



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, December 14, 2020

5:30 PM

Video Conference

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Due to the ongoing the ongoing COVID-19 pandemic, this meeting of the Planning and Zoning Commission shall be held in-person in the Council Chamber at Grand Prairie City Hall, as well as by videoconference. Members of the Commission and the public may elect to participate by attending the meeting in-person, or remotely via videoconference.

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

You are invited to a Zoom webinar.

When: Dec 14, 2020 05:30 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/93453006740?pwd=Q1V1VFJqSkSrVENEZDRYWjJsbTRoUT09>

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

Any speaker wishing to visually display documents in connection with a presentation must submit them to [sware@gptx.org](mailto:sware@gptx.org) and [msespinoza@gptx.org](mailto:msespinoza@gptx.org) in PDF format no later than 3 o'clock p.m. on Monday, December 14th.

**Call to Order - Commissioner Briefing**

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

**\*Agenda Review****\*Boards and Commissions Training**

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**Public Hearing  
6:30 p.m. Video Conference**

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**Chairperson Shawn Connor Presiding**

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

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

**Public Hearing Consent Agenda**

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

- 1**      [20-10675](#)      Approval of Minutes of the November 23, 2020 P&Z meeting.

**Attachments:** [PZ Draft Minutes 11-23-2020.pdf](#)



- 2      [20-10677](#)      P201202 - Preliminary Plat - Prairie Modern Addition (City Council District 1). A Preliminary Plat for one multi-family and one commercial lot totaling 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Preliminary Plat.pdf](#)
- 3      [20-10678](#)      P201203 - Final Plat - Prairie Modern Addition (City Council District 1). A Final Plat for one multi-family and one commercial lot totaling approximately 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.
- Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Final Plat.pdf](#)

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

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

- 4      [20-10683](#)      Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Interstate 20 Corridor Overlay District.

**Items for Individual Consideration**

- 5**      [20-10679](#)      S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.
- Attachments:**   [Exhibit A S201201 Location Map](#)  
                             [Exhibit B S201201- 2700 Avenue K - Site Plan](#)  
                             [Exhibit C S201201- Landscape Plan - 2700 Avenue K](#)  
                             [Exhibit D S201201 Tree Preservation Plan](#)  
                             [Exhibit E S201201 - Exlevation Plan](#)
- 6**      [20-10680](#)      S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.
- Attachments:**   [Exhibit A - Location Map.pdf](#)  
                             [Exhibit B - Site Plan.pdf](#)  
                             [Exhibit C - Landscape Plans.pdf](#)  
                             [Exhibit D - Building Elevations.pdf](#)  
                             [Exhibit E - Appendix W Checklist.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.*

- 7**      [20-10681](#)      SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

**Attachments:** [Exhibit A -Location Map update](#)  
[Exhibit B 3025a Hardrock - SUP Parking Exhibit](#)  
[Exhibit C SU180504B Operational Plan 2020](#)  
[Exhibit D Reason of Additional Parking](#)

- 8**      [20-10682](#)      SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

**Attachments:** [Exhibit A SU191101A Location Map](#)  
[Exhibit B SU191101A Renewal Site Plan 3118 E. Main St Kia Auto](#)  
[Exhibit C SU191101A New Operational 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 12/10/2020.**

**Monica Espinoza  
Planning Secretary**

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

**LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

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



## Legislation Details (With Text)

<b>File #:</b>	20-10675	<b>Version:</b>	1	<b>Name:</b>	Approval of Minutes of the November 23, 2020 P&Z meeting.
<b>Type:</b>	Agenda Item	<b>Status:</b>			Public Hearing Consent Agenda
<b>File created:</b>	12/7/2020	<b>In control:</b>			Planning and Zoning Commission
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>			
<b>Title:</b>	Approval of Minutes of the November 23, 2020 P&Z meeting.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">PZ Draft Minutes 11-23-2020.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza, Executive Assistant

### Title

Approval of Minutes of the November 23, 2020 P&Z meeting.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis



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

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

COMMISSIONERS ABSENT: Warren Landrum

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

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:42 p.m. and Commissioner Moser gave the invocation, and Chairperson Connor led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of November 9, 2020.

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

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

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

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

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

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

Motion: Moser

Second: Smith

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

Nays: none

**Approved: 8-0**

Motion: **carried.**

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

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Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, within the HWY 161 Corridor Overlay District.

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

The applicant is requesting the following variances:

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

The Development Review Committee (DRC) recommends approval.

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

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



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stalls or rearrange the site plan in a way that causes them to lose some parking stalls. They feel like maintaining that design parking for residents is important to do.

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

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

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

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

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

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

### **Discussion:**

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

The action and vote recorded as follows:

Motion: Smith

Second: Moser

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

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Nays: Coleman

**Approved: 7-1**

Motion: **carried.**

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

Mr. Lee stated the applicant intends to construct a 209,424 sf. office/warehouse building on 12.13 acres. The proposed site consists of two undeveloped tracts that would be subsequently platted into one property. Site Plan approval by City Council is required for any project involving industrial uses. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the eastern portion of the site facing truck court. The overhead truck docks are located on the east side of the building and faces east. The building is speculative and will be developed without specific tenants. The site will be accessible from a commercial drive off W. Shady Grove Road with a 24' fire lane and access easement looping around the facility. The 24' fire lane and access drive shall serve 42 east orientated overhead dock doors along with 49 tractor trailer parking spaces. No variances requested.

The Development Review Committee (DRC) recommends approval.

Tyler Bushong stepped forward and represented the case.

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

The action and vote recorded as follows:

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

Motion: Moser

Second: Coleman

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

Nays: none

**Approved: 8-0**

Motion: **carried**

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

Mr. Lee stated the applicant intends to construct a multi-family development on 18.97 acres. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. In addition to the UDC, this site shall comply with recently adopted Planned Development-405 and accommodating Concept Plan (Z200903/CP200901). The applicant intends to develop 18.97 acres for multi-family use. The Site Plan includes 276 multi-family units in 12 residential buildings and one leasing/clubhouse building. The property includes an existing pond, adjacent to pergola and outdoor grilling area. Other amenities include two pet parks and a pool adjacent to the clubhouse. Primary access to the site is being provided by a fully divided 52 ft.-access drive connecting to Sarah Jane Parkway. A proposed secondary, emergency access point is located approximately 220' to the south of primary access drive.

### **VARIANCES:**

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Smith stated she agrees with Commissioner Moser.

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

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

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

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

The action and vote recorded as follows:

Motion: Spare

Second: Smith

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

Nays: Hedin

**Approved: 7-1**

Motion: **carried**

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

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generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District.

Mr. Tooley stated the applicant intends to construct two office/warehouse buildings on 7 acres. City Council must approve a site plan for any project involving industrial uses or that is located within a Corridor Overlay District. Development at this location requires City Council approval of a Site Plan because the property is for industrial uses with buildings exceeding 50,000 square feet. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. In addition, UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size. The proposal includes two rear-loaded office/warehouse-buildings along Bardin Road. Building 1 is intended to house the applicant's technology business along with headquarters. Building 2 is speculative and is being developed without a tenant in mind.

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

The Development Review Committee (DRC) recommends approval.

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

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

The action and vote recorded as follows:

Motion: Moser

Second: Coleman

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

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

Nays: none

**Approved: 8-0**

Motion: **carried**

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

Mr. Tooley stated the applicant is requesting a zoning change of an existing 0.43-acre lot located within the Matthew Road Mobile Home Estates from Agriculture (A) District to Single Family-Five (SF-5) District, which is necessary to allow a site built home to be constructed and occupied at this location. The applicant proposes to build an approximately 3324 sq. ft. four-bedroom, four-bath home with an attached 911 sq. ft. three-car garage and 743 sq. ft. backyard porch for a total building footprint of 4,978 sq. ft. The applicant is seeking a zoning change from Agriculture (A) District to Single Family-Five (SF-5) District to allow for the construction and occupancy of a detached site-built home. A detached single-family home is permitted in the Agriculture (A) District, but the existing lot size (0.43 acres) does not meet the minimum density allowed (0.2 units per acre or 1 home per 5 acres) within the Agriculture (A) District. However, if the property is rezoned to Single Family-Five (SF-5) District, the property and home will meet the minimum density and dimensional requirements of the Unified Development Code. The maximum density allowed in the SF-5 District is 8.7 dwelling units per acre. A single-family residence requires connection to a sewer system, a water source, and adequate access. The applicant has addressed these functions as follows:

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

**Water Source** - The Matthew Road Mobile Home Estates community provides water for its parcels through a private water district. There are no fire hydrants located within the mobile home

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

park and the water system is serviced by one water well drilled in 1972. The water system is not monitored by the City, but by the Texas Commission for Environmental Quality (TCEQ).

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

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

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

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

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

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

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

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

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



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

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

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

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: none

**Approved: 8-0**

Motion: **carried**

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

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

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

1. No commercial access will be allowed to/from Ernie Lane.

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

Commissioner Coleman asked what is wrong with resident wanting to put property for sale. Mr. Tooley stated it is up to the residents and the zoning is concurrent with the future land use. The owner is requesting zoning change in place before she sells it.

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

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

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

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

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

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

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

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

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

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

The action and vote recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: none

**Approved: 8-0**

Motion: **carried**

Item # 12- CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road.

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

### *Project Update*

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

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

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

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

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

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

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

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

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

The action and vote recorded as follows:

Motion: Moser

Second: Smith

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

Nays: Spare

**Approved: 7-1**

Motion: **carried**

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

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

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

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

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

The action and vote recorded as follows:

Motion: Smith

Second: Perez

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

Nays: none

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

Motion: **carried**

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

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

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Shawn Connor, Chairperson

ATTEST:

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Cheryl Smith, Secretary

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



## Legislation Details (With Text)

<b>File #:</b>	20-10677	<b>Version:</b>	1	<b>Name:</b>	P201202 - Prairie Modern Addition
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P201202 - Preliminary Plat - Prairie Modern Addition (City Council District 1). A Preliminary Plat for one multi-family and one commercial lot totaling 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay				

### Sponsors:

### Indexes:

### Code sections:

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

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza, Executive Assistant

### Title

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

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

A Preliminary Plat for one multi-family and one commercial lot totaling 6.209 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

### PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to plat a survey tract into two platted lots for multi-family and commercial uses. The developer is developing Lot 1 immediately for multi-family uses, with Lot 2 intended for future commercial development.

The applicant has submitted a development application for a Final Plat and Site Plan approval, which is running concurrent to this request (P201203 & S201202). The site plan is for 272 multi-family units and a five-story garage on Lot 1.

### **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-12, PD-175	Undeveloped, Senior Living Apartm
South	Commercial	Undeveloped
West	PD-13	SH-161
East	PD-12	Undeveloped

### **DENSITY AND DIMENSIONAL REQUIREMENTS:**

The lots meet the density and dimensional requirements stated in PD-388 and Article 6 of the Unified Development Code.

**Table 2: Summary of Lot Requirements - Multi-Family (CA)**

Standard	PD-388	Appendix W / UDC	Provided	Meets?
Min. Area (SF)	-----	12,000	233,250	Yes
Min. Width (Ft.)	-----	100	232	Yes
Min. Depth (Ft.)	-----	120	344	Yes
Min. All Setbacks (Ft.)	15	-----	15	Yes
Max. DUA	65	-----	50.8	Yes
Maximum Height (Ft.)	-----	70	47.75	Yes

**Table 3: Summary of Lot Requirements - Commercial**

Standard	PD-388	Appendix W / UDC	Provided	Meets?
Min. Area (SF)	-----	5,000	37,212	Yes
Min. Width (Ft.)	-----	50	111	Yes
Min. Depth (Ft.)	-----	100	344	Yes
North, South, and West Setbacks (Ft.)	15	-----	15	Yes
East Setback (Ft.)	10	-----	10	Yes

### **HISTORY:**

- Site Plan application for Prairie Modern Apartments to allow 272 multi-family units on 5.355 acres is under concurrent review (Case Number S201202).
- Final Plat application for Prairie Modern Apartments Addition to create one multi-family and one



commercial lot totaling 6.209 acres is under concurrent review (Case Number P201203).

- April 21, 2020: City Council approved a zoning change and concept plan creating Planned Development-388 District for multi-family and commercial uses (Case Number Z190202/CP190202).

### **PLAT FEATURES:**

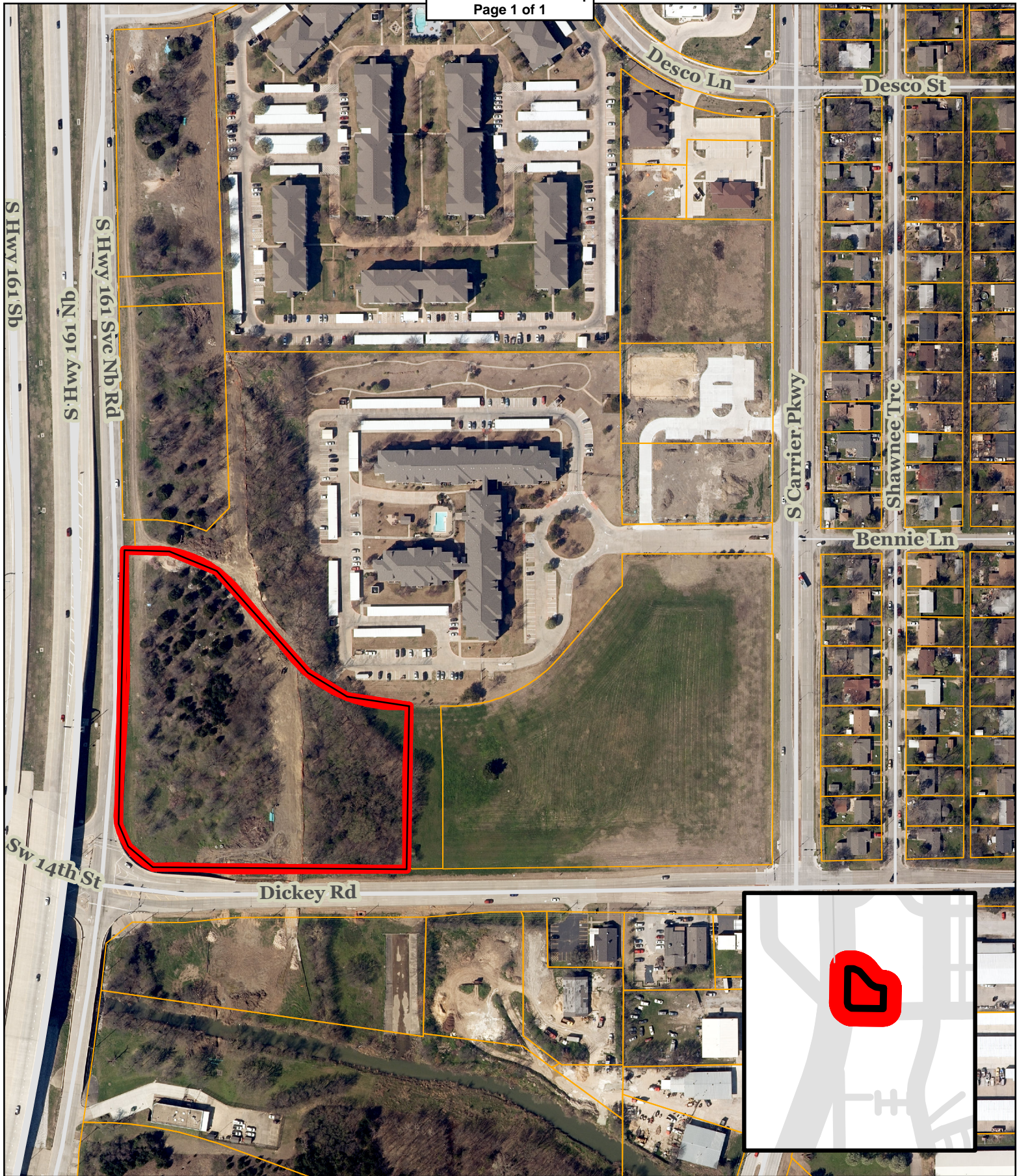
The plat meets all density and dimensional requirements of PD-388 and Article 6 of the UDC. A condition of PD-388 is installing an access drive around the north and east boundaries of the property to allow for proper circulation for the planned development. The Raines Branch of the Cottonwood Creek System runs north/south through the property, between the commercial and residential tracts. The applicant is working with the Engineering Department on proper drainage between the lots. Due to the unique shape of the property and the abutting properties, the applicant is establishing off-site easements for utilities, along with additional access easements. There is an existing 60 foot access easement along the north side of the property that the applicant will use for northern access to the property. Additionally, visibility easements are placed along SH-161 and Dickey Road, where private access intersect with arterial roadways.

The applicant is required to submit all required floodplain development documentation to the Engineering Department. Approval is required before issuance of building permits.

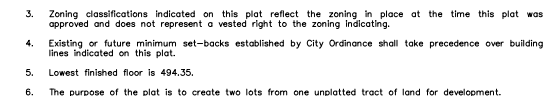
### **RECOMMENDATION:**


The Development Review Committee (DRC) recommends approval.









 <b>Pacheco Koch</b>		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM L-469 TX REG. SURVEYING FIRM LS-1008080	
<b>DRAWN BY</b> KAJ	<b>CHECKED BY</b> ACD	<b>SCALE</b> 1"=50'	<b>DATE</b> NOV. 2020
			<b>JOB NUMBER</b> 4216-19.025

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF DALLAS

DESCRIPTION, of a 6.209 acre tract of land situated in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas; said tract being part of Lot 2, Block 1, Curless-Wright Addition, an addition to the City of Grand Prairie, Texas according to the plat recorded in Volume 2004063, Page 23 in the Deed Records of Dallas County, Texas and part of that certain tract of land described in Special Warranty Deed to Wright Senior Apartments, L.P. recorded in Volume 2003196, Page 152 of said Deed Records; said tract also being all of that certain tract of land described as Tract P-1 in Warranty Deed with Vendor's Lien to Natitek LTD. recorded in Volume 86247, Page 3312 of said Deed Records; said 6.209 acre tract being more particularly described as follows:

BEGINNING, at a brass monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION' found for corner at the north end of a right-of-way corner clip at the intersection of the east right-of-way line of State Highway No. 161 (a variable width right-of-way) and the north right-of-way line Dickey Road (a variable width right-of-way); said point being the northernmost southwest corner of said Tract P-1;

THENCE, departing said corner clip and in a northerly direction along the said east line of State Highway No. 161, the following five (5) calls:

North 03 degrees, 52 minutes, 05 seconds East, a distance of 152.00 feet to a brass monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION' found for corner;

North 02 degrees, 21 minutes, 45 seconds East, a distance of 152.00 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner;

North 00 degrees, 51 minutes, 25 seconds East, a distance of 152.00 feet to a brass monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION' found for corner;

North 00 degrees, 30 minutes, 17 seconds West, a distance of 123.05 feet to a brass monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION' found for corner; said point being the northernmost southwest corner of said Lot 2 and the Wright Senior Apartments tract;

THENCE, departing the said east line of State Highway No. 161, along a southeast line of said Lot 2, the following seven (7) calls:

North 89 degrees, 58 minutes, 56 seconds East, a distance of 44.37 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner; said point being the beginning of a curve to the right;

In a southeasterly direction and along said curve to the right, having a central angle of 50 degrees, 00 minutes, 00 seconds, a radius of 220.00 feet, a chord bearing and distance of South 65 degrees, 01 minutes, 04 seconds East, 185.95 feet, an arc distance of 191.99 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the end of said curve;

South 40 degrees, 01 minutes, 04 seconds East, a distance of 173.45 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner; said point being the beginning of a curve to the left;

In a southeasterly direction and along said curve to the left, having a central angle of 50 degrees, 00 minutes, 00 seconds, a radius of 280.00 feet, a chord bearing and distance of South 65 degrees, 01 minutes, 04 seconds East, 236.67 feet, an arc distance of 244.35 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the end of said curve;

North 89 degrees, 58 minutes, 56 seconds East, a distance of 21.47 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner;

South 02 degrees, 08 minutes, 05 seconds West, a distance of 132.99 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner;

South 00 degrees, 01 minutes, 04 seconds West, a distance of 193.14 feet to a 5/8-inch iron rod with yellow cap found for corner in the said north line of Dickey Road; said point being the southernmost southwest corner of said Lot 2

THENCE, along the said north line of Dickey Road, the south line of said "Tract P-1", tract, the following four (4) calls:

South 89 degrees, 25 minutes, 34 seconds West, at distance of 343.49 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 85 degrees, 39 minutes, 18 seconds West, a distance of 100.41 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 89 degrees, 25 minutes, 34 seconds West, a distance of 59.09 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being at the south end of said corner clip;

North 51 degrees, 57 minutes, 55 seconds West, along said corner clip, a distance of 89.60 feet to the POINT OF BEGINNING;

CONTAINING, 270,462 square feet or 6.209 acres of land, more or less.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael C. Clover, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Grand Prairie, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELEASD UPON AS A FINAL SURVEY DOCUMENT.

