



CITY OF GRAND PRAIRIE

**City Hall
300 W. Main Street
Grand Prairie, Texas**

**Meeting Agenda
City Council Meeting**

Tuesday, March 15, 2022

5:00 PM

City Hall - Briefing Room

The meeting will be held at City Hall, 300 W. Main St, Grand Prairie, Texas, and the Mayor or presiding member will be physically present. Council members may be participating remotely via video conference.

CALL TO ORDER

AGENDA REVIEW

EXECUTIVE SESSION

The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) *Section 551.071 "Consultation with Attorney"*
- (2) *Section 551.072 "Deliberation Regarding Real Property"*
- (3) *Section 551.074 "Personnel Matters"*
- (4) *Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

City Council also reserves the right to discuss any agenda item in closed session when authorized by the above referenced provisions. Any final action will be taken during open session.

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Ron Adams of The Haven Church of The Nazarene.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member King.

PRESENTATIONS

- 1. Proclamation Acknowledging DeMolay Month

CONSENT AGENDA

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

- 2. Minutes of the March 1, 2022, City Council Meeting

3. Ratification of the application for the FY22-23 North Central Texas Council of Government (NCTCOG) Solid Waste Grant; and authorize the City Manager to accept grant funding provided by the Texas Commission on Environmental Quality (TCEQ) through the NCTCOG for the amount of \$48,560
4. Price Agreement for veterinary diagnostic and testing equipment from Idexx Laboratories, in the amount of \$28,781, with additional yearly renewal amount of \$28, 781 for programmatic and service support. This agreement will be for one year with the option to renew for five (5) additional one-year periods totaling \$172,686 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms
5. Oak Hollow/Sheffield Village PID Contract with Brandon Industries, Inc. for Signpost Replacements in the amount of \$95,285 (Council District 4)
6. Annual Comprehensive Financial Report and associated audit services for Fiscal Year ending September 30, 2021 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)
7. Professional Contract with Pyles Whatley for appraisal and court testimony services for City Projects with the combined costs not to exceed \$40,000; the contract will be for one year with the option to renew for four additional one-year periods, not to exceed \$200,000 cumulatively if all extensions are exercised and authorize the Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms (The Finance and Government Committee reviewed this item on March 1, 2022, and recommended approval)
8. Price Agreement Contract for utility billing mailing services and insert printing services from DataProse, LLC (\$90,000 annually) through a Master Interlocal Agreement with City of Plano, Texas. This agreement will be for one year with the option to renew for nine additional one-year periods totaling \$900,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms
9. Professional Engineering and Surveying services contract with Salcedo Group, Inc. in the amount of \$242,080.00 plus a 5% contingency of \$12,104 for a total of \$254,184 for Carrier Parkway Wastewater, Screening Wall, and Median Improvements from Cherokee to Dickey
10. Developer Participation Agreement with Dechman Owner, LLC, for paving and drainage improvements on Dechman Drive in the not to exceed amount of \$835,215.55 (The Finance and Government Committee reviewed this item on March 1, 2022, and recommended approval)

- [11.](#) Ordinance Amending the FY 2021/2022 Capital Improvement Projects Budget for \$19,800 for Compression Brake Signage (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)
- [12.](#) Ordinance amending the FY 2020-2021 Operating Budgets a net increase in the amount of \$1,489,193 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)
- [13.](#) Ordinance amending the FY 2021-2022 Capital Projects Budget to appropriate \$1,000,000 toward the purchase of Mobile Generators and amending the FY 2021-2022 Pooled Investment Fund Budgets to reverse \$1,000,000 of the appropriation previously appropriated through Ordinance #11128-2021. (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)
- [14.](#) Ordinance amending the FY 2021-2022 Operating Budgets for a net decrease of \$2,625,000 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)
- [15.](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Watauga, Texas
- [16.](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and Midland County, Texas

ITEMS FOR INDIVIDUAL CONSIDERATION

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

- [17.](#) STP-22-01-0002 - Site Plan Amendment - The Lofts at Grand Prairie (City Council District 4). Site Plan Amendment for 676 multi-family units on 26.456 acres, specifically to enter into a Declaration of Lot Combination. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned PD-407, and addressed as 1101 N Day Miar Rd (On February 28, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

- [18.](#) SUP-22-01-0001 - Specific Use Permit/Site Plan - Restaurant with a Drive-Through at 5150 Lake Ridge Parkway (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 5150 Lake Ridge Parkway (On February 28, 2022, the Planning and Zoning Commission recommended approval as requested by a vote of 8-1)
- [19.](#) SUP-22-09-0027 - Specific Use Permit/Site Plan - Restaurant with Drive-Through at 2380 W Camp Wisdom Road (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.28 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay

District, and addressed as 2380 W Camp Wisdom Road (On February 28, 2022, the Planning and Zoning Commission recommended approval by a vote of 9-0)

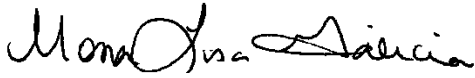
CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council meeting agenda was prepared and posted March 11, 2022.



Mona Lisa Galicia, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: Chelsea Watson

PRESENTER: Ron Jensen, Mayor

TITLE: Proclamation Acknowledging DeMolay Month

RECOMMENDED ACTION: None



Proclamation

WHEREAS: DeMolay is a character-building organization of young men from age 12-21; and

WHEREAS: these young men are seeking to prepare themselves to become better citizens and leaders for tomorrow; and

WHEREAS: DeMolay helps develop those traits of character which have strengthened good men in all ages; and

WHEREAS: the organization has carried out the aforementioned goals for over one hundred years through programs of athletic competition, social activity, civic service, fund raising and charitable projects; and

WHEREAS: the members of Grand Prairie Chapter will observe the year of 2022 as the 103rd Anniversary of DeMolay so as to exemplify to all citizens here and everywhere their many activities, and to tender recognition to their millions of Senior DeMolays;

NOW, THEREFORE, I, Ron Jensen, Mayor of the City of Grand Prairie, Texas, on behalf of the Grand Prairie City Council, do hereby proclaim March 2022

DeMolay Month

in the City of Grand Prairie and we call upon all our citizens to join in saluting the young men of DeMolay, and in expressing our grateful appreciation for the fine example set by them, in contributing to the welfare of our community.

WITNESS MY HAND AND THE SEAL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15TH DAY OF MARCH 2022.

*Ron Jensen
Mayor*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: Mona Lisa Galicia

PRESENTER: Mona Lisa Galicia, City Secretary

TITLE: Minutes of the March 1, 2022, City Council Meeting

RECOMMENDED ACTION: Approve



CITY OF GRAND PRAIRIE
CITY COUNCIL MEETING
CITY HALL - COUNCIL BRIEFING ROOM AND CHAMBERS
300 W. MAIN STREET
TUESDAY, MARCH 01, 2022 AT 4:30 PM

MINUTES

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m.

PRESENT

Mayor Ron Jensen
 Mayor Pro Tem Mike Del Bosque
 Deputy Mayor Pro Tem Cole Humphreys
 Council Member District 1 Jorja Clemson
 Council Member At Large Place 8 Junior Ezeonu
 Council Member District 6 Kurt Johnson
 Council Member District 2 Dennis King
 Council Member District 4 John Lopez

ABSENT

Council Member At Large Place 7 Jeff Copeland

AGENDA REVIEW

Mayor Pro Tem Del Bosque asked if there were any questions on any agenda items. Deputy Mayor Pro Tem Humphreys asked staff to clarify item twenty. City Manager Steve Dye explained the lease extension would be in place through the end of 2022 and would change if the city advances with development plans for the area. He said it allows the building to not sit vacant, deterring vandalism. Mr. Dye noted the church would likely utilize portable buildings on their new property until their church is built out in April 2023. Mayor Pro Tem Del Bosque advised he would like to table agenda item twenty-two.

EXECUTIVE SESSION

Mayor Jensen called a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Short Term Rentals, Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the executive session, opened the regular meeting and called a recess at 5:50 p.m.

RECONVENE MEETING – 6:30 PM

Invocation led by Pastor Randy Capote of South Park Baptist Church.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Lopez.

CONSENT AGENDA

Mayor Jensen reminded the public of The Big Event scheduled for March twenty-six and advised volunteers are still needed. Mr. Dye acknowledged the 2021 city employee award recipients. Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to approve consent agenda items one through twenty. The motion carried unanimously.

1. Minutes of the February 15, 2022, City Council Meeting

Approved on Consent Agenda

2. Assignment of Contract(s) for compound pharmaceuticals from Roadrunner Pharmacy to WA Butler Company dba Covetrus North America, LLC in the annual amount of \$28,507.46 for one year, with the option to renew for one (1) additional one-year renewal, for a total of \$57,014.92 if all extensions are executed. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on Consent Agenda

3. Purchase of Panasonic "Toughbook" rugged mobile laptops and docking stations for the Police Department from GTS Technology Solutions (GTS) in the amount of \$145,347.02, through a cooperative agreement with the Department of Information Resources (DIR)

Approved on Consent Agenda

4. Contract with Tyler Technologies for software support and maintenance in the amount of \$9,766.00. This agreement will be for one year with the option to renew for four (4) additional one-year periods totaling \$53,959.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on Consent Agenda

5. Parkview PID Contract with Site Landscape Development for landscape maintenance \$35,460.02, beautification, \$24,621.07, and irrigation system maintenance services, \$3,500 for a one year term in the amount of \$63,581.09 (Council District 1)

Approved on Consent Agenda

6. Westchester PID Contract with Classic Construction and Restoration, Inc. for wall replacement for one year in the amount of \$51,360 (Council Districts 2 and 6)

Approved on Consent Agenda

7. Lake Parks PID Contract with Site Landscape Development for landscape maintenance \$119,085.42, beautification, \$85,000, and irrigation system maintenance services, \$12,000 for a one year term in the amount of \$216,085.42 (Council Districts 4 and 6)

Approved on Consent Agenda

8. Authorize payment of \$94,957.13 to McGriff Insurance Services, Inc. for renewal of the City's Cyber Liability policy with Underwriters at Lloyd's of London for the period of February 4, 2022, through February 4, 2023.

Approved on Consent Agenda

9. Appoint two (2) members and one (1) alternate member to the Joint Airport Zoning Board to amend the Height Hazard Map in accordance with update guidelines from the Federal Aviation Administration

Approved on Consent Agenda

10. Participation Agreement with 1301 Parker Rd, LLC for Right of Way Improvements in the total amount of \$131,014.75

Approved on Consent Agenda

11. Final Reconciliation Change Order No. 3 with La Banda, LLC for Dickey Road Storm Drain Improvements West of S.W. 3rd Street in the net negative amount of \$24,740.00

Approved on Consent Agenda

12. Change Order/Amendment No. 1 with Excel 4 Construction in the net negative amount of (\$135,473.00) for pipe size revisions of sanitary sewer outfall reach north of Arkansas lane to Trinity River Authority (TRA) Cottonwood interceptors and a TRA fiber reinforced drop manhole on Skyway and Small Street Sewer Improvements

Approved on Consent Agenda

13. Price agreement for Guard Rail Removal and Installation with Vann Elli, Inc., at an estimated annual cost of \$290,100. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$1,450,500 if all extensions are exercised. Also authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

Approved on Consent Agenda

14. Price agreement for Traffic Signals/Fiber Optic Ground Boxes with Techline, Inc., at an estimated annual cost of \$76,235. This agreement will be for one year with the option to renew for four additional one- year periods totaling \$381,175 if all extensions are exercised. Also authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

Approved on Consent Agenda

15. Price agreement renewal #1 for Concrete Paving with Santos Construction, Inc. in an annual amount not to exceed \$11,835,345.20, with a secondary, New Star Grading & Paving, Inc., not to exceed an amount of \$16,010,955.30, and a tertiary, McMahon Contracting, L.P., not to exceed \$12,295,231.42, if all extensions are exercised. Also authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

Approved on Consent Agenda

16. Purchase and replacement for the Audio/Visual Setup and related components for The Summit ballrooms from Infinity Sound Ltd. In the amount of \$64,587 through a BuyBoard contract

Approved on Consent Agenda

17. Price agreement for HVAC services including testing air balance, equipment, installations, and repairs from Trane, Inc. through an interlocal agreement with Omnia Partners at an estimated cost of \$750,000.00 for one year, and authorize the City Manager to execute any change orders with aggregate price fluctuations of up to \$50,000.00 or 25% so long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal terms

Approved on Consent Agenda

18. Price agreement for plumbing services from The Brandt Companies, LLC through an interlocal agreement with BuyBoard at an estimated cost of \$100,000.00. This agreement will be for one year with the option to renew for one additional one-year period totaling \$200,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000.00 or 25% so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on Consent Agenda

19. Price agreement for general contracting services from Thatch Engineering through a national cooperative agreement with TIPS at an estimated annual cost of \$750,000.00. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$3,750,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000.00 or 25% so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on Consent Agenda

20. Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church of Grand Prairie located at 401 W Church St, Grand Prairie, TX 75050 until December 31, 2022

Approved on Consent Agenda

PLANNING AND ZONING ITEMS TO BE TABLED

21. SUP-22-09-0027 - Specific Use Permit/Site Plan - Restaurant with Drive-Through at 2380 W Camp Wisdom Road (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.28 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Road (On February 14, 2022, the Planning and Zoning Commission tabled this item to February 28, 2022)

Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to table item twenty-one. The motion carried unanimously.

Tabled

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

22. STP-21-11-0022 - Site Plan - Parkside on Carrier (City Council District 3). Site Plan for a 38-unit age restricted multi-family development on 2.85 acres. Tract 60, Charles Gibbs Survey, Abstract No. 534, City of Grand Prairie, Dallas County, Texas, zoned General Retail and Multi-Family Two Districts, and addressed as 1217 S Carrier Parkway (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Mayor Jensen confirmed with Mayor Pro Tem Del Bosque that he does not want to table this item as previously noted, but instead is ready to hear it. Mayor Pro Tem Del Bosque confirmed. Chief City Planner Savannah Ware reviewed the proposed site map, building elevations, amenities and parking. She also reviewed variances including rear and interior side setback, portico setback from the building, parking and no secondary emergency access, and Appendix W checklist. Ms. Ware said both the Planning and Zoning Commission and the Development Review Committee recommended approval. Council Member Lopez asked the applicant to clarify parking. Michael Ash, 1535 Camino Lago, Irving, Texas, said housing tax credits would be used for this project. He noted garages and carports would cause significant issues with the funding. Deputy Mayor Pro Tem Humphreys said the desire is for them to comply with the desired build. Ms. Ware said the site plan allows them to meet requirements. Mayor Pro Tem Del Bosque said the property layout makes it difficult to develop and said it is a good project. Mayor Jensen commented this is a good use for the old church property. Council Member Johnson asked staff if they oppose the setback and parking. Ms. Ware said the set back is not a big issue, but it has to be noted. Mayor Pro Tem Del Bosque asked how many parking spaces are required. She reviewed parking requirements and said approximately seventeen are required to be garage or carport. Planning Director Rashad Jackson noted

there is no additional property to increase parking. Ms. Ware reviewed the landscape plan. Council Member Johnson asked where visitors would park. Mr. Ash explained parking will be first come first served and would be gated. Ms. Ware said sixty-five parking spaces will be provided and ten percent would be required for visitors. Michael Salcedo, Engineer, 401 College Street, noted his support of the item and was available for questions. Mayor Pro Tem Del Bosque moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.

Approved

23. STP-21-12-0025 - Site Plan - International Leadership Texas High School (City Council District 4). Site Plan for a High School Campus with an 88,655 sq. ft., two-story building, athletic fields, and 12 temporary modular buildings on 27.82 acres. Lot 1, Block 1, IL Texas GP Addition and Lot 3, Block A, Sunbelt Addition, City of Grand Prairie, Tarrant County, Texas, zoned Agricultural and PD-319 and located within the SH-360 Corridor Overlay District, addressed as 2851 Ragland Rd (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0 with the condition that the building elevations meet Appendix F requirements)

Ms. Ware presented this site plan for a new high school building. She reviewed the plan to demolish the old school and noted a proposed driveway extension. Ms. Ware reviewed the landscape plan and noted requirements are met. She also reviewed the exterior elevations and said the Planning and Zoning Commission approved with recommended revisions. Ms. Ware reviewed the variances including building height and building articulation. She said the Planning and Zoning Commission recommended building elevations meet Appendix F requirements and Ms. Ware said staff is not opposed to the height variance. Charles Klein, 4305 Edmonson Avenue, Dallas, spoke in support and said Appendix F will be met. Council Member Lopez thanked Mr. Klein for working on adjusting variances. Bradley Moss with Kimley Horn, 13455 Noel Road, Dallas, recorded his support and was available for questions. There were no questions. Council Member Lopez moved, seconded by Council Member Johnson, to approve to approve this item as presented by staff requiring Appendix F. The motion carried unanimously.

Approved

24. STP-22-01-0027 - Site Plan - Retail F at Epic East Towne Crossing (City Council District 2). Site Plan for a 12,000 sq. ft. building for retail and restaurant uses on 1.960 acres. Lot 11, Block A, Epic East Towne Crossing Phase II, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161 (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented the site plan noting it meets density and landscaping requirements. She reviewed elevations and said there were no requested variances. Ms. Ware said the Planning and Zoning Commission and the Development Review Committee recommended approval. Mayor Jensen informed there were no speakers on this item. Council Member King moved, seconded by Council Member Johnson to approve. The motion carried unanimously.

Approved

25. STP-22-01-0026 - Site Plan - Centerline Supply (City Council District 1). Site Plan for an 18,000 sq. ft. addition to an existing manufacturing building on 1.98 acres. Lots 1R and 5-10, Block C, Bell Crest Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-416 (PD-416) District, and addressed as 509 Jesse Street (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware reviewed the site plan noting previous use was commercial for sign manufacturing. She said it meets density, dimensional, landscaping and screening requirements. Ms. Ware reviewed exterior elevations and fencing requirements and noted no requested variances. She said the Planning and Zoning Commission and staff recommended approval. Mayor Jensen reviewed location and history of the property. Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Humphreys, to approve this item as recommended by the Development Review Committee. The motion carried unanimously.

Approved**PUBLIC HEARING ZONING APPLICATIONS**

26. CPA-21-12-0002 - Comprehensive Plan Amendment - Villas at Bardin (City Council District 4). Amendment to the Future Land Use Map to change the designation from Low Density Residential to Medium Density Residential. A portion of Block 4, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas, zoned PD-140B with an approximate address of 2801 W Bardin Rd (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote 7-0)

Ms. Ware presented items twenty-six and twenty-seven. She reviewed the proposal to amend the Comprehensive Plan from low density residential to medium density residential. Ms. Ware said the Planning and Zoning Commission recommended approval, but staff cannot support because it does not align with the Future Land Use Map. She reviewed the concept plan map and elements and discussed variances. Ms. Ware reviewed the Housing Analysis Policy and Guidelines. She said the Planning and Zoning Commission recommended approval and staff noted there are desirable elements to this proposal. Mayor Jensen reviewed location details. Council Member Lopez asked to clarify the number of apartment units. Ms. Ware reviewed the map of completed housing development, approved projects under construction, zoning approved and concept plans approved. Council Member Lopez asked if the request is to increase density, and Ms. Ware confirmed. Applicant Representative Jerry Silo with JBI partners, 2121 Midway Road, #300, Carrollton, reviewed the master plan and discussed proposed amenities. He said it would contain eighty-seven individually owned and sold single-family town homes. He said there would be one entrance to the neighborhood and two emergency exit/exit only drives. He reviewed the Guillen Homes elevations with rear entry and two car garages. He discussed proposed parking, which exceeds requirements, and confirmed it would be a gated community. Council Member Lopez said nothing stands out in this project, the land is not zoned for apartments and the density does not work. Council Member Lopez acknowledged the proposed greenspace and asked to review the density. Mr. Silo reviewed the master plan and discussed the variances noting they are a result of the size of the proposed

homes. He said they are proposing homes of fifteen hundred square feet for sale at a minimum of three-hundred thousand dollars. Council Member Lopez said he went door to door to inquire with residents, and said the main concerns were with density and safety. Mayor Pro Tem Del Bosque asked if there is a traffic study. Mr. Jackson said this one does not have one. Mr. Silo said the number is below the required threshold for conducting a traffic study. Council Member Johnson asked Mr. Silo if he met with the community and asked to share any comments made. Mr. Silo discussed presentation to the Planning and Zoning Commission on January 10 and said they mailed out an information packet with no response. He also noted a January 26 neighborhood meeting was held where they did hear a few concerns from residents regarding density and two-story homes built next to residents' homes. Mr. Silo said he addressed those with residents. He also noted they were not in agreement with the zoning change. Council Member Ezeonu asked for the projected value of the homes. Mr. Silo said they would be two-hundred dollars per square foot, between three-hundred thousand to three-hundred sixty thousand dollars. Brian Cotter, Peyco Southwest Realty, Inc., 1703 N. Peyco Drive, Arlington, did not wish to speak but recorded his support. Council Member Lopez moved, seconded by Council Member Clemson, to table items twenty-six and twenty-seven to the April 5th City Council meeting. The motion carried unanimously.

Tabled

27. ZON-21-11-0015 - Zoning Change/Concept Plan - Villas at Bardin (City Council District 4). Zoning Change from PD-140B for Single Family Detached Use to a Planned Development District for Townhome Use and a Concept Plan for a townhome development with 87 units on 10 acres. A portion of Block 4, Sheffield Village Addition, Phase IV, City of Grand Prairie, Tarrant County, Texas zoned Planned Development (PD 140B) with Single-Family detached uses located in the southeast corner of Bardin Rd. and Magna Carta Blvd. with an approximate address of 2801 W Bardin Rd The (On February 14, 2022, The Planning and Zoning Commission recommended approval by a vote of 5-2)

Tabled

28. SUP-21-12-0024 – Specific Use Permit/Site Plan – Gateway Multi-Family (City Council District 5) Specific Use Permit/Site Plan for a multi-family development with 310 units on 5.72 acres. Tracts 8, 8.1, 8.2, and 8.3 of Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217 with multi-family uses, within the Belt Line Corridor Overlay District, and generally located at the southwest corner of I-30 and the future extension of Stadium Dr. with an approximate address of 1175 Stadium Dr (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Mr. Jackson presented the Gateway Multi-Family SUP/Site Plan, noting it is zoned PD-217 with multifamily uses. He provided a summary of the Omni Plan Master Plan. Mr. Jackson reviewed rendering of proposed exterior noting the wrap urban style detail with internal courtyard area and pool. He discussed the future extension of Stadium Drive and said Uniform Development Code requirements are met. Mr. Jackson said this is one component of the mixed-use plan. He also reviewed parking requirements and noted variances include garage parking, guest parking, maximum density, maximum single bedroom units is sixty percent and

site tree requirements. Mr. Jackson discussed landscape and screening requirements. He noted the Planning and Zoning Commission recommended approval, and the Development Review Committee recommended approval with the condition of addressing waste removal to satisfaction of Environmental Services. Deputy Mayor Pro Tem Humphreys reviewed each variance. Council Member Clemson asked about the nearby cell phone tower. Mr. Jackson said the standard is met. Economic Development Director Marty Wieder provided information on the 2017 agreement with Omni Plan Architects in Dallas. He reviewed the proposed Gateway development map and discussed details of the Stadium Drive Extension. Council Member Lopez asked if this would set the bar as recommended by Omni Plan. Mr. Wieder said this is similar to the proposed project, but Council has to be comfortable with the appearance. David Godvin, 3613 Granada Avenue, Dallas spoke in support of this item. He discussed the history of their company and other projects. He reviewed proposed development amenities and noted they worked with the Planning team for three months. Mayor Pro Tem Del Bosque asked how this design compares to their other projects. Mr. Godvin said they are similar. He said they have a seven-story higher end project, but it is market driven and this proposed development is what Omni Plan is calling for. Mr. Godvin said they design a project with demographics in mind. Mayor Pro Tem Del Bosque said Council wants higher quality than what is being proposed. Mayor Jensen asked how this one compares to their Arlington location. Mr. Godvin said it is very similar. Mayor Jensen said it is very appealing. Council Member Johnson said he agrees that better quality is desired, and to him this is run of the mill. Council Member Clemson asked what the projected lease and square footage would be. Mr. Godvin noted it would be between thirteen hundred and twenty-two hundred dollars, which is very similar to the ones located in Arlington. Mr. Godvin added they build quality projects. Mr. Jackson reminded Council the Omni Plan is a master plan vision and this is a component. Council Member Johnson said that a high standard needs to be met with the vision for this property. Mr. Jackson said this is in line with the intent. Mayor Jensen commented it is better than the Omni Plan renderings. Council Member Ezeonu said if it is average, everything coming in will be average or below that. Deputy Mayor Pro Tem asked for price per square foot. Mr. Godvin said one-hundred seventy. Howard Weaver with OHD spoke said this is a best-in-class asset with high quality. He said they have worked with Omni Plan so they know what is expected. Mayor Jensen asked for height of the buildings. Mr. Weaver said five stories up front with four toward the back. Council Member Clemson said this looks classic and suggested some unique landscaping would help. Mr. Weaver said this project would elevate Grand Prairie. Ms. Ware reviewed the Hamilton Peck development renderings at the request of Mayor Jensen. Josh Steiger, 600 Six Flags Drive, recorded his support but did not wish to speak. Deputy Mayor Pro Tem Humphreys moved to close the public hearing and approve as presented by staff. Mayor Jensen noted the motion failed for lack of a second. Council Member Lopez moved, seconded by Deputy Mayor Pro Tem Humphreys, to reconsider the item and table it to the April 5, 2022, City Council meeting. The motion carried unanimously.

