



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, August 10, 2020

6:00 PM

Video Conference

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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: Aug 10, 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/97218496988?pwd=MzIzNHl2MlF2NDZ0cTNMTWpVTzE3QT09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,97218496988#,,,,,0#,,4715628575# or  
+14086380968,,97218496988#,,,,,0#,,4715628575#

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: 972 1849 6988

Passcode: 4715628575

International numbers available: <https://gptx.zoom.us/j/97218496988>

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](mailto:sware@gptx.org) and [msespinoza@gptx.org](mailto:msespinoza@gptx.org) in PDF format no later than 3:00 o'clock p.m. on Monday, August 10th.



**Call to Order - Commissioner Briefing**

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

**\*Agenda Review****\*Planning and Zoning Commission Meeting During COVID-19**

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

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**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.*

[20-10218](#)

Approval of Minutes of the July 27, 2020 P&Z meeting.

**Attachments:** [PZ Draft Minutes 07-27-2020](#)



**20-10219**

P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Phase 2 Overview.pdf](#)  
[Exhibit C - Final Plat.pdf](#)

**20-10220**

P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Phase 3 Overview.pdf](#)  
[Exhibit C - Final Plat.pdf](#)

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

*In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of 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****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**      [20-10158](#)      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. (On June 27, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Renderings.pdf](#)  
[Attachment i - Proposed PD Standards.pdf](#)



[20-10221](#)

SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

**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](#)  
[Attachment i - Examples of Enhanced Landscape Area.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 08/07/2020**

**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 #:** 20-10218      **Version:** 1      **Name:** Approval of Minutes of the July 27, 2020 P&Z meeting.  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 7/28/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 8/10/2020      **Final action:**  
**Title:** Approval of Minutes of the July 27, 2020 P&Z meeting.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [PZ Draft Minutes 07-27-2020](#)

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Approval of Minutes of the July 27, 2020 P&Z meeting.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis





**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JULY 27, 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, Clayton Fisher.

COMMISSIONERS ABSENT: None

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 6:42 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 July 13, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- 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. Applicant: Holly Williams, Kimley-Horn & Associates and Property Owner: Eric Clayton, JLH Inc Loop 9 Joint Venture.

Item #3 – 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.



## PLANNING AND ZONING COMMISSION MINUTES, JULY 27, 2020

Agent: Brian Moore, GFF, Applicant: Hamilton Peck, Hamilton Commercial LLC, and Property Owner: Bob Brueggemeyer, Various Opportunities.

Item #4- 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. Agent: Tony Shotwell and Property Owner: Robby Boydston, Combicut, Inc.

PUBLIC HEARING TABLE ITEM #5 - Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5).

Vice Chairperson Connor moved to approve the minutes, cases P200705, P200706, RP200701 and table case Z200701/CP200701.

Motion: Connor

Second: Moser

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

Nays: None

**Approved: 9-0**

Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 6 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. Applicant: Holly Williams, Kimley-Horn & Associates and Property Owner: Eric Clayton, JLH Inc Loop 9 Joint Venture.

Ms. Ware gave a presentation stated 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



## **PLANNING AND ZONING COMMISSION MINUTES, JULY 27, 2020**

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.

The applicant requested three variances and two of them directly related to the design incentives we have from the Appendix W.

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.

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.

Chairperson Josh Spare asked how many guest lots they have on the property. Ms. Ware stated they are required to have 10% of the total which comes out to 58 spots.

Chairperson Spare asked if the city noticed any historical problems with only 10% and people parking on the street and in neighborhoods. Ms. Ware stated it depends from project to project but they are meeting the required spaces.

Chairperson Spare asked is Vineyard currently marked with no parking signs and is it something that can be done. Ms. Ware replied it is currently not marked as no parking but it is definitely something that can be done.

Bill Crolley stated they've had a couple of things on different complexes around the city and the ones he is familiar with stated they do not want to pay for a garage or carport and has lead them to change the requirement to 10%. They will continue to monitor if 10% isn't enough they will look into adding no parking signs or maybe look into increasing more guest spaces.

Commissioner Moser stated from personal experience when he offers garages/carports he usually charges \$50-\$100 more for a carport and \$100-\$200 more for a garage. On average 75% of the time people opt out for the lower end and not have covered parking.



## **PLANNING AND ZONING COMMISSION MINUTES, JULY 27, 2020**

Commissioner Smith asked if the design was three stories because before they had the concern if tenants that high could look into the property surrounding the complex. Ms. Ware stated when the zoning came through the applicant included some exhibits that showed the distance with an existing tree line along Vineyard and which would also include a masonry wall.

Commissioner Perez asked how high the masonry wall will be. Ms. Ware stated it was originally 6ft tall but up it to 8ft tall due to adjacent neighbors concerns.

Applicant Miller Sylvan with JPI Inc., 600 E Los Colinas Blvd. Irving, TX. 75039 stated before they start any design of any project, they do a lot of market research and all of their site plans are bedded internally by onsite property management to help drive the design. They have built over 350 communities in the last 30 years, over 100,000 apartment homes and they try to learn from each one and make sure they are responding from what they learn. These variances have been a part of this site plan from the beginning and have driven the design in terms of how many garages and carports they have on site. Staff has made it very clear they need to meet certain thresholds of quality for those to be considered. Parking standard as a company is 1 space per bedroom and a quarter space per unit per guest which makes the parking ratio 1.75 per unit and the city code requires 1.52. They are providing 87 spaces more than what is required based on their internal data. For covered parking they look at supply and demand for the right ratio. 30% of the units will have a private garage and 15% of the units will have access to carports which in terms equals to 45% having some kind of covered parking option. He also stated if you have too many garages, tenants end up not using them or end up using them as storage. He continues to say he doesn't want for this to be misconstrued as a deviation from quality and he hopes to have shown they are going above and beyond in a lot of the areas and asks for the variances to be granted.

Applicant David Martin 2728 N Harwood St. stated these variances were included in the zoning request and council asked they review at the site plan stage. He went on to state they are exceeding Appendix W requirements by meeting all three of the categories and also exceeding code requirements on open space, landscape, trees and screening. He ended by stated he respectfully asks the commissioners to approve these variances.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S200703as recommended by staff.

The action and vote recorded as follows:

Motion: Moser

Second: Perez

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

Nays: None



**PLANNING AND ZONING COMMISSION MINUTES, JULY 27, 2020**

**Approved: 9-0**

**Motion: carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:12 p.m.

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Joshua Spare, Chairperson

ATTEST:

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Max Coleman, Secretary

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





## Legislation Details (With Text)

<b>File #:</b>	20-10219	<b>Version:</b>	1	<b>Name:</b>	P190101 - Final Plat - Greenway Trails Phase 2
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	7/29/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	8/10/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A - Location Map.pdf</a> <a href="#">Exhibit B - Phase 2 Overview.pdf</a> <a href="#">Exhibit C - Final Plat.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

P190101 - Final Plat - Greenway Trails Phase 2 (City Council District 6). Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Final Plat for Greenway Trails, Phase 2, 108 residential Lots and 4 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

#### ADJACENT LAND USE:

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



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

Direction	Zoning	Existing Use
North	City of Mansfield	Undeveloped/Gas Well Pad Site
South	PD-399 for Mixed Use Development	Undeveloped/Gas Well Pad Site;
West	PD-322 for Mixed Use Development	Undeveloped/Gas Well Pad Site;
East	Agriculture (A) District	Undeveloped; FM 661

**PURPOSE OF REQUEST:**

The purpose of the Final Plat is to create 108 residential lots and 5 non-residential lots to facilitate single-family development.

**HISTORY:**

- August 8, 2006: City Council approved PD-322 (Z060601/CPA060601), zoning 384.27 acres for single-family residential, including TND (Traditional Neighborhood Development) and mixed use regional/employment center uses.
- 2007-2008: Multiple gas wells were permitted in and around the property which impacted the potential layout of residential lots within PD-322: Merrill 1H & 2H, permitted 2007; and Orr Unit 1H-4H, permitted 2008
- August 30, 2016: Planning and Zoning Commission approved a Preliminary Plat (P160301) for Greenway Trails, including a preliminary layout for 5 residential phases and depicting 135' Tarrant Regional Water District (TRWD) pipeline easement cutting through majority of TND portion of original PD.
- 2016-2019: TRWD constructs water line through majority of TND portion of original PD.
- April 1, 2019: Planning and Zoning Commission approved Final Plat for Greenway Trails, Ph. 1 consisting of 98 residential lots and 4 non-residential lots.
- March 3, 2020: City Council approved an amendment to PD-322 (Case Number Z060601A), removing the TND elements from Phase 5.

**DEVELOPMENT CHARACTERISTICS:**

Phase 2 depicts 108 residential lots developed under the Type 1, Type 2, and Type 3 zoning schemes detailed in PD-322A. The required lot dimensions are outlined in the following table:

**Table 2: Development Standards**

	Type 1	Type 2	Type 3
Number of Lots	22	49	37
Min. Lot Area (sq. ft.)	9,000	7,800	8,640
Min. Lot Width (ft.)	75	65	72
Min. Lot Depth (ft.)	120	120	120
Min House Size (sq. ft.)	2,000	1,800; 2,000	2,000
Min Front Setback (ft.)	25	25	25



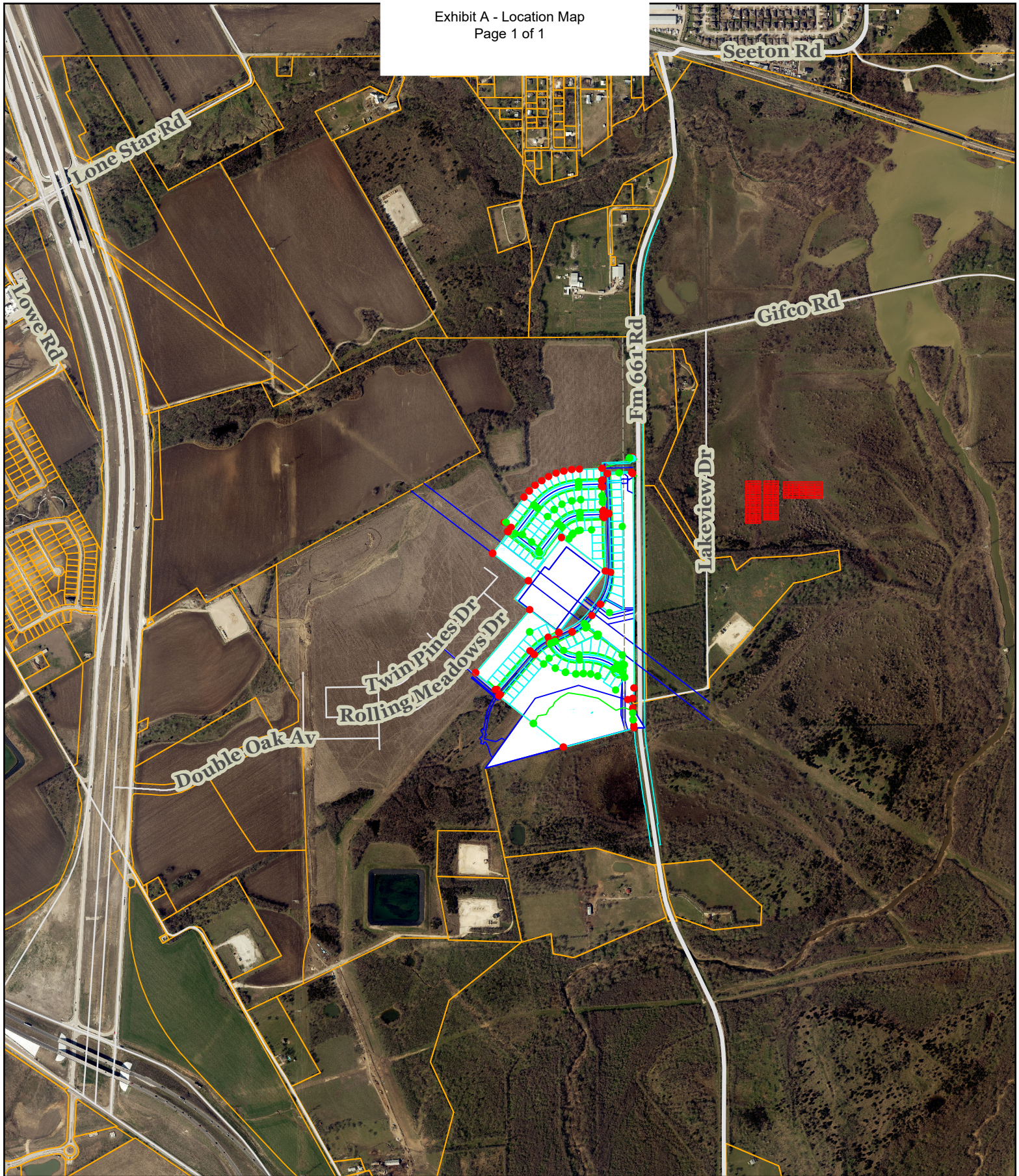
The developer has established the required Public Improvement District (PID) for this development.

**RECOMMENDATION:**

The Development Review Committee recommends approval with the following conditions:

1. Landscaping and screening wall plans shall be submitted and approved by staff prior to filing of the plat.









PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 229-4273  
TYPE REGISTRATION # P-2044  
TSPS # 0002750

**PLOT PLAN  
OF  
GREENWAY TRAILS  
PHASE 2  
BEING**

**SITUATED IN THE  
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY,  
TEXAS**

108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS  
Date: July 2020



**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. Horton - Texas, Ltd.**, does hereby adopt this plat designating the hereon above described property as **GREENWAY TRAILS PHASE 2** 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. 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.

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

**D.R. HORTON - TEXAS, LTD., a Texas Limited Partnership**

BY: D.R. Horton, Inc.,  
a Delaware Corporation,  
its Authorized Agent

By: \_\_\_\_\_  
Ben Clark, Assistant Vice President

STATE OF TEXAS:  
COUNTY OF TARRANT;

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ben Clark, Assistant Vice President of D. R. Horton, Inc., a Delaware corporation, the authorized Agent of D. R. Horton - Texas, Ltd., a Texas limited partnership 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 considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have platted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Goodwin & Marshall, INC.  
2405 Mustang Drive  
Grapevine, TX 76051  
Metro (817) 329-4373

State of Texas:  
County of Tarrant:

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 7/24/2020 10:10 AM

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

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**NOTES**

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation, the coordinates in this project are located in the Texas state plane coordinate system at the surface location, the combined scale factor for this site is 0.99989017, this factor is to be applied to any surface coordinate or distance values in order to reduce said values to state plane grid values, to bring in data that is on state plane grid into this project, scale the data from [0,0] by the reciprocal scale factor of 1.000109842.

2. According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F, in Ellis County, effective June 3, 2013, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; Zone "X" (shaded), being defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; and Zone "AE", being defined as areas with Base Flood Elevations determined.

