



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, March 9, 2020

5:30 PM

City Hall, Briefing Room

Call to Order - Commissioner Briefing

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

* P&Z ByLaws

* Agenda Review

Public Hearing
6:30 p.m. Council Chambers

Chairperson Joshua Spare Presiding

Invocation

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

Citizen Comments - 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 [20-9844](#) Approval of Minutes of the February 24, 2020 P&Z meeting.

Attachments: [PZ Draft Minutes 02-24-20.pdf](#)

- 2** [20-9845](#) P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miard Rd and E Seeton Rd, and addressed as 1221 N Day Miard Rd, 1227 N Day Miard Rd, and 1231 S Day Miard Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Final Plat.pdf](#)
- 3** [20-9848](#) RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Replat.pdf](#)
- 4** [20-9846](#) S190602A - Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.
- City Council Action: March 17, 2020**
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan Comparison.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.

None

Items for Individual Consideration

- 5** [20-9849](#) S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isabelle DeBaun, David Nicklas Foundation.

City Council Action: March 17, 2020

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

[Exhibit B1 - Multi-Family Site Plan](#)

[Exhibit B2 - Office Site Plan](#)

[Exhibit C1 - Multi-Family Elevations](#)

[Exhibit C2 - Office Elevations](#)

[Exhibit D1 - Multi-Family Landscape Plan](#)

[Exhibit D2 - Office Landscape Plan](#)

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.

- 6** [19-9528](#) CPA190604 - Comprehensive Plan Amendment- Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

City Council Action: March 17, 2020

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

- 7** [19-9189](#) Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.

City Council Action: March 17, 2020

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

[Exhibit B - Concept Plan](#)

[Exhibit C - Elevations](#)

- 8 [20-9851](#) SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.
City Council Action: March 17, 2020
Attachments: [Exhibit A- Location Map](#)
[Exhibit B- Floor Plan](#)
[Exhibit C- Operational Plan](#)
[Exhibit D- Parking Analysis.pdf](#)
- 9 [20-9852](#) SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester.
City Council Action: March 17, 2020
Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Proposed Canopy](#)
[Exhibit i - Existing Elevation](#)
[HOA Comments](#)
- 10 [20-9850](#) SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.
City Council Action: March 17, 2020
Attachments: [Exhibit A -Location Map](#)
[Exhibit B 3025 Hardrock - SUP Parking Exhibit](#)
[Exhibit C SU180504B Operational Plan 2020](#)
[Exhibit D Reason of Additional Parking.docx](#)

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 March 6, 2020.

**Chris Hartmann
Planning Secretary**

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



Legislation Details (With Text)

File #: 20-9844 **Version:** 1 **Name:** Approval of Minutes of the February 24, 2020 P&Z meeting
Type: Agenda Item **Status:** Consent Agenda
File created: 2/28/2020 **In control:** Planning and Zoning Commission
On agenda: 3/9/2020 **Final action:**
Title: Approval of Minutes of the February 24, 2020 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 02-24-20.pdf](#)

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

From

Chris Hartmann

Title

Approval of Minutes of the February 24, 2020 P&Z meeting.

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 24, 2020**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, David Jones, Chief City Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Charles Lee, Senior Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Moser gave the invocation, commissioner Fisher 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 February 3, 2020.

PUBLIC HEARING CONSENT AGENDA: Item #2 – P200203 - Final Plat - Avilla Traditions, Lot 1, Block A (Commissioner Connor/City Council District 4). Final Plat for Avilla Traditions, Lot 1, Block A. Tracts 5 and 5A, E. Roland Survey, Abstract 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-391, and generally located at the northwest corner of S Great Southwest Pkwy and S Forum Dr. The consultant is Mike Martinie, Spiars and Engineering and the owner is Jason Flory, NexMetro Communities.

Item #3-RP200202 - Replat - Farmers Industrial Addition, Lot 6-R, Block 3 (Commissioner Fisher/City Council District 1). Replat of Lot 4-R and Lot 5-R, Block 3, Farmers Industrial Addition, to create one lot for industrial development. 4.7 acres out of the John C. Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas. Zoned LI, Light Industrial in the SH 161 Corridor Overlay and addressed as 1205 and 1207 Farmers Road, Grand Prairie, Texas.

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020

The agent is Alexander Camunez, Pacheco Koch and the owner is Hamilton Peck, Hamilton Commercial.

Item #4-S181009A - Site Plan - Creekside at Grand Prairie (Commissioner Connor/City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation for an amendment to Site Plan originally approved as Luxe at Grand Prairie consisting of 315 multi-family units for the purpose of increasing unit count to 318 units and expanding the overall building footprint by 25,153 square feet. 23.387 acres in the Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas (plat approved as Lot 1, Block 1, Creekside at Grand Prairie Addition). Zoned PD-378 in the IH-20 Corridor Overlay District, generally located south of Bardin Rd. approximately 700 feet east of the intersection of Bardin Rd. and S Great Southwest Pkwy. The consultant is Jason Pyka, Manhard Consulting and the owner is Igor Krivoruchko, Luxe at Grand Prairie.

Motion was made to approve the minutes of January 6, 2020, approve public hearing consent agenda items P200203, RP200202, and S181009A.

Motion: Connor

Second: Moser

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5 - Z200203 – Zoning Change – Civic Campus and Calvary Baptist Church (Commissioner Moser/City Council District 5). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a zoning change from Single Family-Four (SF-4), General Retail (GR), and Two Family (2F) to Central Area (CA) zoning district. Lots 1-14, Block B2, Lots 1-6, Block C3, Lots 8-14, Block E5, Lots 1-8, Block H8, Lots 1-4, Block J9, Lots 5-8, Block K10, W.H. Thomas' Second Addition; Lots 1-2, Block 229/A1, Thomas Second Revised; Lots 7-11, Block D, JD Duncans Chase; Lots 1-2, Block B, Chase; All of that tract of land described to the City of Grand Prairie in Volume 91135, Page 2216, situated in the McKinney and Williams Survey, Abstract No. 1003; City of Grand Prairie, Dallas County, Texas. Located at 406-526 W Church Street, 300 W Main Street, 310 College Street, and 400 College Street.

Ms. Ware stated the purpose of the request is to rezone properties to Central Area District. On November 6, 2007: City Council approved a text amendment creating a Central Business District Overlay with four sub-areas. The subject properties are within Central Business District No. 2, which is historically the cultural core of Grand Prairie and is projected as a Mixed Use area

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020

including residential units above retail and commercial uses. On January 14, 2020: The City of Grand Prairie initiated a development request to rezone the subject properties to Central Area District. On February 18, 2020: Staff met with Trustees of Calvary Baptist Church to review the proposed zoning change. On February 19, 2020: Trustees of Calvary Baptist Church submitted a letter of support for the proposed zoning change. The 2018 Comprehensive Plan's Future Land Use Map designates this area as Mixed Use. Mixed Use areas are intended for a mixture of non-residential and residential uses that are oriented around the pedestrian. The subject properties are also within the study area of the 2019 Downtown Master Plan. The purpose of the Downtown Master Plan is to create a unique and identifiable downtown that serves the local residents and community, supports economic vibrancy, and offers destination-oriented uses to create greater regional gravity. The proposed zoning change is consistent with the Comprehensive Plan and the Downtown Master Plan. The Development Review Committee recommends approval.

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

Chairperson Spare read the following letter into the record; Dear Mr. Chairman and Commission Members, Trustees of Calvary Baptist Church have reviewed the proposed re-zoning of our properties. We are supportive of the rezoning as presented to us by Ms. Ware. Let me emphasize that we do not currently have any plans for new development on our existing properties. We will be celebrating our 85th year of the founding of our church on March 15th. All of you are invited to attend our service. We request that this letter be read into the minutes of your Meeting. Sincerely, Lynn Motley, Deacon, Trustee and Chairman of the Board Calvary Baptist Church.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z200203 as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #6 - Z060601A – Zoning Change – Planned Development Amendment – Greenway Trails (Commissioner Spare/City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation for 384.267 acres out of the J. Lawrence Survey, Abstract No. E616 and the S.M. Blair Survey, Abstract No. E135, City of Grand Prairie, Ellis County, Texas, zoned PD-322. The purpose of the request is to

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020

adjust requirements relating to garage orientation and building elevations and to align the PD with the approved Preliminary Plat. The property is generally located east of SH-360, north of US 287, west of F.M. 661 and south of Joe Pool Lake.

Mr. Jones stated the purpose of the request is to adjust requirements relating to garage orientation and building elevations and to align the PD with the approved Preliminary Plat. The amendment does not change the approved uses on the property, but removes the TND elements from Phase 5 in favor of contemporary homes on 62' and 72' lots. The developer further requests that since the TND homes required 100% non-front entry garages, that the homes within that phase be allowed the same percentage of front-entry garages as the other phases in the PD. The applicant is proposing that the over percentage of non-front entry garage units required go from 58% under the existing scheme, which included TND lots, to 39%, which will remove TND lots. The ability to develop the TND lots conceived in the original PD was severely hampered by two factors that occurred between 2006 and 2016: the construction of two gas wells and an associated fracking pond, and the extension of a water service line by TRWD. Since TND development relies on clustered blocks of homes in a predominantly grid-like street pattern to achieve walkability, the construction of the gas wells and water line had a devastating effect on the layouts that were achievable at the time these facilities were put in place. The subsequent approval of a preliminary plat showing lots arranged around the facilities altered the vision of the approved concept plan. While these modifications call into question the viability of a TND-style development in this lot configuration, staff believes that the subject of garage orientation in a separate matter from lot and street configuration. Under the PD, more than half of all lots were required to be non-front entry. Were the percentage of non-front entry garages kept the same for 60-69 and 70+ foot lots, the overall percentage of non-front entry garages would fall by nearly 20% due to the loss of the 330 TND lots. The applicant proposes to offset this reduction by increasing the percentage of non-front entry garages on 60-69 foot lots by 20%, bringing the total percentage across the PD to 50% non-front entry garages. The Development Review Committee recommends approval.

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z060601A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None

Approved: 9-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, FEBRUARY 24, 2020

Deputy City Manager Bill Crolley noted several citizens present in regards to the Grand Oaks zoning case. Mr. Crolley stated the case was not on the agenda for discussion nor was it ready to move forward, but once the case is ready staff would re-notify the case.

Chairperson Moser moved to adjourn the meeting. The meeting adjourned at 6:42 p.m.

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

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



Legislation Details (With Text)

File #:	20-9845	Version:	1	Name:	P200301 - Final Plat - Cedar Ridge Estates
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	2/28/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	3/9/2020	Final action:		Final action:	
Title:	P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Final Plat.pdf				

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

From

Chris Hartmann

Title

P200301 - Final Plat - Cedar Ridge Estates (Commissioner Spare/City Council District 6). Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd. the consultant is Kylon Wilson, Stantec and the owner is John Arnold, Cedar Ridge SF, LTD.

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Final Plat for Cedar Ridge Estates, a 52-lot single-family subdivision on 14.747 acres. Tracts 3B1A, 3B2, 3D, 3E, and 3F, Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas, zoned PD-370, within the Lake Ridge Corridor Overlay District, generally located at the northwest corner of Day Miar Rd and E Seeton Rd, and addressed as 1221 N Day Miar Rd, 1227 N Day Miar Rd, and 1231 S Day Miar Rd.

Rd.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create a 52-lot subdivision with 44 residential lots and 7 HOA lots to facilitate the development of a single family subdivision on 14.747 acres.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-271A	Single Family Detached Residential
South	A	Undeveloped
West	City of Mansfield	School
East	PD-336	Single Family Detached Residential

HISTORY:

- November 21, 2017: City Council approved a Zoning Change and Concept Plan (Case Number Z171102) creating Planned Development District-370 for single family detached use.
- March 5, 2018: The Planning and Zoning Commission approved a Preliminary Plat (Case Number P180305) for Cedar Ridge Estates.

PLAT FEATURES:

The proposed subdivision will have point of access from Seeton Rd. A secondary point of access is gated and for emergency access only. The Final Plat depicts internal streets that will provide access to individual lots. The plat depicts the necessary utility easements and wall maintenance easements.

The Final Plat includes seven open space lots. Maintenance of these lots along with perimeter landscaping, screening walls, and entry features will be the responsibility of a mandatory homeowners association (HOA).

The property is zoned PD-370 for single family residential use. The following table summarizes the density and dimensional requirements. The Final Plat meets these requirements.

Table 2: Summary of Requirements

Standard	Required
Min. Lot Width (Ft.)	65
Min. Lot Depth (Ft.)	110
Front Setback (Ft.)	20
Rear Setback (Ft.)	10

RECOMMENDATION:

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

- Prior to submitting the plat for final signatures and filing the plat with the county, the applicant shall submit a written statement from the City of Mansfield indicating acceptance of the right-of-way shown

on the final plat; and

- Prior to submitting the plat for final signatures and filing the plat with the county, the applicant shall submit a revised landscape plan depicting small trees and shrubs in the landscape buffer area adjacent to the City of Mansfield right-of-way.

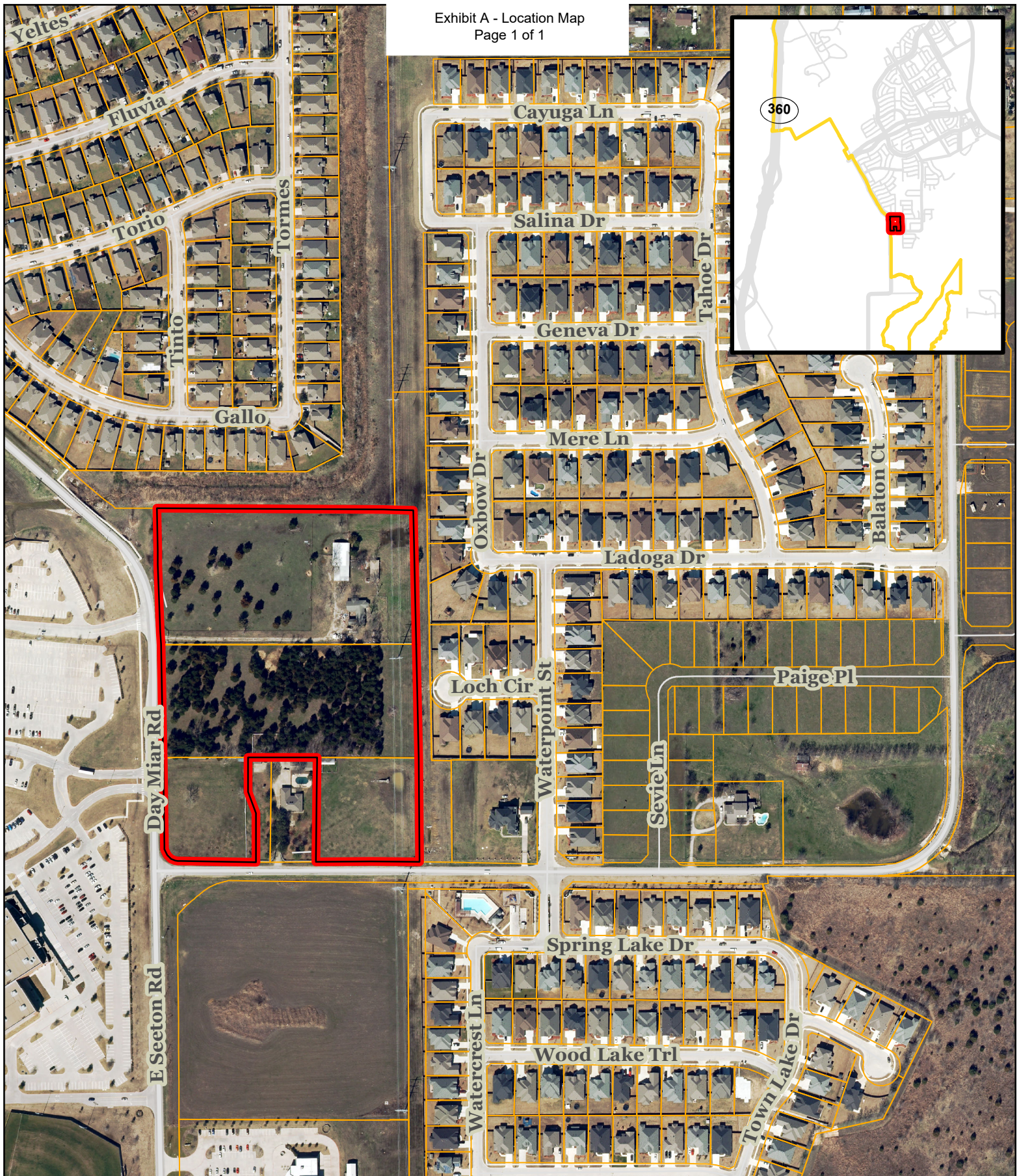
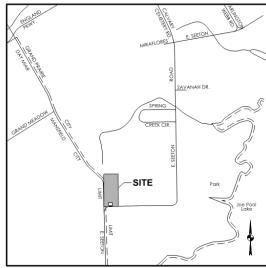


Exhibit B - Final Plat
Page 1 of 2



VICINITY MAP

1:10" TO SCALE
MAGSOS 1280

LEGEND

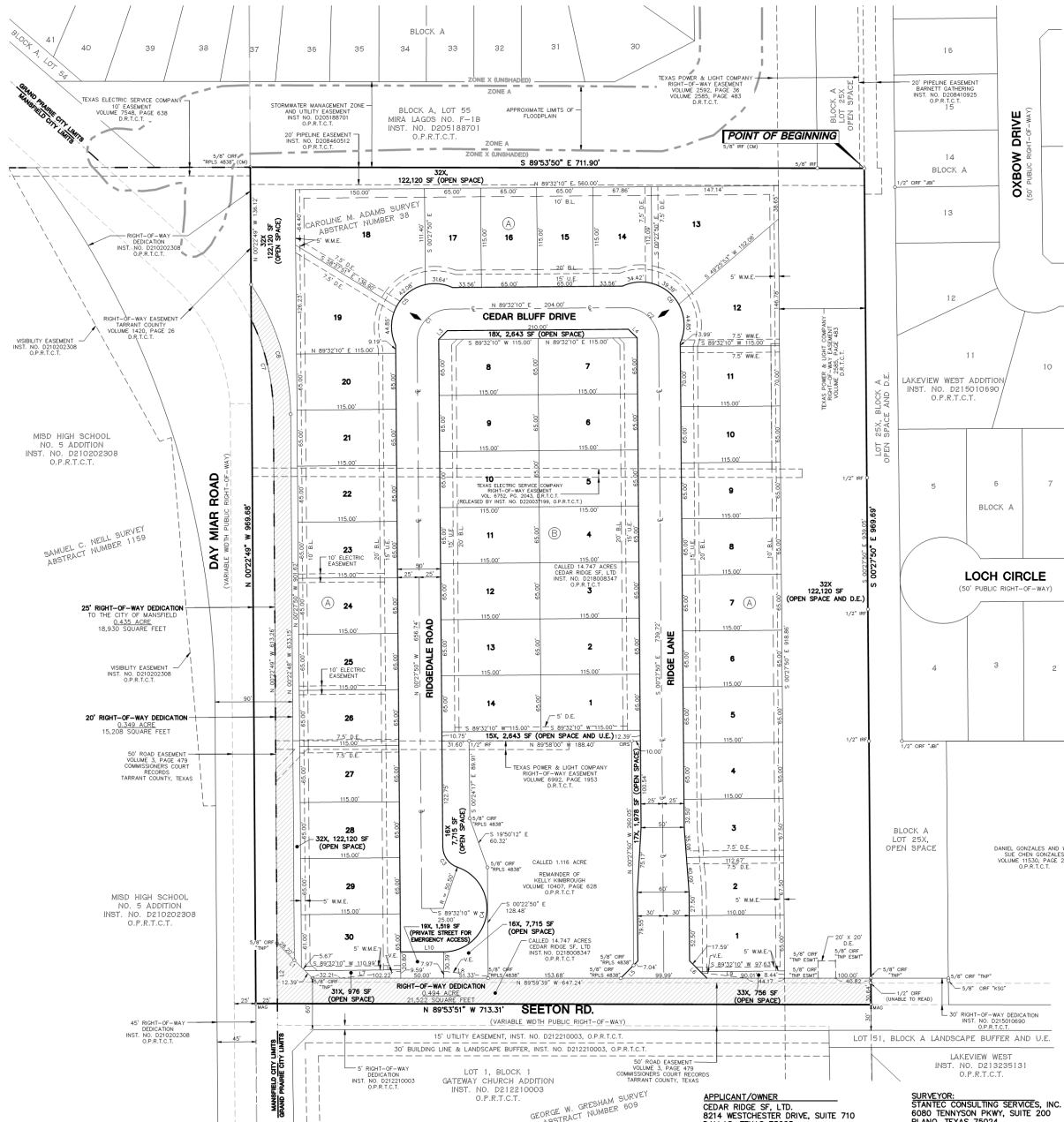
- RF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- CRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
- MAG "MAG" NAIL WITH WASHER STAMPED "STANTEC" SET
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- B.L. BUILDING LINE
- W.M.E. WALL MAINTENANCE EASEMENT
- V.E. VISIBILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- WW.E. WASTEWATER EASEMENT
- ☐ CENTERLINE
- ◆ DONATES STREET NAME CHANGE
- (A) BLOCK NUMBER

BLOCK A LOT AREA			
LOT #	SQUARE FEET	ACRES	
1	7,073	0.1624	
2	7,478	0.1717	
3	7,722	0.1773	
4	7,475	0.1716	
5	7,475	0.1716	
6	7,475	0.1716	
7	7,475	0.1716	
8	7,475	0.1716	
9	7,475	0.1716	
10	7,475	0.1716	
11	8,050	0.1848	
12	11,180	0.2566	
13	13,918	0.3195	
14	7,484	0.1719	
15	7,475	0.1716	
16	7,475	0.1716	
17	7,364	0.1691	
18	15,736	0.3612	
19	10,280	0.2360	
20	7,475	0.1716	
21	7,475	0.1716	
22	7,475	0.1716	
23	7,475	0.1716	
24	7,475	0.1716	
25	7,475	0.1716	
26	7,475	0.1716	
27	7,475	0.1716	
28	7,475	0.1716	
29	7,475	0.1716	
30	7,467	0.1714	

BLOCK B LOT AREA			
LOT #	SQUARE FEET	ACRES	
1	7,475	0.1716	
2	7,475	0.1716	
3	7,475	0.1716	
4	7,475	0.1716	
5	7,475	0.1716	
6	7,475	0.1716	
7	7,475	0.1716	
8	7,475	0.1716	
9	7,475	0.1716	
10	7,475	0.1716	
11	7,475	0.1716	
12	7,475	0.1716	
13	7,475	0.1716	
14	7,475	0.1716	

