



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 13, 2020

6:30 PM

Video conference

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/91813077185?pwd=SHFCQkduaWNqMU5GT2swMUIHeG1Bdz09>

Password: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,91813077185#,,,0#,,8764715614# or
+14086380968,,91813077185#,,,0#,,8764715614#

Or Telephone:

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

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

Webinar ID: 918 1307 7185

Password: 8764715614

International numbers available: <https://gptx.zoom.us/j/91813077185?pwd=SHFCQkduaWNqMU5GT2swMUIHeG1Bdz09>

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 msespinoza@gptx.org in PDF format no later than 3:00 o'clock p.m. on Monday, July 13th.

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 [20-10090](#) Approval of Minutes of the June 22, 2020 P&Z meeting.

 Attachments: [PZ Draft Minutes 06-22-2020.pdf](#)

- 2 [20-10093](#) P200703 - Preliminary Plat - Prairie Gate Addition Phase 2, Lots 2 & 3, Block A (Commissioner Hedin/City Council District 2). Preliminary Plat of Lots 2 and 3, Block A, Prairie Gate Addition, creating two lots on 10.646 acres. Lots 2 and 3, Block A, Prairie Gate Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development -19 and is within Interstate Highway 20 (IH-20) Overlay Corridor District, generally located southwest of Fish Creek Road and Westcliff Road. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Westcliff Road Office, LLC.

 Attachments: [Location Map](#)
 [Exhibit B1 Prairie Gate P200703](#)
 [Exhibit B2 Prairie Gate P200703](#)

- 3 [20-10094](#) P200704 - Final Plat - Rocha Addition, Lot 1, Block 1 (Commissioner Perez/City Council District 3). Final Plat of Lot 1 Block 1, Rocha Addition, creating one single-family residential lot on 0.729 acre. Lot 1, Block 1, Rocha Addition, 0.729 acre tract situated in the Pablo Mansola Survey, Abstract No. 992, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-302 (PD-302) Single Family Detached Residential District, generally located east of SW 3rd Street and approximately 132 feet north of W. Phillips Street. The agent is Luke Keeton, Keeton Surveying Co., the applicant is Jannette Rocha, and the owner is Juan Rocha.

Attachments: [Location Map](#)

[Exhibit B Rocha P200704](#)

Public Hearing Postponement, Recess, and Continuations

- 4 [20-10077](#) S200603 - Site Plan - Hunter Ferrell Logistics Park (City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood. (On June 22, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0)

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

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

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

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

[Exhibit E - Building Elevations for Building B.pdf](#)

[Exhibit F - Landscape Plan for Building A.pdf](#)

[Exhibit G - Landscape Plan for Building B.pdf](#)

Legislative History

6/22/20	Planning and Zoning Commission	Tabled to Council
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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.

Public Hearing

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

- 5** [20-10096](#) SU200701/S200701 - Specific Use Permit/Site Plan - Shift Forward Auto (Commissioner Fisher/City Council District 1). Specific Use Permit & Site Plan request for Auto Dealer (Internet Only). Lots 9 and 10, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C), within Central Business District No. 1, and addressed as 2429 Dalworth Street, Suite 102. The applicant is Maurice Williams and the owner is Michael Moussa.

City Council Action: August 4, 2020

Attachments: [Exhibit A Location Map](#)

[SU200701 S200701 Shift Forward Auto SP Exhibit B1](#)

[SU200701 S200701 2429 Dalworth Ste. 101-104 Exhibit B2 SP](#)

[Shift Forward Auto Revised 06-30-20 Operational Plan Exhibit C](#)

[Exhibit D Exterior Elevation1](#)

- 6 [20-10097](#) SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (City Council District 2). Specific Use Permit and Site Plan for Texas Trust Credit Union, a 4,280 sq. ft. building with three drive-through lanes. Lot 1R2, Block 1, Kohl's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-21, within the IH-20 Corridor Overlay District, and addressed as 5850 W IH-20. The agent is Oculus Inc., the applicant is Amy Scherer, L. Keeley Construction, and the owner is Alan Barbee, Texas Trust Credit Union.
- City Council Action: August 4, 2020**

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Appendix F Menu Items.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 _____

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 #: 20-10090 **Version:** 1 **Name:** Approval of Minutes of the June 22, 2020 P&Z meeting.
Type: Agenda Item **Status:** Consent Agenda
File created: 6/18/2020 **In control:** Planning and Zoning Commission
On agenda: 7/13/2020 **Final action:**
Title: Approval of Minutes of the June 22, 2020 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 06-22-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Approval of Minutes of the June 22, 2020 P&Z meeting.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 22, 2020**

COMMISSIONERS PRESENT: Vice-Chairperson Shawn Connor, Secretary Max Coleman, and Commissioners, Cheryl Smith, Julia Perez, Bill Moser, Clayton Fisher, Eric Hedin.

COMMISSIONERS ABSENT: Josh Spare, Warren Landrum

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

Vice-Chairperson Shawn Connor called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Coleman 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 June 8, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P170105A - Amending Plat - QT 946 Addition, Lot 2, Block 1 (Commissioner Spare/City Council District 6). Amending Plat of Lot 2, Block 1, QT 946 Addition to adjust the location of the detention easement. Lot 2, Block 1, QT 946 Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-342, within the IH-20 Corridor Overlay District, and addressed as 4043 Lake Ridge Pkwy. The agent is Doug Stewart, Texas Heritage Survey and the owner is Jay Patel, Fusion Lodging, LLC

Item #3 -RP200402 - Replat - Mira Lagos No. H Addition, Lots 7R and 8R, Block D (Commissioner Spare/City Council District 6). Consider a request for a replat to move lot line between Lots 7R and 8R. Located at 2819 and 2823 Mariposa Dr. Legally described as Mira Lagos No. H Addition, Lots 7 and 8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned for Planned Development 271C. The applicant is Robert Garcia, Grand Homes.

PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

PUBLIC HEARING TABLE ITEM #4 SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (Commissioner Hedin/City Council District 2).

Commissioner Moser moved to approve the minutes, cases P190105A and RP200402, and table case SU200604/S200604.

Motion: Moser

Second: Perez

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

Nays: None

Approved: 7-0

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item #5-S200203 - Site Plan - Molto Warehouses at Hwy 161 and Rock Island Rd (Commissioner Fisher/City Council District 1). Site Plan for a 205,000 SF warehouse & a 250,000 SF warehouse on 1 lot. 42.78 acres out of the John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within the SH-161 Corridor Overlay District, generally located southeast of SH 161 Service Road and W. Hardrock Road, and addressed as 3545 Hardrock Road, Grand Prairie, Texas. The applicant is Drew Hayes, Method Architecture, the consultant is Anna Medvedeva, Langan Engineering, and the owner is Chad Parrish, Molto Properties.

Mr. Lee stated the proposal includes two rear-loaded office/warehouse-buildings along the State Highway 161 Corridor. The buildings are speculative and will be develop without specific tenants.

- Building A is 202,175 sq. ft. The site will be accessible from two commercial drives off northbound State Highway 161 Service Road and includes a south-facing truck dock with twenty-two overhead doors.
- Building B is 252,555 sq. ft. The site will be accessible from three commercial drives with two off of northbound State Highway 161 Service Road one from east bound Rock Island Road. Building B proposes a south-facing truck dock with fifty-one overhead doors.

Mr. Lee stated the Development Review Committee recommends approval with the following conditions:

1. Subject to Planning & Zoning Commission approval of Traffic Impact Analysis as submitted.

PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Commissioner Fisher asked staff to address the Commission on the Industrial moratorium. Ms. Ware stated City Council adopted an ordinance of new Industrial Development Standards designs in September 2019. Appendix X recognizes the benefits of integrating all three elements Site Design, Building Design & Materials, Landscaping & Screening when large, multi-phased industrial campus/site are being plan.

Commissioner Coleman stated this is a good use, because this site is not good for retail.

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

Chad Parrish with Molto Properties, 2101 Citywest Blvd., Houston, TX was present to represent the case.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU200602/S200602 per staff's recommendations. The action and vote recorded as follows:

Motion: Coleman

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**

Item #6-S200603 - Site Plan - Hunter Ferrell Logistics Park (Commissioner Fisher/City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood.

Vice-Chairperson Shawn Connor stated the applicant requested this case be table.

There being no further discussion on the case commissioner Moser moved to table case SU200602/S200602. The action and vote recorded as follows:

Motion: Moser

Second: Smith

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

PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Nays: None

Tabled: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #3 – SU200603 - Specific Use Permit - Camp Wisdom Plaza (Commissioner Connor/City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation a Specific Use Permit for Beer/Wine Sales in a proposed Convenience Store with Gasoline Sales. A portion of Tracts 2C05 and 2C05A, John W Harwood Survey, Abstract No. 661, City of Grand Prairie, Tarrant County, Texas, zoned PD-130, and generally located at the northwest corner of W Camp Wisdom Rd and Lynn Rd. The applicant is Houshang Jahuani, Jahani Consulting Engineers Inc., and the owner is Anil Pathak.

Ms. Ware stated this request is for a Specific Use Permit to allow Beer/Wine Sales in a proposed Convenience Store. PD-130 states that additional uses shall be allow, as prescribed in Section B-100 of the Comprehensive Zoning Ordinance for the General Retail District, upon approval of a Specific Use Permit. Section B-100 shows that the Sale of Alcoholic Beverages for Off-Premise Consumption 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. Residents from the adjacent neighborhood raised concerns about traffic, noise, and lighting during the Planning and Zoning Commission meeting and City Council meeting for Case Number S200101. Approval of this Specific Use Permit will increase the items available for purchase at the proposed Convenience Store. This could increase the number of trips generated by the Convenience Store and increase the negative impacts generated by this use. City Council may establish conditions of operation, location, arrangement and construction of any authorized special use. City Council may impose such development standards and safeguards as conditions warrant for the welfare and protection of adjacent properties and citizenry. Given the proximity of this location to an existing neighborhood, citizens' concerns about traffic, noise, and lighting, and the possibility that adding this use could exacerbate potential negative impacts of the proposed development, staff recommends the following conditions:

- The applicant shall construct the required masonry screening wall with Phase 1;
- The masonry screening wall shall be a minimum of eight feet in height;
- The applicant shall provide a landscape buffer along the screening wall that is at least 15 feet wide; and
- The applicant shall plant native shade trees, a minimum of three inches in caliper, every 15 feet in the landscape buffer.

PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Commissioner Moser stated the convenience store is a permitted use by right the request is for an SUP to be able to sell beer and wine. He stated he read the emails in opposition to this case, but this case is not for the sales of liquor.

Commissioner Smith stated the use is allow by right and the site plan was approved back in January for a convenience store, what concerns her is the adjacent neighbors having to look at a screening wall behind their homes. Ms. Ware stated the screening wall would need to be place on the property line with an additional landscaping buffer.

Commissioner Smith asked if there were any meetings held with the developer and property owners.

Vice-Chairperson Shawn Connor stated there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item. At this time, Vice-Chairperson Connor read the names of individuals in opposition to this case:

Eric & Shawna Anderson, Brenda Rogers, Chris Brown, David Gerber, Philip Peacock, Rashida Beaseley, Taneka Brown, Terry Osmun, Jill Buchanan, Duane Shorter

Andrew Ruegg and Dallas Cothrum with Masterplan a Land Use Consultant, 2201 Main Street, Suite 1280, Dallas, TX were present representing the case. Mr. Cothrum gave a presentation and stated they would reduce the hours of operation to 6am to 12am and would be constructing an 8ft masonry wall with additional landscaping as screening. He stated the operation could run effectively at this location.

Vice-Chairperson Connor asked if they had met with the adjacent homeowners. Mr. Cothrum replied no, not an actual meeting, but did speak with some homeowners and the HOA.

Commissioner Coleman asked if there would be a drive though window. Mr. Cothrum replied no, there would be no drive through window all sales would be conduct in side.

Commissioner Smith stated, as a good neighbor they should meet with the HOA, because citizens are the ones that live next to this development.

Commissioner Perez asked if the beer and wine sales are not allow would the hours of operation change. Mr. Cothrum replied no.

Scott and Sharon Whittaker, 2741 White Oak Drive, Grand Prairie, TX stated they have lived in this neighborhood for the past 33 years and they do not have an HOA. This neighborhood has younger families with children and having beer and wine at this location is not a good idea. She

PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

stated there would be a lot of traffic coming and going into their neighborhood. They do not want to see trash, nor do they want their property values to increase.

Commissioner Moser stated he understands Ms. Whittaker, but this will be a convenience store even if this SUP is not approve.

Bob Rein, 2716 White Oak Drive, Grand Prairie, TX, stated he is in strong opposition to this request.

Lori Rein, 2716 White Oak Drive, Grand Prairie, TX, asked that the SUP be deny.

Christian Brown, 5120 Garden Oaks Place, Grand Prairie, TX, stated he understands they have a right to go in, but he strongly opposes the beer and wine sale.

Victoria Hess, 2721 White Oak Drive, Grand Prairie, TX, stated she would like to thank her neighbors for rallying in January when the site plan came before the commission. She stated there are plenty of beer and wine sales in the area.

Commissioner Smith stated she like to thank Victoria Hess for coming to the meeting and speaking out.

David Gerber, 5128 Garden Oaks Place, Grand Prairie, TX stated he is good with the store, but not the beer and wine sales.

Jeff Hess, 2721 White Oak Drive, Grand Prairie, TX, asked if they are approve for 12 midnight, and decide to change their hours, could they do that. Ms. Ware stated the hours of operation would be noted the ordinance and if they do not comply, they could lose their SUP.

Dallas Cothrum stepped forward for a rebuttal. He stated they would only have one vendor and would be making one delivery trip a week. If they wish, they could limit the beer and wine advertisement.

There being no further discussion on the case commissioner Smith moved to close the public hearing and deny case SU200602/S200602. The motion failed in lack of a second.

Commissioner Coleman moved to close the public hearing and approve case SU200602/S200602 per staff's recommendations and the hours of operation to be from 6am to 12am.

PLANNING AND ZONING COMMISSION MINUTES, JUNE 22, 2020

Commissioner Moser stated he would like to make sure the citizens understand that the Planning Commission is a recommending body and this case would be forward to the city council for final consideration, and could over rule their recommendation.

Commissioner Smith said she stands strong on her decision and does not believe the SUP is a need at this location; there are too many beer and wine sale in the area.

