



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 8, 2020

6:30 PM

City Hall, Briefing Room

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

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

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/97107337801?pwd=VzVYZCtXMk41YkFkOXR4ZzZncVlJUT09>

Password: gdARBP467f

Or iPhone one-tap :

US: +13462487799,,97107337801#,,1#,570465# or
+16699006833,,97107337801#,,1#,570465#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 408 638 0968 or
+1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 971 0733 7801

Password: 570465

International numbers available: <https://gptx.zoom.us/j/97107337801>

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

Any speaker wishing to visually display documents in connection with a presentation must submit them to sware@gptx.org and chartman@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, June 8th.

**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** [20-10034](#) Approval of Minutes of the May 26, 2020 P&Z meeting.

 Attachments: [PZ Draft Minutes 05-26-2020.pdf](#)

- 2** [20-10033](#) RP200602 - Replat - Grand Prairie Estates, Lot 8-AR, Block U (Commissioner Perez/City Council District 3). Replat of Lots 8-A and 9, Block U, Grand Prairie Estates, combining two lots into one lot on 0.343 acres. Lots 8-A and 9, Block U, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned SF-3, and addressed as 814 and 818 Sanders St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Dave Bentley.

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

None

Public Hearing

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

- 3** [20-10031](#) SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa (Commissioner Fisher/City Council District 1). Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St. The agent is Andres Barragan, the applicant is Jose Artechga, and the owner is Triple B A/C Services.

City Council Action: June 16, 2020

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

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

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

[Exhibit D - Existing Building Elevations.pdf](#)

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 June 5, 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 #: 20-10034 **Version:** 1 **Name:** Approval of Minutes of the May 26, 2020 P&Z meeting.
Type: Agenda Item **Status:** Consent Agenda
File created: 5/26/2020 **In control:** Planning and Zoning Commission
On agenda: 6/8/2020 **Final action:**
Title: Approval of Minutes of the May 26, 2020 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 05-26-2020.pdf](#)

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

From

Chris Hartmann

Title

Approval of Minutes of the May 26, 2020 P&Z meeting.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 26, 2020**

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

COMMISSIONERS ABSENT: Eric Hedin

CITY STAFF PRESENT: Deputy City Manager Bill Crolley, Savannah Ware, Chief City Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. Commissioner Smith gave the invocation, and Commissioner Moser 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 May 11, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P181102A – Amending Plat - Greenway Trails Phase 1 (Commissioner Spare/Council District 6). A request for a correction plat for Greenway Trails Phase 1, renaming four streets. 49.069 acres out of the J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, generally located west of FM 661, east of SH 360, and north U.S. Hwy 287. The applicant is Eddie Echart and DR Horton, Benjamin Clark and Justin Bosworth.

Item #3-P190502A - Amending Plat - Smith I-20 Addition, Lot 1, Block A (Commissioner Connor/City Council District 4). Amending Plat of Lot 1, Block A, Smith I-20 Addition in order to amend and abandon a water easement. Lot 1, Block A, Smith I-20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2490 W Interstate 20. The agent is Eric Spooner, the applicant is Yelena Fiester, GreenbergFarrow, and the owner is Caitlin Kincaid, Texas Roadhouse Holdings, Inc.

PLANNING AND ZONING COMMISSION MINUTES, MAY 26, 2020

Item #4-RP200502 - Replat - Florence Hill Addition No.1, Lots 13R-1 and 13R-2 (Commissioner Spare/City Council District 6). Replat creating Lots 13R-1 and 13R-2, Florence Hill Addition No. 1 on 1.132 acres. Lot 13 and part of Lot 12, Florence Hill Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned PD-84, and addressed as 1301 Alspaugh Ln. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juanito Aguinaga.

Item #5-RP200503 - Replat - Grand Prairie Prize Acres Addition, Lot 15-R, Block M (Commissioner Hedin/City Council District 2). Replat creating Lot 15-R, Block M, Grand Prairie Prize Acres Addition on 0.656 acres. Lot 15 and west 1/2 Lot 14, Block M, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-201, and addressed as 2101 Acosta St, 309 Domingo Dr, and 311 Domingo Dr. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Elizabeth Beard.