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

4. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

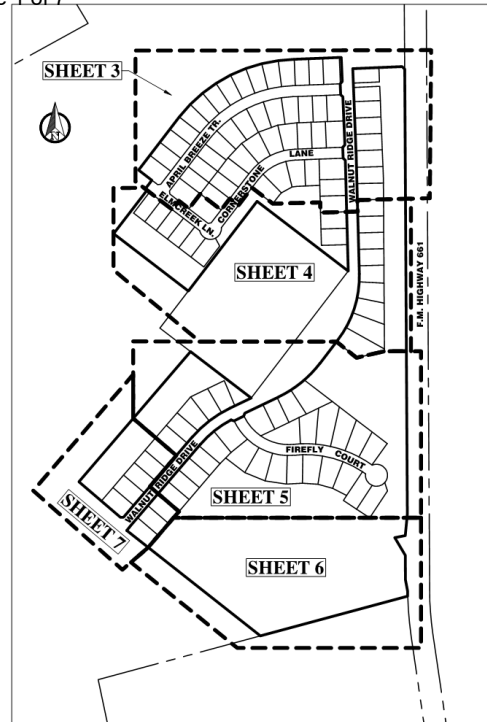
6. Per zoning ordinance no. 7445, a 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (j-swing / side swing type) garages.

7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (H.O.A.).

8. Lots 90X & 91X, Block 1; Lots 59X & 61X, Block 6; and Lot 34X, Block 17 are private HOA/Developer owned and maintained open space lots.

9. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin or underground detention facility and associated drainage easements, hereinafter referred to as "improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest in the full obligation and responsibility of maintaining and operating said "improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land.

10. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner of his successor, assigns or heirs in interest. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. It is also expressly contemplated that the owner shall impose these obligations and responsibilities upon any successor, assigns or heirs in interest, Home Owners Association (HOA), or Public Improvement District (PID) the full obligation and responsibility of maintaining and operating said stormwater management facility.

**KEY MAP**

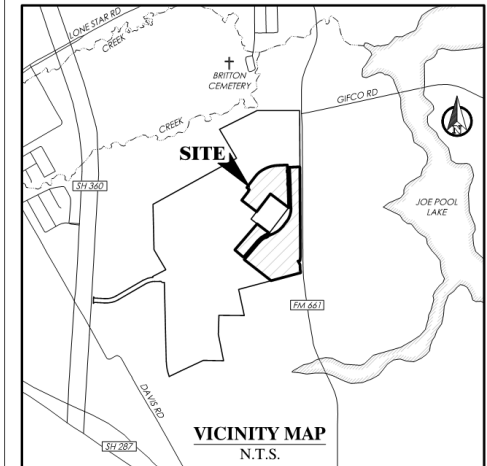
1" = 400'

**ELLIS COUNTY RECORDING:**

PLAT RECORDED AS INSTRUMENT NO. \_\_\_\_\_  
DRAWER \_\_\_\_\_ AND SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_, 20\_\_\_\_

**NOTE:**

MAINTENANCE OF RETAINING WALLS THAT SIT BETWEEN LOTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON THE HIGH SIDE.

**LEGEND**

AC.	ACRES
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.M.E.	FENCE MAINTENANCE EASEMENT
V.S.E.	VISIBILITY SIGHT EASEMENT
B.L.	BUILDING LINE
LFE	LOWEST FLOOR ELEVATION
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
R/W	RIGHT-OF-WAY
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
•	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
---	ADJOINER LINE
---	BOUNDARY LINE
---	BUILDING LINE
---	CENTERLINE
---	EASEMENT LINE

## FINAL PLAT OF GREENWAY TRAILS PHASE 2

BEING  
53.452 ACRES  
SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS  
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

Date: July 2020

OWNER/DEVELOPER:

**D.R. HORTON**  
*America's Builder*  
6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800

PREPARED BY:

**GOODWIN AND  
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TBPCE REGISTRATION # F-2944  
TBPES # 10021700

CASE NO. P190101

SHEET 1 of 7



**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, being part of that certain called 289.33 net acre tract described in a deed to D.R. Horton - Texas, Ltd. recorded in Instrument No. 1924841 of the Deed Records of Ellis County, Texas (DIRECT), and being more completely described as three (3) Tracts as follows, to-wit:

**TRACT 1**

**COMMENCING** at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

**THENCE** South 12 deg. 45 min. 46 sec. West departing said boundary line and West right-of-way line, a distance of 1276.76 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 2 deg. 18 min. 52 sec. East, a distance of 110.00 feet;

**THENCE** South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 2 deg. 18 min. 52 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** South 47 deg. 18 min. 52 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 2 deg. 18 min. 52 sec. East, a distance of 220.00 feet to a 1/2" capped iron rod set;

**THENCE** South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 01 deg. 54 min. 53 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** South 46 deg. 55 min. 3 sec. East, a distance of 14.04 feet to a 1/2" capped iron rod set;

**THENCE** South 01 deg. 31 min. 13 sec. East, a distance of 506.20 feet to a 1/2" capped iron rod set for the most easterly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DIRECT);

**THENCE** North 52 deg. 35 min. 4 sec. West along the Northeast line of said Lot 1, Block 1, a distance of 524.41 feet to a 5/8" capped iron rod found stamped "TRAN SYSTEMS" for the most northerly corner of same;

**THENCE** South 37 deg. 28 min. 8 sec. West along the Northwest line of said Lot 1, Block 1, a distance of 516.16 feet to a 1/2" capped iron rod set;

**THENCE** North 52 deg. 29 min. 46 sec. West departing said Northwest line, a distance of 430.15 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 30 min. 14 sec. East, a distance of 250.00 feet to a 1/2" capped iron rod set;

**THENCE** North 52 deg. 29 min. 46 sec. West, a distance of 10.13 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 30 min. 14 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** North 52 deg. 29 min. 46 sec. West, a distance of 76.50 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 30 min. 14 sec. East, a distance of 305.50 feet to a 1/2" capped iron rod set;

**THENCE** North 40 deg. 58 min. 53 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

**THENCE** North 47 deg. 38 min. 11 sec. East, a distance of 76.15 feet to a 1/2" capped iron rod set;

**THENCE** North 54 deg. 0 min. 31 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

**THENCE** North 60 deg. 22 min. 47 sec. East, a distance of 76.13 feet to a 1/2" capped iron rod set;

**THENCE** North 66 deg. 45 min. 0 sec. East, a distance of 76.11 feet to a 1/2" capped iron rod set;

**THENCE** North 73 deg. 7 min. 9 sec. East, a distance of 76.10 feet to a 1/2" capped iron rod set;

**THENCE** North 79 deg. 29 min. 15 sec. East, a distance of 76.09 feet to a 1/2" capped iron rod set;

**THENCE** North 85 deg. 26 min. 54 sec. East, a distance of 73.78 feet to a 1/2" capped iron rod set;

**THENCE** North 87 deg. 41 min. 8 sec. East, a distance of 215.00 feet to the **POINT OF BEGINNING**, containing 705,302 square feet or 16.192 acres of land, more or less.

**LEGAL DESCRIPTION CONT...****TRACT 2**

**COMMENCING** at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

**THENCE** South 13 deg. 54 min. 40 sec. West departing said boundary line and West right-of-way line, a distance of 2885.31 feet to a 5/8" iron rod found for the most southerly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DIRECT), said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 64 deg. 18 min. 39 sec. West departing said Lot 1, Block 1, a distance of 109.49 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred as 1/2" capped iron rod set, for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 23 deg. 42 min. 29 sec., and being subtended by a chord which bears South 52 deg. 27 min. 25 sec. West - 215.69 feet;

**THENCE** in a Southwesterly direction along said curve to the left, a distance of 217.24 feet to a 1/2" capped iron rod set;

**THENCE** South 40 deg. 36 min. 10 sec. West tangent to said curve, a distance of 481.34 feet to a 1/2" capped iron rod set;

**THENCE** South 85 deg. 36 min. 10 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** North 49 deg. 23 min. 50 sec. West, a distance of 250.00 feet to a 1/2" capped iron rod set;

**THENCE** North 40 deg. 36 min. 10 sec. East, a distance of 783.28 feet to a 1/2" capped iron rod set in the Southwest line of said Lot 1, Block 1;

**THENCE** South 52 deg. 35 min. 6 sec. East along said Southwest line, a distance of 348.87 feet to the **POINT OF BEGINNING**, containing 214,980 square feet or 4.935 acres of land, more or less.

**TRACT 3**

**COMMENCING** at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

**THENCE** South 0 deg. 19 min. 55 sec. East along the East line of said 289.33 acre tract and said West right-of-way line, a distance of 1298.57 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 0 deg. 19 min. 55 sec. East along said East line and West right-of-way line, a distance of 2,032.08 feet to a concrete monument found;

**THENCE** South 5 deg. 24 min. 35 sec. West along said East line and West right-of-way line, a distance of 98.80 feet to a concrete monument found;

**THENCE** South 79 deg. 3 min. 11 sec. West along said East line and West right-of-way line, a distance of 48.75 feet to a concrete monument found "sheared";

**THENCE** South 30 deg. 47 min. 46 sec. East along said East line and West right-of-way line, a distance of 94.29 feet to a 1/2" iron rod found;

**THENCE** South 0 deg. 24 min. 33 sec. East along said East line and West right-of-way line, a distance of 111.18 feet to a concrete monument found;

**THENCE** South 10 deg. 38 min. 13 sec. East along said East line and West right-of-way line, a distance of 53.37 feet to a 5/8" capped iron rod found stamped "MCOSKIE MCINNIS";

**THENCE** South 0 deg. 24 min. 42 sec. East along said East line and West right-of-way line, a distance of 23.28 feet to a concrete monument found for the most easterly Southeast corner of said 289.33 acre tract and being in the North line of a called 34.07 acre tract described in a deed to United States of America recorded in Volume 676, Page 775 (DIRECT);

**THENCE** South 74 deg. 55 min. 20 sec. West departing said West right-of-way line and continue along a South line of said 289.33 acre tract and the North line of said 34.07 acre tract, a distance of 696.58 feet to a 1/2" capped iron rod set;

**THENCE** North 51 deg. 45 min. 54 sec. West departing said North and South lines, a distance of 777.89 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 2 deg. 22 min. 4 sec., and being subtended by a chord which bears North 39 deg. 25 min. 8 sec. East - 19.63 feet;

**LEGAL DESCRIPTION CONT...**

**THENCE** in a Northeasterly direction along said curve to the right, a distance of 19.63 feet to a 1/2" capped iron rod set;

**THENCE** North 40 deg. 36 min. 10 sec. East tangent to said curve, a distance of 498.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 475.00 feet, a central angle of 21 deg. 41 min. 51 sec., and being subtended by a chord which bears North 51 deg. 27 min. 5 sec. East - 178.81 feet;

**THENCE** in a Northeasterly direction along said curve to the right, a distance of 179.88 feet to a 1/2" capped iron rod set;

**THENCE** South 71 deg. 23 min. 34 sec. East non-tangent to said curve, a distance of 13.97 feet to a 1/2" capped iron rod set;

**THENCE** North 64 deg. 15 min. 26 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** North 19 deg. 18 min. 39 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** North 64 deg. 18 min. 39 sec. East, a distance of 171.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 26 deg. 53 min. 7 sec., and being subtended by a chord which bears North 50 deg. 52 min. 6 sec. East - 244.10 feet;

**THENCE** in a Northeasterly direction along said curve to the left, a distance of 246.35 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 25 min. 32 sec. East tangent to said curve, a distance of 134.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 475.00 feet, a central angle of 38 deg. 56 min. 45 sec., and being subtended by a chord which bears North 17 deg. 57 min. 9 sec. East - 316.69 feet;

**THENCE** in a Northerly direction along said curve to the left, a distance of 322.87 feet to a 1/2" capped iron rod set;

**THENCE** North 01 deg. 31 min. 13 sec. West tangent to said curve, a distance of 552.34 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 0 deg. 47 min. 39 sec., and being subtended by a chord which bears North 01 deg. 55 min. 3 sec. West - 7.28 feet;

**THENCE** in a Northerly direction along said curve to the left, a distance of 7.28 feet to a 1/2" capped iron rod set;

**THENCE** North 2 deg. 18 min. 52 sec. West tangent to said curve, a distance of 378.53 feet to a 1/2" capped iron rod set;

**THENCE** North 87 deg. 41 min. 8 sec. East, a distance of 225.62 feet to a 1/2" capped iron rod set;

**THENCE** South 46 deg. 19 min. 24 sec. East, a distance of 16.66 feet to the **POINT OF BEGINNING**, containing 1,408,087 square feet or 32.325 acres of land, more or less.

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 7/24/2020 10:10 AM

**FINAL PLAT**  
OF  
**GREENWAY TRAILS**  
PHASE 2  
BEING  
53.452 ACRES  
SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS  
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

Date: July 2020

CASE NO. P190101

OWNER/DEVELOPER:

**D.R. HORTON**  
*America's Builder*  
6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800

PREPARED BY:

**GOODWIN &  
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

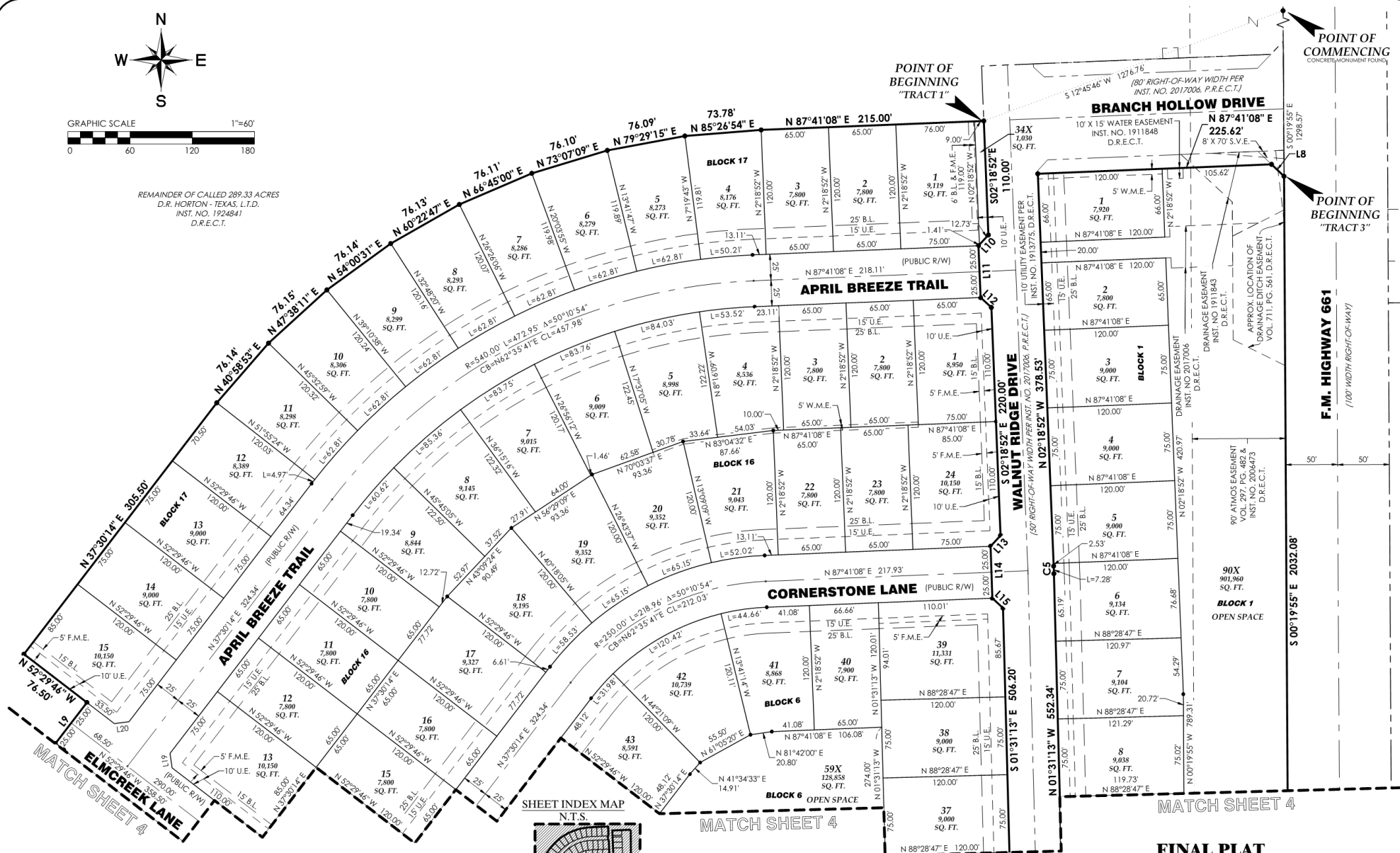
2405 Mustang Drive, Grapevine, Texas 76051

TXBE REGISTRATION # F-2944  
TDLPS # 10021700





REMAINDER OF CALLED 289.33 ACRES  
D.R. HORTON - TEXAS, L.T.D.  
INST. NO. 1924841  
D.R.E.C.T.