HOA LOT AREA			
LOT #	SQUARE FEET	ACRES	
15X, BLOCK B	2,643	0.0607	
16X, BLOCK B	7,715	0.1771	
17X, BLOCK B	1,978	0.0454	
18X, BLOCK B	2,200	0.0505	
31X, BLOCK A	976	0.0224	
32X, BLOCK A	122,120	2.8035	
33X, BLOCK A	756	0.0173	

PRIVATE STREET			
LOT #	SQUARE FEET	ACRES	
18X, BLOCK B	1,519	0.0349	



LINE TABLE			
LINE #	BEARING	DISTANCE	
L1	S 45°32'17" E	11.60'	
L2	S 00°22'49" E	70.00'	
L3	N 44°32'10" E	14.14'	
L4	S 45°27'50" E	14.14'	
L5	N 44°46'15" E	21.12'	
L6	S 45°10'13" E	28.42'	
L7	N 83°29'31" E	70.30'	
L8	N 83°29'31" E	51.72'	
L9	S 82°54'02" E	52.80'	
L10	N 89°59'39" W	50.00'	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	BEARING
C1	58.69	38.00'	90°00'00"	S 44°32'10" E
C2	58.69	38.00'	90°00'00"	S 44°32'10" E
C3	30.83	25.00'	70°39'46"	S 35°47'43" W
C4	141.61	50.00'	160°39'46"	N 09°12'17" E
C5	122.14	50.00'	139°57'44"	S 44°32'10" W
C6	122.14	50.00'	139°57'44"	N 45°27'50" W
C7	113.68	254.20'	25°37'26"	N 13°11'37" W
C8	159.32	274.20'	33°17'30"	N 17°01'30" W

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON A LICA GEOSYSTEM NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99988004.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO. 484390456K, DATED SEPTEMBER 25, 2009.
- BASED ON THE CITY OF GRAND PRAIRIE'S INTERACTIVE MAP, THE SUBJECT TRACT OF LAND IS CURRENTLY WITHIN THE PLANNED DEVELOPMENT DISTRICT (PD-370) FOR SINGLE FAMILY RESIDENTIAL USAGE PER ORDINANCE NUMBER 10400-2017. THIS ZONING STATEMENT SHALL NOT CREATE LIABILITY UPON THE SURVEYOR.
- ZONING CLASSIFICATION INDICATED ON THIS PLAT REFLECTS THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
- EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
- OPEN SPACE LOTS 15X, 16X, 17X, 18X, BLOCK B AND 31X, 32X, 33X, BLOCK A SHALL BE OWNED AND MAINTAINED BY THE MANDATORY HOA. THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE LOTS.
- STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION (HOA).
- THE PROPERTY OWNERS ASSOCIATION, AS OWNER OF THE PRIVATE STREETS AND APPURTENANCES, AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ANY GOVERNMENTAL ENTITY AND PUBLIC UTILITY FOR DAMAGES TO THE PRIVATE STREET OCCASIONED BY THE REASONABLE USE OF THE PRIVATE STREET BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF THE USE OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY OF ANY RESTRICTED ACCESS GATE OR ENTRANCE, AND FOR DAMAGES AND INJURY (INCLUDING DEATH) ARISING OUT OF ANY USE OF THE SUBDIVISION BY THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY. FURTHER, SUCH LANGUAGE SHALL PROVIDE THAT ALL THE OWNERS OF ALL LOTS SHALL RELEASE, THE CITY, GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES FOR SUCH DAMAGES AND INJURIES. THE INDEMNIFICATIONS CONTAINED IN THIS PARAGRAPH APPLY REGARDLESS OF WHETHER OR NOT SUCH DAMAGES AND INJURY (INCLUDING DEATH) ARE CAUSED BY THE NEGLIGENCE ACT OR OMISSION OF THE CITY, GOVERNMENTAL ENTITY OR PUBLIC UTILITY, OR THEIR REPRESENTATIVE OFFICIALS, EMPLOYEES OR AGENTS.
- THE TOTAL AREA DEVOTED TO RIGHT-OF-WAY IS 151,886 SQUARE FEET.
- NET SUBDIVISION DENSITY IS 0.335 RESIDENTIAL LOTS PER ACRE.

FINAL PLAT

CEDAR RIDGE ESTATES

LOTS 1 - 30, 31X, 32X AND 33X, BLOCK A AND
LOTS 1 - 14, 15X, 16X, 17X, 18X AND 19X, BLOCK B,
(7 HOA LOTS AND 44 RESIDENTIAL LOTS)
BEING A 14.747 ACRE TRACT OF LAND SITUATED IN THE
CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
52 LOTS - 14.747 ACRES
CASE NUMBER P200301
FEBRUARY 21, 2020

PRELIMINARY PLAT CASE NO. P180305

SHEET 1 OF 2



STANTEC PROJECT NO. 222210736

V:\2222active\222210736\survey\10736c.dwg modified by mikemurphy on Feb 21, 20 10:33 AM

APPLICANT/OWNER
CEDAR RIDGE SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 888-8859
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNISON PKWY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 473-2463
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS # F-6324 & 10194488

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, CEDAR RIDGE SF, LTD. IS THE OWNER OF A 14.747 ACRE TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 14.747 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO CEDAR RIDGE SF, LTD., RECORDED IN INSTRUMENT NUMBER D218008347, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); SAID 14.747 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 14.747 ACRE TRACT OF LAND, SAME BEING AN ANGLE POINT IN THE WEST LINE OF LOT 25X, BLOCK A OF LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D210010990, O.P.R.T.C.T.; AND BEING IN THE EAST LINE OF LOT 10, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1;

THENCE, SOUTH 00°27'50" EAST ALONG THE COMMON LINE OF SAID 14.747 ACRE TRACT OF LAND AND SAID LOT 25X, BLOCK A, AT A DISTANCE OF 938.05 FEET PASSING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 25X, BLOCK A, SAME BEING AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SECTION ROAD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING ALONG THE EAST LINE OF SAID 14.747 ACRE TRACT OF LAND IN ALL FOR A TOTAL DISTANCE OF 969.69 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE SOUTHEAST CORNER OF SAID 14.747 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF SAID SECTION ROAD;

THENCE, NORTH 89°53'51" WEST, ALONG THE SOUTH LINE OF SAID 14.747 ACRE TRACT OF LAND AND THE APPROXIMATE CENTERLINE OF SAID SECTION ROAD, A DISTANCE OF 713.31 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE SOUTHWEST CORNER OF SAID 14.747 ACRE TRACT OF LAND AND BEING IN THE EAST LINE OF A CALLED 134,511 SQUARE FOOT TRACT OF LAND DEDICATED AS RIGHT-OF-WAY BY MSD, HIGH SCHOOL NO. 5, AN ADDITION TO THE CITY OF GRAND PRAIRIE, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D210202028, O.P.R.T.C.T.;

THENCE, NORTH 00°22'49" WEST, ALONG THE COMMON LINE OF SAID 14.747 ACRE TRACT OF LAND AND SAID 134,511 SQUARE FOOT TRACT OF LAND, A DISTANCE OF 969.68 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "WPLS 4887" FOUND FOR THE NORTHWEST CORNER OF SAID 14.747 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 134,511 SQUARE FOOT TRACT OF LAND AND BEING IN THE SOUTH LINE OF LOT 55, BLOCK A OF MIRA LADOS N F-18, AN ADDITION TO THE CITY OF GRAND PRAIRIE, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D205188701, O.P.R.T.C.T.;

THENCE, SOUTH 89°53'50" EAST, ALONG THE COMMON LINE OF SAID 14.747 ACRE TRACT OF LAND AND SAID LOT 55, BLOCK A, A DISTANCE OF 711.90 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 15,860 ACRES OR 690,975 SQUARE FEET OF LAND.

LESS 1.116 ACRES OF LAND DESCRIBED IN INSTRUMENT NUMBER D218008347, O.P.R.T.C.T., LEAVING A NET AREA OF 14.747 ACRES

OWNER'S DEDICATION (CITY OF GRAND PRAIRIE)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CEDAR RIDGE SF, LTD. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS CEDAR RIDGE ESTATES, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS AND DOES HEREBY DEDICATE TO THE CITY OF GRAND PRAIRIE IN THE SIMPLE FOREVER THE SIMPLE FOREVER TWO STORM WATER MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY, ACCESS, OR MONUMENT 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 EGRESS HAZARD EASEMENT. NO BUILDING OR OTHER IMPROVEMENTS OR GROWTHS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

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

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2020.

CEDAR RIDGE SF, LTD

BY: _____
JOHN ARNOLD, MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ARNOLD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

OWNER'S DEDICATION (CITY OF MANSFIELD)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CEDAR RIDGE SF, LTD. BEING THE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2020.

CEDAR RIDGE SF, LTD

BY: _____
JOHN ARNOLD, MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ARNOLD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

SURVEYOR'S STATEMENT:

I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE.

DATED THIS THE ____ DAY OF _____, 2020.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
February 21, 2020

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

FINAL PLAT
CEDAR RIDGE ESTATES
LOTS 1 - 30, 31X, 32X AND 33X, BLOCK A AND
LOTS 1 - 14, 15X, 16X, 17X, 18X AND 19X, BLOCK B,
(7 HOA LOTS AND 44 RESIDENTIAL LOTS)
BEING A 14.747 ACRE TRACT OF LAND SITUATED IN THE
CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
52 LOTS - 14.747 ACRES
CASE NUMBER P200301
FEBRUARY 21, 2020

APPLICANT/OWNER
CEDAR RIDGE SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 888-8859
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PKWY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 473-2463
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS # F-6524 & 10194488





Legislation Details (With Text)

File #:	20-9848	Version:	1	Name:	RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	2/28/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	3/9/2020	Final action:		Final action:	
Title:	RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Replat.pdf](#)

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

From

Chris Hartmann

Title

RP200302 - Replat - Epic West Towne Crossing Phase 1, Lots 7R1, 7R2, and 8R, Block B (Commissioner Hedin/City Council District 2). Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161. The consultant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic West Towne Crossing LP.

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Replat of Lots 7 and 8, Block B of Epic West Towne Crossing Phase 1 to add a utility easement and create two lots out of Lot 7. Epic West Towne Crossing Phase 1, Lots 7 and 8, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3110 S HWY 161.

PURPOSE OF REQUEST:

The purpose of the Replat is to create two lots out of one lot and create additional utility easements. Lot 7R is intended for Twin Peaks Restaurant.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-364; PD-390	Undeveloped
South	PD-364	Undeveloped
West	PD-364	Main Event, Undeveloped
East	PD-364	HWY 161, Undeveloped

HISTORY:

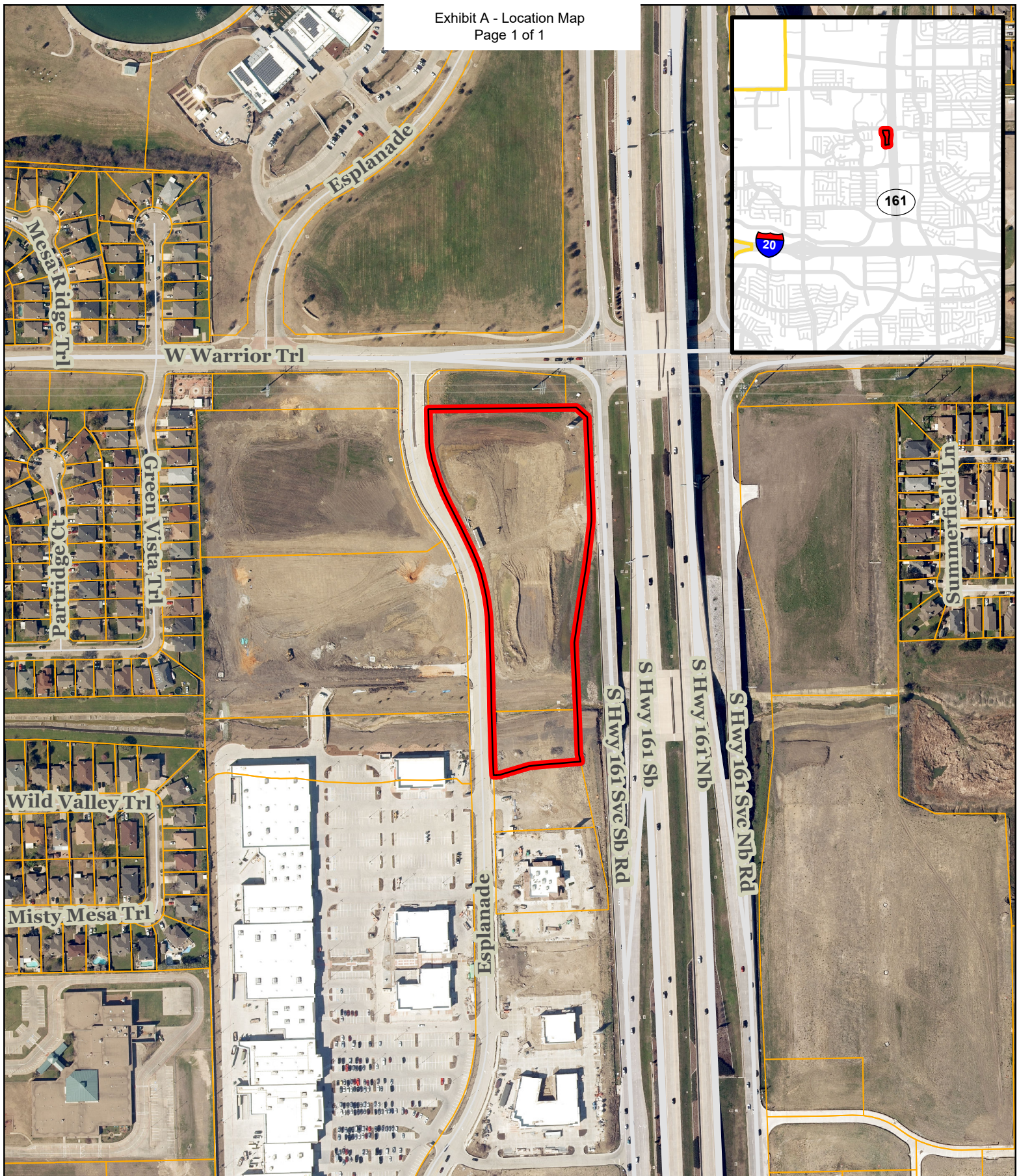
- July 18, 2017: City Council approved PD-364 (Case Number Z170401), a planned development for commercial and multi-family uses.
- August 7, 2017: The Planning and Zoning Commission approved a preliminary plat (Case Number P170805) for Epic West Towne Crossing Phase 1.
- September 11, 2017: The Planning and Zoning Commission approved a Final Plat (Case Number P170904) for Epic West Towne Crossing Phase 1.
- December 3, 2018: The Planning and Zoning Commission approved an Amending Plat (Case Number P181204) for Epic West Towne Crossing Phase 1.

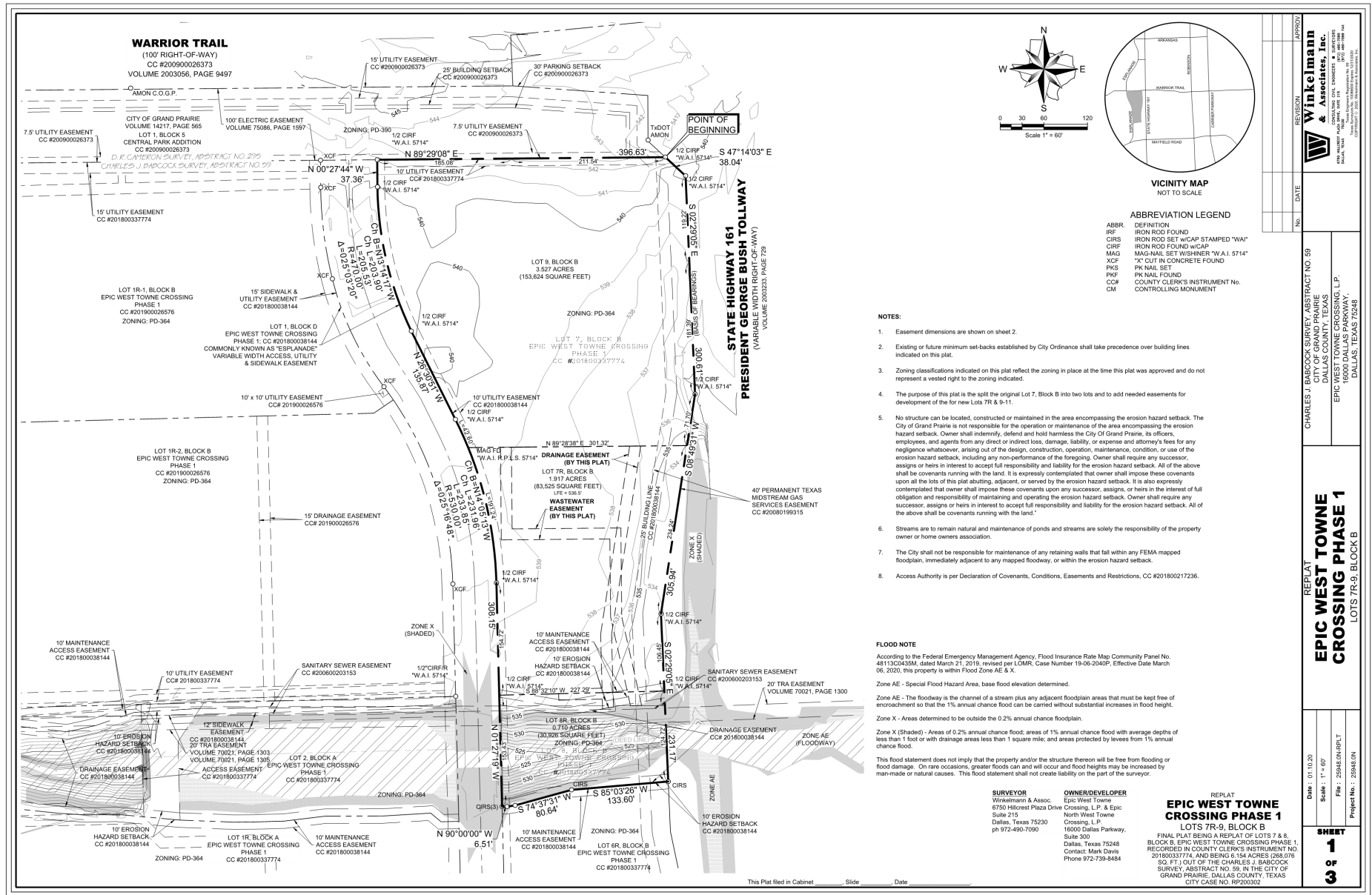
PLAT FEATURES:

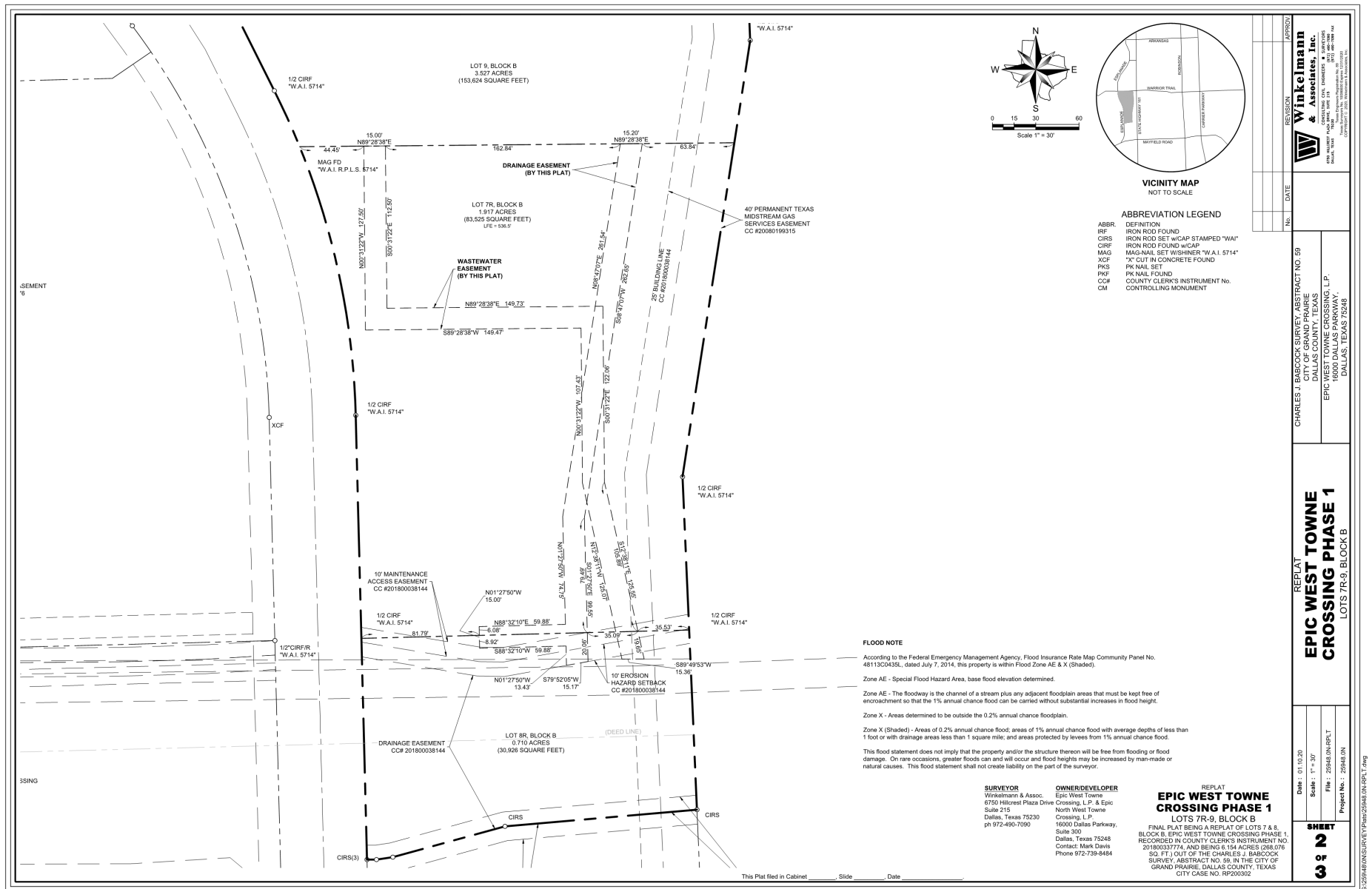
The plat depicts the necessary utility easements and meets density and dimensional requirements.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.