Item #6-RP200504 - Replat - Wildlife Commerce Park Addition, Lot 4-R-1-1, Block 1 (Commissioner Fisher/City Council District 1). Replat creating Lot 4-R-1-1, Block 1, Wildlife Commerce Park Addition. The purpose of the replat is to combine Lot 4-R-1 with an unplatted tract of land and add utility easements. Lot 4-R-1, Block 1, Wildlife Commerce Park Addition and Tract 4.3, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, zoned PD-217C and PD-217C1, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of Belt Line Rd and E Wildlife Pkwy. The agent is Cody Hodge, Halff Associates and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.

Commissioner Connor made a motion to approve the minutes of May 11, 2020, approve consent agenda case P181102A, P190502A, RP200502, RP200503, and RP200504. .

Motion: Connor

Second: Smith

Ayes: Coleman, Connor, Fisher Landrum, Moser, Perez, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #7 – SU200501/S200501 - Specific Use Permit/Site Plan - Auto Repair at 2310, 2314, 2318 Poulin (Commissioner Moser/City Council District 5). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave. The agent is Tony Shotwell and the owner is Advantage Financing.

PLANNING AND ZONING COMMISSION MINUTES, MAY 26, 2020

Ms. Ware stated the applicant intends to establish Major Auto Repair and Auto Body & Paint Shop uses in the Light Industrial district. Both uses require a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses, which might be appropriate within a zoning district. Due to the location, functional or operational nature could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative impacts. The use will consist of two metal buildings totaling 8,742 sq. ft. and a fenced and gated parking area. Three businesses will operate at this location; the applicant currently operates a business from 2314. The existing parking area consists of gravel drives and 19 parking spaces, half of which are cover parking. The site also includes nine parking spaces in front of the building. These spaces are located in the right-of-way. The applicant is proposing to add an additional parking area with ten parking spaces south of the building addressed as 2318 Poulin Ave. The applicant is proposing crushed concrete as the parking area surface and is requesting approval of the following phasing plan: Pave half of new parking area to meet City code within one year of SUP approval; and Pave remaining area of new parking area to meet City code within three years of SUP approval. The Solid Waste Division within the Environmental Services Department has requested that the applicant construct a dumpster enclosure. The dumpster location shown on the site plan is located within the right-of-way and is located over a water line. The Development Review Committee has concerns with constructing a permanent structure within the right-of-way and over a water line. DRC recommends that the applicant use a rollaway container to avoid constructing a permanent structure within the right-of-way.

Ms. Ware stated the Development Review Committee recommends approval with the following conditions:

1. No salvaging of vehicles on-site;
2. The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy;
3. The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are pave to City standards;
4. The applicant shall pave one-half of the new parking area within one year of SUP approval;
5. The applicant shall pave the remaining half of the new parking area within three years of SUP approval; and
6. The applicant and operators shall continue garbage service.

Commissioner Moser ask how would we make sure the applicant has garbage service. Ms. Ware stated there is an annual ARB inspections conducted each year. Mr. Dempsey stated the commission could make it a condition under the SUP that they maintain a trash receptacle and provide copies of the maintenance service by Republic.

PLANNING AND ZONING COMMISSION MINUTES, MAY 26, 2020

Chairman Spare asked if the city has had any problems with the owner in the past. Ms. Ware replied no.

Commissioner Coleman said he is familiar with this location, and having a roll out garbage container works better for this location.

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

Tony Shotwell, 309 NE 31st Street, Grand Prairie, TX, stepped forward representing the case and the property owner. Mr. Shotwell stated they are willing to comply with the conditions set by staff and the commission they would keep records of all of the receipts from Republic.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU200501/S200501 as presented and recommended by staff with the following conditions:

1. No salvaging of vehicles on-site; and
2. The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy; and
3. The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are paved to City standards; and
4. The applicant shall pave one-half of the new parking area within one year of SUP approval; and
5. The applicant shall pave the remaining half of the new parking area within two years of SUP approval; and
6. The applicant and operators shall continue garbage service and provide evidence that they have done so upon City request.

The action and vote recorded as follows:

Motion: Moser

Second: Smith

Ayes: Coleman, Connor, Fisher, Landrum, Moser, Perez, Smith, Spare

Nays: None

Approved: 8-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, MAY 26, 2020

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 6:55 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 #:	20-10033	Version:	1	Name:	RP200602 - Replat - Grand Prairie Estates, Lot 8-AR, Block U
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	5/26/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	6/8/2020	Final action:		Final action:	
Title:	RP200602 - Replat - Grand Prairie Estates, Lot 8-AR, Block U (Commissioner Perez/City Council District 3). Replat of Lots 8-A and 9, Block U, Grand Prairie Estates, combining two lots into one lot on 0.343 acres. Lots 8-A and 9, Block U, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned SF-3, and addressed as 814 and 818 Sanders St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Dave Bentley.				