\*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

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PREPARED BY:

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

SEE SHEET 7 FOR  
LINE & CURVE TABLE

CASE NO. P190101

## FINAL PLAT OF GREENWAY TRAILS

PHASE 2

BEING

53.452 ACRES

SITUATED IN THE

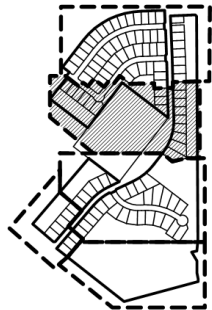
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 3 of 7



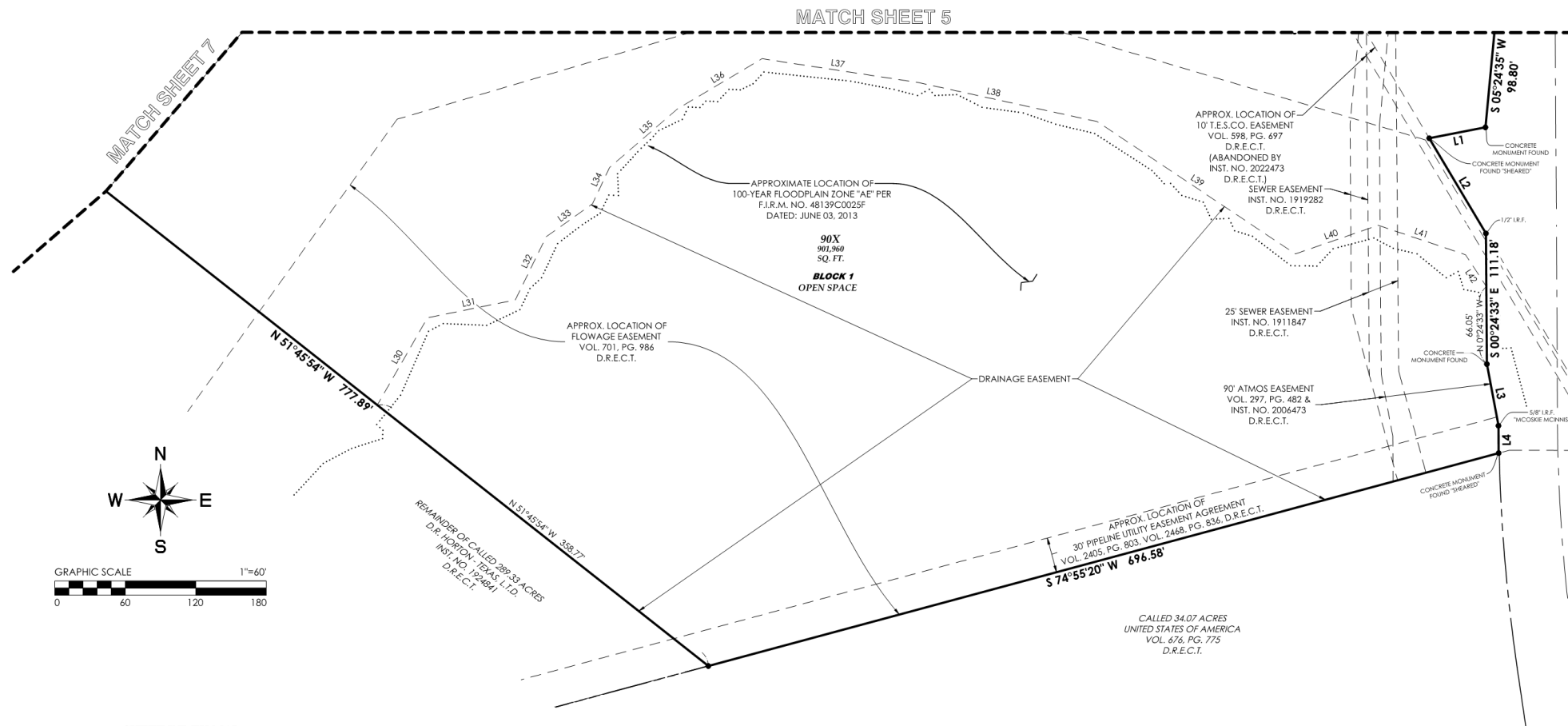


SHEET 4 of 7







SHEET INDEX MAP  
N.T.S.

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Issued for review 7/24/2020 10:11 AM

**SEE SHEET 7 FOR  
LINE & CURVE TABLE**

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*America's Builder*  
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**FINAL PLAT  
OF  
GREENWAY TRAILS**

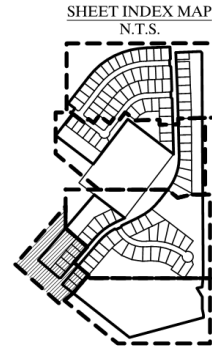
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108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS  
Date: July 2020

SHEET 6 of 7





\*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°03'11"W	48.75
L2	S30°47'46"E	94.29
L3	S10°38'13"E	53.37
L4	S00°24'42"E	23.28
L5	S71°23'34"E	13.97
L6	S64°15'26"W	50.00
L7	N19°18'39"E	14.14
L8	S46°19'24"E	16.66
L9	N37°30'14"E	50.00
L10	S42°41'08"W	14.14
L11	S02°18'52"E	50.00
L12	S47°18'52"E	14.14
L13	S42°41'08"W	14.14
L14	S01°54'53"E	50.00
L15	S46°55'03"E	14.04
L16	S85°36'10"W	14.14
L17	S07°29'46"E	17.68
L18	S82°30'14"W	14.14
L19	N07°29'46"W	14.14
L20	S82°30'14"W	14.14
L21	S25°41'21"E	3.26
L22	S52°29'46"E	27.60

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N40°30'01"E	18.36
L24	S82°30'14"W	7.07
L25	N40°34'22"W	36.78
L26	S40°34'22"E	38.35
L27	N82°30'14"E	7.07
L28	N00°19'55"W	85.45
L29	S40°30'01"W	12.77
L30	N29°56'45"E	85.72
L31	N78°30'04"E	76.17
L32	N26°07'43"E	59.93
L33	N54°36'42"E	48.26
L34	N25°10'34"E	34.21
L35	N49°12'40"E	76.34
L36	N59°18'26"E	83.62
L37	S81°20'37"E	134.55
L38	S77°41'16"E	155.90
L39	S56°15'28"E	202.77
L40	N70°55'35"E	74.58
L41	S71°22'28"E	78.49
L42	S33°16'00"E	32.25



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00	19.63	2°22'04"	N39°25'08"E	19.63
C2	475.00	179.88	21°41'51"	N51°27'05"E	178.81
C3	525.00	246.35	26°53'07"	N50°52'06"E	244.10
C4	475.00	322.87	38°56'45"	N17°57'09"E	316.69
C5	525.00	7.28	0°47'39"	N01°55'03"W	7.28
C6	525.00	217.24	23°42'29"	S52°27'25"W	215.69
C7	50.00	15.06	17°15'14"	S49°29'59"E	15.00

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## Legislation Details (With Text)

<b>File #:</b>	20-10220	<b>Version:</b>	1	<b>Name:</b>	P200302 - Final Plat - Greenway Trails Phase 3
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	7/29/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	8/10/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A - Location Map.pdf</a> <a href="#">Exhibit B - Phase 3 Overview.pdf</a> <a href="#">Exhibit C - Final Plat.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

P200302 - Final Plat - Greenway Trails Phase 3 (Commissioner Spare/City Council District 6). Final Plat consisting of 131 residential lots and 7 common lots on 53.315 acres out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas. Zoned PD-322 Generally located north of US-287, east of SH-360, and west of FM-661. The applicant is Justin Bosworth, DR Horton, the consultant is Edward Eckart, Goodwin and Marshall, and the owner is Benjamin Clark, D.R. Horton.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Final Plat for Greenway Trails, Phase 3, 131 residential lots and 7 open space/common lots. 53.338 acres out of the J. Lawrence Survey, Abstract No. 616, in the City of Grand Prairie, Ellis County, Texas. Zoned PD-Planned Development and generally located west of F.M. 661, east of SH-360, and north of U.S. Hwy 287.

#### ADJACENT LAND USE:



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

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

Direction	Zoning	Existing Use
North	City of Mansfield	Undeveloped/Gas Well Pad Site
South	PD-399 for Mixed Use Development	Undeveloped/Gas Well Pad Site
West	PD-322 for Mixed Use Development	Undeveloped/Gas Well Pad Site
East	Agriculture (A) District	Undeveloped; FM 661

### **PURPOSE OF REQUEST:**

The purpose of the Final Plat is to create 131 residential lots and 7 non-residential lots to facilitate single-family development.

### **HISTORY:**

- August 8, 2006: City Council approved PD-322 (Z060601/CPA060601), zoning 384.27 acres for single-family residential, including TND (Traditional Neighborhood Development) and mixed use regional/employment center uses.
- 2007-2008: Multiple gas wells were permitted in and around the property which impacted the potential layout of residential lots within PD-322: Merrill 1H & 2H, permitted 2007; and Orr Unit 1H-4H, permitted 2008
- August 30, 2016: Planning and Zoning Commission approved a Preliminary Plat (P160301) for Greenway Trails, including a preliminary layout for 5 residential phases and depicting 135' Tarrant Regional Water District (TRWD) pipeline easement cutting through majority of TND portion of original PD.
- 2016-2019: TRWD constructs water line through majority of TND portion of original PD.
- April 1, 2019: Planning and Zoning Commission approved Final Plat for Greenway Trails, Ph. 1 consisting of 98 residential lots and 4 non-residential lots.
- March 3, 2020: City Council approved an amendment to PD-322 (Case Number Z060601A), removing the TND elements from Phase 5.

### **DEVELOPMENT CHARACTERISTICS:**

Phase 3 depicts 131 residential lots developed under the Type 1 and Type 2 zoning schemes detailed in PD-322A. The required lot dimensions are outlined in the following table:

**Table 2: Development Standards**

	Type 1	Type 2
Number of Lots	37	95
Min. Lot Area (sq. ft.)	9,000	7,800
Min. Lot Width (ft.)	75	65
Min. Lot Depth (ft.)	120	120
Min House Size (sq. ft.)	2,000	1,800; 2,000



Min Front Setback (ft.)	25	25
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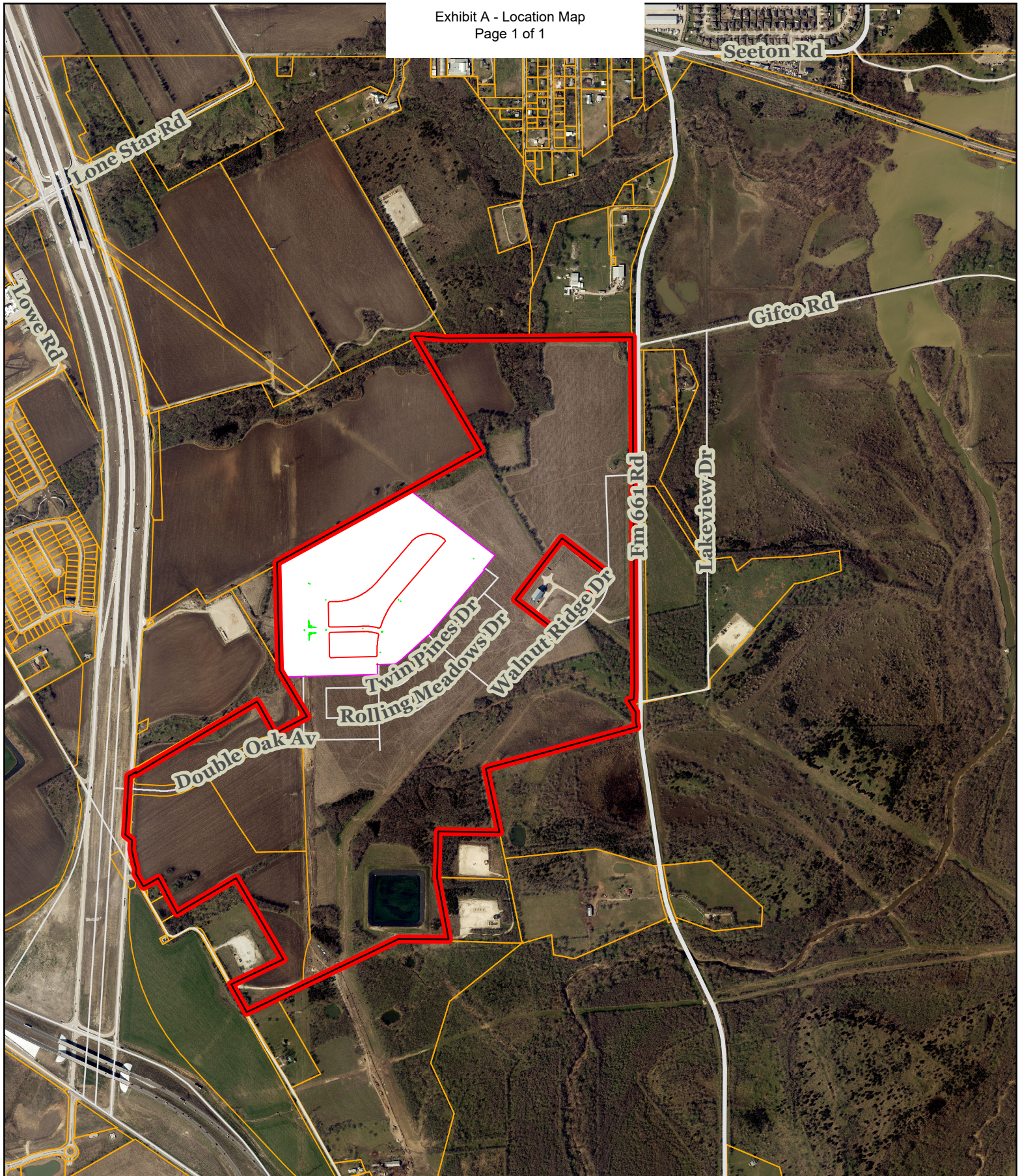
The developer has established the required Public Improvement District (PID) for this development.