The action and vote recorded as follows:

Motion: Coleman

Second: Perez

Ayes: Coleman, Connor, Fisher, Hedin, Landrum, Moser, Perez

Nays: Smith

Approved: 6-1

Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 8:56 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 #:	20-10093	Version:	1	Name:	P200703 - Preliminary Plat - Prairie Gate Addition Phase 2, Lots 2 & 3, Block A
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/18/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/13/2020	Final action:		Final action:	
Title:	P200703 - Preliminary Plat - Prairie Gate Addition Phase 2, Lots 2 & 3, Block A (Commissioner Hedin/City Council District 2). Preliminary Plat of Lots 2 and 3, Block A, Prairie Gate Addition, creating two lots on 10.646 acres. Lots 2 and 3, Block A, Prairie Gate Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development -19 and is within Interstate Highway 20 (IH-20) Overlay Corridor District, generally located southwest of Fish Creek Road and Westcliff Road. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Westcliff Road Office, LLC.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Location Map Exhibit B1 Prairie Gate P200703 Exhibit B2 Prairie Gate P200703				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200703 - Preliminary Plat - Prairie Gate Addition Phase 2, Lots 2 & 3, Block A (Commissioner Hedin/City Council District 2). Preliminary Plat of Lots 2 and 3, Block A, Prairie Gate Addition, creating two lots on 10.646 acres. Lots 2 and 3, Block A, Prairie Gate Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development -19 and is within Interstate Highway 20 (IH-20) Overlay Corridor District, generally located southwest of Fish Creek Road and Westcliff Road. The applicant is Chase Debaun, Aerofirma Corporation and the owner is Westcliff Road Office, LLC.

Presenter

Charles Lee, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Preliminary Plat to establish a multifamily lot and an office development lot on 10.646 acres to accommodate the immediate development of Prairie Gate Phase 2. Situated in the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, the is zoned Planned Development-19 (PD-19)

District and is located within the Interstate-20 (IH-20) Overlay Corridor District., generally located southwest of Fishcreek Road and Westcliff Road.

ADJACENT LAND USES AND ACCESS:

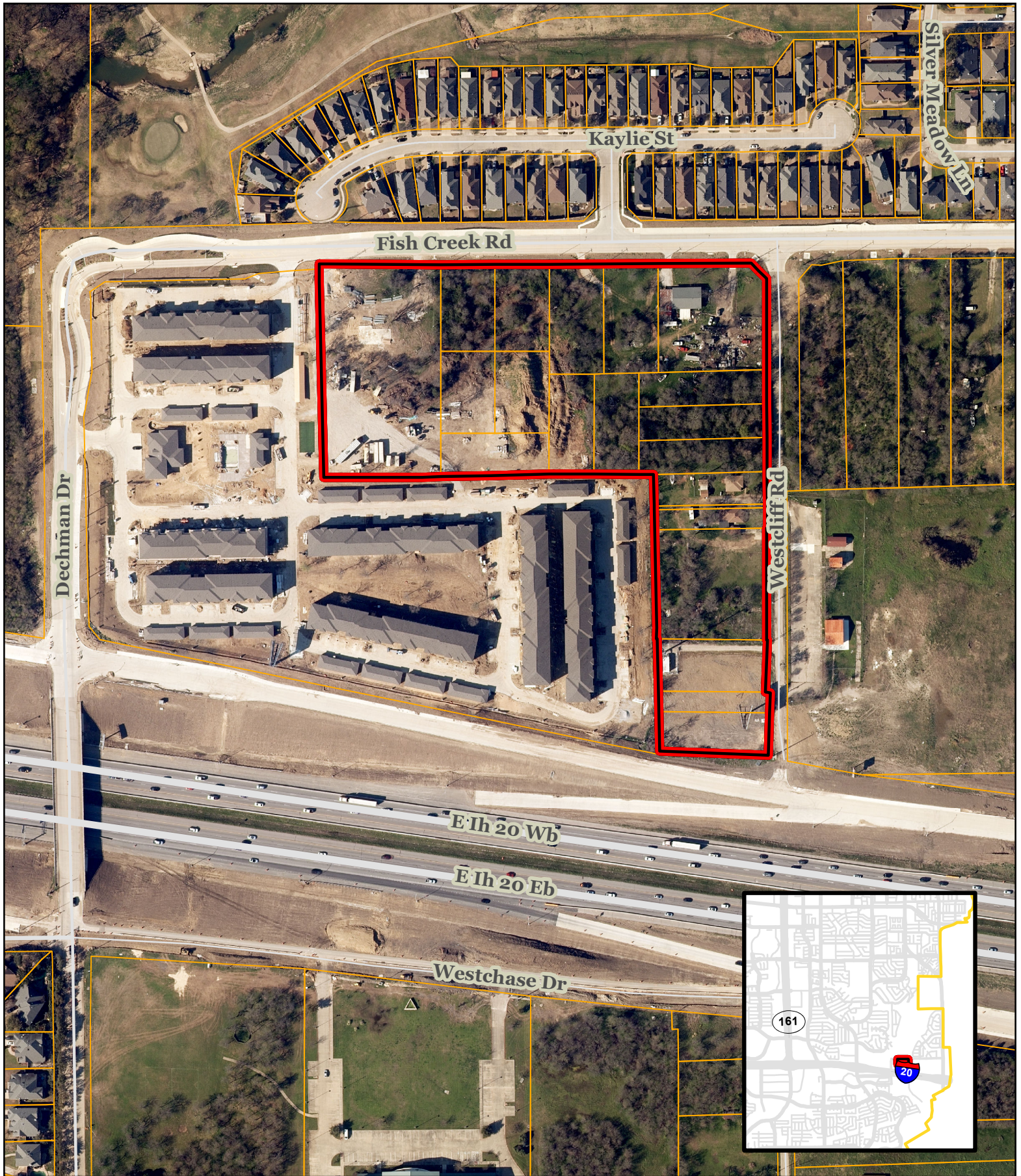
Direction	Zoning	Existing Use
North	PD-305 within the I-20 Corridor Overlay District	Hunter's Glen Single Family Res
South	PD-23 within the I-20 Corridor Overlay District	Oaks Baptist Church
East	PD-18 and within the I-20 Corridor Overlay District	Former Fun City, Undeveloped
West	PD-19 and within the I-20 Corridor Overlay District	Prairie Gate Phase 1

COMMENTS:

The Planning & Zoning Commission (March 9, 2020) and City Council (March 17, 2020) authorized a site plan for a 205-unit multifamily residential development and an office building on the above referenced property. The associated preliminary plat shall establish the boundaries, identify and dedicate the necessary easements and required rights-of-way to accommodate the development of the property and associated public improvements.

RECOMMENDATION

The Development Review Committee recommends approval.



CASE LOCATION MAP

Case Number P200703

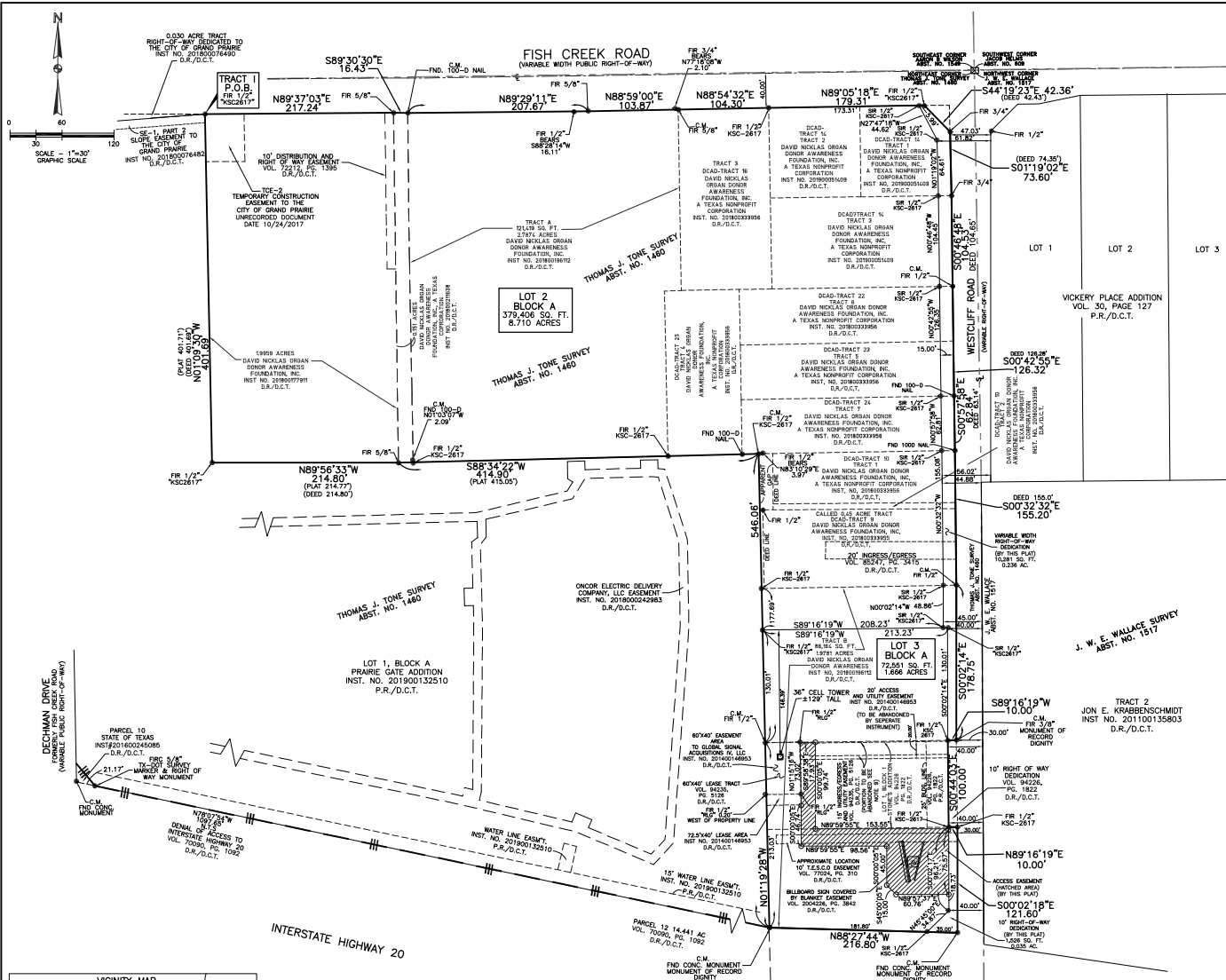
Prairie Gate Addition Phase 2
Lots 2 & 3, Block A



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org

**DEDICATION:**

STATE OF TEXAS;
COUNTY OF DALLAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT David Nicklas Organ Donor Awareness Foundation, Inc. a Texas nonprofit corporation, do hereby adopt this plat designating the hereon above described property as LOT 2, AND 3, BLOCK A, PRAIRIE GATE ADDITION PHASE TWO, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever, the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements or stormwater management area. 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 at _____ County Texas this ____ day of _____, 2020.

Isabelle DeBoun
(Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS;
COUNTY OF DALLAS;

Before me the undersigned authority, a Notary Public, on this day personally appeared Isabelle DeBoun 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ day of _____, 2020.

NOTARY PUBLIC
My Commission Expires _____

**PRELIMINARY PLAT
LOTS 2 AND 3
BLOCK A
PRAIRIE GATE ADDITION PHASE TWO**
CONTAINING 463,763 SQ. FT. OR 10.646 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A PLAT OF
10.646 ACRES OF LAND IN THE
THOMAS J. TONE SURVEY
ABSTRACT NO. 1460
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

DATE: MARCH 30, 2020
REVISED: JUNE 26, 2020
REVISED: JUNE 29, 2020

CASE NO. P200703

PAGE 1 OF 2

OWNERS:

DAVID NICKLAS ORGAN DONOR
AWARENESS FOUNDATION, INC.
A TEXAS NONPROFIT CORPORATION
2935 S. BELTLINE ROAD
GRAND PRAIRIE, TX 75052

PREPARED BY:

KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL: kee4019@attglobal.net
PHONE: (972) 641-0843 FAX: (972) 647-0154

OWNERS CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, David Nicklas Organ Donor Awareness Foundation, Inc. a Texas nonprofit corporation, a 10.646 acre tract of land out of the Thomas J. Tone Survey, Abstract No. 1460, in the City of Grand Prairie, Dallas County, Texas, said 10.646 acres being composed of the following tracts; a 1.9959 acre tract in deed to David Nicklas Organ Donor Awareness Foundation, Inc. recorded in Instrument No. 201800177911; Deed Records, Dallas County, Texas (herein referred to as D.R./D.C.T.), a called 0.151 acre tract described in deed to David Nicklas Organ Donor Awareness Foundation, Inc., a Texas Corporation recorded in Instrument No. 201800211636, D.R./D.C.T., a called 2.7874 acre tract in deed to David Nicklas Organ Donor Awareness Foundation, Inc. (called Tract A per deed) recorded in Instrument No. 201800196112, D.R./D.C.T., seven tracts (called Tract 1 per deed ~ Tract 10 per DCAD, Tract 2 per deed ~ Tract 10 per DCAD, Tract 3 per deed ~ Tract 16 per DCAD, Tract 4 per deed ~ Tract 25 per DCAD, Tract 5 per deed ~ Tract 23 per DCAD, Tract 6 per deed ~ Tract 22 per DCAD), Tract 7 per deed ~ Tract 24 per DCAD) in deed to David Nicklas Organ Donor Awareness Foundation, Inc. a Texas nonprofit corporation recorded in Instrument No. 201800333956, D.R./D.C.T., three tracts (called Tract 1, 2, and 3 per deed ~ Tract 14 per DCAD) in deed to David Nicklas Organ Donor Awareness Foundation, Inc. a Texas nonprofit corporation recorded in Instrument No. 201900051406, D.R./D.C.T., a called 0.45 acre tract (Tract 9 per DCAD) in deed to David Nicklas Organ Donor Awareness Foundation, Inc. recorded in Instrument No. 201800333955, D.R./D.C.T., and a called 1.9781 acre tract (called Tract B per deed) in deed to David Nicklas Organ Donor Awareness recorded in Instrument No. 201800196112, D.R./D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap marked KSC-2617 set at the northwest corner of said 1.9959 acre tract, and also the most north, northeast corner of Lot 1, Block A, Prairie Gate Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Instrument No. 201900132510, of the Plat Records of Dallas County, Texas, said point also being the northeast corner of a 0.030 acre tract dedicated to the City of Grand Prairie for right-of-way, recorded in Inst. No. 201800076490, D.R./D.C.T., and being in the south line of Fish Creek Road (variable width right of way);

THENCE N. 89°37'03" E., with the common line of said 1.9959 acre tract and Fish Creek Road, a distance of 217.24 feet to a 5/8 inch iron rod found for the northeast corner of said 1.9959 acre tract, and the northwest corner of said 0.151 acre tract;

THENCE S. 89°30'30" E., with the common line of said 0.151 acre tract and Fish Creek Road, a distance of 16.43 feet to a found 100-D nail for the northeast corner of said 0.151 acre tract and the northwest corner of said Tract A;

THENCE N. 89°29'11" E., with the common line of said Tract A and Fish Creek Road, a distance of 207.67 feet to a 5/8 inch iron rod found for angle point, from which a 1/2 inch iron rod found bears: S. 88°28'14" W., 16.11 feet;