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

RP200602 - Replat - Grand Prairie Estates, Lot 8-AR, Block U (Commissioner Perez/City Council District 3). Replat of Lots 8-A and 9, Block U, Grand Prairie Estates, combining two lots into one lot on 0.343 acres. Lots 8-A and 9, Block U, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned SF-3, and addressed as 814 and 818 Sanders St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Dave Bentley.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Replat of Lots 8-A and 9, Block U, Grand Prairie Estates, combining two lots into one on 0.343 acres. Lots 8-A and 9, Block U, Grand Prairie Estates, City of Grand Prairie, Dallas County, Texas, zoned SF-3, and addressed as 814 and 818 Sanders St.

PURPOSE OF REQUEST:

The purpose of the Replat is to combine two lots into one lot on 0.343 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

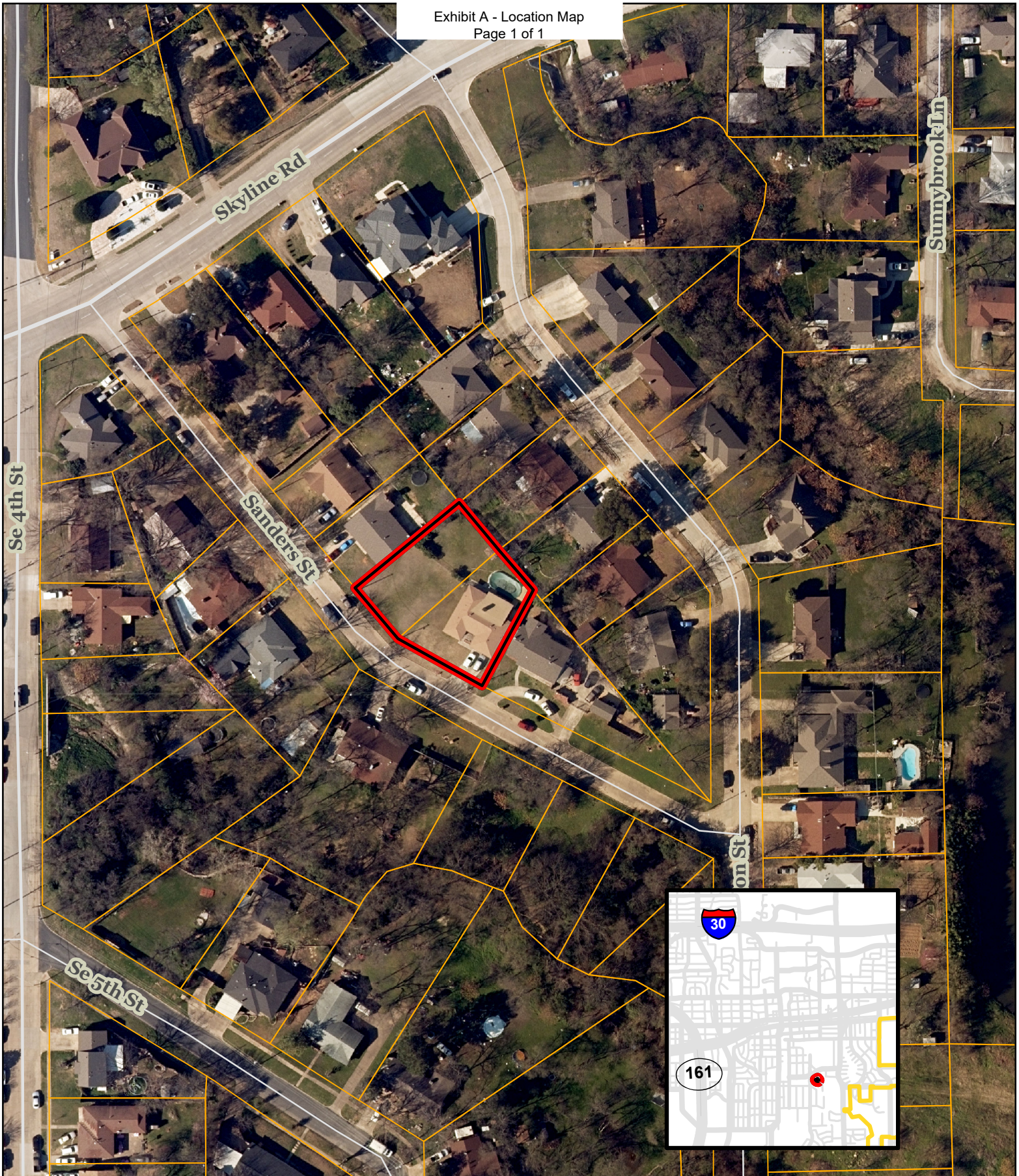
Direction	Zoning	Existing Use
North	SF-3	Single Family Residential
South	SF-3	Single Family Residential
West	SF-3	Single Family Residential
East	SF-3	Single Family Residential