**RECOMMENDATION:**

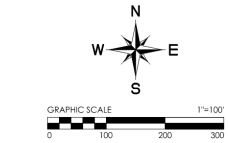
The Development Review Committee recommends approval with the following condition:

1. Landscaping and screening wall plans shall be submitted and approved by staff prior to filing of the plat.









PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
917) 229 - 4273  
TYPE REGISTRATION # 2-204  
TSPS # 10007700

**PLOT PLAN  
OF  
GREENWAY TRAILS  
PHASE 2  
BEING  
53.452 ACRES  
SITUATED IN THE  
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY,  
TEXAS  
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS  
Date: July 2020**



**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **D.R. Horton - Texas, Ltd.**, does hereby adopt this plat designating the hereon above described property as **GREENWAY TRAILS PHASE 2** 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. 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 or from the 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.

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

**D.R. HORTON - TEXAS, LTD., a Texas Limited Partnership**

BY: D.R. Horton, Inc.,  
a Delaware Corporation,  
its Authorized Agent

By: Ben Clark, Assistant Vice President

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ben Clark, Assistant Vice President of D. R. Horton, Inc., a Delaware corporation, the authorized Agent of D. R. Horton - Texas, Ltd., a Texas limited partnership 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 considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

This is to certify that I, John N. Rogers a registered Professional Land Surveyor of the State of Texas, have plotted the above lots from an actual of the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Goodwin & Marshall, INC.,  
2405 Mustang Drive  
Grapevine, TX 76051  
Metro (817) 329-4373

**PRELIMINARY.** This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 7/24/2020 10:10 AM

State of Texas:  
County of Tarrant:

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**NOTES**

1. Bearings are oriented to Texas State plane coordinate system, north central zone, 4202 derived from GPS observation. the coordinates in this project are located in the Texas state plane coordinate system at the surface location, the combined scale factor for this site is 0.99989017. This factor is to be applied to any surface coordinate or distance values in order to reduce said values to state plane grid values. to bring in data that is on state plane grid into this project, scale the data from (0.0) by the reciprocal scale factor of 1.000109842.

2. According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F, in Ellis County, effective June 3, 2013. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; Zone "X" (shaded), being defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; and Zone "AE", being defined as areas with Base Flood Elevations determined.

3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.

4. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

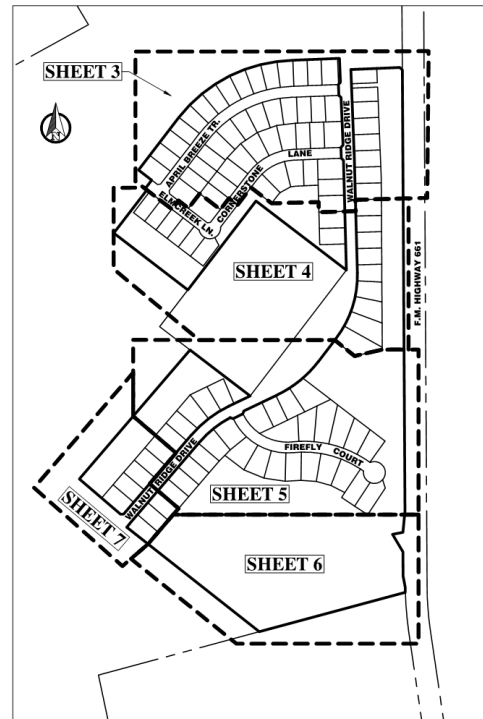
6. Per zoning ordinance no. 7445, a 25-foot front yard building setback is required for residential lots developed with front entry (street facing) garages. A 17-foot minimum front yard setback will be permitted for residential lots that are built with non front entry (j-swing / side swing type) garages.

7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (H.O.A.).

8. Lots 90X & 91X, Block 1; Lots 59X & 61X, Block 6; and Lot 34X, Block 17 are private HOA/Developer owned and maintained open space lots.

9. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin or underground detention facility and associated drainage easements, hereinafter referred to as "Improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "Improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "Improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants running with the land.

10. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner of his successor, assigns or heirs in interest. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. It is also expressly contemplated that the owner shall impose these obligations and responsibilities upon any successor, assigns or heirs in interest. Home Owners Association (HOA), or Public Improvement District (PID) the full obligation and responsibility of maintaining and operating said stormwater management facility.

**KEY MAP**

1" = 400'

**ELLIS COUNTY RECORDING:**

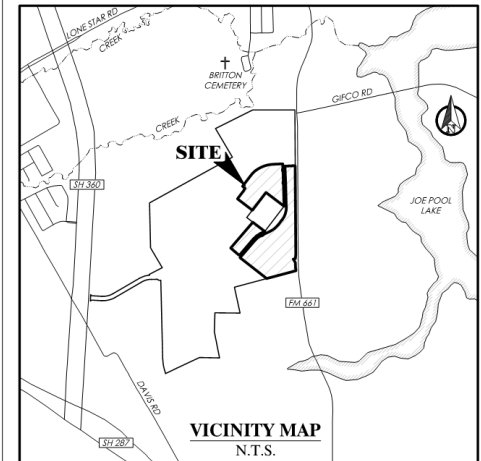
PLAT RECORDED AS INSTRUMENT NO. \_\_\_\_\_

DRAWER \_\_\_\_\_ AND SLIDE \_\_\_\_\_

DATE \_\_\_\_\_, 20\_\_\_\_

**NOTE:**

MAINTENANCE OF RETAINING WALLS THAT SIT BETWEEN LOTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON THE HIGH SIDE.

**LEGEND**

AC.	ACRES
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.M.E.	FENCE MAINTENANCE EASEMENT
V.S.E.	VISIBILITY SIGHT EASEMENT
B.L.	BUILDING LINE
LFE	LOWEST FLOOR ELEVATION
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
R/W	RIGHT-OF-WAY
D.R.E.C.T.	DEED RECORDS OF ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS OF ELLIS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
•	ADJOINER LINE
---	BOUNDARY LINE
---	BUILDING LINE
---	CENTERLINE
---	EASEMENT LINE

## FINAL PLAT OF GREENWAY TRAILS PHASE 2 BEING

53.452 ACRES  
SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS  
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 1 of 7

OWNER/DEVELOPER:

**D.R. HORTON**  
*America's Builder*  
6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800

PREPARED BY:

**GOODWIN AND  
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

CASE NO. P190101



**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, being part of that certain called 289.33 net acre tract described in a deed to D.R. Horton - Texas, Ltd., recorded in Instrument No. 1924841 of the Deed Records of Ellis County, Texas (DRECT), and being more completely described as three (3) Tracts as follows, to-wit:

**TRACT 1**

**COMMENCING** at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

**THENCE** South 12 deg. 45 min. 46 sec. West departing said boundary line and West right-of-way line, a distance of 1276.76 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 2 deg. 18 min. 52 sec. East, a distance of 110.00 feet;

**THENCE** South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 2 deg. 18 min. 52 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** South 47 deg. 18 min. 52 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 2 deg. 18 min. 52 sec. East, a distance of 220.00 feet to a 1/2" capped iron rod set;

**THENCE** South 42 deg. 41 min. 8 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** South 01 deg. 54 min. 53 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** South 46 deg. 55 min. 3 sec. East, a distance of 14.04 feet to a 1/2" capped iron rod set;

**THENCE** South 01 deg. 31 min. 13 sec. East, a distance of 506.20 feet to a 1/2" capped iron rod set for the most easterly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DRECT);

**THENCE** North 52 deg. 35 min. 6 sec. West along the Northeast line of said Lot 1, Block 1, a distance of 524.41 feet to a 5/8" capped iron rod found stamped "TRAN SYSTEMS" for the most northerly corner of same;

**THENCE** South 37 deg. 28 min. 8 sec. West along the Northwest line of said Lot 1, Block 1, a distance of 516.16 feet to a 1/2" capped iron rod set;

**THENCE** North 52 deg. 29 min. 46 sec. West departing said Northwest line, a distance of 430.15 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 30 min. 14 sec. East, a distance of 250.00 feet to a 1/2" capped iron rod set;

**THENCE** North 52 deg. 29 min. 46 sec. West, a distance of 10.13 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 30 min. 14 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** North 52 deg. 29 min. 46 sec. West, a distance of 76.50 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 30 min. 14 sec. East, a distance of 305.50 feet to a 1/2" capped iron rod set;

**THENCE** North 40 deg. 58 min. 53 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

**THENCE** North 47 deg. 38 min. 11 sec. East, a distance of 76.15 feet to a 1/2" capped iron rod set;

**THENCE** North 54 deg. 0 min. 31 sec. East, a distance of 76.14 feet to a 1/2" capped iron rod set;

**THENCE** North 60 deg. 22 min. 47 sec. East, a distance of 76.13 feet to a 1/2" capped iron rod set;

**THENCE** North 66 deg. 45 min. 0 sec. East, a distance of 76.11 feet to a 1/2" capped iron rod set;

**THENCE** North 73 deg. 7 min. 9 sec. East, a distance of 76.10 feet to a 1/2" capped iron rod set;

**THENCE** North 79 deg. 29 min. 15 sec. East, a distance of 76.09 feet to a 1/2" capped iron rod set;

**THENCE** North 85 deg. 26 min. 54 sec. East, a distance of 73.78 feet to a 1/2" capped iron rod set;

**THENCE** North 87 deg. 41 min. 8 sec. East, a distance of 215.00 feet to the **POINT OF BEGINNING**, containing 705,302 square feet or 16.192 acres of land, more or less.

**LEGAL DESCRIPTION CONT...****TRACT 2**

**COMMENCING** at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

**THENCE** South 13 deg. 54 min. 40 sec. West departing said boundary line and West right-of-way line, a distance of 2885.31 feet to a 5/8" iron rod found for the most southerly corner of Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition recorded in Instrument No. 1510855 (DRECT), said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 14 deg. 18 min. 39 sec. West departing said Lot 1, Block 1, a distance of 109.49 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 23 deg. 42 min. 29 sec., and being subtended by a chord which bears South 52 deg. 27 min. 25 sec. West - 215.69 feet;

**THENCE** in a Southwesterly direction along said curve to the left, a distance of 217.24 feet to a 1/2" capped iron rod set;

**THENCE** South 40 deg. 36 min. 10 sec. West tangent to said curve, a distance of 481.34 feet to a 1/2" capped iron rod set;

**THENCE** South 85 deg. 36 min. 10 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** North 49 deg. 23 min. 50 sec. West, a distance of 250.00 feet to a 1/2" capped iron rod set;

**THENCE** North 40 deg. 36 min. 10 sec. East, a distance of 783.28 feet to a 1/2" capped iron rod set in the Southwest line of said Lot 1, Block 1;

**THENCE** South 52 deg. 35 min. 6 sec. East along said Southwest line, a distance of 348.87 feet to the **POINT OF BEGINNING**, containing 214,980 square feet or 4.935 acres of land, more or less.

**TRACT 3**

**COMMENCING** at a concrete monument found for the Northeast corner of said 289.33 acre tract and being in the West right-of-way line of Farm-to-Market Highway No. 661 (100' right-of-way width), from which a concrete monument found in the East line of said 289.33 acre tract and in said West right-of-way line bears South 0 deg. 19 min. 55 sec. East - 3330.65 feet;

**THENCE** South 0 deg. 19 min. 55 sec. East along the East line of said 289.33 acre tract and said West right-of-way line, a distance of 1298.57 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** South 0 deg. 19 min. 55 sec. East along said East line and West right-of-way line, a distance of 2,032.08 feet to a concrete monument found;

**THENCE** South 5 deg. 24 min. 35 sec. West along said East line and West right-of-way line, a distance of 98.80 feet to a concrete monument found;

**THENCE** South 79 deg. 3 min. 11 sec. West along said East line and West right-of-way line, a distance of 48.75 feet to a concrete monument found "sheared";

**THENCE** South 30 deg. 47 min. 46 sec. East along said East line and West right-of-way line, a distance of 94.29 feet to a 1/2" iron rod found;

**THENCE** South 0 deg. 24 min. 33 sec. East along said East line and West right-of-way line, a distance of 111.18 feet to a concrete monument found;

**THENCE** South 10 deg. 38 min. 13 sec. East along said East line and West right-of-way line, a distance of 53.37 feet to a 5/8" capped iron rod found stamped "MCOSKIE MCINNIS";

**THENCE** South 0 deg. 24 min. 42 sec. East along said East line and West right-of-way line, a distance of 23.28 feet to a concrete monument found for the most easterly Southeast corner of said 289.33 acre tract and being in the North line of a called 34.07 acre tract described in a deed to United States of America recorded in Volume 676, Page 775 (DRECT);

**THENCE** South 74 deg. 55 min. 20 sec. West departing said West right-of-way line and continue along a South line of said 289.33 acre tract and the North line of said 34.07 acre tract, a distance of 696.58 feet to a 1/2" capped iron rod set;

**THENCE** North 51 deg. 45 min. 54 sec. West departing said North and South lines, a distance of 777.89 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 2 deg. 22 min. 4 sec., and being subtended by a chord which bears North 39 deg. 25 min. 8 sec. East - 19.63 feet;

**LEGAL DESCRIPTION CONT...**

**THENCE** in a Northeasterly direction along said curve to the right, a distance of 19.63 feet to a 1/2" capped iron rod set;

**THENCE** North 40 deg. 36 min. 10 sec. East tangent to said curve, a distance of 498.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 475.00 feet, a central angle of 21 deg. 41 min. 51 sec., and being subtended by a chord which bears North 51 deg. 27 min. 5 sec. East - 178.81 feet;

**THENCE** in a Northeasterly direction along said curve to the right, a distance of 179.88 feet to a 1/2" capped iron rod set;

**THENCE** South 71 deg. 23 min. 34 sec. East non-tangent to said curve, a distance of 13.97 feet to a 1/2" capped iron rod set;

**THENCE** North 64 deg. 15 min. 26 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

**THENCE** North 19 deg. 18 min. 39 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

**THENCE** North 64 deg. 18 min. 39 sec. East, a distance of 171.03 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 26 deg. 53 min. 7 sec., and being subtended by a chord which bears North 50 deg. 52 min. 6 sec. East - 244.10 feet;

**THENCE** in a Northeasterly direction along said curve to the left, a distance of 246.35 feet to a 1/2" capped iron rod set;

**THENCE** North 37 deg. 25 min. 32 sec. East tangent to said curve, a distance of 134.51 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 475.00 feet, a central angle of 38 deg. 56 min. 45 sec., and being subtended by a chord which bears North 17 deg. 57 min. 9 sec. East - 316.69 feet;

**THENCE** in a Northerly direction along said curve to the left, a distance of 322.87 feet to a 1/2" capped iron rod set;

**THENCE** North 01 deg. 31 min. 13 sec. West tangent to said curve, a distance of 552.34 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 525.00 feet, a central angle of 0 deg. 47 min. 39 sec., and being subtended by a chord which bears North 01 deg. 55 min. 3 sec. West - 7.28 feet;

**THENCE** in a Northerly direction along said curve to the left, a distance of 7.28 feet to a 1/2" capped iron rod set;

**THENCE** North 2 deg. 18 min. 52 sec. West tangent to said curve, a distance of 378.53 feet to a 1/2" capped iron rod set;

**THENCE** North 87 deg. 41 min. 8 sec. East, a distance of 225.62 feet to a 1/2" capped iron rod set;

**THENCE** South 46 deg. 19 min. 24 sec. East, a distance of 16.66 feet to the **POINT OF BEGINNING**, containing 1,408.087 square feet or 32.325 acres of land, more or less.

