



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 27, 2020

6:00 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:

You are invited to a Zoom webinar.

When: Jul 27, 2020 06:00 PM Central Time (US and Canada)

Topic: City of Grand Prairie - Planning & Zoning Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/99057398845?pwd=SEZHQ3RnYzVKb3NCNDZnMGViekk4UT09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,99057398845#,,,,,0#,,8461739955# or
+16699006833,,99057398845#,,,,,0#,,8461739955#

Or Telephone:

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

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

Webinar ID: 990 5739 8845

Passcode: 8461739955

International numbers available: <https://gptx.zoom.us/u/ab0tl3p4Rh>

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 27th.

Call to Order - Commissioner Briefing

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

Agenda Review**Planning and Zoning Commission Meetings During COVID-19**

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

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** [20-10175](#) Approval of Minutes of the July 13, 2020 P&Z meeting.

Attachments: [PZ Draft Minutes 07-13-2020](#)

- 2** [20-10154](#) P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

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

[Exhibit B - Preliminary Plat.pdf](#)

- 3** [20-10155](#) P200706 - Vacating Plat - Cambridge Hills Addition (City Council District 5). Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

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

[Exhibit B - Cambridge Hills Addition.pdf](#)

- 4** [20-10156](#) RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3 (City Council District 1). Replat of Lot 24-R, Block 3, Dalworth Park Addition, establishing one industrial lot on 0.763 acres. Adjoining Lots 19, 21, 22, 23 and 24 Block 3, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, generally located northeast of N.W.Dallas Street, and N.W. 25th Street, addressed as 2470 N.W. Dallas Street.

Attachments: [Location Map](#)

[Exhibit B RP200701](#)

Public Hearing Postponement, Recess, and Continuations

- 5** [20-10158](#) Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

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.

Items for Individual Consideration

- 6** [20-10157](#) S200703 - Site Plan - Jefferson at Grand Prairie (City Council District 6). Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

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

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

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

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

Public Hearing

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

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 07/24/2020

**Monica Espinoza
Planning Secretary**

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



Legislation Details (With Text)

File #: 20-10175 **Version:** 1 **Name:** Approval of Minutes of the July 13, 2020 P&Z meeting.
Type: Agenda Item **Status:** Consent Agenda
File created: 7/16/2020 **In control:** Planning and Zoning Commission
On agenda: 7/27/2020 **Final action:**
Title: Approval of Minutes of the July 13, 2020 P&Z meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Draft Minutes 07-13-2020](#)

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

From

Monica Espinoza

Title

Approval of Minutes of the July 13, 2020 P&Z meeting.

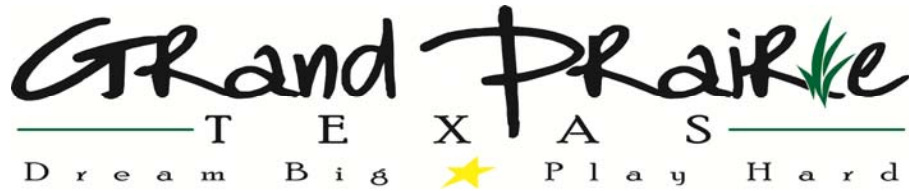
Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 13, 2020**

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

COMMISSIONERS ABSENT: Clayton Fisher

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

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Commissioner Hedin 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 22, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- 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.

Item #3 - 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

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

PUBLIC HEARING TABLE ITEM #4 S200603 - Site Plan - Hunter Ferrell Logistics Park (Commissioner Fisher/City Council District 1).

Vice Chairperson Connor moved to approve the minutes, cases P200703 and P200704 and table case S200603.

Motion: Connor

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #5 – SU200701/S200701 - Specific Use Permit/Site Plan - Shift Forward Auto (Commissioner Fisher/City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation 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.

Mr. Lee stated 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. 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

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

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

Chairperson Josh Spare asked if Shift Forward Auto was open for business. Mr. Lee stated no, they only have a lease at the moment.

Chairperson Josh Spare asked if cars would be parked outside of the property. Mr. Lee stated no cars will be stored outside.

Applicant Maurice Williams, 2429 Howard St. Suite 102 was present representing the case and stated he was present to answer any questions the public may have.

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

Commissioner Coleman moved to close the public hearing and approve case SU200701/S200701.

The action and vote recorded as follows:

Motion: Coleman

Second: Perez

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

Nays: None

Approved: 8-0

Motion: **carried.**

Item #6 - SU200604/S200604 - Specific Use Permit/Site Plan - Texas Trust Credit Union (City Council District 2). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for Texas Trust Credit Union, a 4,280 sq.

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

ft. building with three drive-through lanes. Lot 1R2, Block 1, Khol'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 applicant didn't request any variances.

Ms. Ware stated 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. 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. The Development Review Committee (DRC) recommends approval.

Amy Scherer, L. Keeley Construction was present representing the case and thanked everyone for their time.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU200604/S200604.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

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

Nays: none

Approved: 8-0

Motion: **carried.**

PLANNING AND ZONING COMMISSION MINUTES, JULY 13, 2020

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 6:56 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 #:	20-10154	Version:	1	Name:	P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	7/10/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/27/2020	Final action:		Final action:	
Title:	P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.				

Sponsors:

Indexes:

Code sections:

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

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

From

Monica Espinoza

Title

P200705 - Preliminary Plat - Jefferson at Grand Prairie, Lots 1 and 2, Block 1 (City Council District 6). Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Preliminary Plat creating one commercial lot and one residential lot on 19.74 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

PURPOSE OF REQUEST:

The purpose of the Preliminary Plat is to create two lots on 19.74 acres to facilitate multi-family and commercial development in the IH-20 Corridor.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-294B; PD-28	Undeveloped
South	SF-1	Church
West	PD-342; SF-1	QT, Hotel; Undeveloped
East	SF-1	Undeveloped, Single Family

PLAT FEATURES:

The plat depicts the necessary utility and access easements and meets the applicable dimensional standards.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.



CASE LOCATION MAP

Case Number P200705

**Jefferson at Grand Prairie
Lots 1 and 2, Block 1**



**City of Grand Prairie
Development Services**

(972) 237-8255

www.gptx.org



Legislation Details (With Text)

File #:	20-10155	Version:	1	Name:	P200706 - Vacating Plat - Cambridge Hills Addition
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	7/10/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/27/2020	Final action:		Final action:	
Title:	P200706 - Vacating Plat - Cambridge Hills Addition (City Council District 5). Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Cambridge Hills Addition.pdf](#)

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

From

Monica Espinoza

Title

P200706 - Vacating Plat - Cambridge Hills Addition (City Council District 5). Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Vacating Plat for Cambridge Hills Addition. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

PURPOSE OF REQUEST:

The purpose of this request is to vacate Cambridge Hills Addition No. 1.

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-347	Industrial
South	SF-4	Single Family Residential, Undeveloped
West	SF-3; SF-4	Single Family Residential
East	SF-4	Undeveloped; SH-161

PLAT HISTORY:

- November 9, 1964: The Planning and Zoning Commission approved a Final Plat for Cambridge Hills Addition No. 1, a single family subdivision including residential lots and right-of-way dedication on 33.365 acres.
- Minutes from the September 14, 1981 Planning and Zoning Commission meeting reflect that the Planning and Zoning Commission approved vacation of the Final Plat for Cambridge Hills Addition No. 1.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval. Upon approval of the plat vacation, the City shall prepare a certified document indicating that the vacation was approved by the Planning and Zoning Commission and the applicant shall file this document with the county.