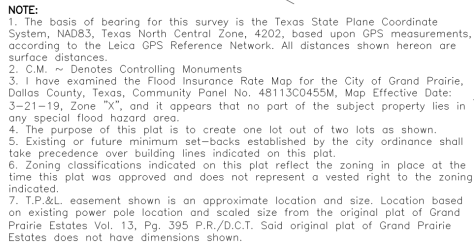
PLAT FEATURES:

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

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.





Notary Public
My Commission Expires:

CASE NO. RP200602



Legislation Details (With Text)

File #:	20-10031	Version:	1	Name:	SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	5/26/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	6/8/2020	Final action:		Final action:	
Title:	SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa (Commissioner Fisher/City Council District 1). Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St. The agent is Andres Barragan, the applicant is Jose Artega, and the owner is Triple B A/C Services. City Council Action: June 16, 2020				

Sponsors:

Indexes:

Code sections:

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

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

From

Chris Hartmann

Title

SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa (Commissioner Fisher/City Council District 1). Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St. The agent is Andres Barragan, the applicant is Jose Artega, and the owner is Triple B A/C Services.

City Council Action: June 16, 2020

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St.

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	Commercial	Undeveloped
South	Single Family-Four	Single Family Residential
East	Commercial	Laser Cut Dies
West	Commercial	Non-Profit Organization

PURPOSE OF REQUEST:

The applicant intends to establish a Car Wash (Full-Service) use in the Commercial (C) district, which requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

SITE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a Car Wash out of an existing site. The site includes a 2,975 sq. ft. building, a drive that runs parallel along the building that connects a driveway at the north of the site and a driveway at the south of the site, and a parking area. The site includes six parking spaces. The applicant will be able to accommodate three cars inside the garage at a time.

Customers will park their car in the designated space in front of the building. After the customer has checked in, an employee will drive the car to the rear of the site and park the vehicle in a designated space or drive it inside the building to begin the car wash. The applicant will have a small waiting area in the front office for customers.

Parking

The Unified Development Code (UDC) requires that auto-related businesses provide a minimum of six parking spaces and this site provides six. Two of the parking spaces are designated for employees, four spaces are for customers, and the building has space for three cars. This means that the site can reasonably accommodate seven customer cars at a time.

Dumpster Enclosure

The UDC requires that areas reserved for refuse storage be screened by a solid non-transparent masonry wall. The applicant is proposing to use a rollaway container instead.