Michael C. Clover  
Registered Professional Land Surveyor  
No. 5225

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.


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

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

PRELIMINARY PLAT  
LOTS 1 & 2, BLOCK A  
PRAIRIE MODERN  
APARTMENTS

6.209 ACRES  
AND BEING OUT OF THE  
JOSE GILL SURVEY, ABSTRACT NO. 567,  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
CASE NUMBER: P201202  
SHEET 2 OF 2

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY KAJ	CHECKED BY ACD	SCALE 1"=50'	DATE NOV. 2020
		JOB NUMBER 4216-19.025	

OWNER

NATITEK LTD.  
801 WEST FREEWAY, SUITE 810  
GRAND PRAIRIE, TEXAS 75051

SURVEYOR / ENGINEER

PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MICHAEL C. CLOVER



## Legislation Details (With Text)

<b>File #:</b>	20-10678	<b>Version:</b>	1	<b>Name:</b>	P201203 - Prairie Modern Addition
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Public Hearing Consent Agenda
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P201203 - Final Plat - Prairie Modern Addition (City Council District 1). A Final Plat for one multi-family and one commercial lot totaling approximately 7.608 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, and part of Lot 2, Block 1, Curtiss-Wright Addition, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of S Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay.				

### Sponsors:

### Indexes:

### Code sections:

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

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

### From

Monica Espinoza, Executive Assistant

### Title

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

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

A Final Plat for one multi-family and one commercial lot totaling 6.209 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

**PURPOSE OF REQUEST:**

The purpose of the Final Plat is plat a survey tracts into two platted lots for multi-family and commercial uses. The developer is developing Lot 1 immediately for multi-family uses, with Lot 2 intended for future commercial development.

The applicant has submitted a development application for a Preliminary Plat and Site Plan approval, which is running concurrent to this request (P201202 & S201202). The site plan is for 272 multi-family units and a five-story garage on Lot 1.

**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-12, PD-175	Undeveloped, Senior Living Apartm
South	Commercial	Undeveloped
West	PD-13	SH-161
East	PD-12	Undeveloped

**DENSITY AND DIMENSIONAL REQUIREMENTS:**

The lots meet the density and dimensional requirements stated in PD-388 and Article 6 of the Unified Development Code.

**Table 2: Summary of Lot Requirements - Multi-Family (CA)**

Standard	PD-388	Appendix W / UDC	Provided	Meets?
Min. Area (SF)	-----	12,000	233,250	Yes
Min. Width (Ft.)	-----	100	232	Yes
Min. Depth (Ft.)	-----	120	344	Yes
Min. All Setbacks (Ft.)	15	-----	15	Yes
Max. DUA	65	-----	50.8	Yes
Maximum Height (Ft.)	-----	70	47.75	Yes

**Table 3: Summary of Lot Requirements - Commercial**

Standard	PD-388	Appendix W / UDC	Provided	Meets?
Min. Area (SF)	-----	5,000	37,212	Yes
Min. Width (Ft.)	-----	50	111	Yes
Min. Depth (Ft.)	-----	100	344	Yes
North, South, and West Setbacks (Ft.)	15	-----	15	Yes
East Setback (Ft.)	10	-----	10	Yes

**HISTORY:**

- Site Plan application for Prairie Modern Apartments to allow 272 multi-family units on 5.355 acres is under concurrent review (Case Number S201202).
- Preliminary Plat application for Prairie Modern Apartments Addition to create one multi-family and one

commercial lot totaling 6.209 acres is under concurrent review (Case Number P201202).

- April 21, 2020: City Council approved a zoning change and concept plan creating Planned Development-388 District for multi-family and commercial uses (Case Number Z190202/CP190202).

### **PLAT FEATURES:**

The plat meets all density and dimensional requirements of PD-388 and Article 6 of the UDC. A condition of PD-388 is installing an access drive around the north and east boundaries of the property to allow for proper circulation for the planned development. The Raines Branch of the Cottonwood Creek System runs north/south through the property, between the commercial and residential tracts. The applicant is working with the Engineering Department on proper drainage between the lots. Due to the unique shape of the property and the abutting properties, the applicant is establishing off-site easements for utilities, along with additional access easements. There is an existing 60 foot access easement along the north side of the property that the applicant will use for northern access to the property. Additionally, visibility easements are placed along SH-161 and Dickey Road, where private access intersect with arterial roadways.

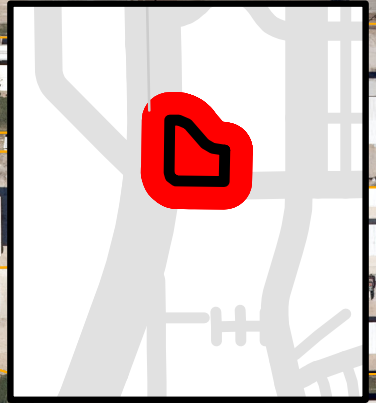
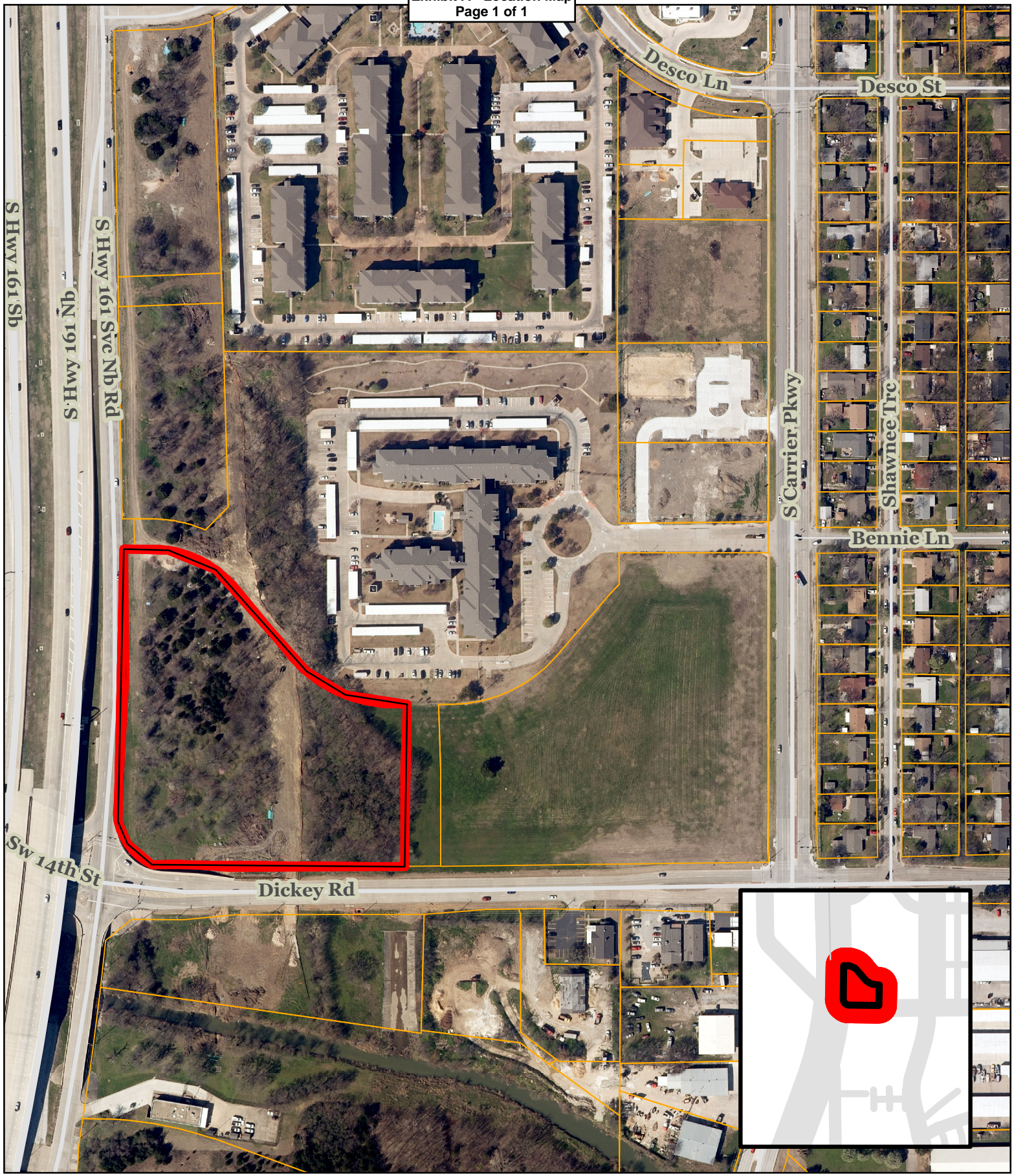
The applicant is required to submit all required floodplain development documentation to the Engineering Department. Approval is required before issuance of building permits.

### **RECOMMENDATION:**

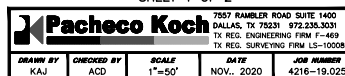
The Development Review Committee (DRC) recommends approval with conditions:

- Prior to submitting plat for City signatures, the applicant must execute, file with the County, and provide instrument numbers for all easements and agreements that are established with the adjacent landowner.
- Prior to issuance of building permits, the applicant must obtain permits from TxDOT for access to, and construction within the TXDOT right-of-way.










SURVEYOR'S CERTIFICATION

My commission expires: \_\_\_\_\_

My commission expires: \_\_\_\_\_

CONTAINING, 270,462 square feet or 6.209 acres of land, more or less

 <b>Pacheco Koch</b>		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY KAJ	CHECKED BY ACD	SCALE 1"=50'	DATE NOV. 2020
			JOB NUMBER 4216-19.025



## Legislation Details (With Text)

<b>File #:</b>	20-10683	<b>Version:</b>	1	<b>Name:</b>	Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6).
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>			
<b>Title:</b>	Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Interstate 20 Corridor Overlay District.				

### Sponsors:

### Indexes:

### Code sections:

### Attachments:

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza, Executive Assistant

### Title

Z201201 - Zoning Change - Zoning Change at 1620 Vicky Ln. (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Interstate 20 Corridor Overlay District.

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Table

### Analysis



## Legislation Details (With Text)

**File #:** 20-10679      **Version:** 1      **Name:** S201201 - Warehouse at 2700 Avenue K East  
**Type:** Agenda Item      **Status:** Items for Individual Consideration  
**File created:** 12/7/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 12/14/2020      **Final action:**  
**Title:** S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A S201201 Location Map](#)  
[Exhibit B S201201- 2700 Avenue K - Site Plan](#)  
[Exhibit C S201201- Landscape Plan - 2700 Avenue K](#)  
[Exhibit D S201201 Tree Preservation Plan](#)  
[Exhibit E S201201 - Exlevation Plan](#)

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

### From

Monica Espinoza, Executive Assistant

### Title

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

### Presenter

Charles Lee, AICP, CBO, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198,000 sq. ft. industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No.

1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K.

### **PURPOSE OF REQUEST:**

The applicant intends to construct a 198,200sf. office/warehouse building on 26.46 acres. The proposed site consists of two properties that would be subsequently platted into one property. An existing gas well straddles the two properties. Site Plan approval by City Council is required for any project involving industrial uses with buildings exceeding 50,000 square feet.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

UDC's Appendix X, Industrial Development Standards addresses potential adverse environmental, visual, and truck traffic associated with large warehouses, outside storage, distribution-logistical related developments exceeding five acres in size.

### **ADJACENT LAND USES:**

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

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

Direction	Zoning	Existing Use
North	LI	Warehouse
South	PD-38	Single Family Residential
West	LI	Warehouse/Logistics
East	SF-1 (East of GSW)	Single Family Residential & School

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

The proposal includes one side-loaded office/warehouse-building. Tractor/trailer parking and storage is located on the western portion of the site facing the truck court. The overhead truck docks are located on the west side of the building and faces west. The building is speculative and will be developed without specific tenants.

### **FUTURE N. GREAT SOUTHWEST PARKWAY:**

The current Master Transportation Plan designates the extension of N. Great Southwest Parkway (Principle Arterial Six-Lane Divided Roadway) along the eastern boundary of the property beginning at the Avenue K East intersection and extending to the northern property boundary. The applicant plans to dedicate the full 120' right-of-way, as well as design and construct a portion of the roadway in coordination with the City's Engineering & Transportation Departments.

The site will be accessible from two commercial drives off the future N. Great Southwest Parkway extension. The center-loaded primary drive shall align with planned median opening and secondary drive located approximately 300' to the north. The site provides 30' fire lane and access easement looping around the facility.

The 30' fire lane and access drive shall serve 32 west orientated overhead dock doors along with 42 tractor trailer parking spaces.

### **GAS WELL PAD SITE & PIPELINE:**

An operational gas well pad-site is located on the northwestern portion of the property. The existing pipeline serving the gas well runs northwesterly from Avenue K to the well site shall be relocated. The applicant and their design team has been coordinating relocation of pipeline with their team (DFW Mid-Stream Services) & well head operator (GH America Energy). This will require oversight from the City's Engineering Department during civil review. A section of the fire lane and about 25 parking spaces encroach the well head's 300 ft buffer. No planned structures are to be located within the required 100' separation of the gas pad.

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

Development is subject to the LI and Appendix X Industrial Development Standards in the UDC. The table below evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	1,152,598	Yes
Min. Lot Width (Ft.)	100	631	Yes
Min. Lot Depth (Ft.)	150	1,351	Yes
Front Setback (Ft.)	25	70+	Yes
Side Setback (Ft.)	30	185+	Yes
Max. Height (Ft.)	50	48.5	Yes
Max. Floor Area Ratio	1:1	0.17:1	Yes

#### *Landscape and Screening*

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. Zoning Analysis Tables summarizes the requirements. The site exceeds the minimum landscape area (33% provided), number of shrubs, number of trees and screening requirements. The applicant is preserving the required number of trees.

**Table 3: Landscape & Screening Requirements**

Standard	Required	Provided	Meets
Area (Sq. Ft.)	53,999	177,387 (33%)	Yes
Trees	216 + 30 Street	118+ 600 Presv.	Yes
Shrubs	1,080	1,160	Yes
Foundation Plantings	Along Primary Facades	Provided Plantings	Yes
Entrance Plantings	At Building Entrance	Provided Plantings	Yes
Truck Screening	Wing Wall	Wing Walls	Yes
Parking Lot Trees	30	39 (3" Cal)	Yes

Parking will be screened with living screen (street trees and shrubs) within a 30' landscape buffer. The site

provides 21 street trees planted on Avenue K East and 18 trees provided within future GSW Pkwy's landscape buffer along with the construction of minimum 4' sidewalk.

**Building Materials and Design**

Industrial buildings greater than 50,000 sq. ft. are subject to the requirements in Appendix X of the UDC. Appendix X requires that primary facades include at least three design elements and secondary facades include at least two design elements. The tables below evaluate the design elements for each building. The proposed building elevations meet Appendix X requirements.

The building's exterior construction consists of 100% exterior masonry construction utilizing textured concrete tilt-wall panels with reveals of varying finishes and colors in compliance with required architectural articulation requirements. The construction styles consist of two accent materials along the vertical surface. 24" Parapet projection shall extend along the length of the secondary facades.

**Table 4A: Building Design Elements for Building A**

Facade	Type	a.	b.	c.	d.	e.	f.	g.	h.	i.	Total ElMeets
North	Seconda	Y			Y						2 Y
South	Primary	Y	Y			Y					3 Y
East	Primary	Y	Y			Y					3 Y
West	Seconda	Y			Y						2 Y

**VARIANCES:**

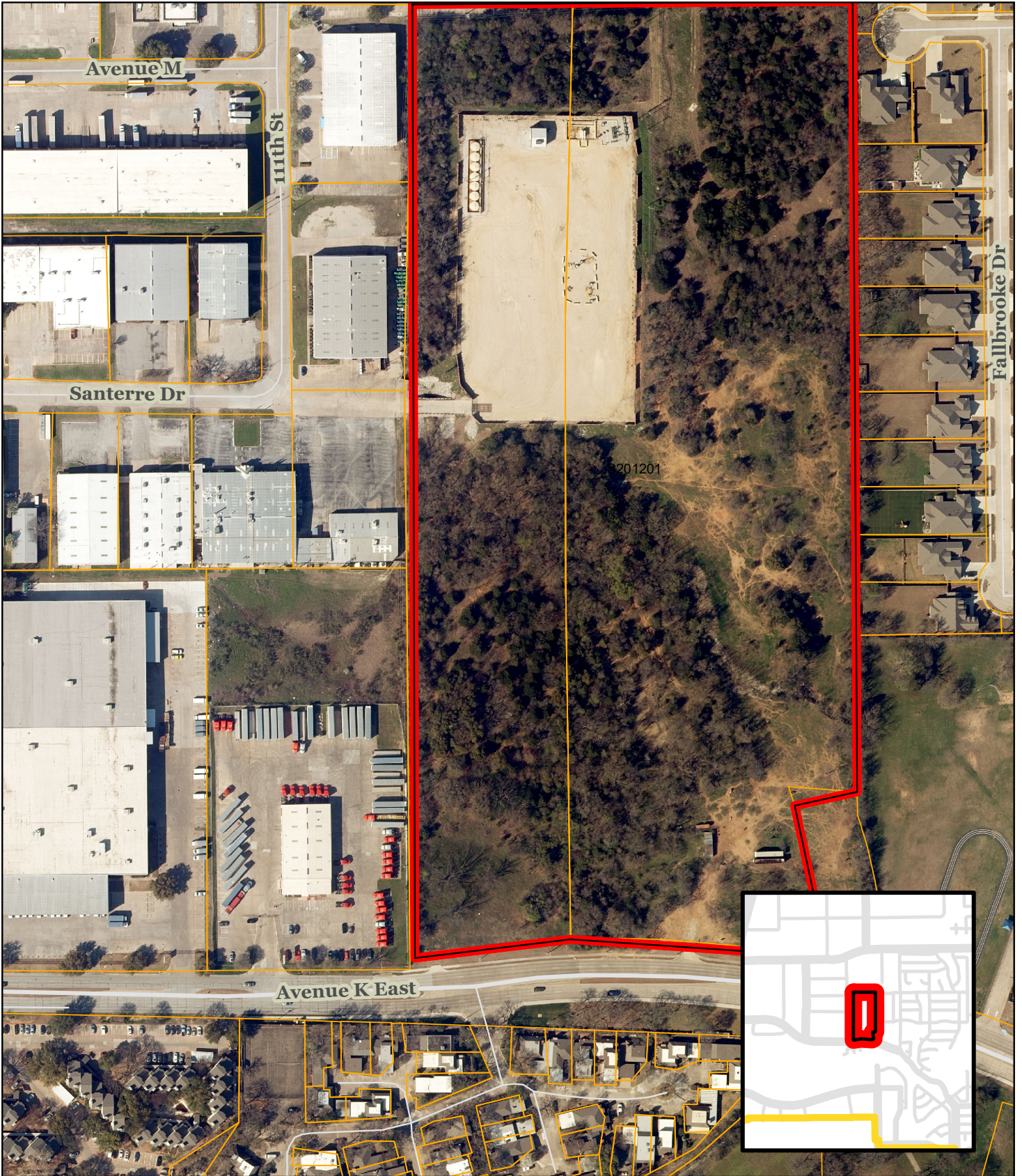
The applicant is not requesting any variances.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