THENCE N. 88°59'00" E., continuing with the common line of said Tract A and Fish Creek Road, a distance of 103.87 feet to a 5/8 inch iron rod found for the northeast corner of said Tract A and the northwest corner of (Tract 3 per deed ~ Tract 16 per DCAD), from which a 3/4 inch iron rod found bears: N. 77°18'08" W., 2.10 feet;

THENCE N. 88°54'32" E., with the common line of said (Tract 3 per deed ~ Tract 16 per DCAD) and Fish Creek Road, a distance of 104.30 feet to a 1/2 inch iron rod with cap marked "KSC2617" found for the northeast corner of said (Tract 3 per deed ~ Tract 16 per DCAD) and the northwest corner of said (Tract 2 per deed ~ Tract 14 per DCAD);

THENCE N. 89°05'18" E., with the north line of said (Tract 2 per deed ~ Tract 14 per DCAD) and said west line of Westcliff Road, a distance of 73.60 feet to a 3/4 inch iron rod found for the southeast corner of said (Tract 1 per deed ~ Tract 14 per DCAD) and the northeast corner of said (Tract 3 per deed ~ Tract 14 per DCAD);

THENCE S. 44°19'23" E., with said corner clip line of said (Tract 1 per deed ~ Tract 14 per DCAD), a distance of 42.36 feet to a 3/4 inch iron rod found for the south corner of said corner clip line and being in the west line of Westcliff Road (variable width right-of-way);

THENCE S. 01°19'02" E., with the common line of said (Tract 1 per deed ~ Tract 14 per DCAD) and said west line of Westcliff Road, a distance of 73.60 feet to a 3/4 inch iron rod found for the southeast corner of said (Tract 1 per deed ~ Tract 14 per DCAD) and the northeast corner of said (Tract 3 per deed ~ Tract 14 per DCAD);

THENCE S. 00°46'48" E., with the common line of said (Tract 3 per deed ~ Tract 14 per DCAD) and said west line of Westcliff Road, a distance of 104.53 feet to a 1/2 inch iron rod found for the southeast corner of said (Tract 3 per deed ~ Tract 14 per DCAD) and the northeast corner of (Tract 6 per deed ~ Tract 22 per DCAD);

THENCE S. 00°42'55" E., with the east line of (Tract 6 per deed ~ Tract 22 per DCAD) and (Tract 5 per deed ~ Tract 23 per DCAD) and said west line of Westcliff Road, a distance of 126.32 feet to a 100-D nail found for the southeast corner of (Tract 5 per deed ~ Tract 23 per DCAD) and the northeast corner of (Tract 7 per deed ~ Tract 24 per DCAD);

THENCE S. 00°57'58" E., with the common line of said (Tract 7 per deed ~ Tract 24 per DCAD) and Westcliff Road, a distance of 62.84 feet to a 100-D nail found for the southeast corner of said (Tract 7 per deed ~ Tract 24 per DCAD) and the northeast corner of said (Tract 1 per deed ~ Tract 10 per DCAD);

THENCE S. 00°32'32" E., with the east line of said (Tract 1 per deed ~ Tract 10 per DCAD), (Tract 2 per deed ~ Tract 10 per DCAD), and said 0.45 acre tract (Tract 9 per DCAD), and said west line of Westcliff Road, a distance of 155.20 feet to a 1/2 inch iron rod found for the southeast corner of said 0.45 acre tract (Tract 9 per DCAD) and the northeast corner of said Tract B;

THENCE S. 00°02'14" E., with the common line of said Tract B and said west line of Westcliff Road, a distance of 178.75 feet to a 3/8 inch iron rod found for a corner;

THENCE S. 89°16'19" W., with a south line of said Tract B, a distance of 10.00 feet to a 1/2 inch iron rod with cap marked "KSC2617" found for an inner ell corner of said Tract B some being the northeast corner of said Lot 1, Block 1, Stone's Addition and being in the west line of said Westcliff Road (called 40' right-of-way at this point);

THENCE S. 00°44'03" E., with a east line of said Tract B, same being the east line of said Lot 1, Block 1, Stone's Addition and the west line of said Westcliff Road (called 40' right-of-way at this point), a distance of 100.00 feet to a 1/2 inch iron rod with cap marked "KSC2617" found for an inner ell corner of said Tract B, same being the southeast corner of said Lot 1, Block 1, Stone's Addition;

THENCE N. 89°16'19" E., with a north line of said Tract B, a distance of 10.00 feet to a 1/2 inch iron rod with cap marked "KSC2617" found in the west line of said Westcliff Road (called 30' right-of-way at this point);

THENCE S. 00°02'18" E., with a east line of said Tract B and the west line of said Westcliff Road, a distance of 121.60 feet to a found concrete monument (monument of record dignity) for the southeast corner of said Tract B and in the north line of said Interstate Highway 20;

THENCE N. 88°27'44" W., with a south line of said Tract B and the north line of said Interstate Highway 20, for a distance of 216.80 feet, to a concrete monument (monument of record dignity) found for the southwest corner of said Tract B, and the southeast corner of the remainder of Lot 1, Block A, Prairie Gate Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Instrument No. 201900132510, of the Plat Records of Dallas County, Texas, said point also being in the north line of Interstate Highway 20 (right-of-way varies);

THENCE N. 01°19'28" W., with the west line of said Tract B and an east line of said Lot 1, Block A, Prairie Gate Addition, passing at a distance of 213.03 feet, a 1/2 inch iron rod found for the northwest corner of said Lot 1, Block 1, Stone's Addition, an addition to the City of Grand Prairie according to the plat thereof recorded in Volume 94226, Page 1822, of the Plat Records of Dallas County, Texas, continuing along said east line of Lot 1, Block A, Prairie Gate Addition and the west line of said Tract B a distance of 177.69 feet a 1/2 inch iron rod with cap marked "KSC2617" found for the northwest corner of said Tract B, continuing with said east line of Lot 1, Block A, Prairie Gate Addition, a total distance of 546.06 feet to a 1/2 inch iron rod found for an inner ell corner of said Lot 1, Block A, Prairie Gate Addition, from which a 1/2 inch iron rod found bears: N.83°10'29"E., 3.97 feet;

THENCE S. 88°34'22" W., with the south line of said (Tract 7 per deed ~ Tract 24 per DCAD), (Tract 4 per deed ~ Tract 25 per DCAD), Tract A, and 0.151 acre tract, and the a north line of said Lot 1, Block A, Prairie Gate Addition, a distance of 414.90 feet to a 5/8 inch iron rod found for the southwest corner of said 0.151 acre tract and the southeast corner of said 1.9959 acre tract;

THENCE N. 89°56'33" W., with the south line of said 1.9959 acre tract and said north line of Lot 1, Block A, Prairie Gate Addition, a distance of 214.80 feet to a 1/2 inch iron rod with cap marked "KSC2617" set for the southwest corner of said 1.9959 acre tract and an inside corner of said Lot 1, Block A, Prairie Gate Addition;

THENCE N. 01°09'30" W., with the west line of said 1.9959 acre tract and an east line of said Lot 1, Block A, Prairie Gate Addition, a distance of 401.69 feet to the POINT OF BEGINNING and CONTAINING 463,763 square feet, or 10.646 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, **M. L. Mitchell**, a Registered Professional Land Surveyor in the State of Texas, does hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY, FOR REVIEW ONLY.
NOT TO BE RECORDED FOR ANY PURPOSES"

M. L. Mitchell
Registered Professional Land Surveyor
Texas Registration No. 2617

ACKNOWLEDGMENTS:

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____day of _____, 2020.

NOTARY PUBLIC
My Commission Expires_____

PRELIMINARY PLAT
LOTS 2 AND 3
BLOCK A
PRAIRIE GATE ADDITION PHASE TWO
CONTAINING 463,763 SQ. FT. OR 10.646 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A PLAT OF
10.646 ACRES OF LAND IN THE
THOMAS J. TONE SURVEY
ABSTRACT NO. 1460
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

OWNERS:
DAVID NICKLAS ORGAN DONOR
AWARENESS FOUNDATION, INC.
A TEXAS NONPROFIT CORPORATION
2935 S. BELLTUNE ROAD
GRAND PRAIRIE, TX 75052

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
REGISTERED PROFESSIONAL LAND SURVEYOR
2037 DALWORTH STREET P.O. BOX 530204
GRAND PRAIRIE, TEXAS 75051-0204
EMAIL:ksc4019@bcsiglobal.net
PHONE: (972) 641-0843 FAX: (972) 847-0154



Legislation Details (With Text)

File #:	20-10094	Version:	1	Name:	P200704 - Final Plat - Rocha Addition, Lot 1, Block 1
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/18/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/13/2020	Final action:		Final action:	
Title:	P200704 - Final Plat - Rocha Addition, Lot 1, Block 1 (Commissioner Perez/City Council District 3). Final Plat of Lot 1 Block 1, Rocha Addition, creating one single-family residential lot on 0.729 acre. Lot 1, Block 1, Rocha Addition, 0.729 acre tract situated in the Pablo Mansola Survey, Abstract No. 992, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-302 (PD-302) Single Family Detached Residential District, generally located east of SW 3rd Street and approximately 132 feet north of W. Phillips Street. The agent is Luke Keeton, Keeton Surveying Co., the applicant is Jannette Rocha, and the owner is Juan Rocha.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Location Map Exhibit B Rocha P200704				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

P200704 - Final Plat - Rocha Addition, Lot 1, Block 1 (Commissioner Perez/City Council District 3). Final Plat of Lot 1 Block 1, Rocha Addition, creating one single-family residential lot on 0.729 acre. Lot 1, Block 1, Rocha Addition, 0.729 acre tract situated in the Pablo Mansola Survey, Abstract No. 992, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-302 (PD-302) Single Family Detached Residential District, generally located east of SW 3rd Street and approximately 132 feet north of W. Phillips Street. The agent is Luke Keeton, Keeton Surveying Co., the applicant is Jannette Rocha, and the owner is Juan Rocha.

Presenter

Charles Lee, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Final Plat to establish one single-family residential lot on 0.729 acre to accommodate the immediate development of a single-family residential detached house. Situated in the Pablo Mansola Survey, Abstract No. 992, City of Grand Prairie, Dallas County, Texas, the is zoned Planned Development-302 (PD-302) District, generally located east of SW 3rd Street and approximately 132 feet north of W. Phillips Street.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one lot on 0.729 acres to facilitate a residential development.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	SF-3	Single-Family Residential Use
East	PD-302	Undeveloped
South	SF-3	Single-Family Residential Use
West	SF-3	Single-Family Residential Use

HISTORY:

February 2004: City Council adopted Planned Development-302 (Ordinance 6992) to allow for 52-acre single-family residential development (Monterrey Park). The referenced property for this plat was left undeveloped due in part to its topography, easements and adjacent 100 yr. flood plain.

PLAT FEATURES:

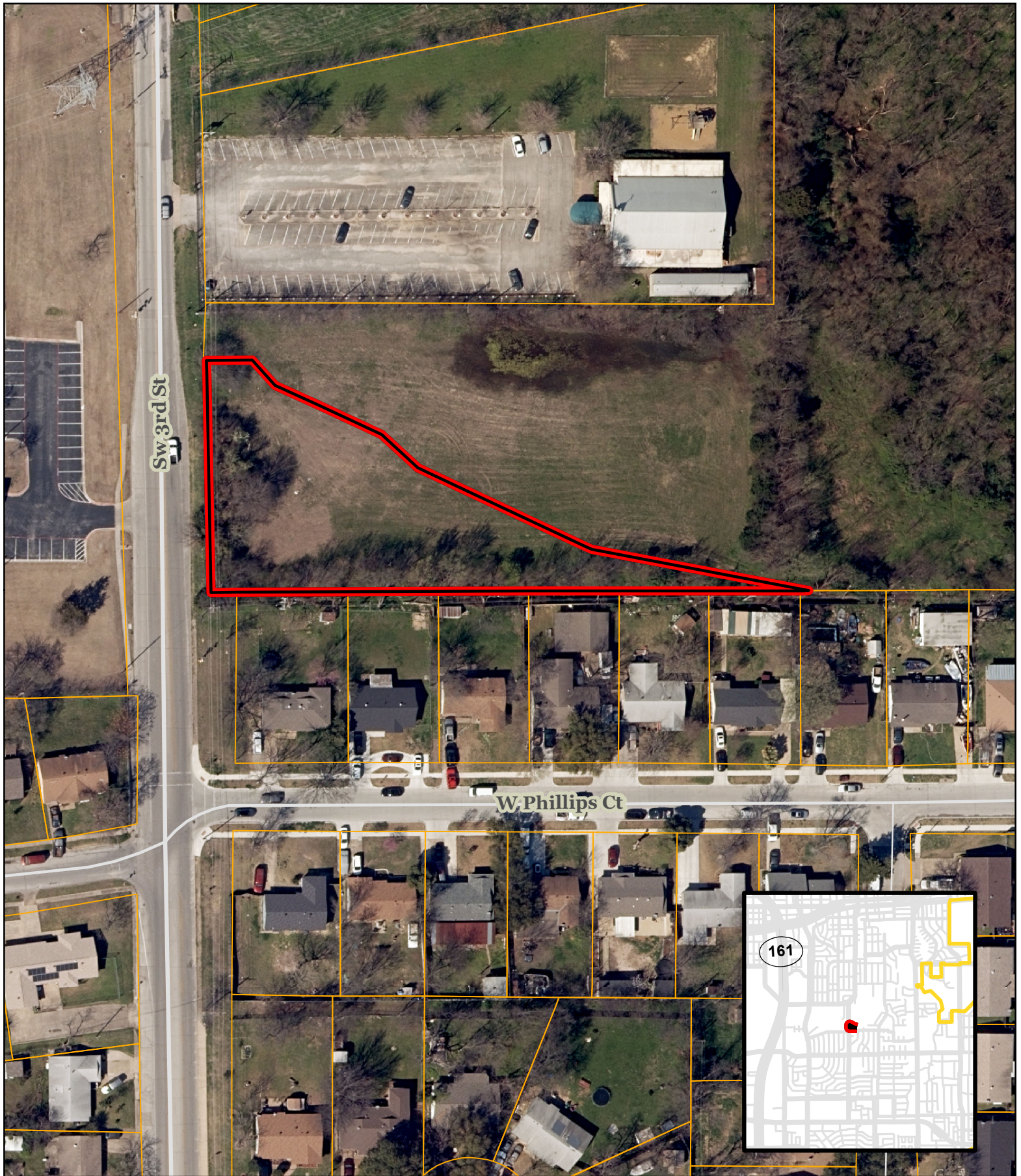
The plat depicts the necessary utility easements, access easements, and floodplain. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	12,000	31,739	Yes
Min. Lot Width (Ft.)	80	172	Yes
Min. Lot Depth (Ft.)	100	433	Yes
Front Setback (Ft.)	30	30	Yes

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



CASE LOCATION MAP

Case Number P200704

Rocha Addition, Lot 1, Block 1



City of Grand Prairie
Development Services

(972) 237-8255

www.gptx.org



Legislation Details (With Text)

File #: 20-10077 **Version:** 1 **Name:** S200603 - Site Plan - Hunter Ferrell Logistics Park
Type: Agenda Item **Status:** Items for Individual Consideration
File created: 6/15/2020 **In control:** Planning and Zoning Commission
On agenda: 7/13/2020 **Final action:**
Title: S200603 - Site Plan - Hunter Ferrell Logistics Park (City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood. (On June 22, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0)

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
6/22/2020	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

S200603 - Site Plan - Hunter Ferrell Logistics Park (City Council District 1). Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd. The applicant is B. Cooper, CHI/Acquisitions, L.P., the owner is Hunter Ferrell Land, L.P., and Pete Lindamood. (On June 22, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0)

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Table

Analysis

SUMMARY:

Site Plan for Hunter Ferrell Logistics Park, a development with two warehouse buildings totaling 550,518 sq. ft. on 33.44 acres. Tracts 14.2 and 27, Isreal Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 2400 and 2701 W Hunter Ferrell Rd.