[illegible]



Legislation Details (With Text)

File #:	20-9846	Version:	1	Name:	S190602A – Site Plan Amendment-Raising Cane's at 3158 S Hwy 161
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	2/28/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	3/9/2020	Final action:		Final action:	
Title:	S190602A - Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161. City Council Action: March 17, 2020				

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

S190602A - Site Plan Amendment - Raising Cane's at 3158 S Hwy 161 (Commissioner Hedin/City Council District 2). Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

City Council Action: March 17, 2020

Presenter

Savannah Ware, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Site Plan Amendment for Raising Cane's at 3158 S Highway 161. Epic West Towne Crossing Phase II, Lot 1B, Block B, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 Corridor Overlay District, and addressed as 3158 S Highway 161.

PURPOSE OF REQUEST:

The purpose of the request is to amend an approved Site Plan and request a variance to the required 30 ft.

landscape buffer along Mayfield Rd. City Council approved the Specific Use Permit/Site Plan on July 16, 2019. The building is constructed and will be completed in the next month.

Between the time of Site Plan approval and the beginning of construction, the survey benchmark was accidentally moved. As a result, the building is situated about five feet off of what City Council approved. The new location shifts the drive and parking spaces toward Mayfield Road which encroaches the required landscape buffer.

EXCEPTIONS OR APPEALS:

1. 30 Ft. Landscape Buffer: A variance to the required landscape buffer along Mayfield Road to allow parking spaces to encroach the buffer.

RECOMMENDATION:

Staff and the applicant considered decreasing the width of the drive and depth of parking spaces to avoid the variance request. While the drive and parking spaces would still meet City standards, the applicant is concerned that the decreased size would create circulation issues.

Staff does not believe that the decreased landscape buffer will be noticeable from Mayfield Road and does not object to this request.

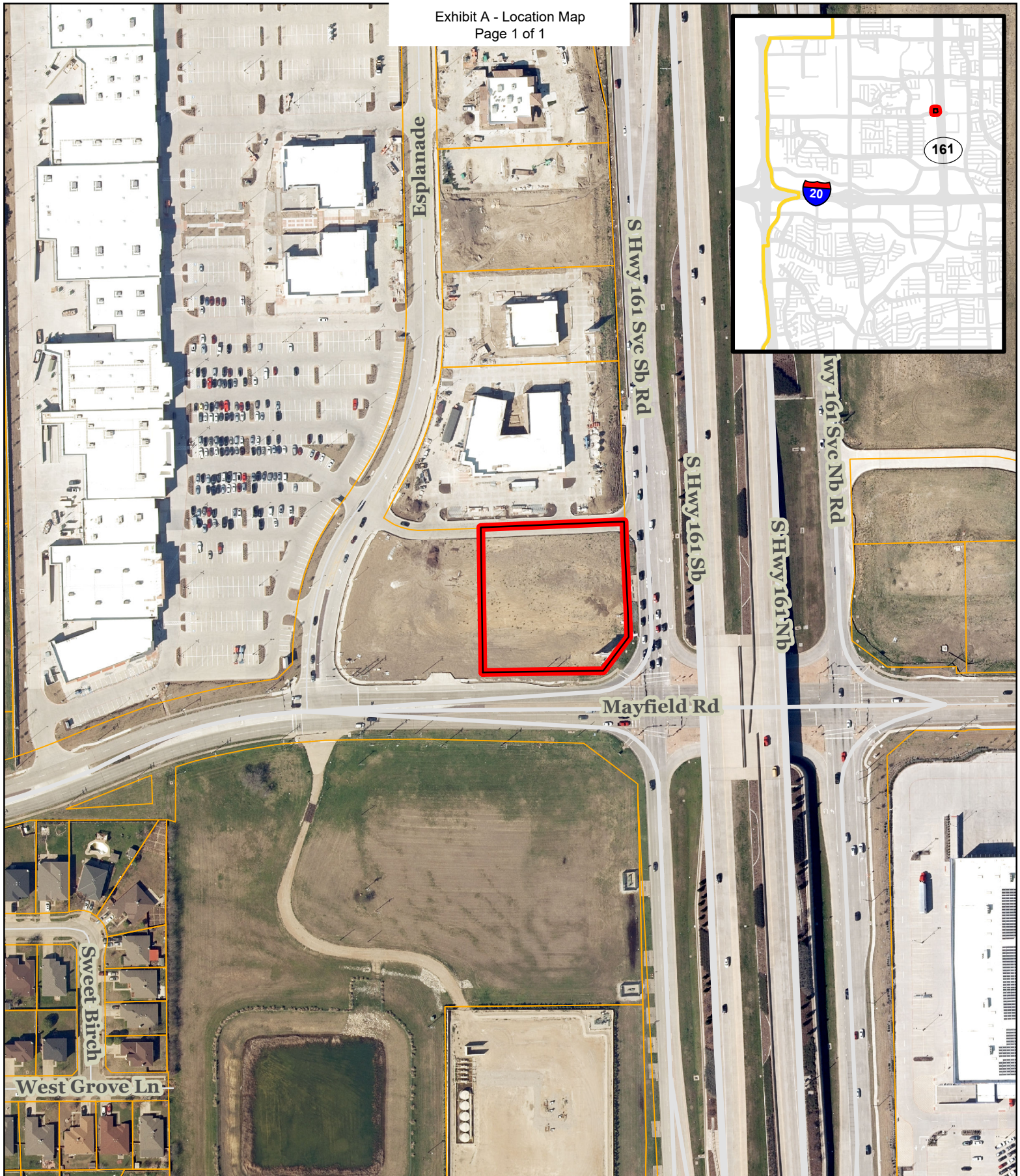
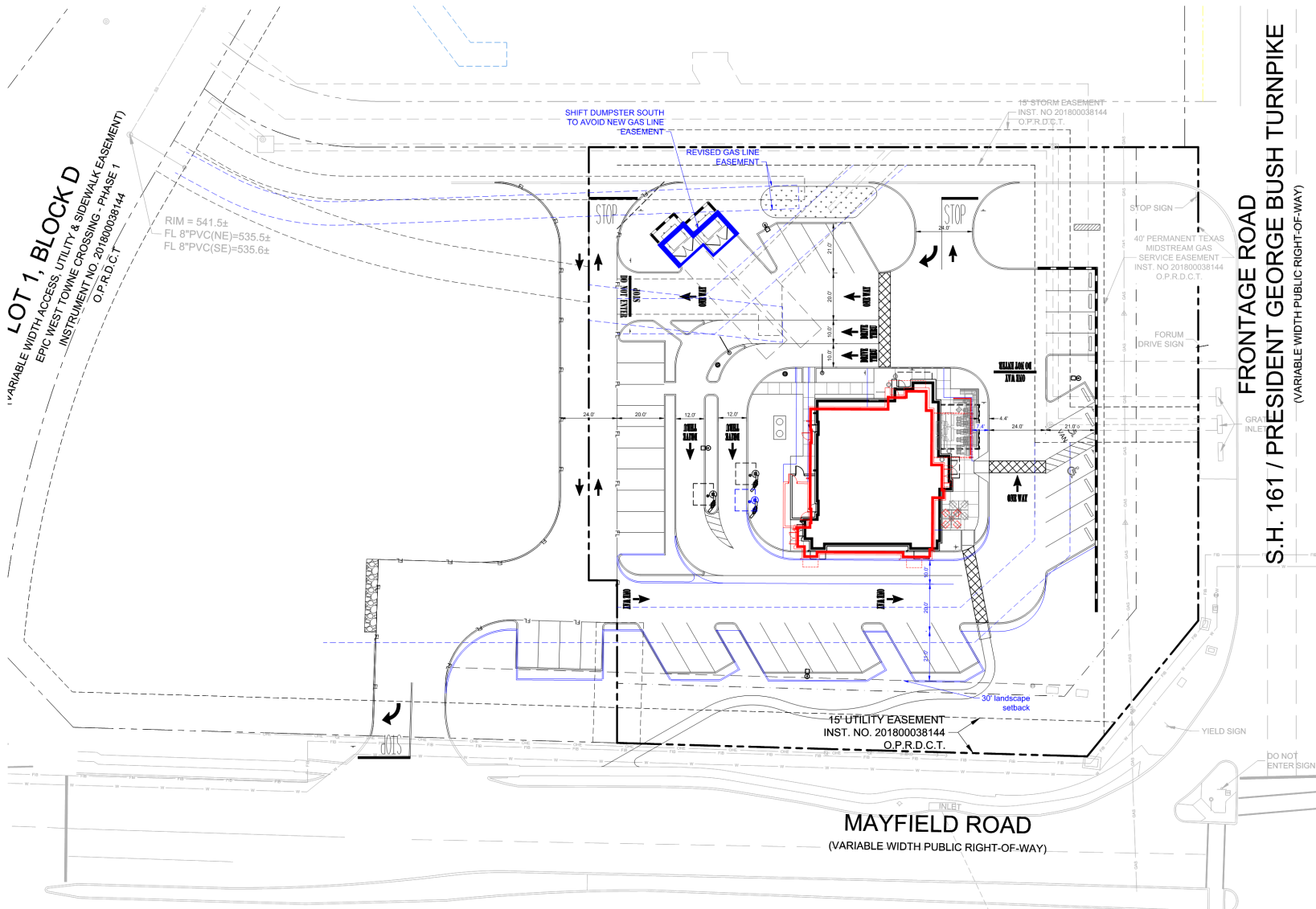


Exhibit B - Site Plan Comparison
Page 1 of 1



RC 493 - SITE PLAN
S.H. 161 & MAYFIELD
GRAND PRAIRIE, TX
DATE: 2/20/2020

Kimley»Horn

13455 Noel Road
Suite 700
Dallas, Texas 75240
972-770-1300
State of Texas Registration No. F-928



Legislation Details (With Text)

File #:	20-9849	Version:	1	Name:	S200302 - Site Plan - Prairie Gate Phase 2
Type:	Agenda Item	Status:		Status:	Items for Individual Consideration
File created:	2/28/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	3/9/2020	Final action:			
Title:	S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation. City Council Action: March 17, 2020				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B1 - Multi-Family Site Plan](#)
[Exhibit B2 - Office Site Plan](#)
[Exhibit C1 - Multi-Family Elevations](#)
[Exhibit C2 - Office Elevations](#)
[Exhibit D1 - Multi-Family Landscape Plan](#)
[Exhibit D2 - Office Landscape Plan](#)

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

From

Chris Hartmann

Title

S200302 - Site Plan - Prairie Gate Phase 2 and Aerofirma Office at I-20 and Westcliff Rd. (Commissioner Hedin/City Council District 2). Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Isibelle DeBaun, David Nicklas Foundation.

City Council Action: March 17, 2020

Presenter

David Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Site Plan for Prairie Gate Phase 2, a three-story multi-family development and a 7,935 square foot office building. 10.45 acres out of the Thomas J Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-19, in the IH-20 Corridor Overlay, west of Westcliff Rd., north the IH-20 Service Road and south of Fish Creek Rd.

PURPOSE OF REQUEST:

The applicant intends to construct a three-story, 205-unit multi-family complex on approximately 8.5 acres and an 8,000 square foot office building with two metal storage buildings on approximately 2 acres. Any multi-family development as well as any 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 zoned PD-19 and is within the ID-20 Overlay District.

ADJACENT LAND USES AND ACCESS:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-305	Single-Family Residential
South	PD-23	IH-20; Church
West	PD-20	Fish Creek Forest Preserve
East	PD-18	Former Fun City; Single-Family Residence

HISTORY:

- S170606, 2017: City Council approved Prairie Gate Apartments, Phase 1 consisting of 264 units.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

There are two proposed uses on the property, multi-family residential and general office with accessory indoor storage. The multi-family will have access from Fish Creek Road and also from Phase 1. The offices will have access from Westcliff Road. No access is allowed from the IH-20 Frontage Road. While the primary uses are allowed within PD-19, the applicant is requesting several variances from the requirements of the *Unified Development Code*.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

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

Table 2a: Site Data Summary (Multi-Family)

Standard	Required MF-3	Provided	Meets
Min. Lot Area (Sq. Ft.)	12,000	387,390	Yes
Min. Lot Width (Ft.)	100	833	Yes

Min. Lot Depth (Ft.)	120	400	Yes
Front Setback (Ft.)	30	80	Yes
Rear Setback (Ft.)	45+1 over 30 in ht.	70	Yes
Max. Height (Ft.)	60	40	Yes
Parking (1.25 per 1 bed + 310 (150 + 160)		350	Yes
Garage Parking/Covered P93 (30%) / 62 (20%)		85 (27%) /131 (42%)	No/Yes

Table 2b: Site Data Summary (Office)

Standard	Required GR	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	52,000	Yes
Min. Lot Width (Ft.)	50	358	Yes
Min. Lot Depth (Ft.)	100	223	Yes
Front Setback (Ft.)	25	100	Yes
Rear Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	25	20	Yes
Parking (Office 1 per 325 25		30	No

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements with the exception of parking lot trees.

Table 3a: Landscape & Screening Requirements (Multi-Family)

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	58,190	99,086	Yes
Site Trees	117	117	Yes
Street Trees	41	41	Yes
Parking Lot Trees	14	14	Yes
Shrubs	1,164	1,164	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

Table 3b: Landscape & Screening Requirements (Office)

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	10,872	26,459	Yes
Site Trees	21	39	Yes
Street Trees	16	16	Yes
Parking Lot Trees	3	3	Yes
Shrubs	218	218	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

Building Design

The building is primarily clad in cement fiber and stucco siding with stone and metal panel accents. The following tables address Appendix F building requirements:

Table 4a: Material Percentages (Multi-Family)

Facade	Percentage
North	

South
West
East

Table 4b: Amenities (Multi-Family)

Environmentally-Friendly (Tier 1)

High-Efficiency Windows
Native Drought-Resistant Plants
Smart Technology

Environmentally-Friendly (Tier 2)

Walking Trail

Environmentally-Friendly (Tier 3)

LED Lighting
Outdoor Recreation Features
Dog Park

High-Quality Features (Tier 1)

Granite Countertops
Upgraded Flooring
Upgraded Cabinetry

High-Quality Features (Tier 2)

Upgraded Light Fixtures
Full-Size Appliances
Walk-in Closets

Technology

USB ports in all units
App-Enabled Functionality
App-Enabled Communication
WiFi in Common Areas

Table 5a: Windows Percentages (min. 50% length)

Facade	Windows
North	162/686 (24%)
South	90/686 (13%)
West	114/690 (17%)
East (Primary)	121/838 (14%)
Total	487/2,900 (17%)

Table 5b: Covered Walkways (min. 25%)

Facade	Covered Walkways
North	0
South	0
West	0
East	0

Table 6a: Site Design Menu Items (min. 2 required)

None provided

Table 6b: Building Menu Items (min. 6 required)

Stone Accent (17%)
Color Contrast
Articulated Public Entrance
Articulation Elements
Enhanced Windows

Table 6c: Sustainability Menu Items (min. 2 required)

Native and Drought-Tolerant Species
Wi-Fi (.5)
Pollinator Friendly Flowers (.5)

VARIANCES:

1. Metal Buildings: The applicant proposes to construct two 16 foot tall metal storage buildings measuring approximately 2,400 square feet and 900 square feet.
2. Gravel Surface: All surfaces on which vehicles are to be driven are required to have concrete paving. The applicant requests a gravel surface for the yard in front of the storage buildings.
3. Windows Percentages: Appendix F requires windows along 50% of the total building length. Windows are shown along 17% of the length of the building. Windows are required equaling 30% of street facing façades. Only the east facade is street facing and shows windows on 14% of the overall square footage.
4. Covered Walkways: The applicant is not providing covered walkways along the sides of the office building.
5. Excess Parking Spaces: The applicant requests to exceed the required parking by 5 spaces for the office building.

RECOMMENDATION:

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

- Pave all access drives per city specifications;
- Provide masonry on all building facades that are visible from IH-20 mainlanes or frontage road or screen with vegetation that metal facades are not visible.

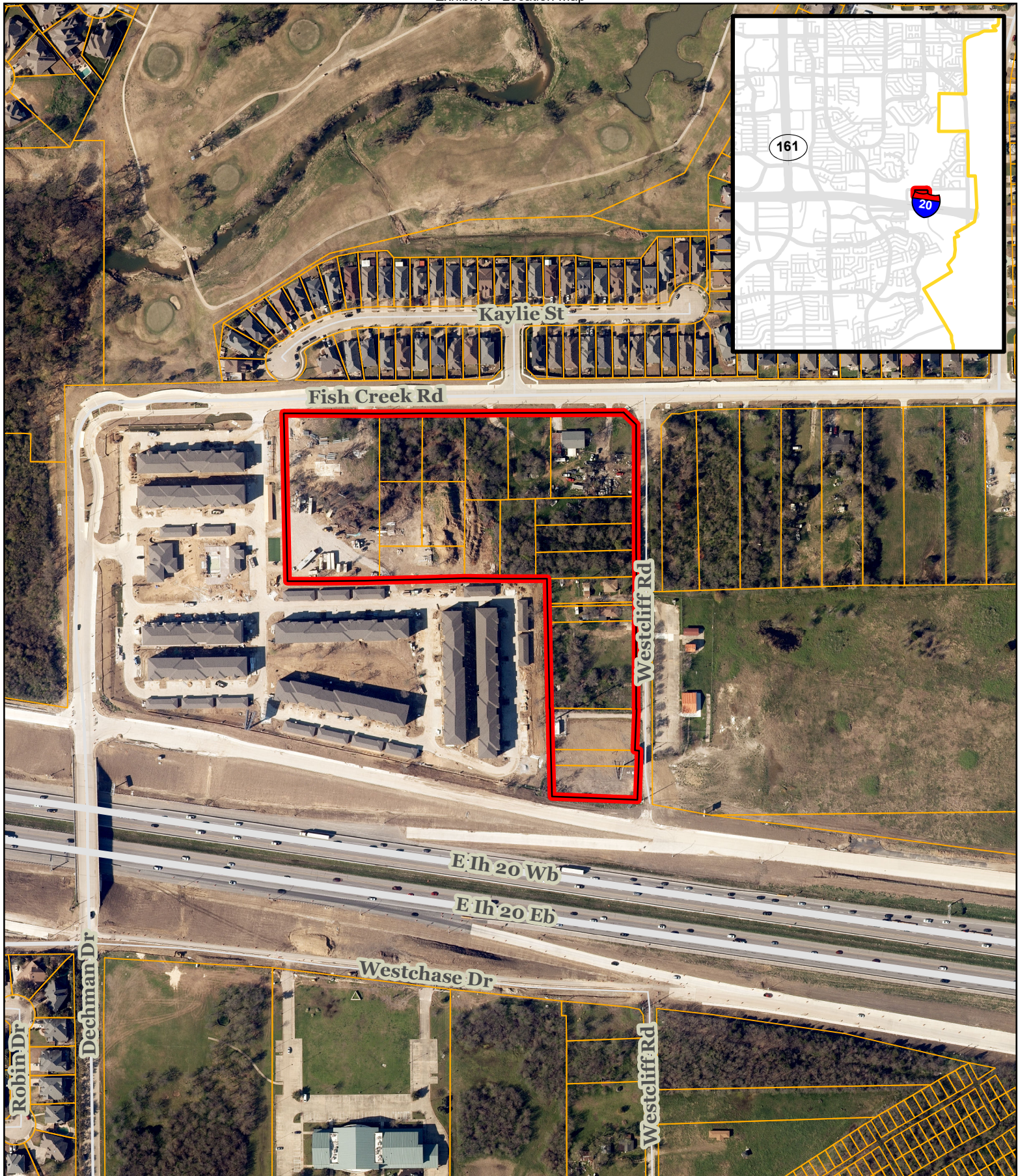
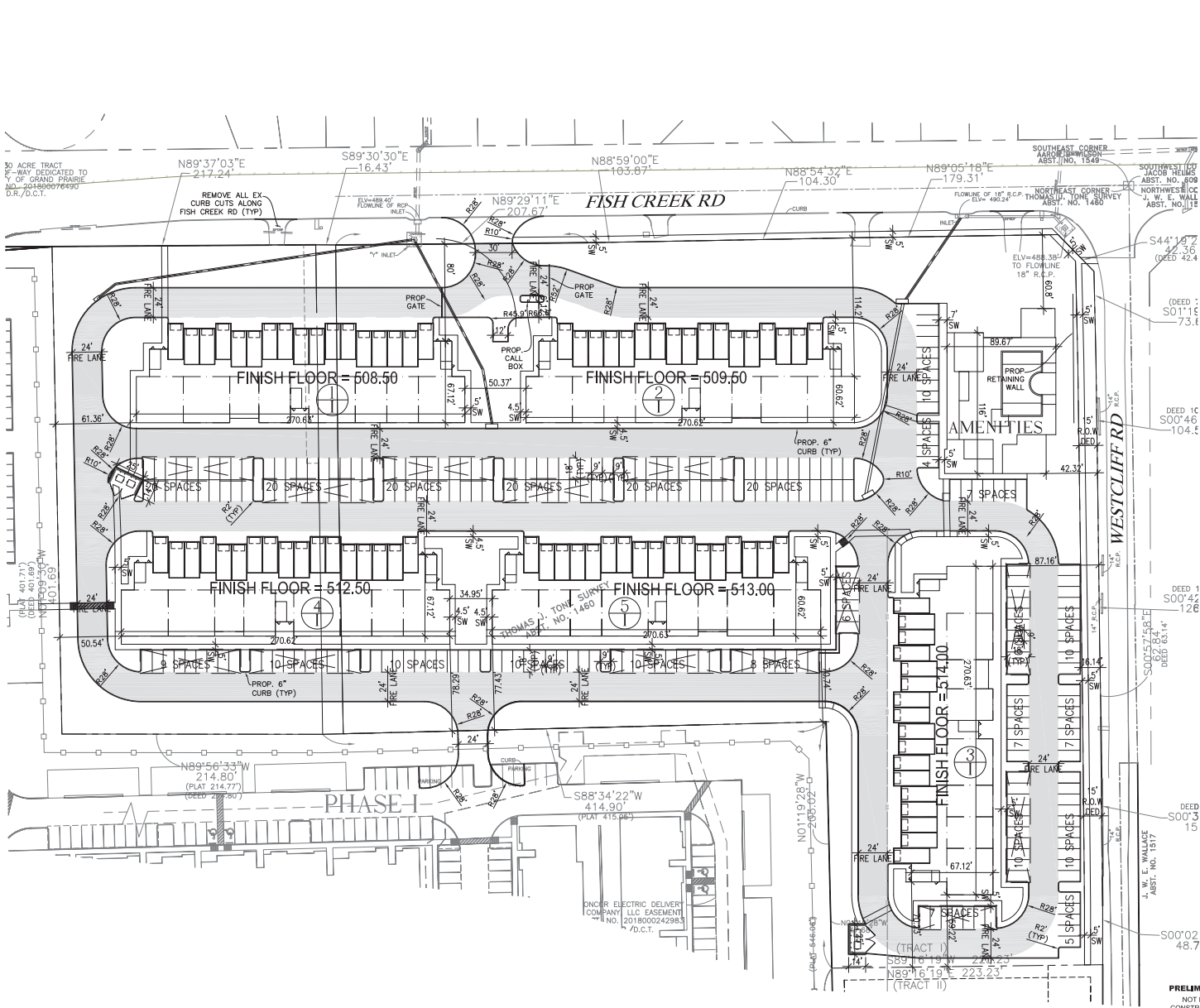


Exhibit B1 - Multi-Family Site Plan



LEGEND

- FIRELANE
- EXPANSION JOINT

BENCHMARKS:
18. CITY OF GRAND PRAIRIE GPS MONUMENT #18 AT THE SOUTHEAST CORNER OF THE INTERSECTION OF VINEYARD ROAD AND THE EASTBOUND FRONTAGE ROAD OF I.H. 20.
N = 6,931,829.79, E = 2,423,791.52 (GRID).
ELEVATION = 520.49'.