Tabled

29. SUP-21-12-0023 - Specific Use Permit/Site Plan - Star Shell Convenience Store w/gas pumps, Restaurant with a Drive-Through and a Carwash. (City Council District 5). Specific Use Permit for a Carwash and a Restaurant with a Drive-Through and a Site Plan Amendment to expand the existing carwash tunnel, construct a 475 sq. ft. addition to the existing Convenience

Store/Restaurant building, and add a drive-through lane for the restaurant. Lot 3, Block 1, Lone Star Plaza Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217 and PD-217A, located within the Belt Line Corridor Overlay District, and addressed as 925 N Belt Line Rd (On February 14, 2022, the Planning and Zoning Commission recommended approval with staff conditions by a vote of 7-0)

Mr. Jackson the presented SUP/Site Plan permit for a car wash and a Taco Casa Restaurant drive thru and to expand the existing car wash tunnel, also adding a drive-thru lane. He reviewed the site plan map and exterior elevation. Mr. Jackson noted it currently does not meet height requirements. He reviewed the rendering and proposed variances. Mr. Jackson said the Planning and Zoning Commission approved and noted staff cannot support and recommends conditions if approved. Deputy Mayor Pro Tem Humphreys expressed concerns with the car stacking in two driveways. Mayor Pro Tem Del Bosque asked if this is part of the Omni Plan/Gateway area. Mr. Jackson confirmed it is in that area. Mohamed Sharef, 105 YMCA Drive, Waxahachie spoke in support, noting his father built this location twenty-one years ago. He said they are revitalizing and improving the property and explained the need for upgrades. Mr. Sharef noted they are removing two pumps to bring it up to code and current standards. Deputy Mayor Pro Tem Humphreys asked about requirements for cueing in the fire lane. Mr. Jackson said there is no parking in the fire lane. Deputy City Manager Bill Hills said the Fire Marshal confirmed cueing in the fire lane is legal. Deputy Mayor Pro Tem Humphreys move, seconded by Council Member Lopez, to close the public hearing and approve this item with staff conditions. The motion carried unanimously.

Adopted

ORD 11165-2022

30. TAM-22-01-0001 - Text Amendment - Article 8: Landscape and Screening Standards. An Ordinance of the City of Grand Prairie, Texas, amending Article 8: Landscape and Screening Standards of the Unified Development Code to create an administrative exception process for alternative fence materials in residential zoning districts; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On February 14, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Mr. Jackson said there has been an uptick in requests for alternative fences for individual lots. This text amendment will address architectural metal fences and precast concrete. It will allow the building official to review the request to meet regulations and it must comply with the intent of the Uniform Development Code. Mayor Pro Tem Del Bosque said the City Council Development Committee reviewed and approved this item. Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to close the public hearing and approve this item. The motion carried unanimously.

Adopted

ORD 11166-2022

ITEMS FOR INDIVIDUAL CONSIDERATION

None.

CITIZEN COMMENTS

Lazaro Gonzalez, 829 Woodhaven Lane, discussed crypto coins as an alternative city revenue source and discussed its benefits.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:59 p.m.

The foregoing minutes were approved at the March 15, 2022, City Council meeting.

Mona Lisa Galicia, City Secretary



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 03/15/2022

REQUESTER: Damara Winfrey

PRESENTER: Damara Winfrey, Emergency Management Specialist

TITLE: Ratification of the application for the FY22-23 North Central Texas Council of Government (NCTCOG) Solid Waste Grant; and authorize the City Manager to accept grant funding provided by the Texas Commission on Environmental Quality (TCEQ) through the NCTCOG for the amount of \$48,560

RECOMMENDED ACTION: Approve

ANALYSIS:

The Office of Emergency Management (OEM) is seeking ratification of the FY22-23 North Central Texas Council of Governments Solid Waste Implementation Grant application; and authorization of the City Manager to accept funding of \$48,560. The awarded grant funds will be used to hire a consulting company to complete the updated Disaster Debris Management (DDM) Plan and facilitate a disaster debris management tabletop exercise for City stakeholders. Grant funds will be managed by OEM and allocated to the project.

FINANCIAL CONSIDERATION:

The City of Grand Prairie is committed to providing applicable matching funds. However, the North Central Texas Council of Governments does not require any matching funds for this Solid Waste Implementation grant. As a result, there is no cash match requirement for this funding source.

BODY**A RATIFICATION OF THE APPLICATION FOR THE FY22-23 NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) GRANT; AUTHORIZE THE CITY MANAGER TO ACCEPT GRANT FUNDING PROVIDED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) THROUGH THE NCTCOG**

WHEREAS, the North Central Texas Council of Governments, directed by the Texas Commission on Environmental Quality allocates solid waste project funds to local Implementation Grants, and

WHEREAS, the City of Grand Prairie in the State of Texas applied for funding for an updated Disaster Debris Management Plan and disaster debris tabletop exercise for City stakeholders through the Request for Project Applications, and

WHEREAS, the City of Grand Prairie updated Disaster Debris Management Plan and disaster debris tabletop exercise will supplement the City of Grand Prairie's Emergency Management Plan.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The City Manager or designee is authorized to accept the application for the NCTCOG FY22-23 Solid Waste Grant award including the updated Disaster Debris Management Plan and tabletop exercise project with awarded funding by the TCEQ through the NCTCOG.

SECTION 2. The City of Grand Prairie will comply with the requirements of the North Central Texas Council of Governments, Texas Commission on Environmental Quality, and the State of Texas, and use the grant funds for which they are intended under the project.

SECTION 3. Activities comply and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15TH DAY OF MARCH 2022.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/15/2022

REQUESTER: Fred Bates, Jr.

PRESENTER: Lily Yap, Animal Services Manager

TITLE: Price Agreement for veterinary diagnostic and testing equipment from Idexx Laboratories, in the amount of \$28,781, with additional yearly renewal amount of \$28,781 for programmatic and service support. This agreement will be for one year with the option to renew for five (5) additional one-year periods totaling \$172,686 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

RECOMMENDED ACTION: Approve

ANALYSIS:

In a typical year, Prairie Paws Adoption Center takes in 7,500 animals. Animals received may have varying illnesses or diseases that require immediate medical attention, including the administering of lifesaving or quality of life medications. This contract allows our Animal Services Department to meet the various medical needs of our community's homeless and temporarily displaced animal population.

This contract allows Animal Services to conduct critical medical testing/screening on up to 5,100 animals annually for conditions such as contagious illnesses and chronic diseases. Additionally, this contract facilitates onsite testing that promotes greater efficiency and prompt response for the care of our community's pets.

Local Government Code Chapter 252 provides an exemption from the competitive bid process when an item or service is available from only one source. Idexx Laboratories is the sole provider of onsite critical medical testing and screening services.

FINANCIAL CONSIDERATION:

Funds are available in FY 2021/2022 budget 283410-60235 for Veterinarian Services and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: Lee Harriss

PRESENTER: Lee Harriss, Special District Administrator

TITLE: Oak Hollow/Sheffield Village PID Contract with Brandon Industries, Inc. for Signpost Replacements in the amount of \$95,285 (Council District 4)

RECOMMENDED ACTION: Approve

ANALYSIS:

The PID Board recommended that Brandon Industries, Inc. be awarded a contract for signpost replacements. The wrought iron signs will be located throughout Oak Hollow/Sheffield Village PID. The term extends from April 1, 2022 through March 31, 2023.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with Brandon Industries, Inc. following approval by the City Council.

FINANCIAL CONSIDERATION:

Funds for this contract are available from annual assessments adopted by the City Council on September 21, 2021, which are estimated to generate \$418,346 for the fiscal year.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 15
Oak Hollow/Sheffield Village
Five Year Service Plan 2022 - 2026 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.
Service Plan projects a 1% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value	492,171,595	\$ 0.085	\$ 418,346			
Description	Account	2022	2023	2024	2025	2026
Beginning Balance (Estimated)		\$ 649,000	\$ 728,459	\$ 841,101	\$ 957,969	\$ 1,079,104
P.I.D. Assessment	42620	\$ 418,346	\$ 422,529	\$ 426,755	\$ 431,022	\$ 435,332
Trsf In/Parks Venue (3170)	49780	10,261	10,261	10,261	10,261	10,261
TOTAL INCOME		\$ 428,607	\$ 432,790	\$ 437,016	\$ 441,283	\$ 445,593
Amount Available		\$ 1,077,607	\$ 1,161,249	\$ 1,278,117	\$ 1,399,252	\$ 1,524,697

EXPENSES:						
Description		2022	2023	2024	2025	2026
Office Supplies	60020	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400
Decorations	60132	32,000	30,000	30,000	30,000	30,000
Beautification	60490	20,000	20,000	20,000	20,000	20,000
Graffiti Cleanup	60775	500	500	500	500	500
Wall Maintenance	60776	35,000	35,000	35,000	35,000	35,000
Security	61165	22,500	22,500	22,500	22,500	22,500
Mowing Contractor	61225	82,039	82,039	82,039	82,039	82,039
Tree Services	61226	50,000	50,000	50,000	50,000	50,000
Collection Service (\$2.90/acct)	61380	6,409	6,409	6,409	6,409	6,409
Misc.	61485	2,000	2,000	2,000	2,000	2,000
Admin./Management	61510	19,200	19,200	19,200	19,200	19,200
Postage	61520	200	200	200	200	200
Banners	61601	20,000	7,000	7,000	7,000	7,000
Electric Power	62030	1,500	1,500	1,500	1,500	1,500
Water Utility	62035	15,000	15,000	15,000	15,000	15,000
Irrigation System Maint.	63065	25,000	25,000	25,000	25,000	25,000
Decorative Lighting Maintenance	63146	15,500	1,500	1,500	1,500	1,500
Property Insurance Premium	63147	1,300	1,300	1,300	1,300	1,300
Liability Insurance Premium	64090	600	600	600	600	600
Landscaping	68250	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
TOTAL EXPENSES		\$ 349,148	\$ 320,148	\$ 320,148	\$ 320,148	\$ 320,148
Ending Balance*		\$ 728,459	\$ 841,101	\$ 957,969	\$ 1,079,104	\$ 1,204,549

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$85		
\$150,000	\$128		
\$200,000	\$170	Avg. Property Value:	\$ 222,702
\$250,000	\$213	Avg. Property Assessment:	\$ 189
\$300,000	\$255	No. of Properties:	2,210
\$350,000	\$298		

*Wall replacement/repairs



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/15/2022

REQUESTER: Cathy Patrick, CFO

PRESENTER: Cathy Patrick, CFO, Susan Sanders, Assistant Director of Finance and Jennifer Ripka, Partner, Weaver

TITLE: Annual Comprehensive Financial Report and associated audit services for Fiscal Year ending September 30, 2021 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

In accordance with State Law, the City is required to prepare an annual financial report representing the financial position of the City at the end of each fiscal year's operation. In addition, the City charter requires an annual audit of the City's financial records to be performed by an independent auditor. Weaver, LLP has audited the City's financial statements including fund level statements and provided an overview of the audit process and findings.

FINANCIAL CONSIDERATION:

None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: Dwayne Tyner

PRESENTER: Gabe Johnson, Director of Engineering and Public Works

TITLE: Professional Contract with Pyles Whatley for appraisal and court testimony services for City Projects with the combined costs not to exceed \$40,000; the contract will be for one year with the option to renew for four additional one-year periods, not to exceed \$200,000 cumulatively if all extensions are exercised and authorize the Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (The Finance and Government Committee reviewed this item on March 1, 2022, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

Pyles Whatley Corporation provides professional appraisal and court testimony services for properties the City is acquiring for construction projects. They have an in-depth knowledge of road construction and engineering. Their work is very accurate and well-documented for court testimony for condemnation cases if needed.

Chapter 252, Section 22 of the Local Government Code allows for the exemption to competitive bidding when the expenditure is for Professional Services such as engineering or appraisal services. Pyles Whatley was selected as the most qualified professional due to their extensive experience and has represented the City in previous years with numerous projects benefiting the City.

This item was presented to the Finance and Government Committee on March 1, 2022 and approved.

FINANCIAL CONSIDERATION:

Funding for a Professional Contract with Pyles Whatley Corporation will be available from various Capital Improvement Projects or individual City departments on an as needed basis.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/15/2022

REQUESTER: Venona McGee

PRESENTER: Gabe Johnson, Director Public Works

TITLE: Price Agreement Contract for utility billing mailing services and insert printing services from DataProse, LLC (\$90,000 annually) through a Master Interlocal Agreement with City of Plano, Texas. This agreement will be for one year with the option to renew for nine additional one-year periods totaling \$900,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

RECOMMENDED ACTION: Approve

ANALYSIS:

Price agreement for all labor, supervision, materials, and equipment necessary to print water bills, PDF imaging, advertisement inserts, and mailing currently approximately 50,000 customers per month. This amount may increase due to construction.

State purchasing laws, Government Code, Chapter 271.102 authorize local governments to enter into joint contacts and cooperative agreements for the performance of governmental functions normally associated with the operation of government such as purchasing necessary materials and supplies.

The City approved a Master Interlocal agreement with City of Plano, Texas whereby the City could make use of all of that entities agreement(s). This communication is to notify the Council that staff would like to make use of this particular agreement and enter into an annual contract with DataProse, LLC for all labor, supervision, materials, and equipment necessary for utility billing and mailing services and insert printing services for the initial twelve (12) month term and any/all of the nine (9) optional one-year renewals as executed by City of Plano, Texas. The estimated annual expenditure will be \$90,000.

FINANCIAL CONSIDERATION:

Funds are available in FY 2021/2022 Revenue Management Operating Fund (361010) budget Printing Mailing Services (61017) and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: George Fanous

PRESENTER: Gabe Johnson, Director of Engineering and Public Works and Romin Khavari, City Engineer

TITLE: Professional Engineering and Surveying services contract with Salcedo Group, Inc. in the amount of \$242,080.00 plus a 5% contingency of \$12,104 for a total of \$254,184 for Carrier Parkway Wastewater, Screening Wall, and Median Improvements from Cherokee to Dickey

RECOMMENDED ACTION: Approve

ANALYSIS:

This project consists of providing professional engineering and surveying services for the installation of approximately 3700 linear feet of 6-foot-high screening wall and six (6') foot- wide sidewalk along the east side of Carrier Parkway from Cherokee Trace to Dickey Rd; it also provides for replacing 3,848 LF 10" Wastewater main, and median improvements including landscape and hardscape and 3750 L.F. of 2" conduit for future street lighting in Carrier Parkway from Cherokee Trace to Dickey Road.

Chapter 252, Section 22 of the Local Government Code allows for the exemption to competitive bidding when the expenditure is for Professional Engineering services. Salcedo Group, Inc. was selected for this project due to their previous City experience on various projects such as the City Hall Complex and Camp Wisdom Road. Salcedo Group, Inc. is also a Minority Business Enterprise and a Historically Underutilized business with their offices located here in Grand Prairie.

Schedule: project is scheduled to start in March 2022 with completion in October 2022

FINANCIAL CONSIDERATION:

Funding in the total amount of \$254,184 is available in Street Capital Projects Fund (400192) W.O. #02207303 (Carrier Parkway Screening Wall, Median and Wastewater Improvements) and Wastewater Capital Projects Fund (500692) W.O. #02210803 (Carrier Parkway Screening Wall, Median and Wastewater Improvements)



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/15/2022

REQUESTER: Gabe Johnson

PRESENTER: Gabe Johnson, Director of Engineering and Public Works

TITLE: Developer Participation Agreement with Dechman Owner, LLC, for paving and drainage improvements on Dechman Drive in the not to exceed amount of \$835,215.55 (The Finance and Government Committee reviewed this item on March 1, 2022, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

Dechman Owner, LLC has requested a participation agreement for infrastructure improvements with the City of Grand Prairie on Dechman Drive. The total estimated Project Cost is \$1,209,838.

All of the infrastructure has been determined by the City to be attributable to paving and drainage improvements required to provide access with respect to the Developer's project and has been included in the Capital Improvements Plan by the City Council. The oversized infrastructure funded by the City will serve multiple properties and areas for future development.

Subchapter C of Chapter 212 of the Texas Local Government Code allows a municipality to be exempted from said competitive bidding procedures in cases where said municipality desires to enter into a contract with a developer of a subdivision or land in said municipality, wherein the municipality agrees to participate in the cost of public improvement projects, not including a building, if a City's level of participation is limited to no more than 30% of the contract price and 100% of the cost of oversizing.

If approved by Council, the City will agree to directly participate in the cost of the project in the following estimated percentage:

City Participation in approximately 28% of total Project: \$339,384.44

City Participation in 100% of Oversizing: \$495,831.11

Any change orders and additional costs within the City's Participation Amount must be approved by both parties. Any change orders and additional costs over the City's Participation Amount will be the sole responsibility of the Developer. All public participation in the cost of the Public Improvements associated

with the project is dedicated to the extension of the improvements as per the Capital Improvements Plan, to increase necessary capacity for existing and in anticipation of other future development in the area. Further, the City's participation shall be based on funds appropriated for this project in the Streets Capital Projects Fund.

The Finance and Government Committee reviewed this item on March 1, 2022, and recommended approval.

FINANCIAL CONSIDERATION:

Funding will be allocated from Street (400192) and Stormwater (401592) Capital Projects Funds.



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 3/15/2022

REQUESTER: Caryl DeVries, P.E.

PRESENTER: Walter Shumac III, P.E., Director of Transportation Services

TITLE: Ordinance Amending the FY 2021/2022 Capital Improvement Projects Budget for \$19,800 for Compression Brake Signage (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

The City of Grand Prairie has received complaints from residents regarding noise generated by large trucks using “compression” or “engine” brakes (also commonly known as “Jake Brakes”) as a means of slowing their rate of travel.

A compression brake is an engine braking mechanism installed on some diesel engines. When activated, it opens exhaust valves in the cylinders after the compression cycle, releasing the compressed air trapped in the cylinders, and slowing the vehicle. The use of compression release engine brakes may cause a vehicle to make a loud chattering or “machine gun” exhaust noise, especially on vehicles having high flow mufflers or no mufflers at all. The noise can be quite loud and creates a nuisance that disrupts and/or diminishes the quality of life of surrounding residents.

Current City Code does not directly address the noise caused by the use of compression brakes. Our existing ordinances related to noise in Chapter 13 Health and Sanitation, Article XIII Noise Restrictions, apply to discharging vehicle exhaust through a muffler but do not reference the muffling of any noise from the vehicle. Thus, to better address citizen concerns and mitigate negative impacts from noise on Grand Prairie residents and visitors, staff recommends adoption of an ordinance to address this issue, which is being presented on a separate agenda item in the same council meeting.

Upon adoption, staff will post the appropriate signs on applicable City streets and work with the Texas Department of Transportation (TxDOT) to install within their jurisdiction. In staff’s initial contact with the Dallas and Fort Worth area offices, the TxDOT is in agreement to allow the installation of these signs at approved locations. Once the signs have been installed, Transportation staff will contact the police department and advise them of the locations of the signs to facilitate enforcement.

FINANCIAL CONSIDERATION:

Sign installations:

City Streets: 45 locations at \$200 = \$9,000

State 6 locations at \$500 = \$3,000

Mainlanes (State) 13 locations at \$600= \$7,800

Funding in the total requested amount of \$19,800.00 is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO# 02214403 (Engine Brake Signage).

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2021/2022 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$19,800 FROM THE UNOBLIGATED FUND BALANCE IN THE STREET CAPITAL PROJECTS FUND (400192) WO #02214403 (ENGINE BRAKE SIGNAGE)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT the FY 2021/2022 Capital Improvement Projects Budget be amended by transferring and appropriating \$19,800 from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO 02214403 (Engine Brake Signage).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15th DAY OF MARCH 2022.

**CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 400192 / 02214403
 Project Title: Engine Brake Signage
 Current Request: \$19,800.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
63115 Roadway Markings	\$0	\$0	\$19,800	\$19,800	\$19,800
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$0	\$0	\$19,800	\$19,800	\$19,800



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: Cathy Patrick

PRESENTER: Cathy Patrick, Chief Financial Officer

TITLE: Ordinance amending the FY 2020-2021 Operating Budgets a net increase in the amount of \$1,489,193 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

As part of the year-end final review, operating budgets are analyzed to ensure expenditures are not over the approved appropriations. There are several funds that have exceeded the approved appropriation budget.

Cable Fund increase is due to the ongoing pandemic and adjustments needed for virtual meetings.

Employee Insurance Fund is due to an increase in claims cost for both current employees and retirees.

Pooled Investment Fund is due to an increase in bank service charges and new bank bags.

Red Light Safety Fund increase is due the purchase of additional LPR Cameras. This was a budgeted item in FY 2019-2020 that posted in FY 2020-2021.

FINANCIAL CONSIDERATION:

Funding for the increase is either available from fund balance or from increased revenues in each of the individual funds. The detailed information for the total increase of \$1,489,193 is provided in the ordinance.

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2020-2021 OPERATING BUDGETS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the FY 2020-2021 Operating budget is hereby amended for the following funds:

Fund	Increase
Cable Operations Fund	\$9,220
Employee Insurance Fund	\$1,300,140
Pooled Investment Fund	\$177,171
Red Light Safety Fund	\$2,662

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, ON THIS THE 15TH DAY OF MARCH 2022.**



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: Cathy Patrick

PRESENTER: Cathy Patrick, Chief Financial Officer

TITLE: Ordinance amending the FY 2021-2022 Capital Projects Budget to appropriate \$1,000,000 toward the purchase of Mobile Generators and amending the FY 2021-2022 Pooled Investment Fund Budgets to reverse \$1,000,000 of the appropriation previously appropriated through Ordinance #11128-2021. (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

On December 14, 2021, City Council voted to approve the purchase of Mobile Generators. This vote included amending the Pooled Investment Fund and allocated \$1,221,501.38. This item is to allocate \$1,000,000 of the 2022 Certificates of Obligation sale to the mobile generators and return \$1,000,000 to the unallocated fund balance of the Pooled Investment Fund.

FINANCIAL CONSIDERATION:

N/A

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ORDINANCE #11128-2021 TO AMEND THE FY 2021-2022 POOLED INVESTMENTS FUND BUDGET BY REVERSING \$1,000,000 OF THE APPROPRIATION FROM THE UNOBLIGATED FUND BALANCE OF THE POOLED INVESTMENT FUND AND AMENDING THE FY 2021-2022 CAPITAL PROJECTS BUDGET TO ALLOCATE \$1,000,000 OF THE 2022 CERTIFICATES OF OBLIGATION SALE TOWARD THE PURCHASE OF MOBILE GENERATORS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the FY 2021-2022 Pooled Investments Fund Budget be amended by reversing \$1,000,000 of the appropriation made through Ordinance No. 11128-2021 from the unobligated fund balance.