EXHIBIT A - LOCATION MAP  
PAGE 1 OF 1



**CASE LOCATION MAP**  
**S201201 - Site Plan**  
**Warehouse at 2700 E. Avenue K**

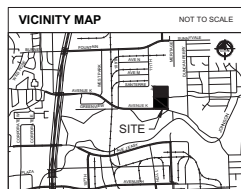
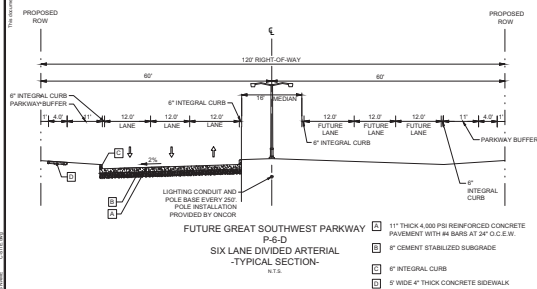
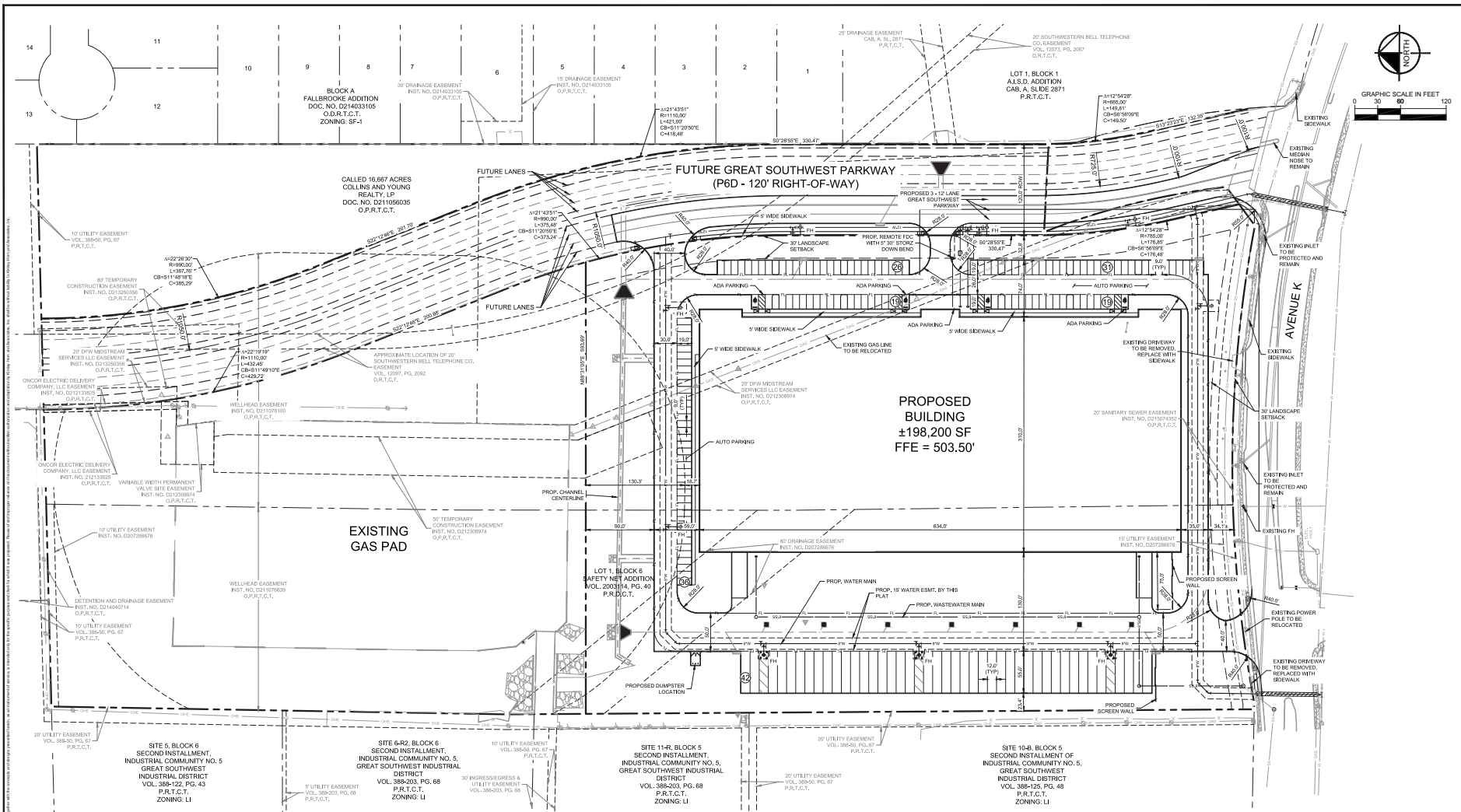


**City of Grand Prairie**  
**Development Services**

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



EXHIBIT B - SITE PLAN  
PAGE 1 OF 1



- | NOTES |  |
|-------|--|
| 1.    | ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48439C0245L, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, DATED MARCH 21, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. |
|       | TRUCK ROUTING SIGNAGE WILL BE PROVIDED AS A PART OF THIS DEVELOPMENT.  |

	LEGEND	
PROPERTY LINE	_____	
PROPOSED FIRE LINE	_____ FL _____ FL _____	
BUILDING SETBACK	_____ + _____ + _____ + _____ + _____	
EXISTING EASEMENT	_____	
PROPOSED EASEMENT	_____	
PROPOSED WATER LINE	_____ W _____ W _____	
PROPOSED SANITARY SEWER LINE	_____ SS _____ SS _____	
EXISTING FENCE LINE	_____ X _____ X _____	
EXISTING WATER LINE	_____ W _____ W _____	
EXISTING SANITARY SEWER LINE	_____ SS _____ SS _____	
EXISTING STORM DRAIN LINE	_____ SD _____ SD _____	
EXISTING OVERHEAD ELECTRIC LINE	_____ O/E _____ O/E _____	
EXISTING UNDERGROUND ELECTRIC LINE	_____ U/E _____ U/E _____	

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	TRANSFER AND STORAGE TERMINAL
REQUESTED MAX BUILDING HEIGHT	52' 2"
PROPOSED TOTAL BUILDING AREA	106,200 SF
TOTAL LAND AREA	1,152,598 SF / 26.46 ACRES
LOT COVERAGE	17%
PROPOSED TRAILER PARKING	42
PROPOSED AUTO PARKING	131
REQUIRED AUTO PARKING	77
PROPOSED ACCESSIBLE PARKING	5
REQUIRED ACCESSIBLE PARKING	5

**PARKING CALCULATION:**  
 AUTO PARKING SPACES PROVIDED BASED ON CITY OF GRAND PRAIRIE UNIFIED  
 DEVELOPMENT CODE ARTICLE 10, SECTION 7.  
 ASSUMED OFFICE SF (10%) = 19,820 SF ÷ 1000 = 20  
 178,380 SF WAREHOUSE ÷ 5000 + 20 = 57  
 TOTAL REQUIRED SPACES AT 10% OFFICE = 20+57 = 77

## DEVELOPER

CA INDUSTRIAL  
CONTACT: KYLE ROBERSON  
130 E RANDOLPH STREET, SUITE 2100  
CHICAGO IL 60601  
PHONE NUMBER: (713) 294-9611  
EMAIL: KROBERSON@CA-VENTURES.COM

WAREHOUSE AT 2700 E AVENUE K  
LOT 1

BEING A REPLAT OF  
LOT 1, BLOCK 6 SAFETY NET ADDITION  
AND UNPLATTED LAND  
BEING 26.4583 ACRES IN THE  
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
**CASE NO. S201201**

[illegible]

**Kimley»»Horn**  
13405 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1100 FAX: 972-238-3620  
WWW.KIMLEY-HORN.COM TX FAX  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.



Texas	KHA PROJECT
	069269801
	DATE
	NOVEMBER 3, 2020
	SCALE AS SHOWN
DESIGNED BY	DPG
DRAWN BY	DSA
CHECKED BY	DFG

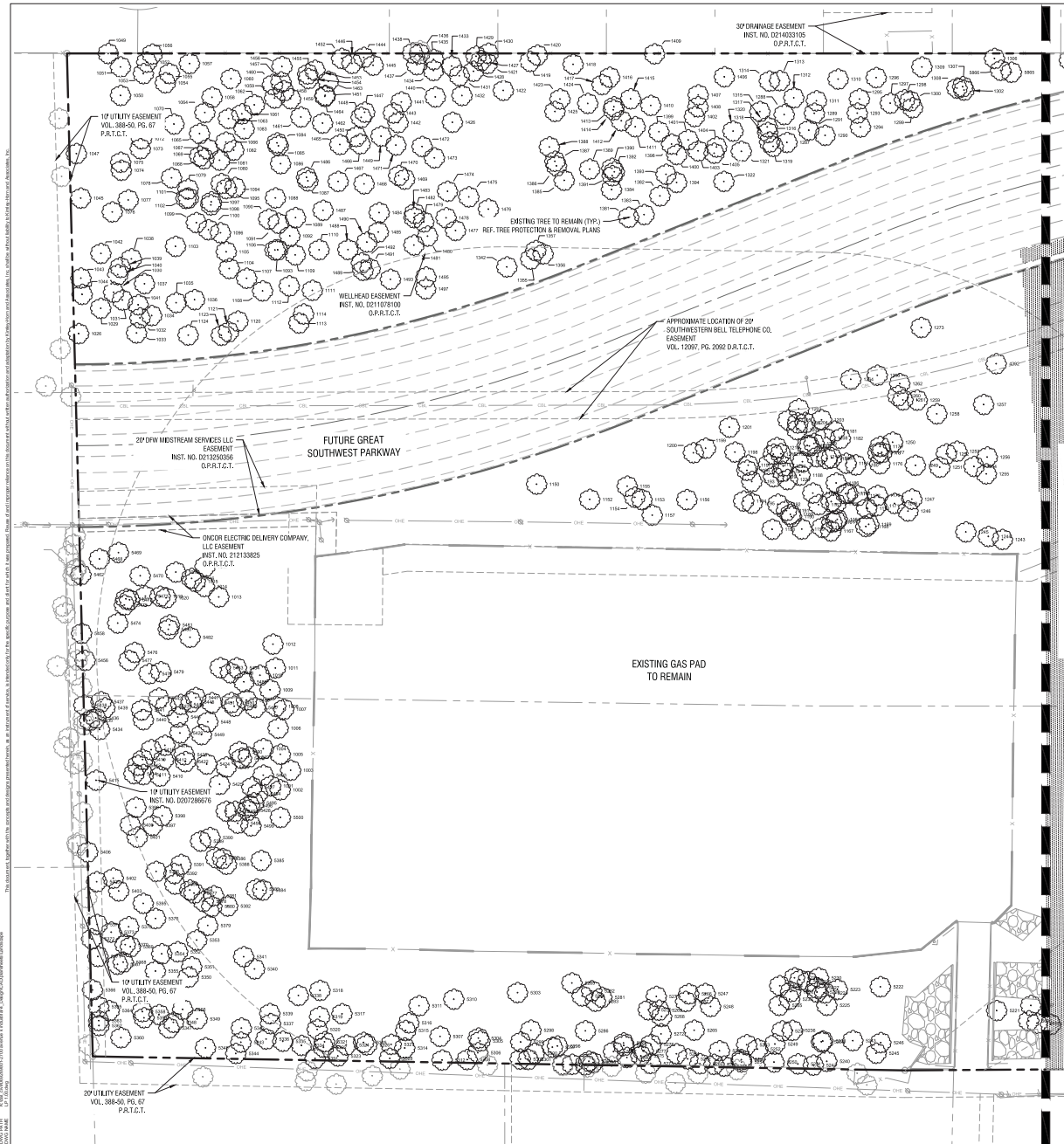
100 AVENUE K  
INDUSTRIAL  
PREPARED FOR  
CA VENTURES

Grand Prairie  
2

## SITE PLAN

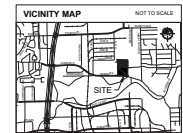
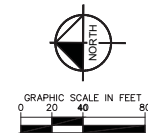
SHEET NUMBER  
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This document, together with the strengths and designs presented hereby, are instruments of analysis, intended only for the specific purposes and for which it was prepared. It does not represent evidence or the findings of any investigation conducted by King's College London and its associated institutions. It is not to be used as evidence in legal proceedings.



MATCHLINE SHEET LP 1.01

1. AN IRRIGATOR SHALL PREPARE AN IRRIGATION PLAN FOR EACH SITE WHERE A NEW IRRIGATION SYSTEM WILL BE INSTALLED. A PAPER OR ELECTRONIC COPY OF THE IRRIGATION PLAN MUST BE ON SITE AT ALL TIMES DURING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. THE IRRIGATION PLAN MUST INCLUDE COMPLETE COVERAGE OF THE AREA TO BE IRRIGATED. IF A SYSTEM DOES NOT PROVIDE COMPLETE COVERAGE OF THE AREA TO BE IRRIGATED, IT MUST BE NOTED ON THE IRRIGATION PLAN.
3. ALL IRRIGATION PLANS USED FOR CONSTRUCTION MUST INCLUDE ALL INFORMATION SPECIFIED UNDER THE IRRIGATION PLAN DESIGN; MINIMUM STANDARDS NOTED UNDER ARTICLE 8.4.1.7 OF THE GRAND PRAIRIE UNIFIED DEVELOPMENT CODE.
4. REF. SHEET LP 3.00 FOR FULL PLANT SCHEDULE
5. REF. SHEET LP 3.00 FOR FULL CITY OF GRAND PRAIRIE CODE LANDSCAPE REQUIREMENTS.



**WAREHOUSE AT 2700 E  
AVENUE K  
LOT 1, BLOCK 1  
BEING A REPLAT OF  
LOT 1, BLOCK 6 SAFETY NET ADDITION  
AND UNPLANNED LAND  
BEING 26.4583 ACRES IN THE  
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
CASE NO. S201201**

# LANDSCAPE PLAN

## 2700 AVENUE K INDUSTRIAL PREPARED FOR CA VENTURES

Grand Prairie

**2700 AVENUE K**

INDUSTRIAL

NOVEMBER 2020

SCALE: AS SHOWN

DESIGNED BY: AMP

DRAWN BY: AMP

CHECKED BY: LLL

**Kimley-Horn**

1458 NIEL BOULEVARD, SUITE 700, DALLAS, TX 75240

PHONE 972-770-3300 FAX 972-239-3820

WWW.KIMLEY-HORN.COM T X F 628

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**Kimley-Horn**

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PHONE 972-770-3300 FAX 972-239-3820

WWW.KIMLEY-HORN.COM T X F 628

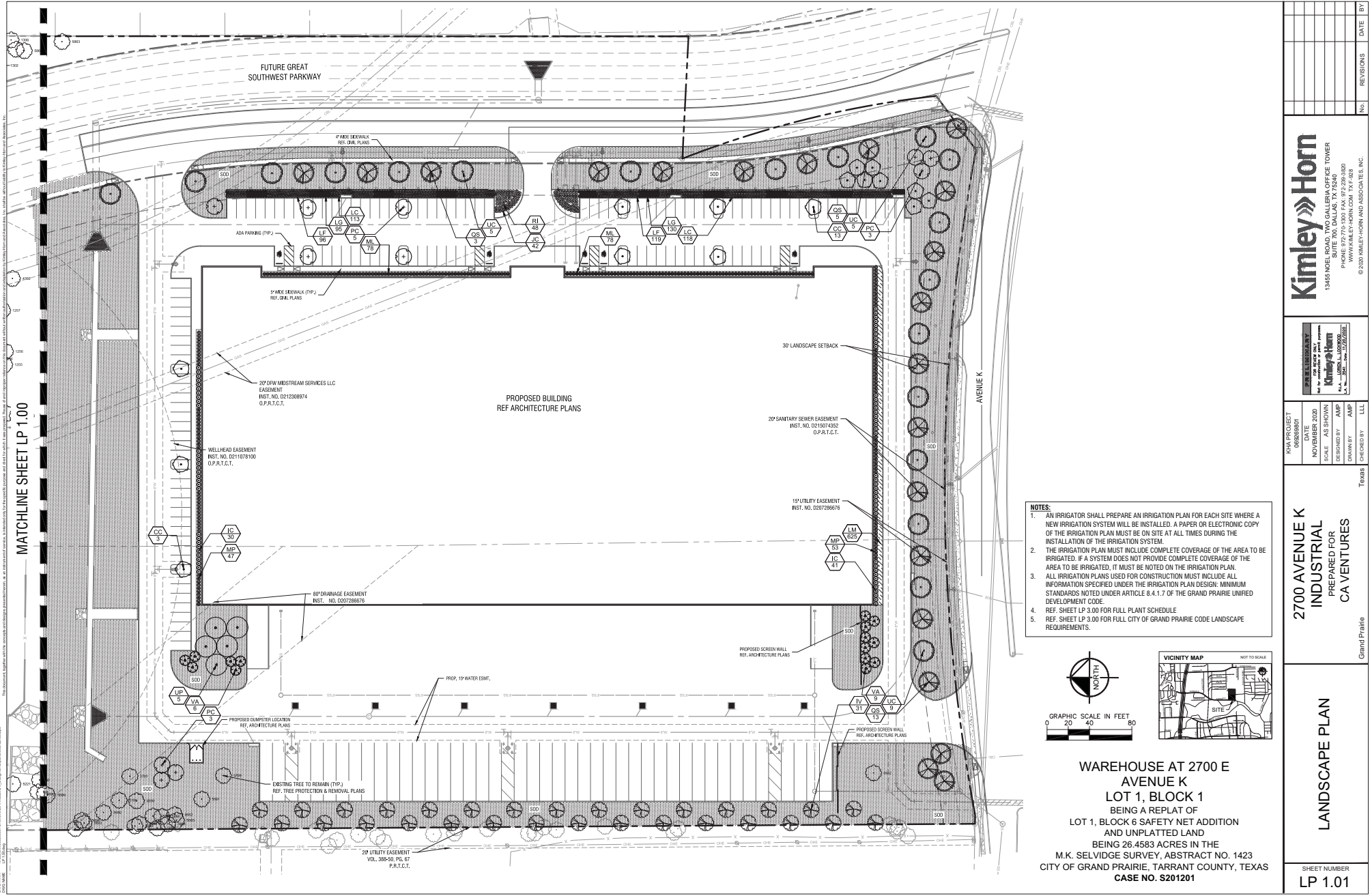
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KHA PROJECT 080009001

NO. REVISIONS DATE BY

LAST SAVED 1/26/2020 6:01 PM  
 PLOTTED BY LOCKWOOD LOREIN 1/26/2020 6:06 PM  
 DWG PATH K:\MKT\ch002\00001\2700\interior\1\evaluate\1\_dwg\scad\landscap\1\_dwg\scad\landscap.dwg  
 DWG NAME 1P100.dwg

EXHIBIT C - LANDSCAPE PLAN



<b>Kimley»Horn</b> 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 500 DALLAS, TX 75240 WWW.KIMLEY-HORN.COM TX F-628 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.	
<b>2700 AVENUE K INDUSTRIAL</b> PREPARED FOR CA VENTURES	
<b>LANDSCAPE PLAN</b>	
SHEET NUMBER LP 1.01	
Grand Prairie, Texas	
KHA PROJECT 060268001	
DATE NOVEMBER 2020	
SCALE AS SHOWN	
DESIGNED BY AMP	
DRAWN BY AMP	
CHECKED BY LL	
DATE NOVEMBER 2020	
BY	



1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.

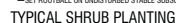
- City of Grand Prairie - Appendix X: Industrial Development Standards



Scale: NTS



Scale: NTS



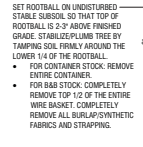
Scale: NTS



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



- NOTES:**
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

### TYPICAL TREE PLANTING

Scale: NTS

**mley»»Horn**  
NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-028  
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FOR REVIEW ONLY  
Not for construction or permit purposes.