PURPOSE OF REQUEST:

The applicant intends to construct two warehouse buildings on 33 acres. Site Plan approval by City Council is required for any project involving industrial use. Development at this location requires City Council approval of a Site Plan because the property is intended for industrial use.

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

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 (Site A)	City of Irving	Mobile Home Park
North (Site B)	Light Industrial; PD-9	Truck Parking, Auto Related Use
South	Light Industrial	Undeveloped, Floodway
West	Light Industrial	Lone Star Park Trailhead, Undeveloped
East	Light Industrial	Auto Related Use, Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing two development scenarios: the construction of Building A on 13.2 acres or the construction of Building A and Building B on 33 acres.

Building A Site Plan

The 13.2-acre site is accessible by two points on W Hunter Ferrell Rd. The proposed warehouse building is 252,919 sq. ft. and has a loading dock on the south side of the building with 54 dock doors. The site includes 160 parking spaces and 60 trailer parking spaces.

Building B Site Plan

The 19.82-acre site is accessible from W Hunter Ferrell Rd via a shared drive. The proposed warehouse building is 166,642 sq. ft. and has a loading dock on the north side of the building with 31 dock doors. The site includes 159 parking spaces and 50 trailer parking spaces.

Site Access and Traffic Impact

The right-of-way for Hunter Ferrell Rd is within the City of Irving. This means that driveway widths and spacing, median openings, deceleration lanes, and pedestrian/bicycle facilities must be approved by the City of Irving. The proposed access points do not align with existing median openings; any median modifications must also be approved by the City of Irving.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

Development is subject to the LI standards in the UDC. The tables below evaluate the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements with the exception of minimum lot width for Site B.

Table 2A: Site Data Summary for Site A

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	593,127	Yes
Min. Lot Width (Ft.)	100	1,253	Yes
Min. Lot Depth (Ft.)	150	508.97	Yes
Front Setback (Ft.)	25	30	Yes
Side Setback (Ft.)	30	30	Yes
Max. Height (Ft.)	50	46.5	Yes
Max. Floor Area Ratio	1:1	0.44:1	Yes

Table 2B: Site Data Summary for Site B

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	863,184	Yes
Min. Lot Width (Ft.)	100	82.16	No
Min. Lot Depth (Ft.)	150	568.83	Yes
Front Setback (Ft.)	25	30	Yes
Side Setback (Ft.)	30	89.5	Yes
Max. Height (Ft.)	50	49	Yes
Max. Floor Area Ratio	1:1	0.44:1	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix X of the UDC. The proposal substantially complies with landscape and screening requirements.

Table 3A: Landscape & Screening Requirements for Site A

Standard	Required	Provided	Meets
Area (Sq. Ft.)	59,312	98,969	Yes
Trees	131	116	No
Shrubs	1,186	2,241	Yes
Foundation Plantings	Along Primary Facades	Along Primary Facades	Yes
Entrance Plantings	At Building Entrance	At Building Entrance	Yes

Table 3B: Landscape & Screening Requirements for Site B

Standard	Required	Provided	Meets
Area (Sq. Ft.)	86,318	450,319	Yes
Trees	183	170	No
Shrubs	1,726	1,775	Yes

Entrance Plantings	At Building Entrance	At Building Entrance	Yes
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Building Materials and Design

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

Table 4A: Building Design Elements for Building A

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

Table 4B: Building Design Elements for Building B

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

Table 4C: Summary of Building Design Elements

Letter	Primary Facades Element	Secondary Facades Element
a.	Masonry Accents	Masonry Accent
b.	Glass - 15%	Cornice Projection
c.	Awning	Windows - 30%
d.	Cornice Projection	Articulation
e.	Articulation	
f.	Accent Lighting	
g.	Colonnade	
h.	Wing Wall	
i.	Windows - 30%	

VARIANCES:

City Council may approve variances to Appendix X if the applicant demonstrates that the proposal meets the intent of the ordinance and that the alternative design or measure provides an equal or greater level of quality and standard of development as mandated by the regulations. As a part of this Site Plan, the applicant is requesting the variances listed below.

1. Truck Docks Location for Building B - Truck docks are prohibited along any primary facade.
2. Tree Preservation Requirements - Appendix X requires that developers submit a tree survey and preserves a minimum of 30% of the total existing caliper inches. The applicant has not submitted a tree survey.

3. Minimum Lot Width for Site B - Site B does not meet the minimum required lot width.

RECOMMENDATION:

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

1. The applicant shall coordinate with the Parks Department to connect the proposed walking trails to the existing trail west of the property. The applicant shall construct this connection in conjunction with the proposed trail and activation feature.
2. The applicant shall provide an additional row of street trees closer to Hunter Ferrell Rd to create shade along the existing trail. These trees will count towards the required number of trees. The proposed number of trees is 28 less than what is required. The applicant shall coordinate with the Parks Department and City of Irving on the placement of trees along the trail.

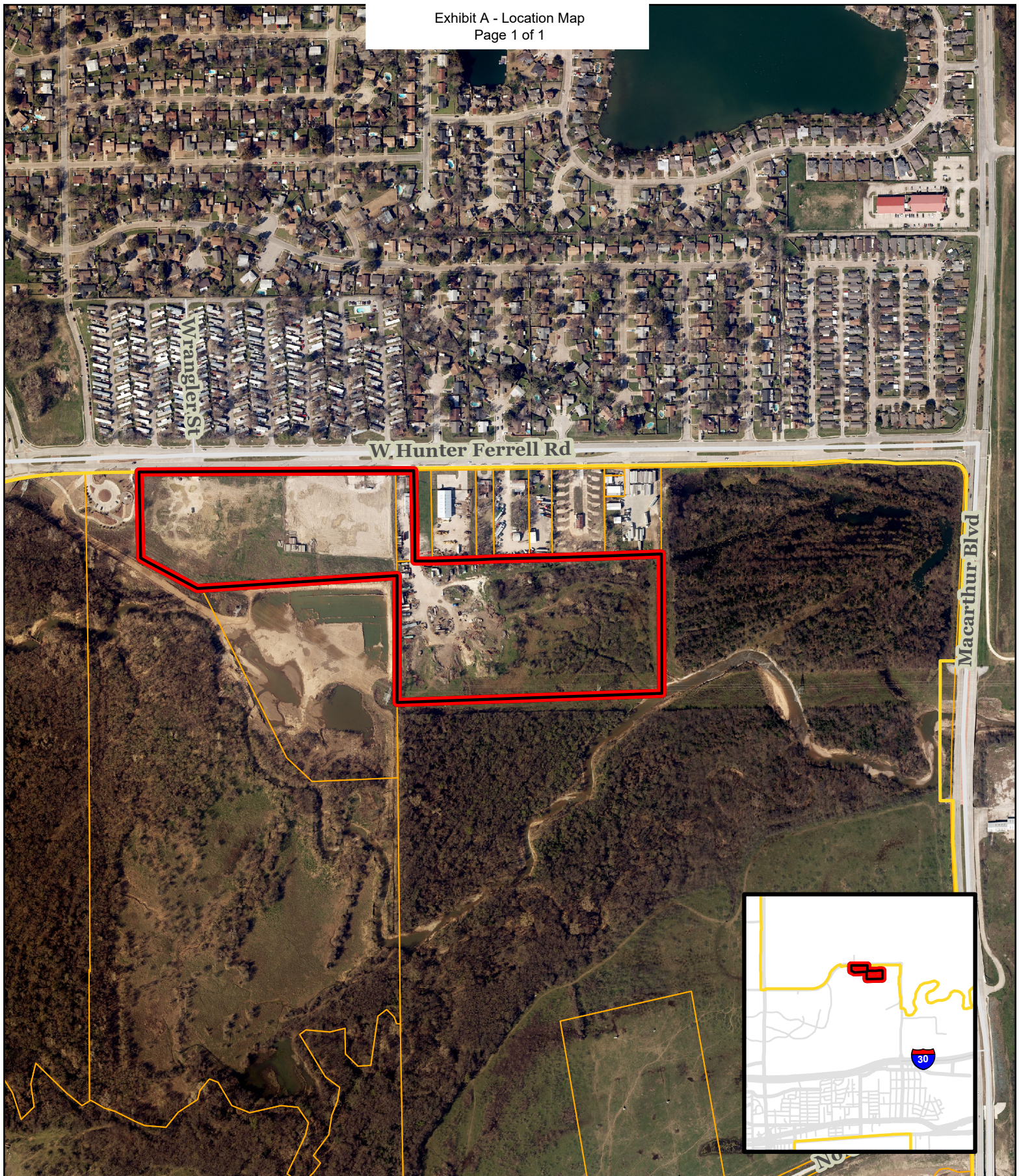
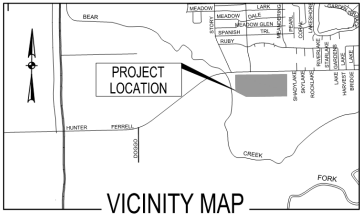


Exhibit B - Site Plan for Building A
Page 1 of 1

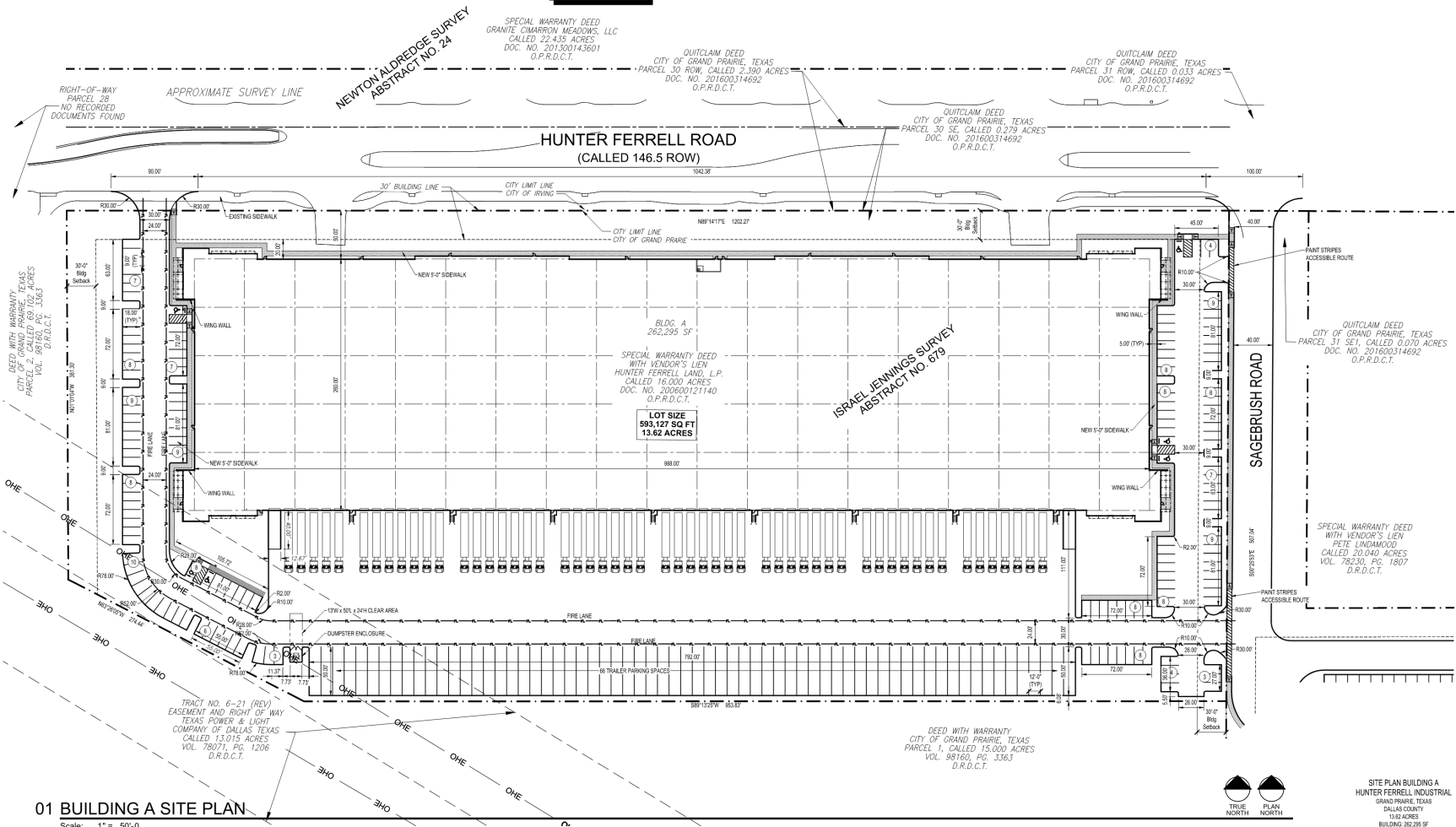


BUILDING A PARKING ANALYSIS
DIMENSIONS = 9' x 10'
7,716 SF OFFICE (241) 1,000 = 8 SPACES
254,984 SF WAREHOUSE = 10 SPACES = 71 SPACES
TOTAL PARKING REQUIRED = 79 SPACES
TOTAL PARKING PROVIDED = 160 SPACES
(INCLUDING 1 TOTAL VAN ACCESSIBLE)
TOTAL # OF DOCK DOORS = 54

ARCHITECT
AZIMUTH ARCHITECTURE, INC.
JOHN TAYLOR
10228 E NORTHWEST HWY. BOX 66
DALLAS, TEXAS 75228
(214) 261-9080 BUSINESS
j.taylor@azimutharc.com

OWNER
LINCOLN PROPERTY COMPANY
MICHAEL A. PENADO, SR.
2000 HICKORY AVE. SUITE 1000
DALLAS, TEXAS 75201
(214) 740-3250 BUSINESS
(214) 740-3213 BUSINESS FAX
mpenado@lpc.com
LPC 11048