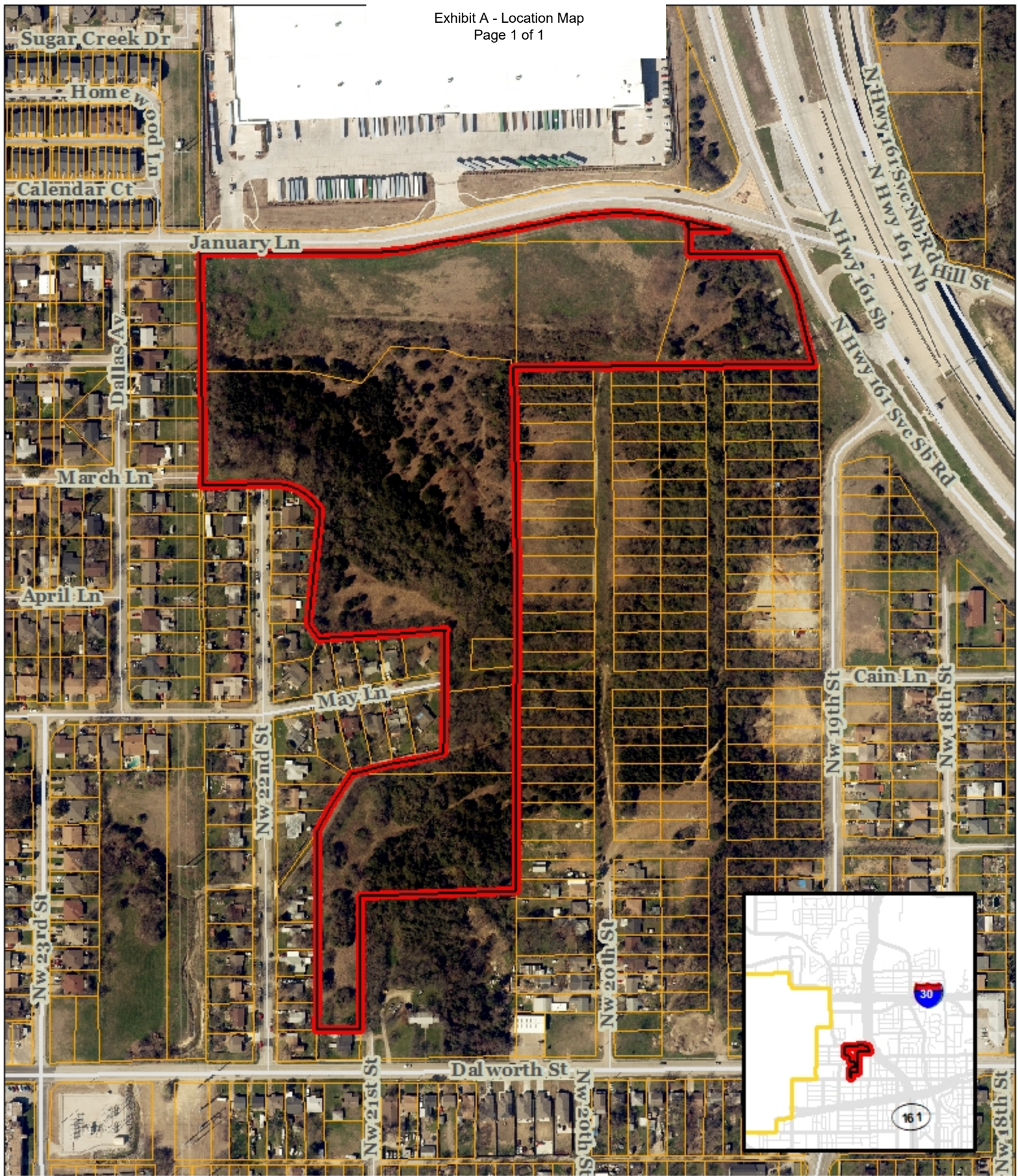


Exhibit B - Cambridge Hills Addition
Page 1 of 1



STATE OF TEXAS, COUNTY OF DALLAS, 498 1928

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Henry M. Peek, Jr., President and William H. Rice, Secretary, Various Opportunities, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Various Opportunities, Inc., a corporation, and that they executed the same as the act of such corporation for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 22nd day of December, 1928 A.D.

Laurel C. Mottley
Notary Public in and for Dallas County, Texas

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Allen P. Hundley, Jr., do hereby certify that I prepared this plat as an actual and accurate survey of the land and that the corner monuments have been properly placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

Allen P. Hundley, Jr.
Allen P. Hundley, Jr., 3801 Cedar Springs Rd., Dallas, Texas
Registered Professional Engineer

STATE OF DALLAS

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared Allen P. Hundley, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Various Opportunities, Inc., a corporation, and that they executed the same as the act of such corporation for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 18th day of December, 1928 A.D.

Stetson H. Rice
Notary Public in and for Dallas County, Texas

OWNER'S CERTIFICATE

498 1928

JAS. W. Various Opportunities, Inc. are the owners of a tract of land in the Joseph C. Reed Survey, Abstract 1729, the P. H. Ford Survey, Abstract 1729, the P. H. Ford Survey, Abstract 1712, Dallas County, Texas, and being more particularly described as follows:

a point of reference for this description is in the West line of N. W. 19th Street 10' wide; said point being the Northeast corner of Lot 1, Block 166, Dalworth Addition to the City of Grand Prairie, Texas;

separat said point of reference N 89°41'23" W, a distance of 20.00 feet to the point of beginning of the following described tract of land:

Thence N 88°41'23" W along the North line of Blocks 166, 167 and 170, a distance of 788.94 feet to a point for a corner;

Thence S 0°45'30" W along the West line of Block 170, a distance of 1440.63 feet to a point for a corner;

Thence N 89°51'57" W, a distance of 340.25 feet to a point for a corner;

Thence S 0°13'30" W, a distance of 318.39 feet to a point for a corner;

Thence N 89°58'07" W, a distance of 160.00 feet to a point for a corner;

Thence N 0°13'30" E, a distance of 520.95 feet to a point for a corner;

Thence N 29°36'12" E, a distance of 172.72 feet to a point for a corner;

Thence N 79°38'06" E, a distance of 248.51 feet to a point for a corner;

Thence N 0°45'30" E, a distance of 330.54 feet to a point for a corner;

Thence S 86°17'01" W, a distance of 325.37 feet to a point for a corner;

Thence N 27°28'30" W, a distance of 45.95 feet to a point for a corner;

Thence N 84°49'25" W, a distance of 100.00 feet to a point for a corner;

Thence N 0°18'28" E, a distance of 405.67 feet to a point for a corner;

Thence N 89°42'29" W, a distance of 180.00 feet to a point for a corner;

Thence N 0°17'31" E, a distance of 585.00 feet to a point for a corner;

Thence N 0°16'20" W, a distance of 127.00 feet to a point for a corner;

Thence N 89°43'40" E, a distance of 190.00 feet to a point for a corner;

Thence N 0°16'20" E, a distance of 41.02 feet to a point for a corner;

Thence N 99°43'40" E, a distance of 130.00 feet to a point for a corner;

Thence N 16°20" W, a distance of 23.07 feet to a point for a corner;

Thence N 21°31" E, a distance of 794.65 feet to a point for a corner;

Thence N 38°35" E, a distance of 71.82 feet to a point for a corner;

Thence N 29° E, a distance of 15.95 feet to a point for a corner;

Thence N 21°31" E, a distance of 189.14 feet to the point of curvature

of a circular curve to the right having a central angle of 7°29'04", a distance of 162.97 feet and a tangent bearing of S 9°07'33" E;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;

to its point of tangency;



Legislation Details (With Text)

File #:	20-10156	Version:	1	Name:	RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	7/10/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/27/2020	Final action:		Final action:	
Title:	RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3 (City Council District 1). Replat of Lot 24-R , Block 3, Dalworth Park Addition, establishing one industrial lot on 0.763 acres. Adjoining Lots 19, 21, 22, 23 and 24 Block 3, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, generally located northeast of N.W.Dallas Street, and N.W. 25th Street, addressed as 2470 N.W. Dallas Street.				

Sponsors:

Indexes:

Code sections:

Attachments: [Location Map](#)
[Exhibit B RP200701](#)

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

From

Monica Espinoza

Title

RP200701 - Replat - Dalworth Hills Addition Revised, Lot 24-R, Block 3 (City Council District 1). Replat of Lot 24-R , Block 3, Dalworth Park Addition, establishing one industrial lot on 0.763 acres. Adjoining Lots 19, 21, 22, 23 and 24 Block 3, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, generally located northeast of N.W.Dallas Street, and N.W. 25th Street, addressed as 2470 N.W. Dallas Street.

Presenter

Charles Lee, AICP, CBO, Senior Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consider a Replat to establish one industrial lot on 0.763 acre combining adjoining properties into one lot to accommodate the expansion of an existing business. Being Dalworth Hills Addition, Block 3, Lots 19, 21, 22, 23 and 24, City of Grand Prairie, Dallas County, Texas. The property is zoned Light Industrial (LI) District, generally located northeast of NW Dallas Street and NW 25th Street. Specifically addressed at 2470 Doreen Street. The property is located in City Council District 1, represented by Councilwoman Jorja Clemson.

ADJACENT LAND USES AND ACCESS:

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

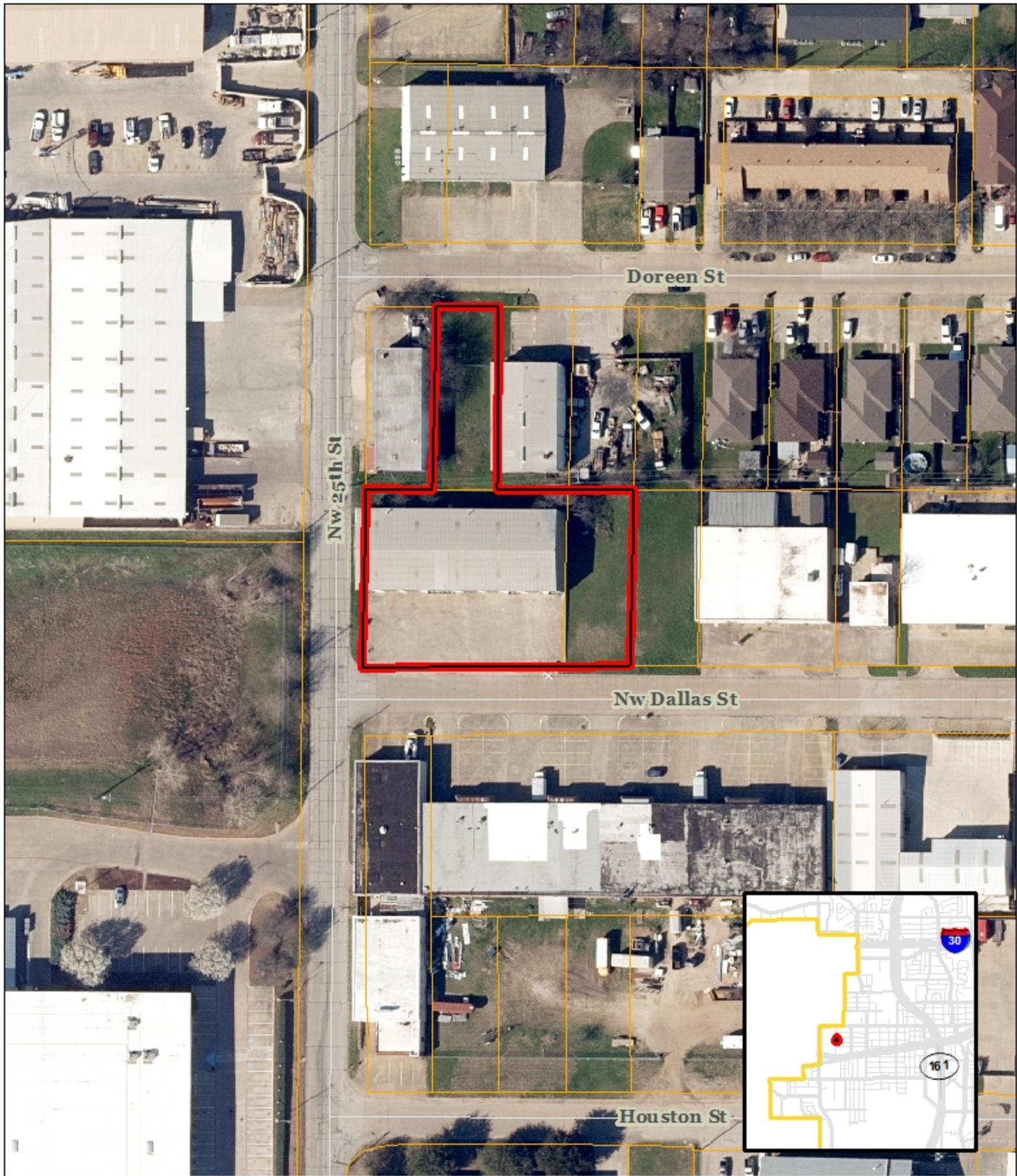
Direction	Zoning	Existing Use
North	Light Industrial (LI) District	Commercial Uses
South	Light Industrial (LI) District	Commercial Uses
East	Light Industrial (LI) District	Commercial Uses
West	Light Industrial (LI) District	Industrial Uses