**Kimley-Horn**

S.L.A. — GRIFFIN L. LOCKWOOD  
L.A. No. 2543 Date 11/20/2010

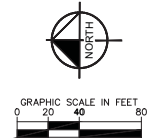
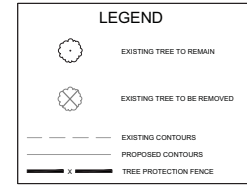
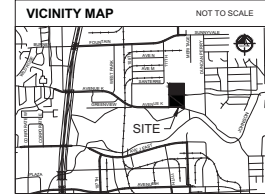
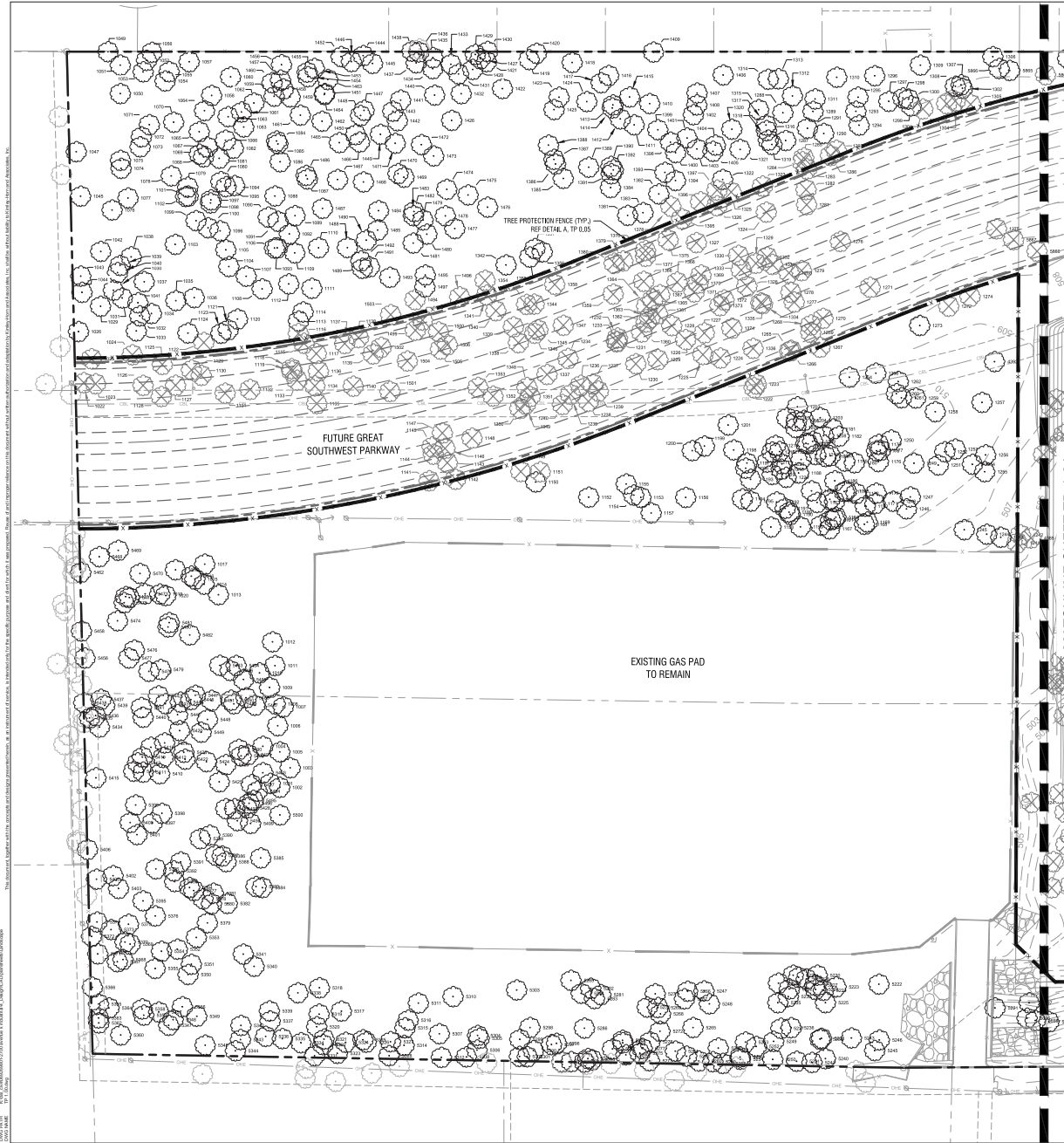
KHA PROJECT 069269801	DATE NOVEMBER 2020	SCALE AS SHOWN	DESIGNED BY AM	DRAWN BY AM	CHECKED BY LL
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2700 AVENUE K  
INDUSTRIAL  
PREPARED FOR  
CA VENTURES

## PLANTING DETAILS

SHEET NUMBER  
LP 3.00

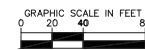
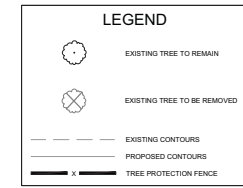
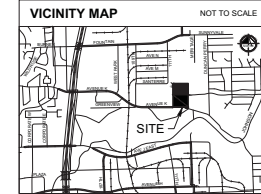
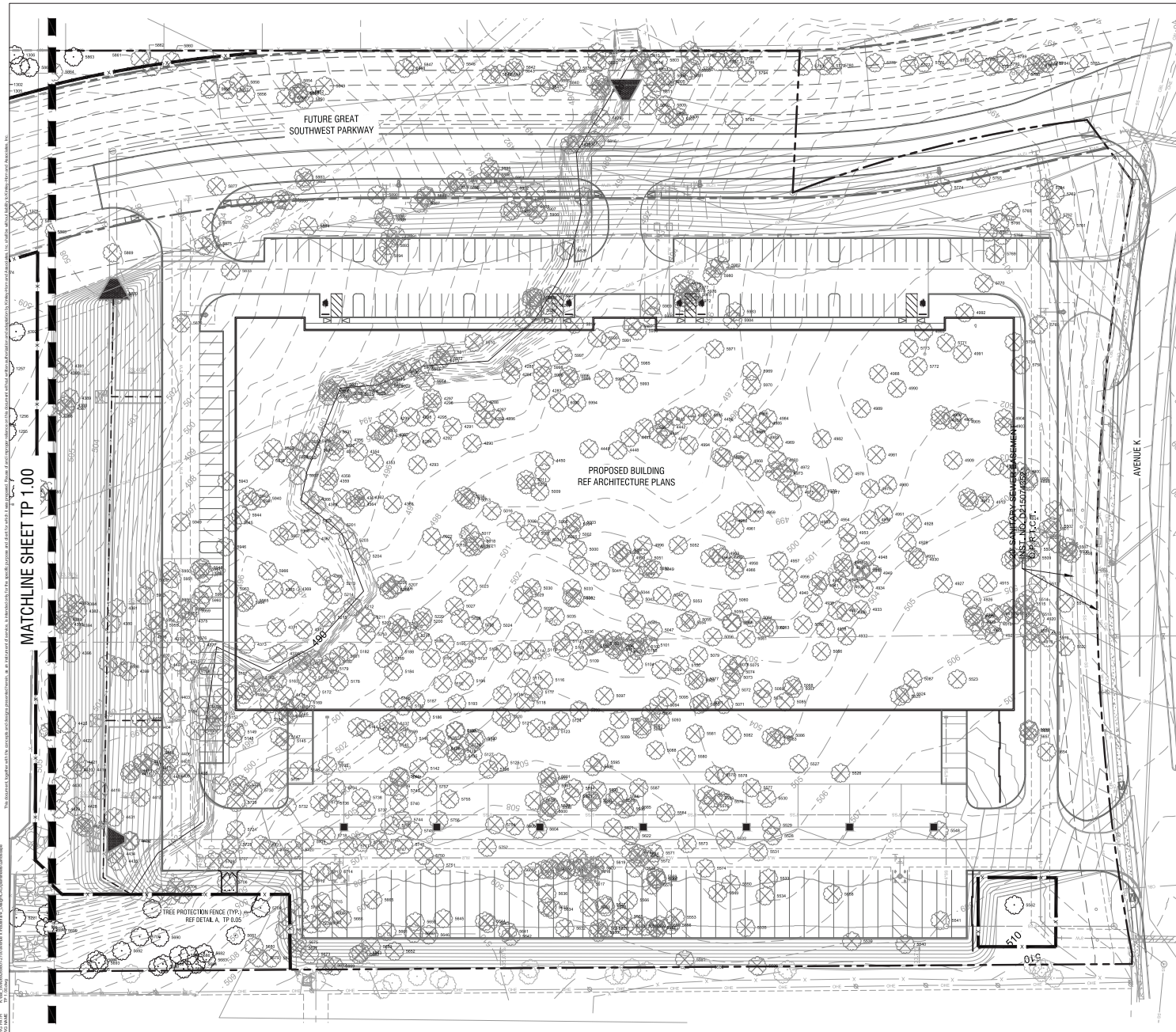
# EXHIBIT D - TREE PRESERVATION/PROTECTION PLAN



WAREHOUSE AT 2700 E  
AVENUE K  
LOT 1, BLOCK 1  
BEING A REPLAT OF  
LOT 1, BLOCK 6 SAFETY NET ADDITION  
AND UNPLATTED LAND  
BEING 26.4583 ACRES IN THE  
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
CASE NO. S201201

<b>Kimley»Horn</b> 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PH: 214.635.1000 WWW.KIMLEY-HORN.COM TX F-428 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.	No.	REVISIONS	DATE	BY							
<b>Kimley»Horn</b> 2700 E AVENUE K LOT 1, BLOCK 1 TP 1.00	KHA PROJECT 060589001	DATE NOVEMBER 2020	SCALE AS SHOWN	DESIGNED BY AMP	DRAWN BY AMP	CHECKED BY LL	Texas	Grand Prairie	2700 AVENUE K INDUSTRIAL PREPARED FOR CA VENTURES	TREE PROTECTION & REMOVAL PLAN	SHEET NUMBER TP 1.00

# EXHIBIT D - TREE PRESERVATION/PROTECTION PLAN



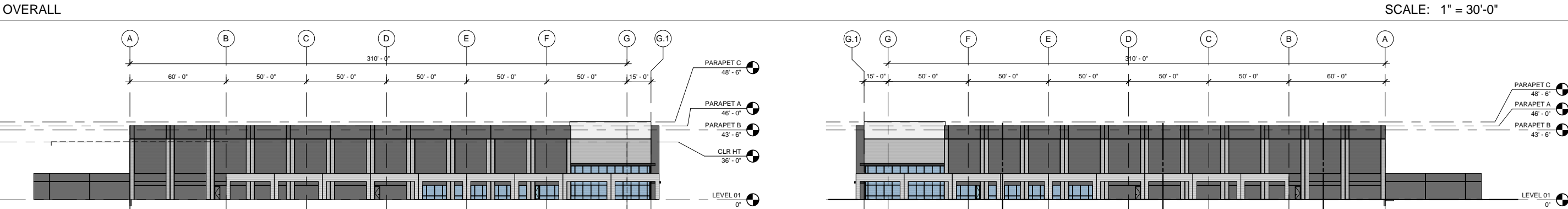
**WAREHOUSE AT 2700 E AVENUE K  
LOT 1, BLOCK 1**  
BEING A REPLAT OF  
LOT 1, BLOCK 6 SAFETY NET ADDITION  
AND UNPLATTED LAND  
BEING 26.4583 ACRES IN THE  
M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS  
CASE NO. S201201

<b>Kimley»Horn</b> 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 501 DALLAS, TEXAS 75243 PHONE 214.636.1000 WWW.KIMLEY-HORN.COM TX F-628 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.	KHA PROJECT 060588001 DATE NOVEMBER 2020 SCALE AS SHOWN DESIGNED BY AMP DRAWN BY AMP CHECKED BY LL Texas Grand Prairie	2700 AVENUE K INDUSTRIAL PREPARED FOR CA VENTURES	TREE PROTECTION & REMOVAL PLAN	SHEET NUMBER TP 1.01



EXHIBIT E - EXTERIOR ELEVATION PLAN

OVERALL ELEVATIONS



SOUTH ELEVATION

SCALE: 1" = 30'-0"

NORTH ELEVATION

SCALE: 1" = 30'-0"

EAST ELEVATION

SCALE: 1" = 30'-0"

WEST ELEVATION

SCALE: 1" = 30'-0"

BUILDING MATERIALS TABLE

DIRECTION	TOTAL AREA	TOTAL OPENINGS	TOTAL CANOPY	CANOPY %	TOTAL GLASS	GLASS %	TOTAL ACCENT	ACCENT %	TILTWALL W/ REVEALS	MASONRY	MEETS
NORTH	15,077 SF	1,333 SF	52'-7"	16.7%	1,279 SF	8.5%	9,184 SF	60.9%	4,642 SF	100%	YES
SOUTH	15,077 SF	1,333 SF	52'-7"	16.7%	1,279 SF	8.5%	9,184 SF	60.9%	4,642 SF	100%	YES
EAST	32,845 SF	4,447 SF	243'	38.3%	4,338 SF	13.2 %	17,340 SF	52.7%	10,776 SF	100%	YES
WEST	27,500	4,231 SF	0'	0%	775 SF	2.8%	366 SF	1.3%	22,903	100%	YES

BUILDING DETAIL ELEMENTS

FACADE	TYPE	A	B	C	D	E	F	G	H	I	TOTAL ELEMENTS	MEETS
NORTH	SECONDARY	YES	NO	NO	YES						2	YES
SOUTH	PRIMARY	YES	YES	NO	NO	YES	NO	NO	NO	NO	3	YES
EAST	PRIMARY	YES	YES	NO	NO	YES	NO	NO	NO	NO	3	YES
WEST	SECONDARY	YES	NO	NO	YES						2	YES

S201201

\*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.  
\*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

AVE K & GSW PRKWAY  
A PROJECT FOR  
CAV

HOUSTON

11/02/20

TEXAS Author 201190

powers  
brown  
archit  
ecture



## Legislation Details (With Text)

<b>File #:</b>	20-10680	<b>Version:</b>	1	<b>Name:</b>	S201202 - Prairie Modern Apartments
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Items for Individual Consideration
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A - Location Map.pdf</a> <a href="#">Exhibit B - Site Plan.pdf</a> <a href="#">Exhibit C - Landscape Plans.pdf</a> <a href="#">Exhibit D - Building Elevations.pdf</a> <a href="#">Exhibit E - Appendix W Checklist.pdf</a>				

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

### From

Monica Espinoza, Executive Assistant

### Title

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

### Presenter

Jonathan Tooley, Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State



Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District.

### **PURPOSE OF REQUEST:**

The applicant intends to construct a multi-family development of 272 units in one building with a five-story parking garage on 5.355 acres. Any multi-family development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for multi-family use, zoned PD-388, and within the SH-161 Corridor Overlay District.

### **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-12, PD-175	Undeveloped, Senior Living Apartm
South	Commercial	Undeveloped
West	PD-13	SH-161
East	PD-12	Undeveloped

### **HISTORY:**

- Final Plat application for Prairie Modern Apartments Addition to create one multi-family and one commercial lot totaling 6.209 acres is under concurrent review (Case Number P201203).
- Preliminary Plat application for Prairie Modern Apartments Addition to create one multi-family and one commercial lot totaling 6.209 acres is under concurrent review (Case Number P201202).
- April 21, 2020: City Council approved a zoning change and concept plan creating Planned Development-388 District for multi-family and commercial uses (Case Number Z190202/CP190202).

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

The 272-unit multi-family development will be accessible from the service road of north bound SH-161 and additional access points along Dickey Road. A requirement of PD-388 is the installation of an access drive around the north and east boundaries on the property to allow for proper circulation for the planned development. The Site Plan depicts one four-story residential building, five-story parking garage, internal Zen courtyard spaces, amenity center, and a dog park. Other amenities include a cabana pool, outdoor kitchen, and entertainment areas.

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

The subject property is zoned PD-388, with a base zoning of Central Area, for multi-family uses; development is subject to the standards in PD-388 and Appendix W. The applicant has submitted a Preliminary and Final Plat that is under concurrent review. The following table evaluates the density and dimensional standards of the proposed development.

**Table 2: Density and Dimensional Requirements**

Standard	PD-388	Appendix W / UDC	Provided	Meets?
----------	--------	------------------	----------	--------

Max. Density (Units Per Acre)	65	-----	50.8	Yes
Min. Living Area (SF)	-----	450	650	Yes
One-Bedroom Units (%)	-----	-----	67.7	N/A
Two & Three Bedroom Units (%)	-----	-----	32.3	N/A
Min. Area (SF)	-----	12,000	233,250	Yes
Min. Width (Ft.)	-----	100	481.19	Yes
Min. Depth (Ft.)	-----	120	344	Yes
Maximum Height (Ft.)	-----	70	47.75	Yes
Min. All Setbacks (Ft.)	15	-----	15	Yes

### *Parking*

The table below evaluates the parking requirements. The proposal meets the required total, garage, and guest parking spaces requirements. The site plan depicts a five-story wrap-style parking garage, with resident and visitor parking. The site plan does not include any carport parking spaces but does provide garage parking spaces for 93% of the parking spaces. This amount exceeds what is required for garage and carport spaces combined.

**Table 3: Parking Requirements**

Standard	Required	Provided	Meets
1.25 Parking Spaces/On230		-----	-----
2 Parking Spaces/Two &176		-----	-----
Total Parking Spaces 406		440	Yes
Parking Garage Spaces (30		93	Yes
Carport (% of Total) 20		0	No
Guest (% of Total) 10		10	Yes

### *Landscape and Screening*

The property is subject to landscape and screening requirements in PD-388, Appendix W, and Article 8 of the UDC. The property provides open space along the southern portion of the property, along with a dog park. The proposal does not meet all the requirements of Appendix W. The applicant is proposing no perimeter fence with gated entry, and has a dumpster enclosure that is located within 20 feet of residentially zoned property. The table below summarizes these requirements.

**Table 4: Landscape Requirements**

Standard	Required	Provided	Meets
Landscape Area (SF)	34,985	129,864	Yes
Groundcover (SF)	13,994	86,073	Yes
Trees	70	70	Yes
Shrubs	700	711	Yes
Dumpster Enclosure	Masonry enclosure	Masonry enclosure	Yes
Perimeter Fence	Type II & III	None	No

### *Exterior Building Materials*

The exterior building materials include stone, fiber cement boards and panels, stucco, concrete, and

architectural metal panel. The building elevations meet the recommendations of Appendix W.

### *Project Amenities*

Appendix W requires multi-family developments to provide amenities from three categories. If developers meet the exterior requirements of Appendix W, projects only need to meet two of three categories. The applicant is meeting the amenity requirements of Appendix W.

- Environmentally friendly features.
- High-quality features or designs.
- Technology.

The table below summarize the amenities included in the project.

**Table 5: Appendix W Amenities**

Category	Tier	Amenity
Environmentally Friendly Features	1	Drought resistant plantings
Environmentally Friendly Features	1	Electric car charge station
Environmentally Friendly Features	1	High efficiency windows
Environmentally Friendly Features	2	Permeable pavement
Environmentally Friendly Features	2	Eco - friendly roofing material
Environmentally Friendly Features	2	Recycling Program
Environmentally Friendly Features	2	Walking/jogging trails
Environmentally Friendly Features	3	Additional insulation
Environmentally Friendly Features	3	Bicycle Parking
Environmentally Friendly Features	3	Native plantings
Environmentally Friendly Features	3	Outdoor Recreation Spaces with Co
Environmentally Friendly Features	3	Dog Park
High-Quality Features or Designs	1	Granite Countertops
High-Quality Features or Designs	1	Upgraded Woodwork
High-Quality Features or Designs	2	Upgraded Light Fixtures
High-Quality Features or Designs	2	Walk-in Closets
High-Quality Features or Designs	2	Upgraded Bathroom and Kitchen H
High-Quality Features or Designs	2	Full-Size Stainless-Steel Major App
Technology	N/A	Wi-Fi Internet Access in Common /
Technology	N/A	USB ports
Technology	N/A	App - Communication
Technology	N/A	App- Enabled Electronics

### *Trash Compactor/Dumpster*

The site plan depicts a mini trash compactor located in the parking garage and an exterior dumpster to house dumpster containers for daily pickup. The applicant and Environmental Services Department are working to mitigate any issues with compactor design and trash capacity. Environmental Services is concerned if the 2-cubic yard mini compactor, dumpster, and containers will be enough to handle the anticipated trash volume. By staff calculations, a 30-cubic yard compactor is needed to handle trash volume properly. The use of a compactor by multi-family projects is not uncommon, but the design of an internal compactor with rollout dumpsters is new to Grand Prairie. Staff recommends continued cooperation between both parties to mitigate and resolve any outstanding issues before construction.