19. CITY OF GRAND PRAIRIE GPS MONUMENT #19 FROM THE INTERSECTION OF F.M. 1382 AND THE SOUTH CONNECTOR ROAD OF I.H. 20. GO WEST ALONG THE SOUTH R.O.W. LINE FOR I.H. 20 0.3 MILES TO THE STATION.
N = 6,930,915.41, E = 2,433,070.21 (GRID).
ELEVATION = 508.63'.

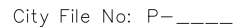
**SITE PLAN /
DIMENSION CONTROL
PLAN**
**PRAIRIE GATE
COMMUNITY PHASE II**
CASE NO. S200302
LOT 1, BLOCK A
**GRAND PRAIRIE, DALLAS COUNTY,
TEXAS**

**CIVIL POINT
ENGINEERS**
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-354-1100 (KRM/cj)
1-866-682-8129 (Toll Free)
TBP# Firm #: 9723

DESIGN	DRAWN	DATE	SCALE	FILE	NO.
JHB	KMK	2-21-20	1" = 40'	CIVIL	5

**PRELIMINARY
NOT FOR
CONSTRUCTION**
JOHN H BEZNER
PE # 98489

City File No: P- _____



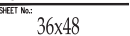
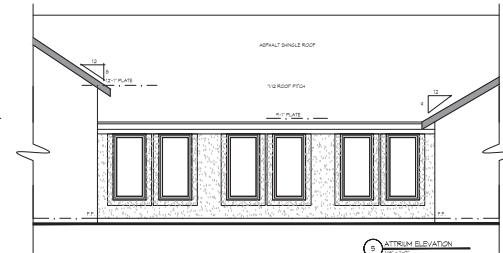
[illegible]

Exhibit C2- Office Elevations
Page 1 of 2

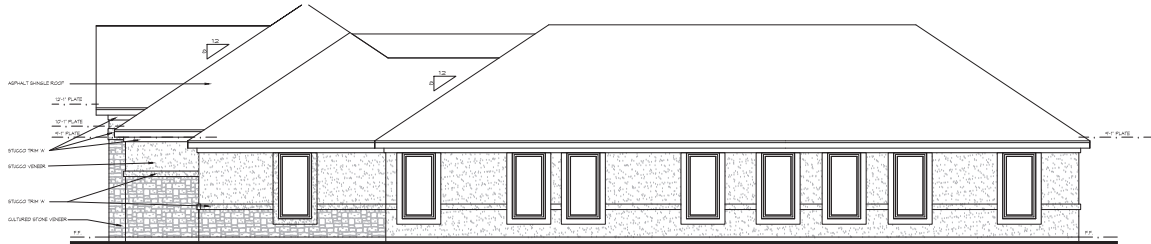
STONE CALCULATION					
All measurements and quantities are based on the following assumptions: All measurements shall be from foundation to finish grade of stone.					
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL STONE QUANTITY
1. Gross Area	832	832	832	832	
2. Window Area	81	10	282	0	
3. Area of Stone Overlay	0	0	0	0	
4. Net Stone Area	81	10	282	0	
5. Gross Area of Stone	816	832	832	832	
6. Area of Stone Overlay	162	0	282	0	
7. Net Stone Area	454	832	550	832	
8. Total Net Area	524	832	550	832	1738
9. Density	17%	12%	40%	2%	



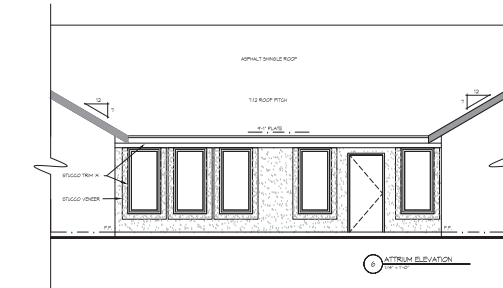
1 EAST ELEVATION



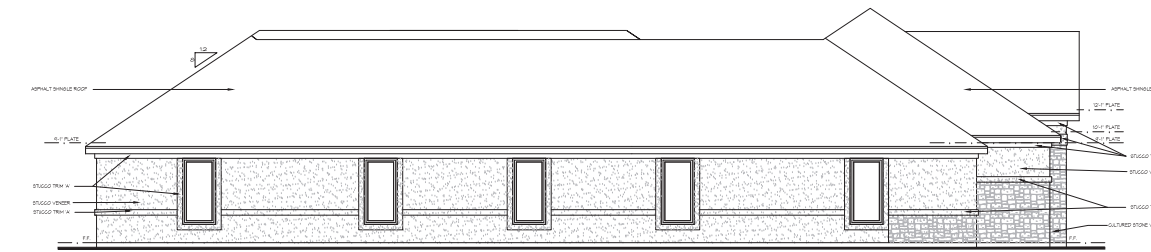
2 ATRIUM ELEVATION



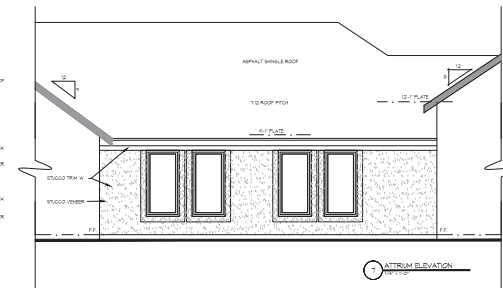
3 NORTH ELEVATION



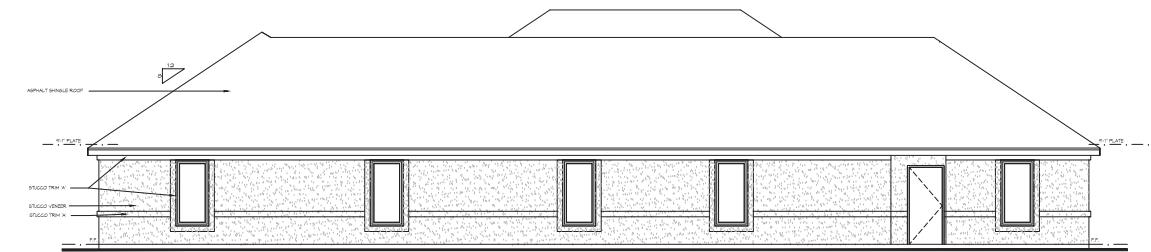
4 ATRIUM ELEVATION



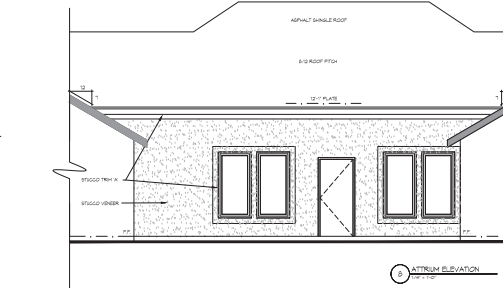
5 SOUTH ELEVATION



6 ATRIUM ELEVATION



7 WEST ELEVATION



8 ATRIUM ELEVATION



143875

AEROFIRMA
OFFICE

WESTCLIFF ROAD
GRAND PRAIRIE, TEXAS
LOT 1 BLOCK A
THOMAS J. TONE SURVEY
DALLAS COUNTY

DATE: 12-15-14 PD1
01-8-20 PD2
1-22-20 P/R

SHEET Title

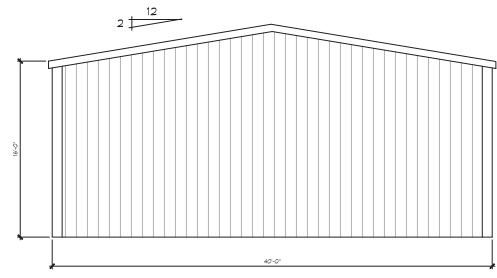
EXTERIOR
ELEVATIONS
SCALE: 1/4" = 10"



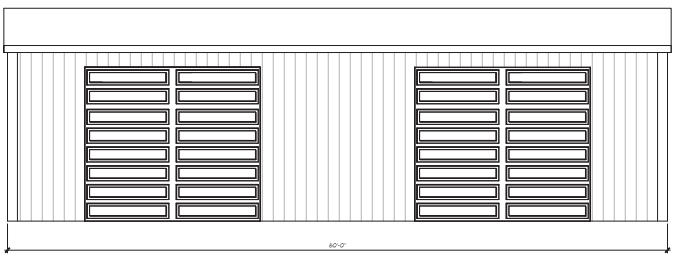
2175 N. HAWLEY STREET, SUITE 100, GRAND PRAIRIE, TEXAS 75050
PH: 469-455-1000 FAX: 469-455-1001

ARCHITECTS

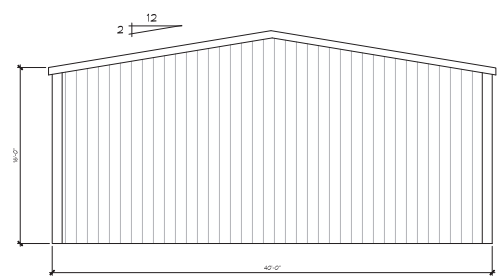
SHEET No. A2-1



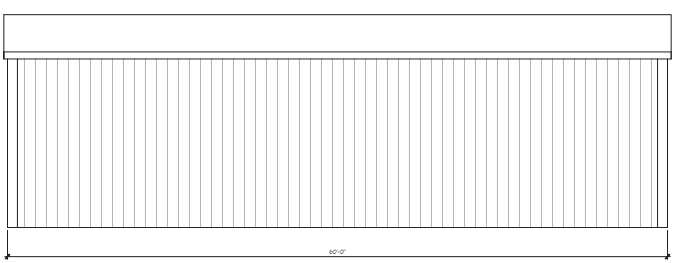
FRONT ELEVATION
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)



LEFT ELEVATION
1/2" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)




REAR ELEVATION
1/2" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)



RIGHT ELEVATION
1/2" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

NOTE:
100% METAL SIDING



1493875


METAL BUILDINGS

WESTCLIFF ROAD
GRAND PRAIRIE, TEXAS
LOT 1 BLOCK A
THOMAS J TONE SURVEY
DALLAS COUNTY

DATE: 12-15-14 PD1
01-8-20 PD2
1-22-20 P/R
.....

SHEET Title

METAL BUILDING ELEVATIONS

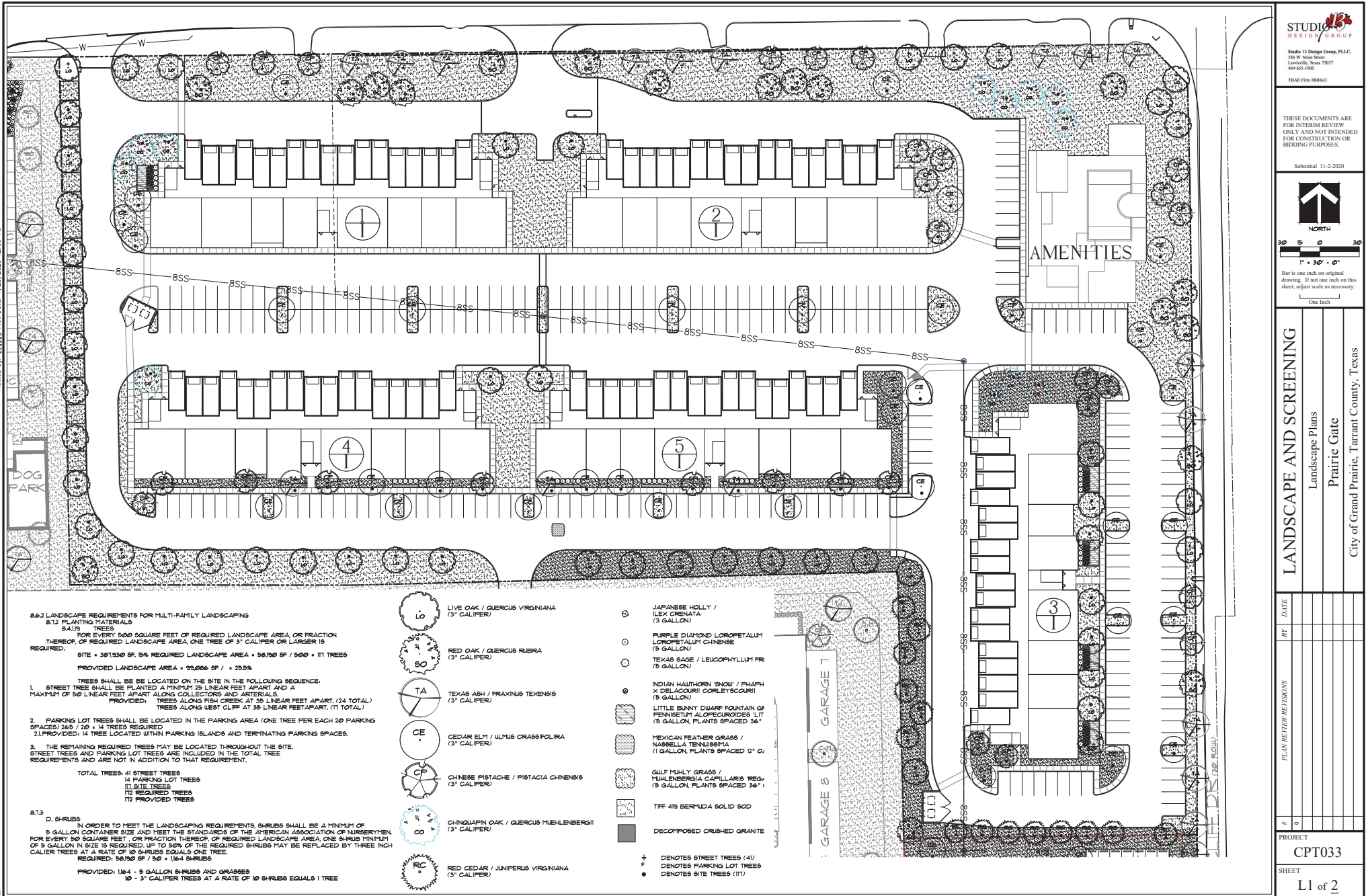


WESTCLIFF GROUP ARCHITECTS

SHEET No: A2.2

Exhibit D1 - Multi-Family Landscape Plan
Page 1 of 2

Drawing: W:\Shared With Me\Jahane\Projects\CPT033 - Profile Gate 2\DWG\CPT033.L.dwg Saved By: Leonard Save Time: 1/28/2020 11:26 AM
Plotted by: ##### Plot Date: 1/28/2020 12:39 PM



1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. ALL TREES SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) REGULATIONS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF CELINA APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. ALL PLANTING MATERIALS MUST BE PROVIDED WITH A GUARANTEED COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF CELINA.
5. ALL PLANTING MATERIALS MUST BE PROVIDED WITH GUARANTEED PROTECTION, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES, THE CITY OF CELINA HAS THE RIGHT TO REMOVE ANY PLANTING MATERIALS.
6. TWO FITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES UNDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK.
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. ALL PLANTING WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SURFACING. IF SOIL SURFACING OCCURS, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR REMOVAL TECHNIQUES TO REMOVE TREES. SUCH TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNUSUAL TRIMMING OF TREES, TRIPPING TREES, OR ANY OTHER METHOD OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUIVALENT.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 1 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 12 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS SHALL NOT EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT THE POINT OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL SHRUBS SHALL BE PLANTED AT LEAST 3 FEET FROM DRIVE, SIDEWALK OR SOME TYPE OF FIXED PAVING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR AGENTS IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED PERMANENTLY AND ORDERLY. THE CONTRACTOR SHALL BE RESPONSIBLE, BUT NOT LIMITED TO, MOULDS, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PLANTING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DISEASED OR DAMAGED SHALL BE REPLACED WITHIN 30 DAYS REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF CELINA.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES AND BEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL IS OBSCURED.
24. NO PLANTING AREA SHALL EXCEED 3:1 SLOPE, 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERRIS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT BLINDPOTS OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE DRIVEWAY TO ACCESS TO THE DRIVEWAY.
26. ALL WALKWAYS SHALL MEET ADA AND TABS REQUIREMENTS.
27. CONTACT CITY OF CELINA'S PLANNING DEPARTMENT AT 707 W. LANDSCAPE AVE. FOR A NOTE REGARDING PLANNING DEPARTMENT'S CITY OF CELINA LANDSCAPE PLANS FINANCIAL PREFERENCE BY THE CITY OF APPROVED.
28. CONTRACTOR OBTAINING OR NOT OBTAINING A PERMIT FROM THE CITY OF CELINA.
29. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO UTILITY VALVES, WATER METER, AND OTHER UTILITY DEVICES, BUT NOT APPEARANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF CELINA'S PUBLIC UTILITIES DEPARTMENT.
30. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, AND OTHER UTILITY DEVICES. CONTRACTOR SHALL FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
BO	SHUMARD OAK / QUERCUS SHUMARDII	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CE	CEDAR ELM / ULMUS CRASSIFOLIA	8" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CALIFER	A8 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
RS	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIFER	A8 SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL. FULL HEAD NURSERY GROWN.
PH	POSSUMSHAW HOLLY / ILEX DECIDUA	2" CALIFER	A8 SHOWN	X	5" MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL. FULL HEAD NURSERY GROWN.
PH	FOSTER'S HOLLY / ILEX X ATTENUATA 'FOSTER'	9-10' HT.	A8 SHOWN	X	5" MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN.
LC	LEYLAND CYPRRESS / CYPRIPSOCTYPERUS LELANDI	2" CALIFER	A8 SHOWN	X	4" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 4" MINIMUM BRANCHING HEIGHT; NURSERY GROWN. FULL PLANTS
	PURPLE DIAMOND/ LOROPETALUM / LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	A8 SHOWN	X	
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	7 GALLON	A8 SHOWN	X	FULL PLANTS
	KNOCKOUT ROSE / ROSA BPP.	3 GALLON	A8 SHOWN	X	FULL PLANTS
	BLACK KNIGHT BUTTERFLY BUSH / BUDDLEIA DAVIDII 'BLACK KNIGHT'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	LITTLE PRINCESS SPIREEA / SPIREEA JAPONICA 'LITTLE PRINCESS'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	GOLDMOUND SPIREEA / SPIREEA JAPONICA 'GOLDMOUND'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	MORNING LIGHT MISCANTHUS / MISCANTHUS SENENSIS 'MORNING LIGHT'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	INDIAN HAUHORNI / RHAPHIOLEPIIS INDICA	3 GALLON	A8 SHOWN	X	FULL PLANTS
	DWARF JAPANESE BOXWOOD / BUXUS MICROPHYLLEA JAPONICA	1 GALLON	A8 SHOWN	X	FULL PLANTS
	DWARF MAIDEN GRASS / MISCANTHUS SENENSIS 'ADAGIO'	3 GALLON	A8 SHOWN	X	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNISSEMSA	1 GALLON	12" O.C.	X	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	X	FULL PLANTS
	WEeping LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	24" O.C.	X	FULL PLANTS
	BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR'	1 GALLON	36" O.C.	X	FULL PLANTS
	TFF 418 BERRUDA SOLID BOD	SOLID BOD	SQUARE FEET	X	MINIMUM 100% COVERAGE
	BEND&BOARD EDGING	4" HEIGHT	LINEAR FEET	X	REFER TO DETAIL 3/L6

L6 NOT TO SCALE

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

GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
4. PLANTING PITS SHALL BE SQUARE. SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE SLIDING AS SHOWN IN TYPICAL DETAIL.

CONSTRUCTION NOTES:

- A. TREE
- B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- C. WATER RETENTION BASIN
- D. 3" DEPTH SLUGH AS SPECIFIED
- E. FINISH GRADE
- F. 1 1/2" DIRTWALL SCREW (UNFINISHED)
- G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
- H. 2" X 2" X 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
- I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT 'WICKING' OF MOISTURE)
- J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

SECTION

PLAN VIEW

TREE PLANTING

NOT TO SCALE

One Inch

City of Celina, Denton County, Texas

[illegible]

PROJECT

CAD090

L2 of 2

6.6.2 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY LANDSCAPING

6.7.2 PLANTING MATERIALS

6.4.1.9 TREES

FOR EVERY 5000 SQUARE FEET OF REQUIRED LANDSCAPE AREA, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE TREE OF 3" CALIPER OR LARGER IS REQUIRED.

SITE = 12,486 SF, 15% REQUIRED LANDSCAPE AREA = 10,872 SF / 5000 = 21 TREES

PROVIDED LANDSCAPE AREA = 26,459 SF / = 36.5%

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

1. STREET TREE SHALL BE PLANTED AT A MINIMUM 25 LINEAR FEET APART AND A MAXIMUM OF 50 LINEAR FEET APART ALONG COLLECTORS AND ARTERIALS.
PROVIDED: TREES ALONG WESTCLIFF ROAD AT 35 LINEAR FEET APART, (10 TOTAL)
TREES ALONG I-20 AT 35 LINEAR FEET APART, (6 TOTAL)

2. PARKING LOT TREES SHALL BE LOCATED IN THE PARKING AREA (ONE TREE PER EACH 20 PARKING SPACES) 20 / 20 = 2 TREES REQUIRED
2.1. PROVIDED: 2 TREE LOCATED WITHIN PARKING ISLANDS AND TERMINATING PARKING SPACES.