COMMENTS:

The replat as submitted combines the existing five (5) lots, to accommodate the building expansion on one (lot) property.

RECOMMENDATION:

DRC recommends approval.



CASE LOCATION MAP

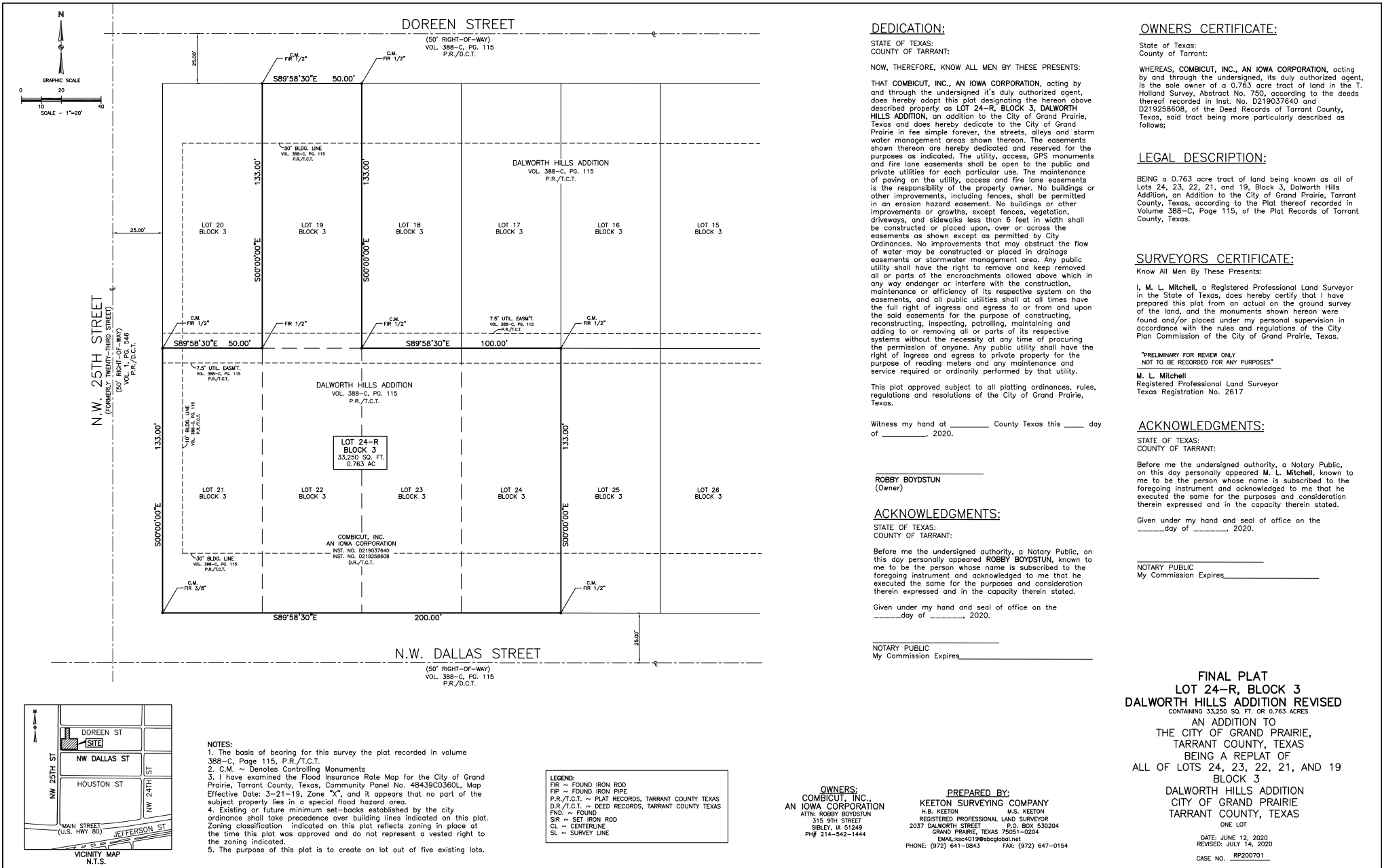
Case Number RP200701

**Dalworth Hills Addition Revised
Lot 24-R, Block 3**



City of Grand Prairie
Development Services

☎ (972) 237-8255
🌐 www.gptx.org





Legislation Details (With Text)

File #:	20-10158	Version:	1	Name:	Z200701/CP200701 - Zoning Change/Concept Plan - January Hill
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	7/10/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/27/2020	Final action:		Final action:	
Title:	Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.				

Sponsors:

Indexes:

Code sections:

Attachments:

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

From

Monica Espinoza

Title

Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



Legislation Details (With Text)

File #:	20-10157	Version:	1	Name:	S200703 - Site Plan - Jefferson at Grand Prairie
Type:	Agenda Item	Status:		Status:	Items for Individual Consideration
File created:	7/10/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	7/27/2020	Final action:		Final action:	
Title:	S200703 - Site Plan - Jefferson at Grand Prairie (City Council District 6). Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.				

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](#)

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

From

Monica Espinoza

Title

S200703 - Site Plan - Jefferson at Grand Prairie (City Council District 6). Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Site Plan for a multi-family development with 23.03 dwelling units per acre on 16.5 acres. Tract 17, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-400, within the I-20 Corridor Overlay District, generally located south of I-20 on the west side of Vineyard Rd, and addressed as 1225 W Interstate 20.

PURPOSE OF REQUEST:

The applicant intends to construct a multi-family development on 16.5 acres. Site Plan approval by City Council is required for any project involving multi-family use. Development at this location requires City Council approval of a Site Plan because the property is intended for multi-family use.

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

ADJACENT LAND USES:

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

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-294B; PD-28	Undeveloped
South	SF-1	Church
West	PD-342; SF-1	QT, Hotel; Undeveloped
East	SF-1	Undeveloped, Single Family

ZONING HISTORY:

- May 19, 2020: City Council approved a Zoning Change/Concept Plan (Case Number Z200303/CP200302) creating a PD-400, a Planned Development District for multi-family and commercial uses.
- The Preliminary Plat for Lots 1 and 2, Block 1 of Jefferson at Grand Prairie Addition is under concurrent review (Case Number P200705).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to develop 16.5 acres for multi-family use. The Site Plan includes 380 multi-family units in 14 residential buildings and one leasing/clubhouse building. The property includes a linear open space amenity that will connect to a trail system that will be designed around an existing pond. Trail amenities include seating, pet stations, and plaza gathering spaces. Other amenities include an outdoor kitchen with seating, a grill, and shade structure, a rectangular pool with a sun shelf feature, private yards for ground floor residents, and a fitness center in the leasing building.

A drive off of the I-20 frontage road will provide access to both the future commercial and proposed multi-family developments. The applicant is proposing to use an existing drive off of Lake Ridge Pkwy to provide access to the multi-family. This drive is located between the Quick Trip convenience store and Staybridge Hotel (currently under construction). The drive is located on hotel property. The applicant has obtained written permission from the property owner to make improvements and extend the existing access easement to the property line.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned PD-400 with a base zoning of Multi-Family Three District; development is subject to the standards for PD-400 and for Multi-Family Three District in the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development.

The proposal meets the density and dimensional requirements with one exception.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area Sq. Ft.	12,000	715,740	Yes
Min. Lot Width (Ft.)	100	1,267	Yes
Min. Lot Depth (Ft.)	120	618.42	Yes
Front Setback (Ft.)	30	30	Yes
Rear Setback (Ft.)	20	20	Yes
Max. Height (Ft.)	50	42.83	Yes
Max. Density (DUA)	26	24	Yes
Max. One Bedroom (%)	60	63	No

Parking

The table below evaluates the parking requirements. The proposal does not meet the required amount of covered parking spaces, and garage parking spaces.

Table 3: Parking Requirements

Standard	Required	Provided	Meets
Total Parking Spac	580	580	Yes
Garage	30%	19.8%	No
Carport	20%	10%	No

Landscape and Screening

The property is subject to landscape and screening requirements in Appendix W of the UDC. The table below summarizes these requirements. The proposal meets or exceeds the landscape and screening requirements.