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 7/24/2020 10:10 AM

## FINAL PLAT OF GREENWAY TRAILS

PHASE 2  
BEING  
53.452 ACRES  
SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

Date: July 2020

OWNER/DEVELOPER:

**D·R·HORTON**  
*America's Builder*  
6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800

PREPARED BY:

**GOODWIN AND  
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

(817) 329 - 4373

TBPE REGISTRATION # F-2944

TBPLS # 10021700

CASE NO. P190101

SHEET 2 of 7

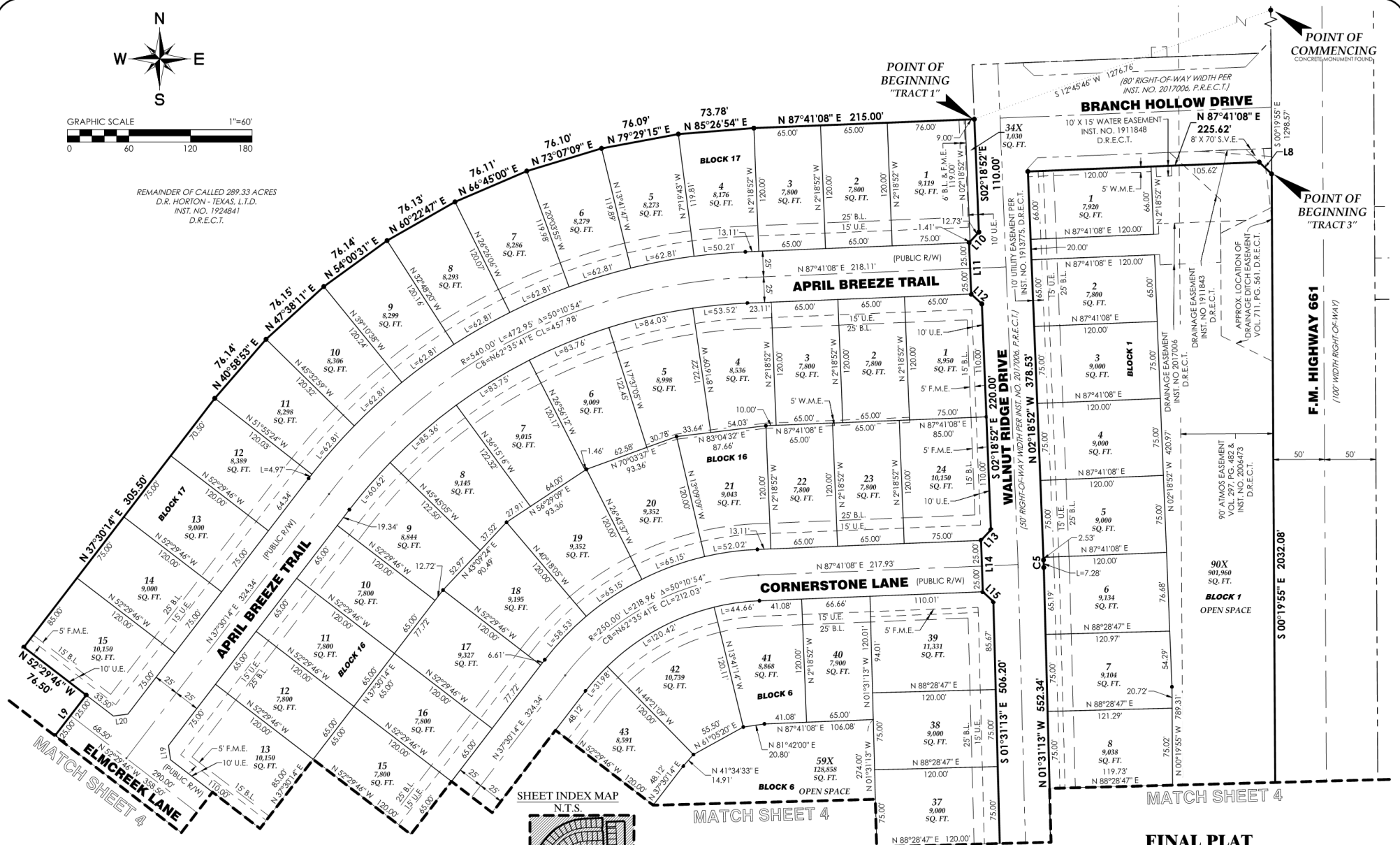




GRAPHIC SCALE 1"=60'

0 60 120 180

REMAINDER OF CALLED 289.33 ACRES  
D.R. HORTON - TEXAS, L.T.D.  
INST. NO. 1924841  
D.R.E.C.T.



\*NOTE - PER ZONING ORDINANCE NO. 7445, A 25-FOOT FRONT YARD BUILDING SETBACK IS REQUIRED FOR RESIDENTIAL LOTS DEVELOPED WITH FRONT ENTRY (STREET FACING) GARAGES. A 17-FOOT MINIMUM FRONT YARD SETBACK WILL BE PERMITTED FOR RESIDENTIAL LOTS THAT ARE BUILT WITH NON FRONT ENTRY (J-SWING / SIDE SWING TYPE) GARAGES.

**PRELIMINARY.** this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 7/24/2020 10:10 AM



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**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TYPE REGISTRATION # F-2944  
TBPLS # 10021700

**SEE SHEET 7 FOR  
LINE & CURVE TABLE**

CASE NO. P190101

## FINAL PLAT OF GREENWAY TRAILS

PHASE 2

BEING

53.452 ACRES

SITUATED IN THE

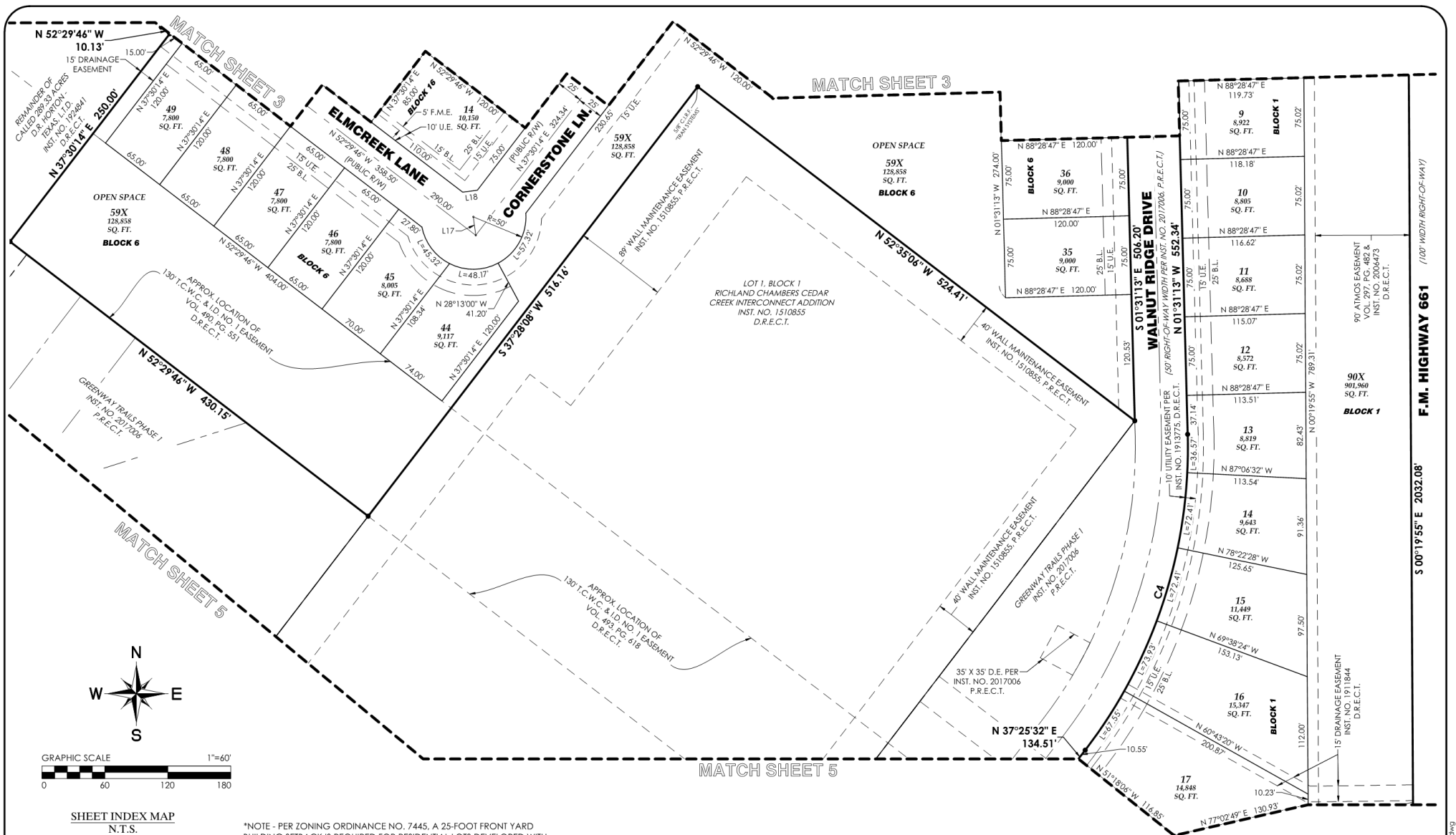
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

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SHEET 3 of 7





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LINE & CURVE TABLE**

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Issued for review 7/24/2020 10:11 AM

# FINAL PLAT OF GREENWAY TRAILS

PHASE 2  
BEING  
53.452 ACRES  
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JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS  
108 RESIDENTIAL LOTS, 5 NON-RESIDENTIAL LOTS

Date: July 2020

SHEET 4 of 7

OWNER/DEVELOPER:

**D·R·HORTON**  
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PREPARED BY:

GOODWIN AND  
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CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

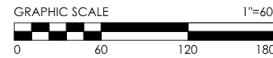
2405 Mustang Drive, Grapevine, Texas 76051

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

CASE NO. P190101

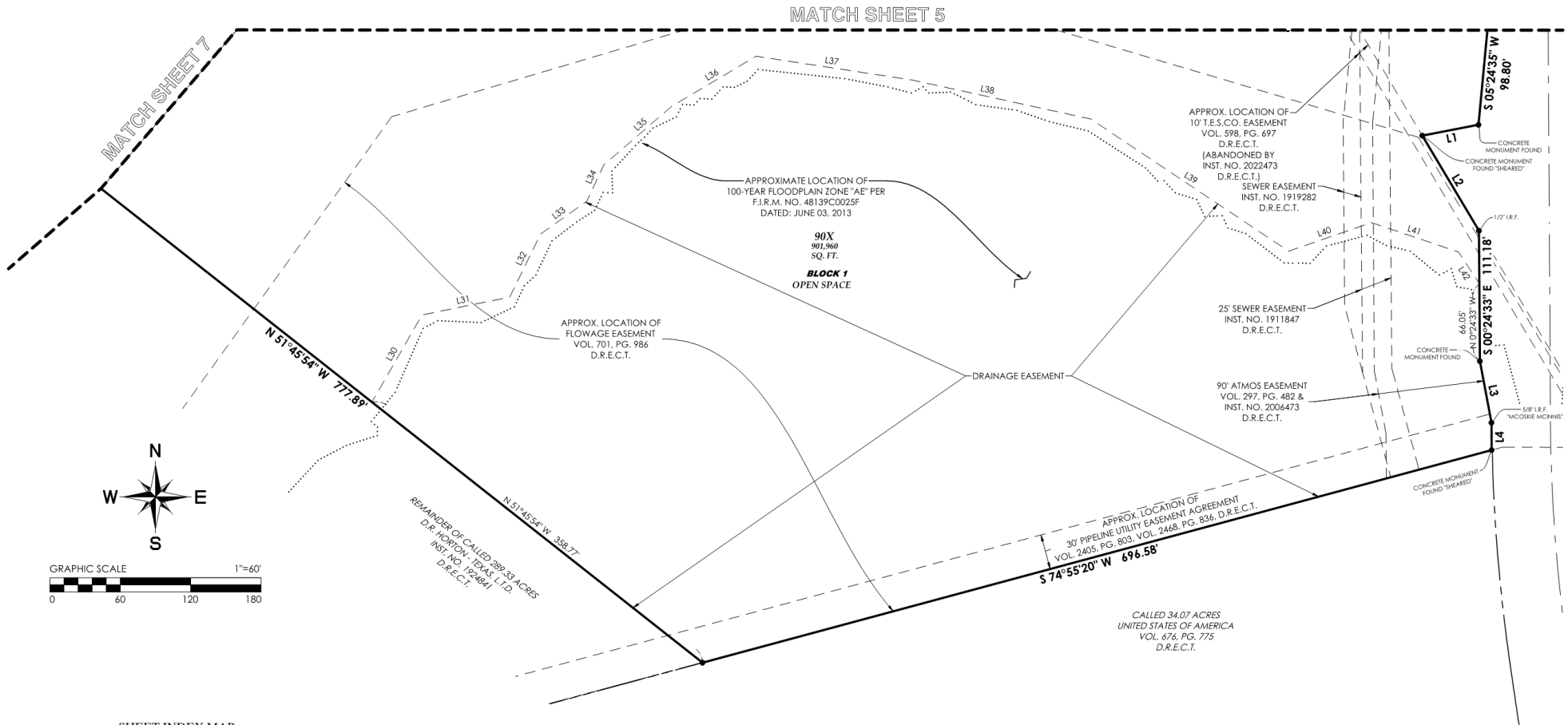
E:\10678 - Greenway Trails\COGO\FPLAT\PHASE 2\PH2 FPLAT.dwg





SHEET 5 of 7





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## FINAL PLAT OF GREENWAY TRAILS

PHASE 2  
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JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
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SHEET 6 of 7

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Issued for review 7/24/2020 10:11 AM

**SEE SHEET 7 FOR  
LINE & CURVE TABLE**

OWNER/DEVELOPER:

**D.R. HORTON**  
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6751 North Freeway  
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2405 Mustang Drive, Grapevine, Texas 76051

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TBPE REGISTRATION # F-2944  
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CASE NO. P190101



SHEET INDEX MAP  
N.T.S.