### **EXCEPTIONS OR APPEALS:**

The applicant is requesting the following variances:

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

### **ANALYSIS OF EXCEPTION REQUESTS:**

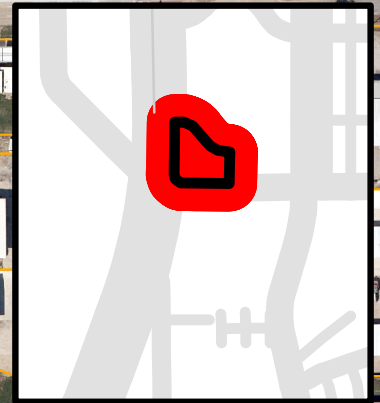
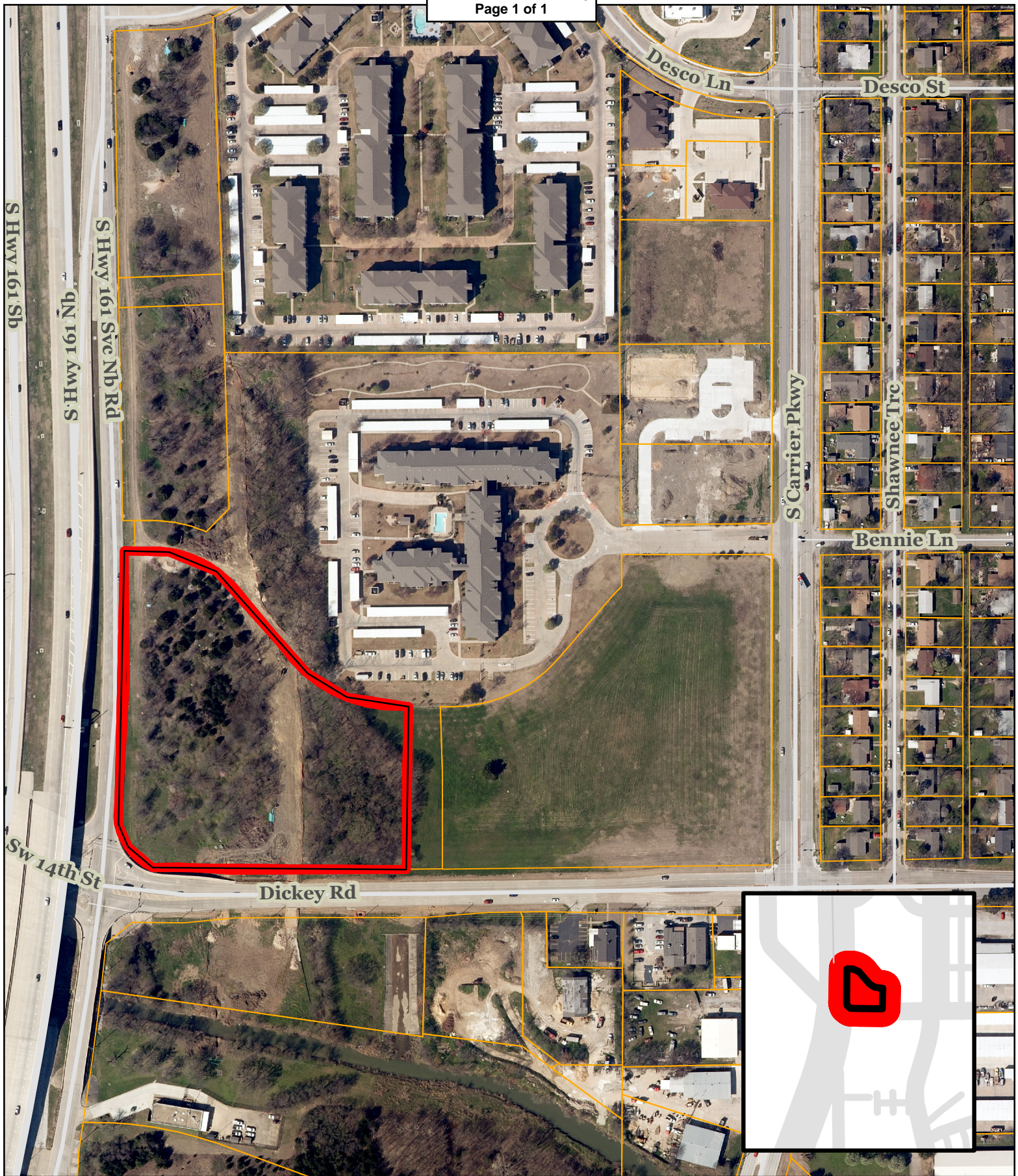
1. Less than 20% carports: Staff is supportive of this request. Due to the apartment's unique wrap style, the applicant is incorporating a five-story parking garage to house over 93% of the parking for the site. Appendix W requires that if the parking garage option is used, it must contain over 50% of the total required parking. The applicant is exceeding this requirement.
2. No perimeter fence and gated entry: Staff is supportive of the request. The project aims to have a distinctive urban feel with the building closer to the street. The applicant collaborated with the Police Department and has proposed key code access to entry points on the exterior of the building. The GPPD does not object to this request.
3. Dumpster located within 20 feet of residentially zoned property: Staff does not object to the request. The applicant is using a mini compactor that will be located in the parking garage and will roll out the dumpsters on pick-up day. Due to the limited space on site (multiple easements), the applicant will need relief from the dumpster spacing requirement.

### **RECOMMENDATION:**

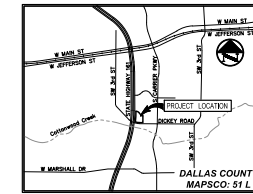
The Development Review Committee (DRC) recommends approval with conditions:

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









VICINITY MAP  
(NOT TO SCALE)

LEGEND

1/4"	BOLLARD
1/4"	ELECTRIC METER
1/4"	POWER POLE
1/4"	LIGHT STANDARD
1/4"	WATER METER
1/4"	WATER VALVE
1/4"	IRRIGATION CONTROL VALVE
1/4"	FIRE HYDRANT
1/4"	CLEANOUT
1/4"	MANHOLE
1/4"	TRAFFIC SIGNAL CONTROL
1/4"	TRAFFIC SIGNAL POLE
1/4"	TELEPHONE BOX
1/4"	FLOOD LIGHT
1/4"	FLAG POLE
1/4"	TRAFFIC SIGN
1/4"	1/2" - 1/4" IRON ROD
1/4"	W. PACHECO KOCH CAP SET
1/4"	CONTROLLING MONUMENT
1/4"	PROPERTY LINE
1/4"	FENCE
1/4"	PROPOSED FENCE
1/4"	FIRE LINE
1/4"	CHARLES
1/4"	GRADE BREAKS
1/4"	100-YR FLOODPLAIN LIMITS

ALL DIMENSIONS ARE TO  
BACK-OF-CURB UNLESS  
OTHERWISE NOTED.

REFER TO PRAIRIE MODERN TRAFFIC  
IMPACT ANALYSIS DATED 3/7/2019  
(E:\PROJECTS\PM2019032)

OWNER  
NATITEX LTD.  
801 WEST FREEWAY, SUITE 810  
GRAND PRAIRIE, TEXAS 75053

DEVELOPER  
PACHCO KOCH, LLC  
1615 W ABRAM STREET  
SUITE 201  
ARLINGTON, TX 76013  
STU HOFFMAN  
P: 817-851-8442  
E: shoffman@pachcoappraisal.com

ENGINEER  
PATRICK BRAUN  
PACHCO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD  
SUITE 1400  
DALLAS, TX 75231  
P: 972-235-3031  
E: pbraun@pkce.com



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AUTHORIZED BY PATRICK T. BRAUN, P.E. 13415 ON  
11/20/2020. ALTERATION OF A SEALED DOCUMENT  
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ISSUED FOR CITY SITE PLAN REVIEW ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

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COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE  
NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THE  
DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION.  
BY ANY USE OF THESE DOCUMENTS, THE USER ASSUMES THE UNDERSTANDING  
OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION  
PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION
1	NOV 2020	7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10058000

**Pacheco Koch**

**SITE PLAN**  
**PRAIRIE MODERN APARTMENTS**  
**272 UNITS W/ PARKING GARAGE**  
**LOT 1, BLOCK A; 5.355 ACRES**  
**CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
PTB	DCF	NOV 2020	1"=40'			SP.1.1

LOT DATA

Location	Lot 1, Block A	Lot 2, Block A
Zoning	Planned Development District No. 388	
Overlay	Hwy 161 Corridor Overlay District	
Use	Multi-family	Commercial
Site Area	5.355 AC. (233,250 S.F.)	0.854 AC. (37,212 S.F.)
Total Building Footprint	106,234 S.F.	Future Development
Open Space S.F.	159,240 S.F.	
Gross Square Footage	469,600	
DUA	50.8	

SITE DATA

Lot 1, Block A	Existing	Proposed
Total Area	5.355 AC	5.355 AC
Site Coverage	0% on Undeveloped Land	2.459 AC (45.95%)
Impervious Area	Undeveloped Land	1.582 AC (29.54%)
Floodplain Area	Undeveloped Land	0.39 AC (7.28%)
Landscape Area	Undeveloped Land	0.914 AC (17.07%)
Setbacks	15' setback along all property boundaries except for eastern boundary line. 15' setback along eastern boundary line.	15' setback along all property boundaries except for eastern boundary line. 15' setback along eastern boundary line.

BUILDING SCHEDULE

Building ID	Number of Units	Building SF	Gross SF	Number of Floors	Height	1 BR	2+ BR
1	272	106,234	469,600	6 (2 Floors Below Grade, 4 Floors Above Grade)	42'-7" S	184 (67.7%)	88 (32.3%)

PARKING BREAKDOWN

	Required	Provided
	% of total spaces	% of total spaces
Surface Uncovered	0	0
Surface Carpet	20	51
Guest	10	41
Garage	30	122
Handroom	0	0
Total required	92	405
Total provided		100

NO. 3 BARS ON 24" CTRS. BOTH WAYS

CLASS C, 3600 PSI CONCRETE PARKING, FIRE LANE AND DUMPSTER AREAS AT 28 DAYS

SCAFFRY AND COMPACT SUBGRADE BETWEEN 90K AND 100K MAX. DRY DENSITY (STD. PROCTOR) AT A MOISTURE CONTENT BETWEEN +1% AND +5% ABOVE OPTIMUM. LIME STABILIZE (8% HYDRATED LIME DRY UNIT WEIGHT)

NOTE: REFER TO GEOTECH REPORT FOR FURTHER INFORMATION

T = 5" PARKING AREAS  
T = 6" DRIVES FIRE LINES AND DUMPSTER AREAS

CONCRETE PAVEMENT CONNECTION

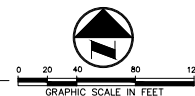
1 NOT TO SCALE

STATE HIGHWAY NO. 161  
(VARIABLE WIDTH RIGHT-OF-WAY)

DICKEY ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)




















1



AMD	AMW/AMD	DEC 2020	AS SHOWN			<b>L1.0</b>
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PK FILE: 4216-19.025

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	2020-12-09 13:20
	12	PISTACIA CHINENSIS CHINESE PISTACHE	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	6	QUERCUS SHUMARDII SHUMARD RED OAK	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	7	QUERCUS VIRGINIANA "HIGH RISE" HIGH RISE LIVE OAK	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	4	TAXODIUM DISTICHUM BALD CYPRRESS	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	4	ULMUS CRASSIFOLIA CEDAR ELM	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
	4	ULMUS PARVIFOLIA LACEBARK ELM	65 GAL	3" CAL. MIN, SINGLE, STRAIGHT LEADER, MATCHING	
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	14	MAGNOLIA GRANDIFLORA "LITTLE GEM" LITTLE GEM MAGNOLIA	30 GAL	3" CAL, MULTI STEM, FULL, MATCHING	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	7	CERCIS CANADENSIS "TEXENSIS" EASTERN REDBUD	30 GAL	3" CAL. MIN, MULTI-LEADER, FULL, MATCHING	
	6	ILEX DECIDUA FOSSUMHAW HOLLY	30 GAL	MULTI-LEADER, FULL, MATCHING	
	4	LAGERSTROEMIA X "NATCHEZ" CRAPE MYRTLE	30 GAL	3" CAL. MIN, MULTI-TRUNK, FULL, MATCHING	
	14	MORELLA CERIFERA SOUTHERN WAX MYRTLE	30 GAL	3" CAL. MIN, MULTI-TRUNK, FULL, MATCHING	
	6	VITEX AGNUS-CASTUS "SHOAL CREEK" CHASTE TREE	30 GAL	3" CAL. MIN, MULTI-TRUNK, FULL, MATCHING	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
	233	ABELIA X GRANDIFLORA "RADIANCE" RADIANCE ABELIA	7 GAL	FULL, MATCHING	
	61	ASPIDISTRA ELATIOR CAST IRON PLANT	7 GAL	FULL, MATCHING	
	179	BUXUS SEMPERVIRENS "BABY GEM" DWARF BOXWOOD	7 GAL	FULL, MATCHING	
	381	ILEX CORNUTA "DWARF BURFORD" DWARF BURFORD HOLLY	7 GAL	FULL, MATCHING	
	53	ILEX X "NELLIE R STEVENS" NELLIE STEVENS HOLLY	15 GAL	FULL, MATCHING	
	20	JUNIPERUS CHINENSIS "BLUE POINT" BLUE POINT JUNIPER	15 GAL	FULL, MATCHING	
	10	JUNIPERUS CHINENSIS "SPARTAN" TAYLOR EASTERN REDCEDAR	30 GAL	8-9FT HEIGHT, FULL, MATCHING	
	25	LIGUSTRUM SINENSE "SUNSHINE" SUNSHINE LIGUSTRUM	7 GAL	FULL, MATCHING	
	272	MISCANTHUS SINENSIS "ADAGIO" ADAGIO MAIDEN GRASS	3 GAL	FULL, MATCHING	
	21	MISCANTHUS SINENSIS "GRACILLIMUS" MAIDEN GRASS	5 GAL	FULL, MATCHING	
	163	MISCANTHUS SINENSIS "YAKUSHIMA" DWARF MAIDEN GRASS	7 GAL	FULL, MATCHING	
	326	NANDINA DOMESTICA "COMPACTA" COMPACT NANDINA	3 GAL	FULL, MATCHING	
	76	PITTOSPORUM TOBIRA "WHEELERS DWARF" WHEELER 5 DWARF PITTOSPORUM	3 GAL	FULL, MATCHING	
	12	RAPHIOPHELIS X DELACOURII "GEORGIA PETITE" GEORGIA PETITE INDIAN HAWTHORN	3 GAL	FULL, MATCHING	
	95	SALVIA COCCINEA SCARLET SAGE	1 GAL	FULL, MATCHING	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	920	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.	FULL, MATCHING
	915	LIRIOPE MUSCARI "SILVER DRAGON" SILVER DRAGON LIRIOPE	1 GAL	18" o.c.	FULL, MATCHING
SOO/SEED	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	43,441 5F	CYNODON DACTYLON BERMUDA GRASS		HYDROSEED	HYDROSEED
	45,091 5F	CYNODON DACTYLON BERMUDA GRASS		SOO	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	23,063 5F	UPPER SLOPE WILDFLOWER MIX NATIVE AMERICAN SEED		SEED	REF - MANUFACTURER'S SPECIFICATIONS TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHED REFERENCE IRRIGATION PLANS.
	12,364 5F	WETLAND PRINCE AND DRAINFIELD MIX NATIVE AMERICAN SEED		SEED	REF - MANUFACTURER'S SPECIFICATIONS TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHED REFERENCE IRRIGATION PLANS.

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNERS REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- ALL PROPOSED PLANTING SHALL HAVE A FULLY AUTOMATED IRRIGATION SYSTEM.

OWNER  
NATITEX LTD.  
801 WEST FREEWAY, SUITE 810  
GRAND PRAIRIE, TEXAS 75053

LANDSCAPE ARCHITECT  
AMBER M. DAVIS  
PACHECO KOCH CONSULTING ENGINEERS  
7557 RAMBLER ROAD  
SUITE 1400  
DALLAS, TX 75231  
P: 972-235-3031  
E: amdavis@pkce.com

INTERIM REVIEW  
THIS DRAWING HAS BEEN REVIEWED FOR  
COMPLETION OF THE PROJECT AND IS  
NOT TO BE USED FOR ANY OTHER PROJECTS  
WITHOUT THE WRITTEN APPROVAL OF  
THE ARCHITECT  
REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
EXPIRATION DATE 12/31/2023

INTERIM REVIEW  
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COMPLETION OF THE PROJECT AND IS  
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WITHOUT THE WRITTEN APPROVAL OF  
THE ARCHITECT  
REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
EXPIRATION DATE 12/31/2023

NO.	DATE	ISSUE
3	12/09/2020	3RD CITY SUBMITTAL - SITE PLAN UPDATES
2	11/20/2020	2ND CITY SUBMITTAL - SITE PLAN UPDATES
1	11/03/2020	1ST CITY SUBMITTAL
NO.	DATE	REVISION

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

LANDSCAPE SUBMITTAL GENERAL NOTES  
PRAIRIE MODERN APARTMENTS  
272 UNITS W/ PARKING GARAGE  
LOT 1 (5.35 AC) & LOT 2 (0.85 AC)  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMW/AMD	DEC 2020	AS SHOWN			L1.02

S201202

















SOUTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE	EAST EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3180.2	21.6%	FIBER CEMENT BOARD	884.3	6.1%
FIBER CEMENT PANEL	0	0.0%	FIBER CEMENT PANEL	0	0.0%
STONE	2453.4	16.6%	STONE	943	6.5%
STUCCO	4650.8	31.5%	STUCCO	2833.3	19.6%
METAL PARAPET CAP OR CANOPY	427.3	2.9%	METAL PARAPET CAP OR SCREEN	4738.7	32.3%
REAL TRIM - BALCONY FACIA	407.3	2.8%	REAL TRIM - BALCONY FACIA	102.7	0.7%
METAL DOOR	45.4	0.3%	METAL DOOR	48.3	0.3%
GLAZING	3580.9	24.3%	GLAZING	898.4	6.2%
CONCRETE	0	0.0%	CONCRETE	4174.3	28.6%
FACADE MATERIAL TOTAL SF	14754.3	100%	FACADE MATERIAL TOTAL SF	14803.3	100%
FACADE LENGTH = 281'-7"			BUILDING HEIGHT = 47'-7 1/2"		

NORTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE	NORTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3180.2	21.6%	FIBER CEMENT BOARD	3180.2	21.6%
FIBER CEMENT PANEL	0	0.0%	FIBER CEMENT PANEL	449	4.7%
STONE	2453.4	16.6%	STONE	753.3	7.8%
STUCCO	4650.8	31.5%	STUCCO	465.7	6.9%
METAL PARAPET CAP OR CANOPY	427.3	2.9%	METAL PARAPET CAP OR CANOPY	362.5	1.7%
REAL TRIM - BALCONY FACIA	407.3	2.8%	REAL TRIM - BALCONY FACIA	299.9	2.1%
METAL DOOR	45.4	0.3%	METAL DOOR	0	0.0%
GLAZING	3580.9	24.3%	GLAZING	2397.4	22.8%
CONCRETE	0	0.0%	CONCRETE	0	0.0%
FACADE MATERIAL TOTAL SF	14754.3	100%	FACADE MATERIAL TOTAL SF	9620	100%
FACADE LENGTH = 172'-8"			BUILDING HEIGHT = 47'-7 1/2"		

Exhibit D - Building Elevations  
Page 5 of 13

GENERAL NOTES - GLAZING

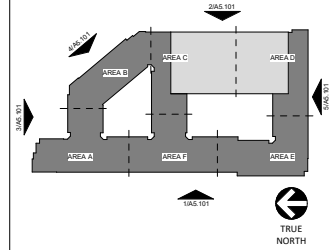
- FIELD VERIFY ALL ROUGH OPENINGS.
- REF. TO DOOR SCHEDULE FOR DOOR TYPES AND SIZES.
- REF. TO FLOOR PLAN FOR DOOR HANDING.
- REF. TO SPECS FOR ALUMINUM STOREFRONT SYSTEMS, CURTAIN WALL SYSTEMS AND GLASS TYPES

SPANDREL GLASS

ELEVATION KEYNOTES

- MANUFACTURED STONE 1
- PRRAIE STONE - CT86
- MANUFACTURED STONE 2
- PRRAIE STONE - CT89
- ALTERNATING WIDTHS FIBER CEMENT SIDING 1 (RIGHT PEAKERS)
- FIBER CEMENT SIDING 2 (WOODTONE)
- ALTERNATING WIDTHS FIBER CEMENT SIDING 3 (RIGHT GRAY)
- FIBER CEMENT BOARD (SOFFIT)
- FIBER CEMENT BALCONY FACIA (SW 70% PEPPER CORN)
- STUCCO (SW 70% PEPPER CORN)
- FIBERGLASS PANELS
- METAL AWNING / CANOPY
- METAL MESH SCREEN
- DECORATIVE WALL SCIENCE
- CONDUCTOR HEAD AND DOWNPOUT, 18" TO STORM
- OVERFLOW SCUPPER
- ELECTRICAL METERS
- PREFINISHED METAL COPING
- FIBER CEMENT PANEL
- MASONRY EXPANSION JOINT
- GEOLAM LOUVERS
- PAINTED METAL MESH GUARDRAILS (CITYSCAPE)
- CONTROL JOINT
- METAL AND GLASS GUARDRAIL
- COORDINATE VENTS W/ MEP
- EXHAUST LOCATOR NOT TYPICAL, COORD. W/ MEP
- ROOF LINE BEYOND

KEYPLAN



PRAIRIE MODERN

GRAND PRAIRIE, TX

A DEVELOPMENT OF:  
PRAIRIE MODERN LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG

DATE	DESCRIPTION
06/11/2019	ISSUED FOR DESIGN DEVELOPMENT
06/11/2019	ISSUED FOR PERMIT SET
12/07/2019	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	BY

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE PROJECT # SHEET #

11/19/2020 19008

SHEET NO.