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

TOTAL TREES: 10 STREET TREES
2 PARKING LOT TREES
2 SITE TREES
38 REQUIRED TREES
39 PROVIDED TREES

6.7.3

D. SHRUBS

IN ORDER TO MEET THE LANDSCAPING REQUIREMENTS, SHRUBS SHALL BE A MINIMUM OF 5 GALLON CONTAINER SIZE AND MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN. FOR EVERY 500 SQUARE FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA, ONE SHRUB MINIMUM OF 5 GALLON IN SIZE IS REQUIRED. UP TO 50% OF THE REQUIRED SHRUBS MAY BE REPLACED BY THREE INCH CALIPER TREES AT A RATE OF 10 SHRUBS EQUALS ONE TREE.
REQUIRED: 10,872 SF / 500 = 218 SHRUBS

PROVIDED: 218 - 5 GALLON SHRUBS AND GRASSES



LIVE OAK / QUERCUS VIRGINIANA
(3" CALIPER)



RED OAK / QUERCUS RUBRA
(3" CALIPER)



TEXAS ASH / FRAXINUS TEXENSIS
(3" CALIPER)



CEDAR ELM / ULMUS CRABIFOLIA
(3" CALIPER)



CHINESE PISTACHE / PISTACIA CHINENSIS
(3" CALIPER)



CHINQUAPIN OAK / QUERCUS MUEHLBERGII
(3" CALIPER)



RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIPER)



JAPANESE HOLLY /
ILEX CRENATA
(3 GALLON)



PURPLE DIAMOND LOROPETALUM
LOROPETALUM CHINENSE
(5 GALLON)



TEXAS SAGE / LEUCOPHYLLUM FR
(5 GALLON)



INDIAN HAWTHORN 'SNOW' / FIAPPA
X DELACOURII CORLEYSCOURII
(5 GALLON)



LITTLE BUNNY DWARF FOUNTAIN OF
PENINSULA ALOPECUROIDES LIT
(5 GALLON, PLANTS SPACED 36")



MEXICAN FEATHER GRASS /
NASSELLA TENNISPODIA
(1 GALLON, PLANTS SPACED 12" O.)



GULF MUHLY GRASS /
MUEHLBERGIA CAPILLARIS REGA
(5 GALLON, PLANTS SPACED 36" O.)



TIFF 419 BERMUDA SOLID SOD



DECOMPOSED CRUSHED GRANITE



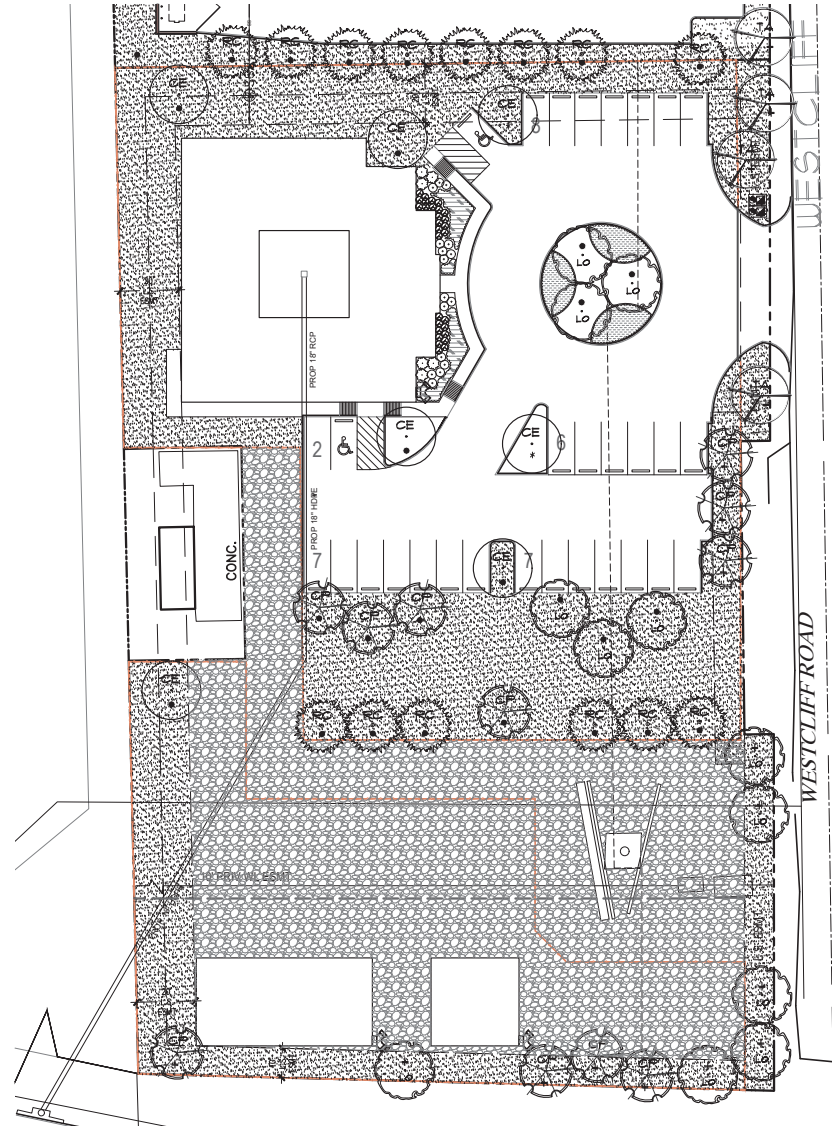
DENOTES STREET TREES (41)



DENOTES PARKING LOT TREES



DENOTES SITE TREES (11)



Studio 13 Design Group, PLLC
386 W. Main Street
Lewisville, Texas 75057
469-653-1900
TBAE Firm #000467

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

Submittal 11-2-2020



30 15 0 15 30
1" = 30' - 0"

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

LANDSCAPE AND SCREENING

Landscape Plans
Prairie Gate

City of Grand Prairie, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

CPT033

SHEET

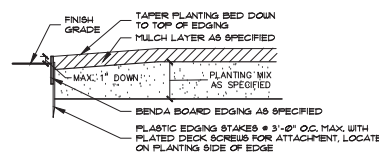
L1A of 2

LANDSCAPE NOTES:

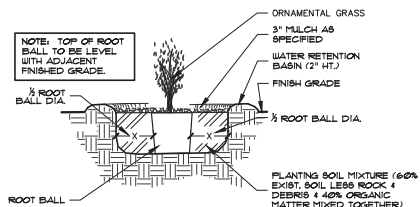
1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. ALL TREES SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL TREES TO BE REMOVED SHALL BE CROWN CUT BY A CITY OF CELINA APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. ALL TREES TO BE REMOVED SHALL BE CROWN CUT WITH A MINIMUM COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF CELINA.
5. TREES MUST BE PLANTED TO PROTECT EXISTING TREES FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY OF CELINA HAS FINAL AUTHORITY TO REJECT ALL PLANTINGS.
6. ALL TREES SHALL HAVE ROUGHENED SIDES TO BE PLANTED TO THREE TIMES UNDER THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK PLANT.
8. ALL TREES PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. ALL TREES TO BE REMOVED BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SATURATION OCCURS, EXCESS WATER IN BASKETS SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LEAD TO THE DEATH OF THE TREE. SUCH ACTS SHALL BE CONSIDERED VIOLATIONS OF THE CITY OF CELINA. TOPPING OR OTHER UNETHICAL TRIMMING OF TREES, TRIPPING TREES, OR A BACKLASH, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED MULCH.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. ALL TREES TO BE PLANTED AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT SHALL BE REMOVED AND FIRE LINES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, BARBS ARE NOT TO EXCEED 12 INCHES. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT THE PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAY AT THE AVERAGE GRADE OF SLOPE.
18. NO BRUSH SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. REUSE OF BRUSH IS PERMITTED IN USE MAINTENANCE OF GRASSY GROUNDS OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF STABLE GROUND AND PERFORMANCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED ACCORDING TO ORDINANCES OF THE CITY OF CELINA. THE CONTRACTOR IS NOT LIMITED TO MOULING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. MATERIALS TO BE PLANTED SHALL BE IN THE BEST AVAILABLE PLANTING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME SPECIES AND SIZE WITHIN 30 DAYS UNLESS OTHERWISE INDICATED IN WRITING BY THE CITY OF CELINA.
21. ALL TREES AND OTHER AREAS SHALL BE KEPT FREE OF BRUSH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPED AREAS. THE CITY OF CELINA HAS FINAL AUTHORITY TO GRANT A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL IS OBSCURED.
24. NO PLANTING AREAS SHALL EXCEED 31 SLOPE, 3" HORIZONTAL TO 1" VERTICAL.
25. ALL CONTRACTORS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE DRIVEWAY TO ACCESS DRIVEWAY.
26. ALL WALKWAYS SHALL MEET ADA AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF CELINA'S PLANNING DEPARTMENT AT FOR LANDSCAPE PLAN REVIEW AND APPROVAL. THE CITY OF CELINA HAS FINAL AUTHORITY TO APPROVE LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF CELINA.
28. ALL PLANTING AREAS SHALL BE MAINTAINED.
29. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO CALLING TO THE UTILITY LOCATOR. THE CITY OF CELINA CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, TRAPS AND OTHER UTILITIES. THE CITY OF CELINA WILL FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

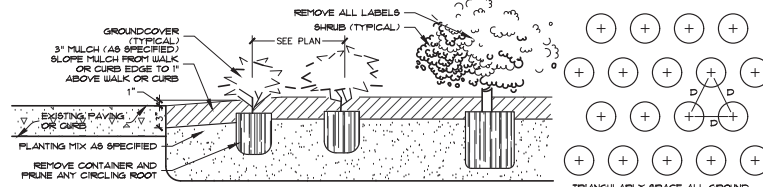
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIFER	A5 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROUN.
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIFER	A5 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROUN.
RO	SHUMARD OAK / QUERCUS SHUMARDII	4" CALIFER	A5 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROUN.
LE	LACEBARK ELM / ULMUS PARVIFOLIA	4" CALIFER	A5 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROUN.
CE	CEDAR ELM / ULMUS CRASSIFOLIA	8" CALIFER	A5 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROUN.
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CALIFER	A5 SHOWN	X	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROUN.
RS	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIFER	A5 SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CALI. FULL HEAD NURSERY GROUN
PH	POSSUMHAW HOLLY / ILEX DECIDUA	2" CALIFER	A5 SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CALI. FULL HEAD NURSERY GROUN
PH	FOSTER'S HOLLY / ILEX X ATTENUATA 'FOSTER'	9'-10' HT.	A5 SHOWN	X	5' MINIMUM SPREAD; MINIMUM 9'-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROUN
LC	LEYLAND CYPRRESS / CYPRIPEROXYPERUS LEYLANDI	2" CALIFER	A5 SHOWN	X	4' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 4' MINIMUM BRANCHING HEIGHT; NURSERY GROUN. FULL PLANTS
	'PURPLE DIAMOND' LOROPETALUM / LOROPETALUM CHINESE 'PURPLE DIAMOND'	7 GALLON	A5 SHOWN	X	
	COLOR GUARD YUCCA / YUCCA FILAMENTOSA 'COLOR GUARD'	7 GALLON	A5 SHOWN	X	FULL PLANTS
	KNOCKOUT ROSE / ROSA SPF.	3 GALLON	A5 SHOWN	X	FULL PLANTS
	BLACK KNIGHT BUTTERFLY BUSH / BUDDLEIA DAVIDII 'BLACK KNIGHT'	3 GALLON	A5 SHOWN	X	FULL PLANTS
	LITTLE PRINCESS SPIREA / SPIREA JAPONICA 'LITTLE PRINCESS'	3 GALLON	A5 SHOWN	X	FULL PLANTS
	GOLDMOUND SPIREA / SPIREA JAPONICA 'GOLDMOUND'	3 GALLON	A5 SHOWN	X	FULL PLANTS
	MORNING LIGHT MISCANTHUS / MISCANTHUS SENSIUS 'MORNING LIGHT'	3 GALLON	A5 SHOWN	X	FULL PLANTS
	INDIAN HAWTHORN / RHAPHIOLEPIF INDICA	3 GALLON	A5 SHOWN	X	FULL PLANTS
	DIARIE JAPANESE BOXWOOD / BUXUS MICROPHYLLA JAPONICA	1 GALLON	A5 SHOWN	X	FULL PLANTS
	DIARIE MAIDEN GRASS / MISCANTHUS SENSIUS 'ADAGIO'	3 GALLON	A5 SHOWN	X	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNISSEMA	1 GALLON	12" OC.	X	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" OC.	X	FULL PLANTS
	WEeping LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	24" OC.	X	FULL PLANTS
	BAR HARBOR JUNIPER / JUNIPERUS HORIZONTALIS 'BAR HARBOR'	1 GALLON	36" OC.	X	FULL PLANTS
	TFF 418 BERMUDA SOLID BOD	SOLID BOD	SQUARE FEET	X	MINIMUM 100% COVERAGE
	BENDASBOARD EDGING	4" HEIGHT	LINEAR FEET	X	REFER TO DETAIL 3/L6



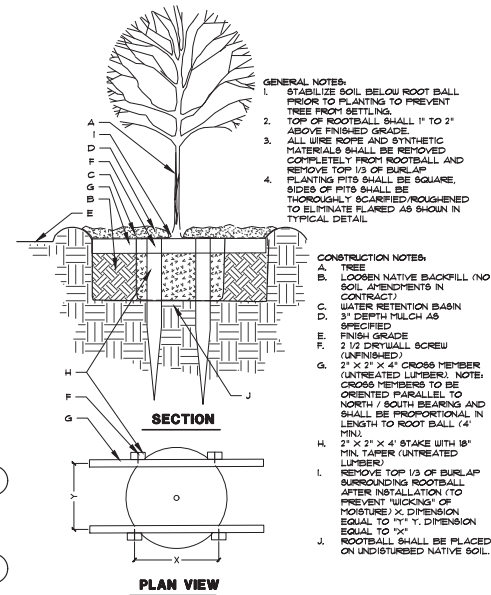
3 TYPICAL BED EDGING DETAIL
L6 NOT TO SCALE



1 POCKET PLANTING ORNAMENTAL GRASS DETAIL
L6 NOT TO SCALE



2 SHRUB AND GROUND COVER PLANTING DETAIL



4 TREE PLANTING NOT TO SCALE



STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

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

Submittal 11-2-2020

bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Details

Sutton Fields North Ph. 20

City of Celina, Denton County, Texas

[illegible]

PROJECT

CAD090

SHEET

L2A of 2



Legislation Details (With Text)

File #:	19-9528	Version:	1	Name:	CPA190604 – Grand Oaks
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	10/28/2019	In control:		In control:	Planning and Zoning Commission
On agenda:	3/9/2020	Final action:		Final action:	
Title:	CPA190604 - Comprehensive Plan Amendment- Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. City Council Action: March 17, 2020				

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council	Tabled	
2/3/2020	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

CPA190604 - Comprehensive Plan Amendment- Grand Oaks (Commissioner Hedin/City Council District 2). Amendment to the Comprehensive Plan from Open Space/Drainage to Medium Density Residential on 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

City Council Action: March 17, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Comprehensive Plan Amendment for a 9.397 acre portion of the existing Grand Oaks Golf Club in the vicinity of the former clubhouse in the Aaron Wilson Survey, Abstract No. 1549, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

PURPOSE OF REQUEST:

The purpose of the request is to amend the Future Land Use Map (FLUM) from Open Space/Drainage to Medium-Density Residential so that the FLUM is consistent with a development proposed at this location.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	SF-A; PD-96	Single-Family attached and detached h
South	PD-198	Golf Course; FEMA floodplain
West	SF-A; SF-1	Multi-Family Residential
East	PD-198; City of Dallas	Golf Course; FEMA floodplain

HISTORY:

- According to Dallas Central Appraisal District, the existing Park Valley Country Club clubhouse was constructed in 1973. At the time, the property was zoned SF-A, SF-3, MF-1, and PD-96 (SF-A). The property was never platted. The adjacent subdivisions were platted in 1972 (Park Valley No. 3), 1974 (Country Club Square No. 1), 1977 (Country Club Park, Section 1), 1978 (Country Club Park, Section 3), and 1981 (Woodcrest Townhome Addition).
- November 1973: Specific Use Permit approved (case 731101) for private bottle club to authorize on-premises use of alcohol at the Country Club.
- In 1985, the City amended its use charts to remove golf course and country club from residential districts, making the use non-conforming.
- March 7, 1989: Zoning Change approved (case Z890201) for Wood Crest Country Club, rezoning 169.465 acres from SF-A, SF-3, MF-1, and PD-96 (SF-A) to PD-198 for a Country Club and Associated Uses with existing Specific Use Permit for a Bottle Club.
- June 7, 2005: Council took no action on appeal of P&Z denial of a request for 44 townhome lots on a 5.02 acre tract known as Country Club Townhomes (Z050302).

ANALYSIS:

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

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

- Encourage targeted revitalization efforts in mature neighborhoods;
- Encourage infill development in areas with existing infrastructure;
- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives.

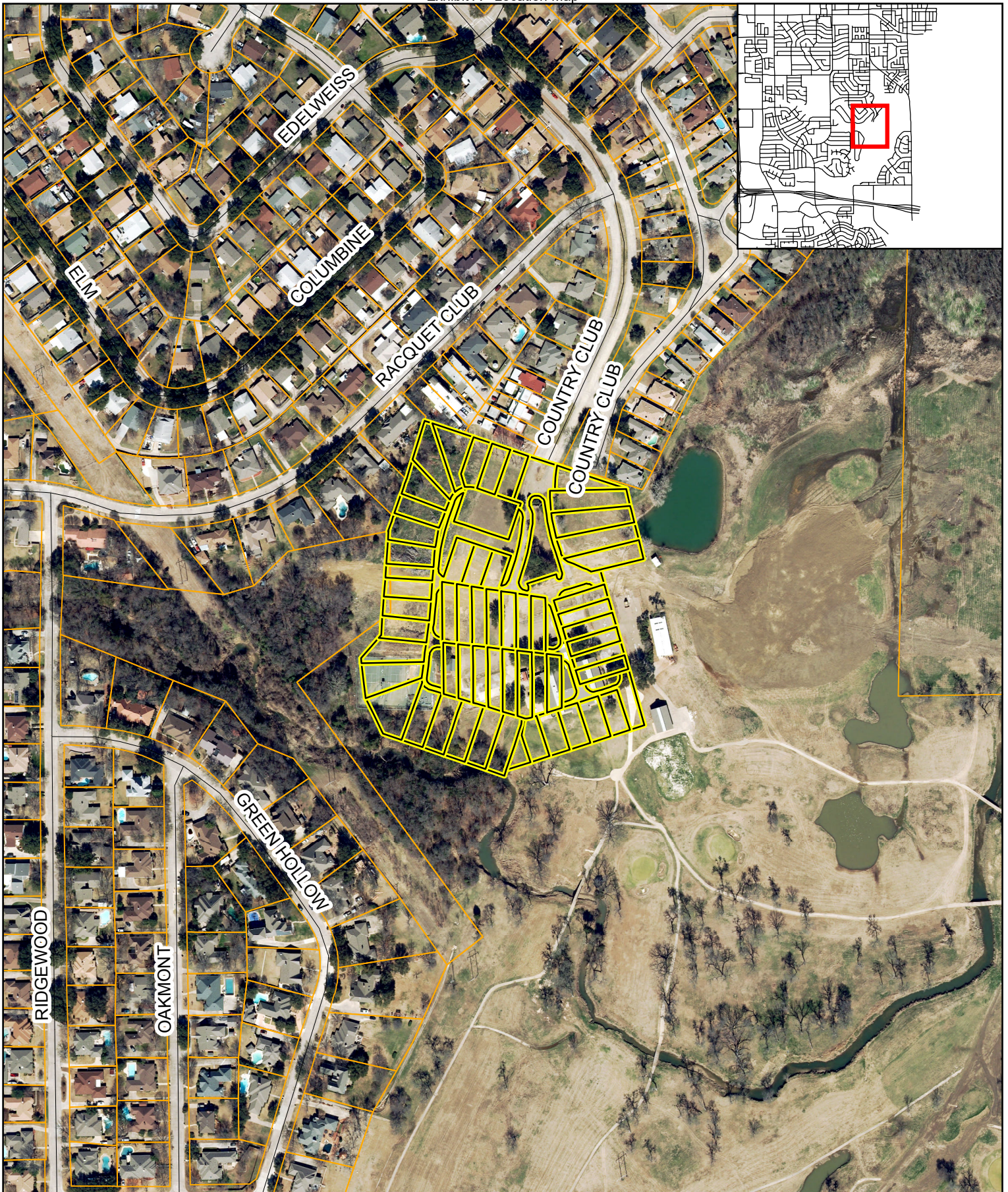
The designation of Open Space/Drainage for this property does not currently match the definition of OS/D in the Comprehensive Plan. While most of the golf course does sit within a floodplain, it is not in a natural state. Amending the designation to Medium-Density Residential would facilitate the reuse of an underdeveloped site on into alignment with its potential, as well as alignment with neighboring development consisting of varying densities of residential uses.

RECOMMENDATION:

Should Council determine that the change is warranted, DRC recommends that it be subject to the following condition:

1. Construction within the current floodplain shall be permitted consistent with requirements for development within the floodplain.

Body





Legislation Details (With Text)

File #: 19-9189 **Version:** 1 **Name:** Z190604/CP190604 - Grand Oaks Single Family Residences
Type: Ordinance **Status:** Public Hearing
File created: 7/26/2019 **In control:** Planning and Zoning Commission
On agenda: 3/9/2020 **Final action:**
Title: Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.
City Council Action: March 17, 2020

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Concept Plan](#)
[Exhibit C - Elevations](#)

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council	Tabled	
2/3/2020	1	Planning and Zoning Commission		
11/19/2019	1	City Council	Tabled	
11/4/2019	1	Planning and Zoning Commission		
8/20/2019	1	City Council	Tabled	
8/5/2019	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

Z190604/CP190604 - Planned Development Request/Concept Plan - Grand Oaks Single Family Residences (Commissioner Hedin/City Council District 2). Zoning Change and Concept Plan/PD Amendment for single-family residential development consisting of attached and detached units on the site of the former clubhouse for Grand Oaks Country Club. 9.4 acres out of the Aaron Wilson Survey, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is Rick Mai, Rowsco, Inc.