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°03'11"W	48.75
L2	S30°47'46"E	94.29
L3	S10°38'13"E	53.37
L4	S00°24'42"E	23.28
L5	S71°23'34"E	13.97
L6	S64°15'26"W	50.00
L7	N19°18'39"E	14.14
L8	S46°19'24"E	16.66
L9	N37°30'14"E	50.00
L10	S42°41'08"W	14.14
L11	S02°18'52"E	50.00
L12	S47°18'52"E	14.14
L13	S42°41'08"W	14.14
L14	S01°54'53"E	50.00
L15	S46°55'03"E	14.04
L16	S85°36'10"W	14.14
L17	S07°29'46"E	17.68
L18	S82°30'14"W	14.14
L19	N07°29'46"W	14.14
L20	S82°30'14"W	14.14
L21	S25°41'21"E	3.26
L22	S52°29'46"E	27.60

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N40°30'01"E	18.36
L24	S82°30'14"W	7.07
L25	N40°34'22"W	36.78
L26	S40°34'22"E	38.35
L27	N82°30'14"E	7.07
L28	N00°19'55"W	85.45
L29	S40°30'01"W	12.77
L30	N29°56'45"E	85.72
L31	N78°30'04"E	76.17
L32	N26°07'43"E	59.93
L33	N54°36'42"E	48.26
L34	N25°10'34"E	34.21
L35	N49°12'40"E	76.34
L36	N59°18'26"E	83.62
L37	S81°20'37"E	134.55
L38	S77°41'16"E	155.90
L39	S56°15'28"E	202.77
L40	N70°55'35"E	74.58
L41	S71°22'28"E	78.49
L42	S33°16'00"E	32.25



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00	19.63	2°22'04"	N39°25'08"E	19.63
C2	475.00	179.88	21°41'51"	N51°27'05"E	178.81
C3	525.00	246.35	26°53'07"	N50°52'06"E	244.10
C4	475.00	322.87	38°56'45"	N17°57'09"E	316.69
C5	525.00	7.28	0°47'39"	N01°55'03"W	7.28
C6	525.00	217.24	23°42'29"	S52°27'25"W	215.69
C7	50.00	15.06	17°15'14"	S49°29'59"E	15.00

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Issued for review 7/24/2020 10:11 AM

PREPARED BY:  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

CASE NO. P190101

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SHEET 7 of 7

OWNER/DEVELOPER:

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6751 North Freeway  
Fort Worth, Texas 76131  
(817) 230-0800





## Legislation Details (With Text)

<b>File #:</b>	20-10158	<b>Version:</b>	1	<b>Name:</b>	Z200701/CP200701 - Zoning Change/Concept Plan - January Hill
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	7/10/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	8/10/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	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. (On June 27, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Concept Plan.pdf](#)  
[Exhibit C - Conceptual Renderings.pdf](#)  
[Attachment i - Proposed PD Standards.pdf](#)

Date	Ver.	Action By	Action	Result
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### 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. (On June 27, 2020, the Planning and Zoning Commission tabled this case by a vote of 9-0)

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:



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.

### **PURPOSE OF REQUEST:**

The purpose of the request is to rezone the subject property to a Planned Development District for Single Family Townhome, Multi-Family and General Retail Uses.

### **ADJACENT LAND USES:**

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

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

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

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

The applicant is proposing a Planned Development District for Single Family Townhouse, Multi-Family and General Retail Uses. The Concept Plan depicts the elements listed below.

- A proposed retail building on 3.89 acres that is accessible from two points on January Lane.
- Twelve multi-family residential buildings and one leasing/clubhouse building on 15.97 acres. The multi-family buildings are placed close to January Lane and configured to frame the primary internal drive and screen surface parking lots from view.
- The drive that connects to May Lane is for emergency access only with a secured gate at the property line and another secured gate closer to Building 13.
- Five clusters of townhome units on 2.74 acres. The townhomes are placed adjacent to existing single family homes to serve as a buffer between the homes and the higher density multi-family buildings.
- A central open space amenity featuring trails and the preservation of existing trees. This feature serves as a natural buffer to the adjacent single family homes.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The 2018 Comprehensive Plan's Future Land Use Map (FLUM) designates this location as Medium Density Residential. Approval of this request will require an amendment to the FLUM.

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

- Achieve a broad housing selection for a diverse population;
- Provide housing options that serve the needs of the population throughout the stages of their lives;
- A mix of residential densities offers the City opportunities to attract and retain businesses as well as generate higher ad valorem tax revenues than through low density residential alone; and



- Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

**ZONING REQUIREMENTS:**

*General Retail*

The applicant is proposing Neighborhood Services, Office, and General Retail-One as the base zoning districts. 100% of this tract shall be developed with non-residential uses.

*Multi-Family Three*

The applicant is proposing Multi-Family Three as the base zoning district with two modifications:

1. No building shall be constructed greater than four stories (Appendix W does not specify the number of stories, just the maximum height in feet).
2. A perimeter fence with gated entry shall not be required.

*Townhomes*

The applicant is proposing Single Family-Townhouse (SF-T) as the base zoning district.

**RECOMMENDATION:**

The Development Review Committee (DRC) recommends approval.



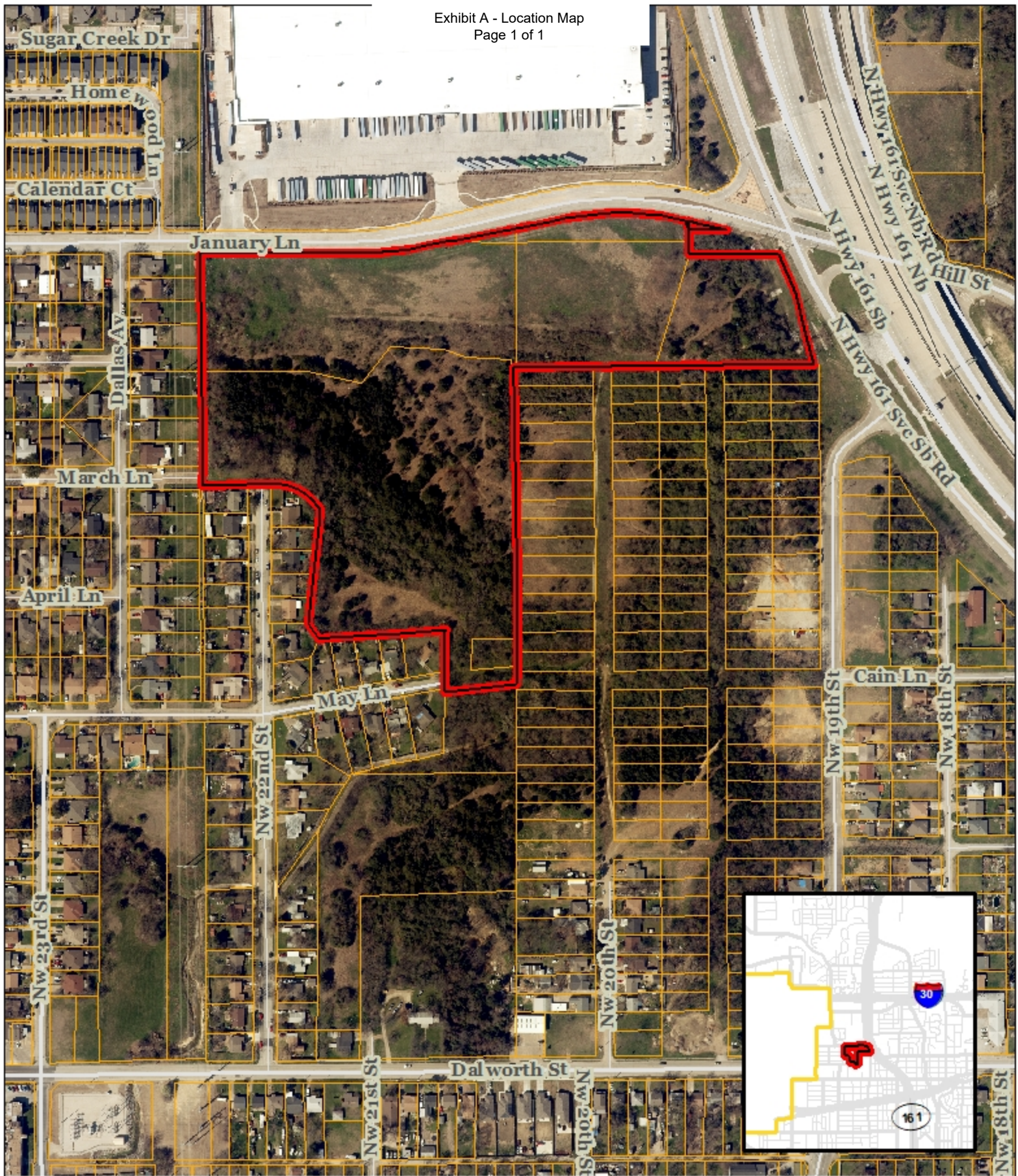
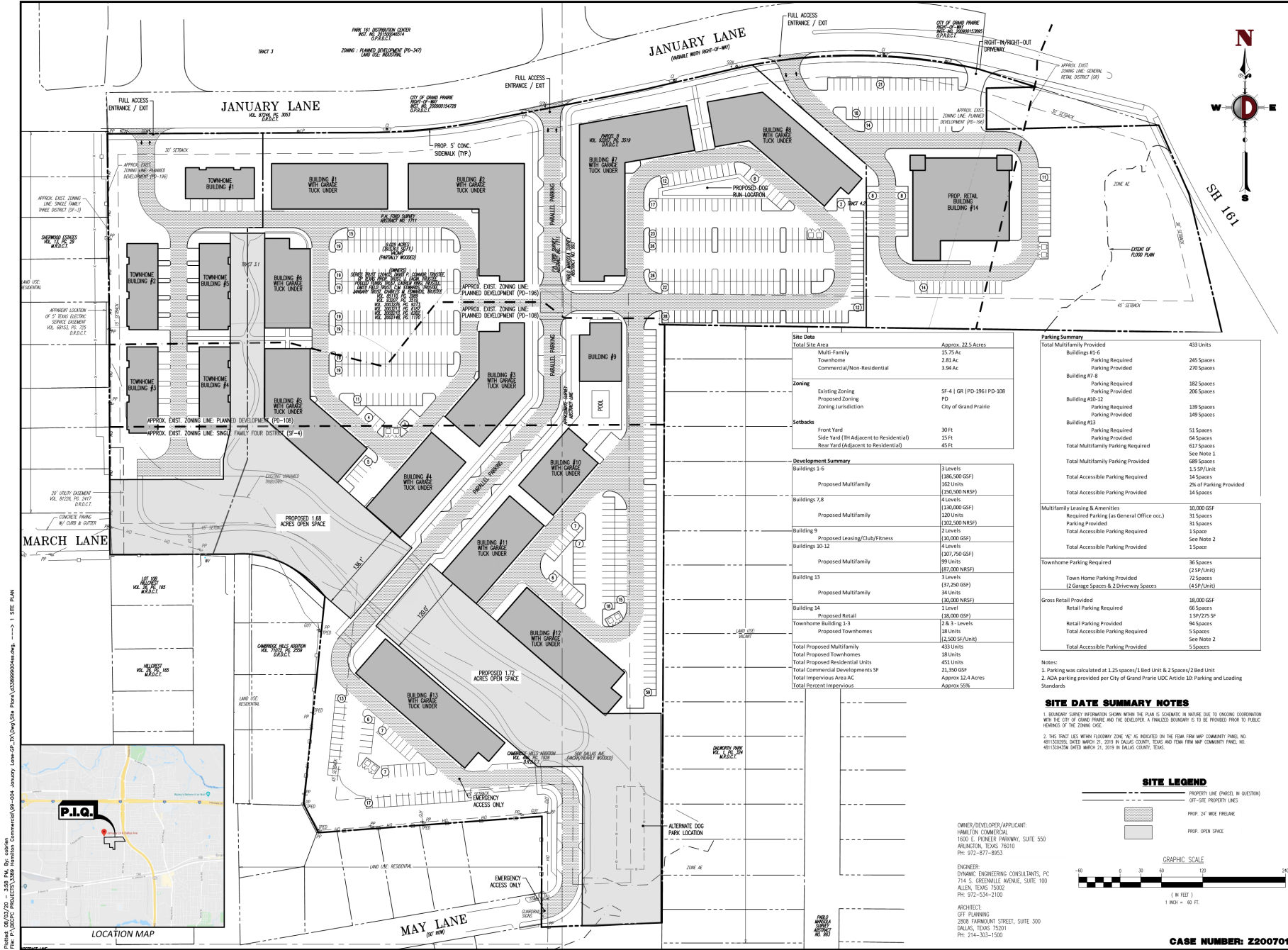




Exhibit B - Concept Plan  
Page 1 of 2



**DYNAMIC**  
ENGINEERING  
CONSULTANTS, PC

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY BE USED FOR CONSTRUCTION.