A5.101

OVERALL EXTERIOR ELEVATIONS

CASE# S201202

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A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

1	CORONADO STONE
2A	FIBER CEMENT SIDING - COLOR 1
2B	FIBER CEMENT SIDING - COLOR 2
3	WOODTONE SIDING
3B	FIBER CEMENT SIDING - COLOR 3
4	FIBER CEMENT PANEL
5A	STUCCO COLOR 1
5B	STUCCO COLOR 2



DATE	DESCRIPTION
09.11.2020	100 % DESIGN DEVELOPMENT
10.30.2020	80 % PROGRESS SET
11.16.2020	PROGRESS SET
12.07.2020	PERMIT SET

[illegible]

5310 HARVEST HILL RD.  
SUITE 136  
DALLAS, TX 75230  
(972) 788-1010  
[www.obrienarch.com](http://www.obrienarch.com)

EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	884.1	6.1%
FIBER CEMENT PANEL	0	0.0%
STONE	943	6.5%
STUCCO	2631.5	19.4%
METAL PARAPET CAP OR SCREEN	473.8	3.3%
REAL TRIM- BALCONY FACHA	102.7	0.7%
METAL ROOF	48.3	0.3%
GLAZING	899.6	6.2%
CONCRETE	4174.2	28.6%
FACADE MATERIAL TOTAL SF	14601	100%
FACADE LENGTH = 335' -8"	BUILDING HEIGHT = 47' 7" 1/2"	

NORTH EAST EXTERIOR FAÇADE		MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD		3471.5	39.8%
FIBER CEMENT PANEL		0	0.0%
STONE		0	0.0%
STUCCO		2498.8	27.9%
METAL PARAPET CAP OR CANOPY		216.5	2.5%
REAL TRIM- BALCONY FACHA		343.2	3.9%
METAL DOOR		0	0.0%
GLAZING		2256	25.9%
CONCRETE		0	0.0%
FAÇADE MATERIAL TOTAL SF		8723.5	100%
FAÇADE LENGTH = 173'-11"		BUILDING HEIGHT = 47'-7 1/2"	

NORTH EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	5192.2	54.0%
FIBER CEMENT PANEL	440	4.7%
STONE	753.3	7.8%
STUCCO	665.7	6.9%
METAL PARAPET CAP OR CANDOPY	162.5	1.7%
REAL TRIM / BALCONY FACIA	199.9	2.1%
METAL DOOR	0	0.0%
GLAZING	2197.4	22.8%
CONCRETE	0	0.0%
<b>FACADE MATERIAL TOTAL SF</b>	<b>9540</b>	<b>100%</b>

ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

SHEET NO.

**A5.201**  
EXTERIOR ELEVATIONS

CASE# S201202

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4 EXTERIOR NORTH-EAST ELEVATION - 1  
1/8" = 1'-0"



3 EXTERIOR NORTH ELEVATION - 2  
1/8" = 1'-0"



2 EXTERIOR EAST ELEVATION - 1  
1/8" = 1'-0"

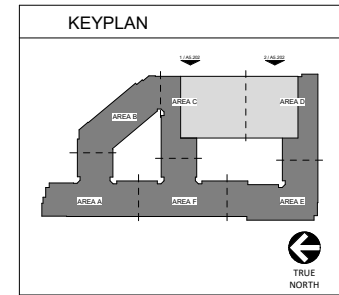


1 EXTERIOR NORTH ELEVATION - 1  
1/8" = 1'-0"



EAST EXTERIOR FACADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	884.1	6.1%
FIBER CEMENT PANEL	0	0.0%
STONE	943	6.5%
STUCCO	2833.5	19.4%
METAL PARAPET CAP OR SCREEN	4718.7	32.3%
REAL TRIM - BALCONY FASCIA	102.7	0.7%
METAL DOOR	48.3	0.3%
GLAZING	898.6	6.2%
CONCRETE	4174.2	28.6%
FACADE MATERIAL TOTAL SF	14501.1	100%
FACADE LENGTH = 335'-8"		
	BUILDING HEIGHT = 47'-7 1/2"	

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG

DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
06.11.2020	10% DESIGN DEVELOPMENT
11.03.2021	PERMIT SET
12.07.2021	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	SHEET

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

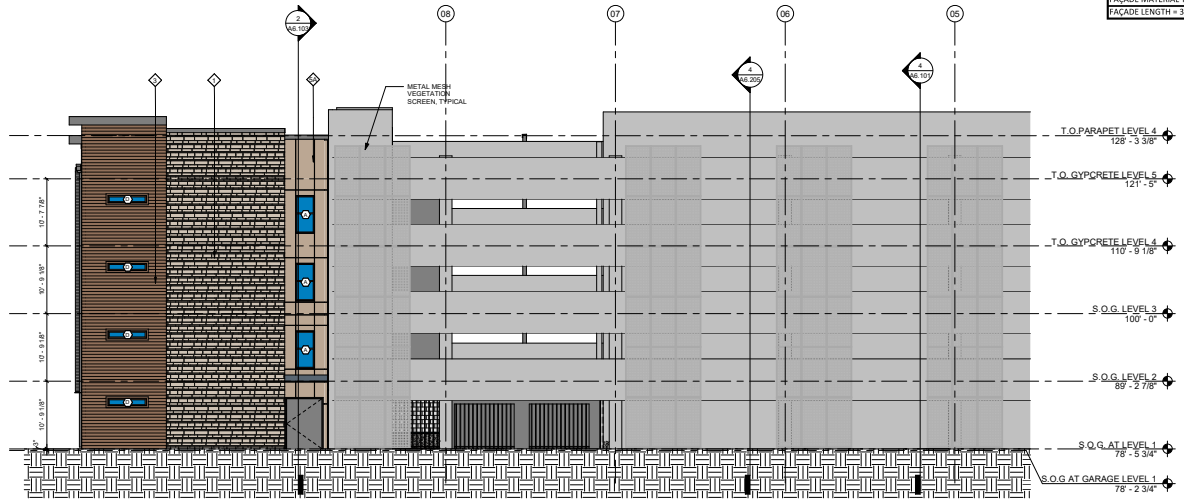
SHEET NO.

A5.202

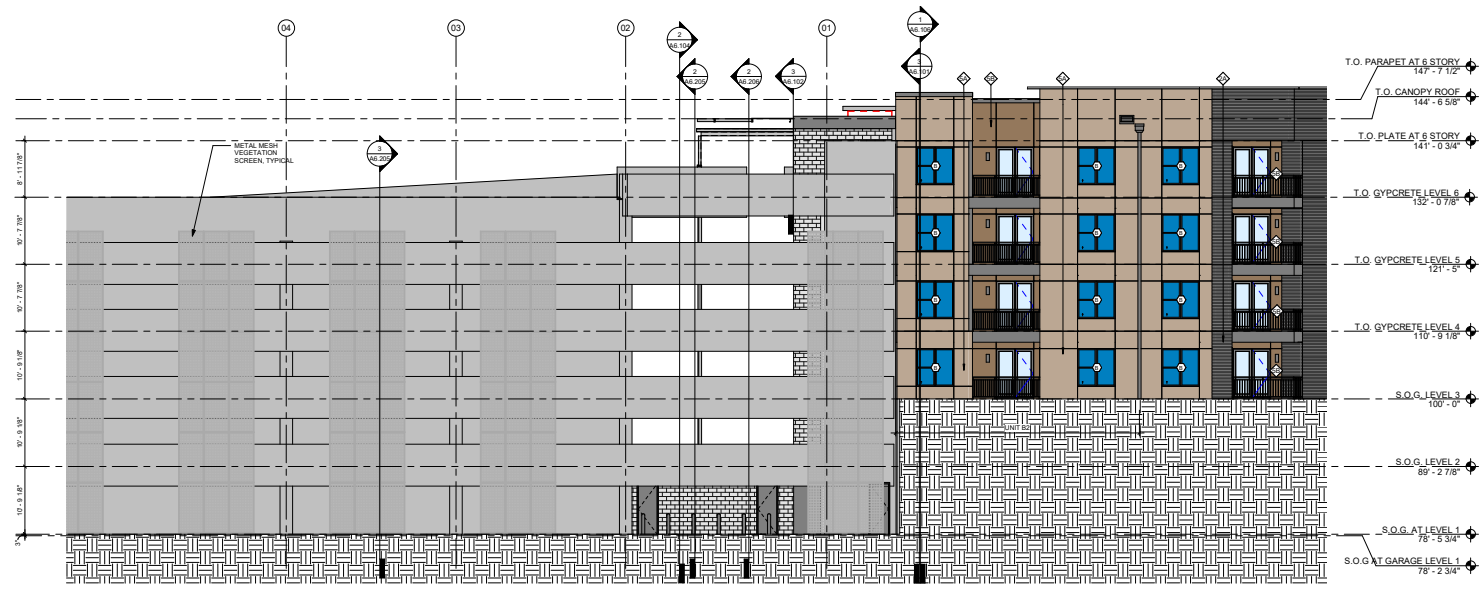
EXTERIOR ELEVATIONS

CASE# S201202

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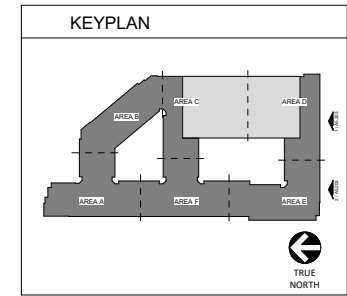
2 EXTERIOR EAST ELEVATION - 3  
1/8" = 1'-0"



1 EXTERIOR EAST ELEVATION - 2  
1/8" = 1'-0"

SOUTH EXTERIOR FAÇADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3180.2	21.6%
FIBER CEMENT PANEL	0	0.0%
STONE	2453.4	16.6%
STUCCO	4650.8	31.5%
METAL PARAPET CAP OR CANOPY	427.3	2.9%
REAL TRIM- BALCONY FACIA	407.3	2.8%
METAL DOOR	45.4	0.3%
GLAZING	3589.9	24.3%
CONCRETE	0	0.0%
FAÇADE MATERIAL TOTAL SF	14754.3	100%
FAÇADE LENGTH = 281'-7"	BUILDING HEIGHT = 47'-7 1/2"	

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



PRAIRIE  
MODERN

GRAND PRAIRIE,  
TX

A DEVELOPMENT OF:  
PRAIRIE MODERN  
LLC

HUD REFERENCE:  
PHA # 117-35877

ISSUE LOG	
DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
08.05.2020	30% DESIGN DEVELOPMENT
11.03.2020	PERMIT SET
12.07.2020	PERMIT SET

REVISION LOG		
DATE	DESCRIPTION	SHEET

**O'BRIEN**

5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
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ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

SHEET NO.

**A5.203**

EXTERIOR ELEVATIONS

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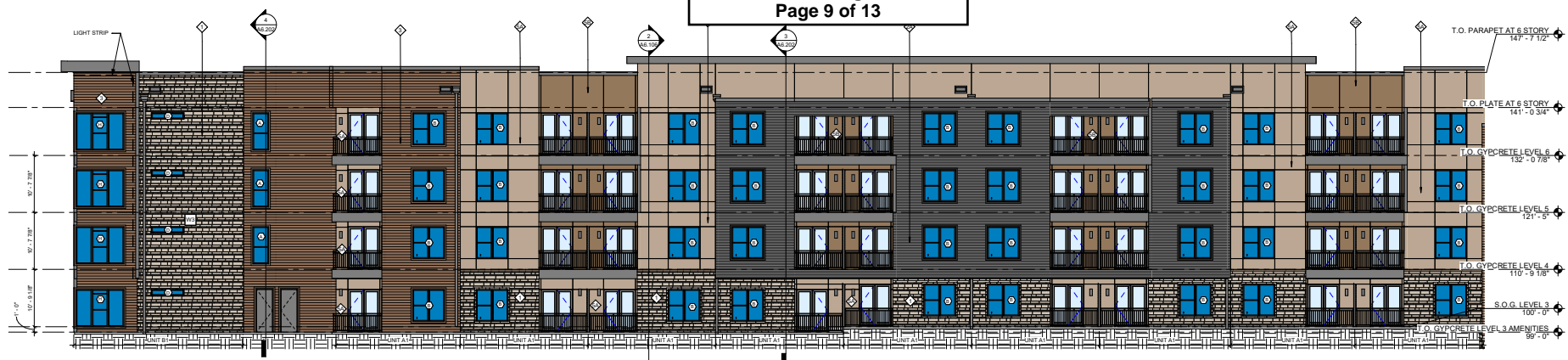
2 EXTERIOR SOUTH ELEVATION - 2  
1/8" = 1'-0"



1 EXTERIOR SOUTH ELEVATION - 1  
1/8" = 1'-0"

DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
08.05.2020	30% DESIGN DEVELOPMENT
10.05.2020	PERMIT SET
12.07.2020	PERMIT SET

DATE	DESCRIPTION	SHEET #



3 EXTERIOR WEST ELEVATION - 3  
1/8" = 1'-0"

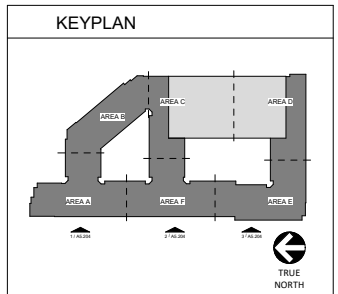


2 EXTERIOR WEST ELEVATION - 2  
1/8" = 1'-0"



1 EXTERIOR WEST ELEVATION - 1  
1/8" = 1'-0"

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT BOARD - COLOR 1
	FIBER CEMENT BOARD - COLOR 2
	WOODSTONE BOARD
	FIBER CEMENT BOARD - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



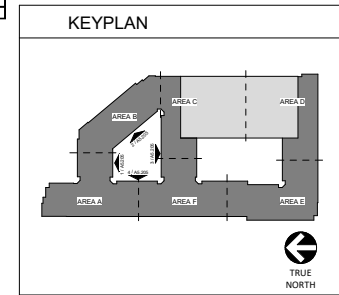
PRAIRIE MODERN EXTERIOR FAÇADE MATERIAL CALCULATIONS		
WEST EXTERIOR FAÇADE	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	6699.2	26.8%
FIBER CEMENT PANEL	55.7	0.2%
STONE	3073.7	12.3%
STUCCO	6605	26.4%
METAL PARAPET CAP OR CANOPY	682.9	2.7%
REAL TRIM- BALCONY FACIA	726.3	2.9%
METAL DOOR	81.7	0.3%
GLAZING	7084.6	28.3%
CONCRETE	0	0.0%
FAÇADE MATERIAL TOATAL SF	25009.1	100%
FAÇADE LENGTH = 550'-11"	BUILDING HEIGHT = 47'-7 1/2"	

PRAIRIE MODERN POOL COURTYARD FAÇADE MATERIAL CALCS		
FR ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	1722.4	25.3%
FIBER CEMENT PANEL	47.7	1.5%
STONE	0	0.0%
STUCCO	464.4	14.4%
METAL PARAPET CAP OR CANOPY	49.5	1.5%
REAL TRIM - BALCONY FACIA	98.5	3.0%
METAL DOOR	136.3	4.2%
GLAZING	744.5	22.1%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	1233.3	100%
FAÇADE LENGTH = 88'-6"	BUILDING HEIGHT = 47'-3 1/2"	

EAST ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	2048.9	32.4%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2371.3	37.5%
METAL PARAPET CAP OR CANOPY	79.5	1.3%
REAL TRIM - BALCONY FACIA	203.6	3.2%
METAL DOOR	44.8	0.7%
GLAZING	1582.7	25.0%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	6330.3	100%
FAÇADE LENGTH = 119'-3"	BUILDING HEIGHT = 47'-3 1/2"	

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT BOARD - COLOR 1
	FIBER CEMENT BOARD - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT BOARD - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



4 WEST ELEVATION - POOL COURTYARD  
1/8" = 1'-0"



3 SOUTH ELEVATION - POOL COURTYARD  
1/8" = 1'-0"

SOUTH ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	1347.2	19.2%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	3240.9	46.2%
METAL PARAPET CAP OR CANOPY	99.7	1.4%
REAL TRIM - BALCONY FACIA	289.9	4.1%
METAL DOOR	45.4	0.6%
GLAZING	1987.4	28.3%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	7010.5	100%
FAÇADE LENGTH = 148'-0"	BUILDING HEIGHT = 47'-3 1/2"	

WEST ELEVATION - POOL COURTYARD		
MATERIAL SF	MATERIAL PERCENTAGE	
FIBER CEMENT BOARD	1137.2	22.5%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2156.5	43.4%
METAL PARAPET CAP OR CANOPY	66.4	1.3%
REAL TRIM - BALCONY FACIA	179.2	3.6%
METAL DOOR	0	0.0%
GLAZING	1433.7	28.8%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	4973	100%
FAÇADE LENGTH = 107'-3"	BUILDING HEIGHT = 43'-7 1/2" & 47'-3 1/2"	



2 EAST ELEVATION - POOL COURTYARD  
1/8" = 1'-0"



1 NORTH ELEVATION - POOL COURTYARD  
1/8" = 1'-0"

PRAIRIE MODERN

GRAND PRAIRIE, TX

A DEVELOPMENT OF:  
PRAIRIE MODERN LLC

HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG

DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
06.25.2020	30% DESIGN DEVELOPMENT
07.02.2020	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	BY

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 196  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

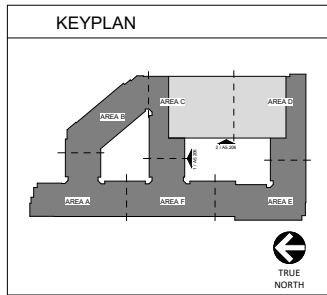
ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

SHEET NO.