SECTION 2. That the FY 2021-2022 Capital Projects Budget is amended to allocate \$1,000,000 of the 2022 Certificates of Obligation Sale for the purchase of mobile generators.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15TH DAY OF MARCH 2022.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/15/2022

REQUESTER: Cathy Patrick

PRESENTER: Cathy Patrick, Chief Financial Officer

TITLE: Ordinance amending the FY 2021-2022 Operating Budgets for a net decrease of \$2,625,000 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

RECOMMENDED ACTION: Approve

ANALYSIS:

As part of the year-end final review, current year operating budgets are analyzed to ensure proper appropriations are approved. This involves reviewing prior year-end projections, as well as actual expenditures. There one year-end projection where the actual expense did not occur in FY 2020-21 but have or will occur in FY 2021-22.

Cricket Fund increase is due to the city's commitment to the stadium renovations.

Additionally, as part of an effort to consolidate the Funds in the Financial System, the six funds related to Solid Waste are being combined into one. These funds are consolidated on the annual financial report.

The Solid Waste Operating Fund budget will be increased, while the Solid Waste Post Closure Liability Fund, Solid Waste Equipment Acquisition Fund, Solid Waste Landfill Replacement Fund, Solid Waste Liner Reserve Fund, and the Solid Waste Capital Projects Fund will be decreased.

FINANCIAL CONSIDERATION:

Funding for the increase in the Cricket Fund is available from fund balance. The net decrease in the Solid Waste Fund is due to the consolidation of funds. The detailed information for the net decrease of \$2,625,000 is provided in the ordinance.

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2021-2022 OPERATING BUDGETS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the FY 2021-2022 Operating budget is hereby amended for the following funds:

Fund	Revenue Increase (Decrease)	Expenditure Increase (Decrease)
Cricket Fund		\$1,300,000
Solid Waste Fund		\$2,343,977
Solid Waste Post Closure Liability Fund	(\$250,000)	
Solid Waste Equipment Acquisition Fund	(\$2,625,000)	(\$2,538,500)
Solid Waste Landfill Replacement Fund	(\$700,000)	(\$3,490,477)
Solid Waste Liner Reserve Fund	(\$250,000)	(\$240,000)
Solid Waste Capital Projects Fund	(\$100,000)	

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15TH DAY OF MARCH 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 03/15/2022

REQUESTER: Angi Mize

PRESENTER: Angi Mize, Purchasing Manager

TITLE: Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Watauga, Texas

RECOMMENDED ACTION: Approve

ANALYSIS:

Chapter 791 of the Texas Government Code, also known as the Inter-local Cooperation Contracts Act, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment, supplies and services.

The City of Watauga Texas and the City of Grand Prairie would like to enter into a master inter-local agreement that would authorize each to utilize current active and future contracts awarded by the other entity.

The supplier for each contract shall bill the entity using the contract directly for all goods and services purchased and each entity shall be responsible for payments and ensuring the supplier's compliance with all conditions of the agreement.

FINANCIAL CONSIDERATION:

Purchases made through this inter-local agreement will be paid from various Capital or Operating budgets.

BODY

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE A MASTER INTERLOCAL
AGREEMENT WITH THE CITY OF WATAUGA TEXAS**

WHEREAS, the City Council of the City of Grand Prairie, Texas, approves the terms and conditions of the Interlocal Purchasing Agreement between the City of Watauga, Texas providing for a cooperative

purchasing program for goods and services; designating the Purchasing Manager or his designee, as the official representative for the City of Grand Prairie; and

WHEREAS, the City of Grand Prairie, Texas, pursuant to the authority granted under Section 271.101 to 271.102 of the Local Government Code, desires to participate in the described purchasing program, and is of the opinion that participation in this program will be highly beneficial to the taxpayers through anticipated savings to be realized.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT the Cooperative Purchasing Agreement with the City of Watauga Texas is found to be acceptable and in the best interest of the City of Grand Prairie and its citizens and is hereby approved.

SECTION 2. THAT the City Manager is authorized to execute the agreement hereby approved on behalf of the City and that the Purchasing Manager or his designee is hereby designated to act for the City of Grand Prairie in all matters relating to Cooperative Purchasing Agreement including the designation of specific contracts in which the City of Grand Prairie desires to participate.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE _____ DAY OF _____ 2022.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 03/15/2022

REQUESTER: Angi Mize

PRESENTER: Angi Mize, Purchasing Manager

TITLE: Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and Midland County, Texas

RECOMMENDED ACTION: Approve

ANALYSIS:

Chapter 791 of the Texas Government Code, also known as the Inter-local Cooperation Contracts Act, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of necessary equipment, supplies and services.

Midland County, Texas and the City of Grand Prairie would like to enter into a master inter-local agreement that would authorize each to utilize current active and future contracts awarded by the other entity.

The supplier for each contract shall bill the entity using the contract directly for all goods and services purchased and each entity shall be responsible for payments and ensuring the supplier's compliance with all conditions of the agreement.

FINANCIAL CONSIDERATION:

Purchases made through this inter-local agreement will be paid from various Capital or Operating budgets.

BODY

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE A MASTER INTERLOCAL
AGREEMENT WITH MIDLAND COUNTY, TEXAS**

WHEREAS, the City Council of the City of Grand Prairie, Texas, approves the terms and conditions of the Interlocal Purchasing Agreement between the Midland County, Texas providing for a cooperative purchasing program for goods and services; designating the Purchasing Manager or his designee, as the official representative for the City of Grand Prairie; and

WHEREAS, the City of Grand Prairie, Texas, pursuant to the authority granted under Section 271.101 to 271.102 of the Local Government Code, desires to participate in the described purchasing program, and is of the opinion that participation in this program will be highly beneficial to the taxpayers through anticipated savings to be realized.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT the Cooperative Purchasing Agreement with the Midland County, Texas is found to be acceptable and in the best interest of the City of Grand Prairie and its citizens and is hereby approved.

SECTION 2. THAT the City Manager is authorized to execute the agreement hereby approved on behalf of the City and that the Purchasing Manager or his designee is hereby designated to act for the City of Grand Prairie in all matters relating to Cooperative Purchasing Agreement including the designation of specific contracts in which the City of Grand Prairie desires to participate.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 15th DAY OF MARCH 2022.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/15/2022

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: STP-22-01-0002 - Site Plan Amendment - The Lofts at Grand Prairie (City Council District 4). Site Plan Amendment for 676 multi-family units on 26.456 acres, specifically to enter into a Declaration of Lot Combination. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned PD-407, and addressed as 1101 N Day Miar Rd (On February 28, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Robert Weinstein

RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan Amendment for 676 multi-family units on 26.456 acres, specifically to enter into a Declaration of Lot Combination. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned PD-407, and addressed as 1101 N Day Miar Rd.

PURPOSE OF REQUEST:

The applicant is seeking Site Plan Amendment approval for a Multi-Family development. The amendment is required to approve a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. This is the only change to the Site Plan that was approved by City Council on September 21, 2021.

For review, the development is conditioned on the completion of North Day Miar Rd. from Prairie Waters to the southern limits of the subject property. The existing roadway will be replaced with a three-lane concrete roadway, 31 feet in width built to City standards. The new roadway will have one lane for travel in each direction and a center turning lane. Additionally, the road construction must be completed prior to the Multi-Family construction per the findings of the traffic impact analysis (TIA).

ADJACENT LAND USES:**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	Planned Development (PD-352) Agriculture	Single Family Residential, Undeveloped, Multi-Family Residential, Park
South	Agriculture	Park
West	Agriculture	Single Family Residential, Undeveloped
East	Agriculture	Park

HISTORY:

- September 21, 2021: City Council approved a Site Plan for this multi-family development (Case Number S210804).
- April 16, 2021: City Council approved a Planned Development (PD-407) with multi-family uses and associated Concept Plan (Case Number Z201202/CP201201).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The multi-family development includes two four-story structures. Building 1 has 134,224 Sq. Ft and building 2 has 120,497 Sq. Ft. The site is accessible from two points on N. Day Miar Rd. An active gas well is located at the center of the 26.456-acre property and will remain in production. The access drive for the gas well will be separate from the multi-family development so that traffic generated by the two uses will not mix.

The Site Plan includes a clubhouse, landscaped courtyard, and pool for each building. Other amenities include a dog park, pickle ball courts, a gazebo, and basketball court.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Density and Dimensional Requirements

Standard	PD 407	Appendix W / UDC MF-3	Provided	Compliance
Max. Density (Units Per Acre)	-----	26	26	Yes
Min. Lot Area (Sq. Ft.)	-----	12,000	1,152,423	Yes
Min. Lot Width (Ft.)	-----	100	745	Yes
Min. Lot Depth (Ft.)	-----	120	1,538	Yes
Min. Living Area (SF)	-----	600	725	Yes
Max. Single-Bed Units (%)	68%	N/A	67%	Yes
Min. Front Setback (Ft.)	-----	30	171	Yes
Min. Side (Interior) Setback (Ft.) 45+1 per Ft. of height over 35 Ft.	-----	59	59 & 77	Yes

Min. Rear Yard (Ft.) 45+1 per Ft. of height over 35 Ft.	-----	59	85	Yes
Max. Height (Ft.)	-----	60	49	Yes

Parking

Parking is located throughout the site as noted on the table below.

Table 3. Parking Requirements

Standard	PD 407	Article 10 / UDC	Provided	Meets
1.25 Parking Spaces/One-Bedroom	-----	565	-----	-----
2 Parking Spaces/Two-Bedroom	-----	448	-----	-----
Total Multi-Family Parking Spaces	-----	1,013	1144	Yes
Covered Parking	10% - 102	-----	139	Yes
Garage Parking	15% - 152	-----	178	Yes
Guest Parking		10% - 102	131	Yes

Landscape and Screening

The property meets the landscape and screening requirements from Appendix W, and Article 8 of the UDC. Screening includes wrought iron fencing with masonry columns along all sides of the property.

Table 4. Landscape Requirements

Standard	Required	Provided	Meets
Total site: 1,152,462 Sq. Ft. Landscape Area 15%	172,869	309,979	Yes
Street Trees (1 tree/500 Sq. Ft.)	15	19	Yes
Parking Lot Trees (1/20 Spaces) 178 Open spaces	58	58	Yes
Site Trees (1 tree/500 Sq. Ft.)	346	346 (includes 39 saved trees)	Yes
Shrubs 1-5 gal. per 50 Sq. Ft. Of require Landscape Area	3,458	3,458+	Yes
Dumpster Enclosure	Masonry enclosure	Masonry enclosure	Yes

Exterior Building Materials

The exterior building materials for the residential structures include brick, fiber cement siding panels, and vertical metal siding with changes in colors and materials. Structures also contain horizontal and vertical articulation along with balconies. The building elevations meet the requirements of Appendix W.

Project Amenities

Appendix W requires multi-family developments to provide amenities from three categories:

- Environmentally friendly features

- High-quality features or designs
- Technology

Since the applicant is meeting architectural recommendations, the proposal only needs to provide amenities from two categories. The table below summarize the amenities included in the project.

Table 5. Appendix W Amenities

Category	T i e r	Amenity
Environmentally Friendly Features	1	“Smart” technology controls for light or thermostats
Environmentally Friendly Features	1	Electric car charging station (2 minimum)
Environmentally Friendly Features	1	High efficiency windows
Environmentally Friendly Features	2	Some Live/Work Units
Environmentally Friendly Features	2	Eco – friendly roofing material
Environmentally Friendly Features	2	Recycling Program for residents
Environmentally Friendly Features	2	Walking/jogging trails with 6 benches
Environmentally Friendly Features	3	LED or low-wattage lighting
Environmentally Friendly Features	3	Bicycle Parking
Environmentally Friendly Features	3	Use of additional native planting 10% above min. req.
Environmentally Friendly Features	3	Outdoor recreation spaces with amenities
Environmentally Friendly Features	3	Big and small dog parks
High-Quality Features or Designs	1	Granite countertops / Backsplashes / Pendant Lighting
High-Quality Features or Designs	1	Window and door molding / Kitchen Islands / Undermount Sinks
High-Quality Features or Designs	1	Wood style flooring / Walk-in Closets / Washer and Dryer
High-Quality Features or Designs	2	Brushed Nickel Hardware / Soaking Tubs / Faux Wood Blinds
High-Quality Features or Designs	2	Full-Size Stainless-Steel Major Appliances
High-Quality Features or Designs	2	Resident we-work style Conference Rooms
High-Quality Features or Designs	2	Resort-style pool w/lazy river, jacuzzi and relaxation pool
High-Quality Features or Designs	2	BBQ Grill Stations
High-Quality Features or Designs	2	Gazebo / Playground
High-Quality Features or Designs	2	Basketball Court / Outdoor Gym
High-Quality Features or Designs	2	Pickleball Courts / Outdoor yoga garden
High-Quality Features or Designs	2	Fitness Center / Private yoga room / w/spin bikes
High-Quality Features or Designs	2	Rooftop Deck / Car Washes
High-Quality Features or Designs	2	Amazon style Smart Phone Package Delivery Lockers
High-Quality Features or Designs	2	Dry Clean Center
Technology	3	App – Communication with management
Technology	3	Wi-Fi Internet Access in Common Areas

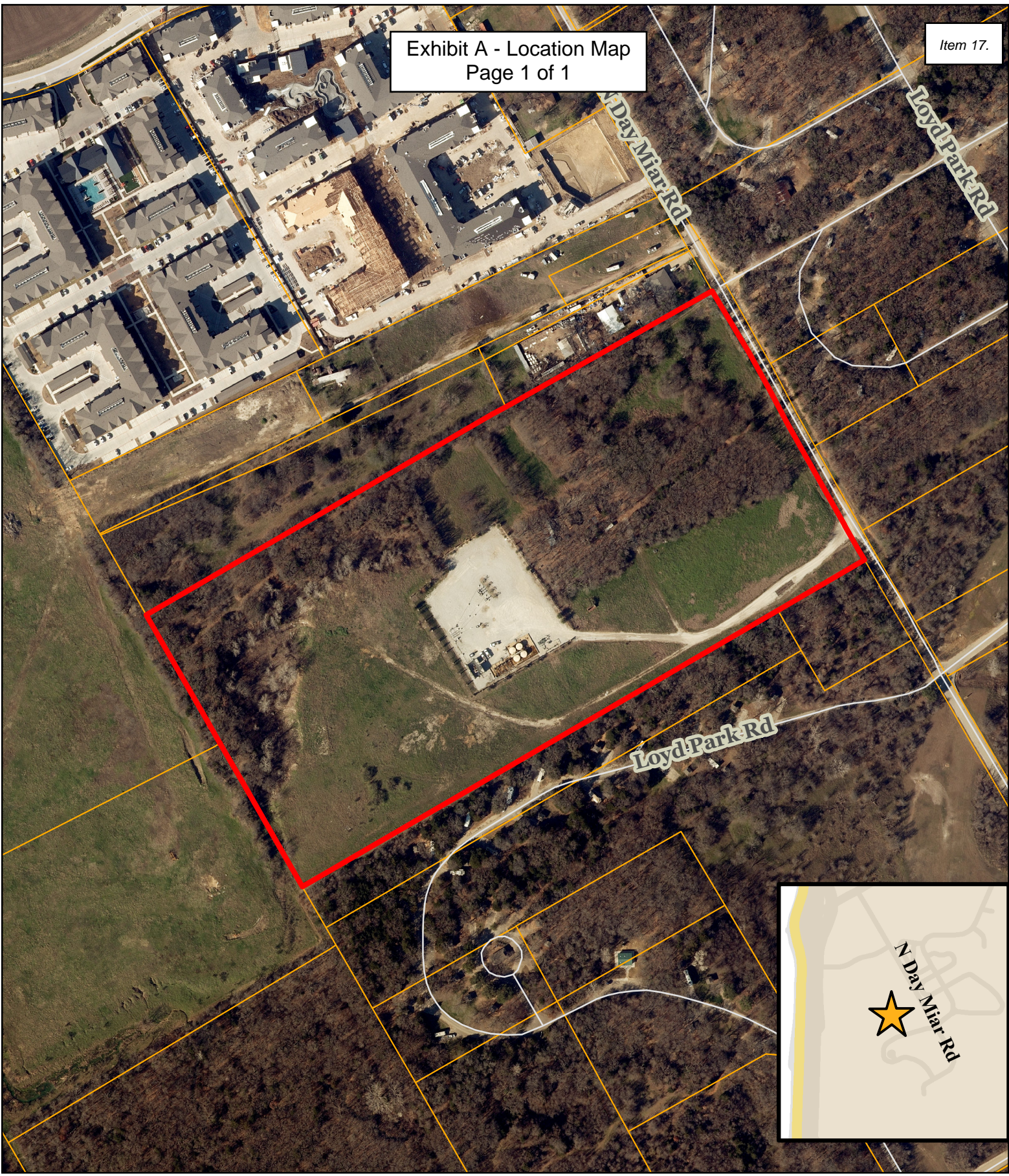
VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

- On February 28, 2022, the Planning and Zoning Commission recommended approval this request by a vote of 8-0.

- The Development Review Committee (DRC) recommends approval with the condition that the applicant file the declaration of lot combination with the county as required by Section 14 of Article 6 of the UDC before building permits will be issued by the City.



LOT COVERAGE SUMMARY		
A- ONE BEDROOM	516 UNITS	
B- TWO BEDROOM	160 UNITS	
UNIT TYPES AND SQUARE FOOTAGE		
TYPE "A-1"	710 SF	156 UNITS, 110,760 TOTAL SF
TYPE "A-1 BALCONY/BAY"	740 SF	16 UNITS, 11,840 TOTAL SF
TYPE "A-1 COURTYARD"	765 SF	16 UNITS, 12,240 TOTAL SF
TYPE "A-1 SUNROOM"	906 SF	8 UNITS, 7,168 TOTAL SF
TYPE "A-2"	748 SF	77 UNITS, 57,296 TOTAL SF
TYPE "A-3"	788 SF	48 UNITS, 36,864 TOTAL SF
TYPE "A-4"	945 SF	64 UNITS, 60,480 TOTAL SF
TYPE "A-4 STUDY"	922 SF	14 UNITS, 12,908 TOTAL SF
TYPE "A-5"	993 SF	56 UNITS, 55,608 TOTAL SF
TYPE "A-5 CLUB"	1,155 SF	2 UNITS, 2,310 TOTAL SF
TYPE "A-5 CLUB"	1,032 SF	2 UNITS, 2,064 TOTAL SF
TYPE "B-1"	977 SF	83 UNITS, 81,091 TOTAL SF
TYPE "B-1 BALCONY/BAY"	1,120 SF	24 UNITS, 26,880 TOTAL SF
TYPE "B-1 SUNROOM"	1,194 SF	12 UNITS, 14,328 TOTAL SF
TYPE "B-1 SUNROOM"	1,349 SF	12 UNITS, 16,188 TOTAL SF
TYPE "B-2"	1,043 SF	32 UNITS, 33,376 TOTAL SF
TYPE "B-3"	1,175 SF	32 UNITS, 37,600 TOTAL SF
TOTAL SQUARE FOOTAGE	579,301 SF	

(BUILDING TYPE REFERS TO ARCHITECTURAL DESIGNATIONS; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)

BUILDING SETBACKS	
REQUIRED SIDE SETBACK (45' + 1' FOR EVERY FOOT OVER 35')	50'
PROVIDED SIDE SETBACK	61' LEFT 104' RIGHT
REQUIRED SIDE SETBACK (45' + 1' FOR EVERY FOOT OVER 35')	50'
PROVIDED SIDE SETBACK	77' LEFT 84' RIGHT
REQUIRED REAR SETBACK (45'+1' FOR EVERY FOOT OVER 35')	50'
PROPOSED REAR SETBACK	85'
NUMBER OF UNITS	PHASE 1: 348 UNITS PHASE 2: 328 UNITS
NUMBER OF BUILDING STORES	4

SITE DATA TABLE	
TENTATIVE ADDRESS	1101 N. DAY MIAR ROAD
TOTAL SITE AREA	26.456 AC
TOTAL BUILDING (FOOTPRINTS)	254,721 SF 5.847 AC
TOTAL IMPERVIOUS/LANDSCAPE AREA	215,224 SF 4.865 AC
TOTAL PERVIOUS AREA	485,808 SF 15.744 AC
EXISTING ZONING	AGRICULTURAL
ZONING	PD-407
PROPOSED USE	MULTI-FAMILY
NUMBER OF UNITS	PHASE 1: 348 UNITS PHASE 2: 328 UNITS TOTAL: 676 UNITS
NUMBER OF BUILDING STORES	4
BUILDING HEIGHT	4# 2"

PARKING SUMMARY	
REQUIRED SPACES	645 SPACES
PROVIDED SPACES	320 SPACES
REQUIRED TOTAL	965 SPACES
SURFACE SPACES PROVIDED	
GUEST PARKING	10 SPACES
TENANT PARKING (EXCLUDING ACCESSIBLE SPACES)	796 SPACES
COVERED PARKING	139 SPACES
GARAGE PARKING	178 SPACES
ACCESSIBLE PARKING	21 SPACES (VAN ACCESSIBLE)
CAR WASH PARKING	4 SPACES
TOTAL PROVIDED PARKING (EXCLUDING CAR WASH SPACES)	1,144 SPACES

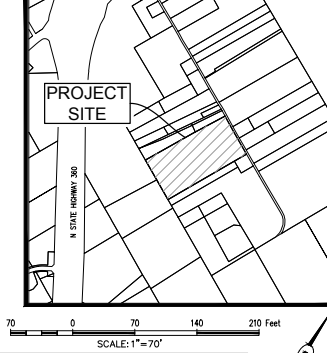
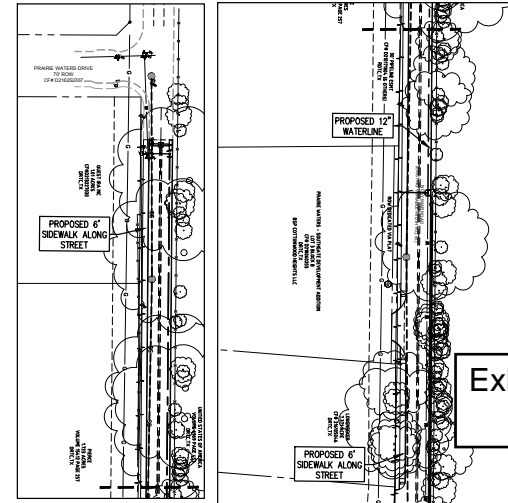
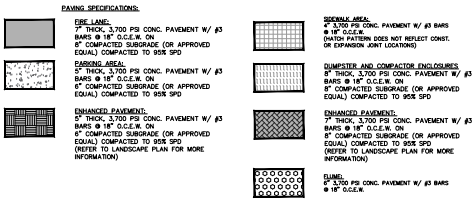


Exhibit B - Site Plan Page 1 of 1

- GENERAL NOTES**
- REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND SCREENING DETAILS.
 - DIMENSIONS TAKEN FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - TYPICAL CURB RADIUS IS 3' UNLESS OTHERWISE NOTED.
 - TYPICAL PERPENDICULAR PARKING SPACES IS 9'x18' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALK DIMENSIONS SHOWN TO EDGE OF PAVEMENT.
 - BARRIER FREE RAMPS (BFR) SHALL BE CONSTRUCTED TO CITY OF GRAND PRAIRIE STANDARDS.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTH OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
 - SIDEWALK RAMPS ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS AND ADA.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 - PHASING IS SUBJECT TO CHANGE.
 - RETAINING WALLS GREATER THAN 3' IN HEIGHT EXPOSED ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER.
 - ALL SIGNAGE, AND STRIPING TO BE IN COMPLIANCE WITH THE ACCESSIBLE PARKING SPACES SECTION 68.104.
 - REFER TO ACCESSIBLE BOLLARD DETAIL FOR ALL ACCESSIBLE SIGNAGE LAYOUT.
 - TRASH COMPACTOR WILL NEED LOCK/GATE TO PREVENT ACCESS TO RESIDENTS FOR SAFETY.
 - EACH BUILDING WILL HAVE AN INTERNAL MAIL ROOM.
- PAVING NOTES**
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS.
 - UDC ARTICLE 10.4 ARE MINIMUM STANDARDS FOR PAVING. SOIL CONDITIONS MAY DICTATE ADDITIONAL STRENGTH/THICKNESS, BUT CITY DOES NOT ALLOW LESS THAN MINIMUM STANDARDS.