DATE: 08/03/2020  
PROJECT: MULTI-USE DEVELOPMENT  
SHEET: 1 OF 1

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING  
GEO/TECHNICAL • ENVIRONMENTAL  
TRAFFIC • SURVEY • PLANNING & ZONING  
714 S. Greenville Avenue  
Suite 100, Allen, TX 75013  
T: 972.534.2100  
F: 972.534.2101  
www.dynamics.com

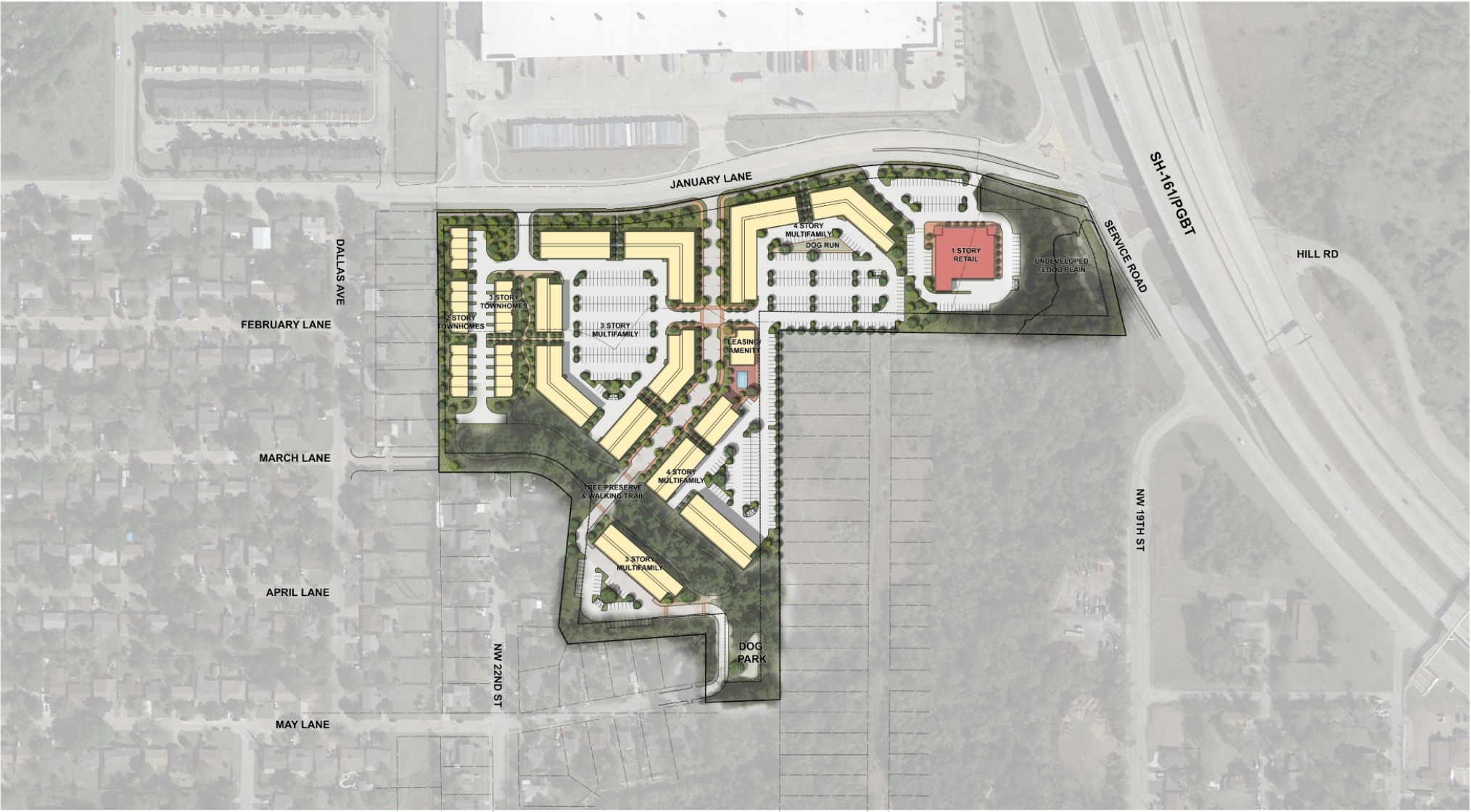
**CAROLYN E. O'BRIEN**  
PROFESSIONAL ENGINEER  
Texas License No. 121968

**ZONING CONCEPT PLAN**

DATE: 08/03/2020  
PROJECT: 3389-99-004  
SHEET: 1 OF 1

Printed: 08/03/2020 - 5:08 PM, By: cadrian  
File: P:\DYNAMIC PROJECTS\3389-99-004 January Lane GP.TX\Map\Site Plan\338999004res.dwg --> 1 SITE PLAN





CONCEPT SITE PLAN

January Hill | Grand Prairie, Texas

Job #: 20071  
Date: 07.15.2020  
Drawn by: BEM, GCN

Scale: NTS  
File Name: P:\2020\20071 - January Lane-SH 161 SWC\07 - Presentation\03 - InDesign\January Hill - Site Plan and Renderings  
Not for regulatory approval, permitting, or construction







CONCEPTUAL RENDERING

January Hill | Grand Prairie, Texas

Job #: 20071  
Date: 07.15.2020  
Drawn by: BEM, GCN

Scale: NTS  
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Not for regulatory approval, permitting, or construction







6. Staff will follow up with you after the DRC meeting to discuss next steps.  
**Noted.**

### General Comments

1. Submit proposed development standards for this PD. These standards should identify the base zoning districts for the different uses. This document should also identify any requested variances.

**A. Development shall generally comply with the Concept Plan.**

**B. Commercial development shall conform with the requirements of the MU district as found in Article 3, Section 2.16 of the Unified Development Code and NS, O, and GR-1 shall comprise the principal non-residential land uses.**

- a. The following uses are prohibited: boat dealer, motorcycle dealer, laundry (self-serve), mini storage, and auto parts sales (new).
- b. Areas designated on the concept plan for non-residential uses are reserved for those uses allowed by right under Article 4 of the UDC in the NS, O, and GR-1 districts. Up to 100% of the space designated as non-residential uses on the Concept Plan may be used as either NS, O, or GR-1 uses or any combination of uses allowed under these districts, but such spaces designated on the Concept Plan shall contain only non-residential uses.

**C. Multi-Family and Townhome development shall comply with the development standards for Multi-Family Three District and Townhome district with the exceptions and additions listed below:**

- a. The maximum allowable density shall be 25 dwelling units per gross acre. The total proposed # of units on the Concept Plan is (425) Multi-Family units and (24) Townhome units.
- b. The requirement for a perimeter fence with gated entry shall not apply.
- c. No building in the development shall be constructed greater than four stories.
- d. Townhomes shall require a 17-foot minimum front yard and minimum 20-foot rear yard.
- e. Townhomes shall require a 5-foot minimum side yard if not attached and a 0-foot minimum side yard if attached.

2. Commercial development will be subject to Appendix F standards. Residential development will be subject to Appendix W standards. **Noted.**





## Legislation Details (With Text)

<b>File #:</b>	20-10221	<b>Version:</b>	1	<b>Name:</b>	SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	7/29/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	8/10/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.				

### 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](#)  
[Attachment i - Examples of Enhanced Landscape Area.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

#### SUMMARY:

Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the



SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161.

### **PURPOSE OF REQUEST:**

The applicant intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. Restaurants 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-364 and within the SH-161 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-364	Restaurant (Olive Garden)
East	PD-364	HWY 161; Undeveloped
South	PD-364	Restaurants/Retail (Salata, Fir:
West	PD-364	Restaurants/Retail

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

The applicant intends to construct a 2,765 sq. ft. restaurant with a drive-through in Epic West Towne Crossing. The site is accessible from Esplanade via shared access drives on properties to the north and south. The Site Plan includes the building, parking spaces, fire lane and access drives, and a dumpster enclosure.

### **ZONING REQUIREMENTS:**

#### *Density and Dimensional Requirements*

The subject property is zoned PD-364 with a base zoning district of Commercial (C). Development is subject to the standards in PD-364 and the Unified Development Code (UDC). The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements.

**Table 2: Site Data Summary**

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	5,000	52,007	Yes
Min. Lot Width (Ft.)	50	172.76	Yes
Min. Lot Depth (Ft.)	100	299.48	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes



Max. Height (Ft.)	25	21	Yes
Max. Floor Area Ratio	.5:1	.053:1	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.)	5,200	10,114	Yes
Trees	14	14	Yes
Shrubs	104	156	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

## **APPENDIX F STANDARDS:**

### *Building Design*

The exterior building materials include porcelain tile, brick, stucco, and metal accent panels. 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 do not meet either 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 meets the Appendix F Menu Items requirements.

**Table 4: Appendix F Menu Items**

Category	Amenity
Site Design and Building Orientation	Strategic Parking
Site Design and Building Orientation	Add Parking Lot Trees
Building Design	Stone Accent
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	Design Elements
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi
Healthy, Smart & Sustainable Community	USB Charging Stations
Alternative Compliance	White Concrete Pavement



**VARIANCES:**

1. 30% Windows on Street-Facing Facades. The applicant is requesting a variance to construct the building with 21% windows on the east facade and 0% windows on the west facade when 30% is required.
2. Total Windows. The applicant is requesting a variance to construct the building with windows along 35% of the length of all facades when 50% is required.

**RECOMMENDATION:**

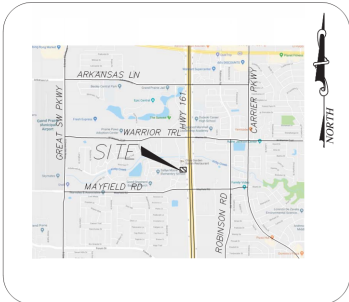
The Development Review Committee (DRC) recommends approval with the following condition:

1. The developer shall provide an enhanced landscape area with plantings west of the building as a compensatory measure for 0% windows on the west facade. The enhanced landscape area shall be comparable to the areas shown in Attachment i - Examples of Enhanced Landscape Area.

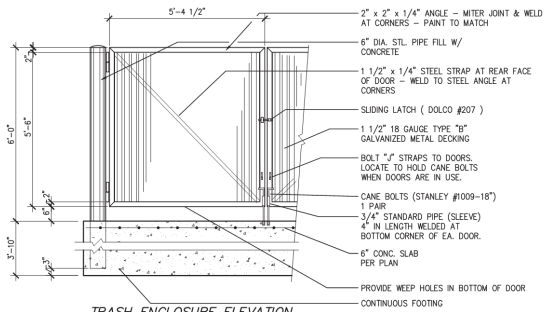




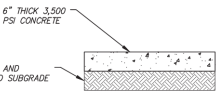




## VICINITY MAP



## PAVING DETAIL



SITE DATA FOR JACK IN THE BOX	
LOT AREA	52,007 SF, 1.19 AC
BUILDING HEIGHT	1 STOREY, 21'-0"
BUILDING AREA	2,765 SF
FLOOR AREA RATIO	0.053
TOTAL IMPERVIOUS AREA	31,893 SF (61.3% COVERAGE)
LANDSCAPED AREA	10,114 SF (38.7% COVERAGE)
AREA WITHIN FLOODPLAIN	19,008 SF
EXISTING ZONING	PD-364 SUBZONE C
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	28 SPACES (1/100 SF)
PROPOSED PARKING	28 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

## SITE PLAN NOTES

1. INSTALL ASPHALT PAVING. REFER TO THE "PAVING SECTION THICKNESS" SCALE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER. (NOT USED)
2. INSTALL WHITE CONCRETE PAVING. REFER TO THE "PAVING SECTION THICKNESS" TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
3. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 6/2022.0 (NOT USED)
4. CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/2022.0 (NOT USED)
5. CONSTRUCT CONCRETE CURB AT ASPHALT PAVING; SEE DETAIL 2/2022.0 (NOT USED)
6. CONSTRUCT CONCRETE CURB AT CONCRETE PAVING; SEE DETAIL 3/2022.0 (NOT USED)
7. CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK; SEE DETAIL 4/2022.0
8. CONSTRUCT MONOLITHIC CONCRETE CURB AND PAVING; SEE DETAIL 5/2022.0
9. CONSTRUCT CONCRETE CURB AT BUILDING SIDE OF DRIVE-THRU LANE; SEE DETAIL 6/2022.0
10. CONSTRUCT TEMPORARY ASPHALT CURB; SEE DETAIL 7/2022.0 (NOT USED)
11. SAWCUT AND REMOVE EXISTING PAVING AND/OR SIDEWALK. REMOVE A MINIMUM 2'-FEET ASPHALT PAVING TO ENSURE PROPER INSTALLATION OF PATCH BACK. ASPHALT PATCH BACK TO MUNICIPALITY STANDARDS. (NOT USED)
12. INSTALL CONCRETE CROSS PAV (DRIVE APPROACH) TO MUNICIPALITY STANDARDS. (NOT USED)
13. INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO "DIMENSIONING PLAN" SHEET C2.1 FOR DETAILS.
14. PROVIDE FOR ROOF DRAIN UNDER THE SIDEWALK AND AT THE CURB FACE; SEE DETAIL 14/2022.0 (NOT USED)
15. DOWEL TO EXISTING CONCRETE PAVING WITH 18-INCH NO. 4 BARS AT 18-INCHES O.C.; MINIMUM OF TWO BARS - REDUCE SPACING AS NECESSARY.
16. CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/2022.0 (NOT USED)
17. CONSTRUCT IN-LINE CURB RAMP; SEE DETAIL 14/2022.0
18. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/2022.0
19. CONSTRUCT DELIVERY RAMP; SEE DETAIL 12/2022.0
20. PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMP; TO THE MUNICIPALITY STANDARDS. (NOT USED)
21. INSTALL LIGHT POLE BASE; SEE DETAIL 16/2022.1. REFER TO SHEET ES1.1 FOR POLE AND FIXTURE REQUIREMENTS.
22. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 6-FOOT OR LESSER WIDTH SIDEWALKS; SEE DETAIL 20/2022.0
23. INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNER; SEE DETAIL 4/2022.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE ALSO SHEETS C2.1 AND A1.0 FOR DIMENSIONING CONTROL.
24. INSTALL DETECTOR LOOP FOR ORDER BOARD; SEE DETAIL 18/2022.1
25. INSTALL DETECTOR LOOP AT PICK UP WINDOW; SEE DETAIL 10/2022.1
26. PROVIDE ROOF DRAIN DISCHARGE SNAKE; SEE DETAIL 15/2022.0 (NOT USED)
27. INSTALL PREVIEW BOARD; SEE DETAIL 18/2022.1
28. INSTALL ORDER BOARD; SEE DETAIL 18/2022.1
29. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE; SEE DETAIL 6/2022.0
30. SITE "ENTRY" SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS. (NOT USED)
31. SITE "DRIVE-THRU" SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
32. SITE "THANK YOU/DID NOT ENTER" SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
33. INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN; SEE DETAIL 20/2022.1
34. INSTALL ACCESSIBLE PARKING SIGN. INCLUDE "VAN" PLACARD CORRESPONDING (ONLY) TO PAVING MARKINGS AS SHOWN; SEE DETAIL 6/2022.1
35. PROPOSED HIGHWAY Pylon SIGN. GENERAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING PER SHEET ES1.0. INSTALLATION BY SIGN CONTRACTOR. (NOT USED)
36. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
37. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS; SEE DETAIL 6/2022.1
39. PAINT 4-INCH SOLID WHITE STRIPES AT 8-INCHES O.C. AND 45-DEGREES TO TRAFFIC DIRECTION. BORDER WITH 5-INCH SOLID WHITE STRIPS. TYPICAL AT WAIT SPACE AND LOADING ZONE.
40. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
41. PAINT 18-INCH WIDE SOLID WHITE CROSS WALK STRIPES AT 5'-FEET (MAX) O.C. (NOT USED)
42. INSTALL OUTDOOR SEATING PER PLAN; SEE DETAIL 1/2022.1 (NOT USED)
43. INSTALL PEDESTRIAN GUARD RAILING; SEE DETAIL 3/2022.1 (NOT USED)
44. PROPOSED WATER METER IN METER SIGN WITH DOUBLE CHECK BACKFLOW PREVENTOR PER GOVERNING AUTHORITY'S STANDARDS & SPECIFICATIONS. TAGS AND METERS BY G.C. REFER TO SHEET P51.0.
45. PROVIDE SCHEDULE 40 PIPE SLEEVES AT 20" DIAMETER OF PROPOSED IRRIGATION PIPING. TYPICAL OF ALL LANDSCAPE AREAS. REFER TO SHEET L1.1. (NOT USED)
46. PROPOSED DREASE INTERCEPTOR. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET P51.0.
47. PROPOSED ABOVE GROUND TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BILLIARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS P51.0 AND ES1.0.
48. PROPOSED ELECTRIC METER AND C/T CABINET MOUNTING. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET P51.0.
49. PROPOSED GAS METER LOCATION. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BILLIARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS P51.0 AND P53.0.
50. INSTALL U-BAR BIKE RACK(S); SEE DETAIL 5/2022.1 (NOT USED)
51. INSTALL MAILBOX. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE JOB NEW RESTAURANT COORDINATOR PRIOR TO INSTALLATION. SEE DETAIL 18/2022.0. REFER ALSO TO THE SITE SPECIFICATIONS. (NOT USED)