A5.205

EXTERIOR ELEVATIONS

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT BOARD - COLOR 1
	FIBER CEMENT BOARD - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT BOARD - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2



HUD REFERENCE:  
FHA # 117-35877

ISSUE LOG	
DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
08.05.2020	30% DESIGN DEVELOPMENT
11.02.2021	PERMIT SET
12.07.2021	PERMIT SET

REVISION LOG		
DATE	DESCRIPTION	SHEET

**O'BRIEN**

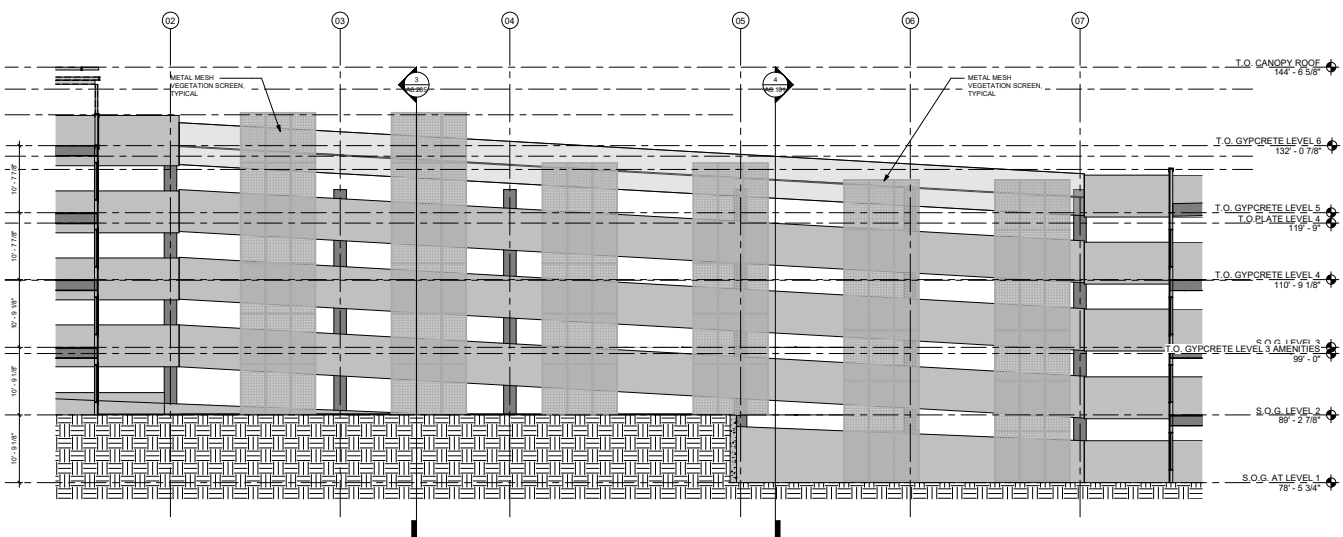
5310 HARVEST HILL RD.  
SUITE 190  
DALLAS, TX 75230  
(972) 788-1010  
www.obrienarch.com

ISSUE DATE	PROJECT #	SHEET #
11/16/20	19028	

SHEET NO.

**A5.206**

EXTERIOR ELEVATIONS



2 EAST ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"



1 NORTH ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"

PRAIRIE MODERN ZEN COURTYARD FAÇADE MATERIAL CALCS		
NORTH ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	2037.7	43.1%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	932.7	19.7%
METAL PARAPET CAP OR CANOPY	92.8	2.0%
REAL TRIM - BALCONY FACIA	212.6	4.5%
METAL DOOR	45.4	1.0%
GLAZING	1411.4	29.8%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	4732.6	100%
FAÇADE LENGTH = 90'-10"	BUILDING HEIGHT = 59'-3 7/8"	

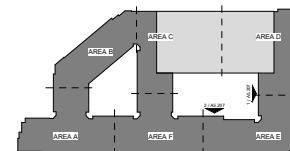
EAST ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	0	0.0%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	0	0.0%
METAL PARAPET CAP, SCREEN OR CANOPY	3264	51.1%
REAL TRIM - BALCONY FACIA	0	0.0%
METAL DOOR	0	0.0%
GLAZING	0	0.0%
CONCRETE	3128.4	48.9%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	6392.4	100%
FAÇADE LENGTH = 170'-5"	BUILDING HEIGHT = 58'-7 7/8"	

DATE	DESCRIPTION
06.11.2020	10% DESIGN DEVELOPMENT
10.08.2020	30% DESIGN DEVELOPMENT
11.03.2020	PERMIT SET
12.07.2020	PERMIT SET

DATE	DESCRIPTION	SHEET

ELEVATION KEYNOTES	
	CORONADO STONE
	FIBER CEMENT SIDING - COLOR 1
	FIBER CEMENT SIDING - COLOR 2
	WOODSTONE SIDING
	FIBER CEMENT SIDING - COLOR 3
	FIBER CEMENT PANEL
	STUCCO - COLOR 1
	STUCCO - COLOR 2

KEYPLAN



2 WEST ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"

WEST ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	3533.4	42.5%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	2107.5	25.3%
METAL PARAPET CAP OR CANOPY	113.5	1.4%
REAL TRIM- BALCONY FACIA	328.1	3.9%
METAL DOOR	154.3	1.9%
GLAZING	2085	25.1%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	8321.8	100%
FAÇADE LENGTH = 175'-4"	BUILDING HEIGHT = 47'-7 1/2" & 49'-7 1/2"	

SOUTH ELEVATION - ZEN COURTYARD	MATERIAL SF	MATERIAL PERCENTAGE
FIBER CEMENT BOARD	2472.1	53.9%
FIBER CEMENT PANEL	0	0.0%
STONE	0	0.0%
STUCCO	619.3	13.5%
METAL PARAPET CAP OR CANOPY	61.5	1.3%
REAL TRIM- BALCONY FACIA	171	3.7%
METAL DOOR	0	0.0%
GLAZING	1266.5	27.6%
CONCRETE	0	0.0%
TOTAL FAÇADE AREA/ MATERIAL TOTAL SF	4590.4	100%
FAÇADE LENGTH = 92'-4"	BUILDING HEIGHT = 49'-7 1/2"	



1 SOUTH ELEVATION - ZEN COURTYARD  
1/8" = 1'-0"



ISSUE LOG

DATE	DESCRIPTION
06/12/2020	10% DESIGN DEVELOPMENT
10/12/2020	30% PERMIT SET
11/10/2020	40% PERMIT SET
12/07/2020	PERMIT SET

REVISION LOG

DATE	DESCRIPTION	SHEET

O'BRIEN

5310 HARVEST HILL RD.  
SUITE 130  
DALLAS, TX 75230  
(972) 788-1010  
www.obriensrch.com

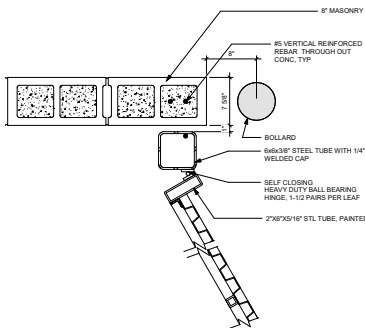
ISSUE DATE	PROJECT #	SHEET #
11/03/20	19028	

SHEET NO.

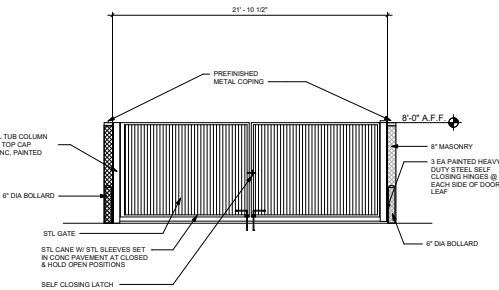
A2.170

TRASH ENCLOSURE

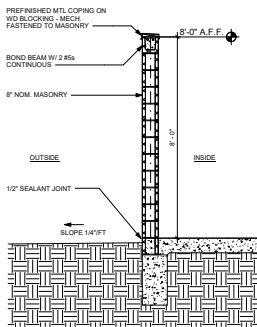
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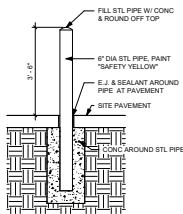
5 COMPACTOR ENCLOSURE 01  
1 1/2" = 1'-0"



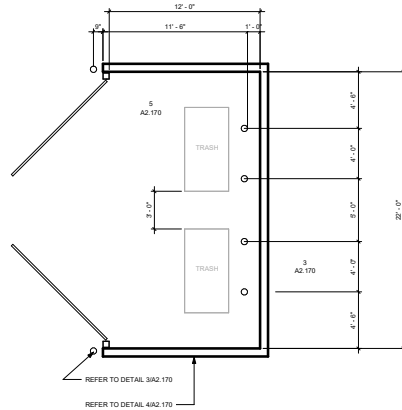
2 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



4 WALL SECTION DETAIL  
1/2" = 1'-0"



3 BOLLARD SECTION  
1/2" = 1'-0"



1 COMPACTOR ENCLOSURE PLAN  
1/4" = 1'-0"

**Category 1: Environmentally-friendly building materials, construction techniques, or other features**

**Tier I (Pick Three)**

- ☐ i. "Smart" technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage.
- ☐ ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand.
- ☒ iii. Landscaping plan that makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sod or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements.
- ☐ iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already protected or inherently unsuitable for development.
- ☐ v. Permeable pavement for 10% or more of total paving.
- ☒ vi. Electric car charging station (minimum 2).
- ☒ vii. High efficiency windows on residential and common buildings.
- ☐ viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 100% of irrigation in accordance with section 8.4.1.11.

**Tier II (Pick Four)**

- ☐ i. Integration of commercial/retail/office space or live-work units.
- ☒ ii. Permeable pavement for 5% or more of total paving.
- ☒ iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments.
- ☐ iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project.
- ☐ v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already projected or inherently unsuitable for development, such as floodplain).
- ☒ vi. Qualified recycling program available to every resident.
- ☒ vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.
- ☐ viii. Stormwater or grey water reclamation for on-site reuse equivalent to a minimum 50% of irrigation in accordance with section 8.4.1.11.

**Tier III (Pick Five)**

- ☐ i. Additional insulation.
- ☒ ii. LED or low-wattage lighting.
- ☒ iii. Bicycle parking.
- ☒ iv. Use of additional native plantings totaling 10% or more of minimum landscape requirements.
- ☐ v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11.
- ☐ vi. Solar-ready building design.
- ☒ vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.
- ☒ viii. Big and small dog parks.

**Category 2: High-quality features or designs**

**Tier I (Pick Four)**

- ☒ i. Granite countertops or similar in kitchens and bathrooms.
- ☐ ii. Upgraded flooring throughout, consisting of masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting.
- ☐ iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
- ☒ iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
- ☐ v. Upgraded cabinetry.

**Tier II (Pick Five)**

- ☐ i. Arched forms separating rooms and living spaces.
- ☐ ii. Upgraded light fixtures including recessed lighting or indirect lighting.
- ☒ iii. Walk-in closets.
- ☐ iv. Jetted bathtubs.
- ☒ v. Upgraded bathroom and kitchen hardware, including faucets and sinks.
- ☒ vi. Full-size stainless steel major appliances (oven, range, refrigerator, dishwasher, microwave oven).
- ☐ vii. 8 foot doors leading to each room of a unit.

**Category 3: Technology (Provide All)**

- ☒ a. Integrated USB ports within all units.
- ☒ b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics.
- ☒ c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues.
- ☒ d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.

### **Amenities**

Prairie Modern Apartments amenities include:

- Open floor plans
- European-style cabinetry
- Granite countertops
- Stainless appliances
- Designer backsplashes
- Kitchen islands
- Top floor clubroom/deck
- Spacious balconies
- Secure package deliver
- Smart technology packages
- Big/small dog park
- Bicycle storage
- Dog wash area
- Valet trash service
- Structured parking
- Electric vehicle charging stations
- Co-working space
- Cabana-style pool
- Outdoor kitchen
- Zen courtyard / garden space



## Legislation Details (With Text)

<b>File #:</b>	20-10681	<b>Version:</b>	1	<b>Name:</b>	SU180504C - 3025 Hardrock Rd
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A -Location Map update</a> <a href="#">Exhibit B 3025a Hardrock - SUP Parking Exhibit</a> <a href="#">Exhibit C SU180504B Operational Plan 2020</a> <a href="#">Exhibit D Reason of Additional Parking</a>				

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

### From

Monica Espinoza, Executive Assistant

### Title

SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

### Presenter

Charles Lee, AICP, CBO, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd.

**ADJACENT LAND USES AND ACCESS:**

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

Direction	Zoning	Existing Land Use
North	Light Industrial (LI) District	Undeveloped
South	Light Industrial (LI) District	Industrial Uses-Trinity Hearth & Home
East	Light Industrial (LI) District	SB SH 161 Service Rd
West	Light Industrial (LI) District	Grand Prairie Auto Pound

**PURPOSE OF REQUEST:**

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

**CASE HISTORY AND PREVIOUS REVIEWS:**

May 15, 2018, City Council adopted Ordinance No. 10466-2018 (Case SU180504) granting Specific Use Permit-1044 for a Trucking and Storage Terminal Facility subject to certain conditions including compliance with associated site plan. The other conditions include removal of certain accessory structures and construction of masonry screening wall along the eastern property boundary. The SUP is subject to standard 12-month review for compliance.

August 14, 2019, Joint Inspection was held onsite including Code Enforcement, Environmental Services and Planning Departments. The following violations on the property were cited at that time including non-compliance with adopted site plan.

1. Excessive truck and trailer storage on-site.
2. Outside storage of batteries.
3. Outside storage of tires without rims.
4. Inoperable Holding yard (5) vehicles / salvaging.
5. Display vehicle for sale on property.
6. Parking on non-improved surface.
7. Emergency exits barred.
8. Small amount of debris outside (pallets) outside.
9. Electrical plug damaged and needs repaired.
10. Sewer cleanout missing cap (combined sewer).
11. Front gates made of corrugated tin (not sure if this was an approved material).

September 17, 2019, City Council adopted Ordinance No. 10707-2019 (Case SU180504A) Amending SUP-1044A permitting the Trucking and Storage Terminal Facility use to continue and granting operator six months

to bring into compliance with all applicable codes and conditions or risk revocation of SUP-1044A.

March 17, 2020, City Council adopted Ordinance No. 10824-2020 (Case SU180504B)

Amending SUP-1044B permitting the Trucking and Storage Facility use to continue, granting an amendment to the site plan as requested by the applicant including the following:

- Expanding concrete paving allowing for up to 15 trucks and/or tractor trailers onsite.
- Installing concrete bollards along the perimeter of the paved area to prevent storage of trucks and/or trailers on unpaved areas of the site.
- Installation of remote cameras to monitor operational compliance.
- Provide six (6) month review of operations for compliance.

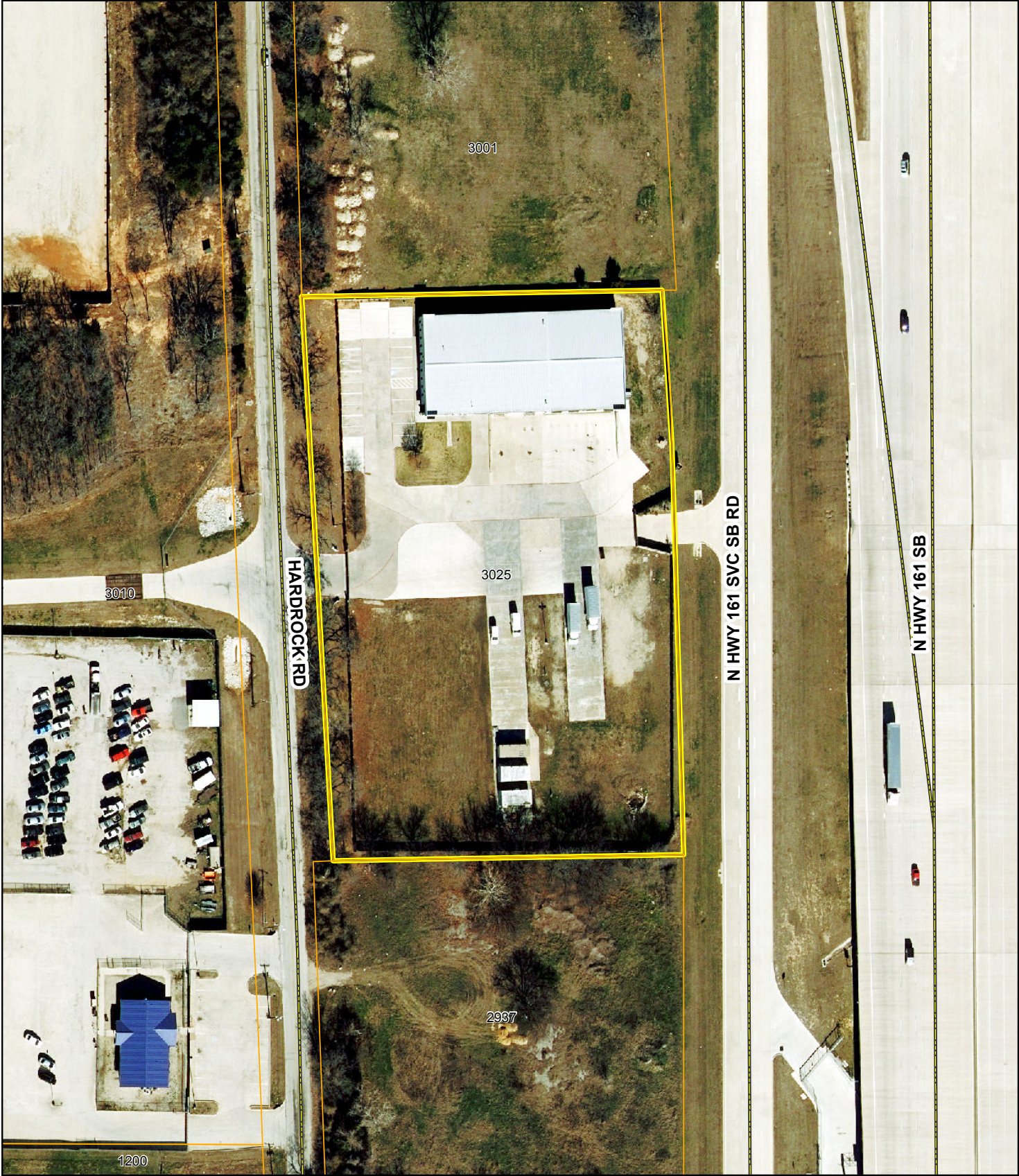
November 17, 2020, DRC Staff inspected the site to verify installation of cameras, concrete pavement and bollard completion. DRC continues to monitor the site for compliance as of date.