*THIS PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE (100-YEAR FLOODING) PER FEMA FIRM MAP #48439C0480X IN TARRANT COUNTY, DATED 9/25/2009.

PARKING KEY

- P = SPACES TO BE MARKED AS GUEST PARKING
- T = TENANT PARKING
- C = COVERED PARKING
- G = GARAGE PARKING

1,144 = TOTAL NO. OF SPACES

PROPERTY SUBJECT TO:

DECLARATION OF COMBINATION ACCORDING TO SITE PLAN S21084 IN ACCORDANCE TO SECTION 61.42 OF THE CITY ORDINANCE INCLUDING:

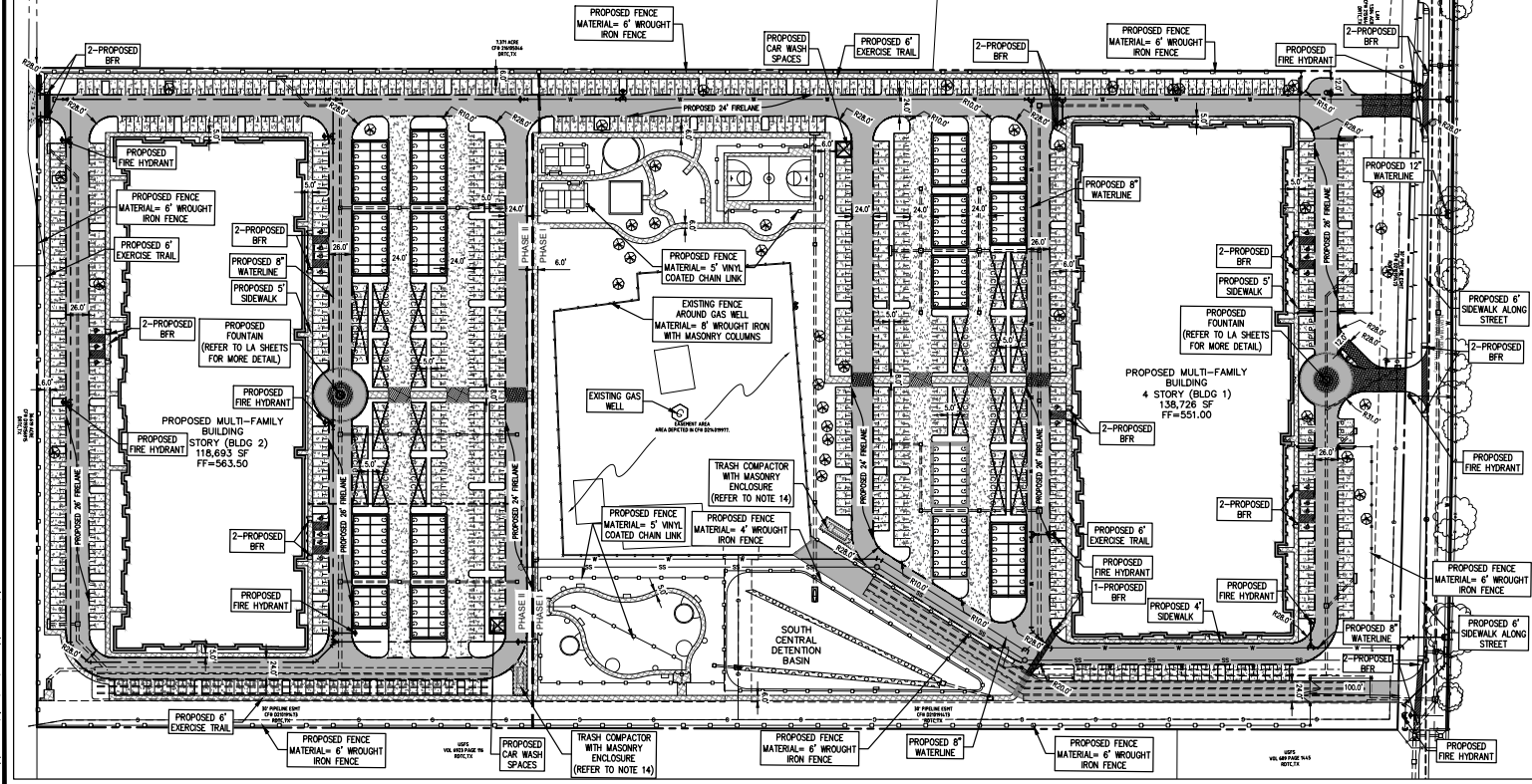
- THE LOTS ARE COMBINED FOR THE PURPOSE OF DEVELOPMENT ONLY.
- THE LOTS CAN ONLY BE SEPARATED PROVIDED THAT THE COMMON ELEMENTS THAT THE INDIVIDUAL PARCELS TOGETHER AS ONE ARE ALTERED, REMOVED OR MADE WHOLE IN SUCH A FASHION SO THAT EACH INDIVIDUAL LOT IS ONCE AGAIN ABLE TO MEET THE MINIMUM DEVELOPMENT STANDARDS AS A STAND-ALONE LOT.

THIS PLAT IS BOUND BY THE SITE PLAN #S210804 THAT WAS APPROVED BY THE GRAND PRAIRIE CITY COUNCIL ON 9/21/2021.

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN E. MCADAMS COMPANY, INC. TRACY, TEXAS JOSHUA M. BARTON, P.E. #19927 DATE: 3/4/2022

Drawn By: jhb
 Files: 01/11/2022
 Scale: 1" = 70'
 Revisions:



The John E. McAdams
 111 Hillside Drive
 Lewisville, TX 75057
 Phone: 972.438.9770
 200 County View Drive
 Irving, TX 75038
 Phone: 972.243.1012
 TIRE: 1902 305 10M440
 www.jemc.com

MCADAMS

THE LOFTS AT GRAND PRAIRIE
 Lot 1 & 2, Block 1
 28489 Avenue
 In the
 JC ARMSTRONG SURVEY, ABSTRACT NO. 48
 CITY OF GRAND PRAIRIE
 TARRANT COUNTY, TEXAS

AMENDED SITE PLAN

WEDC

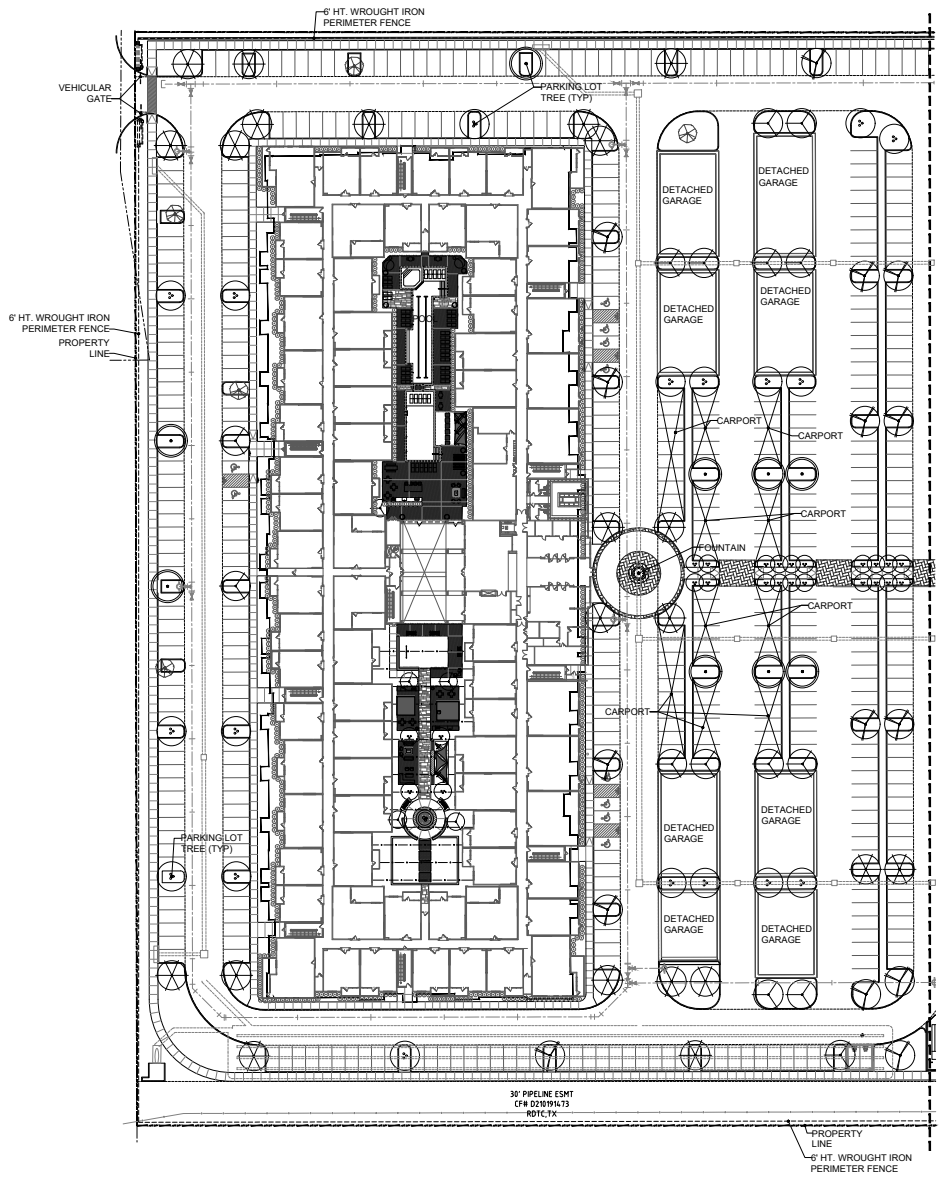
202 50 2

OWNER/DEVELOPER
 WB PROPERTY GROUP
 484 BROADWAY, 7TH FLOOR
 NEW YORK, NEW YORK 10012
 P: 212-228-6096
 Contact: ROBERT WEINSTEIN

CASE NO. S210804

Exhibit C - Landscape Plan

Page 1 of 2



MATCHLINE: REF. SP0.02

PLANT LEGEND		
SYM	BOTANICAL NAME	COMMON NAME
SHADE TREES		
BC	Taxodium distichum	Bald Cypress
CP	Pistacia chinensis	Chinese Pistache
CO	Quercus muhlenbergii	Chinkapin Oak
CE	Ulmus crassifolia	Cedar Elm
LO	Quercus virginiana	Escarpment Live Oak
RO	Quercus shumardii	Escarpment Live Oak
ORNAMENTAL TREES		
CM	Lagerstroemia indica 'Natchez'	Crape Myrtle
YH	Ilex vomitoria	Yaupon Holly
RB	Cercis canadensis 'texensis'	Texas redbud
ERC	Juniperus virginiana	Eastern Red Cedar
SHRUBS		
AB	Abelia x grandiflora	Glossy Abelia
AS	Salvia greggii	Autumn Sage
MG	Miscanthus sinensis	Maiden Grass
GC	Muhlenbergia capillaris	Gulf Muhly
TS	Leucophyllum frutescens	Texas Sage
GROUND COVER		
LIR	Liriope muscari	Liriope 'Big Blue'
SC	Salvia greggii	Autumn Sage

LANDSCAPE REQUIREMENTS		
SITE AREA (26.46 ACRES)	1,192,462 S.F.	
	REQUIRED	PROVIDED
15% LANDSCAPE AREA 1,788,693 S.F. X 15% = 172,869 S.F.	172,869 S.F.	309,050 S.F.
1 TREE PER 100 S.F. OF REG. LANDSCAPE AREA 172,869 S.F. / 100 = 1,728.69 TREES	346 TREES	346+ TREES (39 SAVED TREES)
1 SHRUB PER 50 S.F. OF REG. LANDSCAPE AREA 172,869 S.F. / 50 = 3,457.38 SHRUBS 3,457.38 SHRUBS X 10% = 345.74 ADDITIONAL SHRUBS	3,458 SHRUBS	3,804+ SHRUBS
1 TREE PER 20 PARKING SPACES 1,146 PARKING SPACES / 20 = 57.30 TREES	58 TREES	58+ PROPOSED TREES 19 EXISTING TREES
NO PARKING SPACE SHALL BE LOCATED GREATER THAN 100' FROM THE CENTER OF A TREE	YES	YES
PARKING AREAS SHALL BE SCREENED ALONG ALL STREETS BY A MIN. 2' HT. SOLID SHRUB HEDGE/BERM, FENCE, OR COMBINATION OF THESE	YES	YES

ISSUE:

REVISIONS:

CLIENT:

WB GRAND PRAIRIE
 MULTI-FAMILY
 GRAND PRAIRIE, TEXAS

mgg
landscape architects

MEERS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 580-3474
F (972) 580-7878



ISSUE FOR PERMIT

WB GRAND PRAIRIE
MULTI-FAMILY

GRAND PRAIRIE, TEXAS

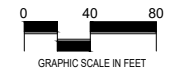
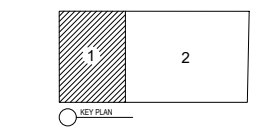
JOB NUMBER: 22B-2414

SITE LANDSCAPE PLAN

51

SP0.01

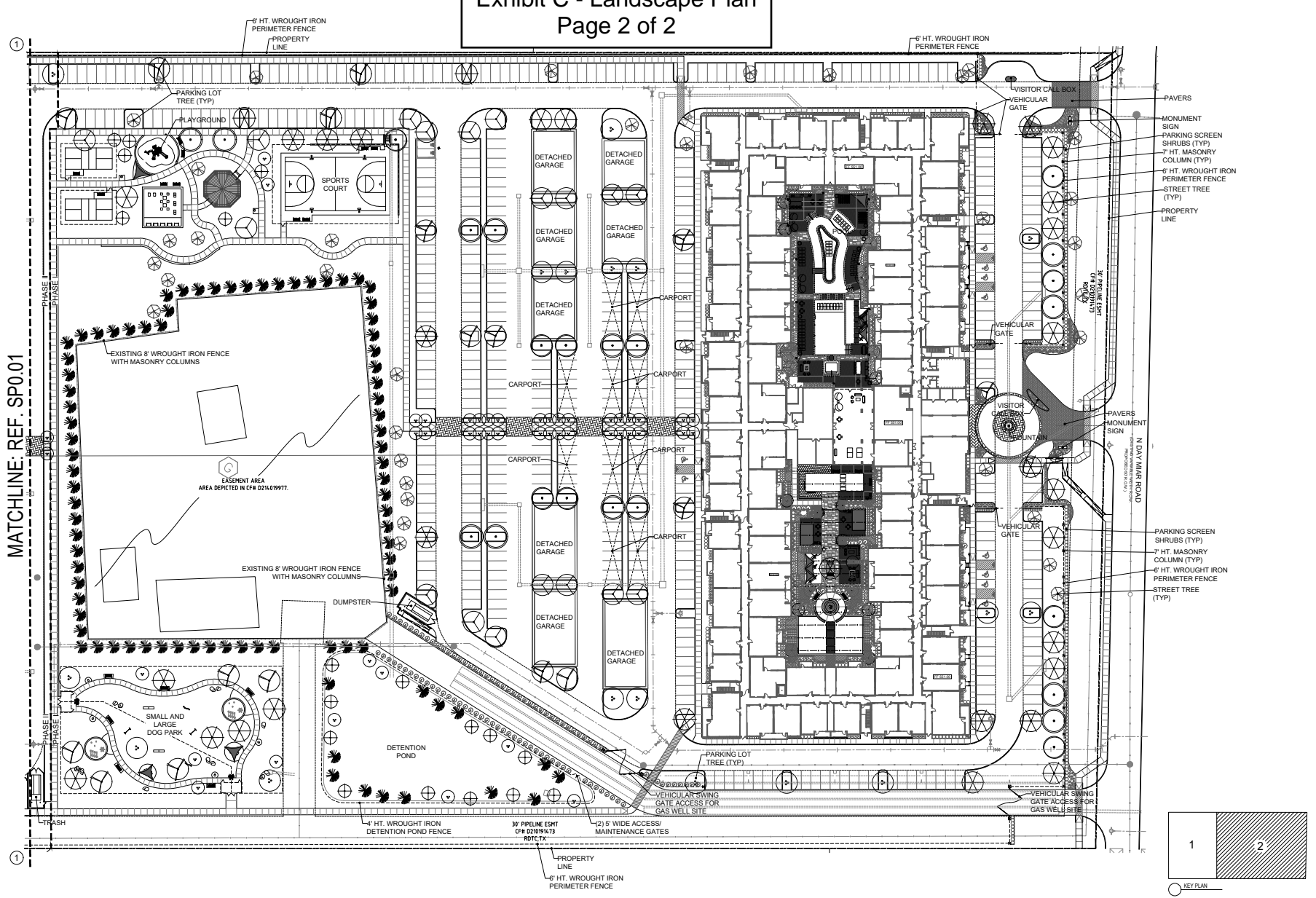
1 SITE PLAN - LANDSCAPE PLAN



(STP-22-01-0002)

Exhibit C - Landscape Plan

Page 2 of 2



MATCHLINE: REF. SP.001

ISSUES:

REVISIONS:

CLIENT:

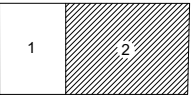
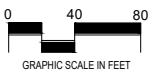
WB GRAND PRAIRIE
MULTI-FAMILY
GRAND PRAIRIE, TEXAS



ISSUE FOR PERMIT

WB GRAND PRAIRIE MULTI-FAMILY
GRAND PRAIRIE, TEXAS
JOB NUMBER: S LAND 52 AN
SP.02

1 SITE PLAN - LANDSCAPE PLAN



STP-22-01-0002

Exhibit D - Building Elevations Page 1 of 7

Item 17.

The Lofts at Grand Pra

GRAND PRAIRIE, TEXAS



- METAL RAILING
- ALUMINUM CANOPY
- BRICK VENEER
- VERTICAL BATTEN BOARD SIDING
- HARDI-PANEL
- VERTICAL BATTEN BOARD SIDING
- HARDI-PANEL
- BRICK VENEER
- HARDI-PANEL
- VERTICAL BATTEN BOARD SIDING
- STOREFRONT SYSTEM
- ALUMINUM CANOPY
- BRICK VENEER



Architecture
Planning
Project Management

ARRIVE!
ARCHITECTURE GROUP

2344 Highway 101 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com
PH: 817.514.0584 - FX: 817.514.0904

SEA

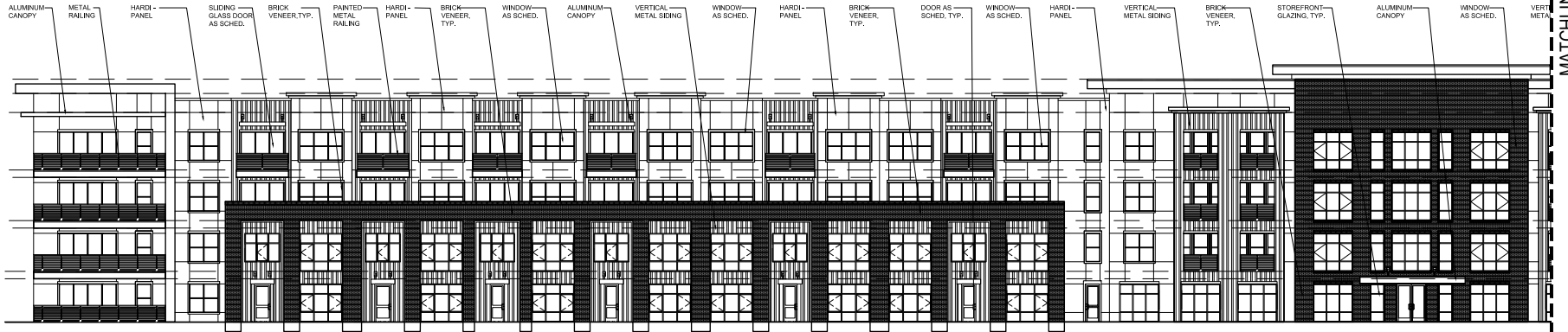
Declaration of Combination
This Site Plan will use lots that are combined for the purpose of development only. The Lots can only be separated provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a stand alone lot.
Case Numbers: S210804 (Original Approval) and STP-22-01-0002 (Site Plan Amendment for declaration of combination)

Case # STP-22-01-0002

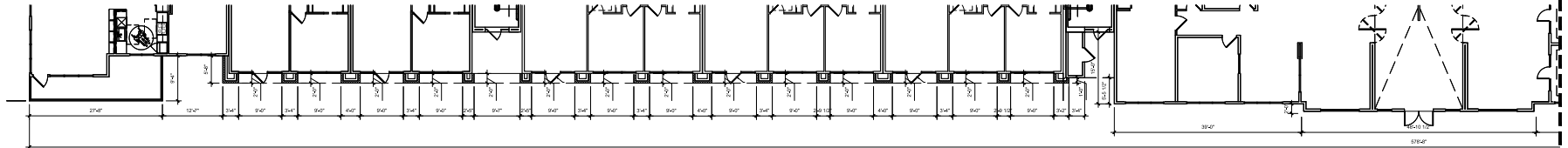
DRAWN BY: AAG	DESIGNED BY: JMT
SCHEMATIC SET	
ISSUANCE DATE: 08/03/2021	SHEET: 17

Friday, August 06, 2021 12:42:10 PM

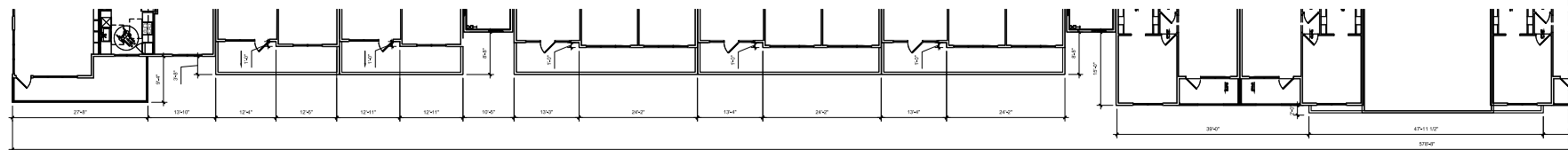
Exhibit D - Building Elevations Page 2 of 7



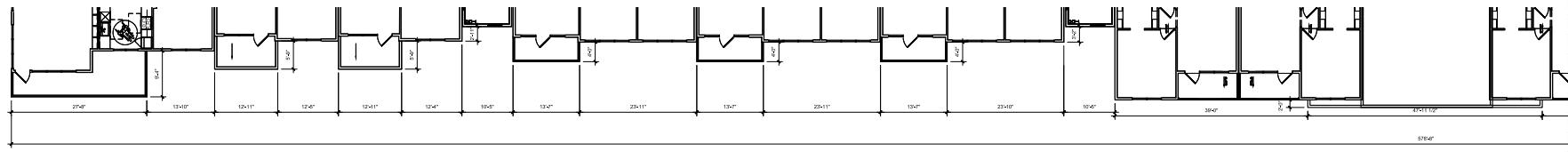
MATCHLINE



FIRST & SECOND FLOOR - BUILDING PLAN



THIRD FLOOR - BUILDING PLAN



FOURTH FLOOR - BUILDING PLAN

MATCHLINE

01 BUILDING 1 & 2 - FRONT ELEVATION (EAST) - "LEFT SIDE OF THE BUILDING"
SCALE 3/32"=1'-0"

Declaration of Combination
 This Site Plan will use lots that are combined for the purpose of development only. The Lots can only be separated provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a stand alone lot.
 Case Numbers: S210804 (Original Approval) and STP-22-01-0002 (Site Plan Amendment for declaration of combination)