**HUNTER FERRELL DEVELOPMENT
SITE ANALYSIS**
PROPOSED USE: OFFICE & WAREHOUSE
EXISTING ZONING: U LIGHT INDUSTRIAL
976 AREA - 1152
BUILDING AREA: 262,295 SF
PROPOSED LOT COVERAGE: 43.7%
FLOOR AREA RATIO: 0.47 to 1



AZIMUTH:
architecture
10228 E Northwest Hwy
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214.261.9080
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HUNTER FERRELL

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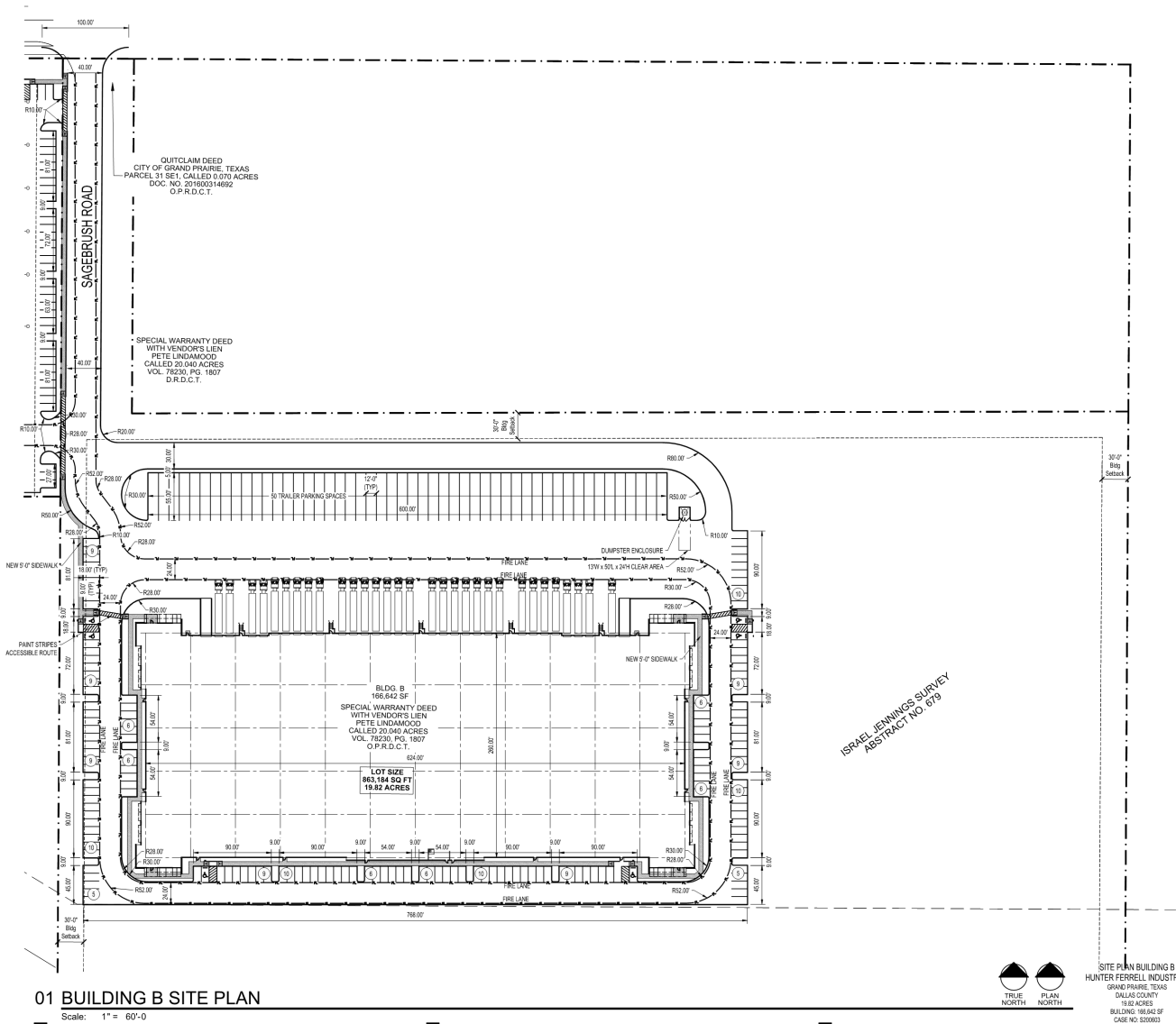
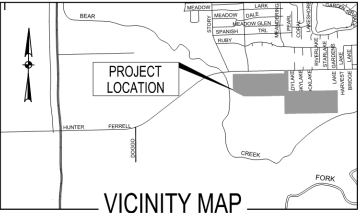
1 05.12.20 DRC Submittal
2 06.05.20 DRC Response
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SHEET CONTENTS:
BUILDING A SITE PLAN

DATE: June 05, 2020
SHEET: **A1.10**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MEASURES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



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(214) 763-3313 BUSINESS FAX
mpenwold@lpc.com
LIC# 413049

BUILDING B PARKING ANALYSIS
DIMENSIONS = 8' x 16'
6,000 SF OFFICE BLDG. 1,000 SF SPACES + 50 SPACES
107,500 SF BLDG. 20 SPACES + 50 SPACES
TOTAL PARKING REQUIRED = 107 SPACES
TOTAL PARKING PROVIDED = 109 SPACES
NO. OF PARKING SPACES AVAILABLE
TOTAL # OF BLDG. COVERS = 31

**HUNTER FERRELL DEVELOPMENT
SITE ANALYSIS**
PROPOSED USE: OFFICE & WAREHOUSE
EXISTING ZONING: LI (LIGHT INDUSTRIAL)
SITE AREA: 16.62 ACRES
BUILDING AREA: 166,642 SF
PROPOSED LOT COVERAGE: 42.7%
FLOOR AREA RATIO: 0.077:1

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2 06.05.20 DRC Response
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SHEET CONTENTS:
BUILDING B SITE PLAN

DATE: June 05, 2020
SHEET: **A1.30**

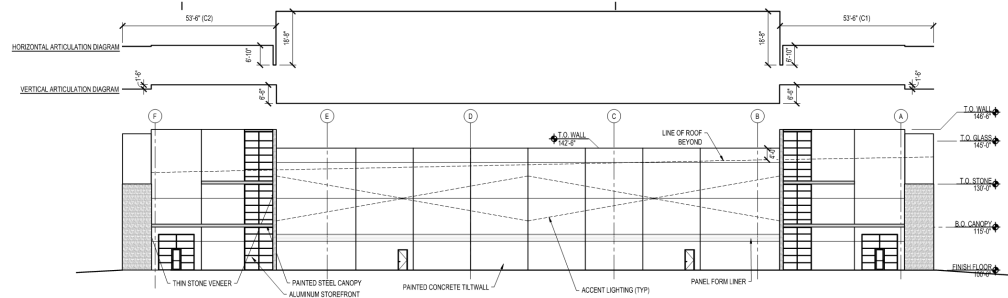
01 BUILDING B SITE PLAN

01 BUILDING B SITE PLAN
HUNTER FERRELL INDUSTRIAL
GRAND PRAIRIE, TEXAS
DALLAS COUNTY
16.62 ACRES
BUILDING: 166,642 SF
CASE NO. 200903

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BUILDING DETAIL ELEMENTS FOR BUILDING A												
Façade	Type	a	b	c	d	e	f	g	h	i	Total Elements	Meets
North	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES
South	Secondary	Y	N	N	Y						2	YES
West	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES
East	Primary	Y	N	N	N	Y	Y	N	N	N	3	YES

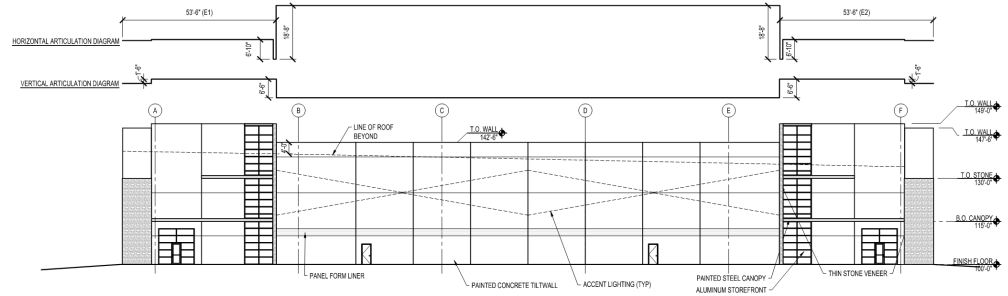
BUILDING A MATERIALS TABLE											
Direction	Total Area	Total Openings	Total Canopy	Canopy %	Total Glass	Stone Veneer	Stone %	Titwall w/ 2" Reveals	Principal Massing	Meet	
North	48,529	263	67	0.1%	2,152	4.4%	1,715	3.5%	44,332	100.00%	YES
South	45,874	5,411	67	0.1%	1,550	3.4%	1,715	3.7%	37,331	100.00%	YES
East	15,255	48	162	1.1%	1,280	8.4%	3,254	21.3%	10,511	100.00%	YES
West	15,255	48	162	1.1%	1,280	8.4%	3,254	21.3%	10,511	100.00%	YES



04 EXTERIOR BUILDING ELEVATION - EAST

Scale: 1" = 20'-0"

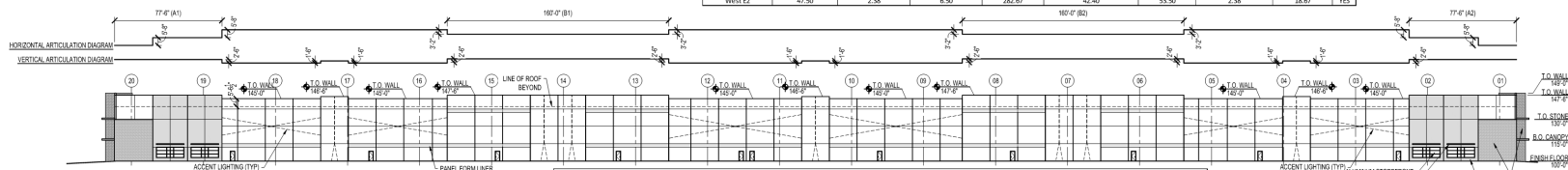
BUILDING A EAST FACADE ARTICULATION TABLE								
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht ± 5%)	Articulation Height Provided	Building Length (Ft)	Min Span of Articulation (LF) (Bldg Length ± 15%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht ± 5%)	Provided Depth Horizontal Articulation
East C1	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67
East C2	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67



03 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1" = 20'-0"

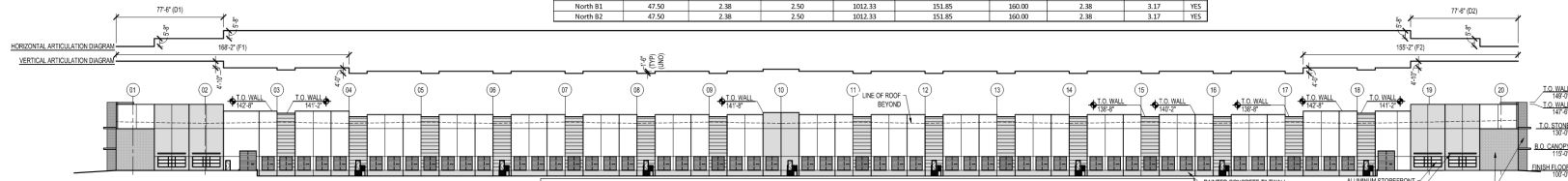
BUILDING A WEST FACADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (ft)	Min Ht Vertical	Articulation	Building Length (ft)	Min Span of Articulation (L)	Provided	Min Depth Horizontal	Provided Depth	Me
		(Bldg Ht ± 5%)	Height Provided		(Bldg Span ± 5%)	Articulation Span	Articulation (Bldg Ht ± 5%)	Horizontal Articulation	
West E1	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67	YE
West E2	47.50	2.38	6.50	282.67	42.40	53.50	2.38	18.67	YE



02 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1" = 40'-0"

BUILDING A NORTH FACE AT FACULTATION TABLE										
ARTICULATION ZONE	Building Height (Ft)	Min Ht Vertical Articulation (Bldg Ht + 5%)		Articulation Height Provided	Building Length (ft)	Min Span of Articulation (L1) (Bldg Length + 10%)	Provided Articulation Span	Min Depth Horizontal Articulation (Bldg Ht + 3%)	Provided Depth Horizontal Articulation	Min Depth Vertical Articulation
		Min Ht Vertical Articulation (Bldg Ht + 5%)	Min Ht Vertical Articulation (Bldg Ht + 5%)							
North A1	47.50	2.38	2.50	102.32	151.85	77.50	2.38	5.67	N/A	N/A
North A2	47.50	2.38	2.50	102.32	151.85	77.50	2.38	5.67	N/A	N/A
North B1	47.50	2.38	2.50	102.32	151.85	160.00	2.38	3.17	3.17	N/A
North B2	47.50	2.38	2.50	102.32	151.85	160.00	2.38	3.67	3.67	Y



01 EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 1" = 40'-0"

BUILDING A SOUTH FAÇADE ARTICULATION TABLE									
ARTICULATION ZONE	Building Height (ft)	Min Hs Vertical	Articulation Height	Building Length	Min Span of Articulation (L)	Articulation Span	Min Depth Horizontal	Provided Depth Horizontal	Meets
		Articulation (ft) (w/ %S)		(ft)	(ft) (w/ length x %S)		Articulation (ft) (w/ %S)	Articulation	
South D3	47.50	2.38	4.83	1012.33	151.85	77.50	2.38	5.67	NO
South D2	47.50	2.38	4.83	1012.33	151.85	77.50	2.38	5.67	NO
South D1	47.50	2.38	4.83	1012.33	151.85	77.50	2.38	5.67	NO
South F2	47.50	2.38	4.83	1012.33	151.85	77.50	N/A	N/A	YES
South F1	47.50	2.38	4.83	1012.33	151.85	77.50	N/A	N/A	YES

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EXTERIOR
ELEVATIONS BLDG A

DATE: June 05, 2020

SHEET: **A7.10**

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Exhibit F - Landscape Plan for Building A
Page 1 of 1