Table 4: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	107,361	140,441	Yes
Trees	215	215	Yes
Shrubs	2,147	4,245	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

Exterior Building Materials

The exterior finish materials include brick, stucco, and fiber cement siding. The proposed elevations meet the recommended design and building materials in Appendix W.

Appendix W Amenities

The applicant is providing amenities from the Environmentally Friendly Features, High-Quality Features or Designs, and Technology categories. Table 5 lists the amenities in each category. The proposal meets Appendix W requirements for amenities.

Table 5: Appendix W Amenities

Category	Tier	Amenity
Environmentally Friendly Features	1	High Efficiency Windows

Environmentally Friendly Features 2		Recycling Program
Environmentally Friendly Features 2		Walking/Jogging Trails
Environmentally Friendly Features 3		LED or Low-Wattage Lighting
Environmentally Friendly Features 3		Bicycle Parking
Environmentally Friendly Features 3		Outdoor Recreation Spaces with Cc
High-Quality Features or Designs 1		Granite Countertops in Kitchens an
High-Quality Features or Designs 1		Upgraded Woodwork
High-Quality Features or Designs 2		Upgraded Light Fixtures
High-Quality Features or Designs 2		Walk-in Closets
High-Quality Features or Designs 2		Full-Size Stainless Steel Major App
Technology	N/A	App-Enabled Communication
Technology	N/A	Wi-Fi Internet Access in Common .

VARIANCES:

1. Maximum Percentage of One-Bedroom Units - the proposal includes 63% one-bedroom units when a maximum of 60% is allowed.
2. Garage Parking Spaces - the proposal includes 19.8% garages when 30% garages are required.
3. Covered Parking Spaces - the proposal includes 10% covered parking spaces when 20% is required.

ANALYSIS:

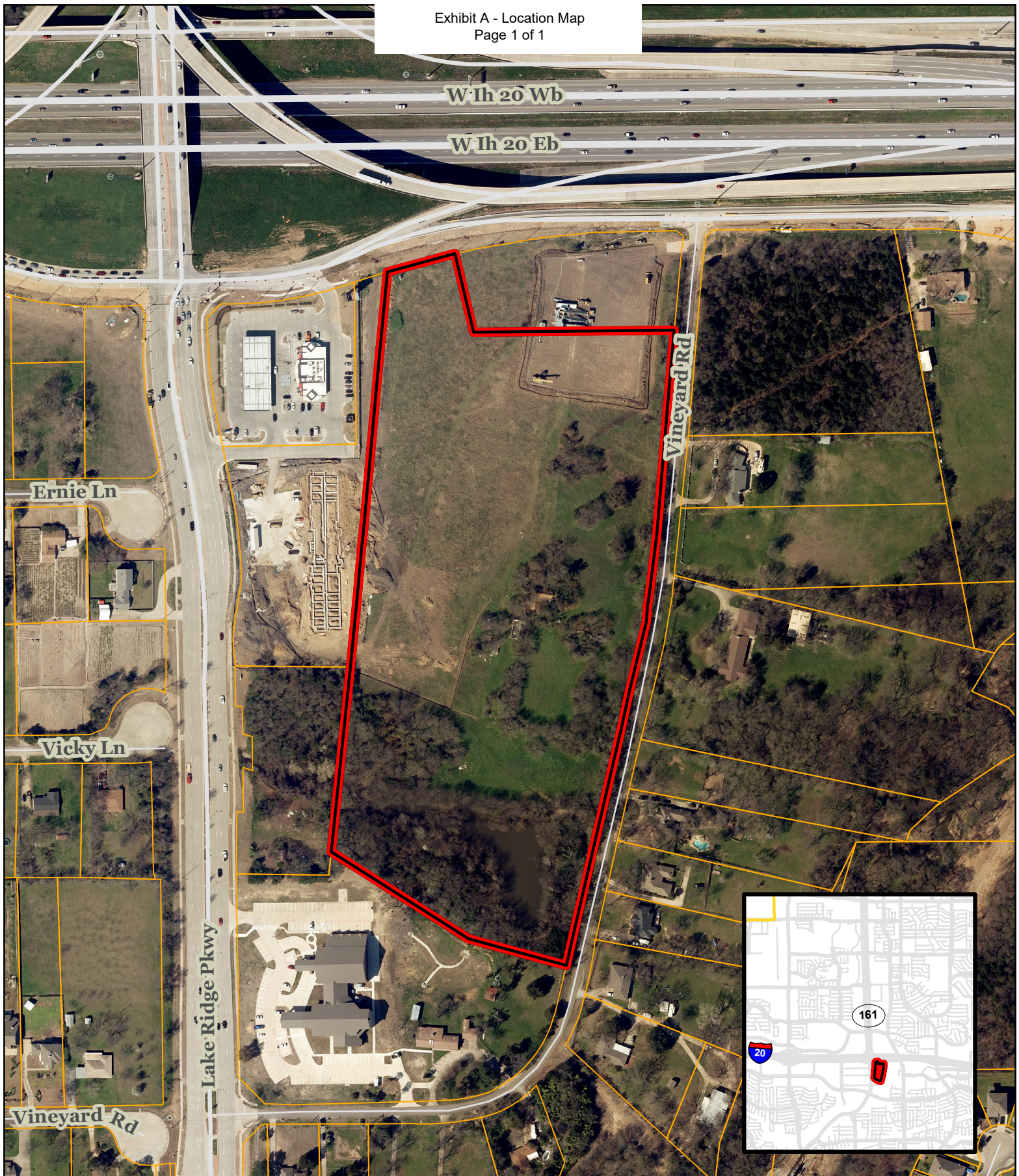
Appendix W states that multi-family developments meeting the recommended design standards may request two of the following:

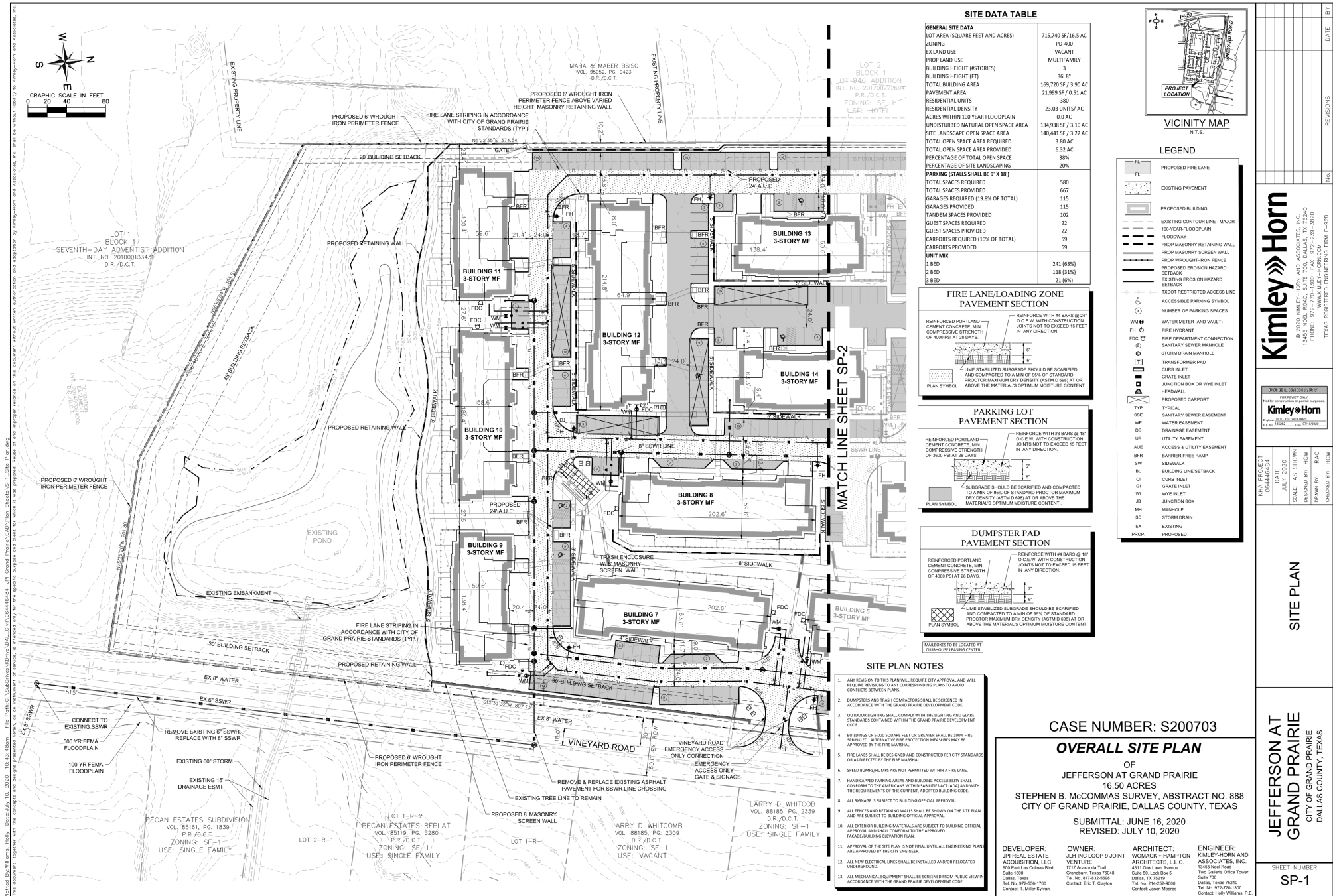
1. Reduce required garage parking by 5%.
2. Increase maximum density or FAR by 20%.
3. Reduce required landscaped area by 5%.
4. Increase percentage of one bedroom units by 10%.