Case # STP-22-01-0002

A5.01 ELEVATIONS

The Lofts at Grand Prairie
 GRAND PRAIRIE, TEXAS

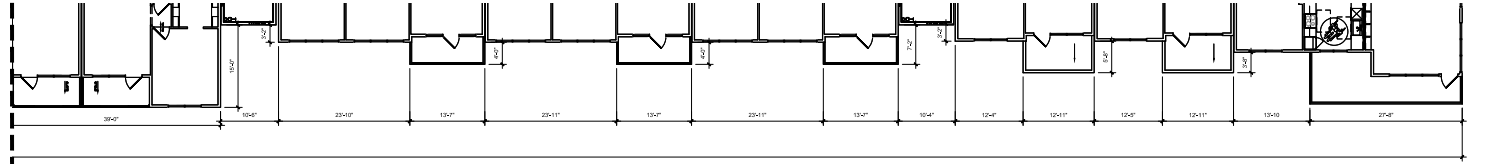
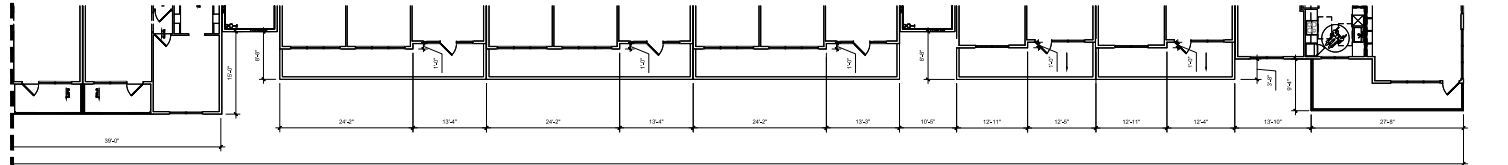
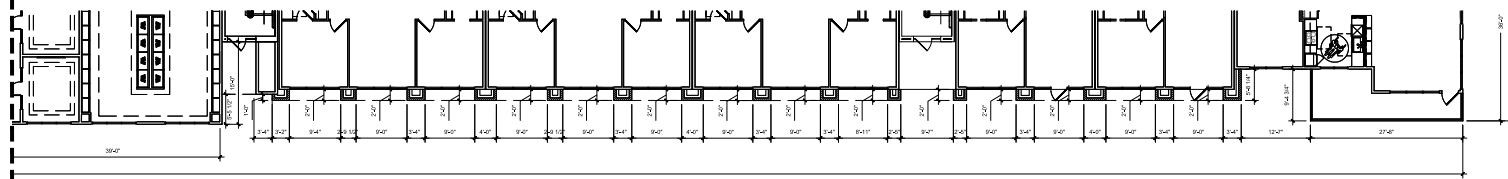
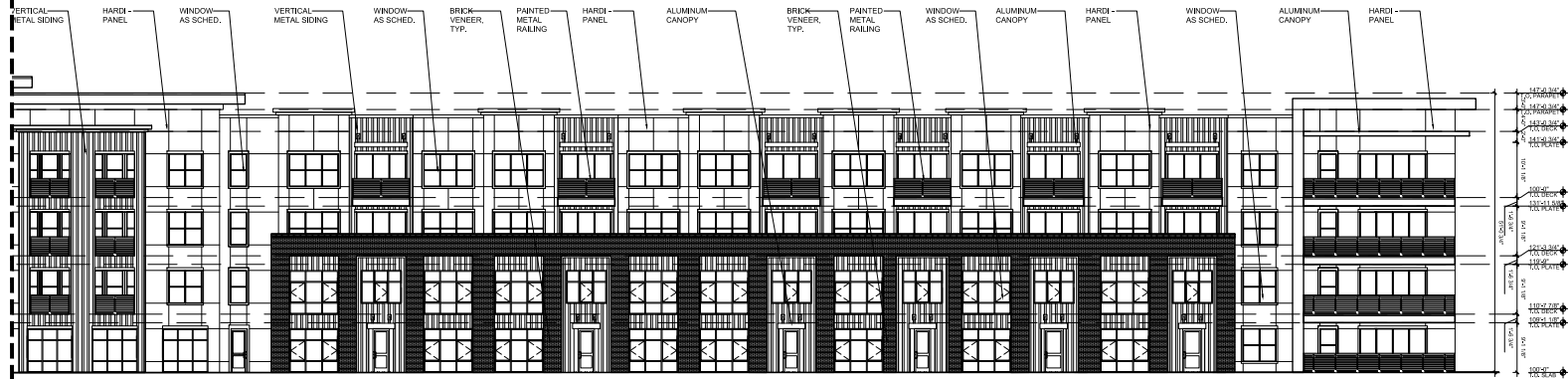
ARRIVE
 ARCHITECTURE GROUP
 Architecture
 Planning
 Project Management
 2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com
 PH 817.514.0584 - FX 817.514.0584



54
 08/03/2021
 A5.01

Exhibit D - Building Elevations Page 3 of 7

MATCHLINE



MATCHLINE

01 BUILDING 1 & 2 - FRONT ELEVATION (EAST) - "RIGHT SIDE OF THE BUILDING"
SCALE 3/32"=1'-0"

Declaration of Combination
 This Site Plan will use lots that are combined for the purpose of development only. The Lots can only be separated provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a stand alone lot.
 Case Numbers: S210804 (Original Approval) and STP-22-01-0002 (Site Plan Amendment for declaration of combination)

Case # STP-22-01-0002

A5.01 ELEVATIONS

The Lofts at Grand Prairie

GRAND PRAIRIE, TEXAS

ARRIVE
 ARCHITECTURE
 PLANNING
 PROJECT MANAGEMENT

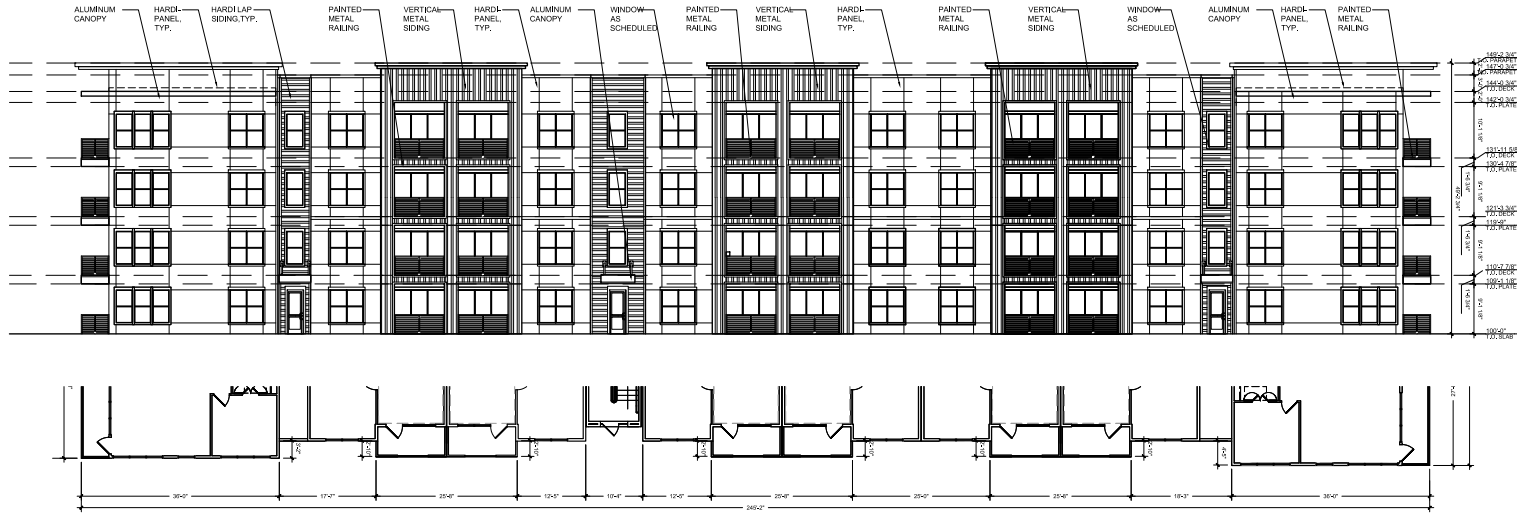
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arriveac.com
 Ph: 817.574.0584 - Fx: 817.574.0584



REVISIONS

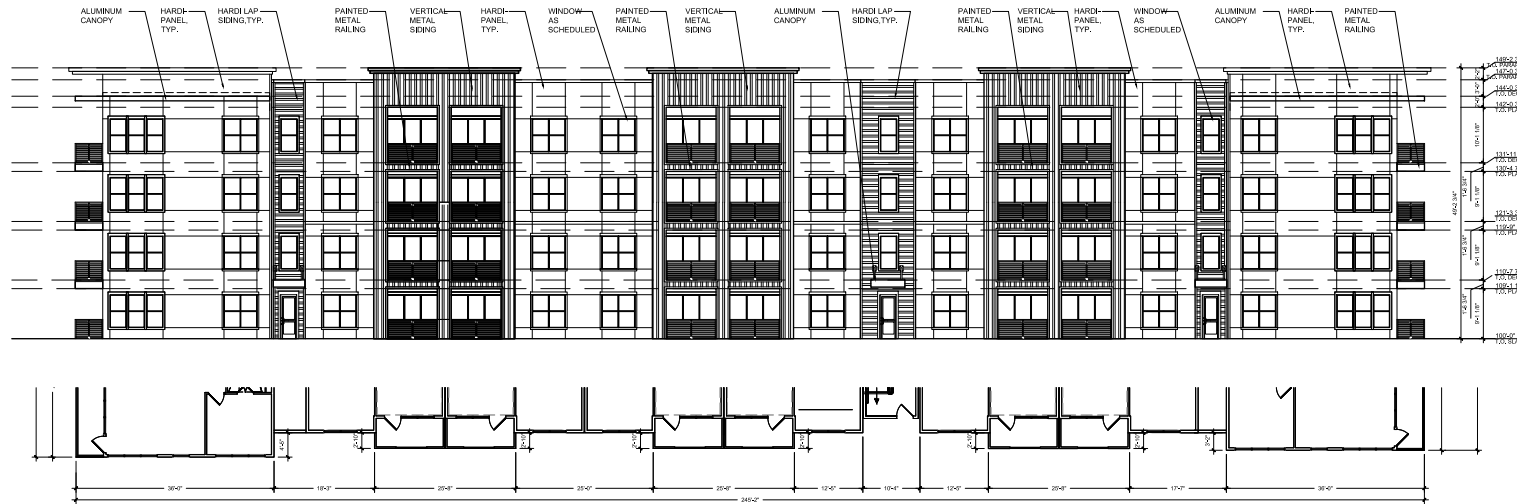
NO.	DATE	DESCRIPTION
55	08/03/2021	SCALE

A5.02



01 BUILDING 1- SIDE ELEVATION (NORTH)
SCALE 3/32"=1'-0"

Exhibit D - Building Elevations
Page 4 of 7



01 BUILDING 1- SIDE ELEVATION (SOUTH)
SCALE 3/32"=1'-0"

Declaration of Combination
This Site Plan will use lots that are combined for the purpose of development only. The Lots can only be separated provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a stand alone lot.
Case Numbers: S210804 (Original Approval) and STP-22-01-0002 (Site Plan Amendment for declaration of combination)

Case # STP-22-01-0002

A5.01 ELEVATIONS

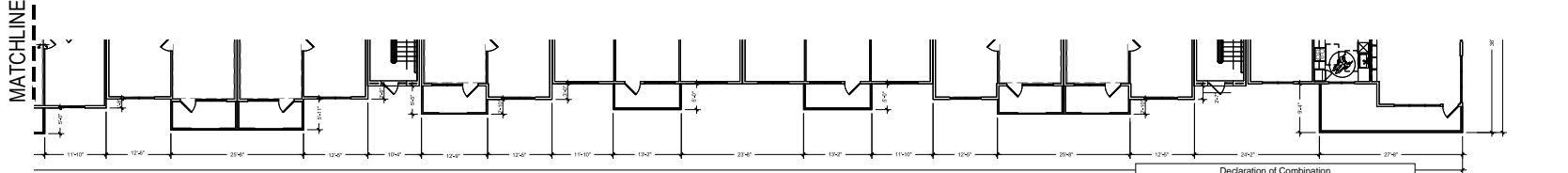
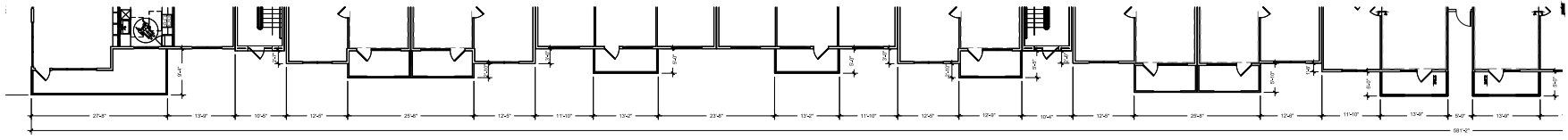
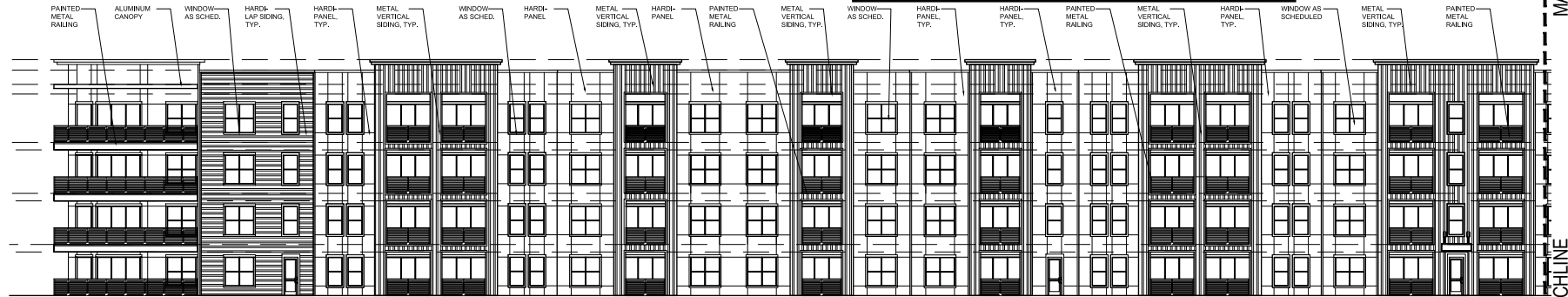
ARRIVE
ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com
PH: 817.514.0584 - FX: 817.514.0584

NO.	DATE	DESCRIPTION

56
08/03/2021
A5.03

Friday, August 06, 2021 11:30:13 AM

Exhibit D - Building Elevations Page 5 of 7



01 BUILDING 1 & 2-REAR ELEVATIONS (WEST)
SCALE 3/32"=1'-0"

Declaration of Combination
This Site Plan will use lots that are combined for the purpose of development only. The Lots can only be separated provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a stand alone lot.
Case Numbers: S210804 (Original Approval) and STP-22-01-0002 (Site Plan Amendment for declaration of combination)

Case # STP-22-01-0002

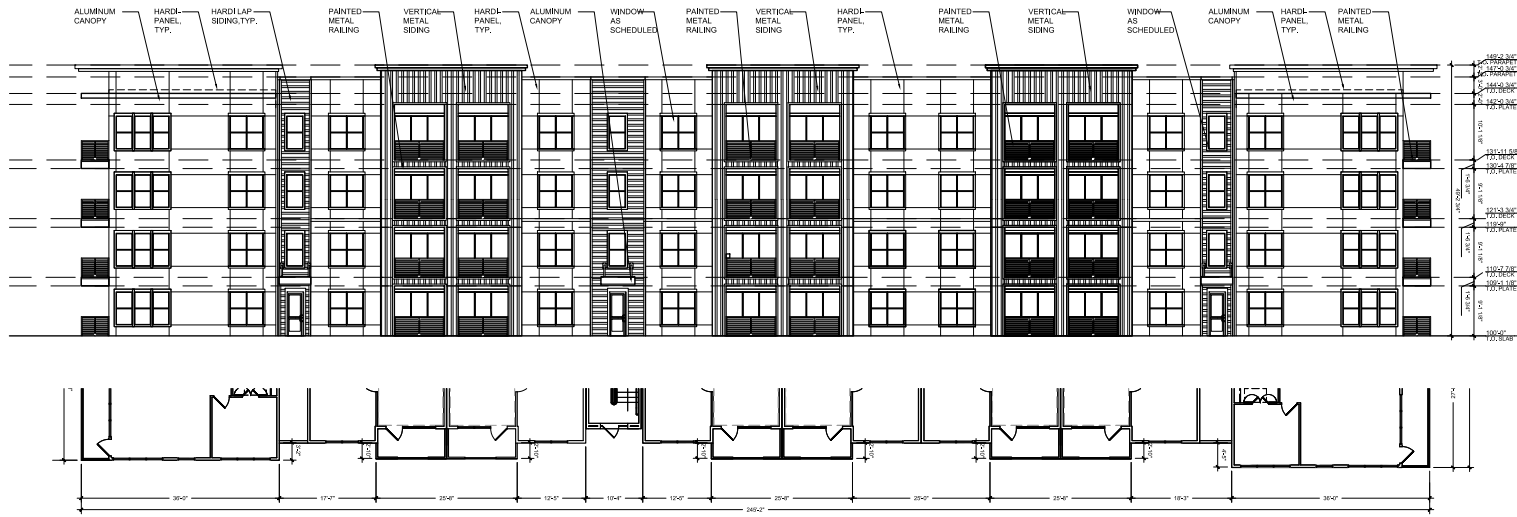
A5.01 ELEVATIONS

The Lofts at Grand Prairie
GRAND PRAIRIE, TEXAS

ARRIVE
Architecture
Planning
Project Management
AN ARCHITECTURE GROUP
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
PH: 817.514.0584 - FX: 817.514.0584

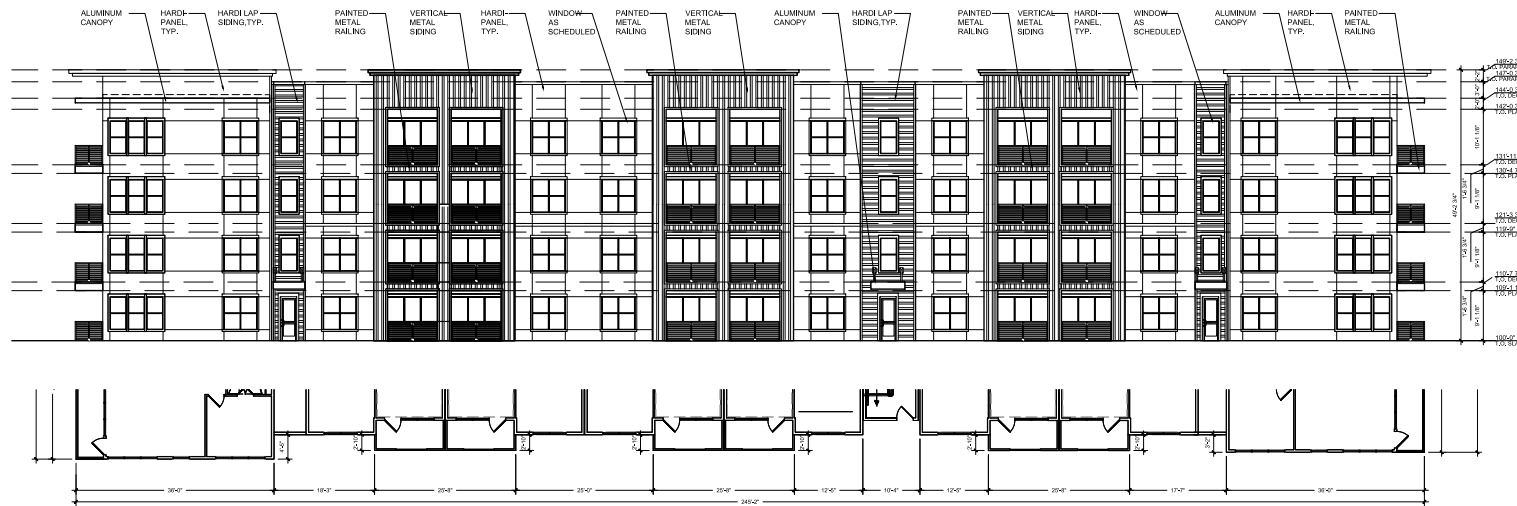
57

DATE: 08/03/2021
SCALE: A5.04



01 BUILDING 2- SIDE ELEVATION (NORTH)
SCALE 3/32"=1'-0"

Exhibit D - Building Elevations
Page 6 of 7



01 BUILDING 2- SIDE ELEVATION (SOUTH)
SCALE 3/32"=1'-0"

Declaration of Combination
This Site Plan will use lots that are combined for the purpose of development only. The Lots can only be separated provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a stand alone lot.
Case Numbers: S210804 (Original Approval) and STP-22-01-0002 (Site Plan Amendment for declaration of combination)

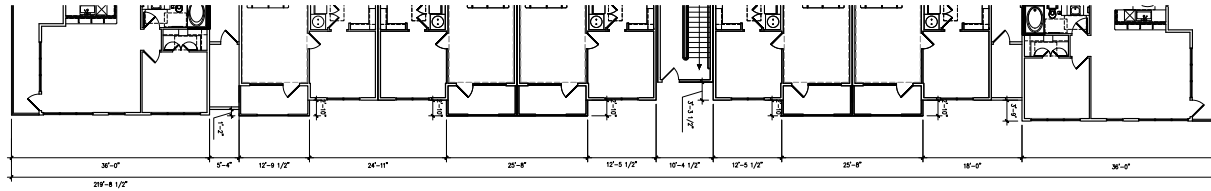
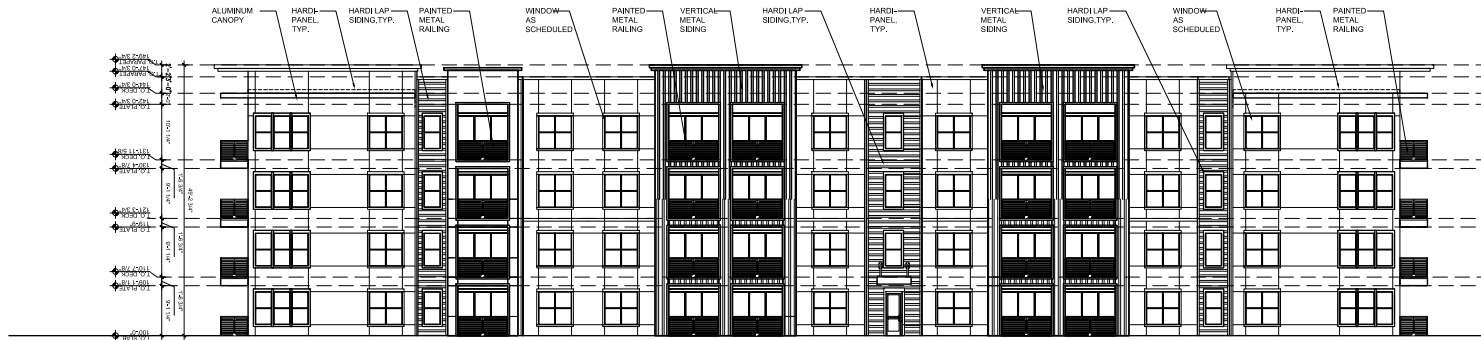
Case # STP-22-01-0002

A5.01 ELEVATIONS

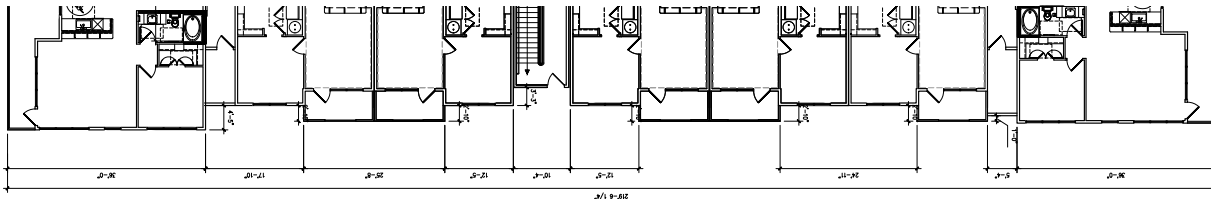
ARRIVE
ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
ARCHITECTURE GROUP, INC.
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com
PH 817.514.0584 - FX 817.514.0584

58

08/03/2021	A5.05
------------	-------



01 BUILDING 2- SIDE ELEVATION (NORTH)
SCALE 3/32"=1'-0"



01 BUILDING 2- SIDE ELEVATION (SOUTH)
SCALE 3/32"=1'-0"

Exhibit D - Building Elevations
Page 7 of 7

Declaration of Combination
This Site Plan will use lots that are combined for the purpose of development only. The Lots can only be separated provided that the common elements that tie the individual parcels together as one are altered, removed, or made whole in such a fashion so that each individual lot is once again able to meet the minimum development standards as a stand alone lot.
Case Numbers: S210804 (Original Approval) and STP-22-01-0002 (Site Plan Amendment for declaration of combination)

Case # STP-22-01-0002

Item 17.