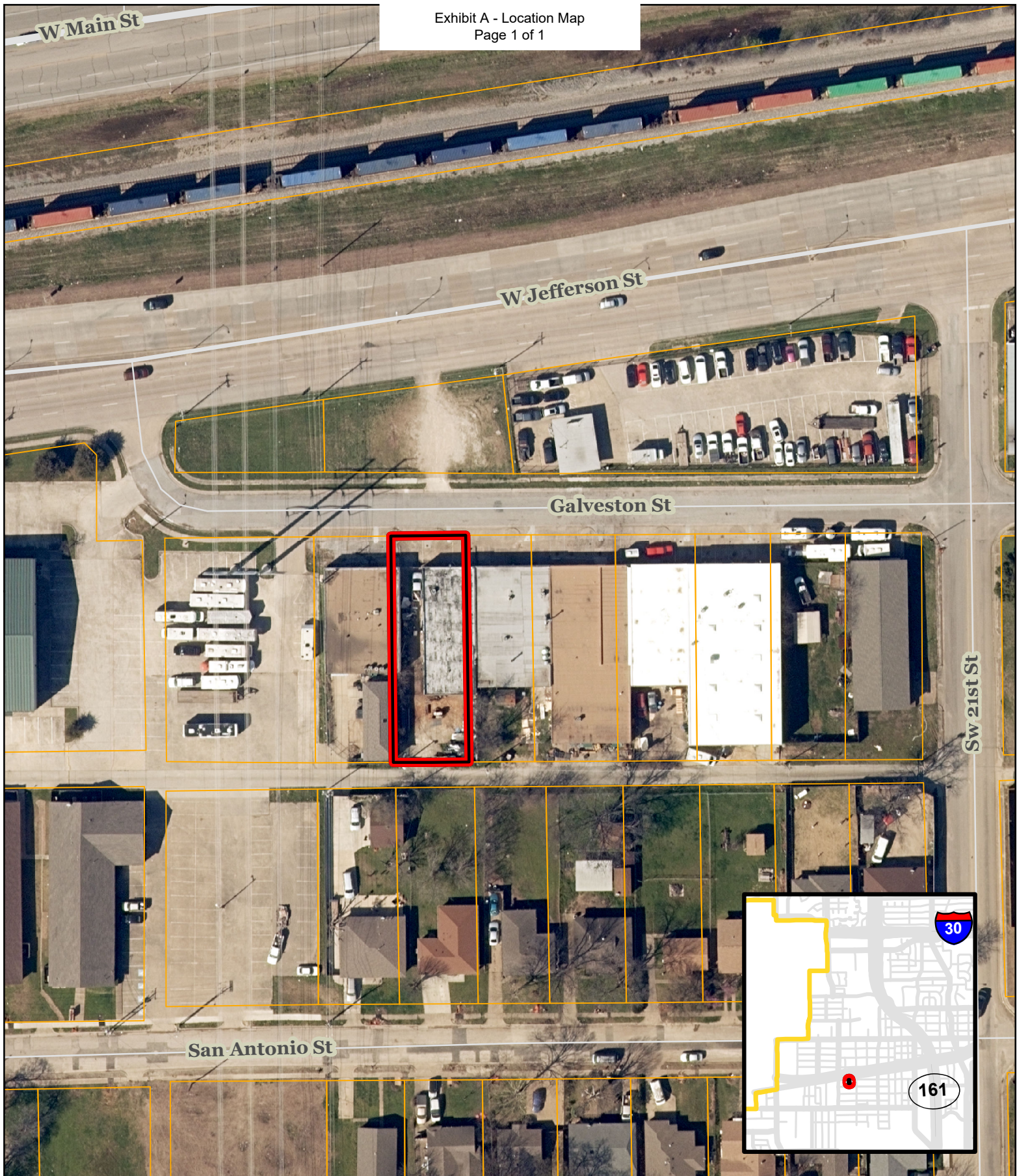
RECOMMENDATION:

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

1. Using City right-of-way for the parking or queuing of vehicles is prohibited.
2. The front parking space shall be designated for customer car drop-off. An employee shall immediately move the car to the rear of the site so that this space is available for the next customer.

3. Operations must comply with the City of Grand Prairie's Auto Related Businesses ordinance.
4. Operations must comply with Environmental Services standards for commercial washing businesses, including installation of a grit trap.
5. The applicant shall paint arrows on the drive to indicate that it is one-way and install signage on the rear of the building to prevent drivers from driving the wrong way.
6. The applicant must obtain approval from Republic Waste Services for a rollaway garbage container.
7. The applicant shall continue commercial garbage collection service and provide evidence of continued service upon the City's request.

Body



CASE LOCATION MAP

Case Number SU200602/S200602

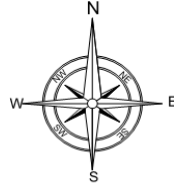
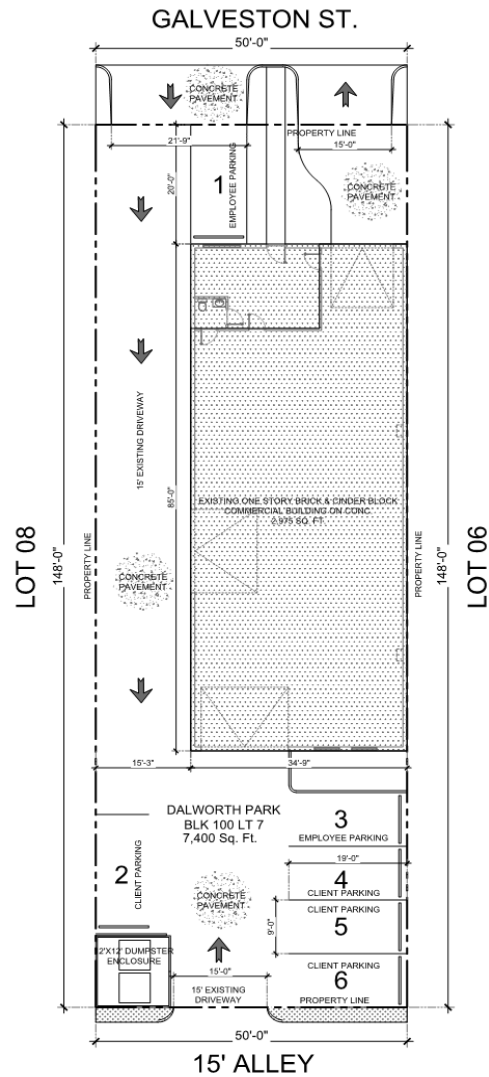
360 Car Spa