City Council Action: March 17, 2020

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Planned Development Request and Concept Plan for single-family detached and townhomes on a 9.397 acre portion of the existing Grand Oaks Golf Club in the vicinity of the former clubhouse in the Aaron Wilson Survey, Abstract No. 1549, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-198) and addressed as 3502 Country Club Dr.

PURPOSE OF REQUEST:

The purpose of the request is to create a planned development district to facilitate the development of for-sale residential units on the site of the former Grand Oaks clubhouse and tennis courts.

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	SF-A; PD-96	Single-Family attached and detached ho
South	PD-198	Golf Course; FEMA floodplain
West	SF-A; SF-1	Multi-Family Residential
East	PD-198; City of Dallas	Golf Course; FEMA floodplain

HISTORY:

- According to Dallas Central Appraisal District, the existing Park Valley Country Club clubhouse was constructed in 1973. At the time, the property was zoned SF-A, SF-3, MF-1, and PD-96 (SF-A). The property was never platted. The adjacent subdivisions were platted in 1972 (Park Valley No. 3), 1974 (Country Club Square No. 1), 1977 (Country Club Park, Section 1), 1978 (Country Club Park, Section 3), and 1981 (Woodcrest Townhome Addition).
- November 1973: Specific Use Permit approved (case 731101) for private bottle club to authorize on-premises use of alcohol at the Country Club.
- In 1985, the City amended its use charts to remove golf course and country club from residential districts, making the use non-conforming.
- March 7, 1989: Zoning Change approved (case Z890201) for Wood Crest Country Club, rezoning 169.465 acres from SF-A, SF-3, MF-1, and PD-96 (SF-A) to PD-198 for a Country Club and Associated Uses with existing Specific Use Permit for a Bottle Club.
- June 7, 2005: Council took no action on appeal of P&Z denial of a request for 44 townhome lots on a 5.02 acre tract known as Country Club Townhomes (Z050302).

GOLF COURSE REDEVELOPMENT:

Legal counsel for the applicant have submitted a written statement taking the position that the golf course does not qualify as a subdivision golf course under Sec. 212.0155 of the Texas Local Government Code.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Site Layout

The applicant intends to construct 29 detached single-family homes and 30 townhomes on approximately 9.4 acres. Per SF-T standards, the unit minimum sizes would range from 1,150 square feet (up to 30% of units) to 1,300 square feet (minimum 70% of units). The Concept Plan depicts units ranging from 1,800 to 3,000 square feet.

The Concept Plan depicts 13 open space lots and the private street. The Concept Plan depicts a single point of entry from Country Club Drive. This is acceptable so long as no more than 30 of the units are unsprinklered. This entrance will continue to be utilized for the golf course, which will remain open.

Parking

A portion of the existing parking accommodated by the lot in front of the former clubhouse will be shifted to the east near the existing maintenance barn. The number of spaces shown (98) for the golf course is double what is required for the club house (46) but is roughly half of the requirement for an 18 hole golf course (200). The existing parking area contains approximately 196 parking spaces.

The Concept Plan also depicts guest parking for the townhomes, and each home will have a two car garage with tandem parking in the driveway. As the circulator street doubles as a fire lane, a condition of approval is that tandem parking be adequate for a standard sized vehicle.

Traffic Impact

The property is currently zoned PD for a Golf Course/Country Club but was originally zoned for residential. The former clubhouse is roughly 11,500 square feet with a restaurant, and was in the past used to host large events. The applicant submitted a Traffic Assessment in April that found there would be no significant traffic impacts from the development and that the Level of Service of existing roadways would stay roughly the same as current conditions. The proposed development does not meet the traffic generation threshold for a full Traffic Impact Analysis.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designation for this location is Open Space/Drainage. A request to change the FLUM to Medium Density Residential is under concurrent review (CPA190604).

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

- Encourage targeted revitalization efforts in mature neighborhoods;
- Encourage infill development in areas with existing infrastructure;
- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives.

DEVELOPMENT STANDARDS:

The current PD authorizes only the golf course and country club uses. The proposal would add a base zoning district of Single-Family Townhome (SF-T) which would allow for single-family detached and townhome uses only for the area depicted on Exhibit A. The following table evaluates the proposed standards.

Table 2: Proposed PD Standards

Standard	Appendix W	Proposed	Meets?
Max. Density (Units/Ft ²)	3.2	6.6	Y
Min. Living Area (Sq. Ft.)	1,150-1,299 (30%) 1,300 (70%)	1,150-1,299 (30%) 1,300 (70%)	Y
Area (Sq. Ft.)	1,300-1,679 (70%) 1,680-3,299 (30%)	2,900 (per plat)	Y
Width (Ft.)	21-29 (30%) 30 (70%)	30 (per plat)	Y
Depth (Ft.)	80-99 (30%) 100 (70%)	85-99 (29%) 100 (71%)	Y
Front Setback (Ft.)	17	17	Y
Rear Setback (Ft.)	10	10	Y
Interior Side (Ft.)	5	6	Y
Side on Street (Ft.)	15	15	Y
Max. Height (Ft.)	35 (3 stories)	2 stories	Y
Max. Lot Coverage (%)	60	60	Y

OPPOSITION:

As of March 6th, five property owners (four on Racquet Club Dr. and one on Green Hollow Dr.) have submitted written opposition to the request (attached). Staff has also received several phone calls from surrounding residents expressing verbal opposition.

NEXT STEPS:

If the zoning is approved, the applicant will need to have the following approved prior to beginning development:

- Preliminary Plat showing final lot configuration and proposed drainage, detention, and flood plain.
- Final Plat showing proposed easements based upon final engineering design, lowest floor elevations of all residential lots, and flood plain boundaries after reclamation. Coordination with FEMA and neighboring jurisdictions is required to receive a floodplain development permit.

RECOMMENDATION:

If Council wishes to consider additional uses in this PD, the Development Review Committee (DRC) recommends that the following conditions be included:

1. Common areas shall be maintained by an HOA established at the time a final plat is filed;
2. That no attached single family dwellings shall be permitted in any portions of the site bordering existing single-family homes;

3. That in portions of the site bordering properties with existing single-family homes, there shall be a minimum lot size of 5,000 square feet;
4. Construction of future parking areas within the current floodplain shall be 1 foot above the base flood elevation, and must be permitted consistent with requirements for development within the floodplain;
5. Adequate parking shall be maintained for clubhouse throughout the construction of the townhomes to prevent cars from using Racquet Club Drive for parking.
6. Back yard fences that are parallel to open space areas or sidewalks should be constructed of wrought iron;
7. Parking, landscaping, and appearance of townhomes must conform to Section 3.IV “Amenity and Design Standards for Townhouse Development” found in Appendix W;
8. No more than 30 units shall be constructed without in-unit sprinkler systems for fire suppression;
9. To prevent parking in the fire lane or on a public street, each townhome unit shall provide tandem parking equal to 20 feet of depth between the face of the garage and the fire lane.

Body

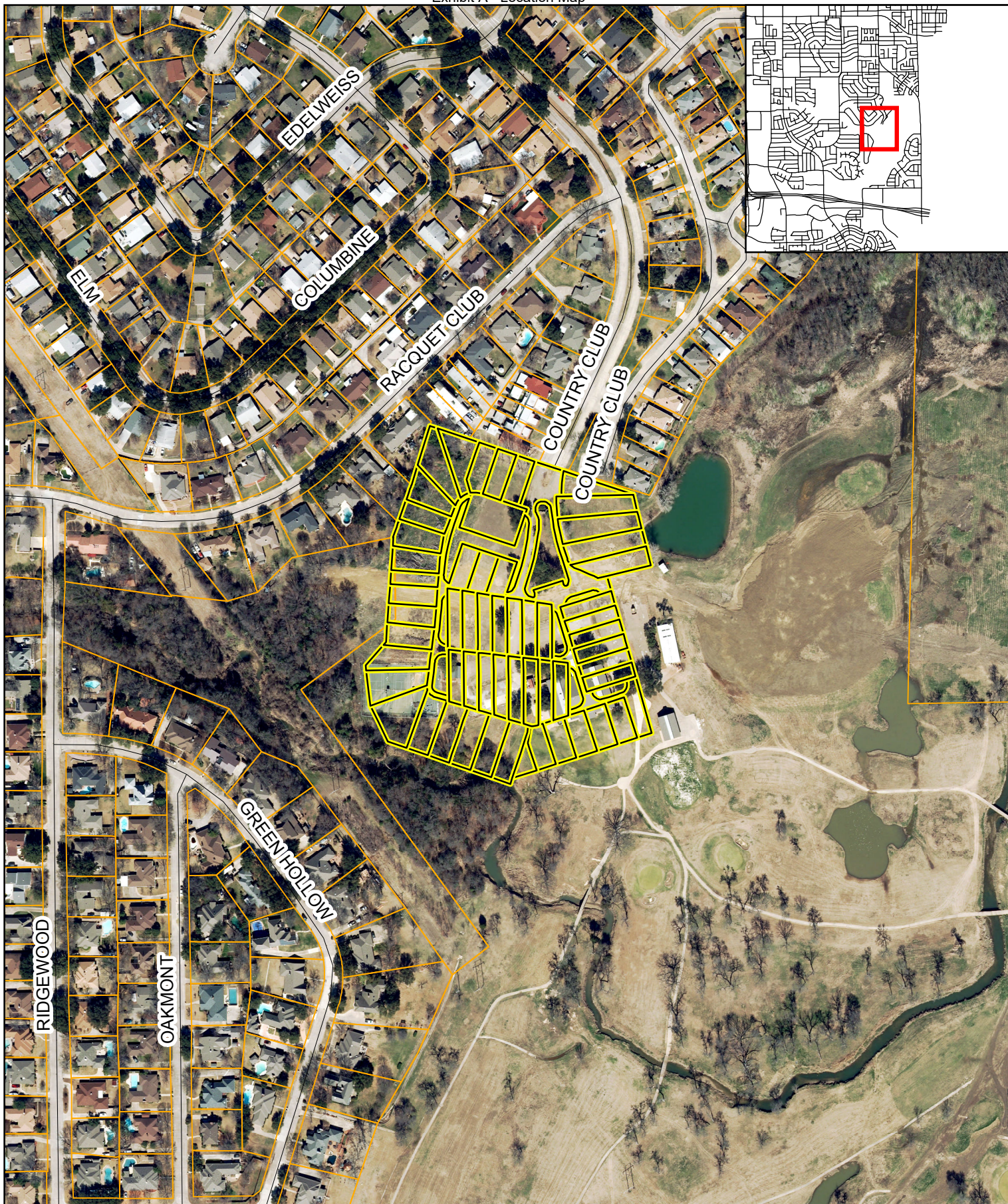
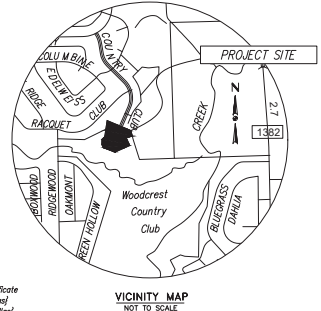


Exhibit B - Concept Plan

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	64.88	45.00	082°44'18"	S 25°30'20" W	58.488
C2	12.80	185.83	084°19'57"	S 71°38'20" W	12.800
C3	27.51	48.36	032°29'52"	N 86°29'54" W	27.514
C4	8.33	30.00	015°54'30"	N 65°10'53" W	8.330
C5	33.80	30.00	064°19'55"	N 24°42'29" W	33.144
C6	29.79	500.00	003°24'48"	N 05°56'47" E	29.788
C7	45.08	500.00	005°59'36"	N 07°19'28" E	45.071
C8	48.11	407.67	006°45'41"	N 13°06'24" E	48.088
C9	38.16	394.83	005°32'14"	N 17°38'10" E	38.144
C10	27.12	60.00	025°54'58"	N 38°54'53" E	26.889
C11	26.28	60.00	025°58'10"	N 65°24'54" E	26.088
C12	32.47	60.00	031°00'59"	S 86°32'01" E	32.057
C13	11.27	24.00	026°54'53"	S 84°29'27" E	11.157
C14	28.59	24.00	068°14'48"	N 47°55'46" E	26.883
C15	75.03	270.89	015°51'48"	N 21°44'16" E	74.799
C16	59.88	400.00	008°54'27"	S 04°49'23" W	59.882
C17	63.29	400.00	007°37'57"	S 03°49'20" E	63.188
C18	64.24	400.00	006°59'34"	S 11°15'28" E	64.089
C19	15.48	30.00	044°29'23"	S 40°20'17" E	15.103
C20	1.69	30.00	004°59'54"	S 64°36'23" E	1.689
C21	18.12	45.00	023°04'29"	S 50°29'27" E	18.000
C22	22.06	44.99	029°05'56"	S 39°54'24" E	21.844
C23	30.75	20.00	088°06'10"	S 28°11'17" W	27.881
C24	31.67	20.00	090°42'54"	N 62°24'22" W	28.488
C25	5.05	20.00	014°28'38"	N 09°48'28" E	5.044
C26	26.36	20.00	079°31'21"	N 35°17'25" E	24.499
C27	26.36	20.00	079°31'21"	S 69°17'47" E	24.499
C28	5.47	20.35	010°23'27"	S 23°41'44" E	5.463

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C29	26.17	20.00	089°19'16"	S 27°25'28" W	26.171
C30	16.57	24.00	036°47'57"	S 85°57'47" W	16.428
C31	21.12	15.00	089°19'16"	N 27°59'21" E	19.482
C32	31.22	524.00	003°24'48"	N 05°56'47" E	31.211
C33	33.10	20.00	094°48'47"	N 57°47'24" E	33.455
C34	22.29	20.00	063°57'42"	S 49°59'57" E	21.155
C35	28.10	18.79	085°19'36"	N 57°47'24" E	25.555
C36	2.19	20.00	008°16'20"	S 84°10'30" E	2.189
C37	6.83	20.00	019°51'18"	S 70°57'58" E	6.800
C38	23.27	20.00	086°39'28"	S 27°42'38" E	21.988
C39	119.19	476.00	014°20'47"	S 12°47'38" W	118.888
C40	37.86	36.00	060°14'36"	S 57°38'39" W	36.144
C41	17.09	36.00	027°11'37"	N 84°33'45" W	16.833
C42	36.92	20.00	103°16'33"	N 25°59'25" E	35.800
C43	125.34	633.15	012°14'30"	N 19°51'10" E	125.009
C44	125.31	610.87	011°46'27"	S 19°28'35" W	125.229
C45	53.81	400.00	067°10'23"	S 07°54'24" E	50.799
C46	53.26	16.57	089°19'16"	S 72°54'49" W	53.153
C47	61.74	424.00	009°22'34"	N 17°52'38" E	61.688
C48	17.18	43.99	022°22'27"	N 28°44'46" W	17.098
C49	25.61	13.00	112°58'18"	N 16°30'56" E	21.688
C50	7.85	5.00	090°07'50"	S 62°02'55" E	7.707
C51	8.62	5.00	113°35'25"	N 39°48'23" E	8.377
C52	32.48	20.00	083°52'25"	S 37°23'47" E	29.033



Owner's Certificate
State of Texas
County of Dallas

WHEREAS Rosasco, Inc. is the owner of a 409,323 square feet or 9.397 acre tract of land situated in the Aaron B. Wilson Survey, Abstract No. 1549, in the City of Grand Prairie, Dallas County, Texas, and being part of a tract of land conveyed to Rosasco, Inc. by deed recorded in Volume 2001179, Page 2194 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/8" iron rod set at the intersection of the south line of a Replat of Country Club Square #1, recorded in Volume 77245, Page 853 of the Deed Records of Dallas County, Texas, and the east line of Country Club Park Section No. 1, recorded in Volume 77060, Page 2025 of the Deed Records of Dallas County, Texas, and being the northwest corner of said 9.397 acre tract;

THENCE South 18°45'06" West, a distance of 275.90 feet, along the east line of said Country Club Park Section No. 1, some being the west line of said 9.397 acre tract, to a 1/8" iron rod set for corner;

THENCE over and across a portion of said Rosasco, Inc. tract, the following courses and distances:

South 04°16'24" West, a distance of 248.85 feet, to a 1/8" iron rod set for corner;

South 41°23'12" West, a distance of 73.25 feet, to a 1/8" iron rod set for corner;

South 06°45'12" East, a distance of 86.01 feet, to a 1/8" iron rod set for corner;

South 25°45'27" East, a distance of 83.16 feet, to a 1/8" iron rod set for corner;

South 70°30'47" East, a distance of 305.73 feet, to a 1/8" iron rod set for corner;

North 18°27'11" East, a distance of 14.38 feet, to a 1/8" iron rod set for corner;

North 17°25'23" East, a distance of 345.40 feet, to a 1/8" iron rod set for corner;

North 15°51'49" West, a distance of 385.78 feet, to a 1/8" iron rod set for corner;

North 76°13'59" East, a distance of 106.38 feet, to a 1/8" iron rod set for corner;

North 13°46'01" West, a distance of 172.06 feet, to a 1/8" iron rod set in the south line of Woodcrest Townhome Addition Replat, recorded in Volume 81094, Page 2015 of the Deed Records of Dallas County, Texas, and being the northeast corner of said 9.397 acre tract;

THENCE North 71°51'56" West, a distance of 502.03 feet, along the south line of said Woodcrest Townhome Addition Replat, and the south line of Country Club Square No. 1, recorded in Volume 74073, Page 939, of the Deed Records of Dallas County, Texas, and the south line of said Replat of Country Club Square #1, to the POINT OF BEGINNING, and containing 409,323 square feet or 9.397 acres of land, more or less.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 60 LOTS FROM 1 LOT.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. ZONING CLASSIFICATIONS INDICATED ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.

GRAND OAKS ADDITION
LOTS 1-27, BLOCK A; LOTS 1-8, BLOCK B
LOTS 1-14, BLOCK C; LOTS 1-6, BLOCK D
LOTS 1-4, BLOCK E; LOT 1, BLOCK F (PRIVATE STREET)

409,323 S.F. or 9.397 Ac.

AND BEING PART OF
VOL. 2001179, PG. 2194, D.R.D.C.T.
AARON B. WILSON SURVEY, ABSTRACT #1549
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SGI
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS 75050
PHONE: (214)-412-3122

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panel No. 481130245M & 481130246SL, dated March 21, 2010 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "AE", which is a flood prone area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

SURVEYOR
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TX 75050
(214) 412-3122

OWNERS
ROWSCO, INC.
3502 COUNTRY CLUB DRIVE
GRAND PRAIRIE, TEXAS 75051
(214) 288-1945

SGI Project No. 16698

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
MICHAEL A. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715

CAUTION!
CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.
TEXAS811.ORG

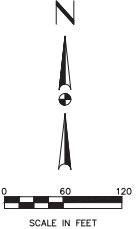


Exhibit C - Elevations

-  MASONRY #1 25-40% OF FACADE.
-  MASONRY #2 25-40% OF FACADE.
-  MASONRY #3 25-40% OF FACADE.
-  MASONRY #4 25-40% OF FACADE.
-  MASONRY #5 25-40% OF FACADE.
-  MASONRY #6 25-40% OF FACADE.
-  COMPOSITE SHINGLE #1.
-  COMPOSITE SHINGLE #2.
-  STANDING SEAM METAL.

- *PAINTED WOOD BUILDING ACCENTS,
- VINYL INSULATED WINDOWS, CEMENT
- BOARD FASCIA AND SOFFIT, <10% OF
- FACASE TO BE FINISHED WITH
- CEMENT BOARD (HARDI OR OTHER).
- *BUILDING HEIGHT TO NOT EXCEED 40'.
- *HORIZONTAL ARTICULATION OF ELEVATION
- TO MEET CITY REQUIREMENTS.
- *VERTICAL ROOFLINE ARTICULATION TO
- MEET CITY REQUIREMENTS.
- *ROOF SLOPE TO BE 12:12.
- *25% OF FRONT ELEVATION TO BE STONE TYP.





Legislation Details (With Text)

File #:	20-9851	Version:	1	Name:	SU200301 - Specific Use Permit - 2045 N HWY 360 STE 250A
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	2/28/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	3/9/2020	Final action:		Final action:	
Title:	SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events. City Council Action: March 17, 2020				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A- Location Map Exhibit B- Floor Plan Exhibit C- Operational Plan Exhibit D- Parking Analysis.pdf				

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

From

Chris Hartmann

Title

SU200301 - Specific Use Permit - 2045 N Hwy 360, Ste. 250A, Victoria Grace Events (Commissioner Fisher/City Council District 1). A request for a Specific Use Permit to allow for an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial. The applicant is Amadyn Nwabuisi, Victoria Grace Events.
City Council Action: March 17, 2020

Presenter

Nyliah Acosta, Planner

Recommended Action

Approve

Analysis

SUMMARY:

Specific Use Permit to operate an Event Center. Located at 2045 N Highway 360, Suite 250A, legally described as Lot 2, Block 6, Heather Ridge Addition, City of Grand Prairie, Tarrant County, zoned LI, Light Industrial.

PURPOSE OF REQUEST:

The applicant intends to use a vacant tenant space on the second floor of an existing strip mall, and in the IH-360 Corridor. Event Centers require Specific Use Permit (SUP) oversight in allowing City Council's determination as to the appropriateness of its setting in conjunction with neighboring properties and surrounding land uses.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	LI	Gas Station, Quick Serv
South	PD-27, MF-2	Apartments
East	LI	Office, Restaurant, Hotel
West	MF-3	Apartments

HISTORY:

- March 8, 1987: City Council approved a site plan for the shopping center.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The subject property is designated as Commercial, Retail, Office on the Future Land Use Map (FLUM). An Event Center use is consistent with the FLUM.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

Building & Site: The tenant space is 6,874 sqft located on the second floor of the shopping center on 4.01 acres, and zoned LI Light Industrial.

The building and property complies with Unified Development Code (UDC) standards with respect to exterior materials, building setbacks and other development standards. The site has direct access via three existing ingress/egress drives from the access road of Hwy 360, a shared access drive via neighboring property to the east, and two additional direct access drives from Heather Ridge Lane.

Use:

In accordance with the operational plan, the business will host weddings and birthday parties. The Victoria Grace Event Center will operate with the following hours of operation:

- (Office Hours) Tuesday- Friday 11 AM to 5 PM
- (Event Hours) Saturday- Sunday 5 PM to 1 AM
- (Event Hours) Sunday 3 PM to 9 PM

Food & Beverage:

The event center will allow food warming, and licensed caterers to serve events. The center may have BYOB, so long as they are in compliance with TABC licenses and regulations.