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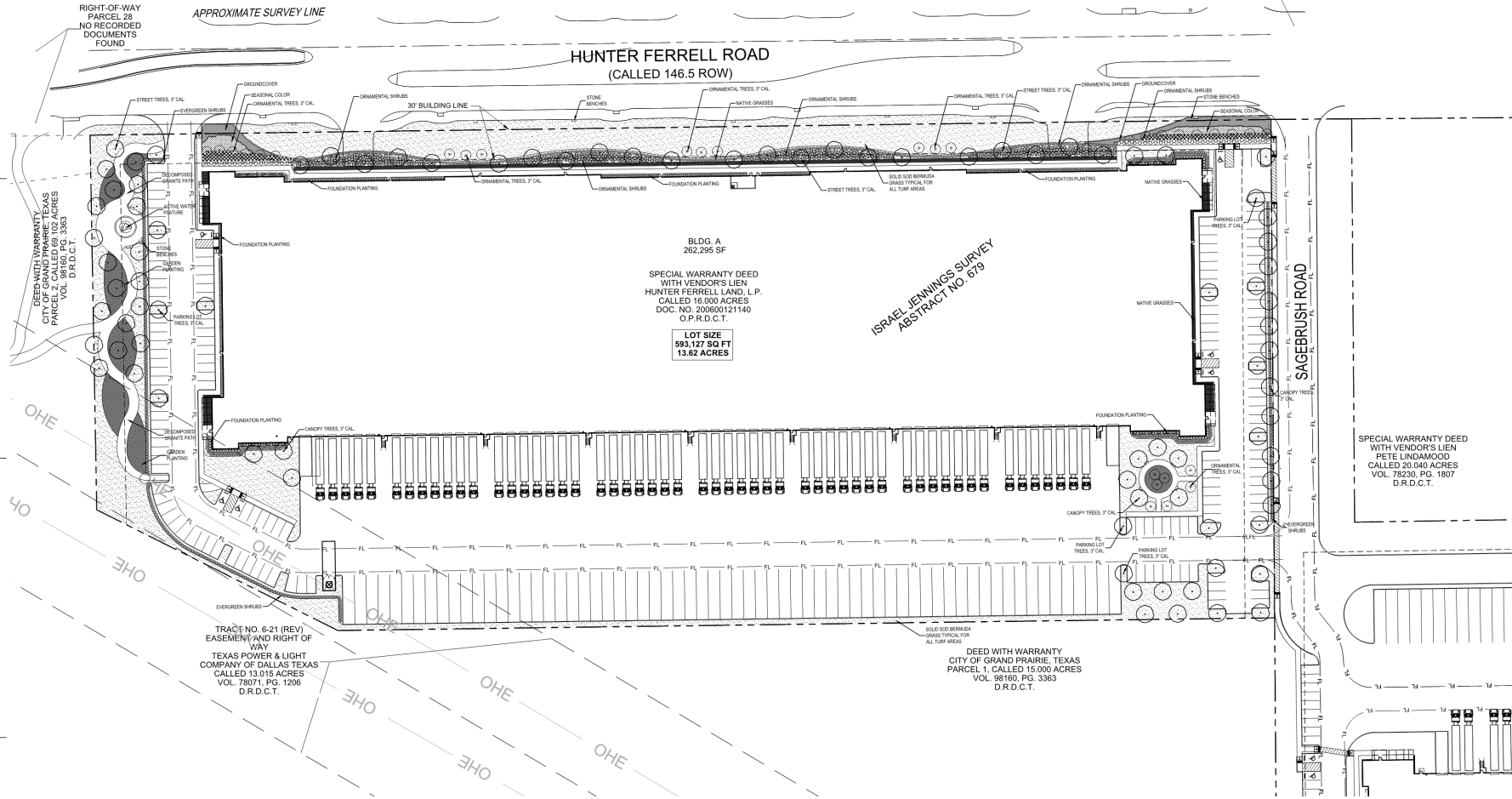
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CONSTRUCTION

SHEET CONTENTS:
LANDSCAPE PLAN

DATE: JUNE 5, 2020
SHEET:
L1.01

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SPECIAL WARRANTY DEED
GRANITE CIMARRON MEADOWS, LLC
CALLED 22.435 ACRES
DOC. NO. 201300143601
O.P.R.D.C.T.



BLDG A
262,295 SF
SPECIAL WARRANTY DEED
WITH VENDORS LIEN
HUNTER FERRELL LAND, L.P.
CALLED 16.000 ACRES
DOC. NO. 200600121140
O.P.R.D.C.T.
LOT SIZE
593,127 SQ FT
13.62 ACRES

ISRAEL JENNINGS SURVEY
ABSTRACT NO. 619

PLANT LEGEND

●	SHADE TREES- 7" CALIPER
○	EVERGREEN SHRUB- 6" HT.
○	ORNAMENTAL SHRUBS 2'-4" HT.
■	NATIVE GRASS, PERENNIALS AND SEASONAL COLOR PLANTING
■	BERMUDA GRASS HYDRO MULCH

LANDSCAPE TABULATIONS

BASE LANDSCAPE REQUIREMENTS: SITE AREA 593,127 S.F.	
11% OF THE SITE TO BE LANDSCAPE AREA.	
(1) 7" CALIPER TREE PER 593 S.F. OF REQUIRED LANDSCAPE AREA SINCE THE BUILDING PROVIDED AT LEAST THREE ELEMENTS LISTED IN SECTION 4.2 ON EACH PRIMARY FACADE AND AT LEAST TWO ELEMENTS LISTED IN SECTION 4.4 ON EACH SECONDARY FACADE.	
(1) SHRUB FOR EACH 50 S.F. OF REQUIRED LANDSCAPE AREA.	
1% OF OVERALL BUILDING DIMENSION SHALL BE PROVIDED AS ANNUALS, PERENNIALS OR NATIVE GRASSES. (2,529 S.F.)	
REQUIRED	PROVIDED
59,313 S.F. OF LANDSCAPE AREA	98,969 S.F. OF LANDSCAPE AREA
(118) 7" CAL. TREES	(119) PROPOSED 7" CALIPER TREE
(1,188) SHRUBS	(2,241) SHRUBS
2,529 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES	4,861 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES

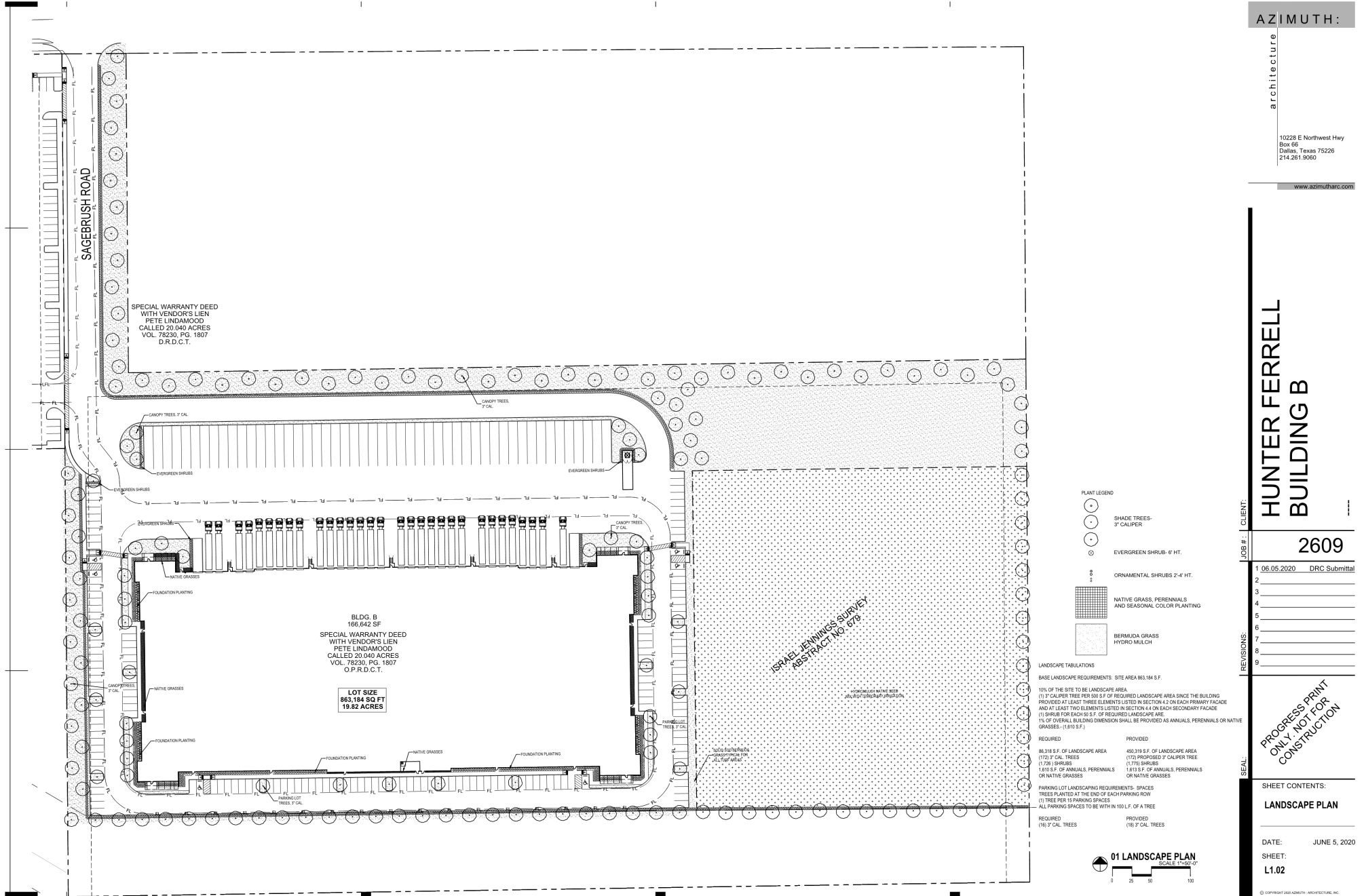
PARKING LOT LANDSCAPING REQUIREMENTS: SPACES
TREES PLANTED AT THE END OF EACH PARKING ROW
(1) TREE PER 15 PARKING SPACES
ALL PARKING SPACES TO BE WITH IN 100 L.F. OF A TREE
REQUIRED (16) 7" CAL. TREES
PROVIDED (18) 7" CAL. TREES

LANDSCAPE TABULATIONS

COORDINATED OPEN SPACE REQUIREMENTS:	
1 ACRE OF COMMON OPEN SPACE FOR EACH 20 ACRES TO BE DEVELOPED AT BUILDOUT.	
1,000 FEET OF PAVED WALKING TRAIL FOR EACH ACRE OF REQUIRED OPEN SPACE.	
SEATING WITHIN A SHADED AREA (1) SEAT PER 20,000 OF PROPOSED BUILDING AREA.	
AN ACTIVE WATER FEATURE.	
1 S.F. OF GARDEN FOR EVERY 50 S.F. OF BUILDING AREA (252,819 S.F.)	
REQUIRED	PROVIDED
68 ACRES OF OPEN SPACE	68 ACRES OF OPEN SPACE
680 L.F. OF WALKING TRAIL	707 L.F. OF WALKING TRAIL
15 SEATS	15 SEATS
WATER FEATURE PROVIDED	WATER FEATURE PROVIDED
5,008 S.F. OF GARDEN AREA	6,008 S.F. OF GARDEN AREA

01 LANDSCAPE PLAN
SCALE 1"=50'-0"

Exhibit G - Landscape Plan for Building B
Page 1 of 1



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BUILDING B

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SHEET CONTENTS:
LANDSCAPE PLAN

DATE: JUNE 5, 2020

SHEET:

L1.02

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Legislation Details (With Text)

File #:	20-10096	Version:	1	Name:	SU200701/S200701 - Specific Use Permit/Site Plan - Shift Forward Auto
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	6/18/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/13/2020	Final action:		Final action:	
Title:	SU200701/S200701 - Specific Use Permit/Site Plan - Shift Forward Auto (Commissioner Fisher/City Council District 1). Specific Use Permit & Site Plan request for Auto Dealer (Internet Only). Lots 9 and 10, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C), within Central Business District No. 1, and addressed as 2429 Dalworth Street, Suite 102. The applicant is Maurice Williams and the owner is Michael Moussa. City Council Action: August 4, 2020				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A Location Map](#)
[SU200701 S200701 Shift Forward Auto SP Exhibit B1](#)
[SU200701 S200701 2429 Dalworth Ste. 101-104 Exhibit B2 SP](#)
[Shift Forward Auto Revised 06-30-20 Operational Plan Exhibit C](#)
[Exhibit D Exterior Elevation1](#)

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

From

Monica Espinoza

Title

SU200701/S200701 - Specific Use Permit/Site Plan - Shift Forward Auto (Commissioner Fisher/City Council District 1). Specific Use Permit & Site Plan request for Auto Dealer (Internet Only). Lots 9 and 10, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C), within Central Business District No. 1, and addressed as 2429 Dalworth Street, Suite 102. The applicant is Maurice Williams and the owner is Michael Moussa.

City Council Action: August 4, 2020

Presenter

Charles Lee, AICP, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

SU200701/S200701 -Specific Use Permit/Site Plan -Shift Forward Auto Sales (City Council District 1). A

request to consider a Specific Use Permit and Site Plan to allow for Auto Dealer (Internet Only) on one lot on 0.24 acres. The request is specifically for a lease space (Suite 102). Lots 9 and 10, Block B, Dalworth Park Addition, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C), within Central Business District No. 1, and addressed as 2429 Dalworth Street, Suite 102.

PURPOSE OF REQUEST:

The applicant is seeking a Specific Use Permit to operate an Internet Auto Sales business at 2429 Dalworth Street, Suite 102. Internet Auto Sales requires approval of a Specific Use Permit in Commercial zoning districts per Article 4, "Permissible Uses" of the Unified Development Code, Article 4, Section 15, 'Use Charts'. The request for Internet Auto Sales uses limits vehicle inventory to the interior of building with no vehicles inventory for sale visible from the public view.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The existing single story, 6,500 square foot building was developed in mid-1980s for flex-space, office/warehouse businesses. The requested SUP space (1,750 sf) was more recently leased for Courier Business. The single story brick building consists of four separate suites with primary business entry doors orientated on the eastern side of the building and four overhead doors orientated to the east, not fronting Dalworth Street. The remaining spaces are being used for commercial and personal business serve uses. Primary access to the property is from two existing commercial driveways along Dalworth Street. Adequate visitor and employee parking is being provided up front and to the east of the building (21 spaces). The elements and functions of the facility shall provide for interior showroom, customer waiting areas and offices. The site has limited opportunities for landscaping features; however, shrubbery is provided along the front and eastern portions of the building's entryway.

General Operations:

According to the Operational Plan and discussion with the applicant, the single tenant Internet Auto Sales business will be open Monday through Friday from 10:00 AM to 7:00 PM and Saturday from 10:00 AM to 5:00 PM. Internet Auto Sale use restricts outdoor auto inventory display allowing for virtual storefront only. The applicant proposes to maintain interior auto inventory to 3 to 4 cars maximum. In accordance with the applicant's operational plan, the business will occasional outsource make-ready and other minor auto repair including tune-ups and fluid changes with neighboring business when necessary. None of the above-mentioned auto-related functions shall be done on-site.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The subject property is designated as appropriate for Commercial, Retail & Office uses on the Future Land Use Map (FLUM). Commercial, Office and Retail typically include commercial uses appropriate for retail and office environments. The proposal is inconsistent with the FLUM.