The Lofts at Grand Prairie
GRAND PRAIRIE, TEXAS

Architect
Planning
Project Management
ARRIVE!
ARCHITECTURE GROUP
2324 Highway 131, Suite 105, Redford, Texas 76021 www.ArriveAC.com
PH: 817-514-6544 FAX: 817-514-6564

DATE	DESCRIPTION

DATE: 08/03/2021
DRAWN BY: JMT
CHECKED BY:
SCALE: A5.06



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 3/15/2022

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-22-01-0001 - Specific Use Permit/Site Plan - Restaurant with a Drive-Through at 5150 Lake Ridge Parkway (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 5150 Lake Ridge Parkway (On February 28, 2022, the Planning and Zoning Commission recommended approval as requested by a vote of 8-1)

APPLICANT: Patrick Filson, Kirkman Engineering

RECOMMENDED ACTION: Approve with the condition that the applicant construct the required masonry screening wall.

SUMMARY:

Specific Use Permit/Site Plan Request for a drive through restaurant on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 5150 Lake Ridge Parkway.

PURPOSE OF REQUEST:

The applicant seeks approval of a Specific Use Permit and Site Plan for a restaurant with a drive-through at this location. The zoning of the site is a Planned Development (PD-283) which designates the base zoning as General Retail (GR) and permits the retail tenant space in front of and adjoining the drive-through restaurant. The restaurant uses are permitted within the GR zoning district, but a Specific Use Permit (SUP) is required for a drive through within the Lake Ridge Corridor Overlay District as well as a Site Plan.

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	Planned Development (PD-51) Single Family Detached	Single Family
South	Planned Development (PD-283) General Retail	Vacant
West	Planned Development (PD-283B) General Retail	Retail strip center
East	Planned Development (PD-283) General Retail	Vacant

HISTORY:

- February 18, 2003: City Council approved the Planned Development (PD-283) for General Retail (GR) land uses for this site (Case Number Z021202).
- November 2, 2015: The Planning and Zoning Commission approved a Final Plat for this parcel (Case Number P151002).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to construct a 7,197 sq. ft. structure with 2,100 sq. ft. associated with a drive-through restaurant on the 1.035-acre site. The applicant indicated that a Charlie Cheesesteaks and a Tea concept are considering the location, but a lease has not been signed at this time

The site meets the requirements of the Unified Development Code (UDC) except for variances noted below.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

The property will be subject to the following requirements from the Unified Development Code (UDC).

Table 2. Density and Dimensional Requirements

Standard	PD-283	Article 6 Density & Dim. General Retail (GR)	Proposed	Compliance
Minimum Lot Area (Sq. Ft.)	-	5,000	45,084	Yes
Minimum Lot Width (Ft.)	-	50	130	Yes
Minimum Lot Depth (Ft.)	-	100	344	Yes
Front Setback (Ft.)	55	25	100	Yes
Side Setback (Ft.)				
Building Height <25 Ft.		10	-	Yes
Building Height <35 Ft.	-	15	20	
Building Height >35 Ft.		25	-	
Maximum Floor Area Ratio (FAR)	-	.25:1	.16:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 3. Parking Summary

Standard	Required	Proposed	Meets
Restaurant Parking 2,100 Sq. Ft. (1 space per 100 Sq. Ft.)	21	21	Yes
Retail Tenant Parking 5,097 Sq. Ft. (1 space per 275 Sp. Ft.)	26	26	Yes
Drive Through Queue	6	6	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 or exceeds the landscape and screening requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Proposed	Meets
10 % Landscape Area (Sq. Ft.)	4,493	12,190	Yes
75% in Front Yard (Sq. Ft.)	3,369	4,427	Yes
Street & Buffer Trees (1/50 Sq. Ft.)	7	7	Yes
Parking Island with Tree (1/10 spaces) (Each space within 100' of Tree)	5	5	Yes
Total Trees	12	12	Yes
Shrubs 1-5 Gal/50 Sq. Ft.	90	105	Yes
Flowering/Colorful Plantings	15% of Req. Shrubs	50%	Yes
Screening from residential property*	6 Ft. Masonry	Living Screen	Variance

*Screening of Non-residential uses

Building Design

The building facade is Texas Limestone, brick, stucco with contrasting colors as well as painted metal accents. Additionally, the structure has vertical and horizontal articulation along with corner treatments. The building meets the glazing and awning/canopy requirements on all facades.

Appendix F Checklist

The applicant is proposing 12 of the 12 required menu items from Appendix F Menu Items. The selected items are as follows: 75% parking behind and to the side of the building, parking lot trees, architectural items previously mentioned, mature trees, and 70% native plants.

VARIANCES:

The following variance is requested:

1. Screening Requirement – 6 Ft. masonry wall next to residential zoning – The applicant is proposing a living screen with Evergreen Eastern Red Cedars in a double offset pattern behind the building and linear planting near proposed parking.

ANALYSIS:

The site meets the requirements of the Unified Development Code (UDC) except for the one variance proposed.

RECOMMENDATION:

- On February 28, 2022, the Planning and Zoning Commission recommended approval with the following by a vote of 8-1.
 - Variance to the requirement for a masonry screening wall to allow a living screen; and
 - Condition that the applicant shall provide a waste receptacle that is accessible from the drive-through lane.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 - The applicant shall construct the required masonry screening wall; and
 - The applicant shall provide a waste receptacle that is accessible from the drive-through lane.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A RESTAURANT WITH A DRIVE-THROUGH WITHIN THE LAKE RIDGE CORRIDOR OVERLAY DISTRICT: BEING 1.035 ACRES, LOT 3, BLOCK 1, VICTORY AT LAKERIDGE ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Restaurant with a Drive-Through; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 28, 2022, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Restaurant with a Drive-Through is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Restaurant with a Drive-Through; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on March 15, 2022, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Restaurant with a Drive-Through on 1.035 acres, Lot 3, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, as described and depicted in Exhibit A – Boundary Description, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of a Restaurant with a Drive-Through, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, Exhibit C - Landscape Plan, Exhibit D - Building Elevations, and Exhibit E - Appendix F Menu Items of this ordinance, which are herein incorporated by reference.
2. The City Council has granted the variance listed below.
 - Screening Adjacent to Residential – Variance to the requirement for a six ft. masonry screening wall along the north property boundary to allow the applicant to install a living screen with Evergreen Eastern Red Cedars as shown on Exhibit C – Landscape Plan.
3. The applicant shall provide a covered waste receptacle that is accessible from the drive-through lane.

SECTION 4. The operations of a Restaurant with a Drive-Through shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. It is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas

Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

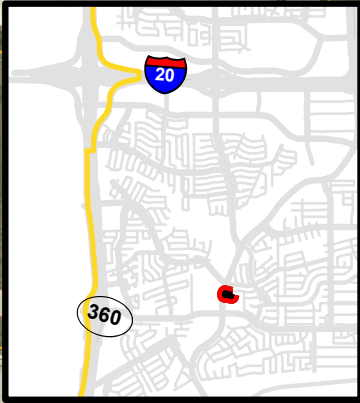
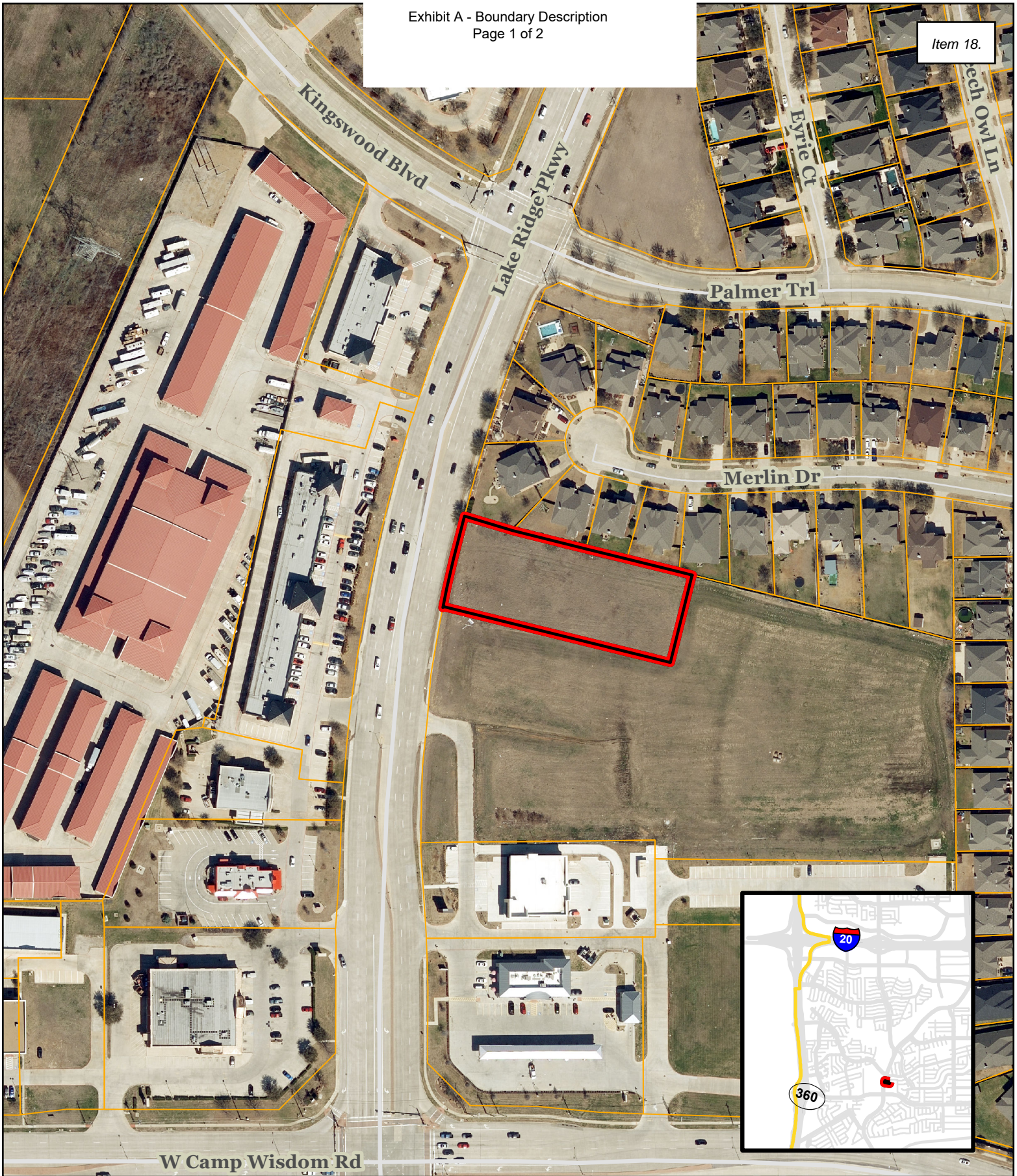
SECTION 8. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 9. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 15TH OF MARCH 2022.

**ORDINANCE NO. #-2021
SPECIFIC USE PERMIT NO. #
CASE NO. SUP-22-01-0001**



CASE LOCATION MAP
SUP-22-01-0001 - SUP/Site Plan
Restaurant with Drive-Through at
5150 Lake Ridge Parkway

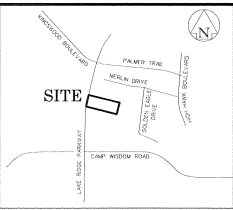
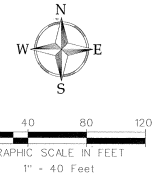


City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

Exhibit A - Boundary Description
Page 2 of 2

Legend
IRF - Iron Rod Found
IRS - Iron Rod Set



VICINITY MAP
N.T.S.

NOTES
FEMA FLOODPLAIN
SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 4845003370 N, DATED SEPTEMBER 23, 2009, TARRANT COUNTY, TEXAS.
ALL CORNERS SET ARE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "PELTON" UNLESS OTHERWISE NOTED.
ZONING CLASSIFICATIONS INDICATED ON THIS PLAN REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAN WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAN.

Point of Beginning

Δ - $03^{\circ}20'21''$
R - $2231.94'$
L - $130.07'$
LC - $N12^{\circ}12'31''E$
 $130.05'$

Lake Ridge Parkway
(a variable width right-of-way)



Block 1
Lot 3
1.035 Acres
45,072 Square Feet
Site Zoning - PD283

Victory @ Lakeridge, LLC
Inst. # 215040080
C.R.T.C.T.

M. Hunt Survey
Abstract Number 758

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS VICTORY @ LAKERIDGE, LLC, IS THE OWNER OF THAT TRACT OF LAND SITUATED IN THE M. HUNT SURVEY, ABSTRACT NUMBER 758, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO VICTORY @ LAKERIDGE, LLC, RECORDED IN INSTRUMENT NUMBER 0204156333, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRITIAN CRAWFORD" FOUND AT THE NORTHWEST CORNER OF SAID VICTORY @ LAKERIDGE TRACT, BEING THE SOUTHWEST CORNER OF LOT 37, BLOCK 17, HIGH HAWK AT MARTIN'S MEADOW, PHASE 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER 0204156333, SAID COUNTY RECORDS, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF LAKE RIDGE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);
THENCE S $76^{\circ}07'42''E$, 348.00 FEET, DEPARTING SAID RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID VICTORY @ LAKERIDGE TRACT AND THE SOUTH LINE OF SAID HIGH HAWK AT MARTIN'S MEADOW TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BROOKES BAKER" FOUND, FROM WHICH A 5/8" IRON ROD BEARS S $76^{\circ}07'42''E$, 397.99 FEET;
THENCE S $13^{\circ}52'18''W$, 330.00 FEET, DEPARTING SAID COMMON LINE TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TXHS" FOUND;
THENCE N $76^{\circ}07'42''W$, 344.23 FEET, TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "TXHS" FOUND IN THE aforementioned east right-of-way line of LAKE RIDGE PARKWAY, THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
THENCE WITH SAID RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT, AN ARC DISTANCE OF 130.07 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}20'21''$, RADIUS OF 2231.94 FEET, THE LONG CHORD WHICH BEARS N $12^{\circ}12'31''E$, 130.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 45,072 SQUARE FEET OR 1.035 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT VICTORY @ LAKERIDGE, LLC, DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 3, BLOCK 1, VICTORY @ LAKERIDGE ADDITION, 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, 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, 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 PLAN APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

IN WITNESS THEREOF, I HAVE SET MY HAND THIS 21 DAY OF March, 2017.
BY: *Kes Rantz*
Kes Rantz
CEO

STATE OF TEXAS
COUNTY OF TARRANT)
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Kes Rantz*, known to me to be their PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN MY HAND AND SEAL OF OFFICE, THIS 21 DAY OF March, 2017

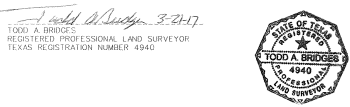
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12/6/19
Dawn Wong
Notary Public, State of Texas
Comm. Expires 12-16-2019
Notary ID: 13882132

A FINAL PLAT OF
LOT 3, BLOCK 1
VICTORY @ LAKERIDGE ADDITION

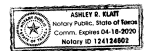
BEING 1.035 ACRES OF LAND SITUATED IN THE M. HUNT SURVEY, ABSTRACT NUMBER 758, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS.
1 NON-RESIDENTIAL LOT

CASE NO. P16601
DATE OF PREPARATION: JANUARY 2017

CERTIFICATION
I, TODD A. BRIGGS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN APRIL, 2015 AND THAT ALL CORNERS ARE AS SHOWN.



STATE OF TEXAS
COUNTY OF TARRANT)
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD A. BRIGGS, known to me to be their PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF March, 2017
Todd A. Briggs
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 4-18-2020



WCP TX DATE: 5/20/16
THIS PLAT IS HEREBY ADMINISTRATIVELY APPROVED AS PROVIDED UNDER SECTION XII OF THE UNIFIED DEVELOPMENT CODE AFTER REVIEW AND APPROVAL OF ALL ISSUES AS ADDRESSED BY THE DEVELOPMENT REVIEW COMMITTEE, AND UPON FINAL RESOLUTION OF ALL ORDINANCE REQUIREMENTS AND CONDITIONS.
CERTIFIED DIRECTOR OF PLANNING OR DESIGNER
[Signature]

DEVELOPER
Dr. Roy C. Gully
4704 Ridgeway Club Drive
Arlington, Texas 76017
817-688-8888

OWNER
Victory @ Lakeridge, LLC
825 W. Royal Lane
Suite 250
Irving, Texas 75039
214-377-9820

THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: DATE:

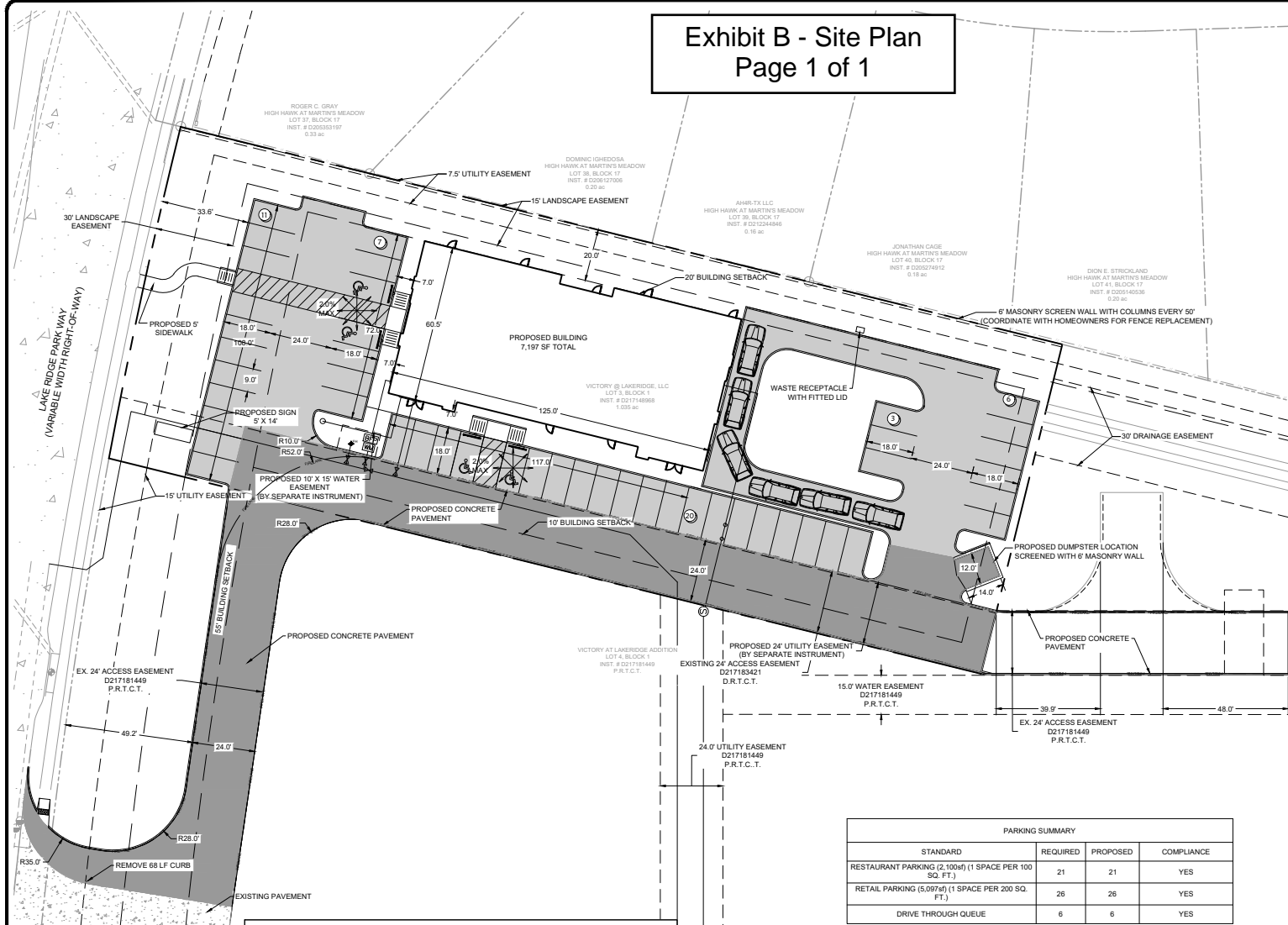
Item 18.

Job #:	VRE16008
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	01-08-16

PELTON LAND SOLUTIONS
1800 HILLWOOD PARKWAY, SUITE 209
FORT WORTH, TEXAS 76114 PH: 817-262-3030
SHEET 1 OF 1 SHEETS

Exhibit B - Site Plan

Page 1 of 1



BENCHMARK

BM #1 A SQUARE CUT WITH "X" CUT SET ON THE NORTH SIDE OF CAMP WISDOM ROAD ON A CONCRETE CURB INLET + 252' EAST OF THE INTERSECTION OF CAMP WISDOM ROAD AND LAKE RIDGE PARKWAY TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL FIPS 4202 FEET. ELEV. = 550.72

BM# 2 A SQUARE CUT WITH "X" CUT SET ON THE EAST SIDE OF LAKE RIDGE PARKWAY ON A CONCRETE CURB INLET + 450' NORTH OF THE INTERSECTION OF CAMP WISDOM ROAD AND LAKE RIDGE PARKWAY TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL FIPS 4202 FEET. ELEV. = 559.07

BM #3 A 3-1/4" ALUMINUM DISK STAMPED "GP 7P" FOUND ON THE NORTH SIDE OF WEST CAMP WISDOM ROAD, APPROXIMATELY 400 FEET WEST OF LAKE RIDGE PARKWAY. ELEV. = 557.64

BM #4 A 3-1/4" INCH ALUMINUM DISK STAMPED "GP 7P" FOUND IN THE CENTER OF SOUTH HIGH HAWK BOULEVARD, APPROXIMATELY 50 FEET SOUTHEAST OF HOBBY FALCON TRAIL. ELEV. = 554.4

LEGEND

PROPOSED FACE AND BACK OF CURB

7" HEAVY DUTY PAVEMENT - 3,500 PSI (28 DAYS) CONCRETE P/MT REINFORCED WITH NO. 3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECH REPORT

6" MEDIUM DUTY PAVEMENT - 3,500 PSI (28 DAYS) CONCRETE P/MT REINFORCED WITH NO. 3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECH REPORT

PROPOSED SIGN

FIRE LANE STRIPING

PARKING COUNT

PROPOSED FIRE HYDRANT

NOTES

- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE 2' UNLESS OTHERWISE NOTED.
- REFER TO FINAL PLAN FOR DETAILED BOUNDARY & EASEMENTS INFORMATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION. CONTRACT ENGINEER OF RECORD IF CONFLICTS EXIST.
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL SITE DIMENSIONAL REQUIREMENTS.

PARKING SUMMARY

TOTAL SPACES	47
ADA SPACES	4

PARKING SUMMARY

STANDARD	REQUIRED	PROPOSED	COMPLIANCE
RESTAURANT PARKING (2,100sf) (1 SPACE PER 100 SQ. FT.)	21	21	YES
RETAIL PARKING (5,097sf) (1 SPACE PER 200 SQ. FT.)	26	26	YES
DRIVE THROUGH QUEUE	6	6	YES

DENSITY AND DIMENSIONAL REQUIREMENTS

STANDARD	PD-283	ARTICLE 6. DENSITY & DIM. GENERAL RETAIL (GR)	PROPOSED LOT	COMPLIANCE
MINIMUM LOT AREA (SQ. FT.)	-	5000	45,084.6	YES
MINIMUM LOT WIDTH (FT)	-	50	130	YES
MINIMUM LOT DEPTH (FT)	-	100	344	YES
FRONT YARD SETBACK (FT)	55	25	100	YES
SIDE YARD SETBACK (FT)	-	10.0	-	-
BUILDING HEIGHT < 25 FT	-	15.0	20	YES
BUILDING HEIGHT < 35 FT	-	25.0	-	-
BUILDING HEIGHT > 35 FT	-	-	-	-
MINIMUM FLOOR AREA RATIO (FAR)	-	0.25:1	0.16:1	YES

VICTORY SHOPS AT LAKE RDIEGE 3

ZONING: PD-283

SETBACKS: FRONT 55' SIDE 20' REAR 10'

PARKING: REQUIRED 26 PROVIDED 52

NOTE

BUILDING SIZE (SF): 7,197 SF

LOT SIZE (AC): 1.035 ac

LANDSCAPE AREA (SF): 12,100

TOTAL IMPERVIOUS (SF): 32,980

IMPACT ZONE: NORTH SECTOR

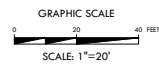
GEOTECH NOTE

REFER TO GEOTECHNICAL INVESTIGATION FOR SPECIFICATIONS FOR PAVEMENT SECTIONS AND SUBGRADE PREPARATION.