City of Grand Prairie
Development Services

(972) 237-8255

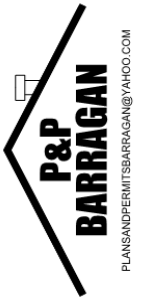
www.gptx.org



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION

1. DALWORTH PARK
2. BLK 100 LT 7
3. -----
4. INT201900243562 DD09112019 CO-DC
5. 2125 GALVESTON ST., GRAND PRAIRIE, TX. 75021



ADDRESS:

2125 GALVESTON ST., GRAND PRAIRIE, TX. 75021

USE:

COMMERCIAL

DRAWN BY:

P&P BARRAGAN

DATE:

04/13/2020

PLAN:

SITE PLAN

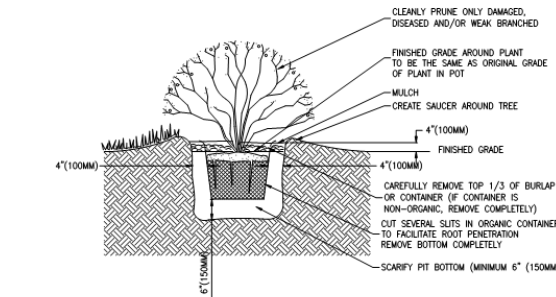
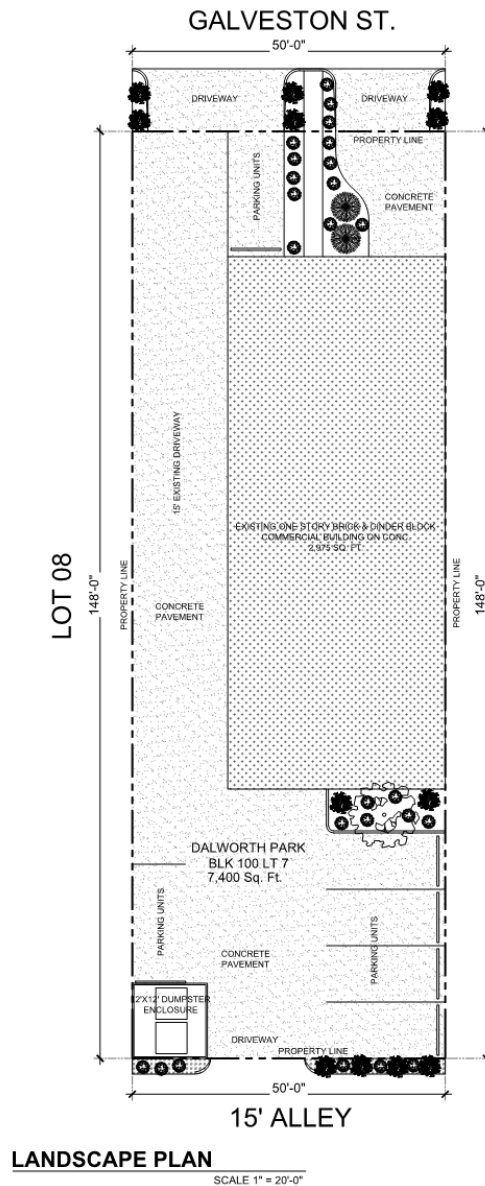
SCALE:

1" = 20'-0"

ZONING CASE #:

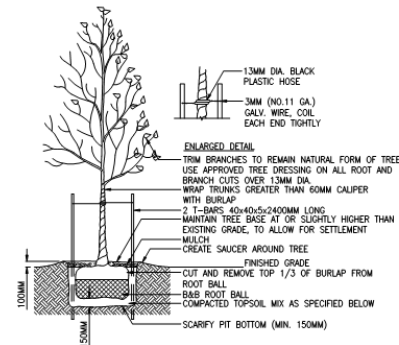
SU200602

A01



SHRUB DETAIL

N.T.S.