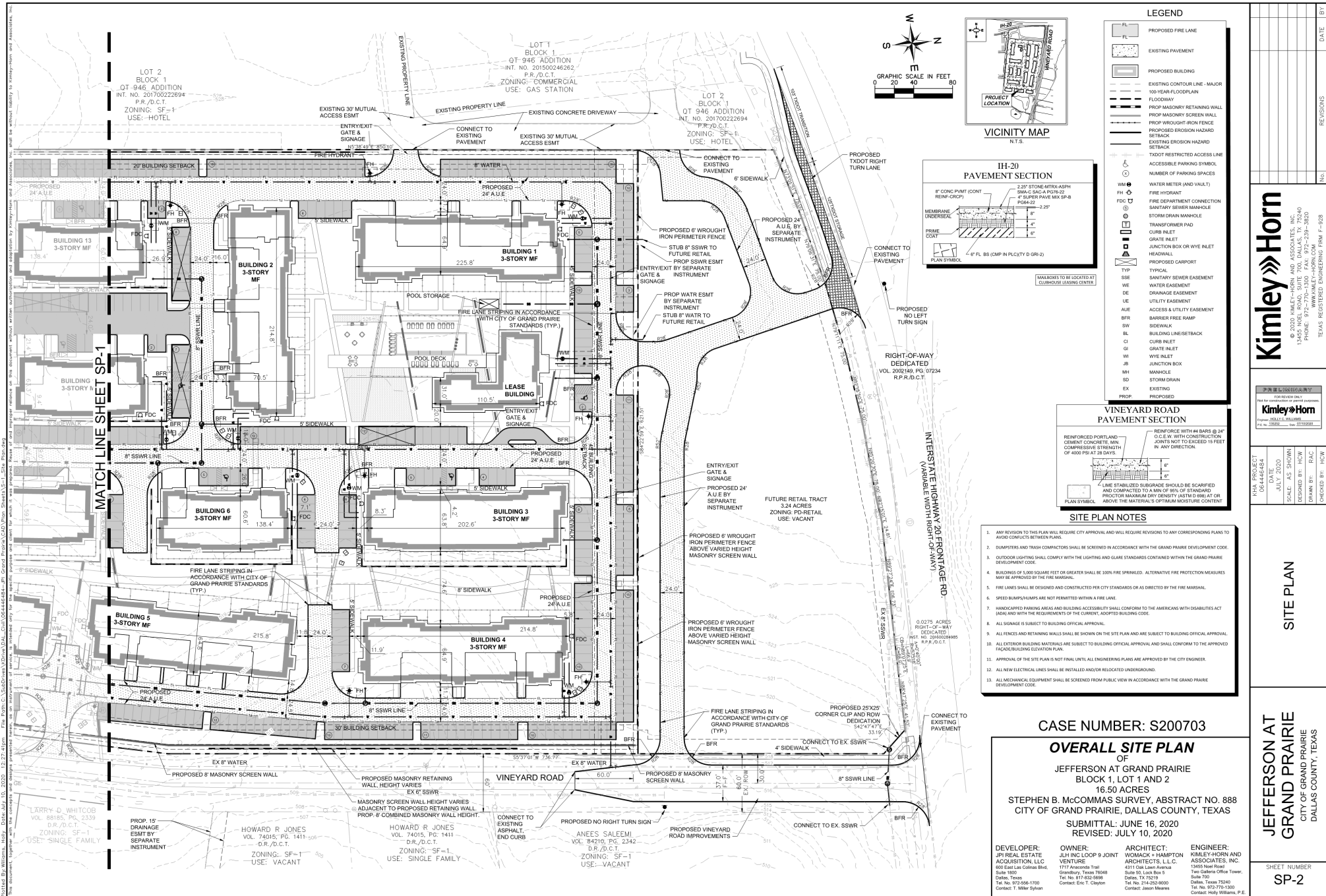
Since the proposed building elevations meet the recommended design and materials, the development qualifies for two of the items listed above. While the requested variances exceed what is allowed for developments that meet the recommended design, staff does not object to the requested variances. One unique aspect of the project is the linear open space amenity with connections to future trails around an existing pond. The site is designed and buildings configured to maximize this amenity. Staff believes that requiring additional garages would detract from the feature either by decreasing the area or by blocking views of the amenity.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval of the proposal as requested with the condition that the buildings are constructed with the materials and design shown on the building elevations.







NOTE: No existing trees are being used for credits toward minimum requirements.

The diagram illustrates the installation of a shrub bed. The cross-section view shows a layer of 2" mulch over an undisturbed subgrade. A steel edge (M-1) is installed along the edge of the bed. Shrubs are planted in the bed, with a note to prepare the shrub bed per specifications and finish grade to be 1" below the adjacent edge. A note also indicates that the bed should be graded for positive drainage and mounded where applicable. The layout view shows the shrub or groundcover layout, with a note to refer to the planting plan. The layout shows a grid of shrubs with a note to vary the spacing between them.

VARIES

SHRUB OR GROUNDCOVER LAYOUT REFER TO PLANTING PLAN

2" LAYER MULCH. REFER TO SPEC.

STEEL EDGE M-1

UNDISTURBED SUBGRADE

VARIES SEE PLANS

PREPARE SHRUB BED PER SPECIFICATIONS. FINISH GRADE TO BE 1" BELOW ADJACENT EDGE. BED TO BE GRADED FOR POSITIVE DRAINAGE AND MOUNDED WHERE APPLICABLE.

GROUNDCOVER-SEE PLANTING SCHEDULE FOR SIZE AND SPACING.

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

REMOVE BURLAP MATERIAL FROM TOP 1/3 OF ROOT BALL AND REMOVE WIRE BASKET. REMOVE BINDING FROM TRUNK AND EXPOSE TOP OF ROOT BALL FOR MULCHING.

TOP OF ROOT BALL TO BE 3" ABOVE ADJACENT SOIL. REMOVE EXCESS SOIL ATOP ROOTBALL AND EXPOSE TREE ROOT FLARE.

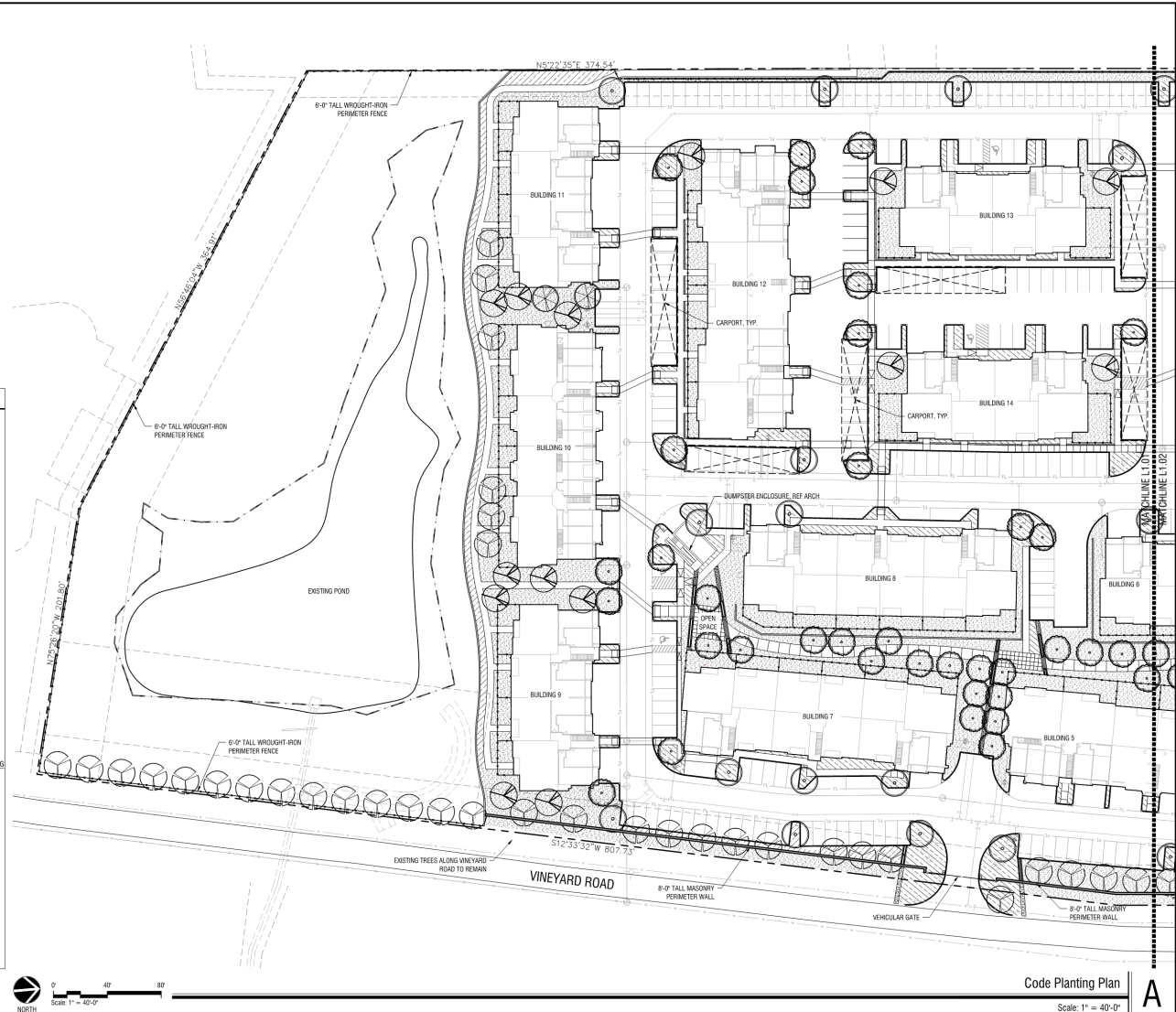
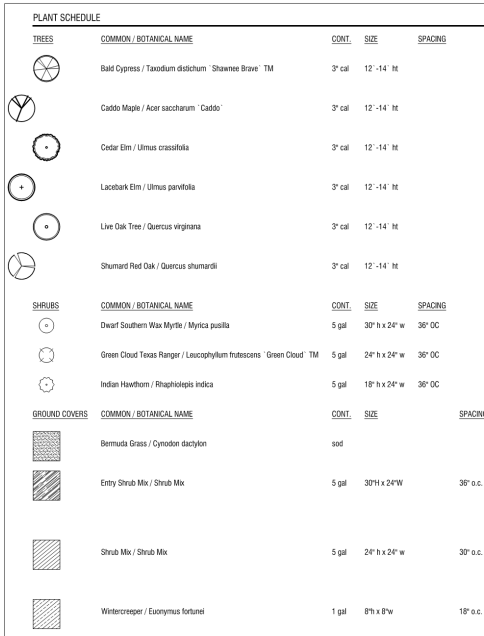


