area and therefore cannot recommend approval.

Body





CASE LOCATION MAP
Case Number SU191102/S191103
Chokas Heavy Truck Repair
2960 Roy Orr Blvd



City of Grand Prairie

Development Services

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BEING all of that certain tract of land situated in the City of Grand Prairie, Dallas County, Texas and being part of the Thomas Crocker Survey, Abstract No 1704, and the Peyton Splane Survey, Abstract No. 1731 Dallas County, Texas and being all of Lot 3 and part of Lot 2, Block 1 of the CLEAN MACHINE ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas according to the Map thereof recorded in Volume 87098, Page 6134 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the West Right-of-Way line of Oakdale Road, marking the southeast corner of a tract of land conveyed to Maria G. Syrquin by Deed recorded in Volume 96028, Page 4892 of the Deed Records of Dallas County, Texas

THENCE with said West Right-of-Way line and the East line of said premises, South 01° 39' 39" East, 242.35 feet to a 1/2" iron rod with yellow cap marking the Northeast corner of a tract of land conveyed to Beth Raddatz Hall by deed recorded in Volume 76136, Page 120 of the Deed Records of Dallas County, Texas and the southeast corner of said premises;

THENCE with the North line of said Hall Tract and the South line of said premises, North 88° 58'58" West, 479.86 feet to a 5/8" iron rod found in the East Right-of-way line of Roy Orr Boulevard, marking the Northwest corner of said Hall tract, the Southwest corner of said premises and beginning of a curve to the right;

THENCE with said East Right-of-Way line, the West line of said premises and said curve to the right having a Central Angle of 05° 55'43", a Radius of 1837.75 feet. an arc length of 190.16 feet and a Chord Bearing and Distance of North 28°55'50" East, 190.08 feet to a 1/2" iron rod found for corner;

THENCE with said East Right-of-Way line and the West line of said premises, North 31° 30' 46" East. 68.30 feet to a 5/8" iron rod found marking the southwest corner of a tract of land conveyed to the Trust of Travis M. Boney and James C. Boney by Deed recorded in Volume 95005, Page 5820 of the Deed Records of Dallas County, Texas and the Northwest corner of said premises;

THENCE with the south line of said Boney Tract, the South line of said Syrquin Tract and the North line of said premises, North 88° 28'50" East passing a 5/8" iron rod found at 209.81 feet and continuing for a total distance of 345.23 feet to the POINT OF BEGINNING and containing 2.22 acres of land, more or less.



Angelo Chokas
Chokas PMD Group LLC
101 NW 8th St.
Grand Prairie, TX 75050
0:214.431.4660 | C:214.460.2728
E:info@chokaspmd.com

September 9th, 2019

Operational Plan: Chokas Commercial Transportation Services 2960 Roy Orr Blvd Grand Prairie, TX 75050

Chokas Commercial Transportation Services will be used to service and maintain commercial units that deliver in the surrounding DFW area. The scope of the work will range from routine/scheduled maintenance such as oil changes, brake repair, etc. If necessary the facility will have the capability to conduct major repair to these units. The main entrance to the building will be used by employees and customers who choose to wait while service is being performed. It should be noted that the facility will have all the necessary waste collected and stored properly according with current city ordinances, city rules, and enforcing bodies.

Numbers of Employees: 4-8

Hours of Operation:

Monday-Friday 7:00 a.m. – 5:00 p.m.

Saturday 7:00 a.m. – 5:00 p.m.

Sunday Closed