Objective 15: Policy 11 of the Comprehensive Plan addresses Auto Related Business (ARB) by advocating for SUP requirement with conditions and standards when considered.

APPLICABLE DEVELOPMENT STANDARDS:

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

REQUESTED APPEALS BY APPLICANT:

No appeals are being requested by the applicant.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval with the condition that operations comply with the City's Auto Related Business ordinance.

Body





Shift Forward Auto Suite 102

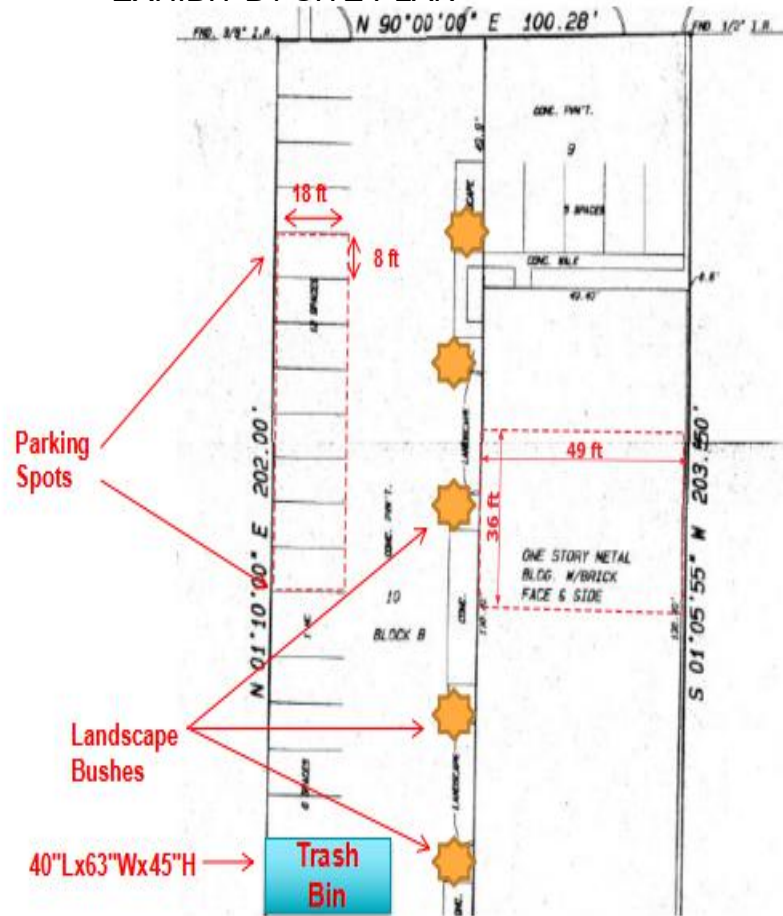
36 ft



10x10ft
Garage Door

3x7ft
Entry Door

EXHIBIT B1 SITE PLAN



Business:
Shift Forward Auto Sales
Ashley & Maurice Williams
817-627-9063

Address:
2429 Dalworth St, Suite 102
Grand Prairie, TX 75050

Zoning:
Commercial (C)
Special Use Permit Case #
SU200701/S200701

Business:

**Shift Forward Auto Sales
Ashley & Maurice Williams
817-627-9063**

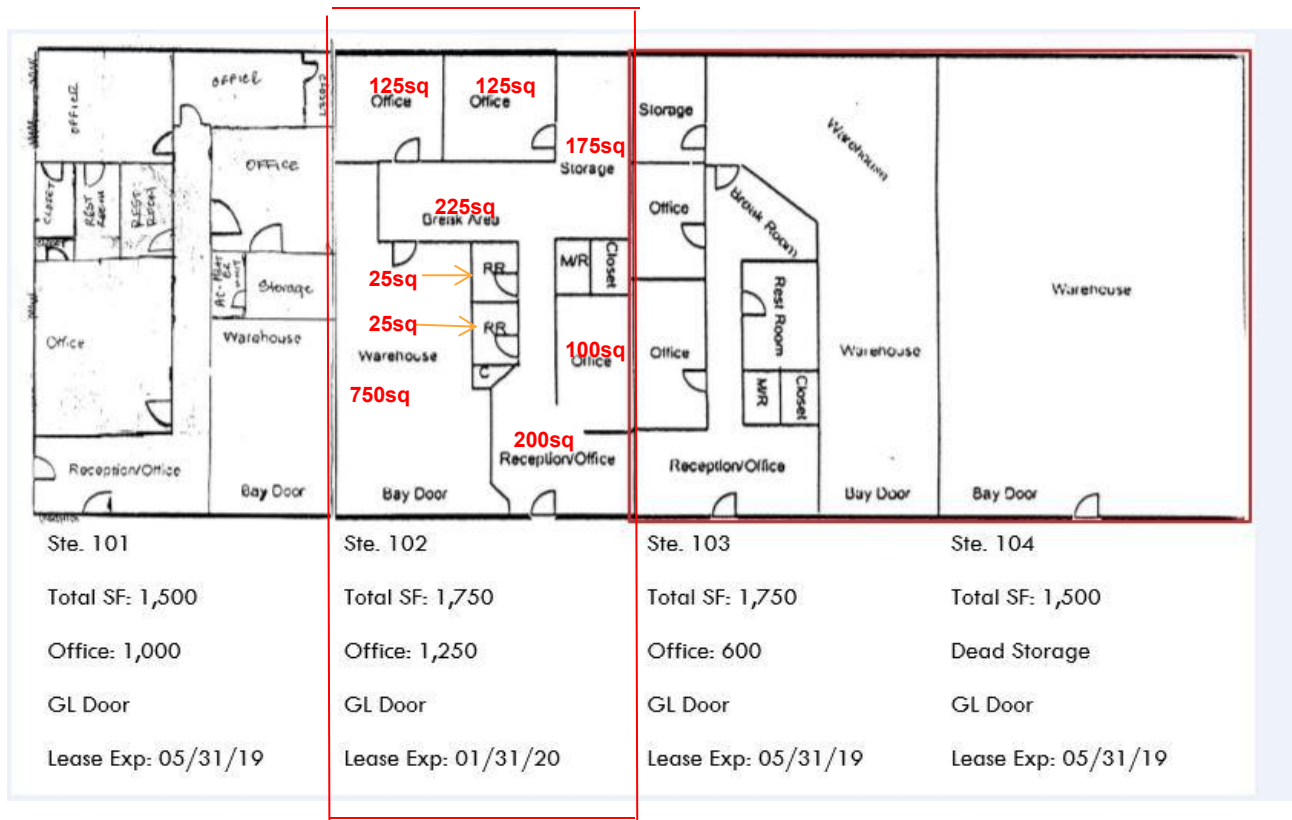
Address:

**2429 Dalworth St, Suite 102
Grand Prairie, TX 75050**

Zoning:

**Commercial (C)
Special Use Permit Case #
SU200701/S200701**

EXHIBIT B2 SITE PLAN



**Shift Forward Auto
Suite 102**

EXHIBIT C OPERATIONAL PLAN

June 30, 2020

Shift Forward Auto Sales Inc
2429 Dalworth St Suite 102
Grand Prairie Texas 75050

Shift Forward Auto Sales Inc owners Ashley And Maurice Williams seek to operate their business at 2429 Dalworth St Suite 102 Grand Prairie Texas 75050

We are currently are applying for the Special Use Permit SU200701/S200701 to establish our first C.O. The normal operating hours are Monday through Friday 10:00 a.m. to 7:00 p.m., Saturday from 10:00 a.m. to 5:00 p.m., Sundays by appointments only if necessary, to provide service to our customer base. Our business model is to display vehicles for purchase on the internet to drive client interaction for review and purchase of our cars and trucks. We will attract clients through referrals, walk-ins, and internet advertising. Our main business focus is passenger cars, suv, and small trucks. Our inventory will come from auto auctions that require us to maintain a dealer's license in order to gain entry and conduct auto related business with them. The request for a S.U.P for this location is to enable the sale of those vehicles from this location. Providing a place for storage, and office space to maintain business operations and conduct customer transactions for Shift Forward Auto Sales.

Ashley and Maurice Williams are both veterans of the armed forces and are a married business team for this LLC. They are the only 2 employees of the business. Shift Forward Auto Sales operates indoors within 1750 sqft of the building's total 6500 sqft. Suite 102 has 3 offices and 2 restrooms as well as 2 waiting areas to conduct business with our clients totaling 1000 sqft. The office area is air-conditioned and serves as the perfect place to conduct administrative needs of the business as well as providing a relaxing waiting environment for our clients with two 55inch TVs, beverage station, plenty of seating and 2 waiting room areas. The other 750 sqft is garaged warehouse space dedicated to housing our small inventory of vehicles for our clients to review. We will take photos of our vehicles within our garage to display online to drive internet business. We will only maintain 3 to 4 cars max at a time for inventory needs. There will be no maintenance conducted at this location and our make ready services will be conducted by vendors around the location. We have contracted them to provide the maintenance repair, auto body, and or modification needs for the vehicles. The remainder 4750 sqft of the building is split between suites 101,103,104. Suite 101 is currently a courier service and suites 103,104 are owned and operated by the property owner Micheal Moussa all businesses have active C.O. on file.

Parking and access:

The site contains 24 total parking spaces. There are 8 parking spaces in front of Shift Forward Auto Sales which includes 1 handicap parking space and 2 parking spaces for employees and enough room for client parking during normal business hours.

- No non operational vehicles will be displayed out front of Shift Forward Auto Sales
- No overnight vehicles will be displayed out front of Shift Forward Auto Sales

Shift Forward Auto Sales LLC
817-627-9063
ShiftForwardAuto@yahoo.com
Special Use Permit Request To Approve C.O.
SU200701/S200701

Business:

Shift Forward Auto Sales
Ashley & Maurice Williams
817-627-9063

Address:

2429 Dalworth St, Suite 102
Grand Prairie, TX 75050

Zoning:

Commercial (C)
Special Use Permit Case #
SU200701/S200701

EXHIBIT D ELEVATIONS

36 ft

12 ft

10x10ft
Garage Door

3x7ft
Entry Door





Legislation Details (With Text)

File #:	20-10097	Version:	1	Name:	SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	6/18/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/13/2020	Final action:		Final action:	
Title:	SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (City Council District 2). Specific Use Permit and Site Plan for Texas Trust Credit Union, a 4,280 sq. ft. building with three drive-through lanes. Lot 1R2, Block 1, Kohl's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-21, within the IH-20 Corridor Overlay District, and addressed as 5850 W IH-20. The agent is Oculus Inc., the applicant is Amy Scherer, L. Keeley Construction, and the owner is Alan Barbee, Texas Trust Credit Union. City Council Action: August 4, 2020				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Appendix F Menu Items.pdf](#)

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

From

Monica Espinoza

Title

SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (City Council District 2). Specific Use Permit and Site Plan for Texas Trust Credit Union, a 4,280 sq. ft. building with three drive-through lanes. Lot 1R2, Block 1, Kohl's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-21, within the IH-20 Corridor Overlay District, and addressed as 5850 W IH-20. The agent is Oculus Inc., the applicant is Amy Scherer, L. Keeley Construction, and the owner is Alan Barbee, Texas Trust Credit Union.

City Council Action: August 4, 2020

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

three drive-through lanes. Lot 1R2, Block 1, Kohl's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-21, within the IH-20 Corridor Overlay District, and addressed as 3925 S Carrier

Pkwy.

PURPOSE OF REQUEST:

The applicant intends to construct a 4,280 sq. ft. banking facility with three drive-through lanes. Banking facilities with a drive-through require a Specific Use Permit when located within a Corridor Overlay District. Development in a Planned Development District or Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Site Plan because the property is zoned PD-21 and within the IH-20 Corridor Overlay District.

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

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.

ADJACENT LAND USES:

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

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-21	Parking Lot
East	PD-21, PD-20	Parking Lot, Floodplain
South	PD-21	Park, Floodway
West	PD-23	Restaurant w/ Drive-Through;

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a 4,280 sq. ft. banking facility with three drive-through lanes and one drive-through ATM. The site is directly accessible from Carrier Pkwy via an existing drive. The site is also accessible from via a second drive and mutual access drive on the lot to the north. The Site Plan includes building, parking spaces, fire lane and access drives, and a dumpster enclosure.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-21 with a base zoning district of General Retail (GR). Development is subject to the standards in PD-21 and the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	54,443	Yes
Min. Lot Width (Ft.)	50	163	Yes
Min. Lot Depth (Ft.)	100	286	Yes
Front Setback (Ft.)	25	90	Yes
Rear Setback (Ft.)	0	126	Yes

Max. Height (Ft.)	25	25	Yes
Max. Floor Area Ratio	.35:1	.07:1	Yes

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 the landscape and screening requirements.

Table 3: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	5,445		Yes
Trees	16	13 + Existing Trees	Yes
Shrubs	109	117	Yes
Seasonal Color (C.G.)	82	82	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

APPENDIX F STANDARDS:

Building Design

The exterior building materials include brick, stone, stucco, fiber cement panels, and aluminum standing seam metal roof. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations meet both of the window requirements.

Menu Items

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 13.5 Menu Items and exceeds the Appendix F Menu Items requirements.

Table 5: Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	75% Parking Behind Building
Building Design	Materials Mix
Building Design	Color Contrast
Building Design	Specialty Accent
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Articulation Elements
Building Design	Enhanced Windows
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	Parking Flex Plan
Healthy, Smart & Sustainable Community	Pollinator Friendly Flowers
Healthy, Smart & Sustainable Community	Native Plants
Alternative Compliance	Foundation Plantings

VARIANCES:

The applicant is not requesting any variances.