REMOVE BURLAP MATERIAL FROM TOP 1/3 OF ROOT BALL AND REMOVE WIRE BASKET. REMOVE BINDING FROM TRUNK AND EXPOSE TOP OF ROOT BALL FOR MULCHING

TOP OF ROOT BALL TO BE 3" ABOVE ADJACENT SOIL. REMOVE EXCESS SOIL ATOP ROOTBALL AND EXPOSE TREE ROOT FLARE.



-1.00

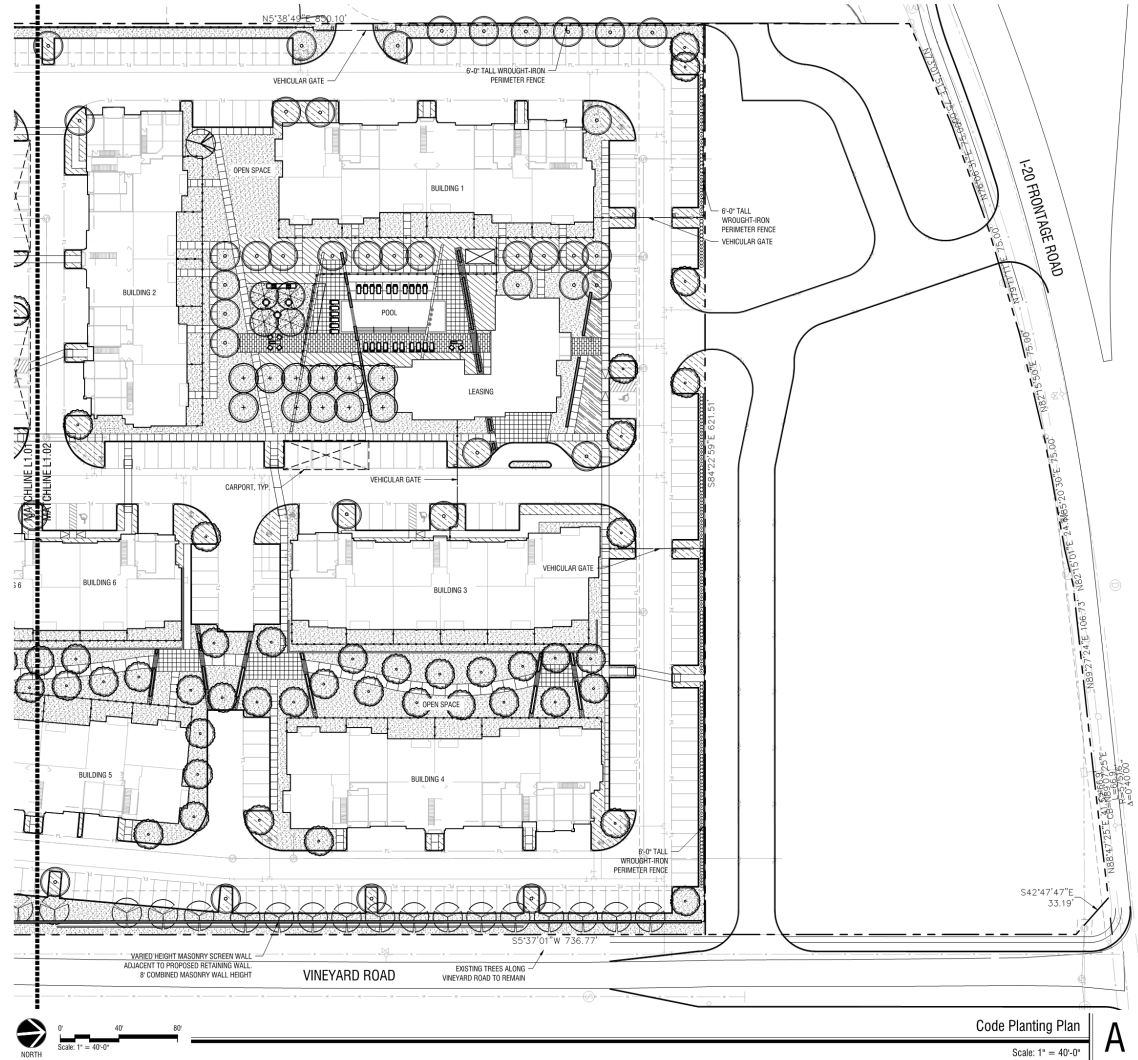


Scale: 1" = 40'-0"

**LANDSCAPE
ARCHITECT:**
KIMLEY-HORN ASSOCIATES
13455 NOEL ROAD
TWO GALLERIA TOWER,
SUITE 700
DALLAS, TEXAS
TEL. NO: 469-452-2497
CONTACT: COURTNEY SMITH

SHEET NUMBER

L1.01



**OVERALL SITE PLAN
OF
JEFFERSON AT GRAND PRAIRIE
LOTS 1 AND 2, BLOCK 1
16.50 ACRES**

**STEPHEN B. MCCOMMAS SURVEY, ABSTRACT NO 888
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS**

**SUBMITTED: JUNE 16, 2020
RESUBMITTED: JULY 10, 2020**

<p>DEVELOPER: JY REAL ESTATE ACQUISITION, LLC 680 WEST 5TH AVENUE SUITE 100 DALLAS, TEXAS TEL: 214-755-6570 CONTACT: T. MILLER-SILVANO</p>	<p>OWNER: JANHOOP & COMPANY 3311 W. HUNTERS TRAIL DALLAS, TEXAS 75244 TEL: 972-412-0008 CONTACT: C. ELLIOTT CLAYTON</p>	<p>ARCHITECT: HATCHER HENRI ARCHITECTS, LLC 4710 W. HUNTERS TRAIL DALLAS, TEXAS 75244 TEL: 972-412-0008 CONTACT: COURTNEY HATCHER</p>
---	--	--

JEFFERSON AT GRAND PRAIRIE

CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

SHEET NUMBER

L1.02

DATE
JULY 2020

SCALE: AS SHOWN

DESIGNED BY: AIB

DRAWN BY: CJS

CHECKED BY: AIB

CODE PLANTING PLAN

Project No. 054449484

054449484

DATE
JULY 2020

SCALE: AS SHOWN

DESIGNED BY: AIB

DRAWN BY: CJS

CHECKED BY: AIB

CODE PLANTING PLAN

Project No. 054449484

054449484



THIS DRAWING HAS BEEN
PREPARED UNDER THE DIRECT
SUPERVISION OF
JASON D. MEARES
TEXAS REGISTRATION #1309
AND IS CONSIDERED TO BE
INCOMPLETE

Copyright:
© 2019 by Womack+Hampton
Architects, L.L.C. All rights reserved.
The arrangements depicted herein
are the sole property of Womack+Hampton
Architects, L.L.C. and may not be reproduced in any
form without written permission.

Project No. JH2019
Drawn By:
ISSUE DATE: 07/10/2020
Revisions:

Jefferson Grand Prairie
Grand Prairie, Texas
JPI

Womack+Hampton
ARCHITECTS, L.L.C.
18101 Lantana Lane, Suite 500
Dallas, Texas 75244
Phone: 214.635.9000
Fax: 214.635.9001

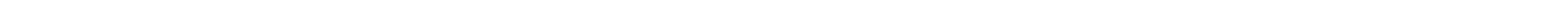
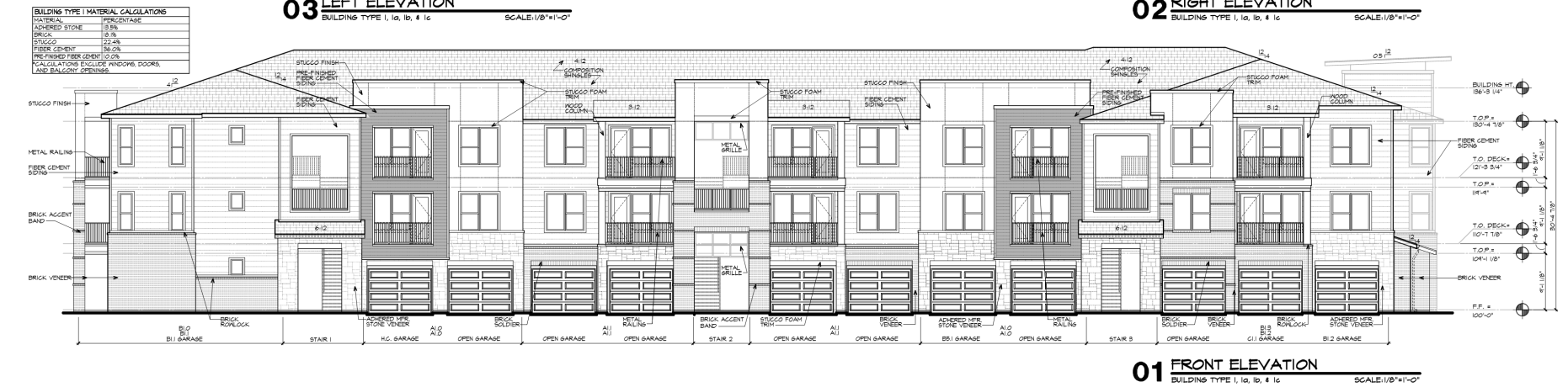


Sheet Number:
A8.0
CONCEPT
ELEVATION

01 CONCEPT ELEVATION RENDERING

NOT TO SCALE

CASE NO. S200103



THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF ARCHITECT D. NEASES, TEXAS REGISTRATION #13399 AND IS CONSIDERED TO BE INCOMPLETE.