TITLE: VICTORY AT LAKE RIDGE NEC LAKE RIDGE PARKWAY AND W. CAMP WISDOM ROAD PSI PROJECT NO. 03421281

BY: PROFESSIONAL SERVICE INDUSTRIES, INC.

DATED: DECEMBER 22, 2016



Know what's below.
Call before you dig.
SUP 22-01-0001

Item 18.

Kirkman ENGINEERING
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

VICTORY GROUP
Victory Real Estate Group



JOB NUMBER: VIC17023
DESIGNED BY: ACF
DRAWN BY: ACF
CHECKED BY: PCF
ISSUE DATE:
REV:



LAKE RIDGE 3
GRAND PRAIRIE, TEXAS

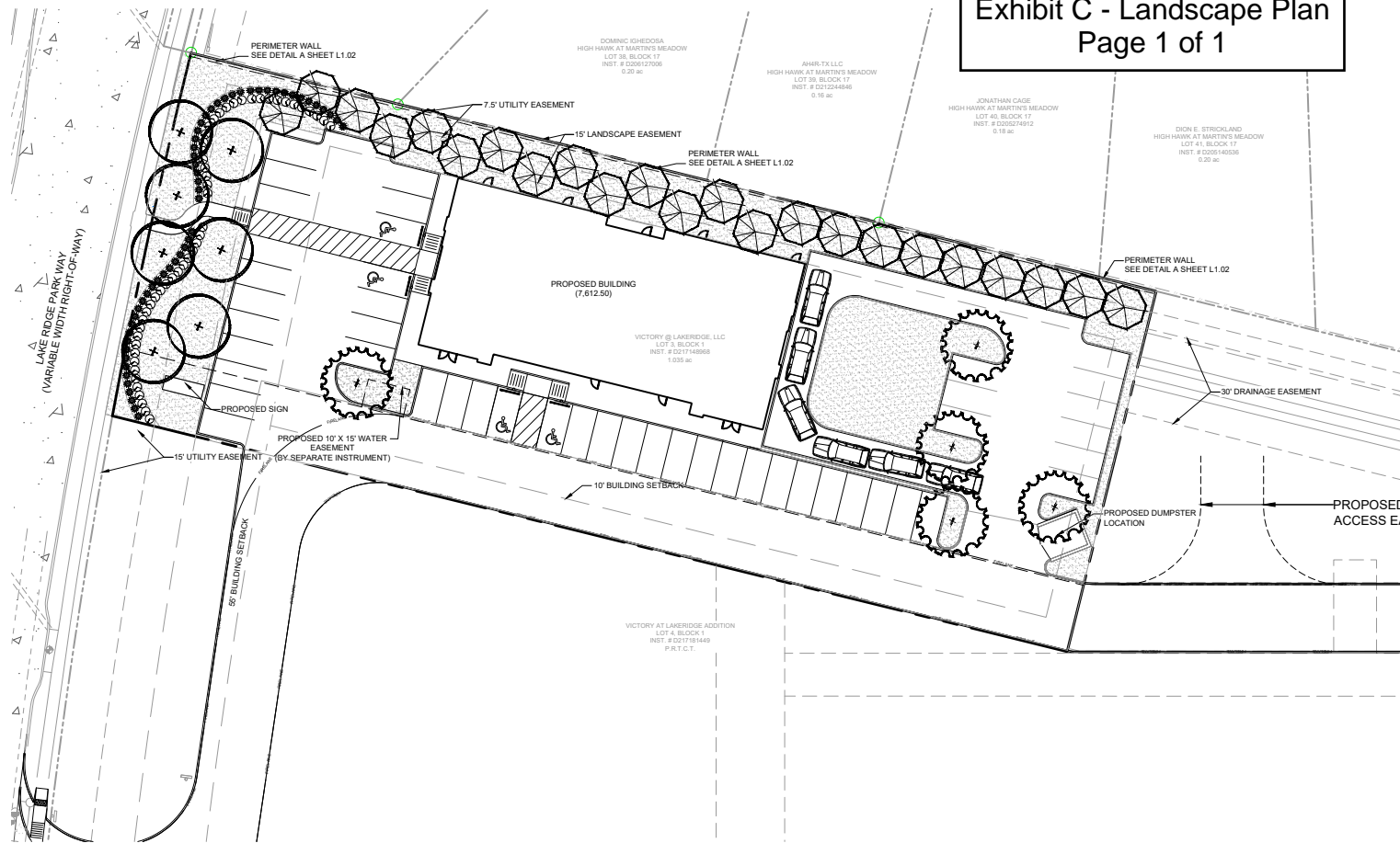
DIMENSION CONTROL & PAVING PLAN

SHEET: **C2.0**

Exhibit C - Landscape Plan Page 1 of 1



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



Item 18.
Kirkman Engineering
4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER
VICTORY GROUP
Victory Real Estate Group



JOB NUMBER: VIC17023
DESIGNED BY: ASL
DRAWN BY: ASL
CHECKED BY: ASL
ISSUE DATE: 1/21/22
REV:

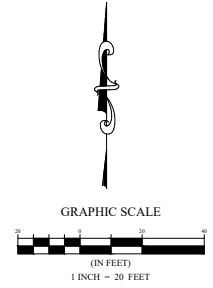


VICTORY SHOPS AT LAKE RIDGE 3
GRAND PRAIRIE, TEXAS

LANDSCAPE PLAN
SHEET:
L1.00

KEY				
TREES				
	7	SS	<i>Sapindus saponaria</i>	Western Soapberry 2" Cal. Min. Spd. Green-45 Gal. Spaced 4'-8" Spaced
	5	OT	<i>Quercus laevis</i>	Texas Red Oak 12" Cal. Min. Spd. Green-45 Gal. Spaced 17'-18" Min. Height, 6"-8" Spaced
	33	JV	<i>Juniperus virginiana</i>	Eastern Red Cedar 18 Gal. 6" Ht. Weeping Spacings
SHRUBS				
	54	HES	<i>Hesperaloe parviflora</i>	Red Yucca 5 Gal. Minimum 1/2" Minimum Height at planting Spaced per plan, matching
	51	ML	<i>Muhlenbergia 'Pink Flamingo'</i>	Pink Flamingo Malt Grass 5 Gal. Minimum 1/2" Minimum Height at planting Spaced per plan, matching
GROUND COVER				
	52/180 SF	500	Common Bermuda Grass	Bermuda Grass Solid seed Sand @ 10lbs and provide uniform coverage within 30 days of construction.

LANDSCAPE CALCULATIONS				
STANDARD	REQUIRED	LOT	MEETS	
Landscape Area Required (SF)	100%	4,493		
Landscape Area Provided (SF)	37.00%	12,190	Yes	
% Provided in Front Yard (SF)	75%	3,369		
% Provided in Front Yard (SF)	76%	4,427	Yes	
Street & Buffer Trees Required	1/500 SF	7		
Street & Buffer Trees Provided		7	Yes	
Parking Island with Tree Required (Each Space within 100' of Tree)	1 per 10 Spaces	5		
Parking Island with Tree Provided		5	Yes	
Total Trees		12		
Shrubs Required	1.5 Gal/50 SF	90		
Shrubs Provided		105	Yes	
Flowering/Colorful Plantings	15% of Req. Shrubs	50%	Yes	
SCREENING OF NON-RESIDENTIAL USES:				
548 LF / 15'	REQUIRED: 23 TREES	PROVIDED: 23 TREES		



IRRIGATION NOTE
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

CASE NO.
SUP - 22-01-001

Exhibit D - Building Elevations Page 1 of 1

- ST TEXAS LIMESTONE
- SF STOREFRONT ALUMINUM - DARK BRONZE
- BR BRICK - ENDICOTT EXECUTIVE IRONSPOT
- CL STOREFRONT GLAZING - SNX S1/23
- SC STUCCO - SW 7009 PEARLY WHITE
- PM PAINTED METAL - SW 7067 CITYSCAPE
- PTI PAINT - SW 7055 ENDURING BRONZE
- MA FABRIC AWNING - BLACK
- FA METAL AWNING
- LED LED STRIP LIGHTING FULLY-SHIELDED



TYPE SIX
DESIGN AND
DEVELOPMENT SERVICES
301 E. ABRAM ST. #102
ARLINGTON, TX 76010
PROJECT: VICTORY AT LAKERIDGE
hayes.hinkle@type-six.com
817.260.5216

VICTORY AT LAKERIDGE
BUILDING 3

VICTORY|GROUP

V_1705

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
6_15_2018

ISSUED FOR
Permit

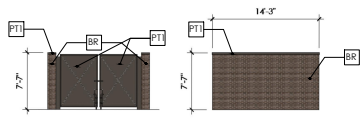
REVISIONS	
#	Description

SHEET NAME
ELEVATIONS



SHEET NUMBER
A2

71

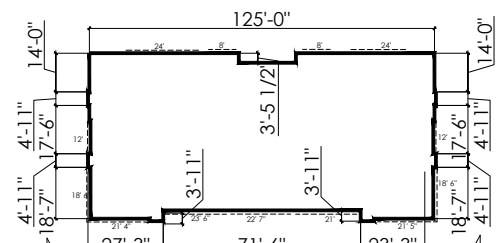


5 DUMPSTER ELEVATIONS
1/8" = 1'-0"

6 MATERIAL LEGEND
NTS

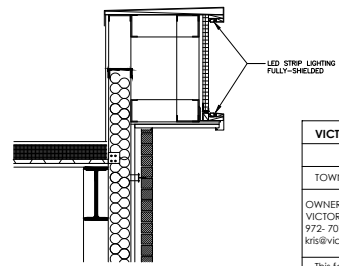
ELEVATION	AREAS	MATERIALS					
		Doors/ Windows	NET	ST	BR	SC	PM
Front (South)	3,036 SF	1,038 SF	1,998 SF	572 SF	1,178 SF	143 SF	105 SF
				29%	59%	7%	5%
Back (North)	2,915 SF	734 SF	2,181 SF	625 SF	1,255 SF	218 SF	84 SF
				29%	58%	10%	3%
Side (East)	1,489 SF	313 SF	1,176 SF	462 SF	599 SF	50 SF	66 SF
				39%	51%	4%	6%
Side (West)	1,489 SF	298 SF	1,191 SF	476 SF	619 SF	66 SF	50 SF
				40%	51%	5%	4%

7 MATERIAL MATRIX
NTS

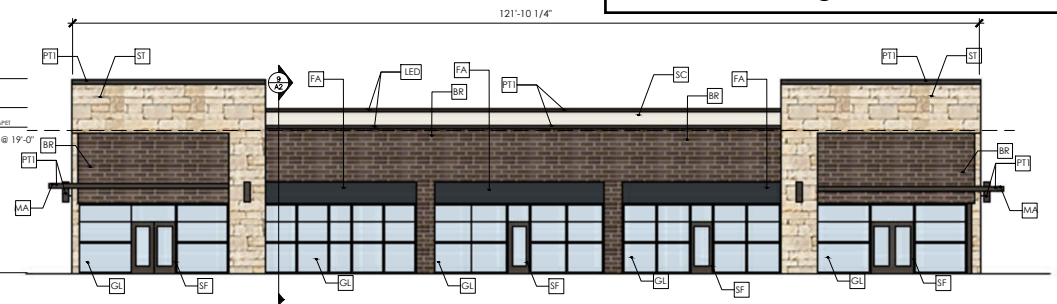


235(AWNING/392(PERIMETER)) = 60% AWNING
235(GLAZING/392(PERIMETER)) = 60% GLAZING

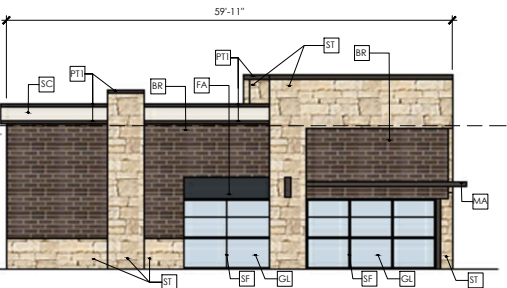
8 KEY PLAN
NTS



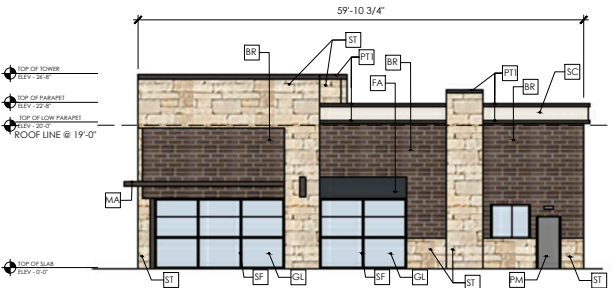
9 SECTION 1
3/4" = 1'-0"



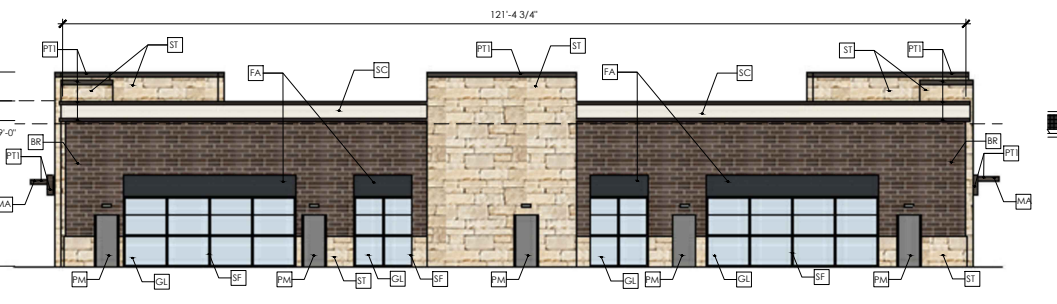
1 SOUTH ELEVATION (FRONT)
1/8" = 1'-0"



2 WEST ELEVATION 2
1/8" = 1'-0"



3 EAST ELEVATION 1
1/8" = 1'-0"



4 NORTH ELEVATION (BACK)
1/8" = 1'-0"

CASE # SUP-01-0001

Appendix F Menu Items Checklist

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

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

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

		<ul style="list-style-type: none"> Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> Shared parking agreements between different lots/occupants must be in place.

Building Design (Select at Least Six Menu Items) reference PD283A for additional or conflicting information

✓ If Selected	Menu Item	Description
<input checked="" 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 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 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 texture. → Circle or highlight the proposed items.
<input 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 checked="" type="checkbox"/>	Canopy Variation	<p>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.</p> <p>* 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.</p>
<input checked="" type="checkbox"/>	Design Elements	<p>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.</p> <p>→ Circle or highlight the proposed design elements.</p>

Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)

<input checked="" type="checkbox"/> If Selected	Menu Item	Description
<input checked="" 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 type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<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 type="checkbox"/>		
<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	8
Healthy, Smart, Sustainable Community	2
Alternative Compliance	
Total Menu Items:	12



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 03/15/2022

REQUESTER: Monica Espinoza, Executive Assistant

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: SUP-22-09-0027 - Specific Use Permit/Site Plan - Restaurant with Drive-Through at 2380 W Camp Wisdom Road (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.28 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Road (On February 28, 2022, the Planning and Zoning Commission recommended approval by a vote of 9-0)

APPLICANT: Patrick Filson, Kirkman Engineering

RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit/Site Plan Request for a drive through restaurant on 1.28 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283 for General Retail Use, within the Lake Ridge Corridor Overlay District, and addressed as 2830 W Camp Wisdom Rd.

PURPOSE OF REQUEST:

The applicant seeks approval of a Specific Use Permit and Site Plan for a restaurant with a drive-through at this location. The zoning of the site is a Planned Development (PD-283) which designates the base zoning as General Retail (GR). The restaurant uses are permitted with the GR zoning district, but a Specific Use Permit (SUP) is required for a drive through within the Lake Ridge Corridor Overlay District as well as a Site Plan. Additionally, this application also serves as a site plan for the retail tenant space permitted by right at this location.

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	Planned Development (PD-283) General Retail	Vacant, paved parking only
South	Planned Development (PD-267) Commercial	Vacant
West	Planned Development (PD-283) General Retail	Circle K convenience store and gas station
East	Planned Development (PD-283) General Retail	Retail strip center

HISTORY:

- October 25, 2021: The Planning and Zoning Commission approved a Specific Use Permit/Site plan for a drive through restaurant occupying part of the lot (Case Number SUP-21-09-0008). The applicant withdrew the application prior to going to City Council to redesign the restaurant to occupy the entire lot.
- October 1, 2018: The Planning and Zoning Commission approved a Final Plat for this parcel (Case Number P181003).
- February 18, 2003: City Council approved the Planned Development (PD-283) for General Retail (GR) land uses for this site (Case Number Z021202).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to construct a 1,300 sq. ft. restaurant with a drive-through along with 8,400-sq. ft. of retail tenant space on the 1.28-acre site. The applicant indicated that a tea/drink user intends to occupy the space but did not provide the business's name.

The site meets the requirements of the Unified Development Code (UDC) except for variances from Appendix F, Corridor Overlay District Standards.

ZONING REQUIREMENTS:*Density and Dimensional Requirements*

The property will be subject to the following requirements from the Unified Development Code (UDC).

Table 2. Density and Dimensional Requirements

Standard	PD-283	Article 6 Density & Dim. General Retail (GR)	Proposed	Compliance
Minimum Lot Area (Sq. Ft.)	-	5,000	55,757	Yes
Minimum Lot Width (Ft.)	-	50	185	Yes
Minimum Lot Depth (Ft.)	-	100	310	Yes
Front Setback (Ft.)	55	25	55	Yes

Side Setback (Ft.)				
Building Height <25 Ft.		10	10	Yes
Building Height <35 Ft.	-	15		
Building Height >35 Ft.		25		
Maximum Floor Area Ratio (FAR)	-	.25:1	.17:1	Yes

Parking Requirements

The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 3. Parking Summary

Standard	Required	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft.)	13	13	Yes
Retail Tenant Parking (1 space per 275 Sp. Ft.)	31	31	Yes
Drive Through Queue	6	6	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 or exceeds the landscape and screening requirements.

Table 4. Landscape & Screening Requirements

Standard	Required	Proposed	Meets
10 % Landscape Area (Sq. Ft.)	5,624	8,767	Yes
75% in Front Yard (Sq. Ft.)	4,218	4,799	Yes
Street & Buffer Trees (1/50 Sq. Ft.)	11	11	Yes
Parking Island with Tree (1/10 spaces) (Each space within 100' of Tree)	5	9	Yes
Pedestrian Walkways	1 per 20 Ft.	None	N/A
Total Trees	16	16	Yes
Shrubs 1-5 Gal/50 Sq. Ft.	112	155	Yes
Flowering/Colorful Plantings	15% of Req. Shrubs	50%	Yes

Building Design

The building facade is brick and stone with contrasting brick colors. Additionally, the structure has vertical and horizontal articulation. The building meets the glazing requirements on the south side. Additionally, the awning/canopy requirements are met on all sides except the rear of the building.

Appendix F Checklist

The applicant is proposing 12 of the 12 required menu items from Appendix F Menu Items. The selected items are as follows: 75% parking behind building, parking lot trees, architectural items previously mentioned, mature trees, and 70% native plants.

VARIANCES:

The following variances are requested:

1. 50% window coverage on all sides by area or length – The rear facade has no glazing. The east and west facades have 47% and 32%, respectively.
2. 25% awning/canopy requirement – There are no awnings/canopies on rear facade.

ANALYSIS:

In general, the site meets the requirements of the Unified Development Code (UDC).

RECOMMENDATION:

- On February 28, 2022, the Planning and Zoning Commission recommended approval by a vote of 9-0.
- The Development Review Committee (DRC) recommends approval of the request with the condition that the applicant provide a trash receptacle that is accessible from the drive-through lane.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A RESTAURANT WITH A DRIVE-THROUGH WITHIN THE LAKE RIDGE CORRIDOR OVERLAY DISTRICT: BEING 1.28 ACRES, LOT 6, BLOCK 1, VICTORY AT LAKERIDGE ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Restaurant with a Drive-Through; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on February 28, 2022, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Restaurant with a Drive-Through is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City

Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Restaurant with a Drive-Through; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on March 15, 2022, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Restaurant with a Drive-Through on 1.28 acres, Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, as described and depicted in Exhibit A – Boundary Description, attached hereto.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. For development and operations of a Restaurant with a Drive-Through, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, Exhibit C - Landscape Plan, Exhibit D - Building Elevations, and Exhibit E - Appendix F Menu Items of this ordinance, which are herein incorporated by reference.
2. The applicant shall provide a lidded trash receptacle that is accessible from the drive-through lane.
3. The City Council has granted the variances listed below.
 - 50% window coverage on all sides by area or length – Variance to the overall window requirement to allow the building to be constructed as shown on Exhibit D – Building Elevations.
 - 25% awning/canopy requirement – Variance to the requirement for awnings to allow the building to be constructed as shown on Exhibit D – Building Elevations.

SECTION 4. The operations of a Restaurant with a Drive-Through shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. It is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be

cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

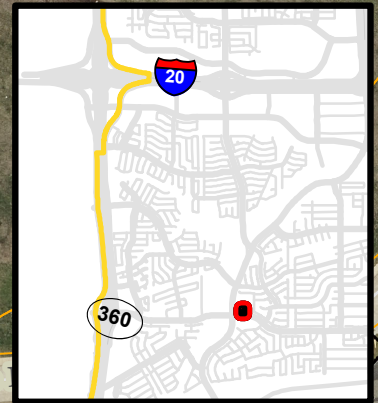
SECTION 8. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 9. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 15TH OF MARCH 2022.

**ORDINANCE NO. #-2021
SPECIFIC USE PERMIT NO. #
CASE NO. SUP-22-01-0027**

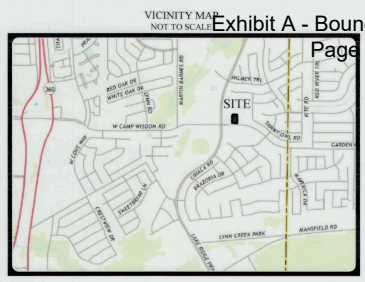
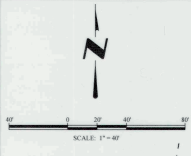


CASE LOCATION MAP
SUP-22-01-0027 - SUP/Site Plan
Restaurant with Drive-Through at
2380 W Camp Wisdom Road



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org



STATE OF TEXAS §
 COUNTY OF TARRANT §
 VICTORY @ LAKERIDGE, LLC is the owner of a 1.296 acre tract of land situated in Texas, being a portion of that same tract of land described to Victory @ Lakeridge, LLC by deed records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows: **Item 19.**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of September 2018.