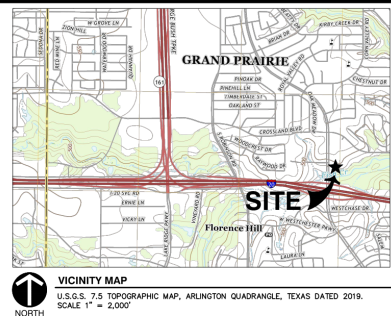
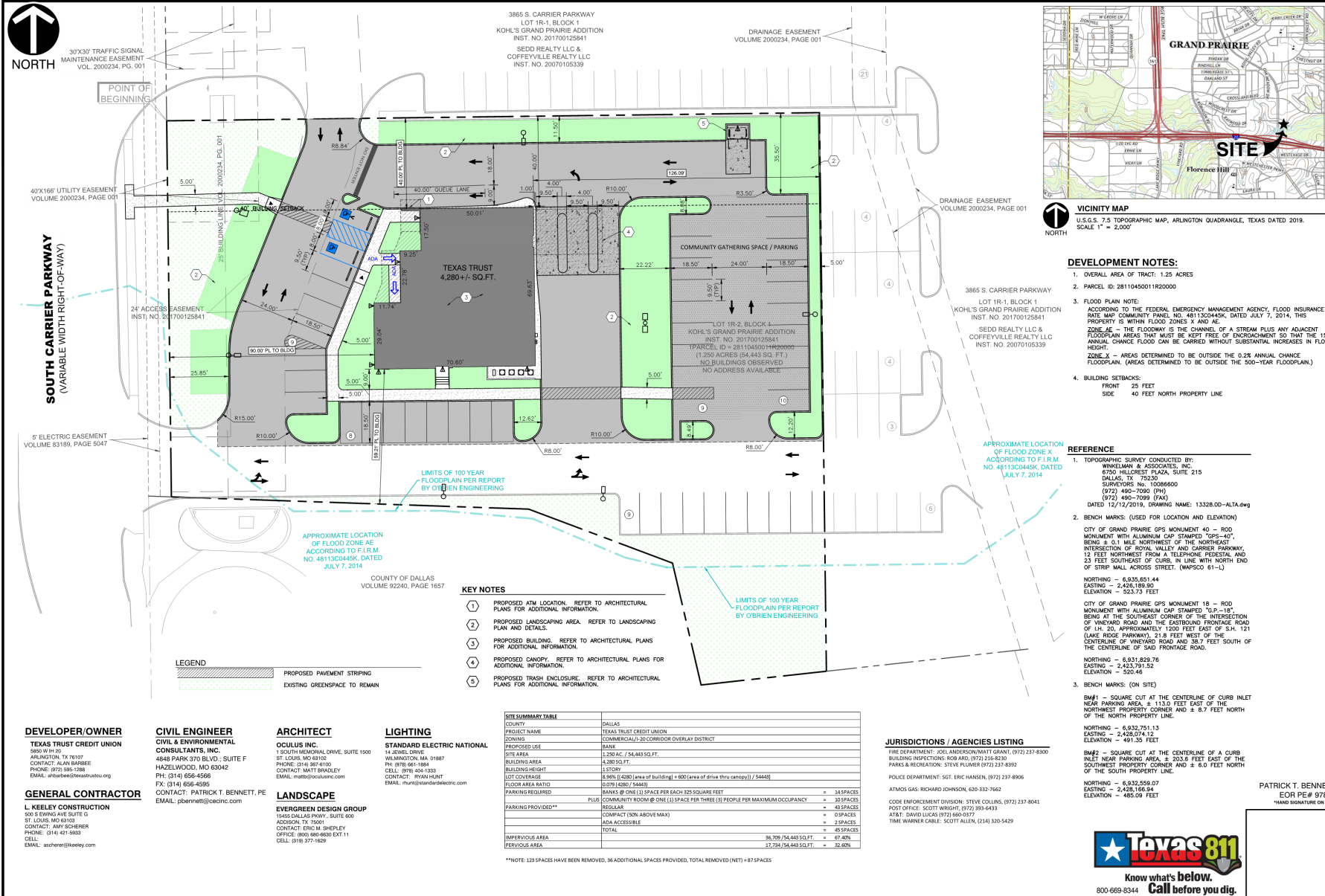
RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Body



Exhibit B - Site Plan
Page 1 of 1



DEVELOPMENT NOTES:

- OVERALL AREA OF TRACT: 1.25 ACRES
- PARCEL ID: 28110450011R20000
- FLOOD PLAIN NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C0445K, DATED JULY 7, 2014, THIS PROPERTY IS WITHIN FLOOD ZONES X AND AE.
ZONE AE - THE FLOODPLAIN IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT.
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- BUILDING SETBACKS:
FRONT 25 FEET
SIDE 40 FEET NORTH PROPERTY LINE

REFERENCE

- TOPOGRAPHIC SURVEY CONDUCTED BY:
WINKELMAN & ASSOCIATES, INC.
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TX 75230
SURVEY NO. 10086600
(972) 490-7090 (PH)
(972) 490-7099 (FAX)
DATED: 12/17/2019, DRAWING NAME: 13328.00-ALTA.dwg
- BENCH MARKS: (USED FOR LOCATION AND ELEVATION)
CITY OF GRAND PRAIRIE GPS MONUMENT 40 - ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS-40", BEING 0.1 MILE NORTHWEST OF THE INTERSECTION OF ROYAL VALLEY AND CARRIER PARKWAY, 12 FEET NORTHWEST FROM A TELEPHONE PEDestal AND 23 FEET SOUTHWEST OF CURB IN LINE WITH NORTH END OF STRIP MALL ACROSS STREET. (NAD83 81-1)
NORTHING - 6,935,651.44
EASTING - 2,426,189.90
ELEVATION - 523.73 FEET
CITY OF GRAND PRAIRIE GPS MONUMENT 18 - ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS-18", BEING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VINEYARD ROAD AND THE EASTBOUND FRONTAGE ROAD OF I.H. 20, APPROXIMATELY 1200 FEET EAST OF S.H. 121 (LAKE RIDGE PARKWAY), 21.8 FEET WEST OF THE CENTERLINE OF VINEYARD ROAD AND 38.7 FEET SOUTH OF THE CENTERLINE OF SAND FRONTAGE ROAD.
NORTHING - 6,931,829.76
EASTING - 2,423,791.52
ELEVATION - 520.46
- BENCH MARKS: (ON SITE)
BM#1 - SQUARE CUT AT THE CENTERLINE OF CURB INLET NEAR PARKING AREA, 113.0 FEET EAST OF THE NORTHWEST PROPERTY CORNER AND 6.7 FEET NORTH OF THE NORTH PROPERTY LINE.
NORTHING - 6,932,791.13
EASTING - 2,426,074.12
ELEVATION - 491.35 FEET
BM#2 - SQUARE CUT AT THE CENTERLINE OF A CURB INLET NEAR PARKING AREA, 323.6 FEET EAST OF THE SOUTHWEST PROPERTY CORNER AND 6.0 FEET NORTH OF THE SOUTH PROPERTY LINE.
NORTHING - 6,932,506.07
EASTING - 2,426,166.04
ELEVATION - 485.09 FEET

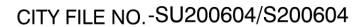
CECN
Civil & Environmental Consultants, Inc.
4848 PARK 370 BLVD., SUITE F - HAZELWOOD, MO 63042
314-656-4568 - 866-250-9879
www.cecninc.com

TEXAS TRUST CREDIT UNION
5850 W IH 20
ARLINGTON, TX 76107
(972) 595-1288

TEXAS TRUST CREDIT UNION
SOUTH CARRIER PARKWAY
SITE DEVELOPMENT PLAN
DRAWING NO. **SP-1-1**
SHEET 1 OF 1

PATRICK T. BENNETT
EOR PE# 97857
HARD SIGNATURE ON FILE

DATE: MAY 2020
DRAWN BY: T
PROJECT NO.: 310-516
CHECKED BY: T
APPROVED BY: T





NORTHWEST VIEW, HEADING SOUTH ON CARRIER



WEST VIEW, FROM CARRIER



EAST VIEW, FROM KOHL'S LOT



NORTHEAST VIEW, FROM KOHL'S LOT



SOUTH VIEW, FROM FISH CREEK FOREST PRESERVE



SOUTHEAST VIEW, FROM FISH CREEK FOREST PRESERVE



SOUTHWEST AERIAL



NORTH VIEW, FROM KOHL'S LOT



SOUTHWEST VIEW, FROM CARRIER HEADED NORTH

Oculus Inc.
ST. LOUIS | DALLAS | PORTLAND

CEC
Civil & Environmental Consultants, Inc.

IMEG
GENERAL CONTRACTOR

L-KEELEY
314.421.5933
www.l-keeley.com
ARCHITECT

MECHANICAL ENGINEER
IMEG CORP.

ELECTRICAL ENGINEER
IMEG CORP.

PLUMBING ENGINEER
IMEG CORP.

TEXAS TRUST CU
NEW BRANCH FOR TEXAS TRUST CREDIT UNION
3865 S. CARRIER PARKWAY
GRAND PRAIRIE, TEXAS

DRAWING ISSUE		
#	DESCRIPTION	DATE
0	SITE PLAN SUBMITTAL	5/12/2020
1	COMMENT RESPONSE	6/4/2020

DRAWING TITLE
RENDERED ELEVATIONS

DRAWING NO.
R-300

Keeley # 19-7307 Consult #



Facade Areas and Material Percentages
For a new Texas Trust CU Branch at 3865 S. Carrier

East Façade

Material	S.F. Area	% of Façade	Length (in feet)	% of Façade Length
Adobe Applied Masonry	663.54	55%	24.792	35.63%
Windows	250	21%		
Stucco	62.97	5%		
Stone Applied Masonry	153.96	13%		
Wood Look Fiber Cement	79.54	7%		
Awnings/Canopies/Porticos /Covered Walkways			19.885	28.58%
Total Area	1210.01		Total Length 69.584	

South Façade

Material	S.F. Area	% of Façade	Length	% Façade
Adobe Applied Masonry	343.67	25%		
Windows/Glassed Doors	354.63	26%	56.25	79.69%
Stone Applied Masonry	361.97	26%		
Metal Trim	8.5	1%		
Wood Look Fiber Cement	317.43	23%		
Awnings/Canopies/Porticos /Covered Walkways			56.96	80.70%
Total Area	1388.2		Total Length 70.583	

West Façade

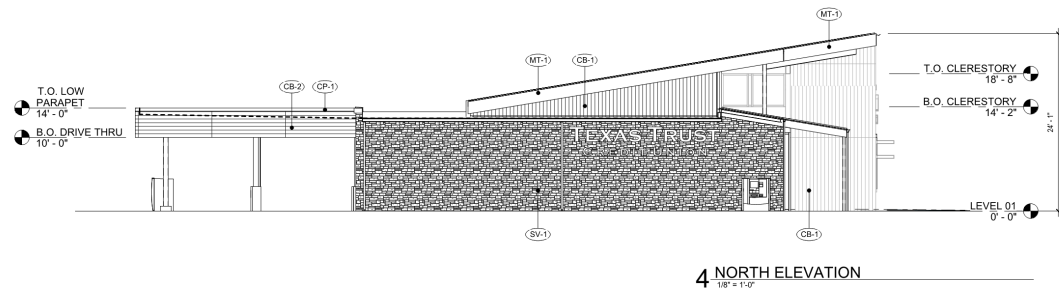
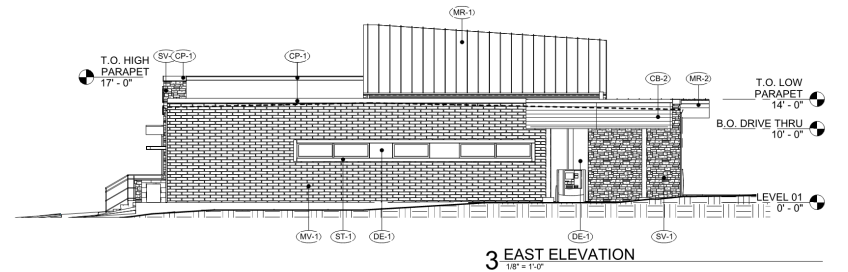
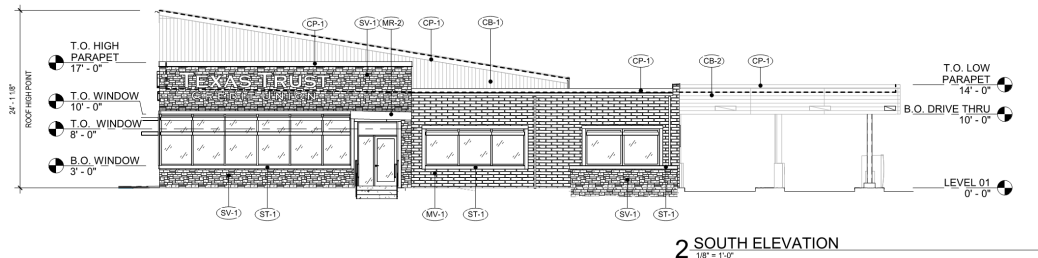
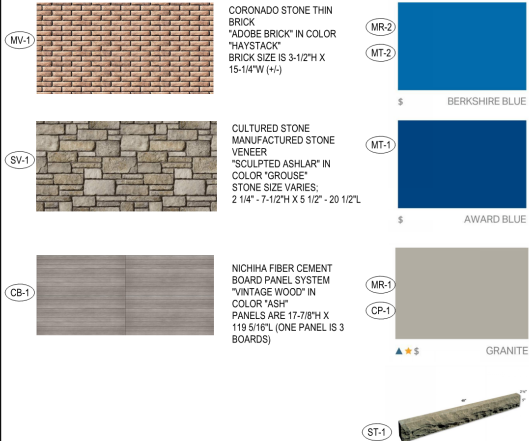
Material	S.F. Area	% of Façade	Length	% Façade
Adobe Applied Masonry	187.79	15%		
Windows	618.75	48%	54.196	77.38%
Stucco	104.06	8%		
Stone Applied Masonry	268.7	21%		
Metal Trim	97.439	8%		
Awnings/Canopies/Porticos /Covered Walkways			68.954	98.51%
Total Area	1276.759		Total Length 79	

North Façade

Material	S.F. Area	% of Façade	Length	% Façade
Stone Applied Masonry	284.41	31%		
Wood Look Fiber Cement	551.58	61%		
Metal Trim	68.8655	8%		
Awnings/Canopies/Porticos /Covered Walkways			8.33	14.36%
Total Area	904.8505		Total Length 58	

All Façades

Material	S.F. Area	% of Façade	Length	% Façade
Adobe Applied Masonry	1195	25%		
Windows/Glazing	1225.38	26%	135.208	50.42%
Stucco	167.05	3%		
Stone Applied Masonry	1080.04	22%		
Metal Trim	174.7965	4%		
Wood Look Fiber Cement	948.55	20%		
Awnings/Canopies/Porticos /Covered Walkways			154.129	57.48%
Total Area	4779.82		Total Length 268.187	



Oculus Inc.
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CONSTRUCTION

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314.367.8100

MECHANICAL ENGINEER
IMEG CORP

ELECTRICAL ENGINEER
IMEG CORP

PLUMBING ENGINEER
IMEG CORP

TEXAS TRUST CU
NEW BRANCH FOR TEXAS TRUST CREDIT UNION
3865 S. CARRIER PARKWAY
GRAND PRAIRIE, TEXAS

DRAWING ISSUE

#	DESCRIPTION	DATE
1	COMMENT RESPONSE	6/4/2020

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
R-301

Keeley # 19-7307 Consult #

Appendix F Menu Items Checklist

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

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

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

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

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

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

Alternative Compliance

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

✓ If Selected	Proposed Item/Element	Description
X	Foundation Plantings Site Design	Foundation Plantings along the west and south facades.
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

Menu Item Summary Table

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	0
Site Design & Building Orientation	1
Building Design	9
Healthy, Smart, Sustainable Community	2.5
Alternative Compliance	1
Total Menu Items:	13.5