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright: © 2020 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangement, organization, and content of this drawing are the property of Womack+Hampton Architects, L.L.C. and may not be reproduced in any form without written permission.

Project No. 19011

Drawn By: JPH

ISSUE DATE: 07/10/2020

Revisions:

Jefferson Grand Prairie
Grand Prairie, Texas
JPH

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Drive, Suite 50
Dallas, Texas 75219
Phone: 214.232.9000
Fax: 214.232.9001



Sheet Number:

A1.0
ELEVATIONS
BLDG TYPE 1

CASE NO. 5200703

Exhibit D - Building Elevations
Page 3 of 8

BUILDING TYPE II MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	0%
BRICK	59.2%
STUCCO	3.9%
FIBER CEMENT	36.9%
PRE-FINISHED FIBER CEMENT	0.0%

CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.



04 REAR ELEVATION
BUILDING TYPE II

SCALE: 1/8"=1'-0"

BUILDING TYPE II MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	0.0%
BRICK	5.8%
STUCCO	2.8%
FIBER CEMENT	44.8%
PRE-FINISHED FIBER CEMENT	0.0%

CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.



03 LEFT ELEVATION
BUILDING TYPE II

SCALE: 1/8"=1'-0"



02 RIGHT ELEVATION
BUILDING TYPE II

SCALE: 1/8"=1'-0"



01 FRONT ELEVATION
BUILDING TYPE II

SCALE: 1/8"=1'-0"

BUILDING TYPE I MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	5.8%
BRICK	28.9%
STUCCO	2.8%
FIBER CEMENT	62.5%
PRE-FINISHED FIBER CEMENT	0.0%

CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF WACK & HAMPTON ARCHITECTS, L.L.C. TEXAS REGISTRATION #1309 AND IS CONSIDERED TO BE **INCOMPLETE**

Copyright: ©2020 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of W.H. LLC and may not be reproduced in any form without written permission.
Project No: H2014
Drawn By:
Issue Date: 07/10/2020
Revisions:

Jefferson Grand Prairie
Grand Prairie, Texas
JPI

Womack+Hampton
ARCHITECTS, L.L.C.
Dallas, Texas 75201
Phone: 214.232.3000
Fax: 214.232.3000



Sheet Number:

A2.0
ELEVATIONS
BLDG TYPE II

CASE NO. 5200703



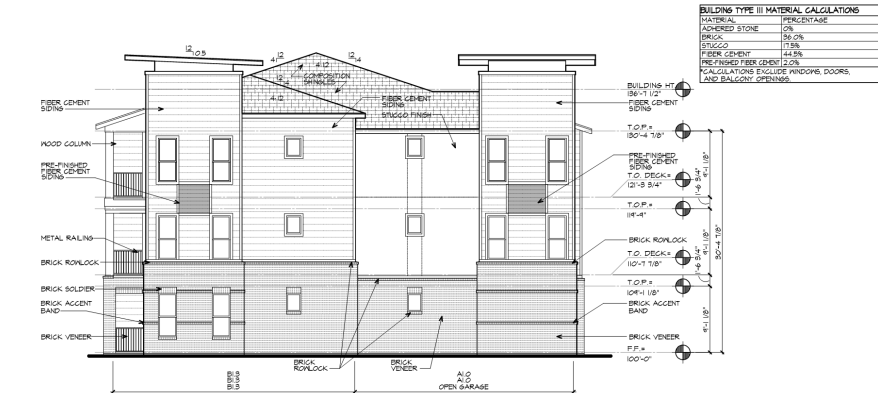
04 REAR ELEVATION
BUILDING TYPE III, # IIIa

SCALE: 1/8"=1'-0"

BUILDING TYPE III MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	1.4%
BRICK	50.0%
STUCCO	12.5%
FIBER CEMENT	23.0%
PRE-FINISHED FIBER CEMENT	12.8%

CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.

BUILDING HT.	18'-1 1/2"
T.O.P. =	18'-4 1/8"
PRE-FINISHED FIBER CEMENT	12'-8 3/4"
T.O. DECK =	12'-8 3/4"
T.O.P. =	11'-4"
BRICK ROWLOCK	10'-1 1/8"
T.O. DECK =	10'-1 1/8"
T.O.P. =	10'-1 1/8"
BRICK ACCENT BAND	8'-1 1/8"
BRICK VENEER	100'-0"

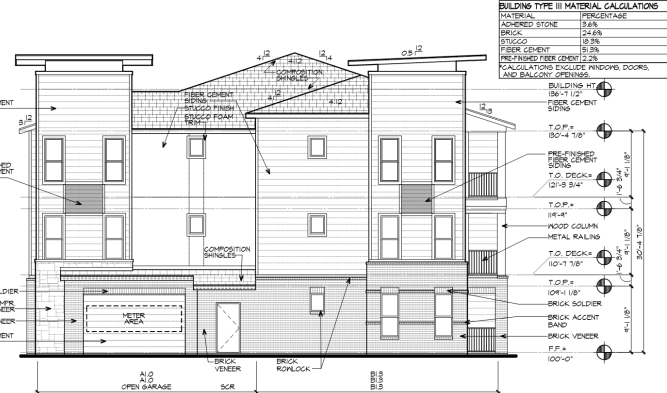


03 LEFT ELEVATION
BUILDING TYPE III, # IIIa

SCALE: 1/8"=1'-0"

BUILDING TYPE III MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	1.4%
BRICK	50.0%
STUCCO	12.5%
FIBER CEMENT	23.0%
PRE-FINISHED FIBER CEMENT	12.8%

CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.



02 RIGHT ELEVATION
BUILDING TYPE III, # IIIa

SCALE: 1/8"=1'-0"

BUILDING TYPE III MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
ADHERED STONE	1.4%
BRICK	50.0%
STUCCO	12.5%
FIBER CEMENT	23.0%
PRE-FINISHED FIBER CEMENT	12.8%

CALCULATIONS EXCLUDE WINDOWS, DOORS, AND BALCONY OPENINGS.

BUILDING HT.	18'-1 1/2"
T.O.P. =	18'-4 1/8"
PRE-FINISHED FIBER CEMENT	12'-8 3/4"
T.O. DECK =	12'-8 3/4"
T.O.P. =	11'-4"
BRICK ROWLOCK	10'-1 1/8"
T.O. DECK =	10'-1 1/8"
T.O.P. =	10'-1 1/8"
BRICK ACCENT BAND	8'-1 1/8"
BRICK VENEER	100'-0"



01 FRONT ELEVATION
BUILDING TYPE III, # IIIa

SCALE: 1/8"=1'-0"

BUILDING HT.	18'-1 1/2"
T.O.P. =	18'-4 1/8"
PRE-FINISHED FIBER CEMENT	12'-8 3/4"
T.O. DECK =	12'-8 3/4"
T.O.P. =	11'-4"
BRICK ROWLOCK	10'-1 1/8"
T.O. DECK =	10'-1 1/8"
T.O.P. =	10'-1 1/8"
BRICK ACCENT BAND	8'-1 1/8"
BRICK VENEER	100'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE SUPERVISION OF JASON S. MEARES, TEXAS REGISTRATION #13358 AND IS CONSIDERED TO BE **INCOMPLETE**. THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright: ©2023 by Womack+Hampton Architects, LLC. All rights reserved. The arrangements depicted herein are the sole property of WHA, LLC and may not be reproduced in any form without written permission.