MEDIUM TREE DETAIL

N.T.S.

- SPECIFICATIONS:**
1. TOPSOIL MIX, SEE SPEC.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
●	LOR Loropetalum chinensis 'Purple Pixie'	Loropetalum 'Purple Pixie'	27	18"-21" HEIGHT	20" spread, 24" o.c.
●	KO Rosa Hybrida 'Radtko'	Double knock out rose	15	36" HEIGHT	36" spread, 36" o.c.
●	WM Myrica cerifera	Wax-myrtle, Southern	1	2" CALIPER	EXISTING SMALL TREE
●	AA Arborvitae	Emerald Green	2	2" CALIPER	EXISTING SMALL TREE

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES:

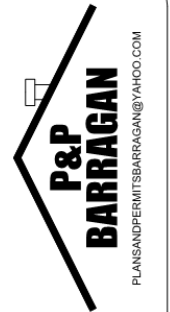
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLATING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL ENDING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
8. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATIONS PERMITS.

MAINTENANCE NOTES:

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

AREA DISTRIBUTION

SURFACE MATERIAL	% LOT COVERAGE	PATTERN
CONCRETE PAVEMENT	3,995 SQ. FT. (54%)	
BUILDING	2,954 SQ. FT. (40%)	
GROSS GRASS	448 SQ. FT. (6%)	



ADDRESS:

2125 GALVESTON ST., GRAND PRAIRIE, TX. 75021

USE:

COMMERCIAL

DRAWN BY:

P&P BARRAGAN

DATE:

04/13/2020

PLAN:

LANDSCAPE PLAN

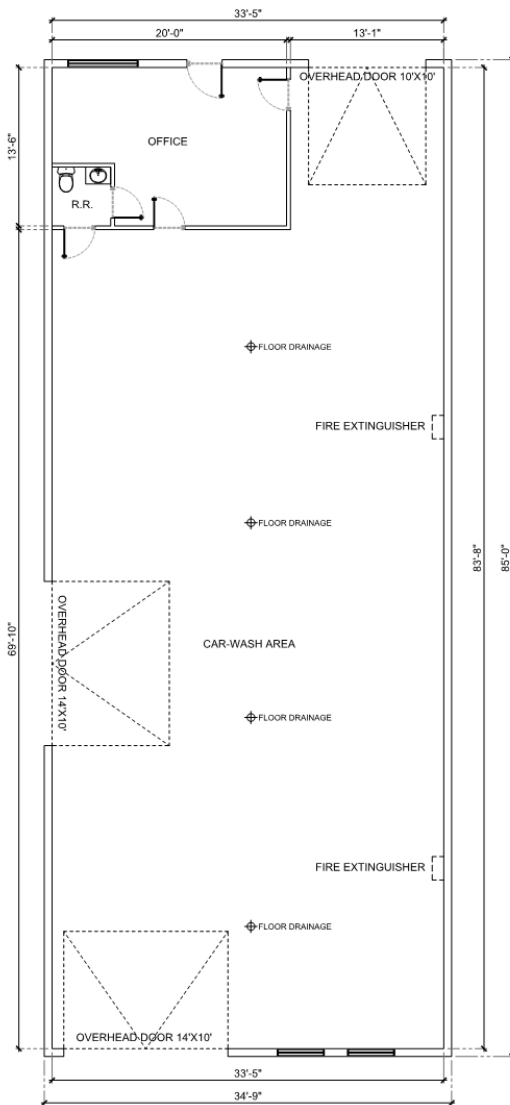
SCALE:

1" = 20'-0"

ZONING CASE #:

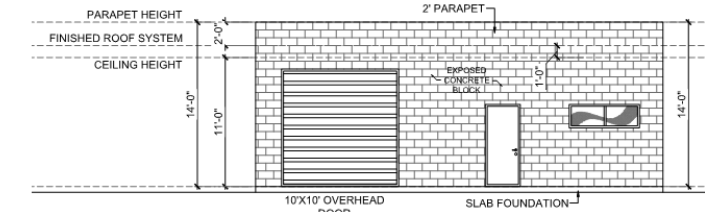
SU200602

A02



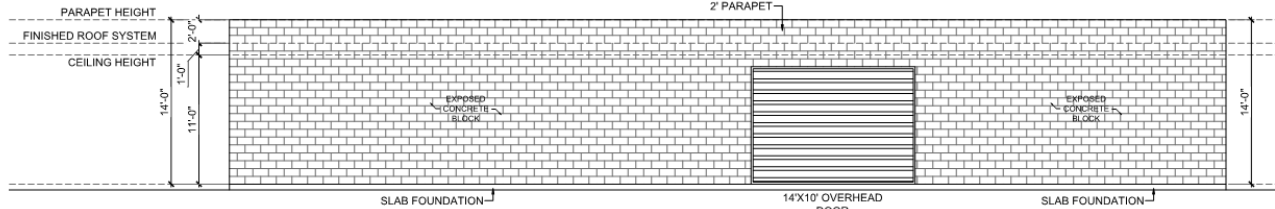
EXISTING FLOOR PLAN

SCALE 3/32" = 1'-0"



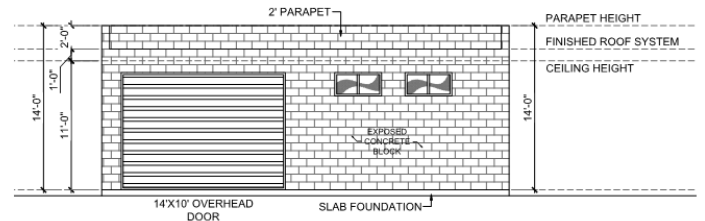
EXISTING FRONT ELEVATION

SCALE 3/32" = 1'-0"



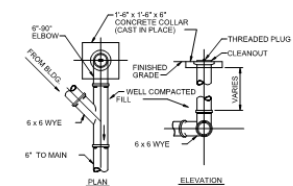
EXISTING RIGHT ELEVATION

SCALE 3/32" = 1'-0"



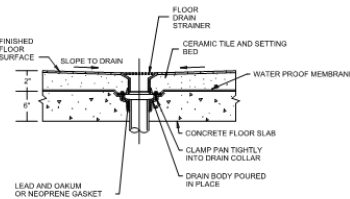
EXISTING REAR ELEVATION

SCALE 3/32" = 1'-0"



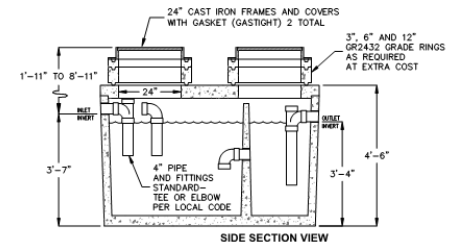
BUILDING SEWER CLEANOUT

N.T.S.



FLOOR DRAIN

N.T.S.



SIDE SECTION VIEW

OPERATING CAPACITY: 320 GALLONS.

DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 1'-8" EARTH COVER.

BEDDING NOTE: SUITABLE SUB-BASE BEDDED WITH GR. SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION
CONTACT JENSEN PRECAST.

PROPOSED GRIT TRAP

N.T.S.

GRIT TRAP CALCULATION		
REQUIREMENT	DEMAND	TOTAL
1003.4.2.2 Gasages and Service Stations 0.168 m ³ (6 ft ³) / PURE 100 SQFT 0.028 m ³ (1 ft ³) / each 100 SQFT ADDITIONAL	2,660 SQFT	28.6 ft ³ (214 gal)
MINIMUM GRIT TRAP CAPACITY REQUIRED		28.6 ft ³ (214 gal)
PROPOSED GRIT TRAP CAPACITY		43 ft ³ (320 gal)

**NOTE: SANITARY SEWER ELEMENTS
SHOWN ARE FOR REZONING PURPOSE,
LOCATION TO BE DETERMINED ACCORDING
TO FINAL APPROVED FLOOR PLAN**

**P&P
BARRAGAN**

PLANSANDPERMITSBARRAGAN@YAHOO.COM

ADDRESS:

2125 GALVESTON
ST., GRAND
PRAIRIE, TX.
75021

USE:

COMMERCIAL

DRAWN BY:

DATE: _____

04/13/2020

PLAN:

SCALE:

$$3/32'' = 1'-0''$$

ZONING CASE #:

SU200602

A03