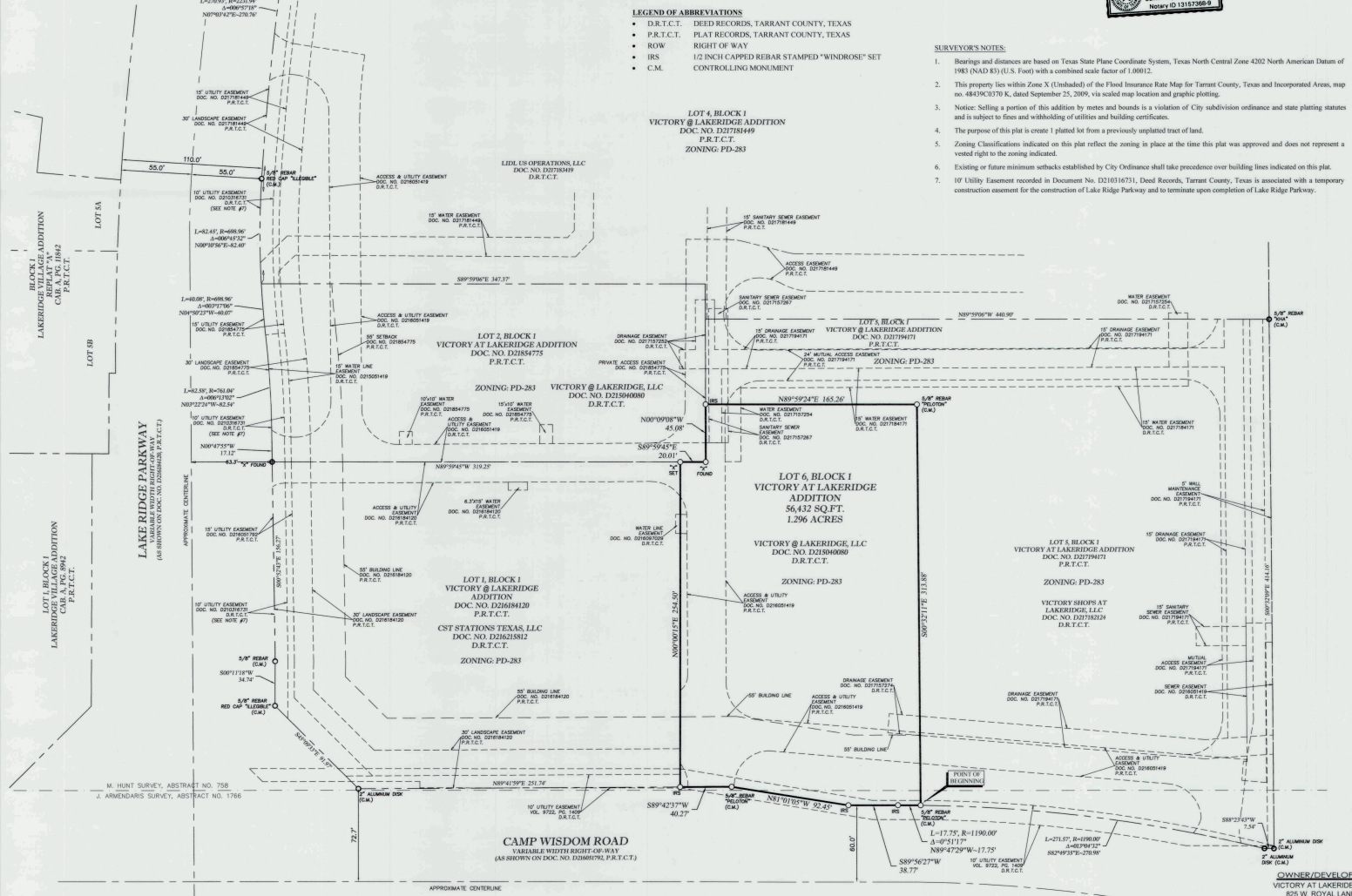
Thomas W. Mauk, P.L.T.
 No. 5119

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Laura Zierbosky, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of September 2018.

Laura Zierbosky
 Notary Public in and for the State of Texas



- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT

- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
 - This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 4849X0270 K, dated September 23, 2009, via scaled map location and graphic plotting.
 - Notice: Setting a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create 1 platted lot from a previously unplatted tract of land.
 - 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.
 - Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
 - 1/2" Utility Easement recorded in Document No. D211018731, Deed Records, Tarrant County, Texas is associated with a temporary construction easement for the construction of Lake Ridge Parkway and to terminate upon completion of Lake Ridge Parkway.

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, Victory @ Lakeridge, LLC is the owner of a 1.296 acre tract of land situated in Texas, being a portion of that same tract of land described to Victory @ Lakeridge, LLC by deed records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows: **Item 19.**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of September 2018.

Thomas W. Mauk, P.L.T.
 No. 5119

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Laura Zierbosky, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of September 2018.

Laura Zierbosky
 Notary Public in and for the State of Texas

- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
 - This property lies within Zone X (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 4849X0270 K, dated September 23, 2009, via scaled map location and graphic plotting.
 - Notice: Setting a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create 1 platted lot from a previously unplatted tract of land.
 - 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.
 - Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
 - 1/2" Utility Easement recorded in Document No. D211018731, Deed Records, Tarrant County, Texas is associated with a temporary construction easement for the construction of Lake Ridge Parkway and to terminate upon completion of Lake Ridge Parkway.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That Victory @ Lakeridge, LLC does hereby adopt this plat designating the herein above described property as VICTORY @ LAKERIDGE ADDITION, LOT 6, BLOCK 1, 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 line easements shall be open to the public and private utilities for each particular use. The maintenance of paving the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted on an easement without assessment. 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 removal all or parts of the encroachments allowed above which in any way clog 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 planning ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas

VICTORY AT LAKERIDGE, LLC, a Texas limited liability company

By: *Kris Ramji, Chief Operating Officer*

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kris Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of October 2018.

Kris Ramji
 Notary Public in and for the State of Texas

PAUSE KIRKMAN
 Notary Public, State of Texas
 Commission Expires 11-20-2022
 Notary ID: 129884124

Grand Prairie

PLAT APPROVAL DATE: 10/1/18

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CHAIRPERSON *[Signature]*

ENGINEER *[Signature]*

CERTIFIED DIRECTOR OF PLANNING OR DESIGNER *[Signature]*

Kirkman ENGINEERS & PLANNERS

4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960

SURVEYOR WINDROSE LAND SURVEYING I PLATTING

228 ELM STREET, SUITE 100, IRVING, TEXAS 75039
 FIRM REGISTRATION NO: 10144331 | WINDROSESERVICES.COM

ARTHUR LAND SURVEYING

331 10th St., 2500 | Irving, TX 75039
 Ph: 214-217-2344 | 1979M 00A-0000
 arthur@arthurland.com | 409.848.1864

OWNER/DEVELOPER VICTORY AT LAKERIDGE, LLC

825 W. ROYAL LANE, SUITE 200
 IRVING, TX 75039

FINAL PLAT VICTORY AT LAKERIDGE ADDITION LOT 6, BLOCK 1

1.296 ACRES OUT OF THE M. HUNT SURVEY, ABSTRACT NO. 758 & THE J. ARMENDARIS SURVEY, ABSTRACT NO. 1766

CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

CASE NO. P181003

— AUGUST 2018 —

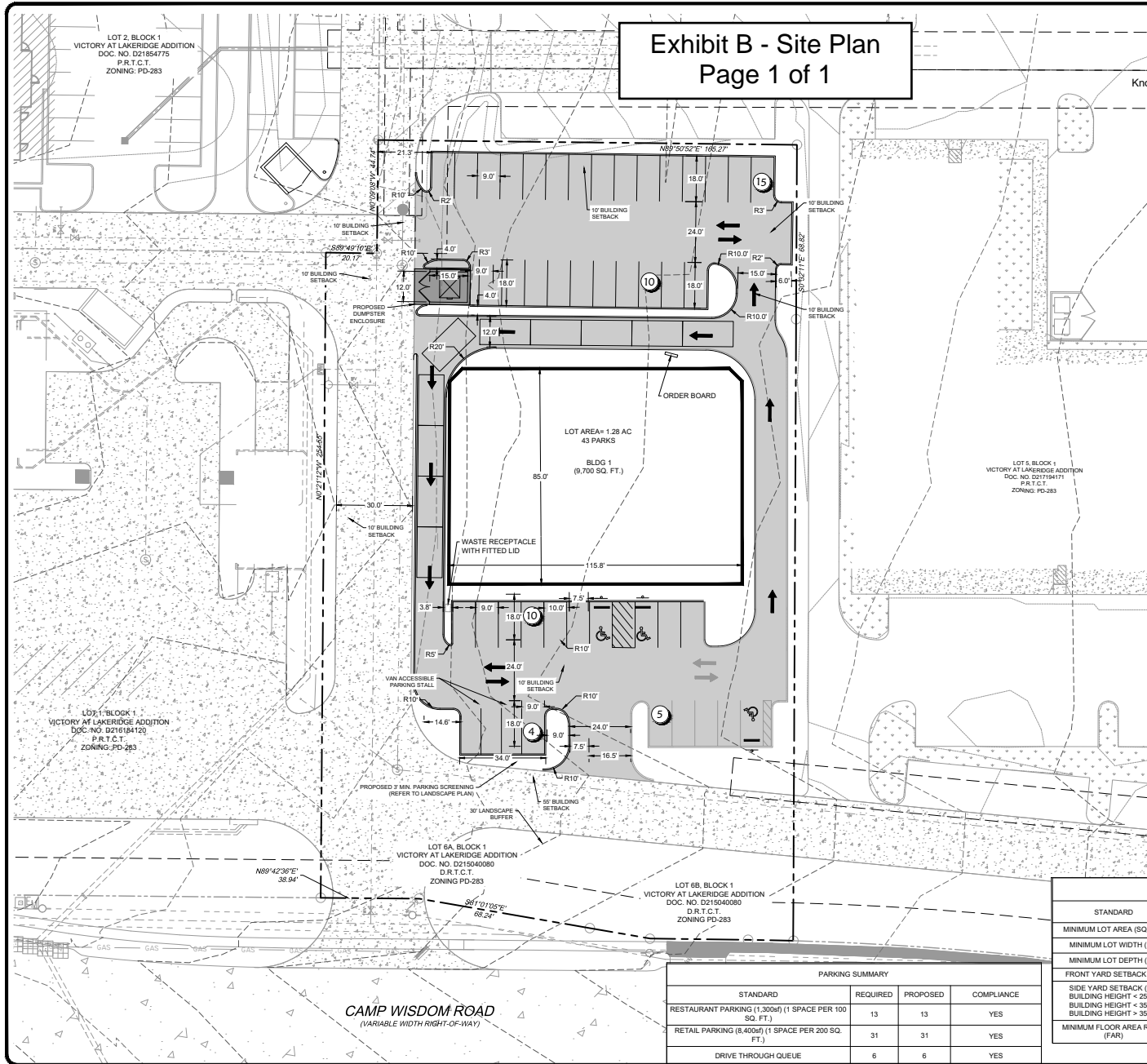
THIS PLAT FILED IN CABINET SLIDE DATE

Exhibit B - Site Plan

Page 1 of 1



Know what's below.
Call before you dig.



BENCHMARK

BM #1 A SQUARE CUT WITH "X" CUT SET ON THE NORTH SIDE OF CAMP WISDOM ROAD ON A CONCRETE CURB INLET + 252' EAST OF THE INTERSECTION OF CAMP WISDOM ROAD AND LAKE RIDGE PARKWAY. TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL. PPS 4002 FEET. ELEV. = 550.72

BM #2 A SQUARE CUT WITH "X" CUT SET ON THE EAST SIDE OF LAKE RIDGE PARKWAY ON A CONCRETE CURB INLET + 450' NORTH OF THE INTERSECTION OF CAMP WISDOM ROAD AND LAKE RIDGE PARKWAY. TIED TO CITY GPS MONUMENTS NO. 78 & NO. 79. GRID COORDINATE SYSTEM NAD83 STATE PLANE TEXAS NORTH CENTRAL. PPS 4002 FEET. ELEV. = 550.0

BM #3 A 3-1/4" ALUMINUM DISK STAMPED "GP 71" FOUND ON THE NORTH SIDE OF WEST CAMP WISDOM ROAD, APPROXIMATELY 400 FEET WEST OF LAKE RIDGE PARKWAY. ELEV. = 557.64

BM #4 A 3-1/4" INCH ALUMINUM DISK STAMPED "GP 71" FOUND IN THE CENTER OF SOUTH HIGH HAWK BOULEVARD, APPROXIMATELY 50 FEET SOUTHEAST OF HOBBY FALCON TRAIL. ELEV. = 554.4

LEGEND

PROPOSED FACE AND BACK OF CURB

7" HEAVY DUTY PAVEMENT - 4,000 PSI (28 DAYS) CONCRETE P/MT REINFORCED WITH NO. 3 BARS @ 18" O.C.E.W. ON 8" COMPACTED SUBGRADE PER GEOTECH REPORT

6" MEDIUM DUTY PAVEMENT - 4,000 PSI (28 DAYS) CONCRETE P/MT REINFORCED WITH NO. 3 BARS @ 18" O.C.E.W. ON 8" COMPACTED SUBGRADE PER GEOTECH REPORT

PROPOSED SIGN

FIRE LANE STRIPING

PARKING COUNT

PROPOSED FIRE HYDRANT

NOTES

- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPE UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- REFER TO FINAL PLAN FOR DETAILED BOUNDARY & EASEMENTS INFORMATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATES PRIOR TO CONSTRUCTION. CONTACT ENGINEER OF RECORD IF CONFLICTS EXIST.
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL SITE DIMENSIONAL REQUIREMENTS.

GRAPHIC SCALE

0 20 40 FEET

SCALE: 1"=20'

Item 19.

Kirkman ENGINEERING

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

VICTORY GROUP
Victory Real Estate Group

Grand Prairie TEXAS

JOB NUMBER: VIC17023

DESIGNED BY: SB

DRAWN BY: SB

CHECKED BY: PCF

ISSUE DATE:

REV:

10/08/2021

10/08/2021

STATE OF TEXAS
PATRICIA C. FESION
108577
COUNTY CLERK

Kirkman Engineering, LLC
Texas Firm No. 15874

LAKE RIDGE 3
LOT 6A

GRAND PRAIRIE,
TEXAS

DIMENSION CONTROL & PAVING PLAN

SHEET:
SP1.0

DENSITY AND DIMENSIONAL REQUIREMENTS				
STANDARD	PD-283	ARTICLE 6: DENSITY & DIM GENERAL RETAIL (GR)	PROPOSED LOT	COMPLIANCE
MINIMUM LOT AREA (SQ. FT.)	-	5000	55,756.8	YES
MINIMUM LOT WIDTH (FT)	-	50	185	YES
MINIMUM LOT DEPTH (FT)	-	100	310	YES
FRONT YARD SETBACK (FT)	55	25	55	YES
SIDE YARD SETBACK (FT)	-	-	-	-
BUILDING HEIGHT < 25 FT	-	10.0	10	YES
BUILDING HEIGHT > 35 FT	-	15.0	-	-
BUILDING HEIGHT > 35 FT	-	25.0	-	-
MINIMUM FLOOR AREA RATIO (FAR)	-	0.25:1	0.17:1	YES

PARKING SUMMARY				
STANDARD	REQUIRED	PROPOSED	COMPLIANCE	
RESTAURANT PARKING (1,300sf) (1 SPACE PER 100 SQ. FT.)	13	13	YES	
RETAIL PARKING (8,400sf) (1 SPACE PER 200 SQ. FT.)	31	31	YES	
DRIVE THROUGH QUEUE	6	6	YES	

CAMP WISDOM ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

Exhibit C - Landscape Plan

Page 1 of 1

LONDON
LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

Item 19.

Kirkman
ENGINEERING

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

VICTORY | GROUP
Victory Real Estate Group

Grand Prairie
TEXAS

JOB NUMBER:	VIC17023
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
ISSUE DATE:	1/21/22
REV:	



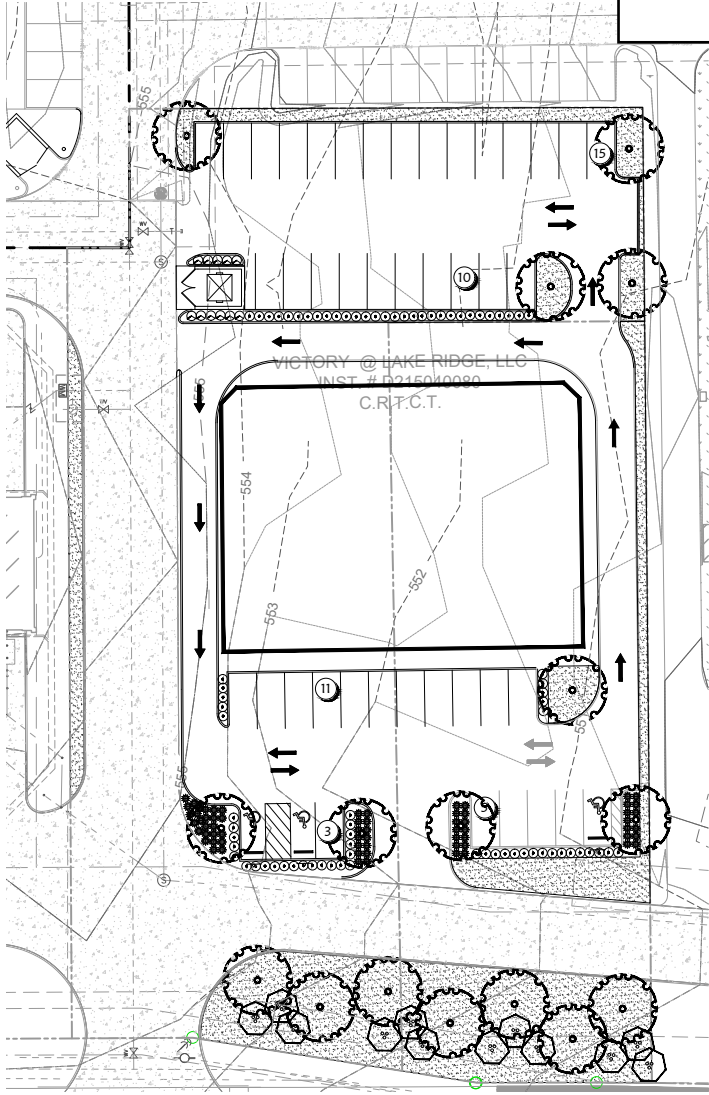
Kirkman Engineering, LLC
Texas Firm No: 15874

LAKE RIDGE 3

GRAND PRAIRIE,
TEXAS

LANDSCAPE
PLAN

SHEET:
L1.00

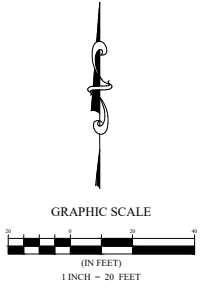


KEY

TREES					
	16	QT	Quercus laevis	Texas Red Oak	3' Cal. Min. Cont. Green-65 Gal. 12'-15' Height, 6"-8" Spread
	12	LI	Lopatinia indica	Orange Myrtle	Multi-trunk, min. 3 stems, 10'-12' Ht., 40 gal. container
SHRUBS					
	78	RHA	Rhoicarpus indica	Indian Hawthorn	5 Gal. Min. 36" O.C. 24" Min. Ht. at planting
	11	NMY	Myrica pauciflora	Deerf Wax Myrtle	5 Gal. Min. 36" O.C.
	46	NAS	Nassella tenuiflora	Mexican Feather Grass	5 Gal. Min. 36" O.C.
GROUNDCOVER					
	6,625 SF	S00	Common Bermuda Grass	Bermuda Grass	Sold and laid in place and provide uniform coverage within 30 days of completion

STANDARD	REQUIRED	LOT	MEETS
Landscape Area Required (SF)	10%	5,624	
Landscape Area Provided (SF)	15.00%	8,767	Yes
% Required in Front Yard (SF)	75%	4,218	
% Provided in Front Yard (SF)	130%	4,799	Yes
Street & Buffer Trees Required	1/500 SF	11	
Street & Buffer Trees Provided		11	Yes
Parking Island with Tree Required (Each Space within 100' of Tree)	1 per 10 Spaces	5	
Parking Island with Tree Provided		9	Yes
Total Trees		16	
Shrubs Required	1-5 Gal/50 SF	112	
Shrubs Provided		155	Yes
Flowering/Colorful Plantings	15% of Req. Shrubs	50%	Yes

IRRIGATION NOTE
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.



CASE NO.
SUP-22-01-0027

P-1591

Exhibit D - Building Elevations

Page 1 of 1

Item 19.

windows:

Facade	Facade Area	Window Area	Facade Lin Ft	Window Lin Ft	Awnings Lin Ft
WEST	2153sf	229sf	85lf	28lf	28lf
SOUTH	3039sf	873sf	115.7lf	87.25lf	87.25lf
EAST	2153sf	402sf	85lf	40.25lf	40.25lf
NORTH	2657sf	0sf	115.7lf	0lf	0lf

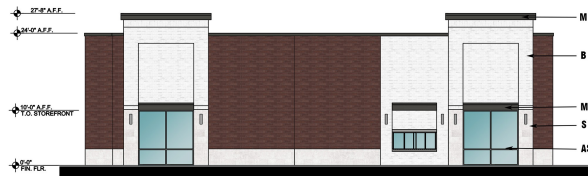
articulation:

Facade	Face Roadway	articulation req'd	horizontal length	vertical height	max w/o articulation	required articulation
WEST	Yes*	Yes	115.7lf	24ft	3 x height 72'	15% x ht 3.6ft
SOUTH	Yes	Yes	87.25lf	24ft	3 x height 72'	15% x ht 3.6ft
EAST	No	No	85lf	24ft	NA	NA
NORTH	No	No	115.7lf	22ft	NA	NA

*mostly screened by adjacent building

materials

M	PREFINISHED METAL COPING
MA	PREFINISHED METAL AWNING
AS	ALUMINUM STOREFRONT
B	BRICK VENEER
S	STONE VENEER



01 west elevation



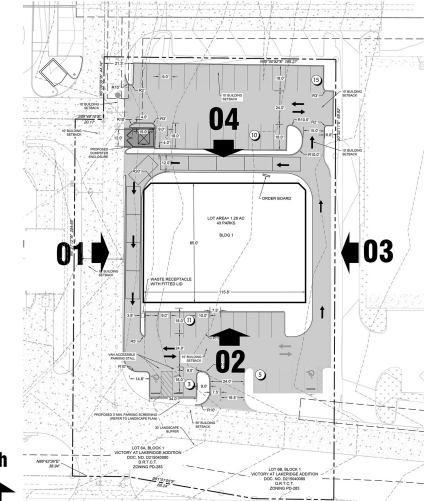
02 south elevation / plan profile



03 east elevation



04 north elevation



key plan

west elevation	
TOTAL facade :	2153sf
windows :	229sf
Net facade :	1924sf
brick :	1571sf(82%)
stone :	197sf(10%)
other materials :	156sf(8%)
awnings / windows	28lf

south elevation	
TOTAL facade :	3039sf
windows :	873sf
Net facade :	2166sf
brick :	1703sf(79%)
stone :	240sf(11%)
other materials :	223sf(10%)
awnings / windows	87.25lf

east elevation	
TOTAL facade :	2153sf
windows :	402.5sf
Net facade :	1750.5sf
brick :	1431sf(82%)
stone :	201sf(11%)
other materials :	118.5sf(7%)
awnings / windows	40.25lf

north elevation	
TOTAL facade :	2657sf
windows :	0sf
Net facade :	2657sf
brick :	2258sf(85%)
stone :	245sf(9%)
other materials :	154sf(6%)
awnings / windows	0lf

material calculations

scale 0 5' 10' 20' 40'



LAKE RIDGE 3 LOT 6A

W. CAMP WISDOM ROAD at LAKE RIDGE PKWY GRAND PRAIRIE, TEXAS

Appendix F Menu Items Checklist

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

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

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

		<ul style="list-style-type: none"> Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> Shared parking agreements between different lots/occupants must be in place.

Building Design (Select at Least Six Menu Items) reference PD283A for additional or conflicting information

✓ If Selected	Menu Item	Description
<input checked="" 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 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 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 texture. → Circle or highlight the proposed items.
<input 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 checked="" type="checkbox"/>	Canopy Variation	<p>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.</p> <p>* 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.</p>
<input checked="" type="checkbox"/>	Design Elements	<p>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.</p> <p>→ Circle or highlight the proposed design elements.</p>

Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)

<input checked="" type="checkbox"/> If Selected	Menu Item	Description
<input checked="" 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 type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<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 type="checkbox"/>		
<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	8
Healthy, Smart, Sustainable Community	2
Alternative Compliance	
Total Menu Items:	12