OWNER/DEVELOPER:  
II CORP  
1915 Westridge Drive  
Irving, TX 75038  
(972) 550-1282  
Contact: Umar Ibrahim

DATE SUBMITTED: 7/20/2020

9330 BALBOA AVENUE  
SAN DIEGO, CA 92123  
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REVISED	DATE	BY
1	07.02.2017	
2	07.27.2019	

REVISIONS

1. 07.02.2017

2. 07.27.2019

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PRELIMINARY FOR REVIEW ONLY

Not for Construction or Permit Purposes

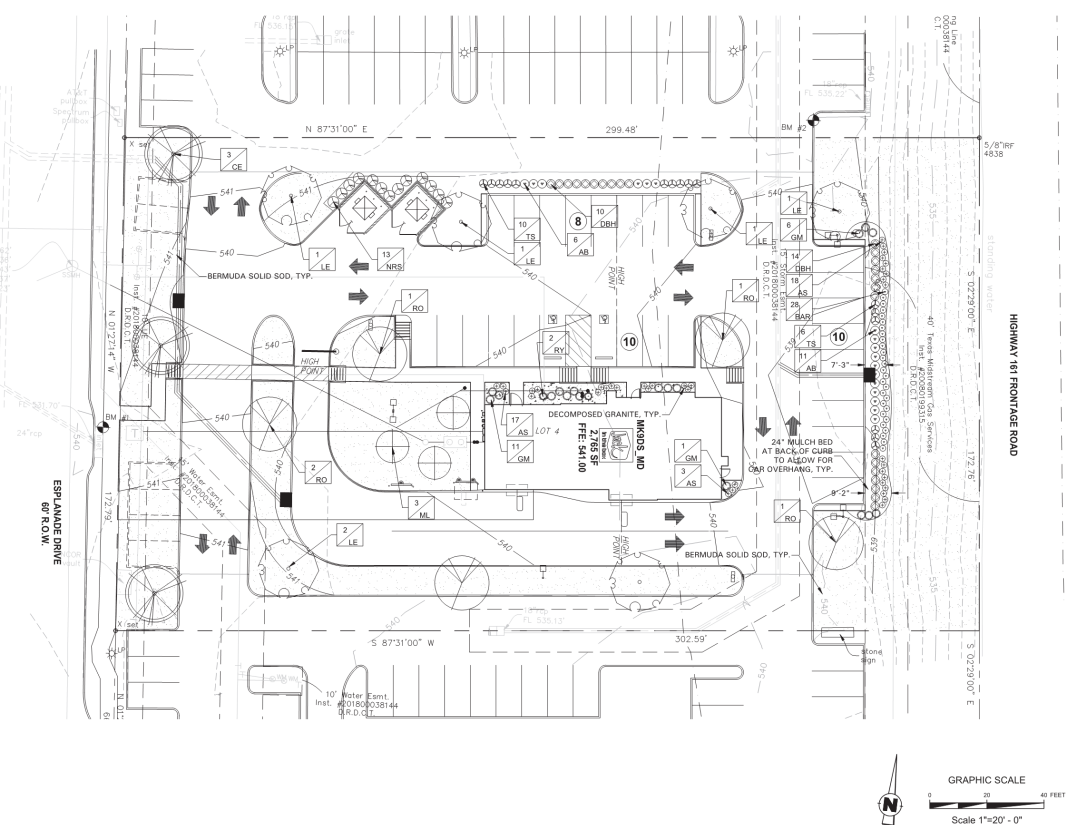
Engineer: DAVID C. GREGORY  
P.E. No. 0000000000 Date: 7/20/2020

PROJECT # 5068-30  
SCALE: 1"=20'

SITE PLAN  
SD1.0  
CASE #: SU200802/S200802



Exhibit C - Landscape Plan  
Page 1 of 1



**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL. EXISTING POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, RUNNING AT TOP AND BOTTOM OF AREAS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT, CLODS, STICKS, CONCRETE, TRASH, ETC PRIOR TO PLACING TOPSOIL, AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

**SOLID SOIL**

WOOD SOIL SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES AT A MINIMUM 1" BELOW FINAL FINISHED GRADE. WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOIL SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOIL SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOIL, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO FINISH THICKNESS OF 3" (1-1/4"). EXCLUSIONS: TOP GROWTH AND THATCH.

LAW SOIL BY HAND TO COVER INDICATED AREAS COMPLETELY. EXISTING EDGES ARE TO BE MAINTAINED WITH TIGHT FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOIL SHOULD BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOIL SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDA GRASS SOIL WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

**HYDROMULCH**

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO HYDROMULCH AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HALLOD, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COMMERCE" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TACKED ONE AS MANUFACTURED BY "COMMERCE" OR EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OR SPRINKLER.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM RESULTS FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER HYDROMULCH WITH BERMUDA GRASS SEED, ALL AREAS OVER APPLIED AREAS, WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO NATURAL DRAINAGE.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS SHALL BE PROVIDED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY UTILITIES. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOIL TO BE SEPARATED BY STEEP SLOPES. NO STEEP SLOPES SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING SHALL NOT BE MORE THAN 12" ABOVE FINAL GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1" BELOW THE TOPS OF SIDEWALKS AND CURBS.
- QUANTITIES FOR THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER PLANT AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 8' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 2" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MINIMUM 1400 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PRICES.

**IRRIGATION**

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A PRECISION SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS**

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINING IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR SPECIES AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS**

- STEEL EDGING SHALL BE 3/4" X 4 X 16 DARK GREEN DUMMAGE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS AND ILS.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 10" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE						NATIVE/DROUGHT	
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES	FLOWERING	TOLERANT
<b>SHADE TREES</b>							
3	CE	Cedar Elm	Ulmus crassifolia	3" cal	12' H., 4' spread, matching	Y	
6	LE	Lacebark Elm	Ulmus parvifolia 'Sempervirens'	3" cal	12' H., 4' spread	Y	
5	RO	Texas Red Oak	Quercus texana	3" cal	12' H., 4' spread, matching	Y	
<b>ORNAMENTAL TREES</b>							
3	ML	Texas Mountain Laurel	Sophora secundiflora	30 gal	8' H., 4' spread min.	Y	Y
<b>SHRUBS</b>							
17	AB	Glossy Abelia	Abelia grandiflora	5 gal	3' H., full, 24" spread, 36" o.c.	Y	Y
38	AS	Autumn Sage	Salvia greggii	5 gal	full, 24" o.c.	Y	Y
28	BAR	Crimson Pygmy Barberry	Barberis thunbergii 'Crimson Pygmy'	5 gal	full, 20" spread, 24" o.c.	Y	Y
24	DBH	Dwarf Burford Holly	Ilex cornuta 'Burford Nana'	5 gal	3' H., full, 24" spread, 36" o.c.	Y	Y
18	GM	Gulf Muhly	Muhlenbergia capillaris	5 gal	full, 36" o.c.	Y	Y
13	NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	7 gal	full, 40" o.c.	Y	Y
2	RY	Red Yucca	Hesperaloe parviflora	5 gal	full, 24" spread, 36" o.c.	Y	Y
16	TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	5 gal	3' H., full, 24" spread, 36" o.c.	Y	Y
<b>GROUNDCOVER/VINES/GRASS</b>							
Bermuda Solid Sod							
Decomposed Granite							

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Grand Prairie, TX	
<b>Non Residential Landscaping</b>	
1. A minimum of 75% of all required landscape areas shall be located in the front yard.	
2. The minimum landscape requirement is 10% of the site area.	
3. One tree shall be provided for ever 500 s.f. of landscape required	PROVIDED
3,901 s.f. (75%)	8,844 s.f.
5,201 s.f. (10%)	20,099 s.f. (38.6%)
14 trees, 3" cal	14 trees, 3" cal
<b>Landscaping Adjacent to Public R.O.W.</b>	
1. Street Trees shall be provided and spaced between 25' and 50 feet apart along the property line or linear frontage.	
**no trees were provided along frontage due to gas easement**	
<b>Parking Areas</b>	
1. One tree shall be provided for each 20 parking spaces. No car parking space shall be located greater than 100' from the center of a tree. (per appendix F - one tree per 5 parking spaces)	
2. Parking areas shall be screened along all streets by a minimum 3' high solid shrub hedge when mature. (7' bed along 161 or double row of trees)	
Parking Spaces = 28 spaces	PROVIDED
REQUIRED	5 trees
6 trees	shrub screen - 7' bed min.

Case #: SU200802/S200802



**DATES**

RELEASE: OCT. 02, 2017

P.M. UPDATES: SEPT. 27, 2019

SUBMITAL DATE:

1:

2:

3:

BID:

CONSTRUCTION:

**REVISIONS**

△

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△

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**SITE INFORMATION**

WK TYPE: MK90DS\_MD

JOB #: 4874

ADDRESS:

6-1-20

DRAWN BY:

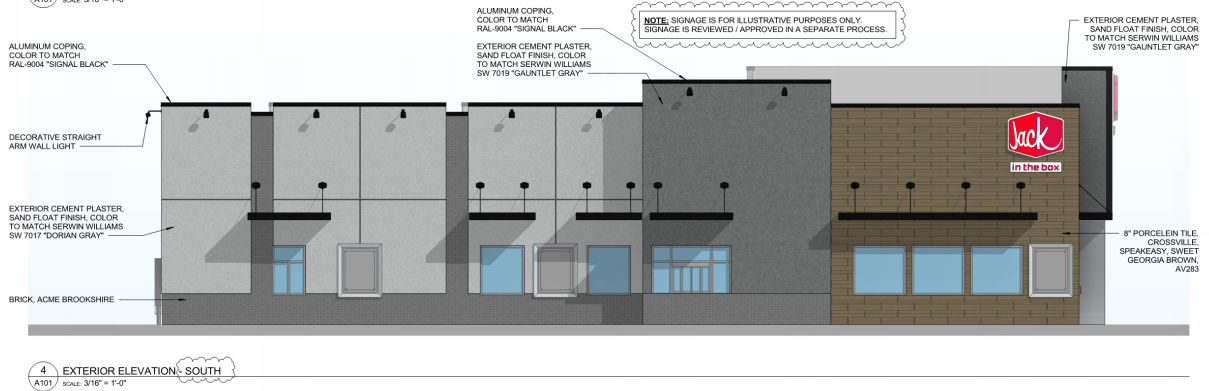
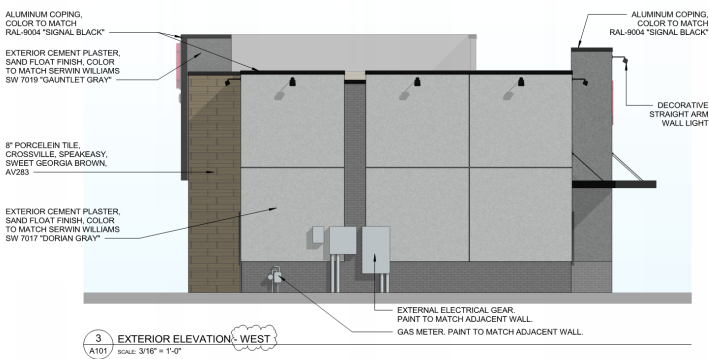
PROJECT #: 5068-30

SCALE:

**LANDSCAPE PLAN**

**L1.01**





EXTERIOR MATERIALS				
MATERIAL	ELEVATION			
	NORTH	SOUTH	EAST	WEST
PORCELAIN TILE	13%	22%	35%	12%
BRICK	9%	13%	0%	16%
GLAZING	15%	8%	21%	0%
STUCCO	37%	57%	4%	72%
CORRUGATED PANELS	24%	0%	41%	0%
METAL DOOR	2%	0%	0%	0%

REQUIRED WINDOWS			
FAÇADE	REQUIRED	PROVIDED	MEETS
NORTH	0%	15%	YES
SOUTH	0%	8%	YES
EAST	30%	21%	NO
WEST	30%	0%	NO
TOTAL (AREA)	50%	11%	NO
TOTAL (LENGTH)	50%	35%	NO



CASE NUMBER S1200802/S200802



9330 BALBOA AVENUE  
SAN DIEGO, CA 92123

#### DATES

RELEASE: \_\_\_\_\_  
P.M. UPDATES: \_\_\_\_\_  
SUBMITAL DATE: \_\_\_\_\_  
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CONSTRUCTION: \_\_\_\_\_

#### REVISIONS

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#### SITE INFORMATION

MR TYPE: \_\_\_\_\_  
JOB #: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

EPIC  
GRAND PRAIRIE, TEXAS

DRAWN BY: EDC  
PROJECT #: 25326  
SCALE: REFER TO VIEW

SUP-02



## 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"> <li>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.</li> <li>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.</li> </ul> → 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"> <li>* Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.</li> </ul>
<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 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 checked="" 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 checked="" type="checkbox"/>	Strategic Parking	Submit on of the following Strategic Parking Plans: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>



		<ul style="list-style-type: none"> <li>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.</li> </ul> <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"> <li>Shared parking agreements between different lots/occupants must be in place.</li> </ul>
<b>Building Design (Select at Least Six Menu Items)</b>		
<b>✓ If Selected</b>	<b>Menu Item</b>	<b>Description</b>
<input type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input checked="" 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.
<input checked="" type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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>
<input checked="" type="checkbox"/>	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>
<input checked="" type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input type="checkbox"/>	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 checked="" 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.
<input type="checkbox"/>	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.



<input checked="" type="checkbox"/>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
<input checked="" type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input checked="" 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.
<input type="checkbox"/>	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.

<input checked="" type="checkbox"/> If Selected	Proposed Item/Element	Description
<input checked="" type="checkbox"/>	White Concrete Pavement	Concrete pavement with a higher reflective value to reduce urban heat island effect.
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

#### Menu Item Summary Table

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	2
Building Design	9
Healthy, Smart, Sustainable Community	2
Alternative Compliance	1
Total Menu Items:	14