Project No. 14014

Drawn By:

ISSUE DATE:

07/10/2023

Revisions:

Jefferson Grand Prairie
Grand Prairie, Texas
JPI

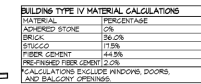
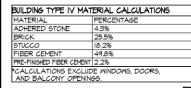
Womack+Hampton
ARCHITECTS, L.L.C.
430 Oak Lawn Ave., Suite 50
Dallas, Texas 75202
Phone: (214) 252-9000
Fax: (214) 252-9000



Sheet Number:

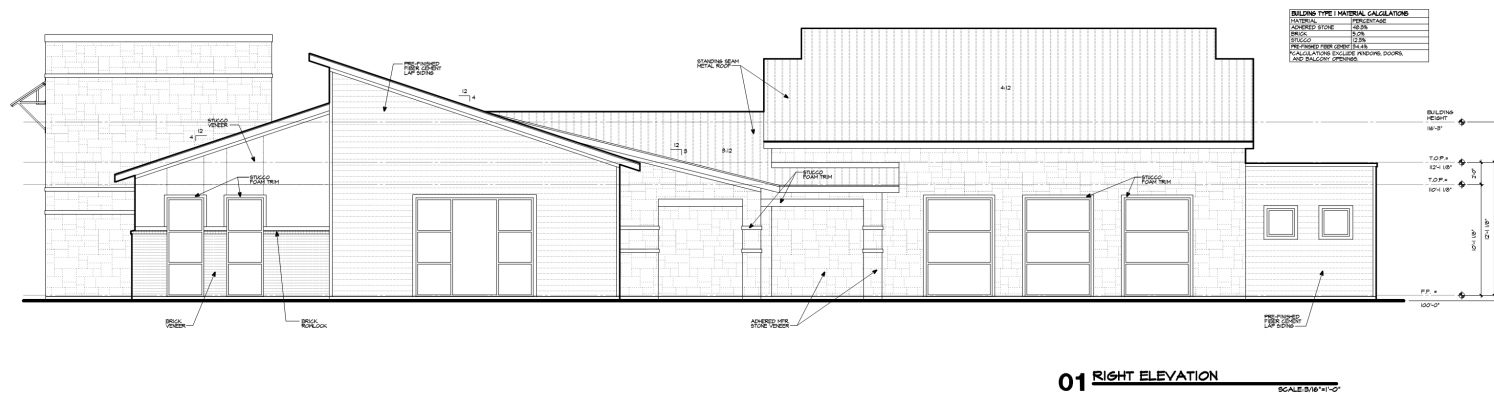
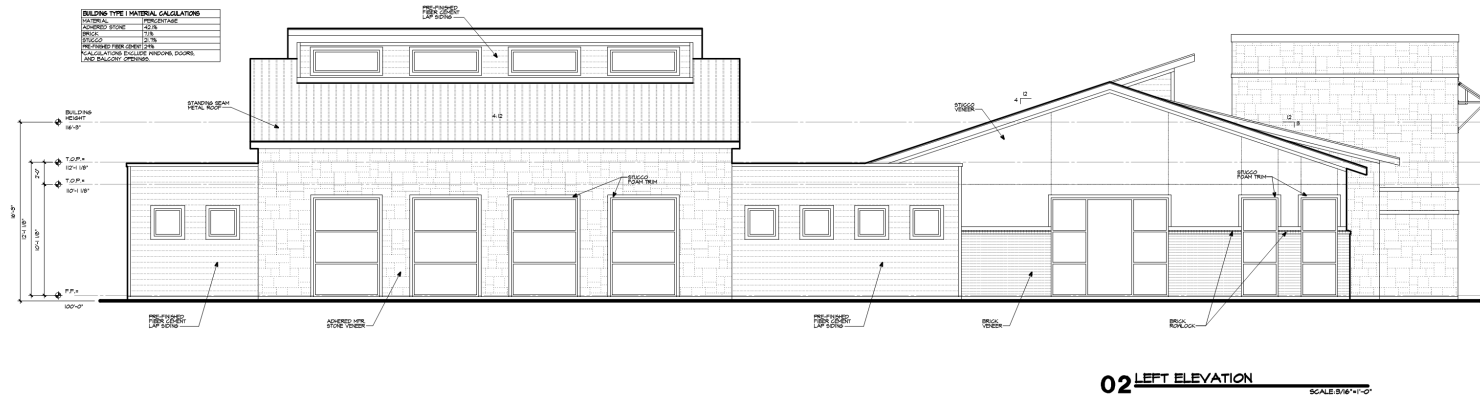
A3.0
ELEVATIONS
BLDG TYPE III

CASE NO. 5200703



CASE NO. S200703

Exhibit D - Building Elevations
Page 7 of 8



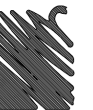
THIS DRAWING HAS BEEN
PREPARED UNDER THE DIRECT
SUPERVISION OF:
ARCHITECT
ARCHITECTS, L.L.C.
TEXAS REGISTRATION #21359
AND IS CONSIDERED TO BE
INCOMPLETE
THIS DRAWING MAY NOT BE
USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION WITHOUT
THE ARCHITECT'S OFFICIAL SEAL.

Copyright:
©2020 by Womack+Hampton
Architects, L.L.C. All rights reserved.
The arrangements, specified herein
are the sole property of WHA, L.L.C.
and may not be reproduced in any
form without written permission.

Project No.
14014
Drawn By:
ISSUE DATE:
01/10/2020
Revisions:

Jefferson Grand Prairie
Grand Prairie, Texas
JPI

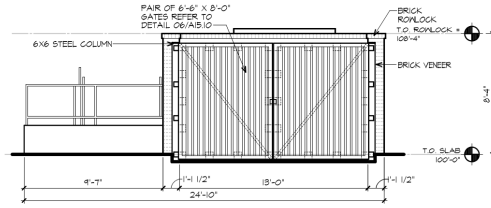
Womack+Hampton
ARCHITECTS, L.L.C.
Dallas, Texas 75201
Phone: 214.232.5000
Fax: 214.232.5000



Sheet Number:

A5.1
LEASING
ELEVATIONS

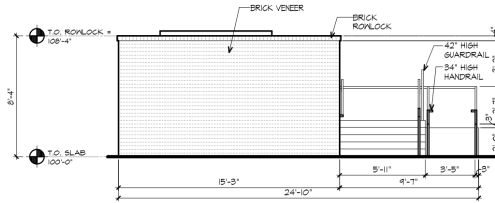
CASE NO. 5200703



TRASH ENCLOSURE MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
BRICK	100%

*CALCULATIONS EXCLUDE DOORS

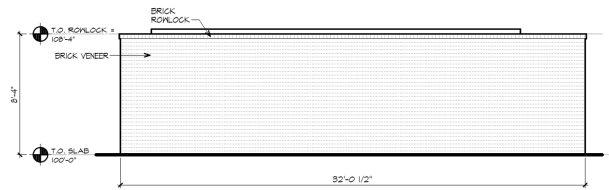
05 FRONT ELEVATION
TRASH ENCLOSURE 1 SCALE: 1/4"=1'-0"



TRASH ENCLOSURE MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
BRICK	100%

*CALCULATIONS EXCLUDE DOORS

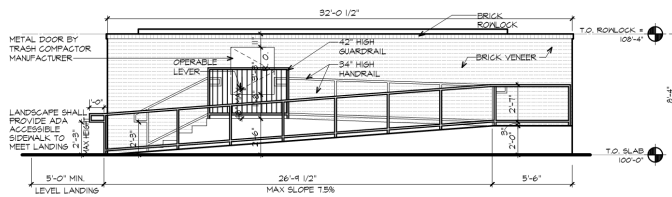
04 REAR ELEVATION
TRASH ENCLOSURE 1 SCALE: 1/4"=1'-0"



TRASH ENCLOSURE MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
BRICK	100%

*CALCULATIONS EXCLUDE DOORS

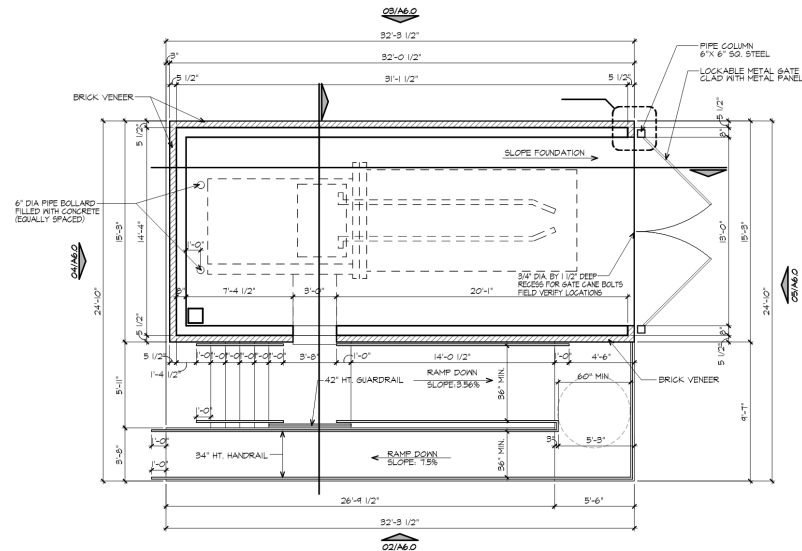
03 RIGHT ELEVATION
TRASH ENCLOSURE 1 SCALE: 1/4"=1'-0"



TRASH ENCLOSURE MATERIAL CALCULATIONS	
MATERIAL	PERCENTAGE
BRICK	100%

*CALCULATIONS EXCLUDE DOORS

02 LEFT ELEVATION
TRASH ENCLOSURE 1 SCALE: 1/4"=1'-0"



01 FLOOR PLAN
TRASH ENCLOSURE 1 SCALE: 1/4"=1'-0"

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF JASON D. HEWES, TEXAS REGISTRATION #21359 AND IS CONSIDERED TO BE **INCOMPLETE**. THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION WITHOUT THE ARCHITECT'S OFFICIAL SEAL.

Copyright: © 2020 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of Womack+Hampton Architects, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14014
Drawn By: JPH
Issue Date: 07/10/2020
Revisions:

Jefferson Grand Prairie
Grand Prairie, Texas
JPI

Womack+Hampton
ARCHITECTS, L.L.C.
428 Oak Lawn Ave., Suite 500
Dallas, Texas 75201
Phone: (214) 252-9000
Fax: (214) 252-9050



Sheet Number:

A6.0
ELEVATIONS
TRASH

CASE NO. S200703