Parking:

Table 2: Parking Calculation		
	Shopping Center	Victoria Grace Events
Required Spaces	274	88
Total Provided	227	69
Shortage	47	19

The shopping center has 227 parking spaces for 13 tenants. The event center will require 1 space per 4 seats, requiring 88 spaces, however, 69 are being provided. It should be noted, that the shopping center is already short parking, and the event center will be short 19 spaces.

EXCEPTIONS OR APPEALS:

The applicant is requesting a parking variance to reduce the minimum parking requirement of 88 to 69, and a variance to hold events until 1 am.

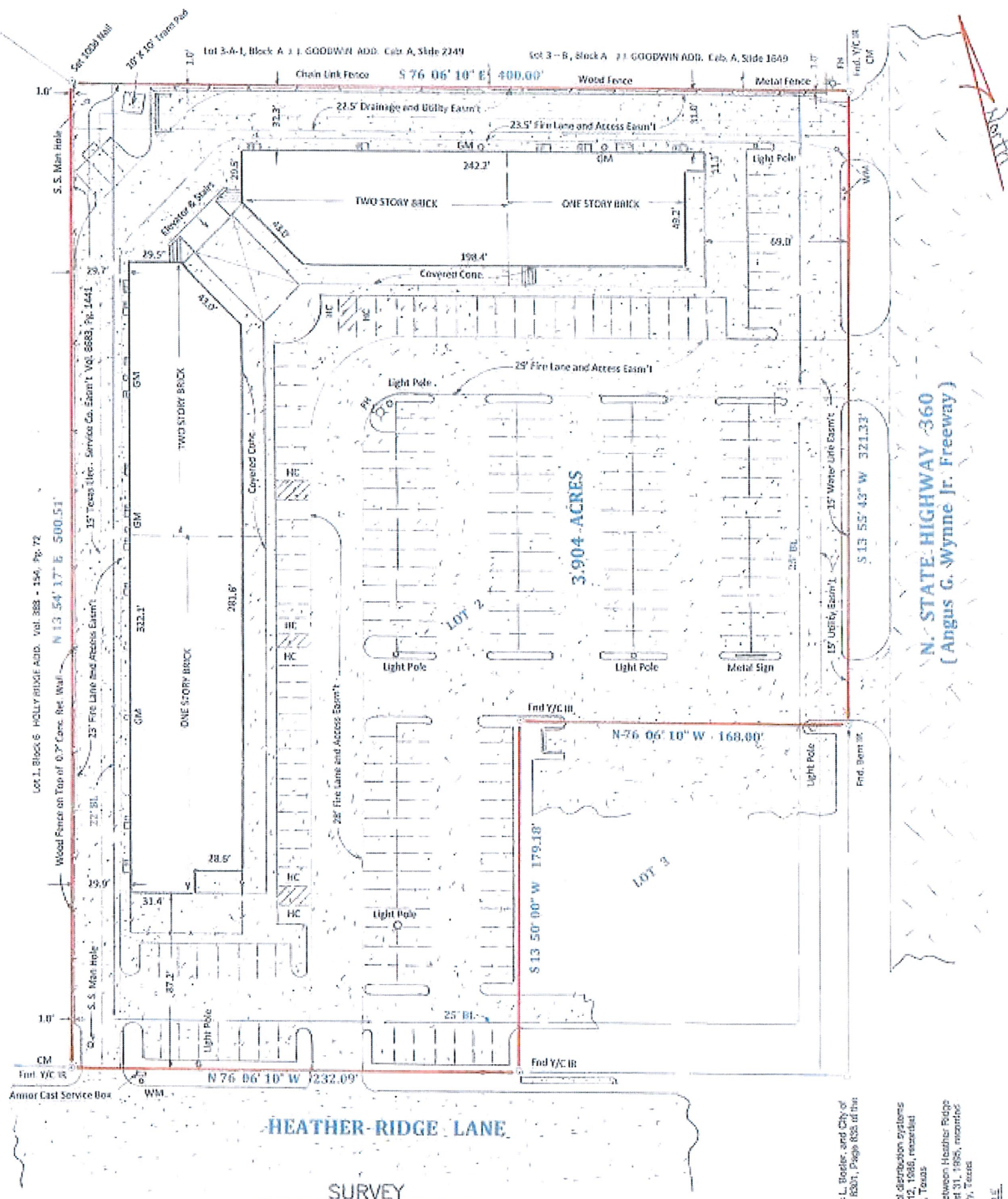
RECOMMENDATION:

The Development Review Committee recommends approval with the following conditions:

1. Hours of Operation limited to 12:00 AM.
2. For any event at which alcohol is present, at least one (1) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be physically present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. For any event at which more than 150 persons are to attend, at least two (2) uniformed, state-licensed security guard qualified under Chapter 1702 of the Texas Occupations Code shall be present for the duration of the event, and during the disbursement of guests following the event, to ensure the orderly departure of guests after the event is over. It shall be the responsibility of the permit holder to provide state-licensed security guard when required.

Body





SURVEY

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2045 N. STATE HIGHWAY 360 in the city of GRAND PRAIRIE, Texas.

Tract 1:

Lot 2, Block 6, Heather Ridge, an Addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 117, of the Plat Records of Tarrant County, Texas.

Tract 2: (EASEMENT)

An easement appurtenant to and for the benefit of Tract 1 for traffic and for ingress and egress, created by that certain Declaration of Access and Maintenance Easement Agreement by and between Heather Ridge Village Shopping Center, Ltd. and David R. Brown and Linda S. Brown, dated August 31, 1995, filed August 31, 1995, and recorded in Volume 12085, Page 1357 of the Real Property Records of TARRANT County, Texas, over Lot 3, Block 6 of Heather Ridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 117, Plat Records of Tarrant County, Texas.

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, shape and type of building and improvements are shown, all improvements being within the boundaries of the property, set back from property face the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Scale: 1" = 50'
Date: 07/25/2015
G. F. No.: 4407001218
Job no.: 934776R
Drawn by: BR

TEXAS HOLDINGS MANAGEMENT LLC AND ITS SUCCESSOR
AND ASSIGNS, AND HERBY NATIONAL TITLE CO.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSTOOD IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.



232 TOTAL PARKING SPACES - 7 HANDICAP - 4 LOADING

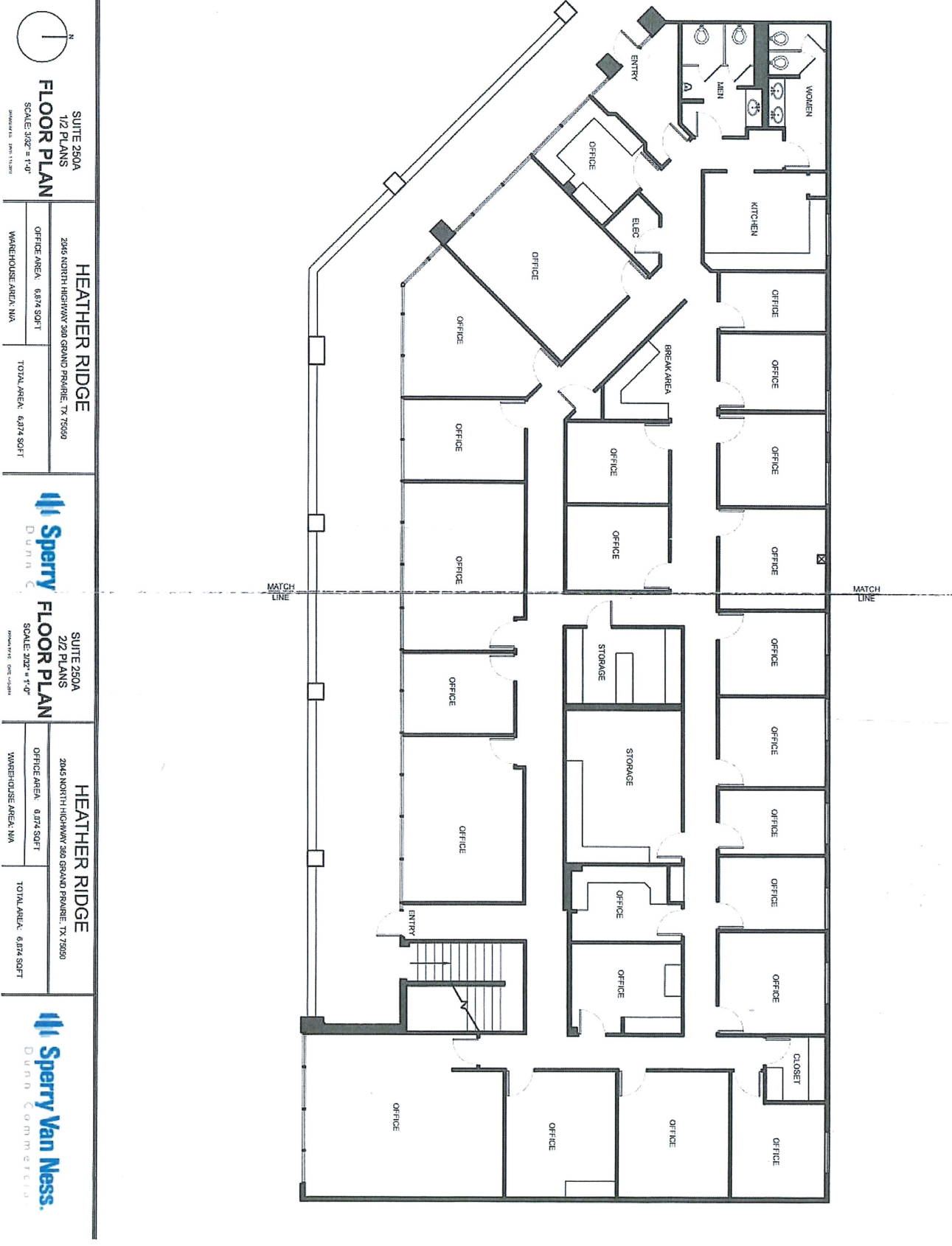
PROPERTY IS SUBJECT TO 1

Master Covenant to Maintain Private Water Lines executed by and between James L. Bogle, and City of Arlington, dated July 25, 1995, filed September 6, 1995, recorded in Volume 18301, Page 185 of the Real Property Records of Tarrant County, Texas.

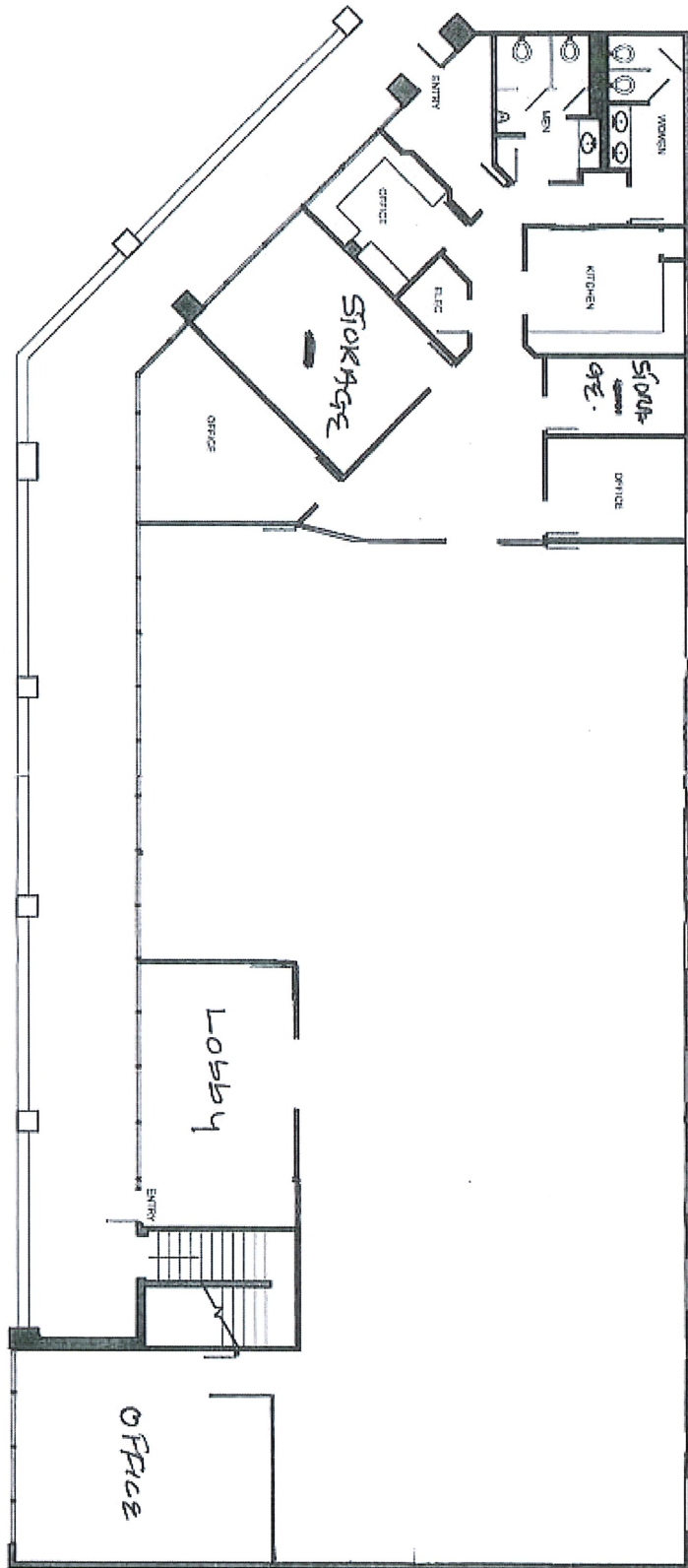
Agreement for the installation, maintenance and maintenance of underground electrical distribution systems provided to Texas Electric Service Company, dated July 14, 1988, filed September 12, 1988, recorded in Volume 18301, Page 1441 of the Real Property Records of Tarrant County, Texas.

Declaration of Access Easement and Maintenance Agreement, executed by and between Heather Ridge Village Shopping Center, Ltd. and David R. Brown and Linda S. Brown, dated August 31, 1995, recorded in Volume 12085, Page 1357 of the Real Property Records of Tarrant County, Texas.

TITLE AND ABSTRACTING WORK FURNISHED BY: FIDELITY NATIONAL TITLE



Proposed Floor Plan



<p>SUITE 250A 1/2 FLANS FLOOR PLAN SCALE: 3/32" = 1'-0"</p>	<p>HEATHER RIDGE 2045 NORTH HIGHWAY 300 GRAND PRAIRIE, TX 75050 OFFICE AREA: 6,874 SQFT WAREHOUSE AREA: N/A TOTAL AREA: 6,874 SQFT</p>	<p>SUITE 250A 2/2 FLANS FLOOR PLAN SCALE: 3/32" = 1'-0"</p>	<p>HEATHER RIDGE 2045 NORTH HIGHWAY 300 GRAND PRAIRIE, TX 75050 OFFICE AREA: 6,874 SQFT WAREHOUSE AREA: N/A TOTAL AREA: 6,874 SQFT</p>	<p>Sperry Van Ness.</p>
---	---	---	---	--------------------------------

*Occupancy: 350
PARKING: 232

Victoria Grace Event Center
4415 Hanover Street
Grand Prairie, Texas 75052

January 9th 2020

To: The Grand Prairie Development Review Committee
Attn: Charles H. Lee, AICP, CBO, Senior Planner
P.O.Box 534045
Grand Prairie, Texas 75050

Operational Plan for Property at 2045 N. HWY 360 Suite 250A Grand Prairie, Tx. 75050

I hereby apply for a Specific Use Permit (SUP) in respect of the above property and I am providing below, the Operational Plan for this proposed Event Center.

This Event Center will serve as a venue for Social Events like Weddings and Birthday Parties.

The Event Center Open Floor will hold a total of 350 people sitting. The total number of Parking Spaces provided is 232. There is an Elevator and 3 Stairways. There will be provision for a Kitchen (for warming food only), Male and Female Toilets Stalls (2 each), Storage room Office and a Lobby. Our Staff will make sure that the parking lot is kept clean and presentable.


The Event Center will be fully renovated into a very beautiful property with High Ceilings, Modern Chandeliers, Beautiful Lightings, Beautiful floor, updated restrooms, Elevator cleaned and serviced, stairways cleaned and painted. Brand New Fire Sprinkler will be installed.

We will allow Licensed Caterers to serve at Events. A Grand Prairie Police Officer will be provided each night of an Event. Video Surveillance system will also be installed on property.

The City of Grand Prairie has been losing Revenue from Sales and Property Taxes because this building has been vacant for some time. This proposed Event Center will bring an increase in revenue to the City as we plan to work with most of the Hotels around Hwy 360 with regards to providing accommodation for our intending guests. I have lived in Grand Prairie for over 24 years and with Victoria Grace Events, I will be bringing job opportunities to our residents.

Proposed Hours of Operation: Office – Tuesday – Friday – 11:00 am – 5:pm
Events – Fridays & Saturdays 5:00 pm – 1:00 am; Sundays 3:00 pm – 9:pm

Yours faithfully,


Amadyn Nwabuisi
Applicant – 469-877-0644

2045 N HWY 360 - SUITE 250A
GRAND PRAIRIE, TX

NO:	REVISION:	DATE:
-----	-----------	-------

9.1.0

2 SITE PLAN - SECOND LEVEL
1/32" = 1'-0"

$$0.1 = 1/10$$

4 LOCATION / VICINITY MAP
n.i.s.

n.i.s.

SPECIFIC USE PERMIT:
VICTORIA GRACE EVENTS
CASE NUMBER: SU200301



Legislation Details (With Text)

File #:	20-9852	Version:	1	Name:	SU200302 - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	2/28/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	3/9/2020	Final action:		Final action:	
Title:	SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester. City Council Action: March 17, 2020				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Proposed Canopy](#)
[Exhibit i - Existing Elevation](#)
[HOA Comments](#)

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

From

Chris Hartmann

Title

SU200302 - Specific Use Permit - Enterprise Rent-A-Car at 4136 S Carrier Pkwy., Suite 580. (Commissioner Spare/City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway-20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway. The existing lot is platted as Westchester Commercial Phase One. The applicant is Jordan Woolf and the owner is Will Gravlee, Westchester.
City Council Action: March 17, 2020

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

SU200302 -Specific Use Permit -Enterprise Rent-A-Car (City Council District 6). A request to consider a Specific Use Permit to allow for an Auto Rental uses within an existing commercial lease space. The subject property is zoned Planned Development-173 (PD-173) District and is located within Interstate Highway -20 (IH-20) Overlay Corridor District. The 1,256 sf lease space is generally located northwest of W. Westchester Parkway and S. Carrier Parkway, specifically addressed at 4136 S. Carrier Parkway, Suite 580. The existing lot is platted as Westchester Commercial Phase One.

ADJACENT LAND USES AND ACCESS:

Direction	Zoning	Existing Land Use
North	Planned Development-173 (PD-173) District	Developed for Commercial Uses
East	Planned Development-173 (PD-173) District	Developed for Commercial Uses
West	Planned Development-173 (PD-173) District	Child Day Care Center Uses
South	Planned Development-173 (PD-173) District	Developed Medical Office Uses

HISTORY & PURPOSE OF REQUEST:

Ordinance 3817 adopted in July 1985; established Planned Development -173 (PD-173) District on approximately 178-acre property generally located south of Interstate 20 east and west of Carrier Parkway, generally north of W. Westchester Pkwy. The property is also within the I-20 Overlay Corridor District.

PD-173 allows for a wide variety of land uses, ranging from multifamily, retail, commercial and service-related uses. The original land use designation for Tract 1 (location of request) allows for Commercial/Office uses, further UDC, Article 4: Permissible Uses requires Specific Use Permit (SUP) oversight for Auto Rental Uses. The referenced property of this request was developed in 1987, Westchester Commercial, Phase One, Block 5, Lot 1RA. Westchester Phase One consists of single story commercial lease spaces. The referenced location for this request is 1,256 square foot lease space located along the southern end of a 24,150 sq. ft. building.

ACCESS, PARKING & LAND USES:

The development has two existing commercial driveway access points along Westchester Parkway. In addition, mutual access easements serve the center providing for adequate and safe vehicular circulation to and from S. Carrier Parkway to the east and W. Westchester Parkway to the south. An updated parking study and analysis is provided to demonstrate minimum on-site parking to accommodate current and proposed uses.

BUILDING TENANT SUMMARY

Baskin—Robbins	1,300 SF
Retail – Available	2,018 SF
Retail – Available	1,579 SF
Church	5,187 SF
Mongolian Grill	4,340 SF
Caribbean Tan	1,855 SF
Century 21 Real Estate	3,593 SF
Proposed Enterprise	1,265 SF
TOTAL BUILDING AREA	24,150 SF

Based on the combination of retail, commercial, assembly and service uses 160 parking spaces are required. The site provides for 184 regular parking spaces including five accessible spaces dispersed within the site. Customer and vehicle inventory spaces for the auto rental business shall be located near the business with approximately 20 maximum spaces designated for over-night parking.

Directly to the rear employee entry of the business shall be a designated 'bucket-wash' make ready area for returning vehicles. This area shall consist of a new 430 sq. ft. canopy with brick columns and materials to match the existing building. All run-off shall comply with Environmental Department standards as well as the Westchester Homeowners Review Committee and approval provided conditions be met.

Westchester conditions include:

- Vehicle Inventory Location
- Signage Standards consistent with Westchester Commercial area.
- Canopy design (materials, height and type)
- Limit no more than 20 spaces for overnight parking.

Landscaping and Screening:

The existing onsite landscaping complies with minimum requirement for parking lot trees, street trees and landscape buffers along Westchester Parkway.

- 4 Parking lot trees in vicinity
- 6 Street Trees
- 10' front yard buffer/edge with shrubbery headlight screening provided.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The subject property is designated as Commercial, Retail, Office on the Future Land Use Map (FLUM). An auto-rental business use is consistent with the FLUM.

Dumpster Enclosure:

The site has an existing 15' X 24' (inside dimension) masonry dumpster enclosure cladded in the same masonry materials as the building. The dumpster enclosure is located at the mid-rear (western) portion of the building. The enclosure conforms to city standards.