**RECOMMENDATION:**

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



EXHIBIT A



CASE LOCATION MAP

Case Number: SU180504C  
Trucking & Storage Terminal



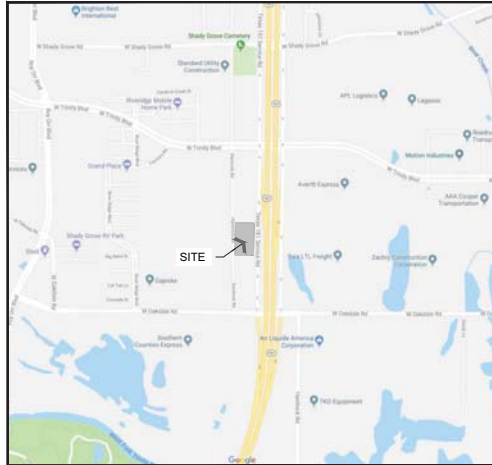
City of Grand Prairie  
Planning and Development

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



EXHIBIT B - SITE PLAN  
PAGE 1 OF 1

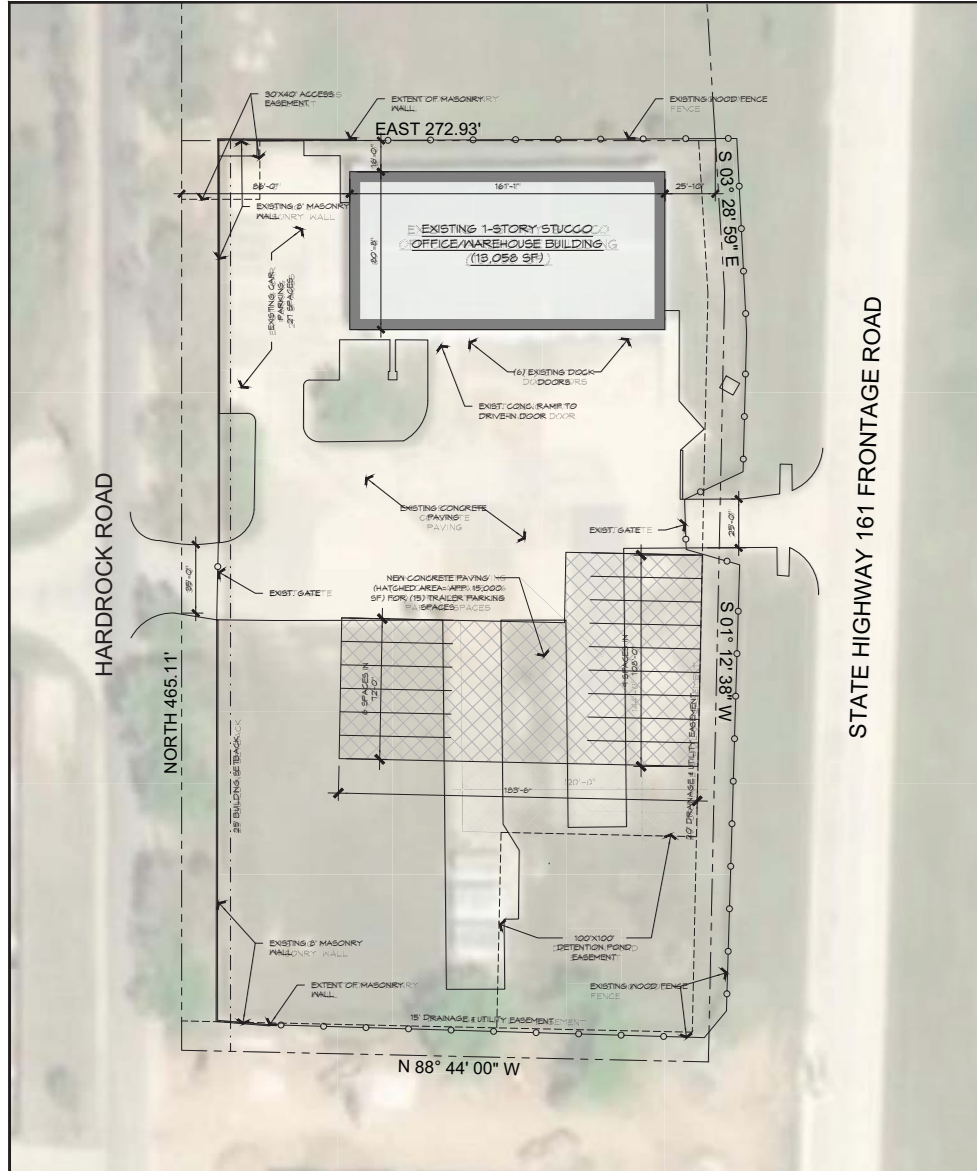
### VICINITY MAP



## PROJECT DATA

<u>GENERAL SITE INFORMATION:</u>	
SITE ADDRESS:	3025 HARDROCK ROAD GRAND PRAIRIE, TX 75050
<u>LEGAL DESCRIPTION:</u>	
MATT M LAVAIL BLK A LT 3 LESS ROW ACS 2.9435 INT201600071960 DD03162016 CO-DC 124000A00300 5CP1247000A	
ZONING:	LI - LIGHT INDUSTRIAL
ADJACENT ZONING:	LI - LIGHT INDUSTRIAL
<u>SITE AREA:</u> 2.9425 ACRES (APP. 128,175 SF)	
EXISTING BUILDING AREA (MAIN BUILDING):	13,058 SF
EXISTING PARKING/PAVING AREA:	45,362 SF
NEW PAVING AREA (NET):	8,750 SF
TOTAL IMPERVIOUS:	67,170 SF (52.40%)
PROPOSED USE:	WAREHOUSE/OFFICE
<u>PARKING REQUIRED:</u> 19 SPACES	
(OFFICE = 1,325 SF X 2,400 SF = 8 SPACES)	
(WAREHOUSE = 11,000 SF X 10,658 SF = 11 SPACES)	
EXISTING PARKING PROVIDED:	27 SPACES
<u>LANDSCAPE INFORMATION:</u>	
2.9425 ACRES	
LOT AREA:	
IMPERVIOUS AREA:	67,170 SF (52.40%)
LANDSCAPED AREA:	61,005 SF (47.60%)
*BUILDING, PARKING, AND LOADING AREAS ARE EXISTING TO REMAIN, U.N.O.	

EXIST. BUILDING-SOUTH (TRUCK DOCK)



NOTE: ALL SITE PLAN ELEMENTS ARE EXISTING UNLESS NOTED OTHERWISE AND ARE DEPICTED AS SHOWN IN INFORMATION PROVIDED BY THE OWNER. NO CHANGES OR MODIFICATIONS TO THE SITE PLAN OR EXISTING STRUCTURES ARE PROPOSED AS PART OF THIS PLAN.



## SITE PLAN

Scale: 1" = 30'-0"

#SU180504  
HIMAL LOGISTICS

RGA PROJECT NUMBER: 18052

DATE: 2.25.2020

REVISIONS:

2.25.2020 NEW TRAILER PARKING

△  
△  
△

11

△

SHEET: A1.01

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## Legislation Details (With Text)

<b>File #:</b>	20-10682	<b>Version:</b>	1	<b>Name:</b>	SU191101A - Kia Auto Sales
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	12/7/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	12/14/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A SU191101A Location Map](#)  
[Exhibit B SU191101A Renewal Site Plan 3118 E. Main St Kia Auto](#)  
[Exhibit C SU191101A New Operational Plan](#)

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza, Executive Assistant

### Title

SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

### Presenter

Charles Lee, AICP, CBO, Senior Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St.

#### PURPOSE OF THE REQUEST:

The purpose for this request is to consider a twelve (12)-month review and renewal of Specific Use Permit-1083 for compliance with the applicable codes and conditions as required by Ordinance No. 10770-2019. During this review, the applicant requests consideration to amend SUP-1083 allowing for Major Auto Repair use component onsite replacing the approved private vehicle maintenance's space.

In November 19, 2019, City Council granted Specific Use Permit (SUP-1083) for an Internet Auto Sales and Private Vehicle Maintenance use on a commercial site. The ordinance requires twelve (12)-month review for compliance with the conditions of SUP-1083. The .36-acre property is zoned Commercial (C) District and is located within the Central Business District (CDB) Section 4. The property is generally located at the northeast corner of E. Main Street and NE 32<sup>nd</sup> Street, specifically addressed at 3118 E. Main Street. The 7,000 square foot building was previously used as a wood shop. The applicant has successfully repurposed the building and site into an internet automotive sales and private vehicle maintenance facility.

#### **ADJACENT LAND USES AND ACCESS:**

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

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

Primary access to the site shall be from an existing commercial drive along E. Main Street. A private concrete drive was recently constructed to serve as vehicle inventory and provide access to the rear of property.

#### **SUP-1083 RENEWAL CONSIDERATION:**

The current operator of the business is registered with the city's Auto-Related Business (ARB) program and has been in good-standing with no code and/or environmental notices, citations or violations for non-compliance. Ordinance No. 10770-2019 requires the applicant provide certain improvements (within 12-months) to the building's front elevation facing the street and install landscape elements as a complimentary feature visible from the street. The applicant has installed unique awnings above the front windows and landscape planters along the front of the building. The operator/applicant complies with applicable codes and ARB regulations and the adopted SUP-1083 conditions.

#### **SUP-1083 REQUIREMENTS AND REQUEST TO AMEND:**

SUP-1083 limits the Internet Auto Sales use to inside the building. The SUP allows for auto storage inventory on the eastern and rear portion of the site, with no vehicles for sale visible from the public view. Private Vehicle Maintenance is allowed for auto make-ready and other minor repairs in conditioning vehicles for resale.

Major Auto Repair uses are not permitted by-right within the Commercial zoning districts per Article 4, "Permissible Uses" of the Unified Development Code, Article 4, Section 15, 'Use Charts'. As noted on the applicant's operational plan; the proposed major auto repair function shall be limited to the 1,636 SF lease space/shop and restricted to the following auto-related repairs:

- Tune-ups
- Electrical Work
- Front-end repair including shocks, struts, control arms.
- Engine Repair

### **PARKING AND OVERALL FUNCTIONS:**

Adequate customer parking is being provided up front and to the east of the building (12 spaces). Employee and customer completed vehicle repair spaces (4 spaces) are 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 (used for proposed repair shop). The remaining elements and functions of the facility shall provide for an interior showroom, customer waiting areas, and offices and mechanic workspace towards the rear of the building.

#### *General Operations:*

According to the Operational Plan and discussion with the applicant, the single tenant facility will be open Monday through Saturday from 11:00 AM to 6:00 PM. Internet Auto Sale requirements restricts outdoor auto inventory displays. Inventory must be displayed virtually. The applicant proposes to maintain interior auto inventory with an interior repair shop in lieu of the private vehicle maintenance component of the operation.

### **APPLICABLE DEVELOPMENT STANDARDS:**

This site shall conform to the Auto-Related Business (ARB) Standards. In conjunction with the ARB standards, staff recommends no outside repair and/or storage of parts and materials. Parking of vehicles shall be on designated areas.

### **STAFF COMMENTS:**

During the 12-months in operation there has been no citations and/or notices of violations from Code and Environmental Health Departments and the applicant's is registered with the City ARB program in good standing.

The applicant has provided the required improvements to the site (landscape planters) and building's facade (glass canopies) per the adopted ordinance.

### **RECOMMENDATION:**

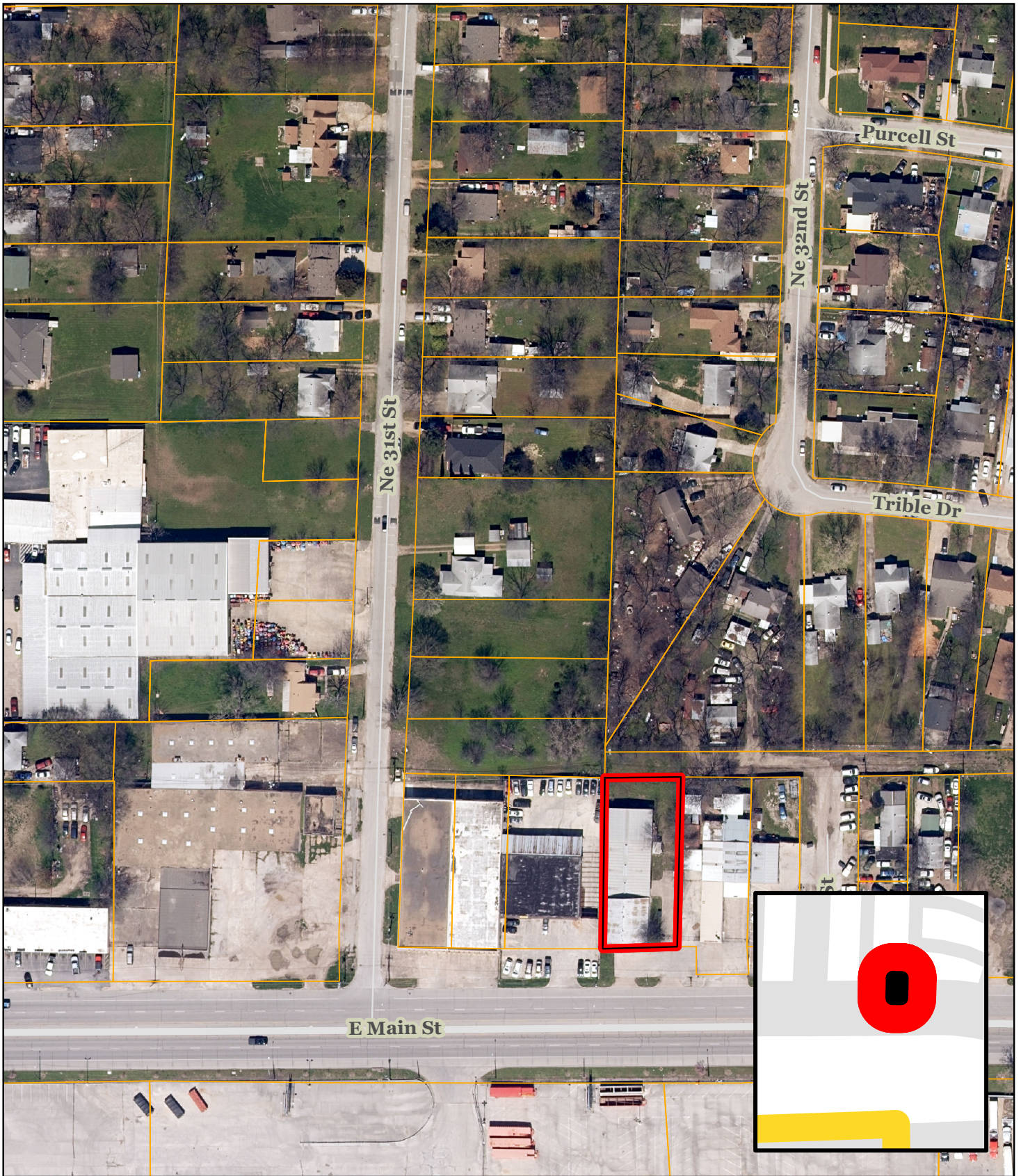
Staff recommends approval of the Specific Use Permit with the following conditions:

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



- Any violation of the SUP or the ARB ordinance shall be subject the operator to revocation proceedings.

EXHIBIT A - LOCATION MAP  
PAGE 1 OF 1



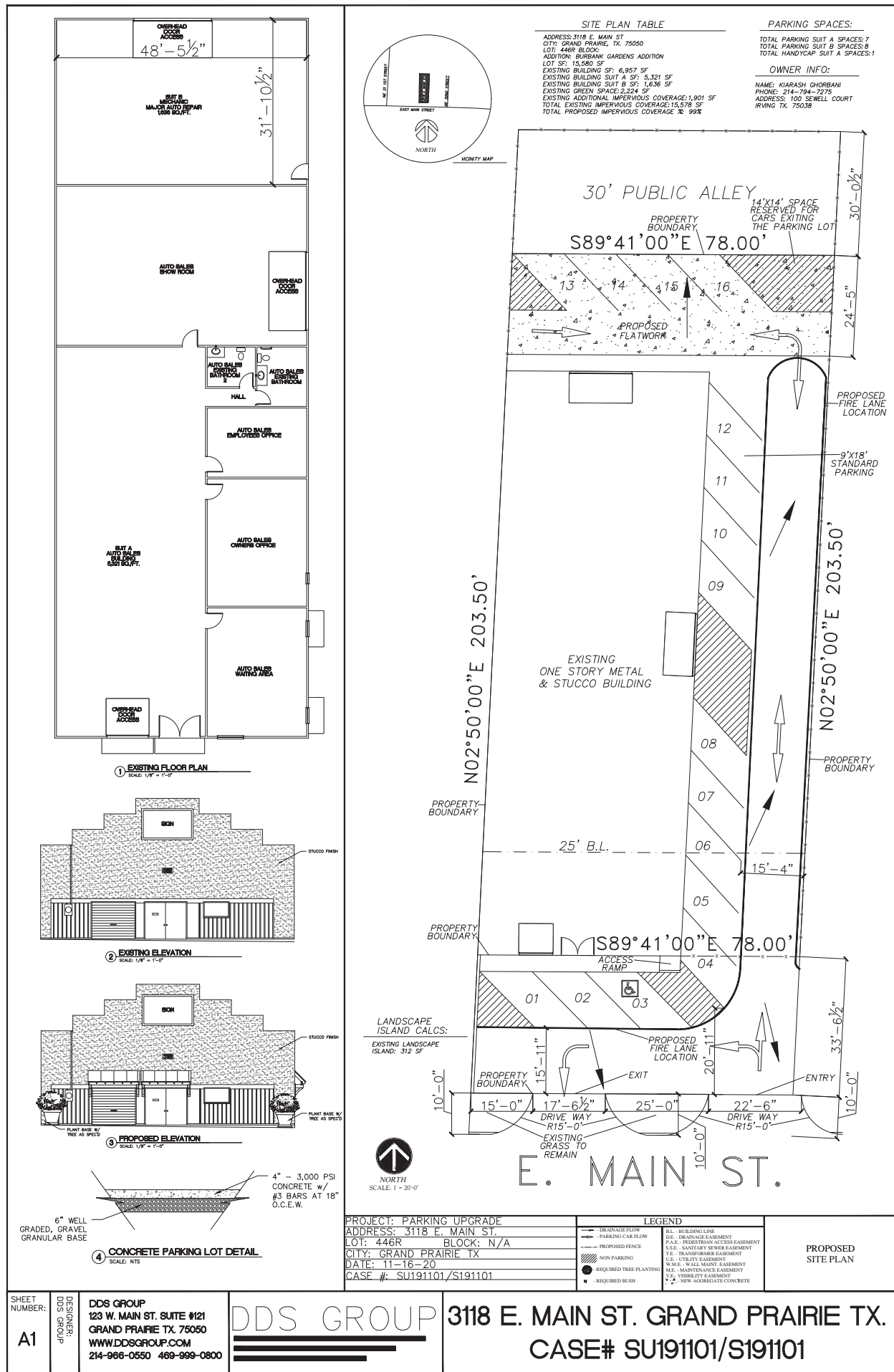
**CASE LOCATION MAP**  
**SU191101A - SUP Renewal**  
**Kia Auto Sales at 3118 E. Main St.**



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



EXHIBIT B - SITE EXHIBIT  
PAGE 1 OF 1



## **UPDATED OPERATIONAL PLAN "3118 E. MAIN ST."**

### ***Used Auto Sales/ Mechanic Work***

1. Hours of operation will be from Mon-Sat 9-6 P.M
2. We purchase and sell used cars. Operation is internet sales only with our partnered accounts Autotrader, Cargurus, Cars.com etc.
3. All vehicles are purchased from local auto auctions.
4. Some vehicles will be repaired and some will not need repair prior to retail. Due to the unfortunate times and circumstances, a majority of our business has been lost. With that being said, I am hoping to lease out the rear auto repair facility to be able to stay open and generate income to cover my overhead.
5. Mechanic work will consist of tune up, electrical work, front end replacement such as shocks, struts, control arm and limited to major engine repair.
6. Premises will always be clean and organized free of oil spots and other messy aftermath.
7. Vehicles will be parked very organized inside the 7500+ SF building along with the side and rear of the building allowing for a free space for a smooth flow of traffic and appearance.
8. Proposal to install 2 sets of exterior awnings:  
2 awnings over the front entrance and 2 more on the side of the building over the 2 windows for a superiority curb appeal. In addition, we will have 2 large plantation pots both placed on the east and west corner of the buildings side walk for a welcoming and pleasant entrance.
9. There will be 4 customer parking spaces plus 1 handicap space.
10. There will be no washing or painting cars. All of that work will be contracted at another facility.
11. There will be 1 employee plus myself. Not a big operation.