EXCEPTIONS REQUESTED:

No exceptions requested

RECOMMENDATION:

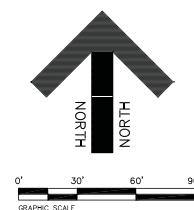
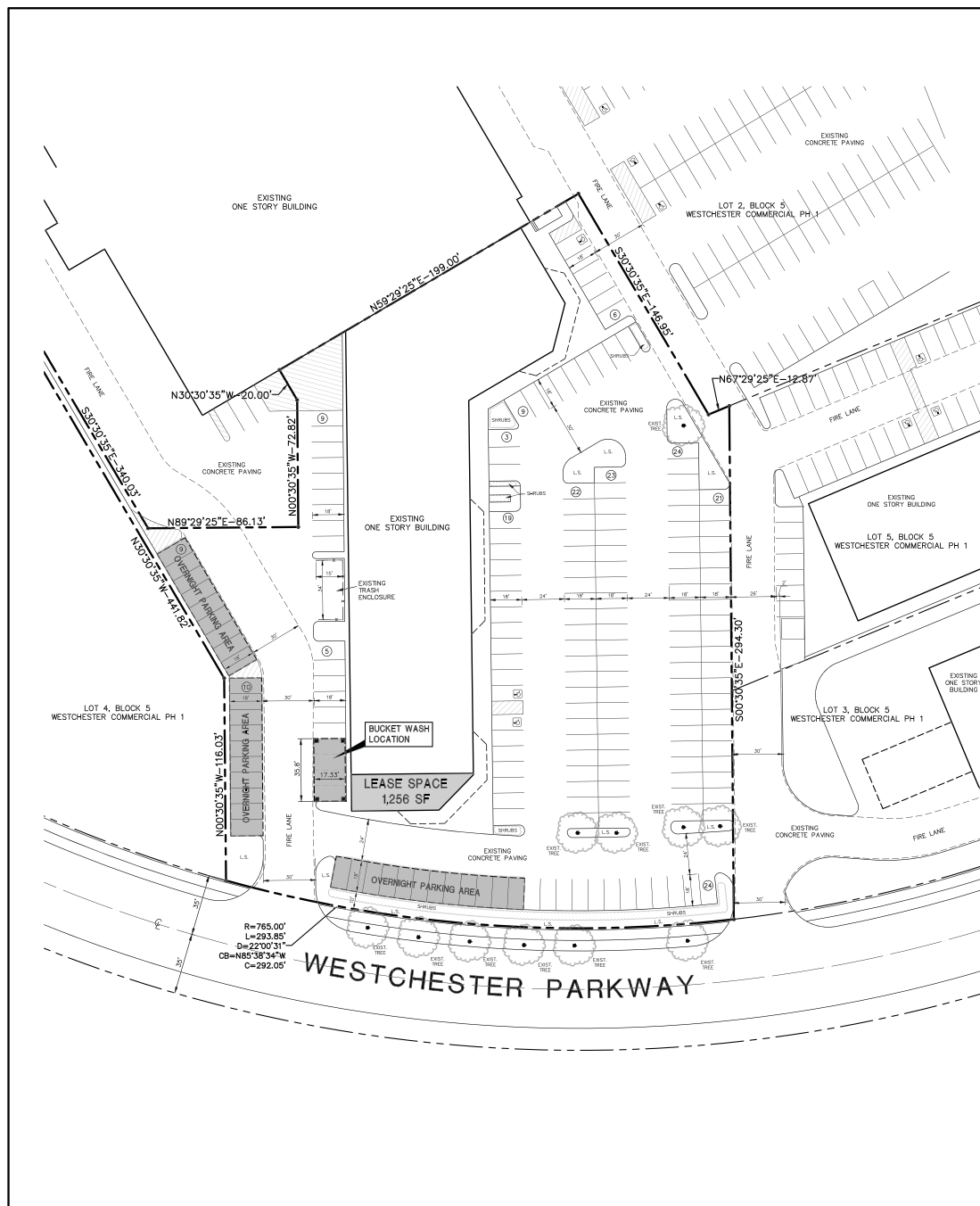
Development Review Committee recommends approval of the request subject to:

- Compliance with Auto-Related Business (ARB) Standards including registration.
- Environmental Standards
- Westchester HOA Review Committee conditions
- Compliance with Building Codes and necessary permits for canopy addition.

Body



Exhibit B - Site Plan



LOCATION MAP
NOT TO SCALE



CURRENT SOUTH ELEVATION OF LEASE SPACE
NOT TO SCALE



CURRENT EAST ELEVATION OF LEASE SPACE
NOT TO SCALE

<u>BUILDING TENANT SUMMARY</u>	
Boskin-Robbins	1,300 SF
Retail - Available	2,018 SF
Retail - Available	1,579 SF
Church	5,187 SF
Mongolian Grill	4,340 SF
Caribbean Tan	1,855 SF
Century 21 Real Estate	3,593 SF
Proposed Enterprise	1,265 SF
TOTAL BUILDING AREA	24,150 SF

NOTES:

1. ENTERPRISE RENT-A-CAR WILL HAVE THE RIGHT TO PARK IN THE AREAS SHOWN AS OVERNIGHT PARKING AREA. THESE SPACES ARE NOT ASSIGNED. ENTERPRISE RENT-A-CAR WILL NOT PARK MORE THAN 20 CARS OVERNIGHT. THE DESIGNATED LOCATIONS AND MAXIMUM NUMBER OF OVERNIGHT PARKING WAS APPROVED BY THE WESTCHESTER ARCHITECTURAL AND DESIGN COMMITTEE.
2. THERE ARE NO PROPOSED FENCES OF GATES.

SITE SUMMARY	
ZONING	PD173A
PROPOSED USE	RETAIL
PARKING REQUIRED	
RETAIL: 1/275	8,455 SF = 30.75 SPACES
RESTAURANT: 1/700	5,640 SF = 56.4 SPACES
TANNING SALON: 1/EMP & 2/BED	1 EMP & 10 BEDS = 22 SPACES
CHURCH: 1/3 SEATS	150 SEATS = 50 SPACES
TOTAL REQUIRED	160 SPACES
PARKING PROVIDED	184 SPACES

REVISIONS:	
2/20/20	PER DCR COMMENT

CASE NO. SU200302

OWNER:
WESTCHESTER 4126, LLC
10300 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231-8607
CONTACT: WILL GRAVLEE
TEL: 214-695-6070
EMAIL:
wgravlee@gravleecommercial.com

APPLICANT:
ENTERPRISE CAR RENT-A-CAR
C/O CONIFER REAL ESTATE, INC
260 MIRON DRIVE, SUITE 108
SOUTHLAKE, TEXAS 76092
CONTACT: JORDAN WOOLF
TEL: 817-343-7752
EMAIL: jordan@coniferre.com


SHEET TITLE: <h2 style="margin: 0;">SITE PLAN FOR SUP</h2> <h3 style="margin: 0;">ENTERPRISE RENT-A-CAR</h3> <h3 style="margin: 0;">LOT 10A BLOCK 4</h3> <h3 style="margin: 0;">WESTCHESTER COMMERCIAL PHASE ONE</h3> <h3 style="margin: 0;">4109 S. CARRIER PARKWAY, SUITE 800</h3> <h3 style="margin: 0;">AT WESTCHESTER PARKWAY</h3> <h3 style="margin: 0;">GRAND PRINCE, TEXAS</h3>		
	PREPARED BY: ENGINEERS & CONSULTANTS, INC. 7005 WESTCHESTER PARKWAY SUITE 100 DALLAS, TEXAS 75241 TEL. 972-252-8587 FAX 972-252-8688	
DATE: JAN. 27, 2020	DRAWN BY: JDR	SHEET NO.:
SCALE: 1" = 30'	CHECKED BY: JDR	1 of 1

Exhibit C - Proposed Canopy



260 MIRON DRIVE, SUITE 108
SOUTHLAKE, TX 76092
817-552-7778



02/06/20



ARCHITECTS ENGINEERS PLANNERS
3000 DEER CREEK, STE. 170 DALLAS, TX 75202
(972) 744-0420, FAX (972) 744-0282

REVISIONS:	

BUCKET WASH BAY
GRAND PRAIRIE, TX.

SU200302

PROJECT NUMBER:	Project Number
ISSUED:	Issue Date
DRAWN BY:	Author
CHECKED BY:	Checker
FILENAME:	© Prizm Architects International, Inc. All Rights Reserved. 02/06/2020

PLAN AND ELEVATIONS

PZ-1

EXISTING EXTERIOR ELEVATIONS

CASE NO. SU200302



CURRENT SOUTH ELEVATION OF LEASE SPACE

NOT TO SCALE



CURRENT EAST ELEVATION OF LEASE SPACE

NOT TO SCALE

May 7, 2019

The Westchester Architectural & Design Committee have some things we will require to protect the other businesses nearby and the cohesiveness to our community and a condition to the approval of the SUP.

1. Drainage of the water per City Code
2. Specific area to park the rental cars. The parking slots behind the building and the parking slots in the south lot along Westchester Parkway/shrubbery.
3. A limit on how many cars they can have at one time. Limit 20. No overnight parking at all in the front parking lot.
4. Signage size the same as the rest of the tenants and only on the building.
5. They want a pop-up tent to protect them from the sun while washing the cars and vacuuming them out. We would require something more professional and made of a lasting material that will not fade or fray. Like a wood Arbor type, Professional awning attached to the building, etc... This protection would have to be approved by the HOA Architectural & Design Committee before the approval of the SUP.

These would all be conditions set attached to the SUP to keep operating in the Westchester Community.

Thank you,
Rosemary Reed
469-600-9075

cc: David P. Jones
dpjones@GPTX.or



Legislation Details (With Text)

File #:	20-9850	Version:	1	Name:	SU180504B – Specific Use Permit Renewal - 3025 Hardrock Road
Type:	Ordinance	Status:			Public Hearing
File created:	2/28/2020	In control:			Planning and Zoning Commission
On agenda:	3/9/2020	Final action:			
Title:	SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District. City Council Action: March 17, 2020				

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

SU180504B - Specific Use Permit Renewal - 3025 Hardrock Road (Commissioner Fisher/City Council District 1). A six months annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd. The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.

City Council Action: March 17, 2020

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider request for the annual/periodic review of a Specific Use Permit to allow Trucking and Storage Terminal Uses. The 2.94-acre property is located at the northeast Hardrock Rd. and W. Oakdale Rd and addressed as 3025 Hardrock Rd (Council District 1). The property is zoned Planned Development 39 (PD-39) District and within the SH 161 Corridor Overlay District.

ADJACENT LAND USES AND ACCESS:

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

Ordinance 10066-2018 was approved May 15, 2018

Annual inspection August 14, 2019 VIOLATIONS CITED

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).

6-Month Inspection; March 2020:

- Environmental Services found no violations with the exceptions of parking of vehicles and trailers on unimproved surfaces.
- Code Enforcement has since visited the site and found no violations.

PURPOSE OF REQUEST:

As required by Ordinance No. 10466-2018 for Specific Use Permit 1044 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 and/or enforced by the state and federal government.

The applicant is requesting an expansion of their truck and trailer parking operation to exceed the minimum trucking and storage from no more than (5) five to maximum of fifteen (15) trucks and trailers. Compliance with current standard has been sporadic at best.

RECOMMENDATION:

DRC recommends Planning & Zoning Commission extending the SUP with current condition including a six-month review for compliance. Staff recommends the Commission not grant the expansion as requested by the

applicant.

Body

EXHIBIT A



CASE LOCATION MAP

Case Number: SU180504
Trucking & Storage Terminal

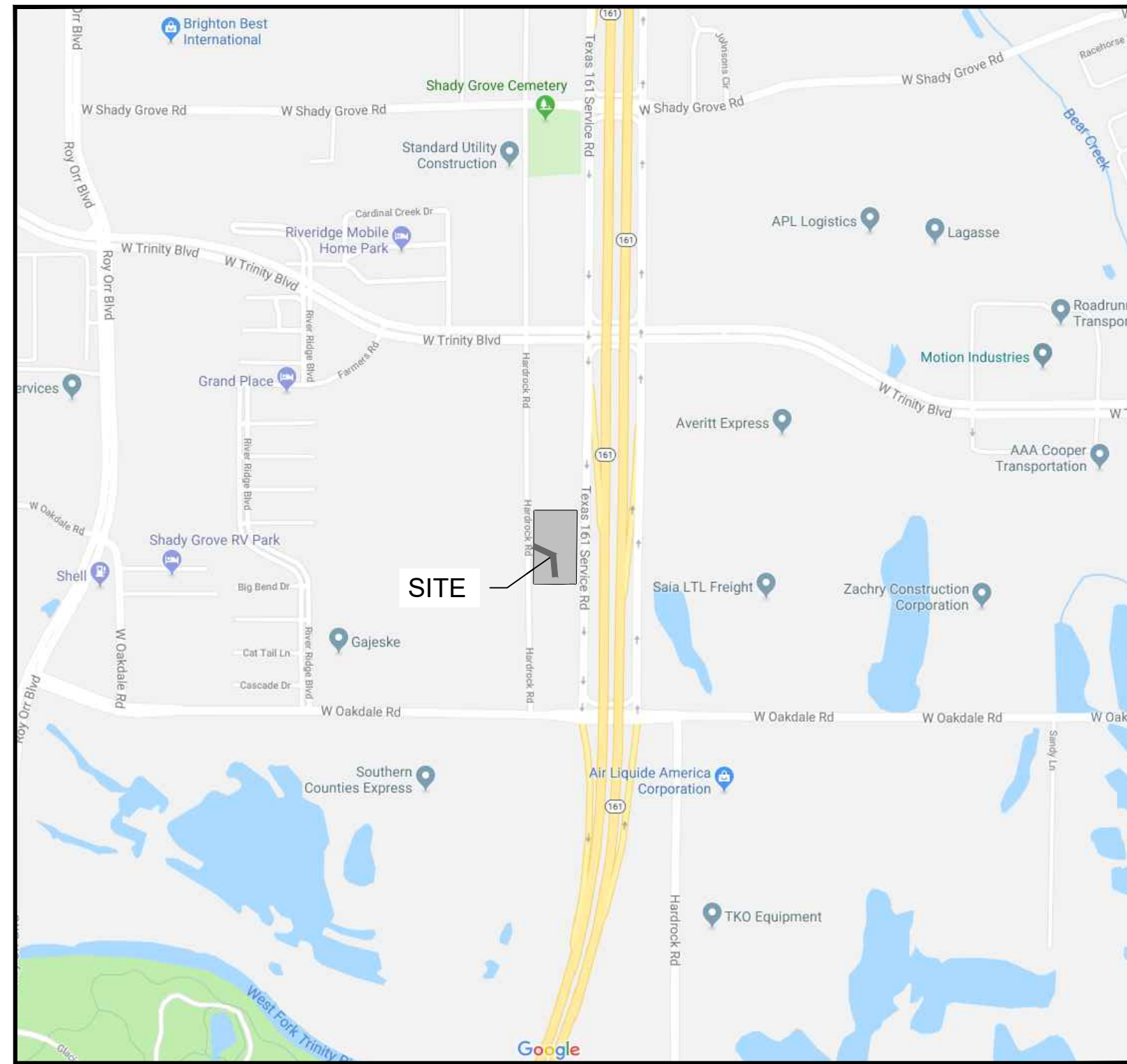


City of Grand Prairie
Planning and Development

(972) 237-8257

www.gptx.org

VICINITY MAP

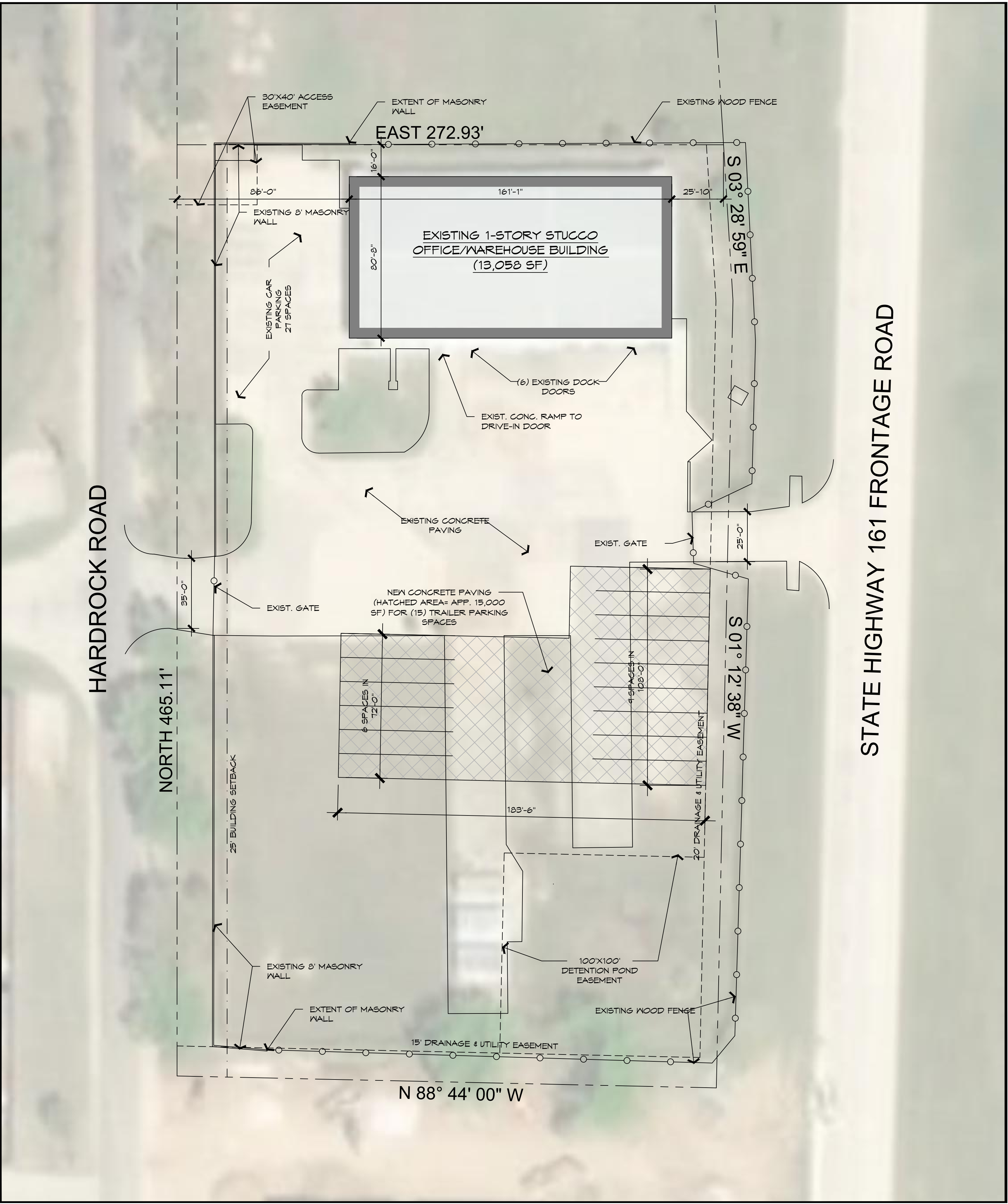


PROJECT DATA

GENERAL SITE INFORMATION:	
SITE ADDRESS:	3025 HARDROCK ROAD GRAND PRAIRIE, TX 75050
LEGAL DESCRIPTION:	
	MATT M LAVAIL BLK A LT 3 LESS ROW ACS 2.9435 INT201600071960 DD03162016 CO-DC 124000A00300 5CP1247000A
ZONING:	
ADJACENT ZONING:	LI - LIGHT INDUSTRIAL LI - LIGHT INDUSTRIAL
SITE AREA:	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
PARKING REQUIRED:	
(OFFICE = 1:325 SF X 2,400 SF = 8 SPACES)	19 SPACES
(WAREHOUSE = 1:1,000 SF X 10,658 SF = 11 SPACES)	
EXISTING PARKING PROVIDED:	27 SPACES
LANDSCAPE INFORMATION:	
LOT AREA:	2.9425 ACRES
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.

1 SITE PLAN
Scale: 1" = 30'-0"

301 S. OAK STREET, STE 100
ROANOKE, TX 76262
PH 1.817.430.3382
RGAARCHITECTS.COM

GA

ARCHITECTS

PRELIMINARY
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.
THIS PRELIMINARY DESIGN
IS RELEASED UNDER THE AUTHORITY OF
JAMES R. GILLAND
TEXAS REGISTRATION NO. 8962
ON DATE INDICATED BELOW.

Site Plan for
Himal Logistics
3025 Hardrock Road
Grand Prairie, TX 75050

#SU180504
HIMAL LOGISTICS

RGA PROJECT NUMBER: 18052

DATE: 2.25.2020

- REVISIONS:
- 2.25.2020 NEW TRAILER PARKING

SHEET:

HIMAL LOGISTICS INC

(A Texas Corporation for Trucking)

Dated: 02/21/2020

Revised Operation Plan

(To be effective only after City approves)

Name of the Business: Himal Logistics Inc

Physical Address: 3025 Hardrock Road, Grand Prairie, TX 75050

Texas Entity Number: 802798003, **EIN:** 82-2593907, **US Dot:** 3046712

Hours of Operation: Office & Warehousing Hours 8 AM to 10 PM

Trucks Per day: 8 Approx. (Tuesday to Thursday), 12 Approx. (Friday & Monday)

Equipment Used in Facility: 3 Forklifts, 1 Yard Truck (Yard Goat)

Parking: Office Car 10, Trucks with Combination of Trailers (52 FT) 15.

Proposed Circulation of Truck Per Day: 8 Approx. (Tuesday to Thursday), 12 Approx. (Friday & Monday)

Proposed Improvements at the facility: Once we get the approval, we will pave the parking place as shown on Drawings.

Please Contact: Mr. Surendra Bagchan (Cell: 469-586-8033) for City Works

Regards,

Sushil Chaugai
Secretary

Reason of Additional Parking at 3025 Hardrock Road, Grand Prairie, TX 75050

Present Parking: 5, Proposed Parking Request for 15 Trucks & Trailers (additional 10 Trucks & Trailers)

1. We have started the business in 2017 with 3 trucks and 5 trailers. Later, as time progresses, we added 7 trucks and 10 trailers more by now.
2. At the time of buying the property for Trucking Business, considering its Area and Warehouse, it has a capacity to park 45 to 60 Trailers and has a capacity to move 25 trucks Daily. But right now, we have 10 trucks and 15 trailers for the year 2020-2021 and daily movement on an average 6 trucks.
3. To maintain break even for the business we must move 10 to 15 trucks. For 10 trucks we need 15 trailers. 10 on transit with the trucks and 5 trailers at warehouse for loading and unloading of the non-hazardous commercial and industrial good (Freight). At present we have been incurring Loss in Business mainly because of moving less trucks than required.
4. Because of less parking permit we failed to meet the compliance of the city planning in Sept 2019. We have tried our best to maintain the compliance till date by reducing the movement of trucks and using other facility to park excess trailers.
5. We have contracted to pave the parking area as shown in the drawings attached herewith to park additional Trailers, if we get the Parking Permit.